

**State of Iowa
City Development Board
Telephonic and Teams Meeting Minutes
March 10, 2021
1:00 p.m.**

Call to order 1:02 p.m.

Present

Jim Halverson, Board Vice Chairperson
Mari Bunney
Chris McKee
Mackenzie O'Hair

Absent

Dennis Plautz, Board Chairperson

Others Present

Matt Rasmussen, Administrator, City Development Board
Betty Hessing, Administrative Assistant, City Development Board
Emily Willits, Iowa Department of Justice
Seth Gunnerson, Senior Planner, City of Cedar Rapids
Jeff Wozencraft, Planner, City of Cedar Rapids
Maggie Murray, Planning & Community Devl. Director, City of Bondurant
Marketa Oliver, City Administrator, City of Bondurant
Lori Judge, IDOT
Anthony Volz, IDOT

Introduction by Vice Chairperson, Jim Halverson

Roll Call by Matt Rasmussen, Board Administrator

All Board Members were present except Dennis Plautz.

Request for amendments to agenda

Motion by	Mari Bunney
Motion	I move to approve the agenda as presented.
Second	Mackenzie O'Hair
Roll Call	All ayes. Motion approved.

Consideration of February 10, 2021, Business Meeting Minutes

Motion by	Mari Bunney
Motion	I move the Business meeting minutes of February 10, 2021, be approved as printed and distributed.
Second	Mackenzie O'Hair
Roll Call	All ayes. Motion approved.

Old Business

D20-01 Pioneer	Matt Rasmussen stated that in August of 2020, the Board approved the discontinuance of the City of Pioneer. There
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is a six-month period after which the Board assumes the financial position of the now former city for the purpose of adjudicating any claims against the City. That time has ended, and we have adjudicated all the claims, with the most recent one being a \$600 water bill for the person who took care of their water. The remaining balance is \$111,747.81 which will be sent to Humboldt County. With that, we are prepared to close out the Pioneer discontinuance, send that check to the County and close the file.

Motion by
Motion

Mackenzie O'Hair

I move the City Development Board find that the claim adjudication process for Pioneer, 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, and direct staff to forward all remaining funds from the former city to the Humboldt County Treasurer and to close this case.

Second
Roll Call

Chris McKee

All ayes. Motion approved.

New Business

UA21-06
Cedar Rapids

Matt Rasmussen explained this is a request for a 100% voluntary annexation consisting of 38.7 acres to the City of Cedar Rapids. The proposed annexation property is located North of Walford Road and West of 6th Street SW and is within two miles of the Cities of Swisher and Shueyville.

The annexation is consistent with the City's Future Land Use Map laid out by EnvisionCR, the City's Comprehensive Plan which was developed incorporating the State's Smart Planning Principles. The Future Land Use Map identifies the land to be annexed as "Urban Medium Density", which the Comp Plan and the Zoning Code identify as being suitable for a variety of commercial and light-industrial uses.

Water, sanitary sewer and storm sewer are all available at the eastern edge of the annexation area. The site is adjacent to the City limits and therefore near existing service areas for police and fire protection. The City site is served by an existing arterial road, Walford Road. The City has policies in place to ensure that future development provides for adequate extension of services and necessary upgrades to the transportation infrastructure. It's not subject to a moratorium agreement, as Cedar Rapids does not have a current agreement with the City of Swisher or the City of Shueyville. The proposed annexation does include the adjoining half-width of Walford Road.

<p>Motion by Motion</p> <p>Second Roll Call</p> <p>NC21-07 Cedar Rapids</p>	<p>Mr. Rasmussen reported that this annexation packet does appear to be complete and properly filed. Seth Gunnerson and Jeff Wozencraft from the City of Cedar Rapids were present to answer questions. No questions were asked.</p> <p>Mari Bunney I move the Board find UA21-06 as complete and properly filed and in the public interest and that it be approved.</p> <p>Mackenzie O’Hair All ayes. Motion approved.</p> <p>Matt Rasmussen explained this is an 80/20 annexation for the City of Cedar Rapids. The request consists of a total of 15.1 acres with .17 being non-consenting and 7.78 acres of public owned right-of-way. The non-consenting is 2.3%.</p>
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The property is located south of E Avenue NW and west of 80th Street NW, including the right-of-way of 80th Street Lane, adjoining half-width right-of-way of 80th Street NW, and excluding adjoining right-of-way of E Avenue NW. The area to be annexed is immediately adjacent to the existing corporate limits, including adding a half-width right-of-way for an existing arterial road for the City.

Water, sanitary sewer, and storm sewer are all available at the eastern edge of the annexation area. The site is adjacent to the City limits and therefore near existing service areas for police and fire protection. The City site is served by an existing arterial road, E Avenue NW. The City has policies in place to ensure that future development provides for adequate extension of services and necessary upgrades to the transportation infrastructure. The City does not have an annexation moratorium agreement with the City of Fairfax.

Mr. Rasmussen reported that this packet does appear to be complete and properly filed. Seth Gunnerson and Jeff Wozencraft from the City of Cedar Rapids were present to explain further and answer questions. Chris McKee asked if this would create an island. Seth Gunnerson replied that it would not. As part of your packet, you received the 28E Agreement we have worked out with Linn County which clearly identifies lands to be annexed to the City of Cedar Rapids and lands to remain in Linn County. Mr. Gunnerson explained that by excluding the right-of-way of E Avenue to the north, we will be preventing an island of county.

Matt Rasmussen stated that if you look at the map, the non-consenting is the rectangular piece at the northern end of the annexation and is tucked inside the right-of-way on the map. To the north of that is the cut-out which would enable the piece of ground to the east of the annexation territory to be connected to the piece of ground west of the annexation territory and avoids the creation of an island.

Chris McKee asked if the non-consenting needed to be included since it is creating such an odd shape. Seth Gunnerson replied they felt it would be good to include them. It is owned by a utility company; we thought it would be good to include that with the adjoining right-of-way so we would have that full stretch of 80th Street Lane. All the weird right-of-way that you see was created when the State constructed Highway 100. They realigned 80th Street and they purchased right-of-way for the highway and for moving the intersection a little further away. Our contention would be that by including that property, we are also including the access to that property since both the State's and City's guidelines would not permit that property to have access on to E Avenue or 80th Street because of the proximity to the intersection. Chris McKee thanked Mr. Gunnerson. There were no other questions.

Motion by
Motion

Chris McKee
I move the Board find NC21-07 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.
The public hearing was scheduled for April 14, 2021 at 1:30 p.m.

Staff Reports

Matt Rasmussen stated we are expecting, at minimum, a couple annexation petitions to bring before the Board at the April 14th meeting. Emily Willits did not have any updates.

**Future Meeting/
Public Hearing**

April 14, 2021, at 1:00 p.m., City Development Board Business Meeting via Teams/Teleconference.

April 14, 2021, at 1:30 p.m., Cedar Rapids (NC21-07) Public Hearing via Teams/Teleconference.

Adjourn

1:21 p.m.

Respectfully Submitted,
Betty Hessing, Administrative Assistant