Attachment K

Christopher Gibbons

From: Lori Green <lorigreen43@gmail.com>
Sent: Thursday, February 20, 2025 10:04 PM
To: Christopher Gibbons
Subject: Proposed annexation of land into the city of Council Bluffs

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Lori Green
St Mary Township Trustee
17889 Allis Rd, Council Bluffs, IA 51503

Christopher Gibbon
Planning and Code Compliance Manager
Community Development Department

Dear Mr. Gibbons,
I am writing to express my concerns regarding the potential annexation of a portion of Mills County by Council Bluffs to facilitate the construction of the Cattleman's Heritage beef processing facility. While I understand the economic opportunities such a development may bring, I am deeply concerned about the infrastructure implications and financial burden this annexation could place on Mills County.

As I understand it, the meatpacking plant cannot proceed with construction until it secures a means to handle its waste products, which has led to a request for Council Bluffs to extend its wastewater services to the proposed site. However, the map outlining the proposed annexation stops short of the interchange at I-29 and Highway 370, despite the significant increase in traffic and weather on the roadway system that this project will generate.

With an estimated daily processing of 2,000 head of cattle a day and 800 employees working across three shifts, there will be a substantial impact on traffic flow at this interchange. Increased traffic control measures, maintenance, and improvements to the highway system will be necessary, and as it stands, Mills County would bear the financial responsibility for these expenses. It is my belief that if Council Bluffs proceeds with annexation to support Cattleman's Heritage facility, the annexation should be adjusted to extend to include the interchange. This would ensure that Council Bluffs takes responsibility for the associated costs rather than shifting the burden to Mills County taxpayers.

I appreciate your attention to this matter and would welcome any updates as decisions are made.

Thank you for your time and consideration.

Sincerely,
Lori Green