

**State of Iowa
City Development Board
Meeting Minutes of November 12, 2020
Iowa Economic Development Authority/IFA
1963 Bell Avenue, Suite 200
Des Moines, Iowa**

TEAMS/TELEPHONIC MEETING DUE TO CORONAVIRUS

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*
Eric Jensen, Director of Community Development, City of Ankeny*
David Wilwerding, Community Development Director, City of Johnston*
Lori Judge, Iowa Department of Transportation*
Robert Cronin, Resident of Grimes*

*Participated via TEAMS/teleconference

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

Consideration of October 14, 2020, business meeting minutes

Motion by Mari Bunney
Motion I move the minutes of October 14, 2020, be approved as printed and distributed.
Second Mackenzie O'Hair
Roll Call All ayes. Motion approved.

New Business

NC20-26

Johnston

Matt Rasmussen stated this was an 80/20 annexation for the City of Johnston and is 36.713 acres. The City Council received a request for voluntary annexation from Vogel Land LLC. Due to the location of the property, the annexation proposal was required to include land without the consent of the land owner so as to avoid the creation of an unincorporated island.

In 2006 the City of Johnston annexed approximately 445 acres along NW 107th Street and NW 78th Avenue. Due to state law and the location of the city limits of the City of Grimes, property owned by Stephen and Kathy Kraber had to be excluded from that annexation as it would have resulted in an unincorporated island west of NW 107th Street. Since 2006, the City of Grimes has annexed the unincorporated properties west of NW 107th Street. This leaves the Kraber property as the only remaining unincorporated property along NW 107th Street. Per State law, in order for the city to annex the Vogel Land LLC property as petitioned, the Kraber property must also be annexed to avoid the creation of an unincorporated island. The 2030 Comp Plan identifies the annexation territory as Low Density Residential.

Municipal services currently provided include Polk County Sheriff's Office, but will switch to Johnston Police Department once annexed. The Johnston-Grimes Metropolitan Fire Department service this area. The City of Johnston currently maintains the roadways to be annexed with this annexation proposal and will continue to do so. Johnston provides parks and recreation, community development, administration and a Public Library. There is an existing 12-inch water main along NW 107th Street, an existing 8-inch water main along NW 78th Avenue, and an existing 8-inch water main stub along NW 80th Avenue. New water mains would be installed with any future development to extend this system. There is an existing sanitary sewer force main along NW 107th Street, an existing gravity sanitary sewer along NW 78th Avenue and an existing gravity sanitary sewer along NW 80th Avenue. A sanitary sewer easement exists between the Vogel Land LLC property and the Hidden Valley Estates development to the northeast for future extension of sanitary sewer if needed for future development. Newly developed property will be required to design their site to accommodate stormwater quality volumes as well as stormwater quantity volumes. New stormwater infrastructure will be installed primarily with new development. MidAmerican will provide electricity; Black Hills Energy and MidAmerican will

provide natural gas; Mediacom and CenturyLink provide internet service. The city recently approved MetroNet to build out their system within the community as another alternative internet provider. The installation of new streets and the upgrading of existing roadways will occur as development within the annexation territory occurs. There is no immediate public utility expenditures forecasted as a result of this annexation.

No Moratorium Agreement exists to date, but Johnston and Grimes continue to work to maintain a strong relationship.

Mr. Rasmussen stated this packet does appear to be complete and properly filed.

David Wilwerding, Community Development Director for the City of Johnston, was present to answer questions. The Board had no questions.

Robert Cronin, 2504 NE Beaver Brook Blvd., Grimes, stated they are close to what will be a busy thoroughfare. Mr. Cronin asked what the plans are for NW 107th Street. Mr. Wilwerding replied NW 107th Street was not in Johnston's Five-Year Plan. That would be a joint project with the City of Grimes—Johnston shares jurisdiction with that roadway. NE Beaver Brook would be a question for the City of Grimes; that is within their jurisdiction.

Motion by
Motion

Mackenzie O'Hair
I move the Board find NC20-26 as complete and properly filed and that a date for a public hearing be scheduled.

Second
Roll Call

Mari Bunney
All ayes. Motion approved.
A public hearing was scheduled on December 9, 2020 at 1:30 p.m.

UA20-27
Ankeny

Matt Rasmussen stated the proposed 100% voluntary annexation for the City of Ankeny is approximately 34 acres and is adjacent to the southeast quadrant of Ankeny and is generally located south of SE 66th Avenue (SE Corporate Woods Drive) and west of SE 22nd Street (SE Delaware Avenue).

The annexation area is currently identified in Ankeny's Comprehensive Plan as Light Industrial. If the property is annexed, it will be initially zoned R-1, One-Family Residence District, consistent with all property newly annexed into the City of Ankeny. Public utilities exist to the north and east of this property, which can be extended to serve this area.

No moratorium agreement is included in this annexation. Matt Rasmussen reported the proposed annexation filing appears to be complete and properly filed.

Eric Jensen, Community Development Director for the City of Ankeny, was present to explain further and answer questions. No questions were asked.

Motion by
Motion

Mari Bunney
I move the Board find UA20-27 as complete and properly filed and in the public interest and that it be approved.

Second
Roll Call

Chris McKee
All ayes. Motion approved.

Staff Reports

Matt Rasmussen reported that we have a few items that will be on the December 9th business meeting agenda. We also have the Johnston public hearing scheduled for 1:30 p.m., immediately following the regular Board meeting. The 80/20 Johnston annexation will require a 4/5's Board approval.

**Future Meeting &
Public Hearing**

December 9, 2020, at 1:00 p.m., City Development Board Business Meeting via Teleconference only.

December 9, 2020, at 1:30 p.m., Johnston (NC20-26) Public Hearing via Teleconference or at Johnston City Hall, 6221 Merle Hay Road, Johnston.

Adjourn

1:20 p.m.

Respectfully Submitted,
Betty Hessing, Administrative Assistant