

MINUTES
State of Iowa City Development Board
Board Meeting
January 7, 2025
1:00 p.m.

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

BOARD MEMBERS PRESENT:

Dennis Plautz, Board Chairperson*
Laura Skogman
Thomas Treharne
Colleen Frein

BOARD MEMBER ABSENT:

Jim Halverson, Board Vice Chairperson

STAFF MEMBERS PRESENT:

Betty Hessing Vicky Clinkscales Bernadette Beck

OTHERS PRESENT:

Eric Dirth, Iowa Attorney General's Office
Hollie Zajicek, Econ. Devl. Dir., City of Norwalk*
Luke Nelson, City Manager, City of Norwalk*
Tom Phillips, Mayor, City of Norwalk*
James Dougherty, City Attorney, City of Norwalk*
Luke Parris, Comm. Devl. Dir., City of Norwalk*
Lindsey Offenburger, City Clerk, City of Norwalk*
Jeff Wozencraft, City of Cedar Rapids*
Jace Mikels, Senate Democrats*
Anthony Volz, IDOT*
Lori Judge, IDOT*
Nathan Aronson, IDOT*
Maria Brownell, Ahlers & Cooney, P.C.
Shane Graham, City of Cedar Falls
Ron Gaines, City of Cedar Falls
Eric Jensen, City of Ankeny
Eric Carstens, City of Ankeny
Brian Morrissey, City of Ankeny
Pat Burk, Attorney, City of Ankeny
Mike Elgin*
Jeff Coughlin*
Gary Reinhart
Ken Disterhoft*
Tom Pesek*
Diedra Chopp*
Caleb Mason, The Eastern Iowa Airport*
Jacob Cross, John Deere*
Tim Day, Hope K. Farms, LLC
Arash Razizadeh, Hope K. Farms, LLC
Jared Murray, Civil Design Advantage
Craig Griffieon
LaVon Griffieon
Nick Griffieon
515-771-8078*
515-953-8995*

*Participated via Teams Webinar

Call to Order at 1:25 p.m. (Meeting started late due to technical difficulties)

- I. Welcome & Introductions – Board Chairperson Dennis Plautz
II. Roll Call – Betty Hessing, Interim Board Administrator
A quorum was established.
III. Approve Agenda
Motion by: Colleen Frein
Motion: Move approval of the January 7, 2025 agenda as presented.
Second: Laura Skogman
Roll Call: All ayes. Motion approved.

IV. Consideration of December 11, 2024 Business Meeting Minutes

Motion by: Laura Skogman

Motion: Move approval of the December 11, 2024 Business Meeting Minutes.

Second: Tom Treharne

Roll Call: All ayes. Motion approved.

V. Elect Board Chair and Vice Chair for 2025

Motion by: Tom Treharne

Motion: I would move Jim Halverson remain as Vice Chair for 2025.

Second: Laura Skogman

Roll Call: All ayes. Motion approved.

Motion by: Colleen Frein

Motion: I would move Dennis Plautz remain as Chair for 2025.

Second: Laura Skogman

Roll Call: Plautz – Abstained; Treharne, Skogman & Frein - Ayes. Motion approved.

VI. New Business

UA25-01 – Cedar Rapids

Betty Hessing stated this is a 100% Voluntary annexation petition for the City of Cedar Rapids for property located along Walford Road and east of 18th Street SW. The annexation consists of 84.25 acres, which includes county road right-of-way and the County Attorney was noticed. The City of Cedar Rapids received an application for annexation from the Cedar Rapids Airport Commission. This annexation provides for orderly growth and does not create irregular boundaries and is immediately adjacent to the existing corporate boundaries. This annexation is consistent with the City's Future Land Use Map laid out by EnvisionCR, the City's Comprehensive Plan. The City's Future Land Use map identifies the land to be annexed as "Urban Medium Intensity", which the Comp Plan and the Zoning Code identify as being suitable for various commercial and residential uses. The proposed annexation includes ag land and no immediate changes will be done to the existing use. The application was reviewed by all city departments, and no concerns with municipal services were raised. The site is adjacent to the city limits and services are provided to the existing parcels. The area to be annexed is subject to and aligns with an annexation moratorium agreement with the City of Swisher. Ms. Hessing reported the packet appears to be complete and properly filed. Jeff Wozencraft, Planner for the City of Cedar Rapids, participated virtually to answer questions.

