

**State of Iowa
City Development Board
Meeting Minutes of February 9, 2022
Iowa Economic Development Authority
1963 Bell Avenue, First Floor, Missouri River Conference Room
Des Moines, Iowa**

Call to order 1:09 p.m.

Present

Dennis Plautz, Board Chairperson
Jim Halverson, Board Vice Chairperson*
Mari Bunney*
Chris McKee*
Mackenzie O’Hair*

Others Present

Matt Rasmussen, Administrator, City Development Board
Betty Hessing, Administrative Assistant, City Development Board
Emily Willits, Iowa Department of Justice
Vicky Clinkscales, IT Department, IEDA
Thomas Fisher, Assistant City Attorney, City of Des Moines
David Junk, Property Owner, Ames
Justin Moore, City of Ames*
Kesha Billings, Associate Planner, City of Marion*
Bernie Frieden, Mayor, City of Fairfax*
Shane Wicks, Hall & Hall Engineers, Inc., City of Fairfax*
Cynthia Stimson, City Clerk, City of Fairfax*
Nathan Aronson, IDOT*
Anthony Volz, IDOT*

*Participated via Teams Webinar

Introduction by Chairperson, Dennis Plautz

Roll Call by Matt Rasmussen, Board Administrator

All Board Members were present.

Request for amendments to agenda

Motion by	Jim Halverson
Motion	I move to approve the agenda as presented.
Second	Mackenzie O’Hair
Roll Call	All ayes. Motion approved.

Consideration of January 12, 2022, Business Meeting Minutes

Motion by Jim Halverson
Motion I move the Business meeting minutes of January 12, 2022, be approved as printed and distributed.
Second Mackenzie O’Hair
Roll Call All ayes. Motion approved.

Consideration of January 12, 2022, Closed Meeting Minutes

Motion by Jim Halverson
Motion I move the closed meeting minutes of January 12, 2022, be approved as printed and distributed.
Second Mackenzie O’Hair
Roll Call All ayes. Motion approved.

New Business

UA22-04 A & B
Des Moines

Matt Rasmussen explained this was a 100% voluntary annexation request for the City of Des Moines. Matt Rasmussen noted that this was submitted as one action from the City, but it is actually two parcels of land that are not contiguous so we split this up into two separate actions—UA22-04 A & B. Betty Hessing sent out a new case file brief with two motions on it.

It is two tracts of land—Tract 1 is .53 acres and Tract 2 is .41 acres. Tract 1 is the larger southern piece of land and Tract 2 is the longer narrower piece on the map.

The proposed annexation property is adjacent to a planned unit development located within the city limits and its intended use is as a commercial development and residential uses at urban densities with city services. The applicant, who owns these two pieces of land, owns all of the territory adjacent and to the west of these two pieces of ground.

Services are presently provided by the Des Moines Public Works Department, which would presently provide solid waste services if the property were residential. The Des Moines Water Works provides water utilities. This property is not subject to an annexation moratorium agreement. The state-owned right of way is not included in this annexation. This packet for A & B, appears to be complete and properly filed.

Thomas Fisher, Assistant City Attorney for the City of Des Moines, was present to answer questions. No questions were asked.

Motion by Jim Halverson

Motion I move the Board finds UA22-04A (Tract 1) as complete and properly filed and in the public interest and that it be approved.

Second Roll Call
Chris McKee
All ayes. Motion approved.

Motion by Jim Halverson
I move the Board finds UA22-04B (Tract 2) as complete and properly filed and in the public interest and that it be approved.

Second Roll Call
Mackenzie O'Hair
All ayes. Motion approved.

UA22-05
Fairfax
Matt Rasmussen introduced this as a 100% voluntary annexation request for the City of Fairfax consisting of 116.9 acres. The land proposed to be annexed into Fairfax is currently agricultural land. The property proposed to be annexed into the City of Fairfax is located within the City's public/open space and residential land use area. The request for the annexation of this area into the City of Fairfax at this time is because the property owners, Nancy Africa and Frank Bellon, Jr., plan to donate this property to the City of Fairfax. They hope this property will forever acknowledge/honor the legacy of their grandparents. Future use of this land for the betterment of the community of Fairfax are important to them. Other key objectives are: (1) Set aside a large portion of the property for public use such as park space, City offices and buildings, library, natural area, etc.; (2) Incorporate an appropriate mix of businesses/services to support the overall community; (3) Expand the quality of life and create a hub of interaction for the community. The services that will be provided in the area to be annexed will be sanitary sewer facilities for wastewater and water main facilities for water supply and fire protection.

The City of Fairfax and the City of Cedar Rapids have a 28E Agreement regarding annexation. This territory is on the Fairfax side of that agreed upon annexation line. Matt Rasmussen stated this annexation packet appears to be complete and properly filed.

Motion by Shane Wicks, City Engineer for the City of Fairfax, was present to answer questions. No questions were asked.
Chris McKee
I move the Board find UA22-05 as complete and properly filed and in the public interest and that it be approved.
Second Roll Call
Mackenzie O'Hair
All ayes. Motion approved.

NC22-06
Marion

Matt Rasmussen introduced this as an 80/20 annexation request for the City of Marion. The annexation includes 17.76 acres of consenting property, 1.69 acres of non-consenting property, and .55 acres of road right-of-way, for a total annexation area of 20 acres. The non-consenting property includes a single family residence built in 1938 according to Linn County Assessor's website.

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 the Comprehensive Land Use Map. As shown on the City Service Map included in your packet, City services are currently available to the property owners along Alburnett Road and current installation of a sanitary sewer line through the largest tract of land being annexed to serve development of that property and a large subdivision to the west. There is a 28E agreement in place with the City of Cedar Rapids and this is consistent with that agreement.

The reason they propose to included the non-consenting is to create more uniform boundaries.

Matt Rasmussen stated the packet appears to be complete and properly filed.

Mr. Rasmussen noted that when this annexation was taken to the City for approval, since then, part of the annexation territory was sold off to Mr. Steven Miller. As a show of affirmation, there is also included in your packet, an annexation application from Mr. Miller.

Also, if you look at the zoomed-out map of the City of Marion, this appears to be part of an existing island in the City of Marion, so this annexation itself does not create an island, but would make the larger island, smaller.

Kesha Billings, Associate Planner for the City of Marion, was present to answer questions. No questions were asked.

Motion by
Motion

Chris McKee

I move the Board finds NC22-06 as complete and properly filed and that a date for a public hearing be scheduled.

Second
Roll Call

Mackenzie O'Hair

All ayes. Motion approved.

A public hearing was scheduled for March 9, 2022, at 1:30 p.m.

Staff Reports

Matt Rasmussen reported that thus far, we have two annexation proposals for the March agenda. Also, we can expect a discontinuance or two in the next few months.

Emily Willits did not have anything to report.

**Future Meeting/
Public Hearing**

March 9, 2022, at 1:00 p.m., City Development Board Business Meeting at IEDA, 1963 Bell Ave., Suite 200, Helmick Conference Room, Des Moines or via Teams Webinar.

March 9, 2022, at 1:30 p.m., Marion (NC22-06) Public Hearing at IEDA, 1963 Bell Ave., Suite 200, Helmick Conference Room, Des Moines or via Teams Webinar.

Adjourn

1:25 p.m.

Respectfully Submitted,
Betty Hessing, Administrative Assistant