

**State of Iowa
City Development Board
Meeting Minutes of March 11, 2020
Iowa Economic Development Authority/IFA
1963 Bell Avenue, Suite 200, Helmick Conference Room
Des Moines, Iowa**

Call to order 1:00 p.m.

Present

Dennis Plautz, Board Chairperson
Jim Halverson, Board Vice Chairperson
Mari Bunney
Chris McKee
Mackenzie O'Hair

Others Present

Matt Rasmussen, Administrator, City Development Board
Betty Hessing, Administrative Assistant, City Development Board
Emily Willits, Iowa Department of Justice
Eric Carstens, Planning Administrator, City of Ankeny
Derek Silverthorn, Associate Planner, City of Ankeny
Eric Jensen, Planning & Building Director, City of Ankeny
Maggie Murray, Planning Director, City of Bondurant
Doug Boldt, City Administrator, City of Tiffin
Ken DeKeyser, Development Services Manager, City of Cedar Rapids*
Chad Bird, City Manager, City of Decorah
John Anderson, City Attorney, City of Decorah
Madeline Sturms, Community Development Director, City of Pleasant Hill
Amy Beattie, City Attorney, City of Pleasant Hill
Eric Cannon, Snyder & Associates, City Engineer for City of Pleasant Hill

*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	Jim Halverson
Motion	I move to approve the agenda as presented.
Second	Mackenzie O'Hair
Roll Call	All ayes. Motion approved.

Consideration of February 12, 2020, business meeting minutes

Motion by Jim Halverson
Motion I move the minutes of February 12, 2020, be approved as printed and distributed.
Second Mackenzie O’Hair
Roll Call All ayes. Motion approved.

Old Business

UA20-01 A & B
Ankeny

Matt Rasmussen explained the combined A & B is 18.6 acres and is a 100% voluntary annexation to the City of Ankeny. As the Board recalls, there was some discussion about using the road right-of-way to make them adjoining. So, the decision was to split them into two separate actions. We had to do notice because we deleted the territory that was between them which was road right-of-way. Grand Capital, LC, the property owner, has requested annexation into the City of Ankeny. This annexation is currently identified in Ankeny’s Comprehensive Plan as Airport Business Park. This land use category is designed for the Ankeny Regional Airport and the immediate surrounding area and is meant to protect the airport and airspace from incompatible land uses. If annexed, the property will initially be zoned R-1, as is all newly annexed land. If the property owner intends to develop the property as anything other than single family residential, a rezoning will be required. The City of Ankeny has an Annexation Agreement with Grand Capital, LC, the titleholder. It’s the developer’s responsibility for street development, storm drainage, public utilities and land dedication of public use. This annexation is not subject to a moratorium agreement. Matt Rasmussen reported that both packets, as a combined packet, appears to be complete and properly filed.

Ankeny representatives were present to answer questions, but no questions were asked.

Motion by Mari Bunney
Motion I move the Board find UA20-01A as complete and properly filed and in the public interest and that it be approved.
Second Chris McKee
Roll Call All ayes. Motion approved.

Chairperson Plautz asked if there was a motion for UA20-01B.

Motion by Chris McKee
Motion I move the Board find UA20-01B as complete and properly filed and in the public interest and that it be approved.
Second Mari Bunney
Roll Call All ayes. Motion approved.

New Business

UA20-06
Bondurant

Matt Rasmussen explained this is a request for a 100% voluntary annexation for the City of Bondurant consisting of 62.84 acres. This annexation application was submitted to the City as a result of a proposed subdivision within the annexation area. The proposed use is a Planned Unit Development consisting of single-family detached use, villa/townhome use and an outlot designated for future commercial use. As required by Section 180.05 of the City's Subdivision Code, services required include water mains, sanitary sewer lines and storm sewers shall be constructed and installed in accordance with standards of Statewide Urban Design and Specifications. The City is unaware of any annexation moratorium agreements currently in existence for this annexation area. Mr. Rasmussen stated the packet appears to be complete and properly filed.

Maggie Murray, Planning Director for the City of Bondurant, was present to answer questions. No questions were asked.

Motion by
Motion

Jim Halverson
I move the Board find UA20-06 as complete and properly filed and in the public interest and that it be approved.

Second
Roll Call

Mackenzie O'Hair
All ayes. Motion approved.

UA20-07
Cedar Rapids

Matt Rasmussen stated this was a 100% voluntary annexation request for the City of Cedar Rapids consisting of 155.51 acres. This area is considered a prime growth area according to the City's Comprehensive Plan Envision CR. The Future Land Use Map designation for the property is Urban Low and Medium density. Land owned by Midwest Development and McBride is planned for primarily residential development. An assisted living facility is proposed for a portion of McBride's property adjoining C Avenue. A sanitary sewer extension from the southeast is under construction, which will serve much of this area. A City 16" water main is located on the west side of C Avenue that will serve this entire area. Fire and emergency response is available from the Fire Station #9 at 415 Broderick Drive NE which is 1.3 miles from the south boundary of the annexation area. Garbage pickup will be available after a one-year notice to private haulers as specified by State Code. The City can provide maintenance for the public streets in the area. Cedar Rapids has an annexation agreement with the City of Marion and this annexation is within that agreement. The City of Marion has been informed of this annexation and does not object. Matt Rasmussen

reported that this packet appears to be complete and properly filed.

Ken DeKeyser, Development Services Manager for Cedar Rapids, was present via teleconference to answer questions from Board.

Motion by
Motion

Jim Halverson
I move the Board find UA20-07 as complete and properly filed and in the public interest and that it be approved.

Second
Roll Call

Mackenzie O'Hair
All ayes. Motion approved.

UA20-08
Tiffin

Matt Rasmussen stated this was a 100% voluntary annexation for the City of Tiffin consisting of 13.01 acres. This annexation is requested by the owner who would like to build a commercial building site. Part of the desire to annex is the ability to be served by City utilities. The Tiffin City limits already exist directly to the east and south of this parcel. With the parcel of ground directly to the south recently being annexed, this parcel fits nicely into the existing Tiffin City limits. This would now connect all parcels of ground on both sides of Ireland Avenue and south of Interstate 80 to be inside Tiffin City limits. This parcel has water and sanitary sewer services available to it off of Ireland Avenue and upon annexation, all other typical City services such as street maintenance, police, fire, garbage pickup and building inspections and enforcement will be provided to it. This annexation petition is not subject to a moratorium agreement and the packet does appear to be complete and properly filed.

Motion by
Motion

Doug Boldt, City Administrator for the City of Tiffin, was present to answer questions; no questions were asked.

Mackenzie O'Hair

I move the Board find UA20-08 as complete and properly filed and in the public interest and that it be approved.

Second
Roll Call

Jim Halverson
All ayes. Motion approved.

Staff Reports

Matt Rasmussen reported we have received one - 100% voluntary annexation petition for the City of Grimes for the April CDB meeting.

Future Meeting

April 8, 2020, at 1:00 p.m., City Development Board Business Meeting at IEDA/IFA, 1963 Bell Ave., Ste. 200, Helmick Conference Room, Des Moines, Iowa

Adjourn

1:20 p.m.

Respectfully Submitted,
Betty Hessing, Administrative Assistant

