

**State of Iowa
City Development Board
Meeting Minutes of August 10, 2022
Iowa Economic Development Authority
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*
Chris McKee*
Mackenzie O'Hair*

Absent

Mari Bunney

Others Present

Matt Rasmussen, Administrator, City Development Board
Betty Hessing, Administrative Assistant, City Development Board
Emily Willits, Iowa Department of Justice
Vicky Clinkscales, IT Department, IEDA
Senator Craig Johnson, Iowa State Senate & Larson Construction Co. Inc.
Jeff Wozencraft, Community Devl. Planner, City of Cedar Rapids*
Maggie Murray, Planning & Community Devl. Director, City of Bondurant
Isaac Pezley, City Planner, City of Bondurant
Sara Doermann, Planning Technician, City of North Liberty*
Shawn Christ, City of Oskaloosa*
Eric Jensen, Director of Community Development, City of Ankeny
Eric Carstens, Planning Manager, City of Ankeny
Jake Heil, Associate Planner, City of Ankeny
Derek Silverthorn, Associate Planner, City of Ankeny
Amy Beattie, City Attorney, City of Ankeny*
Jenna Kimberley, Hope Kimberley/Kimberley Development
Reza Kargarzadeh, Hope K Farms/Hope Kimberley
Arash Razizadeh, Hope K Farms/Hope Kimberley
Wayne & Karen Twedt, Property Owner
Jeanne Uhl, Property Owner
Brian Phillips, Assistant City Manager, City of Ames*
Christopher Higgins, The Des Moines Register*
Curt Gause, MidAmerican Energy*
Erin Ollendike, PE, Civil Design Advantage*
Gary Haut, Director of Development, Sapiens, Cedar Rapids*
Lori Judge, IDOT*
Anthony Volz, IDOT*
Nathan Aronson, IDOT*
Jeff Junker, Mike Flahive, Nefzger - Guests*

*Participated via Teams Webinar

Introduction by Chairperson, Dennis Plautz

Roll Call by Matt Rasmussen, Board Administrator

Dennis Plautz, Jim Halverson, Chris McKee and Mackenzie O’Hair were present. Quorum was established.

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 July 13, 2022, Business Meeting Minutes

Motion by Jim Halverson
Motion I move the Business meeting minutes of July 13, 2022, be approved as presented.
Second Mackenzie O’Hair
Roll Call All ayes. Motion approved.

New Business

NC22-24 Ankeny Matt Rasmussen introduced the proposed annexation as an 80/20 voluntary annexation for the City of Ankeny. The total acreage is 585.76 acres. The proposed annexation for the City of Ankeny is located in the northeast portion of the City.

It is generally located around the intersection of NE 126th Avenue and NE 22nd Street, also known as NE Delaware Avenue. The annexation area consists of 19 parcels containing 564.467 (+/-) acres that are consenting to the annexation and 10 parcels containing 21.29 (+/-) acres that are non-consenting. The annexation, as currently configures, contains 96.365% (+/-) consenting land and 3.635% (+/-) non-consenting land.

Ankeny has a need for developable land. The annexation area is within the Planning Boundary of the City of Ankeny as identified by the current Comprehensive Plan and is currently identified for primarily Low Density Residential land uses with areas of High and Medium Density Residential land uses located west of NE 22nd Street and south of NE 126th Avenue, Community Commercial, Office/Business Park and Low Density Residential land uses east of NE 22nd Street and south of NE 126th Avenue and Community Commercial, Office/Business Park and Neighborhood Mixed Use land uses located east of NE 22nd Street and north of NE 126th

Avenue.

Ankeny has the fiscal and physical capability of providing substantial municipal services to the annexation territory. Ankeny will support extension of services which will include public water, sanitary sewer services, law enforcement, fire and EMS, Public Works, Community Development, Library, Parks & Recreation.

This annexation is not subject to a moratorium agreement. The proposed annexation includes all adjacent road right-of-way to the centerline of the adjacent road right-of-way, with the exception of Interstate 35. The IDOT's policy is that annexations should include either the entire adjacent interstate right-of-way or none. As the Ankeny city corporate limits currently do not extend east of the interstate at this location, the interstate right-of-way was not included in this annexation.

Matt Rasmussen stated the packet appears to be complete and properly filed. Chairperson Plautz asked if the Board had questions for Matt Rasmussen and no one did.

Eric Jensen, Director of Community Development for the City of Ankeny, was present to answer questions; no questions were asked.

To those present in the audience, Chairperson Plautz explained the process for today was to vote on whether the application is in order and then if it is, we will set a date and time for a public hearing. At the public hearing is where we will take evidence and hear opinions for or against the annexation. Today, I would open it up to you to ask questions of either Matt Rasmussen or representatives from the City of Ankeny. No questions were asked.

