

**MINUTES**

**State of Iowa City Development Board  
Board Meeting**

**September 11, 2024**

**1:00 p.m.**

**1963 Bell Avenue, Suite 200 – Helmick Conference Room  
Des Moines, Iowa**

**BOARD MEMBERS PRESENT:**

Jim Halverson, Board Vice Chairperson\*  
Laura Skogman\*  
Colleen Frein\*

**BOARD MEMBERS ABSENT:**

Dennis Plautz, Board Chairperson  
Thomas Treharne

**STAFF MEMBERS PRESENT:**

Matt Rasmussen  
Betty Hessing

**OTHERS PRESENT:**

Eric Dirth, Iowa Attorney General's Office\*  
Alex Pfaltzgraff, City of Grimes\*  
Alecia Cederdahl, City Attorney for Grimes\*  
Anthony Volz, IDOT\*  
Lori Judge, IDOT\*  
Nathan Aronson, IDOT\*  
Jace Mikels, Senate Democratic Caucus Staff\*

\*Participated via Teams Webinar

**Call to Order at 1:04 p.m.**

- I. Welcome & Introductions – Board Vice Chairperson Jim Halverson**
- II. Roll Call – Matt Rasmussen, Board Administrator**
- III. Approve Agenda**  
Motion by: Laura Skogman  
Motion: Move approval of the September 11, 2024 agenda as presented.  
Second: Colleen Frein  
Roll Call: All ayes. Motion approved.
- IV. Consideration of August 14, 2024 Business Meeting Minutes**  
Motion by: Colleen Frein  
Motion: Move approval of the August 14, 2024 Business Meeting Minutes.  
Second: Laura Skogman  
Roll Call: All ayes. Motion approved.
- V. New Business**  
*UA24-18 – Grimes*  
Matt Rasmussen explained this is a 100% voluntary annexation request for the City of Grimes consisting of 87.67 acres with 3.08 acres being right-of-way. The annexation is within the urban areas of the cities of Johnston and Granger. The City's adopted Future Land Use Plan indicates that the subject property shall be developed as Low-Density Residential and Urban Reserve. The Urban Reserve land does not establish a future land use for the northern half of the property. City staff have been working on comprehensive area plans for the past year and analyzing future land uses that complement the area. Through this effort, the property is planned to be designated as a mix of low-density and medium-density residential with opportunity for some commercial land

use. The City recently completed the installation of the Northwest Territory Lift Station and Sanitary Sewer project. This project provides access and capacity to the annexation territory. Water main is existing along NW 27<sup>th</sup> Street to serve future development. This annexation is not subject to an existing moratorium agreement and the packet appears to be complete and properly filed. Matt Rasmussen displayed the annexation area on a map.

Alex Pfaltzgraff, Development Services Director for the City of Grimes, was present to explain further and answer questions. Mr. Pfaltzgraff stated that Matt Rasmussen gave an excellent depiction of the request and the only thing he had to add was the City has a 28E Agreement in place with Polk County for the maintenance of NW 27<sup>th</sup> Street, which will be updated because of this annexation. A 28E Agreement for the maintenance of NW County Line Road, adjacent to the annexation territory, will be established with the County as well.

Motion by: Laura Skogman

Motion: I move the Board approve UA24-18 as being complete and properly filed and in the public interest and that it be approved.

Second: Colleen Frein

Roll Call: All ayes. Motion approved.

**VI. Staff Reports**

Matt Rasmussen stated we will be having a few 100% voluntary annexation petitions and maybe one 80/20 for next month's agenda. Also, next month Lisa Connell will be giving an "Open Records Law Training" to the Board after the Board meeting.

Eric Dirth gave an update on the two cases that were appealed. They are Campbell vs. the City Development Board and the City of Dubuque vs. the City Development Board which are both pending in the Court of Appeals. Mr. Dirth explained that every case goes to the Supreme Court, and they decide whether to maintain it or send to the Court of Appeals for a decision.


**VII. Future City Development Board Meeting**

October 9, 2024 – 1:00 p.m. at IEDA, 1963 Bell Avenue, Helmick Conference Room, Des Moines


**VIII. Adjournment**

1:15 p.m.

**Respectfully submitted:**

  
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Betty Hessing  
Administrative Assistant to CDB

**Approved as to form:**

  
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Matt Rasmussen  
Board Administrator to CDB