

MINUTES
State of Iowa City Development Board
Board Meeting
December 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\*
Thomas Treharne\*
Colleen Frein\*

BOARD MEMBER ABSENT:

Dennis Plautz, Board Chairperson

STAFF MEMBERS PRESENT:

Matt Rasmussen
Bernadette Beck

Betty Hessing

Vicky Clinkscales

OTHERS PRESENT:

Eric Dirth, Iowa Attorney General's Office
Maria Brownell, Ahlers & Cooney, P.C.\*
Eric Jensen, City of Ankeny\*
Amy Beattie, Brick Gentry P.C.\*
Chad Kahlsdorf, Snyder & Associates\*

Jace Mikels, Senate Democrats\*
Lori Judge, IDOT\*
Nathan Aronson, IDOT\*
Benjamin Clark, BH Mgmt. Services, LLC\*

\*Participated via Teams Webinar

Call to Order at 1:05 p.m.

I. Welcome & Introductions – Board Vice Chairperson Jim Halverson

II. Roll Call – Matt Rasmussen, Board Administrator

Quorum was established.

III. Approve Agenda

Motion by: Laura Skogman

Motion: Move approval of the December 11, 2024, agenda as presented.

Second: Colleen Frein

Roll Call: All ayes. Motion approved.

IV. Consideration of November 13, 2024 Business Meeting Minutes

Motion by: Laura Skogman

Motion: Move approval of the November 13, 2024, Business Meeting Minutes.

Second: Tom Treharne

Roll Call: All ayes. Motion approved.

V. New Business

NC24-24 – Cedar Falls

Matt Rasmussen stated this is an 80/20 voluntary annexation petition from the City of Cedar Falls. The proposed annexation territory is within the urbanized area of Hudson and is situated west of the current Cedar Falls city limits. The proposed annexation land is located adjacent to the City's existing West Viking Road Industrial Park. It is 81.33 acres total with .5 acres being non-consenting, which is less than 1%. Two of the City owned parcels have homes on them and the City is in the process of demolishing those structures to plan for future industrial development of this area. The one privately owned parcel is currently vacant. The City anticipates all of the lots will be incorporated into the existing Industrial Park after annexation. The City does

not currently provide any services to the territory. Following annexation, the City anticipates providing all utilities, including water, sewer and emergency services to the territory, along with making available all other city amenities. Annexation is not subject to an existing Moratorium Agreement. The annexation includes secondary road right-of-way and the Black Hawk County Attorney was noticed properly. Mr. Rasmussen reported the packet appears to be complete and properly filed.

Maria Brownell, Legal Counsel for the City of Cedar Falls, was available to answer questions.

Motion by: Tom Treharne

Motion: I move the Board find NC24-24 as being complete and properly filed and that a date for a public hearing be set.

Second: Laura Skogman

Roll Call: All ayes. Motion approved.

A public hearing was scheduled for January 7, 2025 at 1:15 p.m.

#### *NC24-25 – Ankeny*

Matt Rasmussen stated this is an 80/20 voluntary annexation petition for the City of Ankeny. The proposed annexation is adjacent to the City's northwestern boundary, generally located at the intersection of NW 54th Street/NW 118th Avenue and NW Ash Drive/NE 6th Street. The proposed annexation consists of 362.87 acres without county road right-of-way. The non-consenting property is 6.21 acres or 1.71% of the annexation.

The annexation territory is currently classified as Agricultural Transition District on the Polk County Zoning Map and Urban Fringe Overlay on the Polk County Future Land Use Map. The annexation territory is located within the City of Ankeny Planning Boundary and is currently identified as Low-Density Residential with consideration for existing topography, hydrology and other natural features. If annexed, the properties will be initially zoned R-1, One-Family Residence District, as are all newly annexed properties in the City of Ankeny. The City of Ankeny does not currently provide municipal services other than Fire and EMS to the annexation territory; however, there are City of Ankeny water mains that run along NW 118th Avenue and NE 6th Street. The City of Ankeny has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory. Services include Sanitary Sewer; Water; Law Enforcement; Fire & EMS; Public Works; Community Development; Municipal Utilities; Library, Parks & Recreation; and Fiscal. This annexation is not subject to a moratorium agreement. There is secondary road right-of-way in the annexation and the County Attorney was properly noticed. Mr. Rasmussen reported this petition appears to be complete and properly filed.

