

A MULTI-JURISDICTIONAL  
COMPREHENSIVE PLAN

Ackley, Iowa

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# *INTRODUCTION*

## **What is a Comprehensive Plan?**

A comprehensive plan is a status report of how well a community meets its goals to provide affordable housing, safe and efficient transportation systems, job growth, economic development and a clean environment, among others. In addition, comprehensive plans provide a forum for setting goals the community wants to achieve in the foreseeable future. State planning legislation gives local government the authority to undertake a comprehensive plan. Comprehensive plans are a declaration of the policy and intent of a local government. Even though comprehensive plans are advisory, courts have generally supported the land-use and zoning decisions that are articulated in them.

Many rural communities are facing challenges, including rapid growth at metropolitan edges, declining rural populations, and loss of agricultural lands. Smart growth strategies can help guide growth in rural areas while protecting natural and agricultural lands and preserving the rural character of existing communities.

Smart growth strategies are based around three central goals:

- support the rural landscape by creating an economic climate that enhances the viability of agricultural lands and conserves natural lands;
- help existing places to thrive by taking care of assets and investments such as downtowns/Main Streets, existing infrastructure, and cultural and historic places that the community values; and
- create great new places by building vibrant, enduring neighborhoods and communities that people, especially young people, do not want to leave.

## **Iowa “Smart” Planning**

The Iowa Smart Planning legislation, Senate File 2389, was signed into Iowa law on April 26, 2010. The Smart Planning components are attached as Appendices 1 - 2. According to SF 2389, an Iowa “Smart Plan” must:

- meaningfully integrate hazard mitigation,
- address sustainability and energy conservation, and
- be collaborative and implementation focused.

Public participation is highly stressed as the key to a good plan.

The goal of “smart growth” principles in comprehensive planning is to promote development while preserving open spaces and critical environmental habitats, and protecting water and air quality. These planning principles can be applied to a wide range of communities and rural areas. Implementing these principles to promote smart growth and its benefits involves taking a

strategic, regionally-coordinated approach to comprehensive planning. The principles of smart growth affect the design of neighborhoods, buildings, and infrastructure, both location and type of land use, and must be considered in both a regional and a local context.

Smart growth can reduce costs for transportation infrastructure and services, and help attain and maintain air quality standards as required or recommended under the Clean Air Act.

Comprehensive planning that follows the smart growth principles of development includes addressing the issue of where to direct new development in order to improve the efficiency of the transportation system.

Comprehensive plans with strong implementation strategies will help attract economic development, protect and preserve community resources, improve resiliency to disasters, and encourage a strong community identity.

Planning can be place- and situation- specific and can look quite different from community to community based on site-specific factors such as existing development patterns and infrastructure. But while the benefits may vary from city to city within the county or region, the “smart” comprehensive plan will encourage a more attractive, energy efficient, livable, and sustainable community, ensuring environmental, economical, societal, and health benefits for all.

### **City of Ackley Comprehensive Plan**

The goal of the Plan is to identify a vision for the future that is shared by citizens and leaders of Ackley. It is intended to be a guide for city decisions and investments concerning a wide variety of issues including land use, transportation, economic development, health and nutrition, and social/recreational opportunities.

This Plan has a regional focus, particularly as it regards specific issues such as flooding that impact multiple jurisdictions and areas beyond the city or even county political boundaries.

Hardin County and its individual communities enjoy a shared history as a community where people want to live, work, and play. It is important to the City of Ackley that the county and local communities continue to offer services and benefits that will provide the highest quality-of-life for all citizens, from children to seniors, in an environment where young families can thrive, and succeeding generations will want to stay and make their homes and their livelihoods.

Economic sustainability, growth and job creation are dependent on a number of factors:

- superior governmental services;
- a first class educational system and facilities;
- dynamic public service;
- adequate police and fire protection;
- quality roads, bridges, and transportation;
- park and recreation facilities;
- a clean environment;
- efficient and sufficient public utilities (sewer, water, electric and gas); and
- an effective public health and welfare system.

The City of Ackley Comprehensive Plan has been funded by an Iowa Local Comprehensive Planning Grant through the Iowa Department of Economic Development and contributions from Hardin County and the Cities of Ackley, Eldora, and Iowa Falls. The Iowa Local Comprehensive Planning Grant Program is funded through supplemental disaster Community Development Block Grant (CDBG) funds provided through the United States Department of Housing and Urban Development.

The planning process was led by the Hardin County Development Alliance, with the assistance of the Hardin County Planning Committee members, elected and appointed officials, and other city personnel, and Region 6 Planning Commission staff.

A notice was published in the major newspapers of Hardin County so residents were aware of their ability to review and comment on the written plan. A copy of the plan was available at City Hall Ackley. An electronic copy of the plan was available on the website <http://planhardincounty.org>, and the Hardin County website, <http://hardincountyia.gov>, and the Region 6 website, <http://www.region6planning.org>.

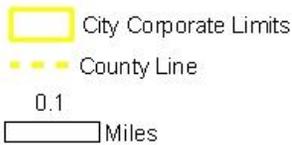
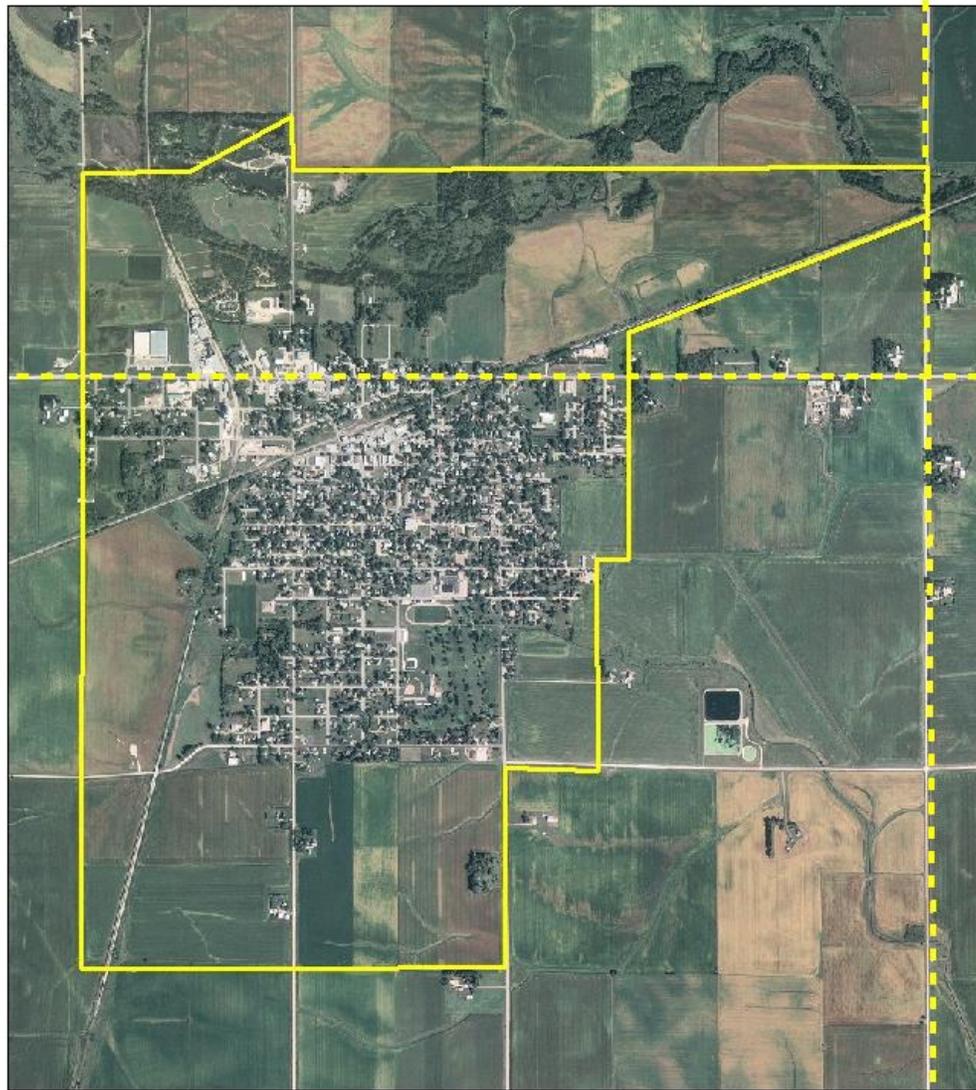
The Plan can be amended to reflect current trends or simply a change in philosophy regarding one or more of the policy statements. The City Council and staff will meet at least annually to review and revise the Comprehensive Plan, with a complete Plan update prepared every five years.

# DEMOGRAPHIC PROFILE

## ACKLEY, IOWA

The City of Ackley is located in the northeastern corner of Hardin County, and partially in Franklin County. Iowa 57 and County Highway S56 merge at the county line between Hardin and Franklin, going east/west. Ackley is also located 7.5 miles from US Highway 65. (See Chapter 6: Transportation.)

Ackley, Iowa



Map By: Alyson Lutz  
2/24/2011  
Shapefile Source: Iowa DNRGIS  


## **History**

In 1852, immigrants began purchasing farms and settling in the north Hardin County area. According to the Ackley Heritage Center, Ackley, Iowa was settled by Germans from Ostfriesland, Germany. They were attracted to the lush lands in North Central Iowa. Later in the 1850s, the Dubuque and Pacific Railroad Company received a charter from the State of Iowa to build a railroad. William Ackley purchased the land for the railroad. Ackley and three other land developers purchased the land for the town for \$25.00 an acre and sold sites for developing. The town of Ackley was staked out, and the plan was signed December 12, 1857. William Ackley never lived here, but he gave the town his name.

When the railroad finally reached Ackley in October 1865, the town began to boom with several services like elevators for grain storage and shipment, lumber yards, grocery stores, hardware stores, restaurants and saloons being established. Other personal services like doctors and lawyers offices, and finally a post office came to the town. In the mid 1860s, the town of Ackley was incorporated, and William A. Francis became the first mayor.

## **Climate**

Ackley's climate is cold in winter, with an average temperature of 19 degrees and average lows of 10 degrees. It is moderately hot with occasional cool spells in summer, averaging 71 degrees and with average highs of 82 degrees. Precipitation during the winter frequently occurs in snowstorms. During the warm months, it is chiefly showers, which often are heavy with an average of 32.8 inches annually, and occur when warm, moist air moves in from the south. The total annual rainfall is normally adequate for corn, soybeans, and small grain.

Ackley frequently experiences severe weather events throughout all the seasons. In the winter, the city experiences severe winter storms, while weather events like severe thunderstorms, hail, and lightning occur in the spring. In the summer season, tornadoes and extremely high temperatures can be dangerous, while more storms and early snow often occur in the fall.

## **Population**

According to the US Census data, the population of Ackley in 2000 was 1,809, and 1,589 in 2010. This is a numeric change of minus 220, or a 12.2% decrease in population from the time of the 2000 Census. The chart below shows the difference in population change for Ackley compared with Hardin County, the State of Iowa, and the cities of Eldora and Iowa Falls.

### Population Trend 2000 to 2010

Area	2000	2010	Numeric change	Percent change
State of Iowa	2,926,324	3,046,335	+120,011	+4.1%
Hardin County	18,812	17,534	-1,278	-6.8%
Ackley	1,809	1,589	-220	-12.2%
Eldora	3,035	2,732	-303	-10.0%
Iowa Falls	5,193	5,238	+45	+9%

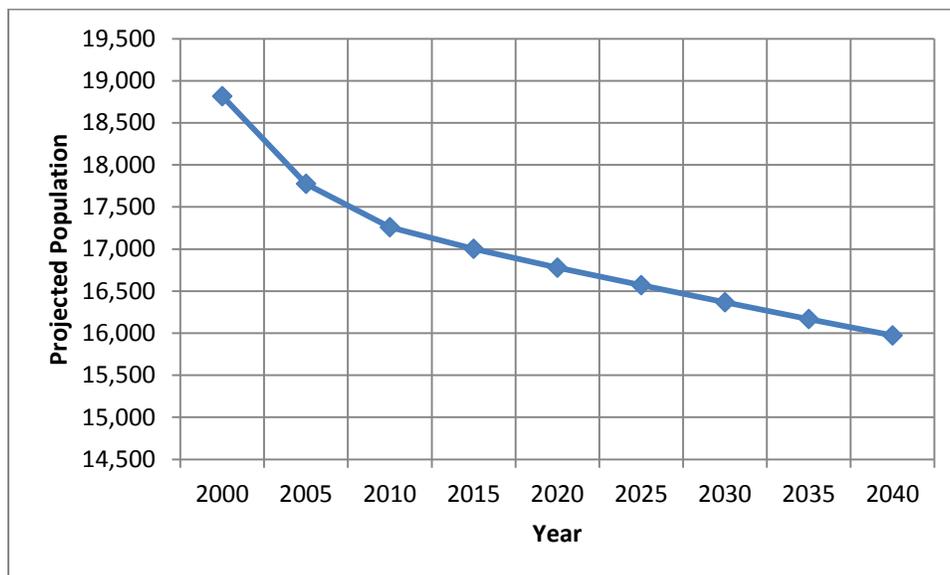
Data Source: American Community Survey, State Data Center of Iowa, February 24, 2012

Ackley’s population decrease does not coincide with the State of Iowa, which experienced a 4.1% increase from 2000 to 2010. The exceptions in Hardin County are Iowa Falls, New Providence, and Owasa, whose increases contradict the earlier projections of population loss in all Hardin County cities. (See “Population Projections” section below.)

### Population Projections

Population projections for the County most likely will be similarly reflected in individual communities, such as Ackley.

### Hardin County Population Projection 2000-2040



Data Source: State Data Center of Iowa (Woods & Poole Economics, Inc), 2009

## **Age**

Ackley is aging. The median age in 2000 was 44.1 years, and in 2010 it rose to 48.9 years, for an increase in median age of 11%. The average age of men in 2010 was 47.0 years, and the average age of women in 2010 was a much higher 51.3 years. In 2010, women outnumbered men by 91 persons; by the age of 85 years and over, females doubled the number of males at 68 to 34.

## **Education Attainment**

Based on American Community Survey five-year estimates, in the 2006-2010 time period, 81.5% of Ackley men 25 years of age and older had attained a high school education or higher, and 87.8% of Ackley women 25 years of age and older had attained a high school education or higher. (iowadatascenter.org)

## **Household Income**

The American Community Survey five-year estimate 2006-2010 does not provide a picture of household income by city that is within a reasonable margin of error. The Small Area Poverty Estimate determined by the American Community Survey indicates that 11.4 % of the Hardin County population lives in poverty, while the state percentage is 12.5. According to US Department of Housing and Urban Development (HUD), in 2012 the median family income for Hardin County is \$41,562 for a family of one. The unemployment rate (seasonally adjusted) for Hardin County in June 2012 was 4.9% and rose in July of 2012 to 5.2% (iowaworkforce.org, 9/11/12).

## **Conclusions**

This predicted population decrease will be exacerbated by young adults leaving the area for higher education and employment opportunities. One of the questions posed to students on the October 2011 community attitude survey concerned what would be required to entice students to settle in the county after completing their education. Job opportunities and affordable housing were the key issues student participants identified. Other issues with high ratings were quality-of-life amenities such as entertainment, shopping and restaurants.

As the city's population becomes older, more services oriented toward adults and seniors will be needed. Planning efforts should include providing more adult and senior services such as congregate meal sites and facilities for long-term care.

Retaining the young adult population in Ackley will be a challenge that must be addressed in order to maintain or increase the city's population. Planning efforts should include ways to provide employment and quality of life amenities for young adults and families.

