



Robins City Council Minutes of the October 17th, 2016 Meeting

Mayor Hinz called the meeting to order at 5:30 p.m. in the Robins City Hall on Monday, October 17th, 2016. Roll call was taken with Councilors Marilyn Cook, Roger Overbeck, Brad Sevcik, Dick Pilcher, and Don Norton present along with Attorney Don Hoskins, Engineer Kelli Scott, Planning and Zoning Administrator Dean Helander, Officer Mike Haeder, Building Official Vince Bading, City Clerk/Treasurer Lori Pickart and 4 guests.

Norton moved to approve the agenda, Pilcher seconded, all voted aye. There were no Citizen Comments relating to agenda items. With Non-Agenda Citizen Comments, Rick Jedicka of Benefit Solutions provided the Council with information relating to life insurance policies along with short and long term disability plans.

NEW BUSINESS

- A. **Minutes.** Cook moved to approve the minutes of the October 3rd meeting, Overbeck seconded. Overbeck noted Pickart didn't add his Committee report of the October 3rd meeting and also did not write much about the discussion of the Pay Request of Peterson Contractors relating to the cost overage on the South Troy Park Bridge/Trail project. Scott reminded the council the overage was due to an error of Snyder and Associates relating to tree removal and grubbing along with additional fill material being needed. Pickart noted she would check her hand written notes. On the vote, all voted aye.
- B. **Awarding Bond Sale.** Larry Burger of Speer Financial reported seven bids received, which is excellent, noting Bankers Bank was the low bidder with an interest rate of \$1.6133%. He noted the city saved \$23, 264 by refunding the 2009 bond as its interest rate was in the 4% range. He noted the Moody's rating given to the city is an A1 rating which is very impressive. He added the city will be taking additional action at the November 7th meeting, as tonight is locking in the rates. Pilcher moved to approve Resolution No. 1016-10 Awarding the Sale of General Obligation Corporate Purpose and Refunding Bonds, Series 2016 and Authorizing Call of Outstanding Bonds to Bankers Bank of Madison, Wisconsin, Overbeck seconded. On the vote, all voted aye.
- C. **Public Hearing FLUM.** Mayor Hinz opened the public hearing to hear comments and concerns relating to changes necessary to the Future Land Use Map (FLUM) at 5:50 p.m. Helander noted the Planning and Zoning Commission has held a public hearing made the recommendation to City Council to adopt the FLUM. Helander noted there were 8 changes, 6 of which were administrative changes and two which are for the proposed re-zoning request of Dustin Kern following on the agenda. There were no written or verbal comments received, the public hearing closed at 5:54 p.m.
- D. **First Reading Ordinance No. 1609.** Sevcik moved to place Ordinance No. 1609, amending the Robins Future Land Use Map on its First Reading by title only, Overbeck seconded and all voted aye.
- E. **Public Hearing, Re-zoning Request.** Mayor Hinz opened the public hearing to hear comments and concerns relating to the rezoning request of Dustin Kern to rezone approximately 5 acres located on the east side of North Center Point Road just south of Kings Way from Agricultural Zoning to R-3, Low Density, Two-Family Residential, and approximately 20 acres abutting the 5 acre parcel directly to the east from Agricultural Zoning

to R-2, Medium Density Single-Family Residential at 5:55 p.m. Developer Dustin Kern explained he would like to possibly put condo's on the 5 acre area and single-family residential on the 20 acre area. Overbeck asked what the lot price would be, Mr. Kern responded most likely middle to high \$60,000, with the homes being anywhere from \$350K to \$500K. Mr. Kern noted he would like to get dirt moved and possibly the sewer main installed yet this fall to allow settling over the winter months. The public hearing closed at 6:00 p.m.

