

**State of Iowa  
City Development Board  
Meeting Minutes of March 13, 2024  
Iowa Economic Development Authority  
1963 Bell Avenue, Suite 200, Helmick Conference Room  
Des Moines, Iowa**

**Call to order 1:05 p.m.**

**Board Members Present**

Dennis Plautz, Board Chairperson  
Jim Halverson, Board Vice Chairperson\*  
Laura Skogman  
Thomas Treharne\*

**Others Present**

Matt Rasmussen, Administrator, City Development Board  
Betty Hessing, Administrative Assistant, City Development Board  
Eric Dirth, Iowa Department of Justice  
Vicky Clinkscales, IT Department, IEDA  
Brent Nelson, Senior Planner, City of Sioux City\*  
Douglas Herman, City Attorney, City of Peosta\*  
Lori Judge, IDOT\*  
Anthony Volz, IDOT\*  
Nathan Aronson, IDOT\*

\*Participated via Teams Webinar

**Introduction by Chair 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	Laura Skogman
Roll Call	All ayes. Motion approved.

**Consideration of February 14, 2024 Business Meeting Minutes**

Motion by	Jim Halverson
Motion	I move the Business meeting minutes of February 14, 2024 be approved as printed and distributed.
Second	Laura Skogman
Roll Call	All ayes. Motion approved.

**New Business**

UA24-07  
Sioux City

Matt Rasmussen explained the City of Sioux City requests that the City Development Board approve the 100% voluntary annexation petition consisting of 42.46 acres of property located at Sulley Avenue and Andrew Avenue in Woodbury County. The property is presently used for agriculture. Trucking and transportation uses are proposed for the southerly 15 acres, while agriculture is proposed for the remainder. Services proposed to be provided to the territory include water, sanitary sewer, fire protection, police protection, EMS service and a new street. The subject property is not covered by any annexation moratorium agreements. County right-of-way is included in this annexation and proper notice was given to the County Attorney. Mr. Rasmussen stated the packet appears to be complete and properly filed.

Matt Rasmussen displayed the proposed annexation area on maps.

Brent Nelson, Senior Planner for the City of Sioux City, was present to answer questions. No questions were asked.

Motion by  
Motion

Thomas Treharne  
I move the Board find UA24-07 as complete and properly filed and in the public interest and that it be approved.

Second  
Roll Call

Laura Skogman  
All ayes in favor. Motion approved.

UA24-08  
Peosta

Matt Rasmussen explained the City of Peosta requests that the City Development Board approve the 100% voluntary annexation petition consisting of 142.37 acres.

The owners of the property desire to annex their property so that they may pursue development of the property in a manner that utilizes city services, including but not limited to sanitary sewer, water, storm sewer and related infrastructure already in place and in close proximity to the territory. The development of the territory will also benefit from Police Services and other benefits available from the City. The City Council wants to annex the territory, finding it appropriate and in the best interest of the City to foster in and participate and partner in the development of this territory in a manner that is in the best interests of the City of Peosta. Property lying to the west of Thunder Hills Road, currently in the city limits, is developing in a mixed use fashion, from single family residential to multi-family residential, to commercial, with the territory proposed for annexation to develop as commercial and light industrial.

The area proposed to be annexed is not subject to an existing moratorium agreement. The annexation includes County owned right-of-way to the centerline and notice was given to the County Attorney.

Mr. Rasmussen stated the packet appears to be complete and properly filed.

Matt Rasmussen displayed the proposed annexation area on maps.

Douglas Herman, City Attorney for Peosta, was present to explain further and answer questions. No questions were asked.

Motion by  
Motion

Laura Skogman

I move the Board find UA24-08 as complete and properly filed and in the public interest and that it be approved.

Second  
Roll Call

Jim Halverson

All ayes in favor. Motion approved.

**Staff Reports**

Matt Rasmussen stated that as of today, we have one 100% Voluntary annexation petition and one 80/20 annexation petition for the April 10<sup>th</sup> City Development Board agenda. Also, there has been an applicant apply to fill the vacancy on the City Development Board. Tom Treharne's term has been extended another four years.

Eric Dirth did not have an update.

**Future Meeting**

April 10, 2024 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

**Adjourn**

1:15 p.m.

Respectfully Submitted,  
Betty Helsing, Administrative Assistant to the City Development Board