## Iowa Smart Planning Principles/Comprehensive Plan Elements Matrix – Ackley, Iowa

Principles / Elements	Public Participation	Issues & Opportunities	Land Use	Housing	Public Infrastructure & Utilities	Transportation	Economic Development	Agricultural & Natural Resources	Community Facilities	Community Character	Hazards	Intergovernmental Collaboration	Implementation
<b>Collaboration</b>	16-17	18-22			32-33		46-48		32-33		54	67	68
<b>Efficiency, Transparency, Consistency</b>		18-22		28	32-33		47		32-33		74, 76		68
<b>Clean, Renewable &amp; Efficient Energy</b>		18-22		28			47						68
<b>Occupational Diversity</b>		18-22					45-48			49-52			68
<b>Revitalization</b>		18-22	24-25		34		47			49-52			68
<b>Housing Diversity</b>		18-22	24-25	26-28			47						68
<b>Community Character</b>		18-22	23-24	28			47			49-52			68
<b>Natural Resources &amp; Agricultural Protection</b>		18-22	24-25	28			47	51-52					68
<b>Sustainable Design</b>			24-25	28		41-44	47			60	63	58-67	68
<b>Transportation Diversity</b>		18-22				39-41							68

# Chapter 1: Public Participation

The Hardin County Development Alliance, which is comprised of the Hardin County Board of Supervisors and the economic development directors from the Cities of Iowa Falls, Ackley, and Eldora, worked with Region 6 Planning Commission to outline a strategy for developing a comprehensive plan for the county and each of the three cities individually. A grant was obtained from the Iowa Department of Economic Development, with a match provided by the County and the three Cities, to develop the comprehensive plan under the guidelines of the 2010 Iowa legislation for Iowa “smart planning.”

After the grant was secured, the Alliance members recruited volunteers from the community to form a planning committee. Care was taken to gather leaders from a broad range of Hardin County interests: city and county, economic development, church, elderly, downtown, historic preservation, business, natural resource conservation, agriculture, school and youth. Region 6 Planning Commission was commissioned to assist with the development and preparation of the Plan.

## Community Attitude Surveys

In order to assess the issues most important to the residents and business owners of Hardin County, a survey was designed to (1) rank issues in order of importance, (2) obtain demographic information for respondents, and (3) gauge the attitudes towards the county of the students who will soon graduate from Hardin County schools. These surveys were prepared by Region 6 staff with the assistance of steering committee members and school administrators.

In an effort to obtain a high response rate, a multi-pronged approach was taken.

- A website ([www.planhardincounty.org](http://www.planhardincounty.org)) was developed to keep the public informed with announcements and reports. The website has the capability of allowing posting of comments for feedback from the public.
- The surveys were published on Survey Monkey.
- A marketing consultant was hired to prepare a media campaign that included press releases and a full-color, two-sided fact sheet announcing the survey and the link to access the survey.
- An announcement and link to the survey were sent by email to steering committee members’ mass email lists and to parents at the three area high schools.
- Hard copies were distributed to individuals and clubs.
- Survey collection boxes were placed in high traffic public places such as banks, the courthouse, and city halls.
- Free pens with the Hardin County Comprehensive Plan logo were provided as an incentive to completing the surveys, as were self-addressed envelopes with the number of the post office box that was obtained for that purpose.
- High school juniors and seniors were asked by school administrators to take the survey as a lesson in civic responsibility.

The community attitude surveys were available for a three week period in October 2011.  
Distribution and response rates were as follows:

**General Population Surveys = 579 surveys tallied (373 entered on line and 206 hard copies)**

*Survey boxes distribution:*

Hardin County Courthouse  
Alden City Hall  
Greenbelt Bank & Trust  
Iowa Falls State Bank  
Ackley State Bank-Iowa Falls Branch  
Dale Howard Family Activity Center at Ellsworth CC  
Hardin County Extension Office  
Barlow Memorial Library (Iowa Falls)  
Eldora Library  
Eldora City Hall  
Union City Hall  
New Providence Hardware  
Radcliffe Library  
Hubbard Library

*Hard Copies Distribution:*

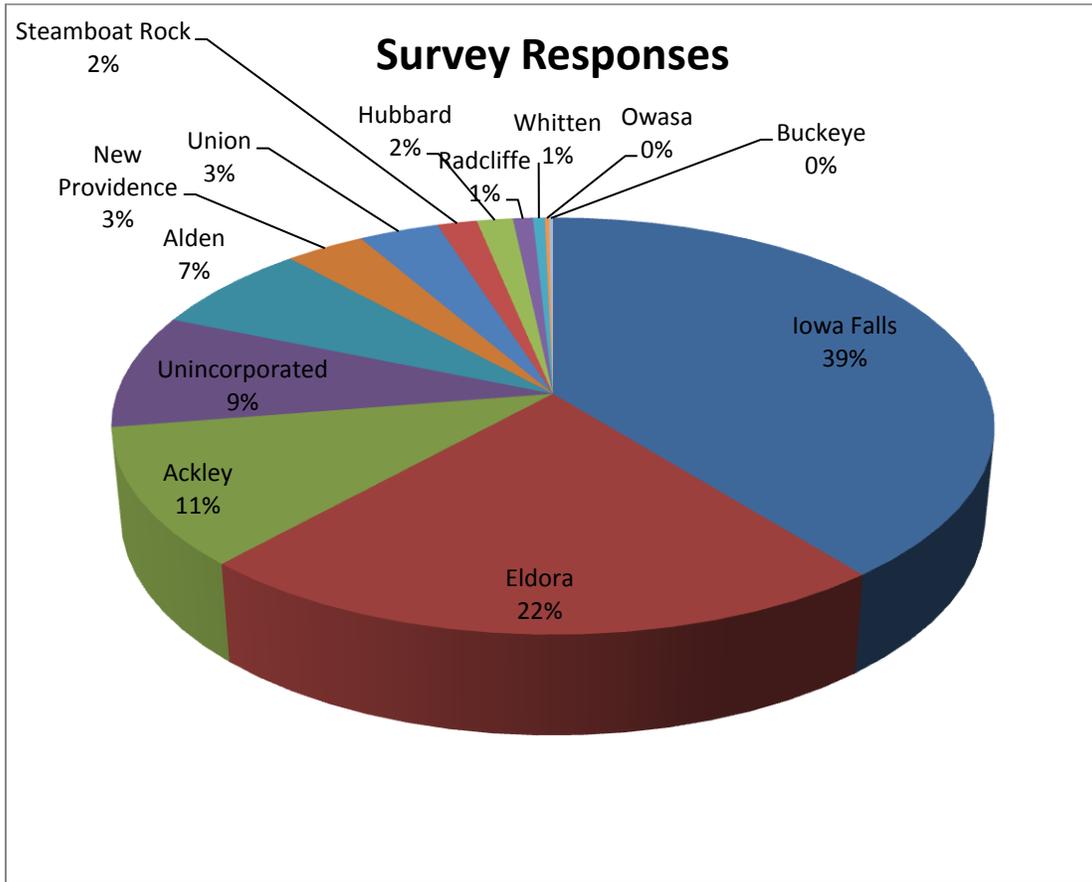
Eldora City Council  
Eldora Rotary  
Eldora Kiwanis  
Senior Issues Group (Iowa Falls/Alden)  
Ellsworth College Trustees  
Alden Horizons Steering Committee  
Life in Iowa Falls Experience Class  
Ackley City Hall  
Various locations throughout Ackley

*Electronic copies Distribution:*

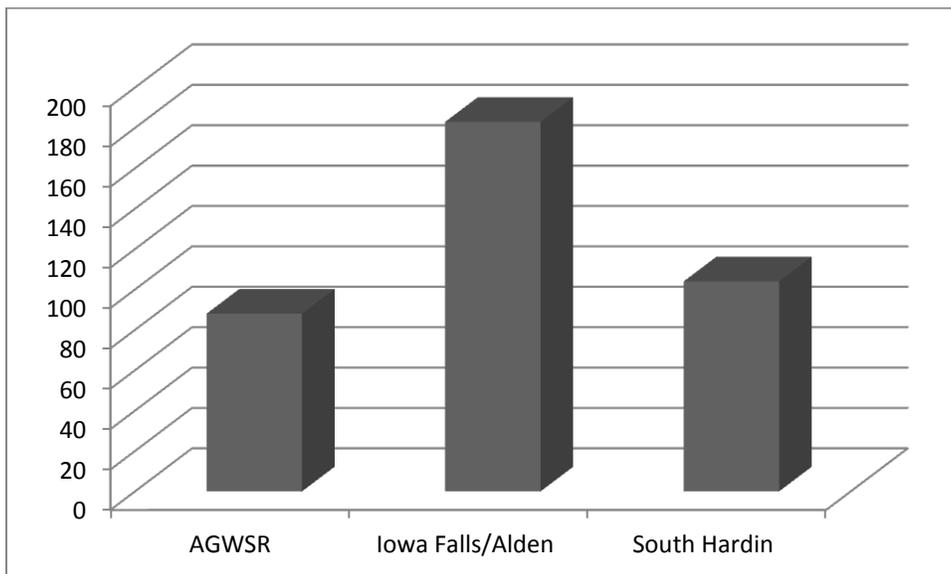
Iowa Falls Rotary Club Members  
Hardin County Extension Council  
Developing Dynamic Leaders graduates  
Hardin County Community Leaders  
Iowa River Greenbelt Resource Trust Board members  
Iowa Falls, Eldora, New Providence, Union, & Whitten churches

*General Population Surveys = 579 surveys tallied (373 entered on line and 206 hard copies)*

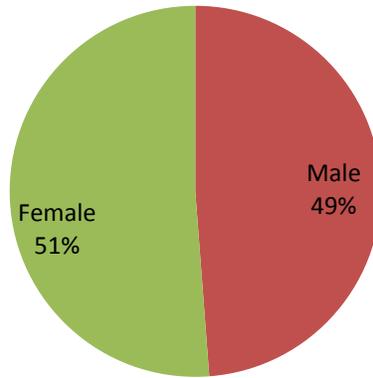
Of the 579 general population survey responses, 63 were received from residents of Ackley.



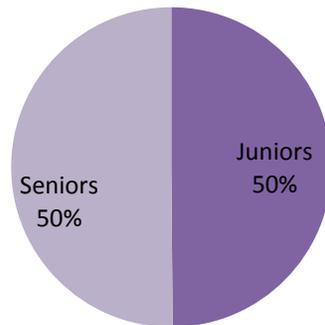
Youth Surveys: 375 youth surveys were all taken online.



## Youth Respondents - Gender Split



## Youth Respondents - Grade Percentages



## Public Input Meetings

A public input meeting was held in Ackley on March 28, 2012. Other meetings were held in Iowa Falls and Eldora on March 22 and March 19, respectively. Public announcements of the meeting dates and locations included newspaper and radio public service announcements, table tents and posters distributed throughout the county, postings on the city and county websites as well as [www.planhardincounty.org](http://www.planhardincounty.org), emails to city and county offices throughout the county, emails to planning committee mass email list serves, and individual oral invitation by committee members and city/county officials. At least one day prior to each meeting, a sandwich board with meeting information was positioned outside of the meeting place. All of the above materials included the Plan Hardin County logo for easy recognition.

Each community meeting was open to all Hardin County residents to provide input for planning in the local community specifically, as well as countywide. Region 6 Planning staff presented a review of the process and a summary of the prior public survey results. Participants were asked to write down concerns and ideas on a worksheet that they were to turn in at the end of the evening. Then the meeting was opened for discussion.

Ackley Public Input Meeting,  
March 28, 2012



While discussion at the public input meetings was open to all topics, the focus was on the top issues identified in the community surveys. Chapter 2 includes a summary of the Ackley discussion, which includes concerns and ideas expressed by meeting participants for both the City and the county as a whole.

## **City Council, Planning and Zoning**

Region 6 staff met with community groups composed of city officials, city council members, members of the planning and zoning boards, and interested citizens to plan for land use and community development. Members of Region 6 staff also met with the Hardin County Supervisors, members of county planning and zoning boards, and interested citizens to plan for future land use and community development. All meetings were held under the requirements of the Iowa open meetings law and were open to the public. Ackley planning sessions were held at 6:00 p.m. on Wednesday, May 16, 2012, and Monday, July 23, 2012. County meetings were held on February 6, 2012, July 30, 2012, and August 27, 2012.

## Chapter 2: Issues and Opportunities

### Surveys

From the City of Ackley general population survey responses, the need for new commercial development and job creation was the most often cited issue facing the city.

Respondents were asked to check all issues that they considered important to Hardin County and its communities. The issues that Ackley residents checked the most often were:

- 1 – New commercial development/job creation
- 2 – Elimination of dilapidated structures, junk and blight
- 3 – Rehabilitation/redevelopment of downtown (housing, storefronts, streetscape)
- 4 – Availability of medical services (doctors, hospitals, pharmacy, etc.)
- 5 – Roads and streets improvements

Respondents were asked to rate their “top 5” issues, picking out of a list of 24 and allowing additional spaces to write in “other” issues.

The issues rated as the Ackley respondents’ “top 5” were:

- 1 – New commercial development/ job creation
- 2 – Elimination of dilapidated structures, junk and blight
- 3 – Rehabilitation/redevelopment of downtown (housing, storefronts, streetscape)
- 4 – Availability of medical services (doctors, hospitals, pharmacy, etc.)
- 5 – Shopping

Of the youth surveys, the responses showed similar concerns as that of the general population. When asked what activities they pursued outside of Hardin County, they responded as follows:

Shopping – 84.9%  
Entertainment – 77.1%  
Dining – 63.7%  
Social – 55.1%  
Recreational – 44.3%  
Medical facilities – 41.7%  
Work – 16.9%  
Church – 9.7%

Their responses regarding plans after high school indicate that the majority of students plan to go to college when they finish high school.

College -- 90.4%  
Work in the family business -- 3%  
Self employment – 4.1%

While less than 10% of youth respondents currently plan to return to Hardin County once they have completed their post-high school educations, the responses also indicate that nearly half of the remaining student participants left that option open. 9.4% yes; 43% no; 47.6% undecided.

The 5 top things Hardin County juniors and seniors said they will look for in a place to settle down are:

Job opportunities (93%)  
Affordable Housing (85.5%)  
Entertainment (83.3%)  
Dining (72.3%)  
Shopping (71.5%)

Clearly, the key issues that City of Ackley residents who participated in the survey were most concerned about are related to improving the economy and maintaining or improving their quality of life.

A question on the general population survey asked respondents to rate their quality of life. Out of the 62 Ackley residents who responded to this question, the majority (40, or 64.5%) rated their quality of life in Hardin County as medium, while 20 (32.3%) rated their quality of life in Hardin County as high, and only 2 (3.2%) rated their quality of life as low.

