

**State of Iowa  
City Development Board  
Meeting Minutes of September 12, 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\*  
Chris McKee\*

**Others Present**

Matt Rasmussen, Administrator, City Development Board  
Betty Hessing, Administrative Assistant, City Development Board  
Matt Oetker, Attorney, Representing City Development Board  
David Rogers, Executive Officer, Dept. of Public Defense, Camp Dodge  
Luke Slings, Executive Officer, Dept. of Public Defense, Camp Dodge  
Dave Wilwerding, Community Development Director, City of Johnston  
Clayton Ender, City Planner, City of Johnston  
Adam Plagge, Economic Development Manager, City of Johnston  
Tom Henderson, Attorney for City of Johnston  
Seana Perkins, Land Use Planning Coordinator, Polk County  
Bret VandeLune, Planning and Development Services Manager, Polk County  
Marketa Oliver, City Administrator, City of Bondurant

\*Participated via teleconference

**Introduction by Chairperson, Dennis Plautz**

Matt Rasmussen made the introductory comments on behalf of Chairperson Plautz.

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

All Board Members were present via teleconference.

**Request for amendments to agenda**

|           |  |
|-----------|--|
| Motion by | Barbara Brown                              |
| Motion    | I move to approve the agenda as presented. |
| Second    | Jim Halverson                              |
| Roll Call | All ayes. Motion approved.                 |

**Consideration of August 8, 2018, business meeting minutes**

Motion by Jim Halverson  
Motion I move the minutes of August 8, 2018, be approved as submitted.  
Second Barbara Brown  
Roll Call All ayes. Motion approved.

**New Business**

UA18-16 Matt Rasmussen reported this was a 100% voluntary  
Johnston annexation for the City of Johnston consisting of 1,461.04 acres. The City of Johnston City Council and the Mayor have approved an annexation proposal which includes the property owned by eight property owners, plus public land owned by Polk County, the State of Iowa and the United States Federal Government.

The Johnston 2030 Comprehensive Plan is a complete update of the City's Comprehensive Plan since the 1998 Comprehensive Plan. This plan, which was adopted December 2010, identifies the NW Saylorville Drive Expansion Area as the next logical step in the growth of Johnston. The entirety of the Beaver Creek Golf Course / Hoy Tree Farm Area is envisioned as quasi-public and was not expected to be developed, but the property owners have indicated that they are keeping their options open and that development of the property could be possible at some point. Since that area was not envisioned for development on the Comp Plan, the discussion of this section will focus largely on the NW Saylorville Drive area. The annexation territory within the NW Saylorville Drive Area is envisioned to develop as a mixture of business park, high density residential, medium density residential, low density residential, and parks and open space. The land area south of NW Saylorville Drive, west of NW Beaver Drive and east of NW 110th Court was envisioned as developable ground with a buffer for Camp Dodge, but since adoption of the plan, Camp Dodge and the Department of the Navy have purchased the majority of this land to create a buffer for their facility and the development of a Marine Reserve Forces Training Center. Due to these purchases being relatively recent and the pending annexation of property in the area, the current future land use plan has not been updated to reflect these property ownership changes yet.

The annexation area is currently serviced by the Polk County Sheriff's Office for police calls. The Johnston Police Department would become responsible for any calls from the annexation area upon completion of the

annexation. This area is within the current response area of the Johnston-Grimes Metropolitan Fire Department. With annexation approval, the City of Johnston will take over ownership and maintenance of all the public streets to the centerline adjacent to annexed properties with the exception for state highways which would remain the responsibility of the State of Iowa and NW Towner Drive which there is an approved 28E Agreement for Cooperative Service with Polk County for the purpose of agreeing to the exclusion of right-of-way along NW Towner Drive from the annexation territory. Any future improvements to streets would be programmed into a future Capital Improvements Program (CIP). Maintenance of the area, including snow removal, would initially be supplied by Polk County per the approved 28E agreement. Major maintenance and long-term growth would be absorbed into the existing city maintenance budgets. The Johnston 2030 Comprehensive Plan identifies the NW Saylorville Drive District as the Northwest District for the Parks Department. Parkland is typically acquired with residential development. The Comp Plan projects a need for 33 acres of neighborhood parkland in the Northwest District. There is not expected to be any immediate impacts to the Johnston Parks & Rec Department until parkland is acquired. Planning & Zoning staff will continue to review any new development proposals in the annexation territory and plats within two miles of the City's corporate boundaries. The Building Department staff will continue to review construction permits and continue to provide inspections for new construction and rental properties throughout the City. Economic Development staff will continue to coordinate development through Johnston and into the growth area. Administration & Finance will continue to provide services to the residents of the community. The immediate impact to library services is expected to be minimal. Significant areas of the NW Saylorville Drive Expansion Area and limited areas within the current annexation area are currently within the Xenia Rural Water District service territory. The City has entered into a temporary agreement with Xenia Rural Water District to allow them to provide service to the Department of the Navy property. The City of Johnston has been in discussion with Xenia regarding a long term agreement for water service in the growth area. This area currently is not serviced by any sanitary sewer system. There are no annexation moratorium agreements between the City of Johnston and the Cities of Polk City, Grimes and Granger.

Matt Rasmussen reported that the packet appears to be

complete and properly filed.

Chairperson Plautz asked if Matt Oetker or Matt Rasmussen had any comments regarding the amount of publicly owned property in process. Matt Oetker replied he was certainly willing to answer any questions the Board would have, but it looked proper from his perspective. Board members had no questions.

Representatives present from the City of Johnston included Dave Wilwerding, Community Development Director; Clayton Ender, City Planner; Adam Plagge, Economic Development Manager; and Tom Henderson, City Attorney. Dave Wilwerding introduced those present representing the City of Johnston. Clayton Ender stated that Matt Rasmussen did a great job of explaining this annexation. Mr. Ender stated that Johnston is working to add the sanitary sewer and water utilities to our CIP program and looking at extending services to Beaver Creek Golf Course in 2020 and then up to NW Saylorville Drive in 2021. Johnston City officials answered questions from Board members.

Motion by  
Motion

Barbara Brown  
I move the Board find UA18-16 as complete and properly filed and in the public interest and that it be approved.

Second  
Roll Call

Jim Halverson  
All ayes. Motion approved.

UA18-17  
Bondurant

Matt Rasmussen reported this was a 100% voluntary annexation for the City of Bondurant consisting of 53.541 acres. The property is located adjacent to the City of Bondurant to the east, north and south. The property owners are pursuing residential development at this location. The development would be serviced by the City of Bondurant for water and sewer services. Also, public safety, planning and general municipal services, etc. Services are in place to serve this area and additional infrastructure improvements are in their Capital Improvement Plan. The territory is not subject to an existing Moratorium Agreement.

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

Marketa Oliver, City Administrator for the City of Bondurant, was present to explain further and answer questions from Board members.

Motion by  
Motion

Jay Howe  
I move the Board find UA18-17 as complete and properly filed and in the public interest and that it be approved.

Second

Barbara Brown

**Roll Call** All ayes. Motion approved.

**Staff Reports** Matt Rasmussen reported that we don't have anything yet for next month, so we might not have an October Board meeting.

Matt Rasmussen reported that regarding Mount Union, the Henry County Auditor contacted us regarding a \$40 court fee from one of the hearings, which we paid from their account. Matt expects the community building to be sold by the end of this month.

**Future Meeting** October 10, 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** 1:22 p.m.

Respectfully Submitted,  
Betty Hensing, Administrative Assistant