



## ROBINS CITY COUNCIL Minutes of the November 5, 2018 Meeting

Mayor Hinz called the meeting to order at 7:00 p.m. in the Robins City Hall on Monday, November 5<sup>th</sup>, 2018. After the Pledge of Allegiance to the Flag, roll call was taken with Councilors Don Norton, Roger Overbeck, Dick Pilcher, Brad Sevcik and Marilyn Cook present along with Attorney Ryan Tang, Engineers Dax Suntken and Kelli Scott, Police Chief Andy Humphrey, Fire Chief Brian Boots, Building Official/Public Works Supervisor Vince Bading, Planning and Zoning Administrator Dean Helander, City Clerk/Treasurer Lori Pickart and around 12 guests present.

Norton moved to approve the Agenda, Sevcik seconded and all voted aye.

### COMMITTEE REPORTS

- ✓ Mayor Hinz had no report.
- ✓ Parks Coordinator Don Norton noted the parks are closed for the winter. He added he attended a meeting relating to the design of the South Troy Park Restroom Facility. He reminded the audience of the annual Tree Lighting on December 2<sup>nd</sup> at 5:00 p.m. noting Santa will light the tree and meet the children at the Hoppe Safety Center for cocoa and cookies.
- ✓ Public Works Coordinator Roger Overbeck noted the detention basins have been having a workout this fall, adding they are working very well. He added the first leaf collection was completed last week with 98,120 lbs. of leaves picked up. He noted the next collection will be the week of November 26<sup>th</sup>.
- ✓ Safety Coordinator Dick Pilcher noted he attended a meeting with Chief Boots, Mayor Hinz and representatives from the Cedar Rapids Water Department. He noted last week he attended the Emergency Hazardous Mitigation Meeting here at City Hall and offered the report to the Councilors for their review.
- ✓ Streets Coordinator Brad Sevcik noted most the street items are noted in the Engineers Report. Bading added the broken culvert under Emerald Court has been repaired.
- ✓ Finance Coordinator Marilyn Cook noted the city is 5 months into the Fiscal Year adding all seems to be going well. She noted several tax dollars were received in October and noted the interest payment on the bonds is on the list of bills.
- ✓ Engineer Kelli Scott noted she has no additions to the Engineers Report. She added the Dry Creek Sewer Project is most likely going to condemnation but expects payments should be due in FY20.

### CITIZEN COMMENTS – AGENDA ITEMS

- ✓ Brian Boots, 595 Kervin Court asked if the city has thought about the detention basin for the proposed Wildflower Village along Quass Road as to whether it should be a standalone basin or a part of the future possible regional detention basin.

There were no Citizen Comments relating to Non-Agenda items.

### CONSENT AGENDA

Pilcher moved to approve the Consent Agenda which included the Minutes of the October 15<sup>th</sup> and October 16<sup>th</sup> meetings; the Financial Report and the List of Bills submitted, Overbeck seconded and all voted aye.

#### NEW BUSINESS

- a. **Public Hearing – Mount Mercy.** Mayor Hinz opened a public hearing to hear comments and concerns relating to the request of Mount Mercy to authorize the issuance and sale of Private College Revenue and Revenue Refunding Bonds (Mount Mercy Project), Series 2018 in an aggregate principal amount not to exceed \$8,500,000; the execution and delivery of a Loan Agreement with Mount Mercy University; and other matters at 7:16 p.m. There were no comments received either verbally or in writing, the public hearing closed at 7:18 p.m.
- b. **Resolution #1118-5 – Mount Mercy.** Overbeck moved to approve Resolution No. 1118-5 Authorizing the issuance and sale of Private College Revenue and Revenue Refunding Bonds (Mount Mercy Project), Series 2018 in an aggregate principal amount not to exceed \$8,500,000; the execution and delivery of a Loan Agreement with Mount Mercy University; and other matters, Norton seconded and all voted aye.
- c. **Change Order #3.** Sevcik moved to approve Resolution No. 1118-3, approving Change Order #3 in the amount of \$11,045.33 to BWC Companies for additional work done on the East Main Street Reconstruction from Troy Road to Mentzer Road. Pilcher seconded the motion and all voted aye.
- d. **Pay Request #10.** Sevcik moved to approve Resolution No. 1118-4 in the amount of \$20,764.08 for work completed on the East Main Street Reconstruction from Troy Road to Mentzer Road, Cook seconded the motion, on the vote, all voted aye.

