



03-06-2023

The Iowa Utilities Board  
1375E. Court Avenue  
Des Moines, IA 50319-0069

Re: Wolf Carbon Hazardous Liquid Pipeline  
IUB Docket #: HLP-2022-0002

Dear Iowa Utilities Board,

In representing the best interest of Ely Community Members, Ely Proper, and the Ely 2-mile growth planning zone located around the City of Ely, the Ely City Council takes this opportunity to object to and express critical concerns regarding the Wolf Carbon Hazardous Liquid Pipeline project. As a Local Government closely impacted by the proposed pipeline, we have received many concerns from property owners who are affected.

The City of Ely is a rapidly growing city located in south central Linn County with a current population just under 2,500 persons. Children living in Ely attend the College Community School District. Based on the proposed route map, a significant amount of the proposed pipeline corridor goes through the city limits of the City of Ely.

The Ely City Council has taken much time to learn and understand the impacts of this project on all sides and have come to the decision that the proposed project does not serve the interest of our community or the greater public good for the following reasons.

The proposed route corridor runs through currently in-development residential and commercial areas as well as future planned residential and commercial strategic growth areas. The Hazardous Liquid Pipeline does not conform with land use as determined by the City of Ely and Linn County Strategic Growth Plan. The proposed pipeline route is located within the urban service residential district, commercial districts and in close proximity to rural residential growth districts. No land use types conducive to a hazardous liquid pipeline are designation in the Land Use Strategic Growth Plan. Communities have a statutory ability to plan for and control growth within its close proximity areas.

The City of Ely has invested nearly \$5 million in utility infrastructure to serve 725 acres of future growth and economic development in the strategic growth area along Wright Brothers Blvd and Mabie Rd. The City of Ely has taken on certain debt obligations with the expectation of future



residential and commercial growth. Revenue from this future growth has been used to justify the financial proforma for the debt obligations. The Hazardous Liquid Pipeline negatively impacts the investment made by the City of Ely and will place undue burden on current residents if not for the planned economic development.

The 725 acres future growth and economic development that the City of Ely has invested infrastructure to serve, contains an estimated \$1.6 Billion of assessed residential and commercial value. In addition to direct economic growth is the economical infusion of indirect value of this growth and activity into the local and regional market. If the Hazardous Liquid Pipeline is constructed in close proximity to Ely, it could completely destroy the potential for this future growth and economic development. Without the residential and commercial growth, the Cities utility investment would be rendered useless leaving the City of Ely with limited resources to payback the debt for the investment.

The proposed Hazardous Liquid Pipeline route runs through the City of Ely and subjects current and future residents to the potential hazard of a CO2 pipeline leak. The pipeline will have negative impacts on the future tax base within the City of Ely by negatively impacting economic growth around the community. Even if the proposed pipeline does not cross the City Limits for the City of Ely, the City Council is extremely concerned about the close proximity to the City and the detrimental effects it would have on the Ely Community.

A report titled “Carbon Reduction Feasibility Report” dated March 30, 2020 found on the ADM website; list 7 potential actions ADM can take to reduce carbon. According to the report, carbon capture is the least effective of any carbon reduction actions ADM could take.

The City Council of the City of Ely is concerned about the use of eminent domain within the City of Ely and the Ely Strategic Growth Zone. This pipeline project only stands to benefit Wolf Carbon, Wolf Midstream, ethanol plants served by the pipeline, and the Canadian Pension Plan Investment Board and does not serve the public interest.

The City of Ely stands opposed to the Wolf Carbon CO2 Pipeline and the route that constructs the pipeline in close proximity to Ely, anywhere within the city limits and the 2-mile statutory strategic growth area. The project does not serve to benefit the Ely Community or the public good for the following reasons:

- Pipeline does not conform with Land Use Strategic Growth Plan between the City of Ely and Linn County.
- Renders worthless the \$5 Million infrastructure investment made by the City of Ely toward the 725-acre residential and commercial strategic growth area. This may subject residents to a higher burden of debt repayment due to the retraction of growth.



- Negatively impacts future growth and economic development for the City of Ely.
- Potential loss of \$1.6 Billion of residential and commercial value in the strategic growth area affected by the proposed pipeline.
- Subjects current and future residents to the potential hazard of a CO2 pipeline leak.
- Adverse impact on future tax base by negatively impacting economic growth within the City of Ely and the 2-mile planning area.

