

**State of Iowa  
City Development Board  
Meeting Minutes of April 11, 2018  
Iowa Economic Development Authority  
200 E. Grand Avenue, 2<sup>nd</sup> Floor Main 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\*

**Absent**

Matt Rasmussen, Board  
Administrator

**Others Present**

Betty Hessing, Administrative Assistant, City Development Board  
Emily Willits, Iowa Department of Justice  
James Martin, Assistant City Administrator, City of Eldridge\*  
John Dowd, City Administrator, City of Eldridge\*  
Vern Zakosteleyky, Zoning & Planning Administrator, City of Cedar Rapids\*

\*Participated via teleconference

**Introduction by Chairperson, Dennis Plautz**

**Roll Call by Betty Hessing, Board Administrative Assistant**

All Board Members were present.

**Request for amendments to agenda**

Motion by Barbara Brown  
Motion I move approval of the agenda.  
Second Sarah Beatty  
Roll Call All ayes. Motion approved.

**Consideration of March 14, 2018, business meeting minutes and closed session minutes regarding Petition for Judicial Review, Mount Union (D17-01)**

Sarah Beatty stated that Betty Hessing did make a correction on the Closed Session minutes of March 14, 2018.

Motion by Jim Halverson  
Motion I move the minutes of March 14, 2018, be approved as printed and distributed.  
Second Barbara Brown  
Roll Call All ayes. Motion approved.

**New Business**

NC18-09

Cedar Rapids

Betty Hessing stated this was an 80/20 annexation for the City of Cedar Rapids and was within the urban area of Fairfax. It is 88.36 acres without right-of-way and 142.89 acres with right-of-way with non-consenting being 13.26%. The proposed annexation is largely undeveloped, except for eleven single family homes on the south side of 33rd Avenue, a single-family home on the north side of Williams Boulevard and one between Williams Boulevard and 33rd Avenue. The Future Land Use Map in the City of Cedar Rapids's Comprehensive Plan identifies the annexation area as being well within the City's Urban Services Area and shows the properties as "Urban High-Density". The City has an application for re-zoning to multi-family residential and commercial for the bulk of the undeveloped land. A new church is also planned.

There are City sanitary sewer and water mains that run through the area that can adequately serve existing and proposed development. Fire and emergency response is available from the Fire Station on 1st Avenue and Wiley Boulevard SW. Garbage pickup will be available after a one-year notice to private haulers, as specified by State Code. The City provides maintenance for the public streets in the surrounding area. Cedar Rapids does not have an annexation agreement with the City of Fairfax. The reason for including nonconsenting property owners is so that a more uniform boundary is formed and to prevent the creation of county islands. The petition looks complete and properly filed.

Chairperson Plautz asked Board members if they had any questions or comments. Jim Halverson stated that he serves on the Cedar Rapids City Planning Commission, but that does not create a conflict for him; obviously this is a completely separate matter dealing with the annexation of property, so I will participate in the vote today.

Sarah Beatty wanted to ask a question about Smart Planning Principles and wanted to know if that was appropriate to do now. Chairperson Plautz replied that would be more appropriate at the public hearing, if we set one. Today we are just looking to see if the petition is complete and properly filed and if it is, we'll set a hearing date and those kinds of questions can be considered at the hearing. Sarah Beatty thanked Chairperson Plautz. Barbara Brown

Motion by  
Motion

I move the Board find NC18-09 as complete and properly filed and that a date for public hearing be set.

Second  
Roll Call

Jay Howe  
All ayes. Motion approved.

UA18-10  
Eldridge

Betty Hessing explained this was a 100% voluntary annexation for the City of Eldridge consisting of 120.47 acres. Eldridge is pursuing annexation in order to aid Davenport's annexation of the new Sterilite and Kraft plants. Since an island of county land can't be created, Eldridge must annex down to their shared border of Slopertown Road to allow Davenport to annex up. The proposed land use for the annexed land in Eldridge's Comprehensive Plan is Heavy Industrial. The new zoning code will become Suburban Agricultural district, as per City Code.

Currently, the City of Eldridge provides police protection to this area, plus it is covered by Medic EMS and the Eldridge Volunteer Fire Department. Eldridge does not currently provide water or sewer services, as there is no infrastructure in this area yet, but as infrastructure is installed in the future, services will be extended to this area. Electricity and gas services are provided by Mid-American in this area. Road maintenance is currently provided by Scott County and Eldridge will assume the maintenance down to the middle line of Slopertown Road. The land being annexed is not subject to any existing moratorium agreements. The land being annexed does not include state-owned property or county-owned road right-of-way. The City has utilized Smart Planning Principles in this annexation. The petition looks complete and properly filed. Next month we should be receiving three annexation petitions from Davenport.

James Martin and John Dowd were present via teleconference from the City of Eldridge to answer questions of the Board.

Motion by  
Motion

Barbara Brown  
I move the Board find UA18-10 as complete and properly filed and in the public interest and that it be approved.

Second  
Roll Call

Jim Halverson  
All ayes. Motion approved.

Chairperson Plautz asked if the Cedar Rapids Public Hearing would be on May 9<sup>th</sup> and Betty Hessing replied they were thinking about having the Cedar Rapids Public Hearing at 2:00 p.m. and the regular Board meeting at 1:00 p.m. on May 9<sup>th</sup>. Vern Zakostelecky with the City of Cedar Rapids joined the meeting and stated May 9<sup>th</sup> at 2:00 p.m. would work for them.

**Staff Reports**

Betty Hessing reported that Matt Rasmussen and she were going to meet with the new board member on Friday, April 20<sup>th</sup>.

Betty Hessing stated that next month we should have three 100% voluntaries for Davenport and possibly one for Van Meter.

**Future Meeting/  
Public Hearing**

May 9, 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.

May 9, 2018, at 2:00 p.m., Cedar Rapids (NC18-09) Public Hearing 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