#### NEW BUSINESS

- a. **Plat of Survey No. 2300.** The Council reviewed Plat of Survey (POS) No. 2300 which contained Parcel A and Parcel B. Helander noted this Plat of Survey will allow the sale of the 50 acre parcel from the original farm. He noted the P&Z recommended approval at their October 10<sup>th</sup> meeting.
- b. **Resolution No. 1118-1.** Cook moved to approve Resolution No. 1118-1 approving Plat of Survey No. 2300, Norton seconded. With discussion, Overbeck asked if the POS included King's Way. Developer Al Frey noted it contains the north lane of King's Way as extended. Cook asked if the developer was building the street. Scott noted Parcel B is not being developed at this time. She added Mr. Frey is going to access Parcel A via Quass Road.
- c. **Public Hearing – Future Land Use Amendment.** Mayor Hinz opened the public hearing to hear comments and concerns relating to amending the Future Land Use Map for Plat of Survey 2300 at 7:36 p.m. It was noted the 50 acre area needs to have the most westerly 10 acres amended from Future Public Use to Future Multiple-Family Residential and the remaining acres from Future Single-Family Residential to Future Multiple-Family Residential. Overbeck asked why rezone to R-4 and not R-3? Mr. Frey noted R-4 allows for parcels down to 50' lot width and also allows single

family homes. He noted his planned density is in line with R-3. He noted R-4 is more flexible with lot width and side yard setbacks. Overbeck noted R-4 allows up to 14 units per acre. Cook noted R-4 allows multiple stories. Frey noted the height limit is 45' in both zonings, which could be three stories. Cook asked if the city could zone the area R-3 and provide variances in specific areas. The noted her main concerns are not wanting apartments. Other comments received were:

- Mary Christensen, 430 Quass Road asked what single family attached homes are and if all of the structures would be owner occupied. Mr. Frey noted all of the properties will have individual deeds. He noted the total number of individual properties would be 102 to 104 units. She asked if Quass Road would be improved and asked about the water flow. Overbeck noted Quass Road has not been widened because it has not yet been needed. Mr. Frey noted the water on the property flows to the northwest.
- Christy Barnd, 335 White Pine St. commented they appreciate the single family homes in the area. She noted the same thing happened to their previous home and before long there were kids speeding along the streets and walking thru back yards creating havoc.
- Jeff Christensen, 430 Quass Road noted the city needs to somehow limit traffic along Quass Road. He noted the current traffic is 50 mph or more. He noted he feels there should be stop signs at the corners.

Sevcik asked if this could be classified as spot zoning. Scott noted it abuts multi-family on the Future Land Use Map. Helander noted Mr. Frey is basing this development on market needs. He added there will be smaller single family homes, some condos for those persons who still want to live in Robins but don't want the large homes and large lawns. He added he feels this is a good mix of housing and still provides the home town feel. Scott noted the average is 4 lots per acre which is similar to R-2 zoning.

- Mary Christensen, 430 Quass Road noted this sounds tight. She noted while reviewing the 2000 Comprehensive Plan these were not a part of it. Overbeck noted there may be a need for this but mainly downtown where people can walk to places. Helander noted these homes are similar to those on Hunter's Ridge.

The public hearing closed at 8:05.

d. **Proposed Ordinance No. 1812, amending the Robins Future Land Use Map.**

Pilcher moved to approve the First Reading of proposed Ordinance No. 1812, Sevcik seconded. Cook noted she questions if this is what the Robins residents want. She noted the 2013 survey indicated the complete opposite and added most people still want single family residential lots and no apartments. Pilcher noted he feels people are leaving Robins because of not having smaller dwellings. On the vote, all voted aye except Cook who voted nay.

- e. **Public Hearing - Rezoning POS 2300.** Mayor Hinz opened the public hearing to hear comments and concerns relating to the rezoning Plat of Survey No. 2300 from A-1 Agricultural to R-4 High Density Multiple-Family Residential at 8:10 p.m. Developer Al Frey noted he has reviewed the city's Comprehensive Plan and feels this development hits the nail on the head as to what the city wants. He noted he feels this will be a very good asset to the city. Helander noted the city can address

the wants and needs of the Council during the Development Agreement time. Attorney Tang noted the city could possibly create this before the second reading to the proposed Ordinance. Mr. Frey noted he fully intends to have a Homeowner's Association.

- Mary Christensen, 460 Quass Road reiterated her concerns relating to the rapid growth in high density development and the status of Quass Road. She noted multi-story row homes are not what the city wants.
- Bruce Lyon, 435 Beverly Street noted he feels this will be much denser than he had hoped for.
- Troy Bartlett, 140 Tullymore Drive commented everyone's concern is apartments. He asked why the Council doesn't rezone the property to R-3 with caveats. Attorney Tang noted it sets precedence every time a variance is granted. He added why have the regulations if they are varied all of the time. He noted it would be better to zone it R-4 and set limitations on it. Scott noted the minimum lot width on the plan is 60'. The public hearing closed at 8:23 p.m.

- f. **First Reading of proposed Ordinance No. 1813.** Sevcik moved to approve the First Reading of Ordinance No. 1813 rezoning Plat of Survey No. 2300 from A-1 Agricultural to R-4 High Density Multiple-Family Residential by title only. Overbeck asked Mr. Frey if there will be on street parking. Mr. Frey noted all of the units have garages. Overbeck then asked if he plans to develop the area as shown on the drawing of which Mr. Frey said yes. On the vote all voted aye except Cook who voted nay and stated she does not want 3 story structures.

Sevcik moved to adjourn at 8:30 p.m., Overbeck seconded and all voted aye.

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Chuck Hinz, Mayor

ATTEST:

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Lori Pickart, City Clerk/Treasurer