## **Public Input Meetings**

While discussion at the public input meetings was open to all topics, the focus was on the top issues identified in the community surveys. In the public meeting held in Ackley on March 28, 2012, these issues, suggestions and concerns were discussed:

### **CITY:**

- Development of industrial/commercial:
  - increase jobs and families;
  - Advertise the land we have open – buildings and businesses for sale;
  - incentives for businesses to come to the area – tax incentives, reduced cost for land, aid in utility hook-up on undeveloped land; spec buildings; low interest rate at bank for setting up new business
  - Advertise available infill locations to encourage (re)development
  - small business revolving loan funds
  - telecommuting
  - coordination with supporting businesses/industries
  - new, younger persons on development committee; low interest rate at bank for person setting up new business
  - fill up downtown storefronts
  - Water treatment was made for packing plant that left so is overbuilt and could support new development

- Eliminate junk & blight:
  - Restore/tear down dilapidated gas station on edge of town
  - Old building that is falling down is dangerous
  - Need to relax regulations for removal
  - Clean up at plastics recycling which is in City limits
  - Enforce existing city codes – health, nuisance
  - pride campaign; create an award and publish “house of the month” or “yard of the week”
  - Provide funding for property acquisition and cleanup/demolition
  - Assess deteriorating properties if they fail to get repairs
  - Need to find a way to incent developers to build on properties with dilapidated structures; improve entryways to town and main roads
  - Hwy 57/gateways west and east eyesores – would need extraterritorial agreement with Hardin County (west side) and with Franklin County (east end) where properties are located
  - Stiffer fines; registry of repeat offenders;
  - Adopt 2-mile zoning rule to control outskirts of town also
  - Community Service Coordinator for students and adults to confer with to get jobs done
  
- Housing: Infill development could take advantage of existing infrastructure -- There are several in-fill lots available in Ackley with utilities available and in place.
  
- Medical Services:
  - In place – just need to support
  - 24 hour coverage
  - Need another doctor in Ackley Clinic
  
- Rehab/redevelop downtown
  - Build up storefronts – create space/capacity for new businesses
  - Clean up the alleys/paint on back sides of buildings
  - Storefronts need dress-up, even if store is empty
  - Motivate existing businesses to update
  - Loan fund w/ 0-1% interest to help fix up store front to be used toward windows, doors, paint, siding.
  - Important to have downtown looking good
  
- Shopping:
  - Build local loyalty in shopping
  - Create more specialty stores (antique, etc.)
  - Not enough retail businesses
  - Support what we do have – spread the word.
  
- Infrastructure, Roads and Streets:
  - Prior to improving roads, all of the infrastructure needs to be examined (water main, storm sewer, sanitary sewer)
  - alleys in downtown need much rehab

- Public Services:
  - Ackley seems to be #1 in all except animal control – How do we convince citizens to take care of their pets and/or strays?
  
- Property Taxes:
  - Cut or level property tax to entice businesses
  - Lower commercial property taxes
  - To deliver public services will at some point have to consider a raise in taxes.
  - Is there a problem?
  
- Quality of Life:
  - Build on existing quality of life assets to bring in more people:
    - Curb and gutter system
    - City crew does good job
    - Good schools
    - New country club
    - New medical center
    - Ambulance crews
    - Fire department
    - Day care center
    - Library
  - Need to promote a more senior-friendly community, since the senior population in rural Iowa outnumbers the young.
  - Historic wooden bridge – support City efforts to preserve and restore as pedestrian bridge
  - Need to create more wetlands in town to create green space by Otter Creek
  - Create bike plan through town to connect with Prairie Bridges with town to entice campers into town to spend money (downtown).
  - Keep lower grade school in Ackley

#### COUNTY-WIDE:

- Increase value-added ag businesses, including ag-related start-ups
- Educate to shop locally in Hardin County – “keep our money here”
- Conservation – push use and continued improvements; market for tourism and local recreation
- Resurface S56 to Hwy 20
- Hardin County Community Endowment Foundation: jobs most important; support new hospital which is one of the largest employers in Hardin County
- Need to work together in the County:
  - Make Hardin County Fair stronger
  - Make local festivals more county-oriented
  - Combine school districts
  - Combine/condense services

- Eliminate Dilapidated Structures, Junk & Blight:
  - Need a county nuisance/health code
  - Establish a county-wide fund for demolition of unsightly houses/abandoned businesses, etc.
  
- Education:
  - Interrelationship between everything discussed so far because all affects the school system: jobs, housing, people (families), dollars (taxes)
  - Have worked to make schools more efficient with faculty and staff
  - School working on a 3-5 year plan regarding need for new facilities or updates
  - State has made it difficult to work together to make improvements to school system
  - Consider county school system
  
- County Economic Development Director vs. ones for individual cities
  - Current system of Hardin County Development Alliance is working well – each has their own specialties and work well together
  - County provides dollars to work together on countywide projects
  
- County has good place for a county industrial park (south of town) which an Enterprise Zone
  
- Iowa River Railroad – should rail bank the part that is being abandoned for future rail use and build a rail trail that could be extended to connect with Ackley – would be good economic development for the County and the nearby communities

Clearly economic and quality of life issues are of the greatest concern to Ackley citizens, for both their city and their county. The elimination of dilapidated structures, junk, and blight, as well as downtown revitalization, improving housing quantity and quality, and maintenance of public services are all as interrelated with economic development and job creation as they are important to the enjoyment of life in Ackley to its residents. When planning for the future, deliberate consideration should be taken of the above-noted citizen concerns and suggestions.

## Chapter 3: Land Use/Zoning

### Regulation and Development

The City enforces zoning, with the help of the City Planning & Zoning Board and the Board of Adjustment. The zoning districts and requirements in Ackley are traditional and regulate use, location, density, site development, and appearance. Ackley does not currently have local building codes beyond the standard Iowa building codes, but would be interested in pursuing county codes and a county inspection position or working with a neighboring community.

The City of Ackley has no rental or owner-occupied housing codes.

Ackley has applied for the National Flood Insurance Program.

Ackley is subject to Iowa's Bureau of Lead Poisoning Prevention regulations concerning lead based paint removal and abatement. Legislation passed in 2009 gives Iowa Department of Public Health (IDPH) the authority to certify renovators who work in target housing and child-occupied facilities. The rules were adopted by the State Board of Health on January 13, 2010.

The City of Ackley has enacted a Code of Ordinances regulating various community activities. Some of the ordinances provided by the Ackley Code pertinent to the planning of land use within the city are:

*Chapter 165: Zoning Regulations*

*Chapter 170: Subdivision Regulations --*

The purpose of this chapter is to provide minimum standards for the design, development, and improvement of all new subdivisions of land, and sets out provisions for enforcement.

*Chapter 50: Nuisance Abatement Procedure --*

This chapter enumerates conditions which are deemed to be nuisances in the City and provides abatement procedures and penalties.

*Chapter 51: Junk and Junk Vehicles --*

This chapter defines the terms "junk" and "junk vehicles" and sets out the prohibitions, exceptions, and abatement procedures.

*Chapter 52: Grass Mowing --*

*Chapter 55: Animal Protection and Control –*

*Chapter 56: Licensing of Dogs –*

*Chapter 57: Vicious Dogs –*

*Chapter 58: Dangerous Animals –*

*Chapter 145: Dangerous Buildings --*

This chapter refers to all buildings or structures which are structurally unsafe, constitute a fire hazard or other dangers to human life or public welfare. The ordinance sets out the process for

declaring such buildings to be public nuisances, and specifies both the remedies of abatement -- repair, rehabilitation, demolition or removal -- as well as the procedures for same.

### **Future Land Use Map** (Map No. 1, attached)

The future land use map is intended to serve as a general guide for persons making decisions regarding the future development of land within Ackley. The map indicates land uses and density of development in relationship to available infrastructure, city services, environmental conditions, and surrounding land uses. The map must be viewed within the context of the comprehensive plan.

### **Zoning Map** (Map No. 2, attached)

The Future Land Use map represents how the city would like to develop in the future, and is not to be confused with the existing Zoning map that shows how land is currently officially zoned.

### **Conclusions/Recommendations**

The following recommendations have been developed by Region 6 Planning Commission in conjunction with the review and discussion of land use practices, both current and desired for future development.

Downzone M-2 zoned areas to Agriculture. This will prevent negative uses from happening in those large tracts that are currently used for agriculture. This will preserve prime agricultural lands. If there is a reasonable request to include a good productive use that matches community-wide goals, the land could be rezoned in the future.

Rezone the mobile home park area from R-3 to R-2.

Consider platting and zoning land adjacent to the golf course as single family residential. This is a strong amenity for housing and should be preserved for that purpose. This area would be appropriate for higher-end housing.

Restrict multi-family housing across the R-2 area and especially multi-family conversions in some of the larger old homes. Currently multi-family conversions are easily done in the zone. The city should allow the current units to be maintained, improved, and rebuilt, but should discourage converting additional larger older homes into more than 2 units. Converting them into many residential apartments creates neighborhood problems and should be discouraged. The city should discourage new apartments with more than 2 units to be located in the R-2 area. Some of those neighborhood problems include poor quality building maintenance, tenant noise, tenant parking, large gravel residential parking lots, and negative impact on adjacent properties.

Define some new areas of the city where some higher density apartments are permitted. The density would be similar to the current R-2 district.

Establish a new multi-family zone. Some of the existing larger unit apartments (i.e., USDA RD apartments and Presbyterian Village) should be included in that zone. Future larger multi-family apartments should be located in the zone.

Adopt special zoning standards to preserve the character of the downtown area. The exact area of this zone would be of your own choosing, but should include the most historic portions of your downtown. The city promotes itself as a quaint attractive historic town (e.g., signs on Highway 20 and refrigerator magnets). If an existing building is demolished or a building is remodeled, currently there are no standards in place to preserve the historic character or look of this area. The design standards would be up to you or a committee you might appoint to determine what those guidelines would be. There are numerous sources available to you to define standards that you can use to create your own set of requirements. The new standards should include having the most visible facades be sympathetic to the historic character of the area. (The key word is sympathetic, not necessarily to recreate exactly. Again, the extent of the requirements would be up to you.) The interiors and the backs of the building could be different.

Review ordinances that relate to appearance issues. Removal of dilapidated buildings and junk and blight removal were key issues discussed by participants at the March 28, 2012 public meeting. This was a key issue identified by the survey respondents as well.

## Chapter 4: Housing

### Amount and Occupancy

According to the 2010 US Census, Ackley had 1,272 people living in 699 owner-occupied housing units and 251 people living in 128 rental housing units in 2010. The average household size in owner-occupied units was 2.23 and the average household size in renter-occupied units was 1.96 per unit. There were 284 households with individuals 65 years of age and older. The Ackley homeowner vacancy rate was 3.4% and the rental vacancy rate was 10.3%.

### Type of Housing Available

The types of housing available are single-family homes, duplexes, four-plexes, single-family home conversions to two or more apartments, and limited upper story housing in downtown. The USDA Senior Housing rental units located on the east side of town include four buildings with 16 apartments.



The Presbyterian Village offers independent living through assisted living and many other health and medical services.

### Age and Condition

American Fact Finder estimates that in the 2006-2010 time period, 39% of the owner-occupied homes were built in 1939 or earlier, and 55.4% of the homes were built between 1970 and 1939. The majority of owner-occupied homes were built before 1970. Only 9 new homes have been built since 2000. Of the renter-occupied homes, 23.5% were built in 1939 or earlier, 49.2% were built between 1970 and 1939, and no new rental units have been built since 2000. A number of senior housing units were built in the 1960s and 1980s.

On February 20, 2012, Region 6 Planning Commission staff performed a windshield survey of housing conditions in the city limits of Ackley. While the survey only identified conditions existing on the exterior of homes in the neighborhood and could not determine interior

conditions such as wiring, plumbing, HVAC, etc., the exterior conditions are representative of the number of homes that need major component and/or structural improvements. This survey is highly subjective, based on personal observation rather than a scientific rating system.

In Ackley, some homes appeared to be in adequate condition with perhaps some minor improvements that could be made, which could also include cosmetic amenity improvements. These homes are listed below as homes with minor deficiencies (see below). Homes with apparent need of roof repair or replacement, new windows or siding, or had peeling paint were automatically included as requiring replacement of one or two major components (second category), and made up the majority of the homes counted. The third category include homes with those needs plus a structural problem, such as a cracked foundation or leaning porches, for example.

- Number with minor deficiencies: 28
- Number requiring replacement of one or two major components: 88
- Number requiring both replacement of several major components and structural work: 50
- number of deteriorated/dilapidated: 12

## **Housing Values**

According to the Hardin County Assessor website, 14 homes in Ackley were sold in 2011 with an average selling price of \$34,817. Of the homes sold in 2011, the average year built was 1925. The oldest home was built in 1887, and the newest was built in 2005.

According to [www.realtor.com](http://www.realtor.com), on May 7, 2012, there were 17 homes for sale in Ackley. There were 12 homes priced at \$75,000 or less. The next lowest price jumped to \$94,900. The lowest priced home was \$21,200, and the highest was \$164,900.

## **Housing Programs**

The Region 6 Housing Trust Fund has been funding grant and no- or low-interest loan projects for low to moderate income residents in Hardin County since 2010. The HTF is funded by a grant from the Iowa Finance Authority and matching funds from each of the four Region 6 counties. The HTF program has focused primarily on roof replacements, particularly if they are leaking or well beyond their age expectations, and other emergency repairs. As of September 2012, the HTF has provided assistance in the amount of \$136,214 in Hardin County, with \$21,595 of that work being completed in Ackley.

## **Conclusions/Recommendations**

The City of Ackley should:

- Conduct a housing study to assess housing needs and potential locations for new housing development.

- Apply for CDBG housing rehabilitation funding when it is available and participate in funding the match required. To take advantage of existing infrastructure, Ackley should encourage new construction in infill lots throughout the residentially zoned parts of the city. It may be necessary to restructure city ordinances to accommodate new construction in infill lots that do not comply with current size standards.
- Require or encourage following energy-efficient LEED-ND<sup>1</sup> standards when developing new housing subdivisions. Specific features that earn LEED-ND points include mixed-income housing, proximity to jobs, access to local foods, close proximity to neighborhood schools, green building, and energy and water efficiency.
- Require that new development or redevelopment adhere to design guidelines. Well-crafted design guidelines can streamline the development process by providing clear expectations. These design guidelines should be developed with consideration for physical, political, and market relevance to the City. They should be appropriate and acceptable, not necessarily ideal, but should attempt to respect, if not conform to, the City's vision. A community visioning process may be helpful in determining that vision and to develop the design criteria.

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<sup>1</sup> LEED (Leadership in Energy & Environmental Design) or LEED-ND (Neighborhood Development) is an internationally recognized green building certification that includes a rating system for individual buildings and for neighborhood developments.

## **Chapter 5: Government/Public Infrastructure and Utilities/Community Facilities**

### **City Government**

The City of Ackley is governed by a mayor and five-member city council that holds regular meetings the second Wednesday of each month. The City Administrator works with the mayor and council to develop and implement capital improvement projects and determine funding for same. The City Administrator also serves in the capacity of Director of the Ackley Development Commission.

As of May 7, 2012, the City's long-term goals for consideration include:

1. Capital improvements for city properties.
2. Maintenance of city infrastructure -- streets, sewers, water, etc. While utility expenses are funded generally by revenue bonds, the use of GO debt may be required if annual utility rates/revenues do not meet budgeted needs plus a five year (20%) set aside for future maintenance needs.
3. Industrial park and infrastructure. If the city does not invest in property to be marketed for potential industrial development, the Iowa Economic Development Authority will not pay attention to the city as a potential site for potential industrial clients. Even though land held by private individuals may be available, the problems in establishing prices and in working with private individuals prohibits or reduces potential client leads from the state.
4. Development of telecommunications utility. This is still a gray area, but could be funded by a loan from the city to be paid back with interest.
5. Quality of life issues including supporting medical care as in ambulance services, medical clinic, and Presbyterian Village.
6. Support of housing programs. A side range of city support should be considered including demolition where needed, rehabilitation, support of construction in in-fill lots, and support of major developments in the form of infrastructure. Tax increment financing can be used to encourage housing, or it can be used to provide infrastructure, but it cannot provide both.
7. The city is the financier of last resort for Cougar's Den if the school district were to fold before the pay off of the revenue bonds is complete. While that is not anticipated, the rapid changes in legislative priorities could bring change in the near future that is not currently anticipated.

