

STATE OF IOWA - CITY DEVELOPMENT BOARD
BOARD MEETING MINUTES
October 8, 2025
1963 Bell Avenue, Suite 200 – Helmick Conference Room

Board Members Present

Dennis Plautz*
James Halverson, Acting Chair
Thomas Treharne*
Colleen Frein
VACANCY

Board Members Absent

Staff Members Present

Jessica Drake Vicky Clinkscales* Rita Grimm*
Eric Dirth – IA Dept of Justice

Others Present

Leanne Harter* - Story County Eric Jensen* - City of Ankeny
Mark Hunt* - City of Bettendorf KUOO News*
Jake Heil* Doug Westerman*
Nathan Aronson* - Iowa Dept. of Transportation K. Brann*
Evan Johnson* - State of Iowa Anthony Volz* - Iowa Dept. of Transportation
Dan Heinemann* Jace Mikels* - State of Iowa
Megan Kardell* - Dickinson County Tim Kennedy*
Janis Brendeland* Dave Haugland – City of Huxley
Dylan Kline – Ames Regional Economic Alliance Gregg Owens – City of Spirit Lake
Tony Weber

* Represents virtual attendance

I. Administration

- a. CALL TO ORDER – Acting Chair Jim Halverson called to order the October 8, 2025 meeting of the State of Iowa City Development Board Meeting at 1:00 pm
b. WELCOME & INTRODUCTION – Acting Chair Halverson read the introduction to the meeting, noting that the agenda contained the following types of boundary changes: Voluntary Annexation, 80/20 Annexation and Severance/Voluntary Annexation.
c. ROLL CALL - Roll was taken by City Development Board Manager, Jessica Drake, and a quorum was established. The following board members were present in person: James Halverson and Colleen Frein. Thomas Treharne joined the meeting virtually. Dennis Plautz was absent. There is currently a vacancy on the City Development Board.
d. APPROVAL OF THE AGENDA - MOTION: On a motion by Frein and seconded by Treharne, the Board unanimously approved the October 8 Agenda.
e. CONSIDERATION OF SEPTEMBER 9, 2025 BUSINESS MEETING MINUTES - MOTION: On a motion by Frein and seconded by Treharne, the Board unanimously approved the Minutes of the September 9, 2025 Business Meeting as presented.

II. New Business

UA25-28 Huxley

CDB Manager Drake noted that the City of Huxley submitted a voluntary annexation petition within the urbanized area of the City of Cambridge. The proposed annexation territory contains 7 parcels totaling 164.86 acres of land of which 3.49 acres is owned by the Iowa Department of Transportation. The proposed annexation is not subject to any moratorium agreements, does not create any islands and creates more regular boundaries. The annexation will provide additional commercial business within the corporate limits. As a result of the proposed annexation, the City will pave a portion of 560th Avenue, construct a new East West city street, extend water & sewer to the area and provide tax abatement in compliance with state code to the applicable parcels. Staff recommended that the Board find the proposal complete and properly filed, in the public interest and that it be approved.

Dave Haughland, City Administrator for the City of Huxley, noted that the summary provided by CDB Manager Drake accurately reflected the annexation proposal & the annexation will increase economic development activities in Huxley. Dylan Cline, Director of Business Development with the Ames Economic Alliance, stated that the annexation territory is a strategic location for economic development and the proposed development slated for the annexation territory will increase the workforce in Huxley as well as the housing stock and may bring additional industrial projects to the City.

MOTION: Frein moved, supported by Treharne, that the Board find UA25-25 Huxley as complete and properly filed, in the public interest and that it be approved..

On Roll Call, the votes were as follows: Frein – YES; Treharne – YES; Halverson – YES; Plautz – ABSENT.

NC25-30 Ankeny (DLE Four Way, LC)

CDB Manager Drake stated that the 80/20 annexation proposal includes a total of 565.05 acres including 155.36 acres which constitutes 11.23% of non-consenting property submitted by the City of Ankeny within the urbanized areas of the cities of Elkhart and Alleman. The annexation territory contains seven (7) consenting parcels, five (5) non-consenting parcels, and 81.65 acres of County Right-of-Way. The purpose of this annexation is to advance the City towards accomplishing the goals outlined in the City of Ankeny's Comprehensive Plan, known as The Ankeny Plan 2040, to add land to the inventory of developable land, and to assure efficient development to urbanized standards. The City of Ankeny has fiscal and physical capabilities of providing substantial municipal services to the territory. Extension of water & sanitary sewer lines will be the responsibility of the developer. No additional staffing needs are anticipated to provide emergency staffing, public works, community development, municipal utilities, library, or parks & rec services upon initial annexation. As the territory develops, the City is fiscally capable of providing such. The territory included is not subject to a moratorium. All notices and publications were timely. Staff recommended that the Board find the proposal complete and properly filed, in the public interest and sets the date for public hearing.

Eric Jensen participated virtually and affirmed that the summary of the annexation proposal.

MOTION: Frein moved, supported by Treharne, that the Board find NC25-30 Ankeny (DLE Four Way, LC) as complete and properly filed and set the date for public hearing for November 12, 2025.

On Roll Call, the votes were as follows: Frein – YES; Treharne – YES; Halverson – YES; Plautz – ABSENT.