The City Council for the City of Ely urges the Iowa Utilities Board to reject the application of Wolf Carbon to construct a Hazardous Liquid Pipeline within proximity to the City of Ely and its 2-mile future growth area.

Sincere Regards,  
City Council, City of Ely

Mayor, Eldy Miller

Council Member, Dan Whitaker

Council Member, Ben Symonds

Council Member, Mark Becicka

Council Member, Judy Wery

Council Member, William Tuthill

City Administrator, Adam Thompson

Prepared by Adam Thompson – City Hall – 1570 Rowley St. Ely, Iowa – 319.848.4103

**RESOLUTION NO. 2023– 03.006**

**RESOLUTION OBJECTING TO THE WOLF CARBON HAZARDOUS LIQUIDE CO2  
PIPELINE AND APPROVING THE ISSUANCE OF A LETTER DETAILING THE  
OBJECTION**

**WHEREAS**, the Ely City Council representing the best interest of the residents in and around the Ely community have taken the time to understand the proposed hazardous pipeline project; and

**WHEREAS**, the Ely City Council believes strongly in community lead comprehensive planning and regional strategic growth planning as critical guidance documents to establish a health, safe, prosperous and well planned community; and

**WHEREAS**, the Ely City Council has the statutory ability to plan for and direct growth and development within its 2-mile proximity; and

**WHEREAS**, the Ely City Council believes in quality and deliberate economic development in harmony with the comprehensive plan and strategic growth plans; and

**WHEREAS**, the Ely City Council has invested millions of dollars over many years to support the goals of the comprehensive plan and strategic growth plan; and

**WHEREAS**, The Ely City Council estimates \$1.6 Billion of assessed value in residential and commercial properties to be developed in the strategic growth area in the future; and

**WHEREAS**, the Ely City Council is concerned about the health, safety, and prosperity of current and future community members; and

**WHEREAS**, the Ely City Council finds that the hazardous liquid pipeline does not conform with the Land Use Strategic Growth Plan between the City of Ely and Linn County; and

**WHEREAS**, the Ely City Council finds that the hazardous liquid pipeline renders worthless the \$5 Million infrastructure investment made by the City of Ely towards the 725-acre residential and commercial strategic growth area; and

**WHEREAS**, the Ely City Council finds that the hazardous liquid pipeline may subject resident to a higher burden of municipal debt repayment due to the retraction of growth; and

**WHEREAS**, the Ely City Council finds that the hazardous liquid pipeline negatively impact future growth and economic development; and

**WHEREAS**, the Ely City Council finds that the hazardous liquid pipeline potential eliminates \$1.6 Billion of residential and commercial value in the strategic growth area

**WHEREAS**, the Ely City Council finds that the hazardous liquid pipeline subjects current and future resident to the hazard of a CO2 pipeline leak; and

**WHEREAS**, the Ely City Council finds that the hazardous liquid pipeline adversely impacts the future tax base by negatively impacting economic growth with in the City of Ely and the 2-mile panning area; and

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELY**, that the Wolf Carbon Hazardous Liquide CO2 pipeline does not benefit the Ely Community and does not serve the public good

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELY**, that the letter detaining the Ely City Councils objection to the hazardous pipeline be approved, filed with the Iowa Utilities Board, and shared publicly

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELY**, that the Iowa Utilities Board is urged to reject the application to construct a hazardous liquid pipeline within Ely and its 2-mile future growth area.

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF ELY**, that Ely City Administrator is directed to communicate the community's opposition to the hazardous liquid pipeline project.

**PASSED, APPROVED, AND ADOPTED** this 6th day of March, 2023.

CITY COUNCIL OF THE CITY OF  
ELY, IOWA

ATTEST:

DocuSigned by:  
*Tara Miller*  
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Tara Miller, City Clerk