### **Community Investments**

Recent public investment totals more than \$4 million. Public improvements include:

- 2000 – Well rehabilitation, \$190,000 Revenue Bond
- 2002 – Fire Department Facility, \$325,000 G.O. Bond
- 2003 – Cougars Den Child care facility. \$900,000 funded by \$390,000 CDBG grant, \$475,000 G.O. Bonds, \$25,000 RACI Grant, \$25,000 USDA grant.

- 2003 – Depot Restoration, Approximately \$275,000 funded by DOT IceTEA grant and city match.
- 2004 – Lagoon renovation - \$275,000 Revenue Bond
- On-going street projects – funded by local option tax
- EPA project – on going – funded through increased sewage rates
- 2010 – Equalization cell project – \$1,276,000 CDBG grant with \$200,000 city match
- 2010 – Wetlands storm sewer project - \$116,000, 50-50 city match with I-Jobs funding.
- Prairie Bridges – on-going project, indeterminate amount funded by series of grants, camping fees, and general fund
- Ambulance garage up-grade - \$15,000 general fund
- Industrial park acquisition, 26 acres - \$29,000 Tax increment funding
- 2007 – Used Fire Rescue Vehicle - \$45,000 fire district taxes
- 2007 – Used Ambulance - \$45,000 ambulance fees
- 2009 – Fire Pumper, \$185,000 – Fire district taxes and G.O Bonding
- 2009 – New ambulance chassis and rehabilitated box, \$85,000 ambulance fees and general fund
- 2011 /12 – Civil Defense sirens, \$32,000 - Endowment grants and general fund\
- Presbyterian Village (TIF)
- Medical Clinic

A series of city building restoration projects funded by a G.O. grant are currently being undertaken (items not prioritized):

- Library – HVAC - Carpeting
- City Hall – Steps, Chimney, cracks, Upper Windows, HVAC, Update technology
- Wooden Bridge – Repair/replace/demolish
- Depot – Roof replacement, loading dock, landscaping street pavement, parking, ADA entries
- Civic Center – Façade, heating
- Main Street alleys (behind businesses) – pave
- Maintenance – Street sweeper, snow blower, skid loader, vehicle replacement
- Ambulance – garage, vehicle replacement
- Fire Department – pumper replacement
- Airport – increase water service, loop mains
- Eastside Elevator – repair/demolition
- Pool – filter pit, wading pool/splash pad, shower stalls
- IPS Building – repairs
- Athletic fields/complex – soccer, softball, baseball
- Wetlands – walking trail, seating
- Housing/Business – demolition
- Sewer – activated mechanical sludge system
- Water – filter media, emergency generator, chlorination system
- Water tower – safety rails, escape hatch, over flow tube, sandblast and paint

(Water and sewer projects should be funded by revenues; also has access to revenue bonding or state loans).

Current G.O. debt is approximately 40% of city's debt capability with existing G.O debt paid in total by 2017.

### **Community Facilities**

The Ackley Community Center offers a large public meeting space with restrooms and kitchen facilities. This facility is conveniently located downtown and is available for public and private community use.

Early childhood education is important to the community. The Cougar's Den is a day care center and preschool and the Little Cougar's Playhouse provides preschool.

Ackley has two cemeteries. Oakwood Cemetery is the jurisdiction of the Ackley Cemetery Board and Ackley City Council. St. Mary's Catholic Cemetery is the jurisdiction of the St. Mary's Catholic Church and the Church Council.

Ackley has a public library, which is a great feature to this small community in both its inventory and the services it provides.

The City of Ackley created a Tax Increment Financing (TIF) district to accommodate the the Medical Clinic. The medical clinic was an arrangement between a development company and Ellsworth Hospital. The City helped broker the deal and made land and services available with TIF reimbursement for city costs, but the facility itself is not a city owned facility. The Presbyterian Village did their own fund-raising and did not use TIF.

### **Utilities and Services**

All basic services are available in Ackley. Water, law enforcement, fire protection and a library are provided by the City while all others are contracted to private companies or the County. Services and providers are listed below.

## Ackley Utilities and Services

<b>Service</b>	<b>Provider</b>
<b>Electricity</b>	Mid American Energy
<b>Gas</b>	Black Hills Energy
<b>Water</b>	City of Ackley
<b>Phone Services</b>	Century Link
<b>Cable/Internet Provider</b>	Mediacom
<b>Emergency Medical Service</b>	Ackley Ambulance
<b>Law Enforcement</b>	City of Ackley
<b>Fire Protection</b>	City of Ackley
<b>Warning System</b>	Siren without backup, set off by Sherriff's Office
<b>HazMat Assistance</b>	Northeast Iowa Response Group - Waterloo
<b>Fuel Station</b>	Casey's/Kum & Go/Prairie Land
<b>Grocery/Convenience Store</b>	Ackley Super Food
<b>Solid Waste Removal</b>	McDowell's
<b>Landfill</b>	Hardin County Landfill
<b>Library</b>	City of Ackley
<b>Recycling</b>	Hardin County Solid Waste
<b>Public Transit</b>	Peoplerides
<b>Medical Clinic</b>	Ackley Community (Ellsworth)

Fire and emergency services are provided to rural areas with assistance agreements with departments in neighboring communities. There are no fire departments in Hardin County with the capability of dealing with major hazardous materials incidents. This service is provided by the Northeast Iowa Response Group (NIRG), in Waterloo, because that fire department has the needed training and equipment. The local fire department must decide whether or not to contact Waterloo's Fire Department for assistance.

### **Technical and Fiscal Resources**

The City of Ackley operates like many small cities in Iowa. The city manager, mayor, council, city clerk, and part-time maintenance staff handle the city's daily and long-term operations. Short-term and long-term planning needs like grant writing and management and plan preparation are handled by the local council of governments, the Region 6 Planning Commission. The City of Ackley is a member of the Region 6 Planning Commission and uses their services and expertise regularly.

The City maintains its own water system so fees for these services are available to finance projects. Other resources available to Ackley are:

- Grants
- General obligation bonds (up to 5% of City's valuation)
- Revenue bonds through publicly secured sources (paid back using road use tax, local option sales tax in accordance with approved referendum, revenue from certain enterprises, and tax increment financing)
- Capital improvements fund
- Special assessment taxes

Finance tools like impact fees cannot be used to fund projects because they are considered unconstitutional in the State of Iowa. For most projects in Ackley, grants would need to be the main funding source in order for the project to be feasible.

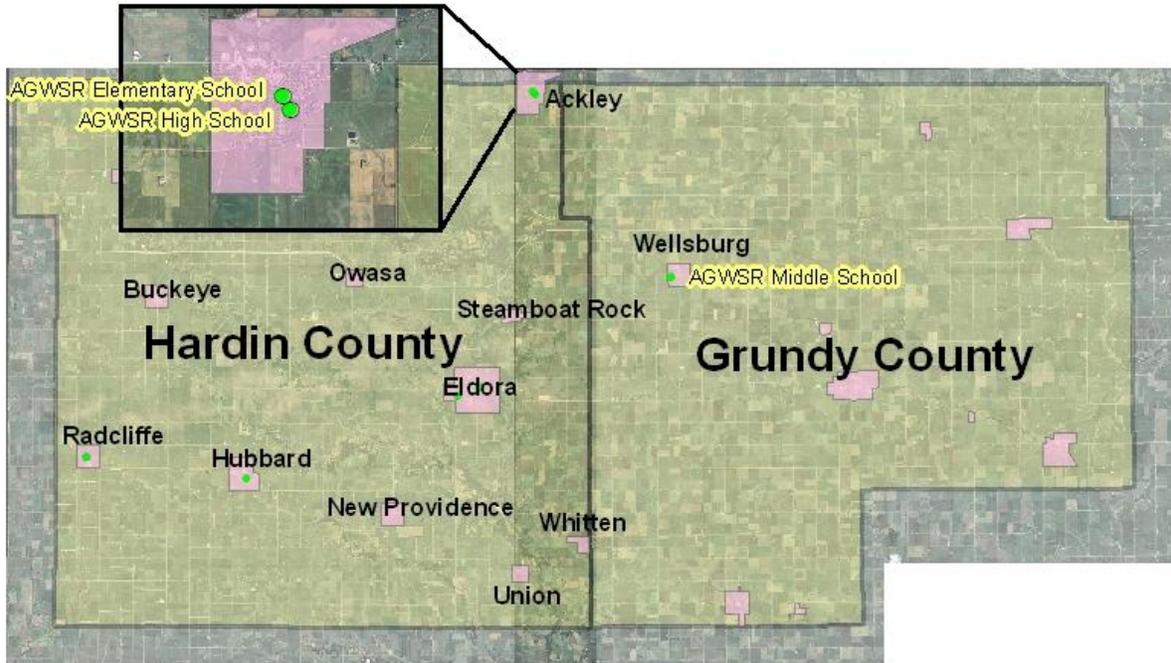
### **Other Activities**

Ackley participates in Hardin County's CodeRED system. With participation in the system, Ackley residents are notified of emergency situations in their area or across the entire county through messages by telephone. Both land lines and cell phones can be registered. Hardin County's system has been up and running for over two years.

### **Educational Facilities**

Ackley is served by the AGWSR School District. High school and elementary facilities of this consolidated school district are located in Ackley. The middle school is located in Wellsburg, in Grundy County. (See map below). The AGWSR Community School District is located in Ackley, Iowa, a town in the very northeast corner of Hardin County, and Wellsburg, Iowa, located in west central Grundy County. There are 16 miles between the 2 towns. AGWSR serves the communities of Ackley, Geneva, Steamboat Rock, and Wellsburg which are scattered in the 4 counties of Butler, Franklin, Grundy, and Hardin. These towns are each located within 17 miles of the high school and middle school, in Ackley. This district contains the AGWSR Elementary, Middle and High Schools with enrollments of 142, 201, and 206, respectively for the 2010-2011 school year. For more information, visit their website at <http://www.ackley.k12.ia.us/>.

# AGWSR Community School District Buildings

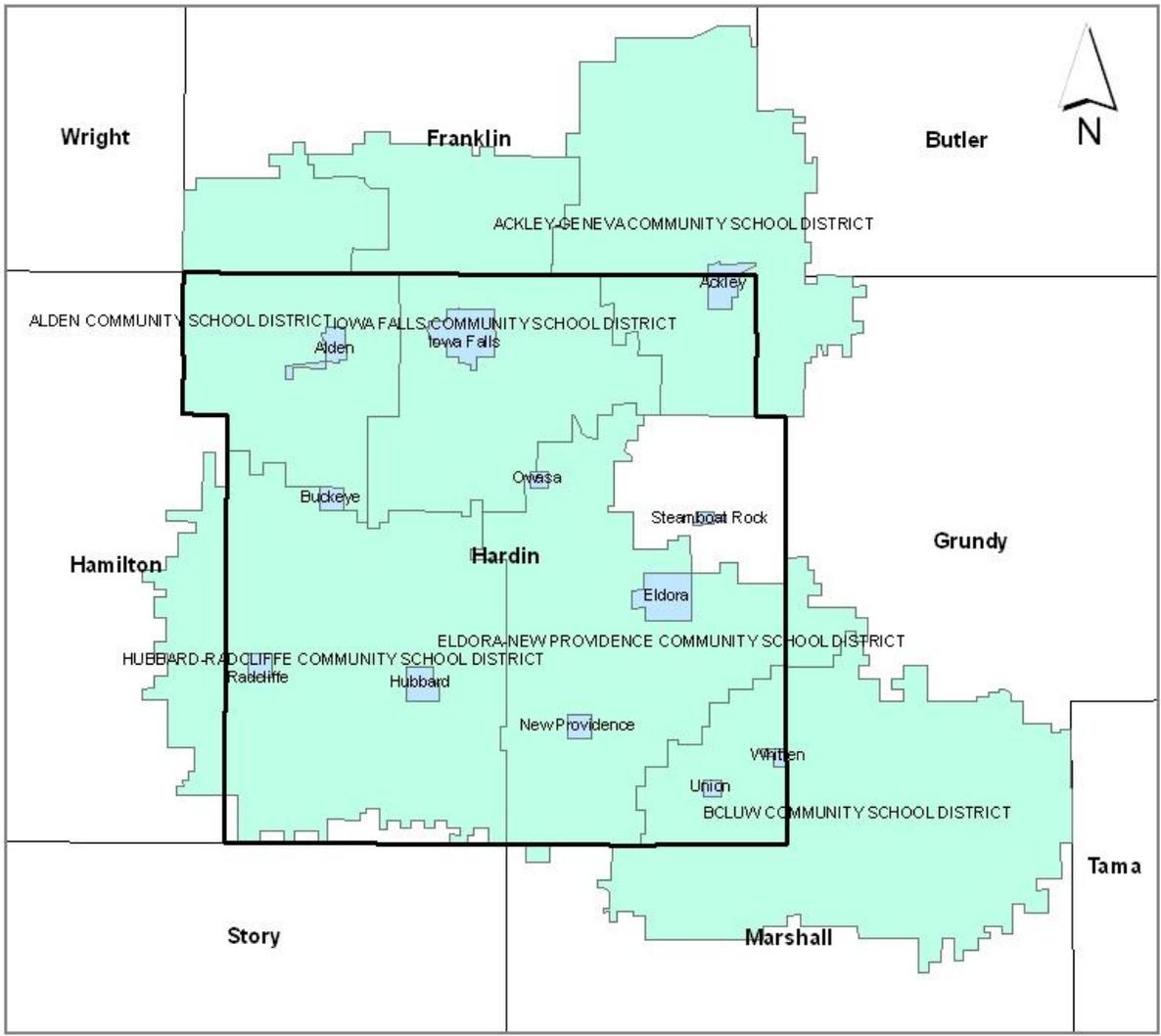


Map By: Alyson Lutz  
2/21/2011  
Shapefile Source: NRGIS

● School Buildings  
■ Incorporated Cities

7.5 Miles

# Hardin County School Districts



- City
- Hardin County
- School District

9  
Miles

Map By: Alyson Lutz  
2/14/2011  
Shapefile Source: Iowa NRGIS 2010

All of the school districts in Iowa are governed by a local school board that is elected by the public. The AGWSR school board sets objectives, policies and programs to guide the development of education in the county. The AGWSR School Board has seven members. One member of the school board is chosen to be its president. According to the Iowa Association of School Boards, while not an exhaustive list, some of the legal authorities include:

- Determine major educational goals and objectives, and implement a means of attaining the goals
- Adopt board policy which establishes the rules governing the operations of the school district
- Utilize funds received through gifts, devises and bequests in the general or schoolhouse fund, unless limited by the terms of the grant
- Insure against loss of property
- Determine attendance centers for the district and the particular school each child will attend; determine the distance students must travel
- Provide transportation services
- Incur indebtedness when authorized by the voters of the school corporation at an election

Aside from the school board, the superintendent and school district staff are extremely important to the operation of the school district. The superintendent is appointed by the school board and given the responsibility of running the daily and long-term operations of the school district. Along with each school building's principal, teachers, and staff, the superintendent is a key person in charge of emergency response or hazard mitigation planning that involves school property or population.

Like all school districts in Iowa, each school building has emergency response plans in place. Emergency response activities like fire drills and student relocation during tornadoes or severe storms are practiced regularly. During the 2010-2011 hazard mitigation planning effort, the AGWSR school representatives identified 10 mitigation measures. (See Chapter 9: Hazards.)