Mr. Rasmussen stated that early this morning, I received a letter from the owner of one of the consenting parcels and it is in your Board packet. The letter is from Craig Griffieon, President of IES Corporation, requesting to withdraw consent of one parcel IES Corporation owns. If you have any questions, I would defer to our attorney. Eric Dirth asked Mr. Rasmussen which parcel was being asked to become non-consenting and Mr. Rasmussen showed the parcel on map. Mr. Griffieon refers to it in his letter as being 5 acres, but the actual acres is 4.67 per the packet and Polk County Auditor's website. Eric Dirth asked if the exclusion of that parcel, if it were deemed that it became non-consenting, if it would still be a valid 80/20 that could proceed to public hearing? Matt Rasmussen replied that the numbers still work—it is currently 1.71% non-consenting and if the parcel would change to non-consenting, it would be approximately 2.99% non-consenting. My counsel would be that even if this were able to be switched to non-consenting, it appears there is still enough to move forward to a public hearing. Mr. Dirth stated that legally, according to Iowa Code, there is a three-day window for the applicant to withdraw their application after the public hearing before the City Council and the hearing has long since passed. That is not to say that this applicant cannot speak at the City Development Board's public hearing and express whatever they so choose concerning this annexation. They certainly can be heard and should be considered by the Board. That being said, nothing would say that this would need to be treated any differently that as it is currently being presented to you today. Vice Chair Halverson asked if anyone had questions for Eric Dirth or Matt Rasmussen and no

one did. Vice Chair Halverson asked if the City had a representative present and Eric Jensen, Director of Community Development, was present to answer questions.

Motion by: Laura Skogman

Motion: I move the Board approve NC24-25 as being complete and properly filed and that a date for a public hearing be scheduled.

Second: Tom Treharne

Roll Call: All ayes. Motion approved.

A public hearing was scheduled for January 7, 2025, at 1:30 p.m.

#### **VI. Staff Reports**

Matt Rasmussen stated that this was his last official City Development Board meeting as the Administrator for the City Development Board. It has been a sincere pleasure working with this Board, not only a group of professional folks that always are engaged and up to speed with what is before them, but also a great group of people. It has been my honor and pleasure to work with you guys these last 10-12 years. I know that Tom, Colleen and Laura are relatively new to the Board, but it has been a pleasure working with you all.

Matt Rasmussen stated there is nothing on the agenda for next month, but something could come in between now and then.

Eric Dirth informed the Board that he had no updates on any of the Board's cases and that he echoed what everyone else has said—that Matt will surely be missed.

Jim Halverson stated that Steve McCann was the Administrator when I was first appointed to this Board in 2000 and Steve has really made his mark on the City Development Board, but Matt has more than filled those shoes. I appreciate your counsel, leadership, and involvement with this Board.

Tom Treharne stated that he got to know Matt when he was the Planning Director for Marion and we were submitting applications and his guidance was great. Then when I came on the Board, how you walked us through things—you and the team as a whole—made it easy and I appreciate that. I wish you a great retirement and I hope that you truly get to unplug and enjoy life and I am excited for you.

Laura Skogman dittoed everything others have said, except that she has not known Matt that long, but she appreciated everything he has done for this Board.

Colleen Frein stated she is the junior on the Board, but it has been a pleasure working with Matt. So excited for him to retire—it is such a blessing to be able to retire and I hope that he will find something new that his heart has not been able to explore and that he will have the opportunity to do now that he will have more time.

Matt thanked the Board for their comments. I do not know when my replacement will be hired, but there is no way physically possible that it will be by January. In the meantime, Betty Hessing will handle the Board.

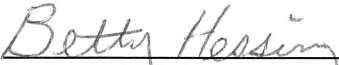
#### **VII. Future City Development Board Meeting & Public Hearings**

January 7, 2025 – 1:00 p.m. CDB Business Meeting at IEDA, 1963 Bell Avenue, Helmick Conference Room, Des Moines; 1:15 p.m. Cedar Falls (NC24-24) Public Hearing; 1:30 p.m. Ankeny (NC24-25) Public Hearing.

#### **VIII. Adjournment**

1:30 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