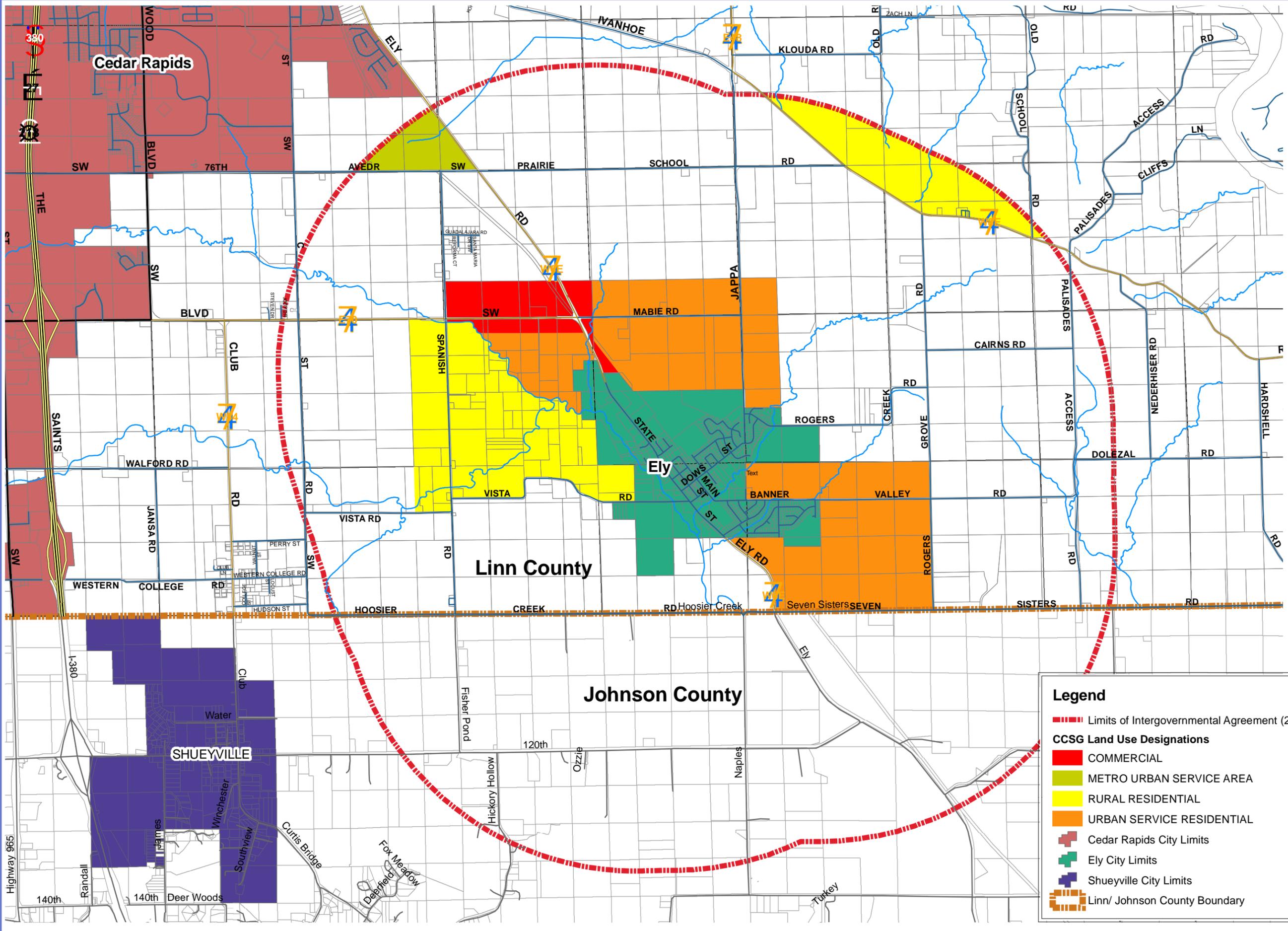
DocuSigned by:  
*Eldy Miller, Mayor*  
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Eldy Miller, Mayor



ECICOG  
East Central  
Iowa Council  
of Governments



Linn County  
Planning and  
Development  
Department



**Legend**

- Limits of Intergovernmental Agreement (28E)
- CCSG Land Use Designations**
- COMMERCIAL
- METRO URBAN SERVICE AREA
- RURAL RESIDENTIAL
- URBAN SERVICE RESIDENTIAL
- Cedar Rapids City Limits
- Ely City Limits
- Shueyville City Limits
- Linn/ Johnson County Boundary

