

**State of Iowa
City Development Board
Telephonic Meeting Minutes of December 11, 2019
Iowa Economic Development Authority/IFA
1963 Bell Avenue, Suite 200, Helmick Conference Room
Des Moines, Iowa**

Call to order 1:00 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
Kim Downs, City Administrator, City of Hiawatha*
Eric Jensen, Planning & Building Director, City of Ankeny*
Scott O'Mara, Property Owner, Ankeny*
*Participated via teleconference

Introduction by Chairperson, Dennis Plautz

Roll Call by Matt Rasmussen, Board Administrator

All Board Members were present via teleconference.

Request for amendments to agenda

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| Motion by | Jim Halverson |
| Motion | I move to approve the agenda as presented. |
| Second | Mari Bunney |
| Roll Call | All ayes. Motion approved. |

Consideration of November 13, 2019, business meeting minutes

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| Motion by | Jim Halverson |
| Motion | I move the minutes of November 13, 2019, be approved as printed and distributed. |
| Second | Mari Bunney |
| Roll Call | All ayes. Motion approved. |

New Business

UA19-19
Hiawatha

Matt Rasmussen introduced the 100% voluntary annexation for the City of Hiawatha consisting of 5.6 acres. The City of Hiawatha has received an application for a 100% voluntary annexation for one parcel, however with two property owners of shared ownership—ITC Midwest LLC and Central Iowa Power Cooperative. This new area will provide for a clear delineation for public safety while adding available territory for future growth and development. There are existing city services directly adjacent to the proposed annexation area. The services provided in the area are sanitary sewer, water and access through the public street network. Private utilities such as electric, natural gas and communications are also in the proposed annexation area.

The City of Hiawatha currently does not have an active moratorium annexation agreement with any city adjacent to their city boundaries.

Mr. Rasmussen reported the packet appears to be complete and properly filed.

Kim Downs, City Administrator for the City of Hiawatha, participated via teleconference to answer questions from the Board. The Board had no questions.

Motion by
Motion

Chris McKee
I move the Board find UA19-19 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.

UA19-20
Ankeny

Matt Rasmussen stated this is a 100% voluntary annexation for the City of Ankeny consisting of 79.79 acres. If annexed, the property will initially be zoned R-1, One-Family Residence District, as is all newly annexed land. If the property owner would intend to develop the property as anything other than single family homes zoned R-1, a rezoning would be required.

When developed, the City and the developer will work together for the extension of utilities. Utilities would include water, sanitary sewer, drainage/storm sewer system, street systems, fire and police, parks and schools. This annexation is not subject to a moratorium agreement.

The Polk County Auditor's verification of accuracy and completeness raised a concern over what the auditor's office considered a building located on leased property. This building is comprised of a single-face billboard located on the O'Mara property and considered to be its

own parcel. The billboard is owned by the Lamar Advertising Company who leases the property. City staff consulted with the City Attorney who felt that the building was not considered land area and thus believed that having the owner of the building sign-off on the annexation was unnecessary. The City chose to move forward with the proposed annexation without requesting that Lamar Advertising Company sign-off on the proposed annexation. The City of Ankeny did include Lamar Advertising Company on the public notice mailing list and no correspondence for or against the proposed annexation was received. Once staff for the CDB received the proposed annexation petition, and saw the auditor's concern, the Board Administrator consulted with the CDB attorney and it was decided that the City needed to obtain a written consent from the billboard company before submitting this to the Board.

Matt Rasmussen reported the packet appears to be complete and properly filed. Chairperson Plautz stated this has not been an issue before regarding a sign.

Eric Jensen, Planning & Building Director for the City of Ankeny, participated via teleconference to answer questions from the Board and others in attendance. No questions were asked.

Motion by
Motion

Jim Halverson

I move the Board find UA19-20 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 stated we did not have any items for January agenda, so plan on our next meeting being February 12, 2020. Matt Rasmussen told the Board we are now at new location, which is 1963 Bell Avenue, Suite 200, Des Moines. Betty Hessing will include a map of our new location in February's Board packet.

Emily Willits, Attorney for City Development Board, reported she's working on an Iowa Supreme Court briefing regarding the Mount Union case, which is due next week.

Future Meeting

February 12, 2020, at 1:00 p.m., City Development Board Business Meeting at IEDA, 1963 Bell Ave., Ste. 200, Des Moines.

Adjourn

1:15 p.m.

Respectfully Submitted,
Betty Hessing, Administrative Assistant

