

Second: Laura Skogman
Roll Call: All ayes. Motion approved.

V. Old Business

D24-01 Randalia

Betty Hessing reported the Board approved the Randalia discontinuance at their June 12, 2024 meeting with an effective date of June 30, 2024. Once the Board approved the discontinuance, the City was technically discontinued and the Board sat in the financial position of the discontinued City for six months. That six-month period expired on January 9, 2025, and all claims received have been paid. In your packet, I have included a document that states the amount we received from Randalia and claims received during the six-month adjudication period. Today you need to approve that the claim adjudication process for Randalia is now complete and under Iowa Code 368.21, direct staff (Betty Hessing) to forward all remaining funds from the former City to the Fayette County Treasurer and to close this case.

Motion by: Tom Treharne

Motion: I move the City Development Board find that the claim adjudication process for Randalia, which was previously discontinued by this Board, is now complete and under Iowa Code Section 368.21, having all claims against the former city fully adjudicated, direct staff to forward all remaining funds from the former city to the Fayette County Treasurer and to close this case.

Second: Laura Skogman

Roll Call: All ayes. Motion approved.

VI. New Business

NC25-03 – Van Meter

Betty Hessing stated this is an 80/20 voluntary annexation petition for the City of Van Meter. The total number of acres is 11.77 with 1.5 acres being nonconsenting or 12.74%. The proposed annexation brings the entire Van Meter Country Estates development into the City and allows access to all city services at in-city rates. All impacted residents currently access municipal water service at in-city rates and three of the six owners utilize municipal sewer services as consideration during the pre-annexation activities. The proposed annexation land use is for residential and the territory includes six residential houses, one parcel containing two tracts of green space and one street lot. Pre-annexation agreements with property owners were executed in advance of the City's receipt of the voluntary annexation applications. The proposed annexation is subject to a Moratorium Agreement between the City of Van Meter and the City of DeSoto & the City of Van Meter and the City of Waukee. The proposed annexation is consistent with the terms of the agreements. Note that the square in the northern part of this annexation is already in the city and is the City's water tower. Ms. Hessing reported the packet appears to be complete and properly filed.

John Fatino, City Attorney representing Van Meter, noted that the non-consenting owner is the orange strip you see on the map and that is a street lot that is owned by the Homeowners Association, but the Homeowners Association has been defunct since the 1970's. It is really a misnomer to call it non-consenting, but because there is nobody to consent, we treated it that way.

Motion by: Laura Skogman

Motion: I move the Board approve NC25-03 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 March 12, 2025 at 1:15 p.m.

UA25-04 – Swisher

Betty Hessing explained this is a 100% voluntary annexation petition for the City of Swisher consisting of 56.77 acres. It is contiguous to Swisher's boundaries to the northeast and is in the urban area of Shueyville and Cedar Rapids. The annexation territory is located north of 120th Street NW/F12 and includes county road right-of-way up to the centerline. The purpose for

annexation is the owners' desire to develop their property for single-family residential use. The current zoning classification of both parcels is agricultural; applications for rezoning and subdivision preliminary/final plats will be considered at a later time. This is consistent with Swisher's Comprehensive Plan. The City of Swisher operates a sanitary sewer system, however sanitary sewer infrastructure is not in a location to allow connection of the parcels to the system, therefore, the applicants will be responsible for installation of a private septic system in accordance with the Swisher City Code and Johnson County requirements. Johnson County was notified of the annexation request and after making a couple corrections to the legal and map, the County had no issues with the annexation. Presently there is no municipal water system in the City of Swisher. Applicants will be responsible for installing a private well system in accordance with the Swisher City Code and Johnson County requirements. Solid Waste will be collected by the City's current contracted hauler, Johnson County Refuse. The City of Swisher currently contracts law enforcement services with the Johnson County Sheriff's Office. Future road maintenance will be dependent on future site plans and agreements between the City of Swisher and parties developing the properties. Other private utility service connections will be the responsibility of the applicant/owner to request from the appropriate service provider. The annexed area is not subject to a current moratorium agreement. Ms. Hessing reported the packet appears to be complete and properly filed.

Shelley Annis, City Clerk for the City of Swisher, was present to answer questions.

Motion by: Laura Skogman

Motion: I move the Board find UA25-04 as being complete and properly filed and in the public interest and that it be approved.

Second: Thomas Treharne

Roll Call: All ayes. Motion approved.

UA25-05 – Mount Vernon

Betty Hessing explained this is a 100% voluntary annexation petition for the City of Mount Vernon consisting of 154 acres. The proposed annexation is located north of Mount Vernon's city boundaries and is within the urban area of Lisbon. The property proposed to be annexed is owned by two entities - one owning a strip of property connecting a larger parcel to the City limits, with the larger parcel being in excess of 150 acres. The owner of the larger parcel intends to develop the property in a variety of ways, including but not necessarily limited to the following: (1) An office/lab project that would include public private partnerships between some or all of the following: Cornell College, University of Iowa and an Iowa bio-med industry. (2) Single family housing and 55 and over multi-family housing with retirement living services. Current land use is agricultural and proposed uses are a mix of commercial and residential. It is anticipated that the development of the annexed parcel will be served by municipal utilities, including sanitary sewer and water, in addition to other private utilities for electric, natural gas and internet/communication. The parcels proposed for annexation are not subject to a moratorium agreement. The annexation proposes to include ½ of all adjacent County Road ROW and notice was provided to the Linn County Attorney as required by Iowa Code 368.5. Betty Hessing reported the packet appears to be complete and properly filed.

Chris Nosbisch, City Administrator for the City of Mount Vernon, was present to explain further and answer questions. Douglas Herman, Attorney representing Mr. Conlan, the property owner of the larger parcel in this transaction, stated he understood everything that has been discussed today. Mr. Herman explained that the forty acres west of the flagpole, which is owned by the same property owner who owns ten acres to the south, which is already in the City. The property owner may be a willing participant in an annexation in the future.

Motion by: Thomas Treharne

Motion: I move the Board find UA25-05 as being complete and properly filed and in the public interest and that it be approved.

Second: Laura Skogman

Roll Call: All ayes. Motion approved.

VII. Staff Reports

Betty Hessing stated that our next meeting is scheduled for March 12, 2025 at 1:00 p.m. and the Van Meter Public Hearing is scheduled for 1:15 p.m. We will probably have a few annexation petitions on the agenda.

Eric Dirth informed the Board that he had updated the Board that we received a favorable decision in the City of Dubuque vs. the City Development Board matter from the Court of Appeals and since I last updated you, the City of Dubuque has sought further review from the Iowa Supreme Court, so they filed an application for further review and on the City Development Board's behalf, I filed a resistance to that application. The Iowa Supreme Court will get an opportunity to consider whether or not it wants to take further review of that Sageville decision that took place in 2022 to 2023

VIII. Future City Development Board Meeting & Public Hearing

March 12, 2025 – 1:00 p.m. Business Meeting at IEDA, 1963 Bell Avenue, Helmick Conference Room, Des Moines

March 12, 2025 – 1:15 p.m. NC25-03 Van Meter Public Hearing at IEDA, 1963 Bell Avenue, Helmick Conference Room, Des Moines

IX. Adjournment

1:33 p.m.

Respectfully submitted:



Betty Hessing
Interim Board Administrator & Administrative Assistant to CDB