

**State of Iowa  
City Development Board  
Meeting Minutes of February 14, 2018  
Iowa Economic Development Authority  
200 E. Grand Avenue, 1<sup>st</sup> Floor NW Conference Room  
Des Moines, Iowa**

**Call to order 1:00 p.m.**

**Present**

Dennis Plautz, Board Chairperson\*  
Jim Halverson, Board Vice Chairperson  
Barbara Brown\*  
Jay Howe\*  
Sarah Beatty\*

**Others Present**

Matt Rasmussen, Administrator, City Development Board  
Betty Hessing, Administrative Assistant, City Development Board  
Emily Willits, Iowa Department of Justice\*  
Denise Hoy, City Administrator, City of Ely\*  
James & Millicent Cozzie, Property Owners\*

\*Participated via teleconference

**Introduction by Chairperson, Dennis Plautz**

**Roll Call by Matt Rasmussen, Board Administrator**

All Board Members were present.

**Request for amendments to agenda**

Motion by	Barbara Brown
Motion	I move to approve the agenda as presented.
Second	Jay Howe
	Sarah Beatty commended Betty Hessing for the great work she did on the minutes for the Mount Union Decision Meeting. We are lucky to have people such as her. Board members agreed.
Roll Call	All ayes. Motion approved.

**Consideration of January 10, 2018, Business Meeting Minutes and January 10, 2018, Mount Union (D17-01) Decision Meeting Minutes Regarding Contested Claims**

Motion by Jim Halverson  
Motion I move the January 10, 2018, Business Meeting Minutes and the Mount Union (D17-01) Decision Meeting Minutes regarding contested claims be approved as printed and distributed.  
Second Sarah Beatty  
Roll Call All ayes. Motion approved.

**Written Decision Documents for Contested Mount Union Claims**

Chairperson Plautz pointed out that this is the first time we have done this at the recommendation of our Counsel, Emily Willits. Chairperson Plautz asked Emily Willits or Matt Rasmussen if they wanted to say anything before the Board acts on this matter.

Emily Willits replied that she wrote-up the draft Written Decision documents based on the minutes that Betty Hessing prepared. She thanked Betty Hessing for the detailed minutes, as those were very helpful. Given that these are contested matters with a possibility of an appeal, Ms. Willits thought it would be helpful to get the Board's approval on these Written Decision documents.

Chairperson Plautz stated that this case has been different than any we've ever had. Chairperson Plautz asked if Board members had any questions or comments. Jim Halverson asked if we were going to take action on these separately or collectively. Emily Willits replied they could take them separately. Chairperson Plautz asked if there was a motion.

Motion by Jim Halverson  
Motion I move to approve the discontinuance of Mount Vernon, Iowa, pursuant to Iowa Code Chapter 368, concerning the filing of Written Decision regarding the contested claims submitted by Dan and Linda Johnson.

Matt Rasmussen stated that Mr. Halverson meant to say Mount Union instead of Mount Vernon.

Emily Willits stated that since the Board has already approved the discontinuance, this is really an approval of the Written Decision documents. Chairperson Plautz stated there would really be one motion to approve the decision documents as printed. Emily Willits stated that was correct. Jim Halverson stated there are two decision documents here, so that was why he asked if they should be dealt with individually or collectively.

Jim Halverson retracted his last motion.

Second  
Roll Call

This is Jim Halverson. I move to approve the decision documents concerning Case Number D17-01.  
Barbara Brown  
Howe-Abstain. He was absent for the January meeting.  
Brown-aye; Beatty-yes; Halverson-yes; Plautz-yes.

**New Business**

UA18-01  
Ely

Matt Rasmussen explained the City of Ely has presented paperwork for a 100% voluntary annexation of 100.44 acres, which includes 4.41 acres of road right-of-way. The current land use of this territory is agricultural and will continue to be used as agricultural after annexation. However, the current owners are working with the Ely Planning and Zoning Commission to change the zoning in the future to districts that will coincide with the Ely Comprehensive Plan. This will likely include highway commercial, single-family residential and multi-family residential properties. The Ely City Council has conducted an engineering study to run water and sewer services to this annexed area, along with other outlying potential developments. The territory is not subject to an existing moratorium agreement and the paperwork appears to be complete and properly filed.

Denise Hoy, City Administrator for Ely, was present via teleconference to explain further and answer questions from the Board.

Motion by  
Motion

Jay Howe  
I move the Board find UA18-01 as complete and properly filed and in the public interest and that it be approved.

Second  
Discussion

Jim Halverson  
Barbara Brown stated that in reading the packet, these people have gone through a lot to get to today and that she appreciated their tenacity and persistence to keep going on this.

Roll Call

All ayes. Motion approved.

**Staff Reports**

Matt Rasmussen reported that we will have a City Development Board meeting on March 14<sup>th</sup> at 1:00 p.m. in Des Moines.

Chairperson Plautz stated that he saw Barbara Brown's face and a write-up on her in a book that was printed last year—the Iowa Women's Foundation's Ovation—it's a booklet that they put out yearly. Friends, neighbors, etc. contribute to this tribute to the women who are included in this book. The Board and staff congratulated Barbara.

**Future Meeting**

March 14, 2018, at 1:00 p.m., City Development Board Business Meeting at IEDA, 200 E. Grand Ave., 2<sup>nd</sup> Floor Main Conference Room, Des Moines, Iowa.

**Adjourn** 1:15 p.m.

Respectfully Submitted,  
Betty Hessing, Administrative Assistant