Each school district's school board, superintendent, principals, teachers, and school staff are responsible for the district and each school building's daily and long-term operations. The public does have quite a bit of influence because it elects school board members and approves school tax levies in the community.

Along with elementary and secondary public schools, college level and continuing education courses can be taken through Ellsworth Community College, which is a part of the Iowa Valley Community College system. Ellsworth Community College campus is located in Iowa Falls. Online classes are also available from any college or university. Iowa's major universities are all 2 hours or less from Hardin County.

## **Conclusions/Recommendations**

The City should continue to prioritize and plan for the long term.

In order to save energy and ease financial burdens related to the high cost of energy, the City should adopt the principles of LEED, an energy-efficiency rating system that includes location, alternative forms of transportation, pedestrian-friendly streets, compact development, and building energy and water efficiency.

Adopt commercial and industrial standards limiting the amount or types of outside storage. Some possible language –

- a. Outside storage of merchandise or other materials shall not be visible from the public right-of-way except with approval by the City Council, Planning and Zoning Commission, or Board of Adjustment.
- b. Any outdoor storage area or loading area that is visible from any public thoroughfare or any residential use shall be visibly screened from public view and adjoining properties with landscape plantings, predominantly evergreen type trees and shrubs to provide year-round screening; permanent earthberming; or other methods acceptable to the City.

Require all utilities to be placed underground, where feasible, in new commercial districts and new residential areas.

Prior to issuing building permits for new industrial, commercial developments, and any large residential developments, make sure that the project controls storm water on-site. Detention treatments may be needed on the site.

Adopt paved parking lot standards for retail uses with private parking lots.

Require sidewalks in any new developments. Land use changes that promote walking, biking, and healthy living should be encouraged.

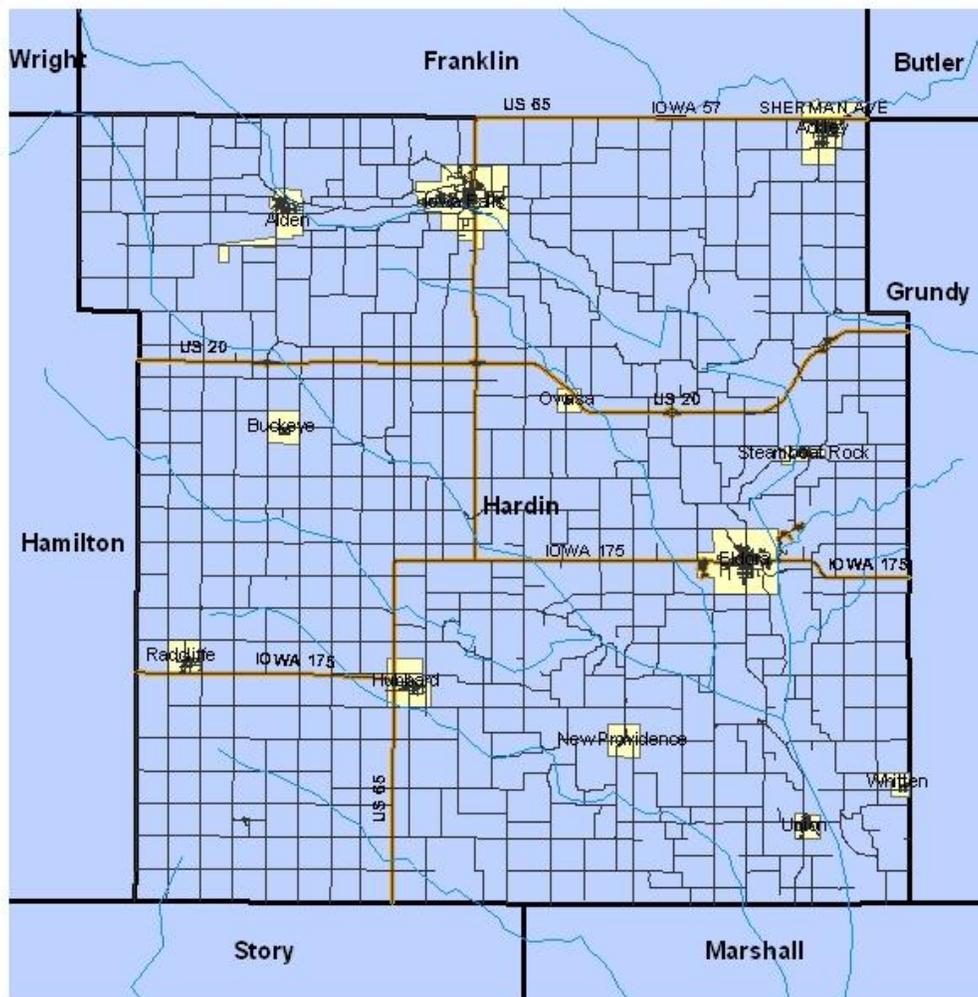
Complete a sidewalk inventory -- determine where the gaps and deficiencies in sidewalks are located and consider a plan to upgrade the city's sidewalk system.

Encourage uniform building and signage design, common signage, internal circulation and parking areas, and exterior building materials to create a unified and coordinated development. The highest standards of architecture, landscaping, and site planning should be encouraged.

## Chapter 6: Transportation

The automobile is the main mode of transportation in Ackley. Ackley is located in the far northeast corner of Hardin County and reaches across state Highway 57 into Franklin County. Ackley is 35 miles from Interstate 35, which runs north and south, and 7.5 miles from U.S. Highway 20, which runs east and west. These routes are connected to all parts of the county by paved or crushed rock roads. The transportation infrastructure in Ackley is in good to fair condition. This includes both the streets and sidewalks.

### Hardin County Highways and Roads



- Highways
- Roads
- Waterways
- City Corporate Limits
- Hardin County

## **Rail**

Several Hardin County cities are located along main Union Pacific Railroad, Canadian National and Iowa River Railroad lines.

## **Air**

Ackley, Eldora, and Iowa Falls each have small municipal airports. Scheduled airline transportation is available at Cedar Rapids, Des Moines, and Waterloo, all of which are within 55 to 100 miles of the county seat of Eldora.

## **Bus**

Charter and Coach Bus transportation is available on Interstate 35, running through Story and Hamilton Counties, which neighbor Hardin County. Bus connections for east-west routes are available in Des Moines.

## **Public Transit**

Peoplerides, a transit service operated by the Region 6 Planning Commission, serves all of Hardin and three other Region 6 member counties with both regular routes and scheduled trips. Regardless of age, income, or disability, everyone qualifies to ride with Peoplerides. Vehicles are handicap accessible to serve the diverse needs of clients. Trips can be for work, medical appointments, shopping, education, social, or any other transportation need. Peoplerides currently has no scheduled rides to/from Ackley, but can provide limited service on a case by case basis.

## **Motor Freight Service**

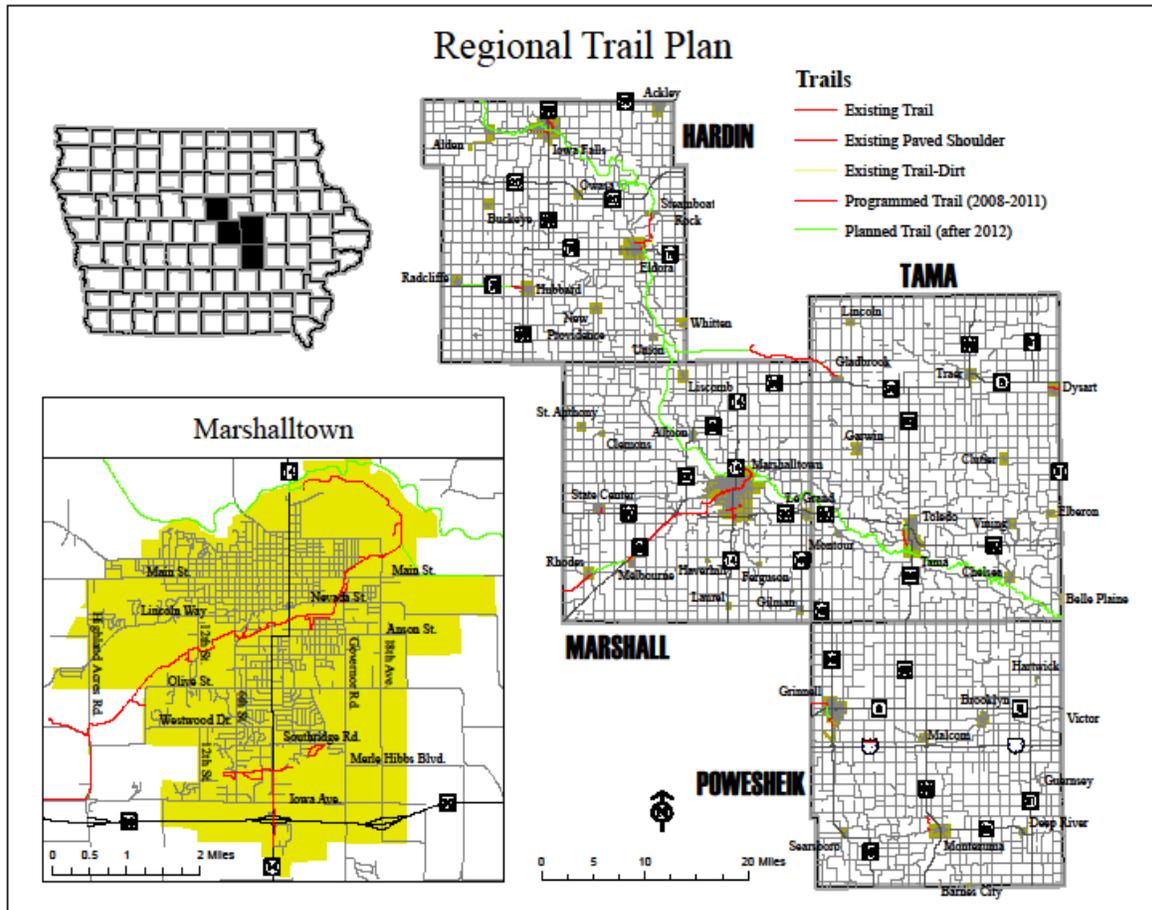
Motor freight lines serve trading centers in the county. There are nine trucking companies that operate within Hardin County.

## **Trails**

Another mode of transportation provided in some sections of the county is a trail system that goes from Eldora to Steamboat Rock and Hubbard, for walking, jogging, and bike riding. A group of recreation enthusiasts formed the Hardin County Recreational Trails Committee to develop a trail system in Hardin County, with a goal of connecting Iowa Falls with Alden to the west and Ackley to the southeast. It is in the first phases of development with segments in Iowa Falls.

Ackley's trail runs north from Sherman Avenue/Highway 57 through wetlands and forms a loop through Prairie Bridges Park. The City has discussed adding a link to the western part of the city as well, connecting the northern sector with downtown.

A regional trail plan was completed in 2007 by Region 6 Planning for Hardin, Marshall, Tama, and Poweshiek Counties.



Source: Region 6 Long Range Transportation Plan, 2007-2027

Additional new bikeways/recreational trails and trail extensions are in development and construction stages within the County, including projects assisted with STP enhancement grants through Region 6 Planning Commission.

- Iowa River Water Trail: to follow the Iowa River from its headwaters in Britt, through Region 6 counties of Hardin, Marshall, and Tama and on to the Mississippi River.
- Iowa Falls: City-wide bicycle and pedestrian trail loop.
- Hardin County Recreational Trail: to connect Iowa Falls with Alden, Ackley, and Eldora.
- Eldora (Hardin Co.): Phase II of Gunderson Trail, a series of trail loops on north side of city connecting local recreational and cultural amenities.

## Walkability

A community's "walkability" is a key measure of its quality of life. According to the website [Walkscore.com](http://Walkscore.com), compact, walkable communities are "smart" in the sense that they help contain sprawl, retain agricultural lands, conserve fossil fuels, and the preserve the natural landscape, while they help fight obesity and social isolation in our neighborhoods. According to a report "Walking the Walk" prepared by Joe Cortright of Impresa, Inc., August 2009, people who live in walkable neighborhoods weigh 6-10 lbs less than those who do not. But perhaps the best thing about walkable neighborhoods is that they are fun, interesting, safe, and attractive places to live, work, and play.

Walk Score ([walkscore.com](http://walkscore.com)) takes a physical address and computes a measure of its walkability. According to Walk Score, "walkability" is determined by the number of amenities within walking distance. The City of Ackley was given 57 out of 100, for a "somewhat walkable" score, for having 8 amenities within one mile. A community's walkable score has many social impacts. For instance, the more time spent in a car on the way to someplace else, the less time is spent in community activities. Walk Score has been used to link where people live with how healthy they are. A walk score also has an economic impact, as a more walkable neighborhood often equates to higher desirability of homes and thus a higher market value. More than 10,000 realtor websites nationwide use walk scores in their listings and some even allow customers to search for properties by their walk score.

It is important to note, however, that a walk score is not always indicative of true walkability. Are streets well lit? Are streets busy with traffic, especially large vehicle traffic? Are there adequate sidewalks in good repair? Is there vegetation covering the sidewalk or blocking vision at intersections? Is there a major highway or other high-traffic street to cross without traffic signals? Are there sidewalks and curb cuts for wheelchairs and baby strollers? Is the area attractive and visually interesting (which slows down motor traffic)? A location might have a lot of the destinations that people would need to access on a daily basis, but if the sidewalk /crosswalk system does not provide a safe place for all pedestrians, and the automobile is required for access, just how walkable is it?

## Complete Streets

Streets should be safe for everyone to use, whether for recreation or to get to a specific destination. According to the National Complete Streets Coalition ([www.completestreets.org](http://www.completestreets.org)), "Instituting a **complete streets policy** ensures that transportation planners and engineers consistently design and operate the entire roadway with **all users** in mind - including bicyclists, public transportation vehicles and riders, and pedestrians of all ages and abilities." (Emphasis in original.)

## Transportation Planning

Transportation planning in the county is accomplished on a regional basis by the Region 6 Planning Commission and includes the Counties of Hardin, Marshall, Tama, and Poweshiek.

This planning effort produces the Long Range Transportation Plan, the Passenger Transportation Plan, and the regional Transportation Improvement Plan, all of which are developed and updated by the Region 6 Planning Commission and approved by the Region 6 Policy Board and the Iowa Department of Transportation, Federal Highway Administration, and Federal Transit Authority. These plans cover the current and future transportation efforts in the region.

Programming is the transition of projects from planning and design to construction. The Region 6 Transportation Improvements Program lists roadway, bridge, public transit, and transportation enhancement federal projects over the next four federal fiscal years.

Roadways across Region 6 are under the jurisdiction of Cities, Counties, and the Iowa Department of Transportation. Funding for the planning, engineering, construction and maintenance of these streets and highways is provided through federal, state, and local tax revenues and user fees including road use-motor fuel taxes, property taxes, special tax levies, and motor vehicle registration and drivers license fees.

Surface Transportation Program (STP). This program is designed to address some specific issues identified by Congress and to continue programs funded under the previous highway bill. STP funding may be spent on (1) roadway and bridge projects on federal-aid routes, (2) transportation enhancement projects, (3) transit capital improvements, and (4) planning activities.

Each year Region 6 is designated to receive a portion of the Surface Transportation Program (STP) funds which are available from the State of Iowa for roadway improvements or non-roadway projects. STP funds may be used on either the National Highway System (NHS) or Federal Aid eligible routes. The annual STP fund target for Region 6 Planning Commission, for 2012-2015, averages \$1,916,879 per year. The program is fiscally constrained, and projects are limited to the amount of funds sufficient in each year to complete the program.