UA25-32 Spirit Lake

CDB Manager Drake noted that the City of Spirit Lake has submitted a petition for 100% voluntary annexation of 40.07 acres made up of the entirety of one (1) parcel and a portion of a 2nd parcel, each owned by separate property owners. The larger parcel containing 39.9 acres is connected by a 5' strip of land (0.17 acres) that connects to the existing corporate limits of the City of Spirit Lake with a 50' adjacent boarder. The primary reason for annexation is to provide an opportunity for growth in residential housing, for which there is a shortage in Spirit Lake. Necessary infrastructure is adjacent to the property for connection and the developer is anticipated to bear the cost of installing the infrastructure. The proposed annexation will not cause added strain on municipal services provided by the City.

Gregg Owens, City Administrator, addressed the Board providing detail around the annexation and regarding the Board's issues with the 5' strip of land as it relates to the 50' connection requirement and the concept of a flag pole annexation. He described the growth of the area and need for housing & that the parcel between the large parcel & existing corporate limits is a golf course as well as noting that the City wishes to avoid involuntary annexations.

Tony Weber, a nearby resident of the proposed annexation, addressed the Board with concerns regarding the proposed annexation centered around drainage, stormwater detention, spot zoning and the concept of flag pole annexations.

Keith Brann, a nearby resident of the proposed annexation, addressed the Board with concerns regarding the proposed annexation centered around drainage, trespassing, use of amenities that exist in current residential developments and compliance with zoning requirements.

Megan Kardell, Zoning Administrator for Dickinson County, addressed the Board with concerns about the 5' connection strip and common boundaries.

Gregg Owens concluded noting that issues of drainage, stormwater detention, etc will be addressed during the zoning process if the annexation is approved.

Acting Chair Halverson provided a brief history of why flagpole annexations are generally discouraged. Counsel Eric Dirth gave an overview of the two cases that somewhat address the situation regarding the connection strip but also noted that neither case is quite like the proposed annexation.

MOTION: Treharne moved, supported by Frein, that the Board deny UA25-32 Spirit Lake as it is not in the public interest. The proposed annexation does not create more uniform boundaries and could lead to future growth issues.

On Roll Call, the votes were as follows: Treharne – YES; Frein – YES; Halverson – YES; Plautz – ABSENT.

III. Staff Reports

City Development Board Program Manager Jessica Drake provided a list of boundary changes processed by the Iowa Secretary of State that do not require oversight by the City Development Board. This information was provided for information only.

No update provided by Eric Dirth, Legal Counsel for the Board, aside from comments on individual agenda items.

IV. Public Hearings

S/UA25-26 Bettendorf

Dennis Plautz joined the meeting virtually at 2:08pm.

Acting Chair Halverson called the Public Hearing for S/UA25-26 Bettendorf to order at 2:08pm. Roll was taken by City Development Board Manager, Jessica Drake, and a quorum was established. The following board members were present: Dennis Plautz*, James Halverson, Thomas Treharne* and Colleen Frein. Staff present: Jessica Drake, Vicky Clinkscales*, Eric Dirth and Rita Grimm*.

Presentation by the City of Cedar Rapids

The City of Bettendorf submitted a boundary adjustment of approximately 0.29 acres currently located within the City of Davenport between the southern right of way of Forest Grove Drive and 2145 Forest Grove Drive. The property is considered undeliverable & functions as the front yard of 2145 Forest Grove Drive. A prior street project resulted in old Forest Grove Road being vacated which resulted in a split of land owned by the property owner. This boundary change would realign the city limits for both cities – Bettendorf and Davenport & both cities are in agreement and have approved the boundary adjustment by resolution. The proposed boundary adjustment involves 1 parcel, is not subject to an existing moratorium agreement, and does not contain any state, county or railway owned right of way. Mark Hunt represented the City of Bettendorf.

Questions & Comments from the City of Davenport

None

Questions & Comments from the Scott County Board of Supervisors

None

Questions & Comments from the Bi-State Regional Commission

None

Questions & Comments from Property Owners & Others in Attendance

None

Rebuttal by City of Bettendorf

None

MOTION: Frein moved, supported by Plautz, that the Board deliberate today on the matter of S/UA25-26 Bettendorf.

On Roll Call, the votes were as follows: Frein – YES; Plautz – YES; Treharne – YES; Halverson – YES.

MOTION: Frein moved, supported by Plautz, that the Board find that the agreement presented between both cities approving the boundary change is approved as presented.

On Roll Call, the votes were as follows: Frein – YES; Plautz – YES; Treharne – YES; Halverson – YES.

MOTION: Frein moved, supported by Plautz, that the Board approve the boundary adjustment because it creates more uniform boundaries for both cities as well as the property owner.

On Roll Call, the votes were as follows: Frein – YES; Plautz – YES; Treharne – YES; Halverson – YES.

V. ADJOURNMENT

Acting Chair Halverson adjourned the City Development Board of Directors meeting at 2:23 pm

Dated this 8th day of October, 2025.

Respectfully submitted:



Jessica Drake
City Development Board Manager
Iowa Economic Development Authority

Approved as to form:



Dennis A Plautz (Nov 13, 2025 17:36:27 CST)

Dennis Plautz
Board Chair
City Development Board

Upcoming Board Meetings

Wednesday, November 12, 2025 – 1:00 pm at IEDA, 1963 Bell Avenue, Suite 200, Helmick Conference Room, Des Moines, IA 50315 (Submission Deadline – 10/11/2025)

Public Hearing – NC25-30 Ankeny (DLE Four Way, LC)

Wednesday, December 10, 2025 – 1:00 pm at IEDA, 1963 Bell Avenue, Suite 200, Helmick Conference Room, Des Moines, IA 50315 (Submission Deadline – 11/08/2025)