Attachment I

Pottawattamie County
Board of Supervisors

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Council Bluffs, IA 51501
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Chair Scott Belt
Susan Miller
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February 25, 2025

Christopher Gibbons, Planning and Code Compliance Manager
Council Bluffs Community Development Department
209 Pearl St.
Council Bluffs, IA 51503

Re: Response to Iowa Annexation Consultation Meeting

Dear Mr. Gibbons,

On behalf of the Pottawattamie County Board of Supervisors we are writing to formally respond to the consultation meeting held on February 19, 2025, regarding the proposed annexation of Southern Pottawattamie County adjacent to 192nd Street. As a stakeholder in the affected area, we would like to express our thoughts, concerns, and/or support regarding the proposed annexation.

1. Acknowledgment of Meeting and Process

We appreciate the opportunity to participate in the annexation consultation process. It is valuable to have a forum in which residents and property owners can provide input, and we are grateful for the transparency of the process.

2. Support/Concerns about the Annexation

Pottawattamie County fully supports the annexation as it appears to align with the long-term growth plans for our community. The proposed expansion will enhance access to municipal services and ensure more sustainable development in the area. However, we have concerns about the boundaries of the annexation creating road maintenance and construction responsibilities for Pottawattamie County without any potential for growth or development in the unincorporated area.

3. Specific Requests for Modifications/Agreements

We would like the following modifications to the proposed annexation.

- Adjust the western boundary to the West ROW line of Interstate 29 instead of the 192nd Street Centerline. The intent is to remove Pottawattamie County's responsibility from construction or maintenance on 192nd Street in that area which wouldn't serve any unincorporated property due the Interstate ROW.
- Adjust the Southern Boundary to the Centerline of Bunge Avenue to accept maintenance and construction responsibility for the increased traffic demands of the development and intersections.
- Take those properties between the existing corporate limit to the North and proposed corporate limits to the South, West of proposed parcel 3B.
- The City and County's involved should update maintenance sharing agreements for all the annexation that have taken place since the last approved agreement.

4. Conclusion

Once again, Pottawattamie County appreciates the opportunity to voice our thoughts and concerns during this consultation process. It is our hope that the annexation, if approved, will proceed in a manner that ensures the best interests of all residents are considered and that adequate provisions are made for infrastructure and services.

Sincerely,

Scott Belt, Chairman
Pottawattamie County Board of Supervisors