The Region 6 Planning Commission Transportation Technical Committee recommends projects to the Region 6 Board. The voting members on this committee are the county engineers, representatives of all the incorporated places with 5,000 or more people in the city or urbanized area, and the regional transit provider. From Hardin County, the voting members of the Region 6 Transportation Technical Committee are the City Manager of Iowa Falls and the Hardin County Engineer. Smaller cities may apply for these funds if the project is located on a federal aid route. The only streets or roads in Ackley that may be eligible for STP funding are a limited number of county road extensions into the city.

Public input opportunities are provided throughout the planning process. All board and committee meetings are open to the public. The Region 6 Planning Commission Board of Directors (policy board) holds a public hearing on all the projects being considered for approval in the TIP. The public hearing meets the requirements noted in the Code of Iowa.

The Region 6 Transportation Enhancement Committee recommends projects to the Region 6 Board. This committee is comprised of two people per county. The voting members representing Hardin County on the Enhancement Committee currently are George Vest and Steve Throssel.

Enhancement projects recommended for funding are targeted within the forecasted budget for each of the fiscal years in the 4-year TIP. A small amount of funding may exceed or may be carried over from one fiscal year to another to accommodate a project, but the funding is constrained to fit within the range of the current TIP, ending with a positive balance.

### **Passenger Transit Planning**

Discussions and other communication with health and human service providers are ongoing regarding issues relating to public transportation service needs. During these and more formal focus group sessions, transportation needs are identified that are not being fulfilled. The recurring concerns for the entire region, including Hardin County, include:

- Need for affordable public transportation options
- Need for transportation options for rural and long distance commuters
- Need for attractive transportation options to reduce energy dependence
- Need for transportation options for individuals who are no longer capable of driving safely
- Need for affordable transportation options for evening and weekend services
- Need for coordinated long distance education transportation options

These needs were identified through public meetings and a survey along with an analysis of current transportation services in relation to where grocery, medical clinics, and other essential services are located. Plans and potential projects for filling these needs are also addressed in the Passenger Transportation Plan and the Long-Range Transportation Plan.

Region 6 Planning Commission certifies that the transportation planning process is carried out in accordance with federal code related to Clean Air Act, Civil Rights Act, and Americans with Disabilities Act, among others.

### **Conclusions/Recommendations**

Although existing and proposed trail sections are mainly used for recreational purposes, a well-connected network of trails could serve both recreation and alternative transit needs in the city.

As part of a five-year plan, the City of Ackley should complete a sidewalk and crosswalk study to determine needs and strategies for improving the “walkability” of the city, and particularly its pedestrian transportation system.

To accommodate the mobility needs of an aging population, the focus of transportation planning and policy must shift from increasing road capacity to providing more multi-modal solutions. The City of Ackley should consider adopting a Complete Streets policy, where any new streets or significant street improvements would be required to accommodate all modes of transportation, for motorist or bicyclist, walker or wheelchair user, young or old, and for all levels of ability. Investments are needed in older driver safety measures, volunteer driver programs, public and specialized transportation.

The City of Ackley should concentrate planning efforts for increased mobility on needs that have been identified in prior planning efforts that currently go unfulfilled. The City should consider providing more support for affordable public transportation options and extended service, transportation opportunities for commuters, and increased energy efficiency.

The City should work with Region 6 Planning Commission and Peoplesrides to extend regularly scheduled rides at least once a week for work, medical appointments, shopping, education, social, or any other transportation needs.

## Chapter 7: Economic Development

Respondents of the general population survey were asked not only to identify all issues that were important to them, but also to rank their top five issues. Economic development and the creation of new jobs ranked as the top issue for residents of all of Hardin County. This is also true of the youth survey respondents who named job opportunities as what they would look for first when choosing where to live and work after completing their education.

### Individual Economic Indicators

Ackley's economic stability is evidenced in its income, poverty status, crime rates and education. All of these factors can have a positive or negative effect on the community's economy. Poverty has a negative effect, both real and perceived, on the economic health of a community. In Hardin County, 11.4% of its population lives in poverty (Iowa Data Center, February 24, 2012). Hardin County has a slightly lower poverty rate than the State of Iowa. While data for individual cities is not available, the Ackley rate is most likely comparable to that of the county as a whole.

### Crime Statistics

People want to live and work in a place they feel will be safe for their loved ones. Urban centers generally experience a greater amount of crime than rural areas. Ackley is predominantly rural and has relatively low violent crime.

### Laborshed

The Iowa Workforce Development conducted an extensive study regarding the existing laborshed in Hardin County (*Hardin County Laborshed Analysis, A Study of Workforce Characteristics*, Released January 2011 (hereinafter *Laborshed Analysis*), [www.midiowagrowth.com/business/labor\\_reports.htm](http://www.midiowagrowth.com/business/labor_reports.htm)). These statistics are not available on the individual city level.

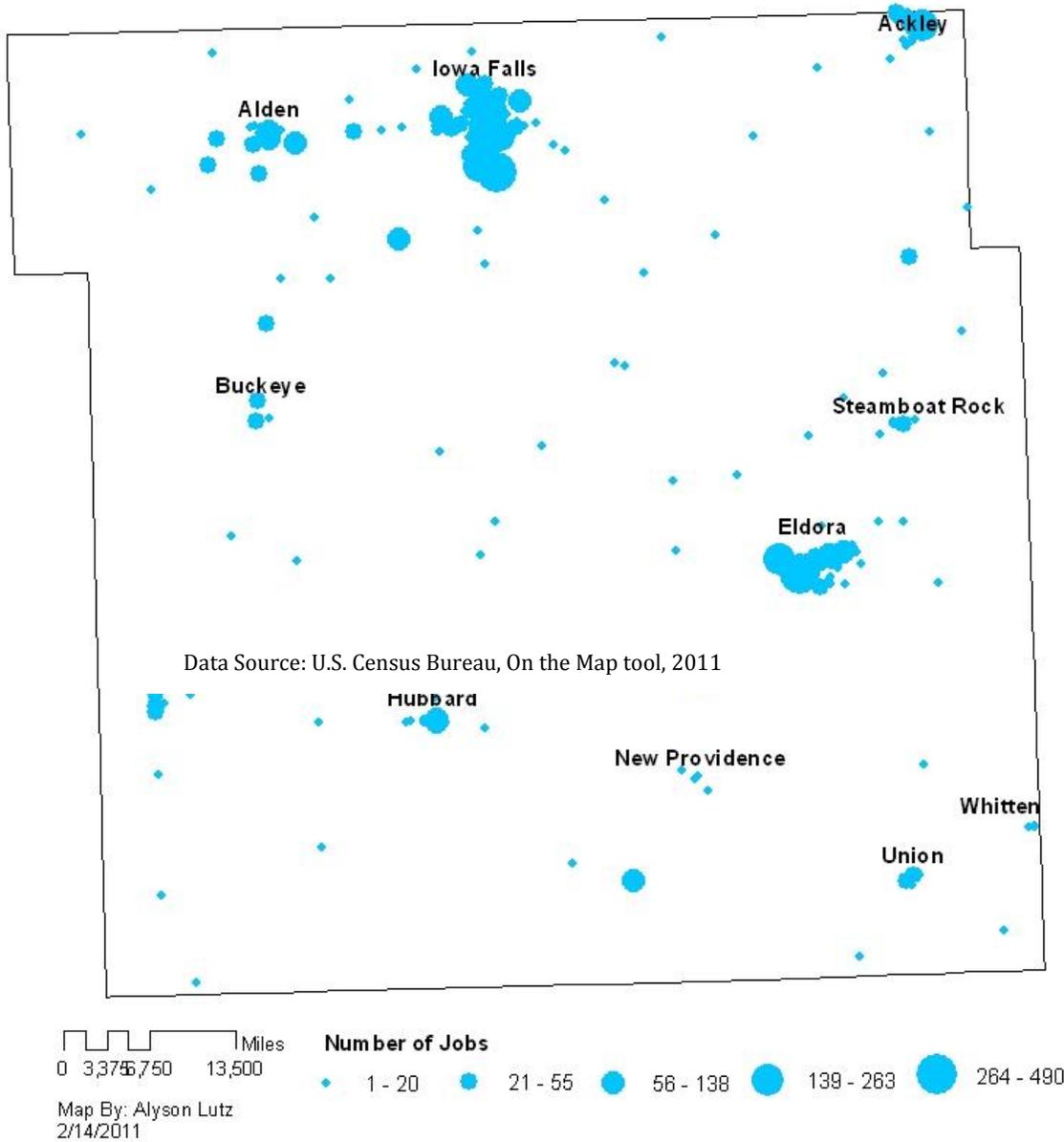
### Employment

#### Major Employers in Ackley

Major Government Employers	Employees
AGWSR Community School District	85
Major Employers	
Pine Lake Corn Processors (rural)	35
Ryken Engineering	18
Ackley State Bank	40
Triple T Specialty Meats, Inc.	25
Naturally Recycled Protein (rural)	30
Presbyterian Village	130

Data Sources: City of Ackley, 2012

### Job Distribution in Hardin County in 2008



The larger cities in Hardin County are also the major employment centers of the county. Eldora, Iowa Falls and Ackley are the cities with the highest concentrations of employment.

### Economic Development

The Hardin County Development Alliance is a coalition of the three Hardin County Supervisors and Executive Directors of Iowa Falls Area Development Corporation, City of Eldora Economic

Development, and the City Administrator/Economic Development Director for the City of Ackley. The Alliance meets quarterly to exchange information of local economic development issues and projects and provides support for the overall county economic development efforts. Mid-Iowa Growth Partnership is a nine-county regional economic development association formed to provide a collaborative effort for regional economic growth.

The Region 6 Planning Commission is an Economic Development District, authorized by the federal Economic Development Administration to provide economic development planning assistance for Hardin, Marshall, Poweshiek, and Tama Counties. The Comprehensive Economic Development Strategy (CEDS) is the result of strategic planning efforts of representatives from local businesses and economic development personnel and coordinated by Region 6 Planning Commission staff. Region 6 staff writes and maintains the CEDS to guide economic development throughout the four-county region.

The 2007-2027 CEDS cites ten major economic goals:

1. Preservation and restoration of natural environment
2. Create healthy, active lifestyles supported by “walkable” communities
3. Develop attractive, safe, and efficient “world class” multi-modal regional transportation system (i.e. highway, rail, pedestrian, and recreation)
4. Reduce blight and improve the appearance of communities
5. Support local food systems
6. Develop fun, vibrant, and welcoming communities
7. Assist cities and counties with “smart growth” plans, policies, and trainings
8. Promote an energy efficient region
9. Develop regional renewable clean energy sources
10. Support existing businesses, develop new businesses, and attract businesses from the outside area

Region 6 Planning Commission also administers various transportation, housing and infrastructure grant programs that assist economic development in the county.

While commodity agriculture has remained a mainstay of the county’s economy, a growing local foods system has become an ever more important outgrowth of that economy to both consumers and producers. A group of growers and others in Hardin County who are interested in supporting or expanding the local foods system is actively building a network of resources. (See River Valley Foods of Central Iowa map and producers list attached as Appendix 3.)

Respondents of the general population survey were asked not only to mark all issues that were important to them, but also to rank their top five issues. Economic development and the creation of new jobs ranked as the top issue for Hardin County and its communities. This is also true of the youth survey respondents (93%) who named job opportunities as what they would look for first when choosing where to live and work after completing their education. The City of Ackley should continue to support all efforts to improve the regional and local economic conditions by helping maintain profitability of existing businesses and by recruiting new businesses in the county and the city.

Attractive gateways into the community are instrumental in building up the image of the city. Ackley should continue its effort in making the entries into the city more attractive and inviting. Ackley should continue its efforts to improve infrastructure and clean up blight and dilapidated structures.

It is important to the City to keep as much of the Iowa River Railroad operating, or, in the alternative, to rail bank the right-of-way if a portion of the railway is abandoned. This was also stressed by participants at the public input meeting held in Ackley on March 28, 2012.

City prefers to grow on south side toward Hwy 20. Another area the city has platted is the wetland area on the west edge of town.

## Chapter 8: Agricultural & Natural Resources/Cultural Resources & Community Character

### Preservation of Cultural Assets

Ackley has many cultural offerings and a strong preservation ethic for both the natural environment and the built environment. Including preservation of the unique characteristics of Ackley in its strategic planning will influence the way city will be developed in the future. The City of Ackley and City Manager/Economic Development Director work together to promote the community and help preserve its quality of life, heritage, and unique sense of place.



While the City of Ackley honors its past through preservation of its cultural history and built environment, it also preserves its history through recognition of honored citizens.

### Built Environment

The term “cultural assets” includes historic buildings and structures as well as ancient and historic archeological sites. Older neighborhoods and historic buildings can determine the style and scale of future development. Using past architectural styles and historic urban forms as a benchmark, historic preservation provides community residents with a connection to the history of their homes, neighborhoods, cities and regions. This “sense of place” fosters civic pride and increases the incentive for people to remain active in the community as citizens, neighbors and property owners.

Historic Downtown Ackley, Iowa



The City of Ackley is part of the Hardin County Certified Local Government (CLG) program. It is the mission of the CLG and its Historic Preservation Commission to preserve historic structures and to qualify for applying for state preservation grants and tax credits.

## Historic Sites

Only one site in Ackley has been listed on the National Register of Historic Places (see website at <http://www.nationalregisterofhistoricplaces.com/>):

- Illinois Central Combination Depot in Ackley, added to Register in 1990. This architecturally significant Prairie School/Tudor Revival style building was important from 1925 to 1949 as a railroad depot.



Other historic sites of importance to Ackley include:



Prairie I home, which was a form of architecture used in settling Indiana, Illinois, and Iowa. This historic home in Ackley is restored and furnished and serves as a tourist attraction available on special days and by appointment.



Built in 1902, this wooden bridge has been closed to traffic for several years. This historic landmark is being restored as a pedestrian bridge that will provide a route for foot traffic to cross the railroad tracks.



Grain Elevator dated circa 1870s or 1880s, is one of the last remaining wood stave built elevators along the railroad line. Debate remains as to whether to restore or demolish this historic structure.

### **Parks, Open Spaces and Outdoor Recreational Facilities**

Ackley has three city parks. The City is in the process of rebuilding the band shell. The pool is a concern because of ADA non-compliance issues, and it competes with larger/newer aquatic centers nearby. The City is facing a decision whether or not to close it down or make necessary improvements to keep it open.

Prairie Bridges Park consists of 100 plus acres. Frisbee golf is available at Prairie Bridges Park, as well as camping, playground, quarry ponds for fishing, a wooded area and public restrooms. Funding is provided by the City with the aid of some grants and lots of volunteers. Prairie Bridges supporters are organizing as a separate entity and applying for 501©3 non-profit status.



Prairie Bridges Park, Ackley, Iowa

## **Conclusions/Recommendations**

Preservation of cultural resources is an important consideration when planning for a community's future development. A preservation ethic provides the historical context for future planning and land-use policies. The City should continue to participate in the CLG and its historic preservation commission and support downtown revitalization and historic rehabilitation efforts in both the city and the county.

Historic preservation, particularly of historic buildings in a downtown Historic District, and including upper story housing in the downtown, would be of economic benefit to the city. The City should consider adopting historic district zoning or a permit process with rehabilitation standards to avoid inappropriate changes to existing historic buildings and preserve the integrity of the District.