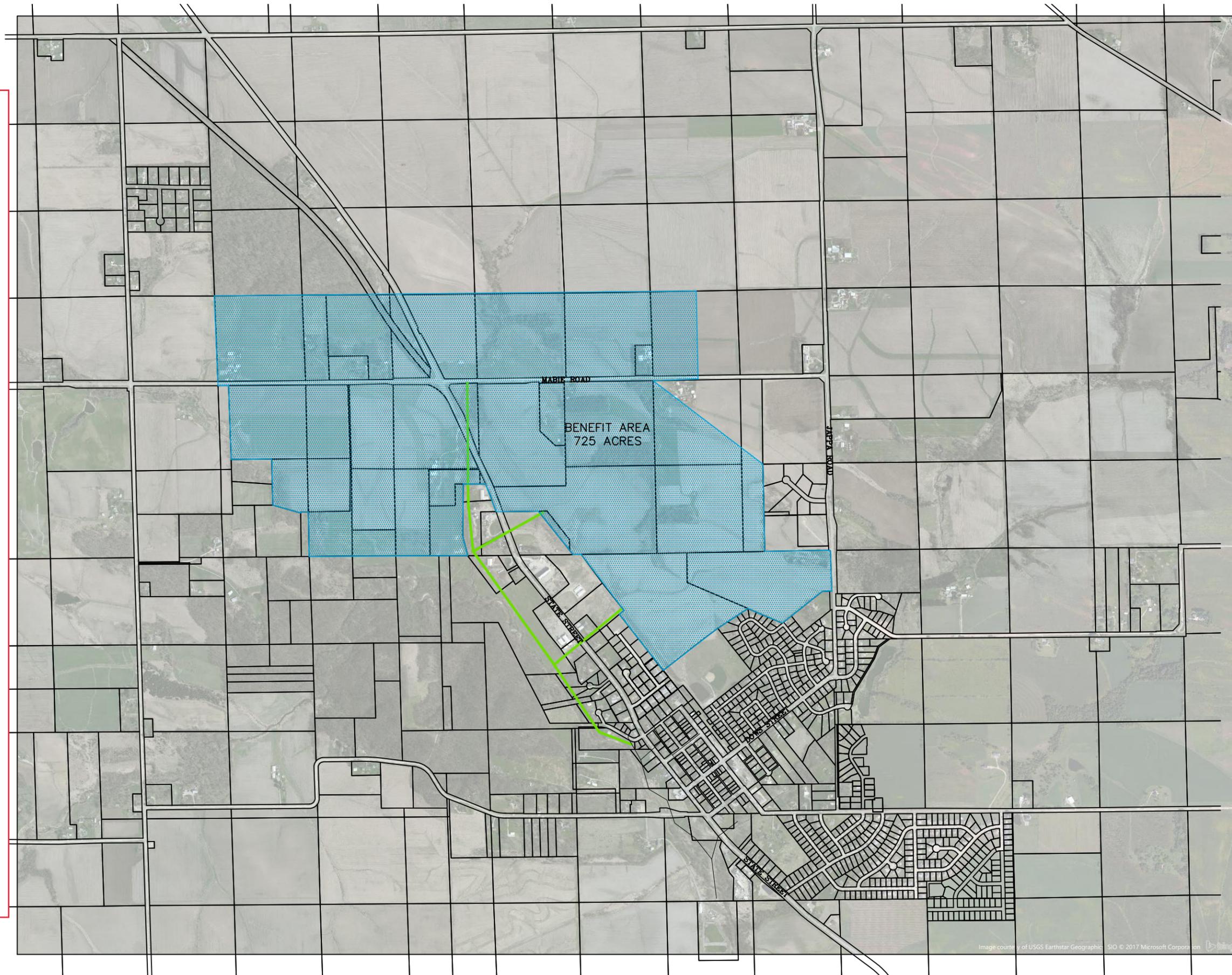
# Land Use Designations

## City of Ely and Linn County Strategic Growth Plan



Date: January 4, 2007

# Ely Sewer Investment Service Area



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
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## EXHIBIT 1: BENEFITTED PROPERTIES