Motion by
Motion

Jim Halverson

I move the Board finds NC22-24 as complete and properly filed and that a date for a public hearing be scheduled.

Second
Roll Call

Chris McKee

All ayes. Motion approved.

A public hearing was scheduled for September 14th at 1:30 p.m. at IEDA or via Teams.

UA22-30
Ankeny

Matt Rasmussen introduced this as a 100% voluntary annexation request to the City of Ankeny. Total acres, without county road right-of-way, is 154.636 acres.

The proposed annexation property is identified on the Future Land Use Map as Airport Business Park, open space or low density. Upon annexation, the area will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny.

The City of Ankeny does not currently provide municipal services other than Fire and EMS to the annexation territory; however, the City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory, which include water and sanitary sewer service.

This annexation is not subject to a moratorium agreement. County road right-of-way is part of this annexation proposal.

Matt Rasmussen reported that this packet appears to be complete and properly filed. Chairperson Plautz asked if the Board had questions for Matt Rasmussen and no one did.

Eric Jensen, Director of Community Development for the City of Ankeny, was present to answer questions; no questions were asked.

Motion by
Motion

Jim Halverson

I move the Board finds UA22-30 as complete and properly filed and in the public interest and that it be approved.

Second

Mackenzie O'Hair

Chris McKee asked how many acres of this annexation are actually developable because she saw the Airport Business Park as part of the future land use. Eric Jensen explained that part of it would be developed. There is a good portion of floodplain that runs north/south in the middle of the property. To the east of that floodplain, those parcels are already developed with a mobile home park. That is part of the reason they want to annex—to connect to our services. The piece east of Four Mile Drive and west of the creek, is what is developable—probably about forty to forty-five acres.

Chris McKee also stated that she noticed Des Moines Water Works is closer than Ankeny's water service and she wanted to know if that would be an issue. Mr. Jensen replied that Ankeny has an agreement with Des Moines Water Works to purchase them out as Ankeny encroaches into the Des Moines Water Works areas.

Roll Call

Chris McKee thanked Mr. Jensen.

All ayes. Motion approved.

UA22-25
Cedar Rapids

Matt Rasmussen introduced this as a 100% voluntary annexation to the City of Cedar Rapids consisting of 378.8 acres. The City of Cedar Rapids received a voluntary annexation request from Iowa Land and Building Company for property located north of 76th Avenue SW and south of the CRANDIC Railroad. The proposed annexation territory is within two miles of the City of Fairfax.

City of Cedar Rapids believes that the annexation area provides for orderly growth and does not create irregular boundaries. The City's Future Land Use Map designation for the property is "Employment Reserve", which would be suitable for a large-scale industrial, commercial and business development. The application was reviewed by all City Departments. No concerns with municipal services were raised. The site is adjacent to the City limits and therefore near existing service areas for all city services. The area to be annexed is not subject to an annexation moratorium agreement. County road right-of-way is included and the packet does appear to be complete and properly filed.

Chairperson Plautz asked if the Board had questions for Matt Rasmussen. Jim Halverson disclosed that he serves on the Cedar Rapids City Planning Commission, but he does intend to participate in this vote. Annexations do not come before the Planning Commission, so he does not have a conflict of interest and wanted to make that part of the record. Emily Willits, Counsel for the City Development Board, stated that was fine.

Jeff Wozencraft, representing the City of Cedar Rapids, was present via Teams to answer questions of the Board. No questions were asked.

Motion by
Motion

Chris McKee
I move the Board finds UA22-25 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.

UA22-26
North Liberty

Matt Rasmussen introduced this as a 100% voluntary annexation to the City of North Liberty and is 2.53 acres of a 2.75-acre lot. The east 50' of the property would remain in unincorporated Johnson County. This is necessary so the adjacent lot to the east would not be an island of unincorporated property. The property is currently developed with a home and several outbuildings. It is the City's opinion that this area should

be within the City of North Liberty, as it is essentially surrounded by City limits. Notably, the roadway (West Hauer Dr. NE) to the west, is a private road owned and maintained by the Chipman's Subdivision Homeowners' Association. Sanitary sewer infrastructure currently exists south of the property. The roadway, water and storm sewer infrastructure will be installed by the abutting property owner to the south. The City has issued construction plan approval for this phase of the development. Once the roadway and water and storm infrastructure are installed, the property owner would create lots having access to the newly installed street and municipal utilities. All other typical city services will be provided upon annexation, including police, fire, refuse pickup and others. This annexation is not subject to a moratorium agreement and does include county road right-of-way.

