Attachment I

Christopher Gibbons

From: Teri Price <teriprice4@gmail.com>
Sent: Saturday, May 3, 2025 7:24 AM
To: Christopher Gibbons
Subject: Eastern Hills Drive and Greenview Road Development

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My name is Teri Price and I live at 715 Redwood Drive in Council Bluffs. I recently received a letter regarding the new development at the intersection of Eastern Hills Drive and Greenview Road. The back side of my property sits along the North side of the proposed complex. I have a couple of concerns that I want to bring up regarding the development of the property.

- The first thing I want to address is that for the past two summers, the dust has been horrible to contend with. There is so much dust flying around that my deck and backyard are almost unusable. My deck furniture has been ruined because of the mess that was created. I am hoping that you will ensure that the dust is kept to a minimum during this large development project.

- The second point I want to bring up is regarding the tree line that runs on the North side of the property. I see that the proposal states to "try to protect" the existing trees. My question then is will there be any cleanup of that area? The trees along that line are volunteer trees that have never been maintained. There are dead trees and branches covering the entire area. There is an old barbed wire fence that runs along the hill that should be removed. The minimum should be cleaning up the area to remove the dead trees and branches. However, the best solution might be to replace the existing trees with hearty trees that will be maintained and kept free of litter and dead branches going forward.

I sincerely hope that Broadmoor Development will be good neighbors by cleaning up the property and keeping the trees maintained.

Teri Price
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