### HOOSIER CREEK TRUNK SEWER

ELY  
LINN COUNTY  
IOWA

**MMS CONSULTANTS, INC.**

Date: 7/9/20

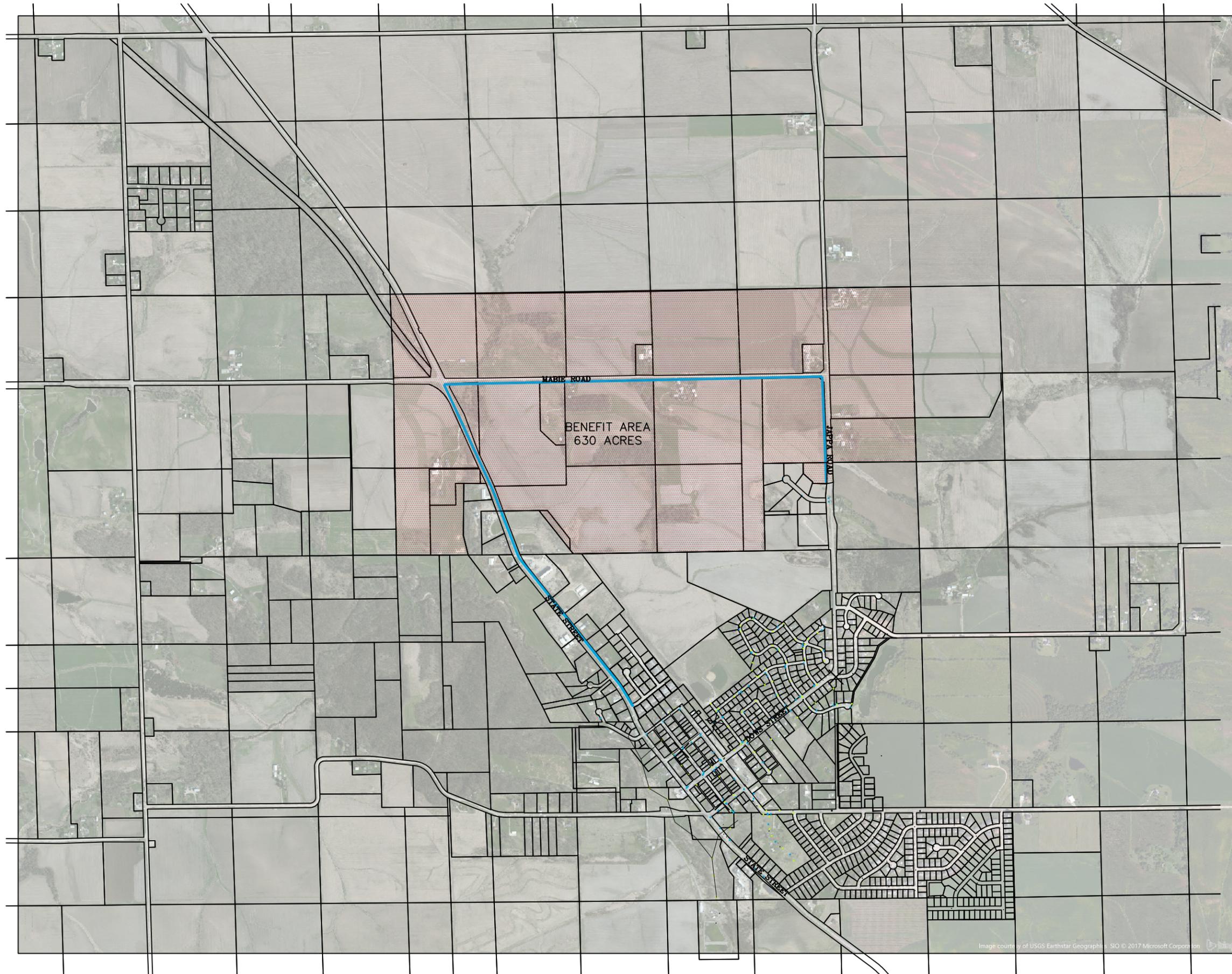
Designed by: SBP Field Book No: FIELDBOOK

Drawn by: SBP Scale: 1"=1500'

Checked by: SBP Sheet No: 1

Project No: IC 5701-078 of: 1

# Ely Water Main Investment Service Area



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
 IOWA CITY, IOWA 52240  
 (319) 351-8282

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
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## EXHIBIT 1: BENEFITTED PROPERTIES

**NORTH WATER MAIN EXTENSION**  
 ELY  
 LINN COUNTY  
 IOWA

**MMS CONSULTANTS, INC.**

Date: **5/1/19**

Designed by: SBP Field Book No: **FIELDBOOK**

Drawn by: SBP Scale: **1"=1500'**

Checked by: SBP Sheet No: **1**

Project No: IC 5701-078 of: **1**

Image courtesy of USGS Earthstar Geographics SIO © 2017 Microsoft Corporation

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