The City should continue to actively support Prairie Bridges Park and take advantage of its close proximity to the city. The City should support a trail extension. The City should exploit the tourist attractions provided by other outdoor recreational facilities, including parks and trails, and to financially support their promotion and development.

## Chapter 9: Hazards

In 2010 and 2011, the City of Ackley worked with Region 6 Planning Commission to assist with the development, adoption, and certification of a hazard mitigation plan for the County, including the following entities:

- o City of Ackley
- o City of Alden
- o City of Buckeye
- o City of Eldora
- o City of Hubbard
- o City of Iowa Falls
- o City of New Providence
- o City of Radcliffe
- o City of Steamboat Rock
- o City of Union
- o City of Whitten
- o Hardin County (Unincorporated)
- o AGWSR Community School District
- o Alden Community School District
- o BCLUW Community School District
- o Eldora-New Providence Community School District
- o Hubbard-Radcliffe Community School District
- o Iowa Falls Community School District

Hereafter, unless specific portions of the plan are individually specified, Hardin County, Iowa Hazard Mitigation Plan, 2011-2016 (hereinafter “Hardin County Hazard Mitigation Plan” or “Hazard Mitigation Plan”) is included by reference in its entirety and can be accessed at Ackley City Hall and in the office of Hardin County Emergency Management.

### **Floodplain Management**

Iowa smart planning legislation, SF-2389, stipulates that local comprehensive plans developed using the Smart Plan guidelines shall address prevention and mitigation of, response to, and recovery from catastrophic flooding.

Considerations for floodplain management in the Land Subdivision ordinance of Hardin County relate to street geometrics, easements, and erosion control. An example of this can be found in the following statement from Hardin County’s subdivision ordinance:

When water courses cross the lines of any proposed street, provisions shall be made to provide for natural drainage with culverts or bridges of adequate size and design fifty (50) year flood standards required, with a minimum size of twenty-four inches (24”). (Hardin County Planning and Zoning, 1980)

### **Special Flood Hazard Areas**

There are very few floodplains in Hardin County. Floodplain mapping in Hardin County has been completed. The floodplains are noted on attached maps, e.g., Future Land Use Map, located after the Appendices.

According to Iowa Homeland Security information, Ackley is participating in the National Flood Insurance Program.

## **Other Mitigation Activities**

In the past several years, Ackley has been granted money from the USDA through CDGB for sewer improvements. A wetlands project was also completed with I-Jobs funding.

The City of Ackley participates in the CodeRED system. The CodeRED system was instituted in Hardin County in 2009. This is a high-speed emergency notification system that sends warning messages to certain areas in Hardin County or the entire county through the telephone. Officials are able to deliver hazard warnings or public safety messages. Hardin County residents can choose to participate in this system by registering their land line or cell phone through the link provided on the Hardin County Sheriff's Office website.

## **Hazard Mitigation Planning**

During 2010-2011 hazard planning sessions, participants identified assets, critical facilities, and vulnerable populations. A community asset diagram was completed for each individual jurisdiction and the unincorporated areas of Hardin County. The schools were also included in this process by having school representatives participate in the asset mapping for the community in which their buildings are located.

Ackley's assets were identified by the Planning Team members who volunteered to represent the city. The assets were identified through asset mapping activity at the first countywide hazard mitigation meeting. For this activity, three major asset areas were considered: environment, economy, and social.

It is important to identify community assets, which may be infrastructure, buildings, activities, or institutions, because it helps residents decide what to protect from the harmful impacts of hazard events. The assets identified for Ackley are below:

1	AGWSR Schools	18	New Country Club
2	Adventure Plastics	19	New Medical Center
3	Aerobojets	20	NRP
4	Airport	21	Pine Lakes LLC
5	Athletic complex	22	Pocket Wetlands
6	Beaver Creek	23	Pool
7	City parks	24	Prairie Bridge campground
8	Cougar's Den Daycare	25	Prairie House
9	Dental Office	26	Prairie land
10	Depot Museum	27	Prairie Restoration
11	Drugstore	28	Presbyterian Village (largest employer)
12	Eichmeier Motors	29	Presbyterian Village/Genesis Place
13	Equalization cell	30	Railroads
14	German Band	31	Sailor Ford
15	Grocery Store	32	Sunset Distributing
16	Hiking/Biking Trails	33	Triple T
17	Mannequins on city benches	34	Water Main Replacement

### *Critical Facilities*

Critical facilities and vulnerable populations were also identified for each jurisdiction. These facilities and populations are also important to identify for the purpose of determining hazard mitigation priorities. Knowing who is most vulnerable during a hazard event and what facilities are most important during and immediately after a hazard event is extremely valuable.

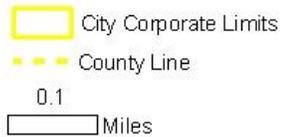
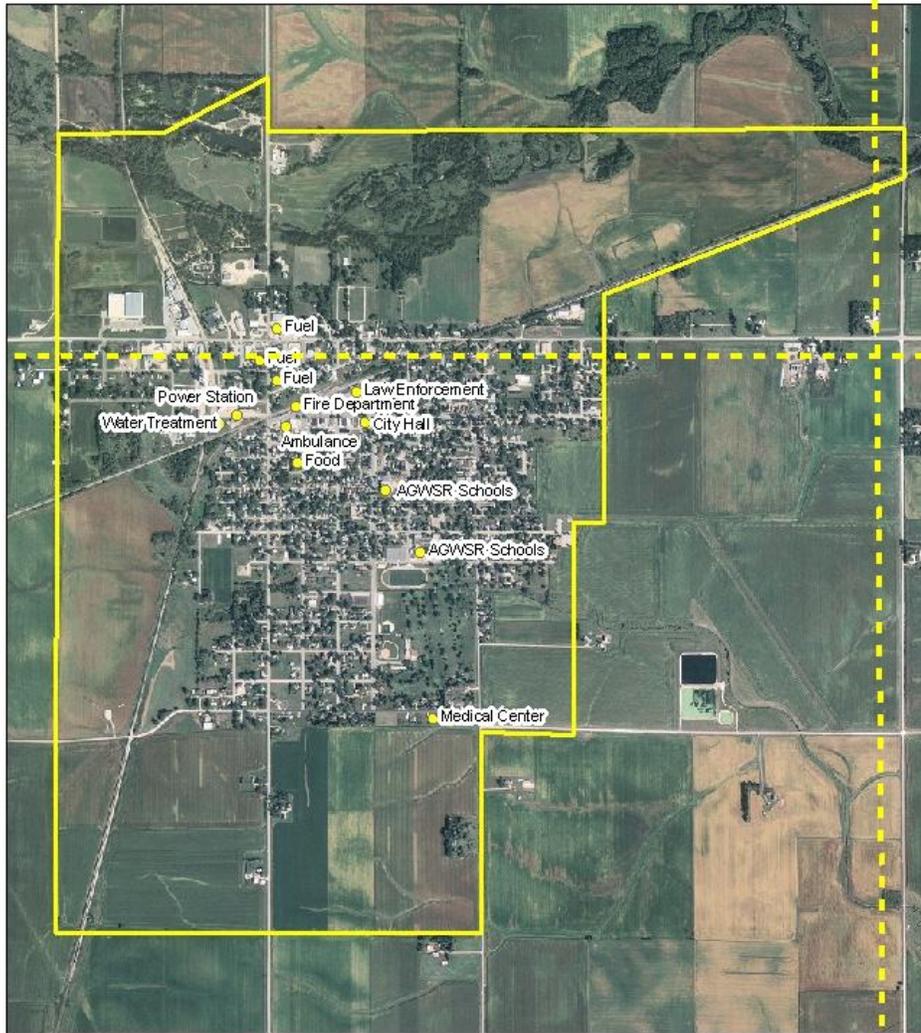
Critical facilities are facilities that are extremely important to the health, safety, and welfare of the residents and visitors of the Ackley community. These facilities are especially important following hazard events.

The critical facilities identified for Ackley are:

1. City Hall
2. AGWSR Schools
3. Fire Department
4. Ambulance
5. Law Enforcement
6. Medical Center
7. Power Station
8. Water Treatment
9. Fuel
10. Food

The city hall serves as the city command post during disaster events; the medical clinic can help serve those injured in the hazard before, during and following the event; and the power station is vital during hazard events.

### Ackley's Critical Facilities



Map By: Alyson Lutz  
2/24/2011  
Shapefile Source: Iowa DNRGIS

### *Vulnerable Populations*

The vulnerable populations living in Ackley were also identified. These are the people in the community who may require special assistance or medical care. Vulnerable populations are identified so their needs can be made a priority in the event of a disaster. The vulnerable populations living in the City of Ackley are identified below:

1. Presbyterian Village Nursing Home
2. Cougars Den Day Care
3. Those using Prairie Bridges Park facilities
4. Those using athletic fields and pools
5. Other private day cares

For more information, see Hardin County, Iowa Hazard Mitigation Plan, 2011-2016 (hereinafter “Hardin County Hazard Mitigation Plan”).

### *Goals and Actions*

Several jurisdictions have similar goals and mitigation actions while others are unique to the jurisdiction’s specific needs. The variance in hazard coverage, population, and structures require that each jurisdiction determine their own goals and actions rather than determining a set of goals and actions that blanket the entire planning area.

Participants designated the following projects as future goals and objectives:

#### *City of Ackley*

#### **Goal 1: Protect the health and safety of residents and visitors**

#### **Mitigation Action 1.1: Construct a safe room at Prairie Bridges Park**

Plan for implementation and administration:	Add a safe room at the Prairie Bridges Park in Ackley
Lead agency:	City of Ackley
Partners:	Community of Ackley, Others to be identified
Potential Funding Source:	FEMA HMGP and PDM, CDBG, and others to be identified
Total cost:	Costs are variable depending on the size of the safe room and whether or not it is a retrofit or newly constructed safe room. For a small safe room in a house the minimum cost is approximately \$2,500-\$6,000. For a large community shelter, the cost usually ranges from \$250,000 to over \$1 million depending on the size.
Benefits (loss avoided):	Life safety for residents and visitors to Prairie Bridges Park
Completion Date:	1 year after funds are secured or the time allotted by funding source

**Mitigation Action 1.2:** Purchase warning siren with battery powered back up

Plan for implementation and administration:	Purchase and install a battery-operated warning siren
Lead agency:	City of Ackley
Partners:	To be identified
Potential Funding Source:	City of Ackley, FEMA HMGP, and others to be identified
Total cost:	Sirens can cost up to \$25,000, used sirens are sometimes available for purchase, which helps reduce the cost
Benefits (loss avoided):	Life safety of Ackley residents and visitors
Completion Date:	1 year after funds are secured or the time allotted by funding source

**Mitigation Action 1.3:** Construct safe rooms at Presbyterian Village

Plan for implementation and administration:	Add safe rooms at the Presbyterian Village Retirement Community
Lead agency:	City of Ackley
Partners:	Community of Ackley, Presbyterian Village, Others to be identified
Potential Funding Source:	CDBG, and others to be identified
Total cost:	Costs are variable depending on the size of the safe room and whether or not it is a retrofit or newly constructed safe room. For a small safe room in a house the minimum cost is approximately \$2,500-\$6,000. For a large community shelter, the cost usually ranges from \$250,000 to over \$1 million depending on the size.
Benefits (loss avoided):	Life safety for vulnerable residents and visitors to Presbyterian Village
Completion Date:	1 year after funds are secured or the time allotted by funding source

**Mitigation Action 1.4:** Alert Radio System for Schools and Presbyterian Village

Plan for implementation and administration:	Create a program or secure funding to provide NOAA All-Hazard Radios to AGWSR Schools and Presbyterian Village Retirement Comm.
Lead agency:	City of Ackley
Partners:	Hardin County Emergency Management, others to be identified
Potential Funding Source:	City of Ackley, AGWSR Schools, Presbyterian Village, Hardin County, Iowa Homeland Security, others to be identified
Total cost:	Unknown, depends on how much is spent on the radios or if they are only subsidized to encourage residents to purchase one
Benefits (loss avoided):	Ackley's Vulnerable populations will be informed of approaching hazards and updates throughout a hazard event
Completion Date:	1 year from when funds are secured

**Goal 2: The continuity of operations will not be significantly disrupted by disasters in Ackley**

**Mitigation Action 2.1: Purchase generators**

Plan for implementation and administration:	Purchase portable generators for Ackley’s 10 identified critical facilities
Lead agency:	City of Ackley
Partners:	AGWSR Schools, Emergency Services, Others to be Identified
Potential Funding Source:	City of Ackley, FEMA HMGP, and others to be identified
Total cost:	Depending on wattage, fuel source, and type—standby or portable—a generator may cost from \$500 to \$15,000 plus wiring and switch installation costs also standby requires a permanent fuel source
Benefits (loss avoided):	Power generation to maintain the function of critical facilities
Completion Date:	1 year after funds are secured or the time allotted by funding source

**Mitigation Action 2.2: Purchase new communication equipment**

Plan for implementation and administration:	Update or replace substandard communication equipment in all City departments
Lead agency:	City of Ackley
Partners:	Local fire and EMS, Others to be indentified
Potential Funding Source:	City of Ackley, others to be identified
Total cost:	Unknown until equipment is assessed and new equipment is priced
Benefits (loss avoided):	Ackley City personnel will have reliable communication capabilities
Completion Date:	Possibly ongoing or 1 year from when funds are secured

**Goal 3: Minimize physical losses to existing and future structures within hazard areas.  
Critical facilities and identified assets are high priority structures**

**Mitigation Action 3.1: Create detention basins**

Plan for implementation and administration:	Create pocket wetlands east of Butler/south of the Otter Creek, south of Tenth Avenue, and west of Blue Earth Street.
Lead agency:	City of Ackley
Partners:	Region 6 Planning Commission
Potential Funding Source:	FEMA HMPG
Total cost:	Unknown until areas are assessed for feasibility of project
Benefits (loss avoided):	Mitigating the flooding of city infrastructure during and immediately following a hazard event
Completion Date:	1 year after funds are secured or the time allotted by funding source

**Mitigation Action 3.2: Add lift station**

Plan for implementation and administration:	Add a lift station to the City’s sanitary sewer when and where it is needed.
Lead agency:	City of Ackley
Partners:	To be identified
Potential Funding Source:	FEMA HMGP, City of Ackley, and others to be identified
Total cost:	Depending on the type and capacity of the lift station, approximately \$120,000 to \$500,000 plus operation and maintenance cost over the lift station’s useful life
Benefits (loss avoided):	Eliminate potential sanitary sewer backups into structures
Completion Date:	1 year after funds are secured or the time allotted by funding source

**Mitigation Action 3.3: Emergency equipment upgrades**

Plan for implementation and administration:	Update or replace substandard emergency equipment in emergency departments
Lead agency:	City of Ackley
Partners:	Local fire and EMS, Others to be indentified
Potential Funding Source:	City of Ackley, Local fire and EMS, others to be identified
Total cost:	Unknown until equipment is assessed and new equipment is priced
Benefits (loss avoided):	Emergency personnel will have reliable communication capabilities
Completion Date:	Possibly ongoing or 1 year from when funds are secured

**Goal 4: Educate Ackley citizens about the dangers of hazards and how they can be prepared.**

**Mitigation Action 4.1: Public education program**

Plan for implementation and administration:	Create a program to educate Ackley residents about the dangers of hazard and how to prepare through informational flyers, meetings, or other interactive media like drills and workshops
Lead agency:	City of Ackley
Partners:	To be identified, possibly other Hardin County jurisdictions
Potential Funding Source:	City of Ackley and others to be identified
Total cost:	Unknown, this project may be of little cost depending on the medium used
Benefits (loss avoided):	Life safety of Ackley residents and visitors
Completion Date:	1 year after funds are secured or the time allotted by funding source