Matt Rasmussen reported that this packet appears to be complete and properly filed. Chairperson Plautz asked if the Board had questions for Matt Rasmussen, but no questions were asked.

Sara Doermann, Planning Technician, representing the City of North Liberty, was present via Teams to answer questions of the Board.

Motion by
Motion

Mackenzie O'Hair

I move the Board finds UA22-26 as complete and properly filed and in the public interest and that it be approved.

Second
Roll Call

Jim Halverson

McKee-No (she did not feel it fell within the uniform boundaries definition); Halverson-Yes; O'Hair-Yes; Plautz-Yes. Motion approved.

UA22-28
North Liberty

Matt Rasmussen introduced this as a 100% voluntary annexation to the City of North Liberty consisting of 7.65 acres. The property is developed as an agricultural pasture. The City has been in discussions with the property owner and the property owner to the north about combining this property with the three contiguous properties to the north and redeveloping them with a mixed-use development. Water, sanitary and storm sewer infrastructure are adjacent to the property. All other typical city services will be provided upon annexation, including fire, police, refuse pickup and others.

The territory is not subject to an existing moratorium agreement and the packet appears to be complete and properly filed. The Board had no questions for Matt Rasmussen.

Motion by
Motion

Sara Doermann, Planning Technician, representing the City of North Liberty, was present via Teams to answer questions of the Board. No questions were asked.

Jim Halverson

I move the Board finds UA22-28 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.

UA22-27
Oskaloosa

Matt Rasmussen introduced this as a 100% voluntary annexation to the City of Oskaloosa consisting of 0.64 acres. This was a very good and orderly packet.

The annexation is sought by the owner and city to facilitate a proposed senior housing development on an adjoining 11-acre tract which was previously annexed and is under common ownership. Proposed annexation of this parcel would accommodate access to the site and a location for stormwater management. The proposed annexation territory will be zoned R-1, Single-Family Residential District upon approval and is in conformance with Oskaloosa's Comprehensive Plan. The proposed annexation is located in an area already served with city services and will help align city boundaries along Highway 163. City services include water, sanitary sewer, all utilities and streets.

This annexation is not subject to a moratorium agreement. There is county road right-of-way included in this annexation.

Matt Rasmussen reported that this packet is complete and properly filed. Jim Halverson stated that Matt Rasmussen brought back some nostalgia; Barbara Brown would always compliment cities on the quality of their packets and I have not heard that remark in quite a number of years.

Shawn Christ, representing the City of Oskaloosa, was present via Teams to answer questions of the Board. Shawn Christ stated they very much enjoy working with Matt and Betty and if our application is in good order, it is because of their guidance so we appreciate that. No questions were asked.

Motion by
Motion

Chris McKee

I move the Board finds UA22-27 as complete and properly filed and in the public interest and that it be approved.

Second
Roll Call

Jim Halverson

All ayes. Motion approved.

UA22-29
Bondurant

Matt Rasmussen introduced this as a 100% voluntary annexation to the City of Bondurant consisting of 37.38 acres. In advance of finalizing this annexation, the Planning & Zoning Commission and City Council established a zoning district of Limited Industrial (M-1) for the developable portion of the annexation parcel and a zoning district of Conservancy (U-1) along the Mud Creek corridor consistent with the City's amended Future Land Use Map and the City's Comprehensive Plan.

A sanitary sewer main is currently located on this parcel. The City of Bondurant will provide water service to this property within 24 months of annexation approval. It is not subject to a moratorium agreement. County-owned roadway is included as part the annexation.

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

Motion by
Motion

Maggie Murray, representing the City of Bondurant, was present to answer questions of the Board; no questions. Mackenzie O'Hair

I move the Board finds UA22-29 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 stated that thus far we have a couple annexations that we will bring before the Board next month.

Emily Willits gave an update on the Mount Union matter. We still have the Johnson litigation going on in Henry County. It has been at a standstill, as the Johnson's attorney withdrew from the case, so they are unrepresented. We have requested a scheduling conference with the Court so we can get a briefing scheduled and hopefully bring that case to a resolution.

Matt Rasmussen stated that the money that was left-over from Mount Union has been forwarded to the Henry County Treasurer.

Future Meeting/ Public Hearing

September 14, 2022, at 1:00 p.m., City Development Board Business Meeting at IEDA, 1963 Bell Ave., Suite 200, Helmick Conference Room, Des Moines or via Teams Webinar.

September 14, 2022, at 1:30 p.m., Ankeny (NC22-24) Public Hearing at IEDA, 1963 Bell Ave., Suite 200, Helmick Conference Room, Des Moines or via Teams Webinar.

Adjourn 1:32 p.m.

Respectfully Submitted,
Betty Hessing, Administrative Assistant