- F. **First Reading Ordinance No. 1608.** Helander noted the Planning and Zoning Commission held a public hearing and recommended passage of the Ordinance rezoning the Kern property to the City Council. Norton moved to approve the First Reading of Ordinance No. 1608, rezoning the aforementioned property, Pilcher seconded and all voted aye.
- G. **Cambridge Heights Preliminary Plat.** Helander noted the P&Z has reviewed the Preliminary Plat of the Cambridge Heights Addition and has recommended approval to the City Council. The Council discussed the minimum 90' lot width of which several of the lots do not meet. It was explained the 90' lot width is the minimum width at the building line, so on the inside corner lots, the structure has a minimum setback and will be set further back once the lot width becomes 90'. The Council discussed approving the plat before the zoning was completed. It was noted the preliminary plat is more or less a concept plan, the final plat shows the permanent lot sizes. Sevcik moved to approve Resolution No. 1016-9 approving the Preliminary Plat of the Cambridge Heights Addition to Robins, Cook seconded. On the vote, all voted aye.
- H. **2016 Crack Sealing Project.** Bading noted he has received two quotes relating to crack sealing of the city's streets. Cook noted we don't have money in the budget but the Road Use fund carried over approximately \$125K more than anticipated from last year's budget. Bading noted both vendors bid \$0.70 per lineal foot, but Gee Grading added mobilization to the bid. Sevcik moved to approve Resolution No. 1016-11, awarding the bid to Kluesner Construction in the amount of \$45,991.40, Pilcher seconded. On the vote, all voted aye.
- I. **Public Hearing, amending Chapter 100.** Mayor Hinz opened the public hearing to hear comments and concerns relating to amending Chapter 100 relating to Sanitary Sewer System Development Fees and Connection Fees at 6:15 p.m. Helander noted a committee was formed with Councilor Overbeck, Engineer Scott, Mayor Hinz and himself to eliminate multiple sewer districts and address recovering costs of sewer infrastructure and the costs relating to the Indian Creek sewer upgrade. This Ordinance does that by including the costs for the next 20 years (\$21.4M) which is shown in subsection 3 and in the appendix. He noted subsection 6 establishes the fees, with the goal to recover 80% of the costs and the Robins taxpayers paying the additional \$4.5M (20%). He noted subsection 7 requires the document be reviewed every two years to make adjustments as necessary. Scott noted the committee looked at the surrounding communities to see what they are doing and noted these fees are not out of line. There were no written or verbal comments made. The public hearing closed at 6:37 p.m.
- J. **Ordinance No. 1603.** Pilcher moved to approve the First Reading of Ordinance No. 1607, amending the Sanitary Sewer System Development and Connection Fees, Sevcik seconded, on the vote, all voted aye. Sevcik thanked the committee for all of their hard work at creating this Ordinance.
- K. **North Center Point Road Overlay.** Scott noted Linn County is planning on a cement overlay like they recently did on North Mentzer Road. She noted if the City does not want to partake, the County would most likely begin north of the Miene property. She noted the County realizes this is not in the city's FY 17 budget and offered to allow the city to pay the \$150,000 estimated

cost over a three year period. Cook moved to approve the 28E Agreement with Linn County to overlay the Robins share of North Center Point Road with Portland cement, Sevcik seconded and all voted aye.

OLD BUSINESS

- A. **Minimum Wage Ordinance.** Mayor Hinz noted the Linn County Mayors have not yet had their Mayor's meeting to discuss the Linn County Minimum Wage Ordinance which raises the minimum wage in Linn County \$1 per hour per year for the next three years, adding the Mayor's meeting is scheduled for October 24th. Overbeck moved to pass the First Reading of Ordinance No. 1611 keeping the minimum wage rate within the corporate boundaries of the City of Robins at the state minimum wage as set out in Chapter 91 D of the Code of Iowa, Norton seconded, on the vote all voted aye except Pilcher who voted nay.

Officer Mike Haeder noted he received the final cost of the new police Explorer, noting the cost was reduced from \$33,089 to \$30,924. He noted nothing changed on the amenities of the vehicle.

Sevcik moved to adjourn at 6:47 p.m., Overbeck seconded and all voted aye.

Chuck Hinz, Mayor

ATTEST:

Lori Pickart, City Clerk/Treasurer