Motion by: Laura Skogman

Motion: I move the Board approve UA25-01 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.

NC25-02 – Norwalk

Betty Hessing stated this is a voluntary 80/20 annexation petition for the City of Norwalk. The property proposed for annexation consists of 2,868 acres, which includes County and State Right-of-Way. The County Attorney and Iowa Attorney General were noticed. The total acres without right-of-way is 2,611 acres. The non-consenting property is 133.83 acres or 5.125%. The area requested to be annexed has been recognized as a future expansion area by the City of Norwalk and identified in the City's current Comprehensive Plan. The annexation process commenced in April of 2024 when development opportunities were presented to the City regarding a large tract of land in the eastern portion of the proposed annexation area. Furthermore, the City entered into a contract in December of 2024 to install sewer infrastructure to service the proposed annexation area, which includes an initial investment of \$10 million for the installation of two miles of trunk sewer. \$1.4 million of these funds were contributed by Warren County in partnership for further development of the area. According to the City's adopted Comprehensive Plan, the identified future land uses consist of a mixture of commercial, industrial and residential. The City has also conducted transportation studies to identify major arterial road corridors that will connect Interstate 35 with Iowa Highway 28. Lastly, per the City's Comp Plan,

the identified large project is intended to be zoned M-2 Technology Industrial District.

The City of Norwalk currently provides Fire & EMS service to the annexation territory pursuant to a 28E Agreement with Linn Township. A small portion of the annexation area, approximately 200 acres, is located in Jefferson Township. The City of Norwalk provides Fire & EMS service through mutual aid agreements when necessary to Jefferson Township. A consultation meeting was held with Warren County and Linn & Jefferson Townships. Cumming and Warren County passed Resolutions supporting the annexation. A moratorium agreement is not in place and a transition in taxes is being offered to property owners.

Matt Rasmussen and I went through the annexation packet and it appears to us they have completed their due diligence per Iowa Code and Administrative Rules.

Betty Hessing noted that we received an E-mail from the non-consenting property owner a couple days ago, requesting the removal of his property, which I included in your Board packets.

Luke Nelson, City Manager for Norwalk, was present virtually and stated the summary given was great and where we are at today. Mr. Nelson stated he would be happy to answer any questions.

Chair Plautz asked Eric Dirth if he had any comments on this and the request for withdrawal. Eric Dirth from the Attorney General's Office replied that this matter is before the Board for two reviews that it has. Today, the Board needs to determine if the application is complete and properly filed. So the Board is in the process of considering whether or not all the notices were provided and everything was filed appropriately and so a request by any resident to have some change or object to any part of this annexation is reserved for the public hearing, should the Board approve. I don't know if that individual is here today to speak on that matter, but I encourage the Board to give him the opportunity if he is here. With all that in mind, Chapter 368 is pretty clear about when the opportunity is to withdraw, if you have consented to an annexation and when to withdraw their consent. There is a time period before and after the City Council's public hearing and that is an opportunity for which an individual can withdraw their parcel from an approved annexation. Again, giving everyone an opportunity to present and also making sure that the Board is aware that today is just a decision on whether this 80/20 annexation is approved and properly filed is what's before the Board. Chairperson Plautz thanked Mr. Dirth and asked if anyone had a comment before we vote on whether to set a public hearing. No one had a comment.

Tom Treharne stated this is a very large annexation and it looks like a lot of due diligence was done and the application appears to be complete. There will be an opportunity for those to speak at the public hearing as part of that process.

Motion by: Tom Treharne

Motion: I move the Board find NC25-02 as being complete and properly filed and that a date for a public hearing be scheduled.

Second: Laura Skogman

Roll Call: All ayes. Motion approved.

A public hearing was scheduled for 1:15 p.m. on February 12, 2025.

VII. Staff Reports

Betty Hessing stated that our next meeting is scheduled for February 12, 2025 at 1:00 p.m. We will have the finalization of Randalia's discontinuance and an 80/20 for Van Meter on agenda.

VIII. Future City Development Board Meeting & Public Hearing

February 12, 2025 – 1:00 p.m. CDB Business Meeting at IEDA, 1963 Bell Avenue, Helmick Conference Room, Des Moines; and 1:15 p.m. Norwalk (NC25-02) Public Hearing.

IX. Adjournment

1:50 p.m.

Respectfully submitted:

Betty Hessing

Betty Hessing
Interim City Development Board Administrator