

**MINUTES**  
**State of Iowa City Development Board**  
**Board Meeting**  
**November 13, 2024**

**1:00 p.m.**

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

**BOARD MEMBERS PRESENT:**

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

**STAFF MEMBERS PRESENT:**

Matt Rasmussen  
Bernadette Beck  
Betty Hessing  
Vicky Clinkscales

**OTHERS PRESENT:**

David Hockett, City of Marion\*  
Jenna Sabroske, Atty. Rep. City of Arnolds Park\*  
Linda Nase, City of Arnolds Park\*  
Nathan Aronson, IDOT\*  
Tim Mooney, Guest\*  
Chad Kahlsdorf, Snyder & Associates\*  
Susan Forinash, Hall Engineering\*  
Jace Mikels, Senate Democrats\*

\*Participated via Teams Webinar

**Call to Order at 1:09 p.m.**

**I. Welcome & Introductions – Board Vice Chairperson Jim Halverson**

**II. Roll Call – Betty Hessing, Board Administrative Assistant**

**III. Approve Agenda**

Motion by: Dennis Plautz  
Motion: Move approval of the November 13, 2024 agenda as presented.  
Second: Laura Skogman  
Roll Call: All ayes. Motion approved.

**IV. Consideration of October 9, 2024 Business Meeting Minutes**

Motion by: Laura Skogman  
Motion: Move approval of the October 9, 2024 Business Meeting Minutes.  
Second: Dennis Plautz  
Roll Call: All ayes. Motion approved.

Matt Rasmussen stated that due to technical difficulties, Chair Dennis Plautz will not be Chairing the meeting today, but Vice Chair Jim Halverson will be Chairing the meeting.

**V. New Business**

*UA24-22 – Marion*

Matt Rasmussen stated this is a 100% Voluntary annexation petition for the City of Marion consisting of 50.26 acres, including road right-of-way, and is located within the urbanized area of the cities of Robins and Cedar Rapids. The property is located west of North Tenth Street and South of Cimarron Drive. The City of Marion's Comprehensive Land Use Map shows this area to

be compatible for single-family detached residential development. Once annexed into the City of Marion, the properties included in this petition will be zoned in accordance with Marion's Comprehensive Land Use Map. City services are currently available to the property with capacity to serve additional development. In November of 2013, the City of Marion and the City of Cedar Rapids entered into a 28E Agreement for the future annexation boundaries for each community and it was renewed in 2024. Mr. Rasmussen reported their packet appears to be complete and properly filed. Mr. Rasmussen displayed the annexation area on maps.

Tom Treharne stated he wanted to inform the Board that he lives in Marion and he knows the applicants and developer. He did not feel he had a conflict of interest in this case, but he wanted to make sure the Board was aware. If the Board did not have a problem, he intended to vote on this petition. Vice Chair Halverson thanked Tom for bringing this to the Board's attention. David Hockett, Planning Division Manager for the City of Marion, was present to answer questions.

Motion by: Laura Skogman

Motion: I move the Board approve UA24-22 as being complete and properly filed and in the public interest and that it be approved.

Second: Tom Treharne

Roll Call: All ayes. Motion approved.

#### *UA24-23 – Arnolds Park*

Matt Rasmussen stated this is a 100% Voluntary annexation petition for the City of Arnolds Park consisting of 42.76 acres, including road right-of-way, and is located within the urbanized area of the Cities of Milford, Okoboji, Wahpeton and West Okoboji. The parcel is almost entirely surrounded by land currently within the corporate limits of the City of Arnolds Park. Accordingly, the City feels that the annexation is appropriate and consistent with the planning principles set forth in Iowa Code, as the annexation would eliminate a quasi-island of unincorporated territory. The land is currently classified as agricultural property, but the property owner is interested in developing the land into new residential lots and an expansion of a golf course located on an adjacent property. The City anticipates that the property would be rezoned to R-2, Medium Density Residential District, to allow for single family residential housing, two-family residential housing and park and recreation services. The City does not currently provide any services to the annexation territory. However, the City intends to extend all City utility services to the property as it develops. City water and sewer lines run along the southern edge of the property and a water line runs along the east side. These nearby utility lines will be able to provide for expansion of City services to this property. The City will provide additional municipal services to the annexation territory as needed, including police and fire protection services. There is no existing moratorium agreement concerning the annexation territory. Mr. Rasmussen reported their packet appears to be complete and properly filed. Mr. Rasmussen displayed the annexation area on maps. Jenna Sabroske, Attorney with Ahlers & Cooney Law Firm was present. She assisted Arnolds Park in putting their annexation packet together and was present to answer questions.

Motion by: Laura Skogman

Motion: I move the Board approve UA24-23 as being complete and properly filed and in the public interest and that it be approved.

Second: Tom Treharne

Roll Call: All ayes. Motion approved.

## **VI. Staff Reports**

Matt Rasmussen introduced Bernadette Beck to the Board, as next month will be his last month as the Administrator to the City Development Board. Bernadette has graciously agreed to be Betty's assistant as we go through this transition to a new City Development Board Administrator. They plan to post this position by the end of this week and to hire a person before Christmas.

Matt Rasmussen reported to the Board that there are a couple of 80/20's coming in December. Also, the January meeting will not be on the second Wednesday of the month because of a conference room conflict. It will be Tuesday, January 7<sup>th</sup> at 1:00 p.m., with the public hearings following that meeting.

Matt Rasmussen reported that Eric Dirth is absent today because he is also the attorney for the State Fair Board, and he was needed for that meeting today.

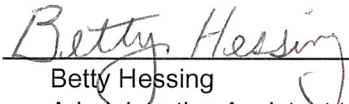
**VII. Future City Development Board Meeting**

December 11, 2024 – 1:00 p.m. at IEDA, 1963 Bell Avenue, Helmick Conference Room,  
Des Moines

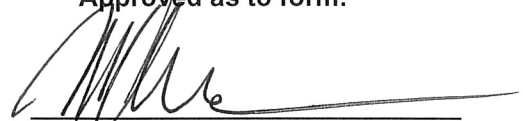
**VIII. Adjournment**

1:25 p.m.

**Respectfully submitted:**

  
\_\_\_\_\_  
Betty Hessing  
Administrative Assistant to CDB

**Approved as to form:**

  
\_\_\_\_\_  
Matt Rasmussen  
Board Administrator to CDB