**Mitigation Action 4.2: Distribute NOAA All-Hazard Radios to all Ackley residents**

Plan for implementation and administration:	Create a program or secure funding to provide NOAA All-Hazard Radios to all Ackley residents
Lead agency:	City of Ackley
Partners:	Hardin County Emergency Management, others to be identified
Potential Funding Source:	City of Ackley, Hardin County, Iowa Homeland Security, others to be identified
Total cost:	Unknown, depends on how much is spent on the radios or if they are only subsidized to encourage residents to purchase one
Benefits (loss avoided):	Ackley residents will be informed of approaching hazards and updates throughout a hazard event
Completion Date:	1 year from when funds are secured

***Ackley Mitigation Action Prioritization***

1. **Mitigation Action 3.2:** Add lift station
2. **Mitigation Action 3.3:** Emergency equipment upgrades
3. **Mitigation Action 1.2:** Purchase warning siren with battery powered back up
4. **Mitigation Action 1.1:** Construct a safe room at Prairie Bridges Park
5. **Mitigation Action 1.4:** Alert Radio System for Schools and Presbyterian Village
6. **Mitigation Action 2.1:** Purchase generators
7. **Mitigation Action 2.2:** Purchase new communication equipment
8. **Mitigation Action 3.1:** Create detention basins
9. **Mitigation Action 4.1:** Public education program
10. **Mitigation Action 4.2:** Distribute NOAA All-Hazard Radios to all Ackley residents
11. **Mitigation Action 1.3:** Construct safe rooms at Presbyterian Village

## School Hazard Planning

### *AGWSR Community School District*

#### **Goal 1: Protect the health and safety of students and staff.**

**Mitigation Action 1.1:** Construct a safe room in the high school and middle school

Plan for implementation and administration:	Construct a safe room for students and visitors to use during severe weather
Lead agency:	AGWSR Schools
Partners:	Others to be identified
Potential Funding Source:	AGWSR Schools, FEMA HMGP and PDM, CDBG, others to be identified
Total cost:	Costs are variable depending on the size of the safe room and whether or not it is a retrofit or newly constructed safe room. For a small safe room in a house the minimum cost is approximately \$2,500-\$6,000. For a large community shelter, the cost usually ranges from \$250,000 to over \$1 million depending on the size.
Benefits (loss avoided):	Life safety of AGWSR Schools students and visitors
Completion Date:	1 year from funding or within the time allotted by funding source

**Mitigation Action 1.2:** Review of safety drill procedures

Plan for implementation and administration:	Review and possibly update the current safety drills at the AGWSR schools
Lead agency:	AGWSR Schools
Partners:	Hardin County Emergency Response, others to be identified
Potential Funding Source:	AGWSR Schools, others to be identified
Total cost:	May not be of much cost except any possible re-printing
Benefits (loss avoided):	AGWSR students will be moved more efficiently in the event of a hazard
Completion Date:	Ongoing

**Mitigation Action 1.3:** Advanced alert system

Plan for implementation and administration:	Install an advanced alert system at all AGWSR schools
Lead agency:	AGWSR Schools
Partners:	Hardin County Emergency Management, others to be identified
Potential Funding Source:	AGWSR Schools, others to be identified
Total cost:	Unknown until systems are researched
Benefits (loss avoided):	AGWSR students and staff will be alerted quickly in event of a hazard
Completion Date:	1 year from funding or within the time allotted by funding source

**Goal 2: The continuity of school operations and maintenance of buildings and offices will not be significantly disrupted by disasters.**

**Mitigation Action 2.1:** Purchase generators for school buildings

Plan for implementation and administration:	Purchase generators (one portable) for use in school buildings and offices
Lead agency:	AGWSR Schools
Partners:	To be identified
Potential Funding Source:	AGWSR Schools, FEMA HMGP, others to be identified
Total cost:	Depending on wattage, fuel source, and type—standby or portable—a generator may cost from \$500 to \$15,000 plus wiring and switch installation costs - standby requires a permanent fuel source
Benefits (loss avoided):	The ability to power school buildings and offices in a hazard event
Completion Date:	1 year from when funds are secured or within time allotted by funding source

**Mitigation Action 2.2:** Identify back up communication equipment to be purchased for a communications failure

Plan for implementation and administration:	Identify back up communication equipment to be purchased for widespread breakdown or disruption of normal communication system capabilities including loss of or long-term interruption of local government radio facilities and major telephone outages due to mechanical failure, traffic accidents, power failure, line severance, and weather.
Lead agency:	AGWSR Schools
Partners:	To be identified
Potential Funding Source:	AGWSR Schools, FEMA HMGP, Hardin County, others to be identified
Total cost:	To be determined once an assessment of equipment can be finalized
Benefits (loss avoided):	Ensure a redundant system so no communication is lost during a failure
Completion Date:	1 year from when funds are secured and the system is established or within time allotted by funding source

**Goal 3: Minimize losses to existing and future structures within hazard areas. School facilities and offices are high priority structures.**

**Mitigation Action 3.1:** Create debris removal plan

Plan for implementation and administration:	Develop a plan to remove debris and obstructions from school grounds immediately following a hazard event
Lead agency:	AGWSR Schools
Partners:	Hardin County Emergency Management
Potential Funding Source:	AGWSR Schools, Others to be identified
Total cost:	Unknown, may be of little cost
Benefits (loss avoided):	Restore safety of school grounds and infrastructure immediately following a hazard event
Completion Date:	Ongoing with updates

**Mitigation Action 3.2:** Create hazardous materials removal plan

Plan for implementation and administration:	Develop a plan to remove hazardous materials from school grounds during an event
Lead agency:	AGWSR Schools
Partners:	Northeast Iowa Response Group
Potential Funding Source:	AGWSR Schools, Others to be identified
Total cost:	Unknown, may be of little cost
Benefits (loss avoided):	Restore safety of school grounds during a hazardous materials incident
Completion Date:	Ongoing with updates

**Mitigation Action 3.3:** Update schools with fire marshal recommendations

Plan for implementation and administration:	Install fire marshal recommendations for school upgrades like fire doors
Lead agency:	AGWSR Schools
Partners:	Hardin County Fire Marshal
Potential Funding Source:	AGWSR Schools, Others to be identified
Total cost:	Unknown until recommendations are assessed and projects picked.
Benefits (loss avoided):	Ensure safety of school against fires
Completion Date:	Ongoing, 1 year from funding allotment

**Goal 4: Educate students, parents and staff about hazard dangers, preparations, and procedures.**

**Mitigation Action 4.1:** Complete required hazard drills every year

Plan for implementation and administration:	Complete required practice drills for the school district, including: bus evacuation, tornado, and fire drills
Lead agency:	AGWSR Community School District
Partners:	Hardin County Emergency Management, local fire, law enforcement, and emergency response personnel
Potential Funding Source:	AGWSR Community School District, others to be identified
Total cost:	Unknown, may be of little cost
Benefits (loss avoided):	Students will know proper procedures and exits during a hazard
Completion Date:	Ongoing

**Mitigation Action 4.2:** Promote home disaster preparedness

Plan for implementation and administration:	Create a program to educate AGWSR students and parents about the dangers of hazards and how to prepare through informational flyers, meetings, or other interactive media like drills and workshops
Lead agency:	AGWSR Schools
Partners:	To be identified, possibly other Hardin County jurisdictions
Potential Funding Source:	AGWSR Schools and others to be identified
Total cost:	Unknown, this project may be of little cost depending on the medium used
Benefits (loss avoided):	Life safety of AGWSR students and parents
Completion Date:	Ongoing

***AGWSR Mitigation Action Prioritization***

1. **Mitigation Action 4.1:** Complete required hazard drills every year
2. **Mitigation Action 3.1:** Create debris removal plan
3. **Mitigation Action 3.2:** Create hazardous materials removal plan
4. **Mitigation Action 3.3:** Update schools with fire marshal recommendations
5. **Mitigation Action 4.2:** Promote home disaster preparedness
6. **Mitigation Action 2.2:** Identify back up communication equipment to be purchased for a communications failure
7. **Mitigation Action 2.1:** Purchase generators for school buildings
8. **Mitigation Action 1.2:** Review of safety drill procedures
9. **Mitigation Action 1.3:** Advanced alert system
10. **Mitigation Action 1.1:** Construct a safe room in the high school and middle school

## **Conclusions/Recommendations**

The new floodplain maps provided by FEMA indicate that there are a large number of properties (100 +/-) located in the floodplain. The City should consider options to help alleviate the negative effects of being in a floodplain.

- a. City investments in retention ponds to reduce area currently mapped as floodplain and apply to FEMA to get remapped.
- b. Create more detention ponds or wetlands.
- c. Consider planning a flood control detention project towards the southwestern part of the city to reduce the size of the floodplain and then plan an amenity housing subdivision around the detention pond.

The City of Ackley and the AGWSR School District should complete an update of their Hazard Mitigation Plan at least every five years and should participate in the update efforts of the Hardin County Hazard Mitigation Plan.

## **Chapter 10: Intergovernmental Collaboration**

The City of Ackley actively participates with other county and regional jurisdictions, as well as other entities in the region, for their mutual interests. Land use decisions in one town can affect the entire region's traffic, air quality, housing prices, and economic well-being. Regional cooperation is a way to get an outcome that works for all the communities in the region, as well as the region as a whole.

The Hardin County Development Alliance, including the Hardin County Supervisors, the Iowa Falls Area Development Corporation, the City of Eldora Economic Development, and the Ackley City Economic Development partner with the nine-county coalition of county regional economic development corporation of Mid-Iowa Growth Partnership "To consolidate assets and facilitate a collaborative effort for the economic growth and vitality of the nine-county region." (MIGP, 2011)

Region 6 Planning Commission is a council of governments that provides a wide range of services to its members in community development and comprehensive planning assistance. Region 6 also provides regional transportation planning and is the public transit provider in Hardin County. These services are provided on a regional basis and for individual communities within its jurisdiction.

The City provides fire and emergency services to the surrounding rural areas. Ackley has 28E agreements for services, mutual aid.

Conflicts between jurisdictions are not so large that they cannot be overcome. Ackley's position in the extreme northeast corner of the county, with city limits running into two counties, and extending services into rural parts of four counties makes coordinating with neighboring communities and departments/services more complex.

### **Conclusions/Recommendations**

The City of Ackley should continue to provide emergency services to surrounding rural areas. It should continue participating in 28E agreements for services and mutual aid.

The City should continue to support its membership in the Region 6 Planning Commission and take advantage of the services it provides at no or low cost to its members.

The City should continue working with the Hardin County Development Alliance and Mid-Iowa Growth Partnership, or similar entities.

## Chapter 11: Implementation

The City will adopt and follow the comprehensive plan. Future zoning changes shall not be made if the comprehensive plan does not support the amendment. If the community desires the amendment, the comprehensive plan shall be changed prior to amending the zoning classification.

Implementation of the Ackley Multi-Jurisdictional Comprehensive Plan consists of creating an action plan (below) and monitoring its progress on a timely and regular basis. The action plan is a compilation of specific actions necessary to implement the vision of the Plan, including changes to any applicable land development regulations, official maps, or subdivision ordinances. The action plan is based on the thoughts and suggestions of important issues to Ackley gleaned from the public survey responses, on the thoughtful dialogue among city council, economic development, and planning and zoning officials of the city, and the recommendations for action found in the preceding chapters.

### City of Ackley – Five Year Action Plan

<b>Action</b>	<b>Responsible Parties/Entities</b>	<b>Deadline</b>
Proposal for zoning updates to Council to include consideration of recommendations in preceding chapters	Planning and Zoning	January 2014
Review and update existing Code of Ordinances	City Administrator, Mayor, Council	January 2014
Complete a sidewalk inventory and/or “walkability” study	City Council	June 2014
Conduct Housing Needs Study	City Council	January 2015
Appoint advisory committee to investigate design standards or overlay zoning for historic downtown	City Council	June 2015
Design Standards Report to City	Design Standards Advisory Committee	January 2016
Review and Update Hazard Mitigation Plan	City	2017

# **Iowa Smart Planning Principles<sup>1</sup>**

The first major section of the Iowa Smart Planning bill outlines ten Iowa Smart Planning Principles. These principles must be considered and may be applied when local governments and state agencies deliberate all appropriate planning, zoning, development, and resource management decisions. Application of these principles is intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard Iowa's quality of life. The principles also address the need for fair and equitable decision-making processes. Language was included in the bill stipulating that application of Smart Planning Principles does not expand nor reduce the authority of state and local governments and other public entities to exercise eminent domain.

## **1. Collaboration**

Governmental, community, and individual stakeholders, including those outside the jurisdiction of the entity, are encouraged to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. The state agency, local government, or other public entity is encouraged to develop and implement a strategy to facilitate such participation.

## **2. Efficiency, Transparency, and Consistency**

Planning, zoning, development, and resource management should be undertaken to provide efficient, transparent, and consistent outcomes. Individuals, communities, regions, and governmental entities should share in the responsibility to promote the equitable distribution of development benefits and costs.

## **3. Clean, Renewable, and Efficient Energy**

Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

## **4. Occupational Diversity**

Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

## **5. Revitalization**

Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

## **6. Housing Diversity**

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<sup>1</sup> Iowa Smart Planning Legislative Guide, Updated May 2010

Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

### **7. Community Character**

Planning, zoning, development, and resource management should promote activities and development that are consistent with the character and architectural style of the community and should respond to local values regarding the physical character of the community.

### **8. Natural Resources and Agricultural Protection**

Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

### **9. Sustainable Design**

Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

### **10. Transportation Diversity**

Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

## **Thirteen Elements of a Smart Plan<sup>2</sup>**

### **A. Public Participation Element**

Information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, a compilation of objectives, policies, and goals identified in the public comment received, and identification of the groups or individuals comprising any work groups or committees that were created to assist the planning and zoning commission or other appropriate decision-making body of the municipality.

### **B. Issues and Opportunities Element**

Information relating to the primary characteristics of the municipality and a description of how each of those characteristics impacts future development of the municipality. Such information may include historical information about the municipality, the municipality's geography, natural resources, natural hazards, population, demographics, types of employers and industry, labor force, political and community institutions, housing, transportation, educational resources, and cultural and recreational resources. The comprehensive plan or land development regulations may also identify characteristics and community aesthetics that are important to future development of the municipality.

### **C. Land Use Element**

Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.

### **D. Housing Element**

Objectives, policies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure an adequate housing supply that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

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<sup>2</sup> Iowa Smart Planning Legislative Guide, Updated May 2010

### **E. Public Infrastructure and Utilities Element**

Objectives, policies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

### **F. Transportation Element**

Objectives, policies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

### **G. Economic Development Element**

Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development.

### **H. Agricultural and Natural Resources Element**

Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.

### **I. Community Facilities Element**

Objectives, policies, and programs to assist future development of educational facilities, cemeteries, health care facilities, child care facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

### **J. Community Character Element**

Objectives, policies, and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.

### **K. Hazards Element**

Objectives, policies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

### **L. Intergovernmental Collaboration Element**

Objectives, policies, and programs for joint planning and joint decision-making with other municipalities or governmental entities, including school districts and drainage districts, for siting and constructing public facilities and sharing public services. The comprehensive plan or land development regulations may identify existing or potential conflicts between the municipality and other local governments related to future development of the municipality and may include recommendations for resolving such conflicts. The comprehensive plan or land development

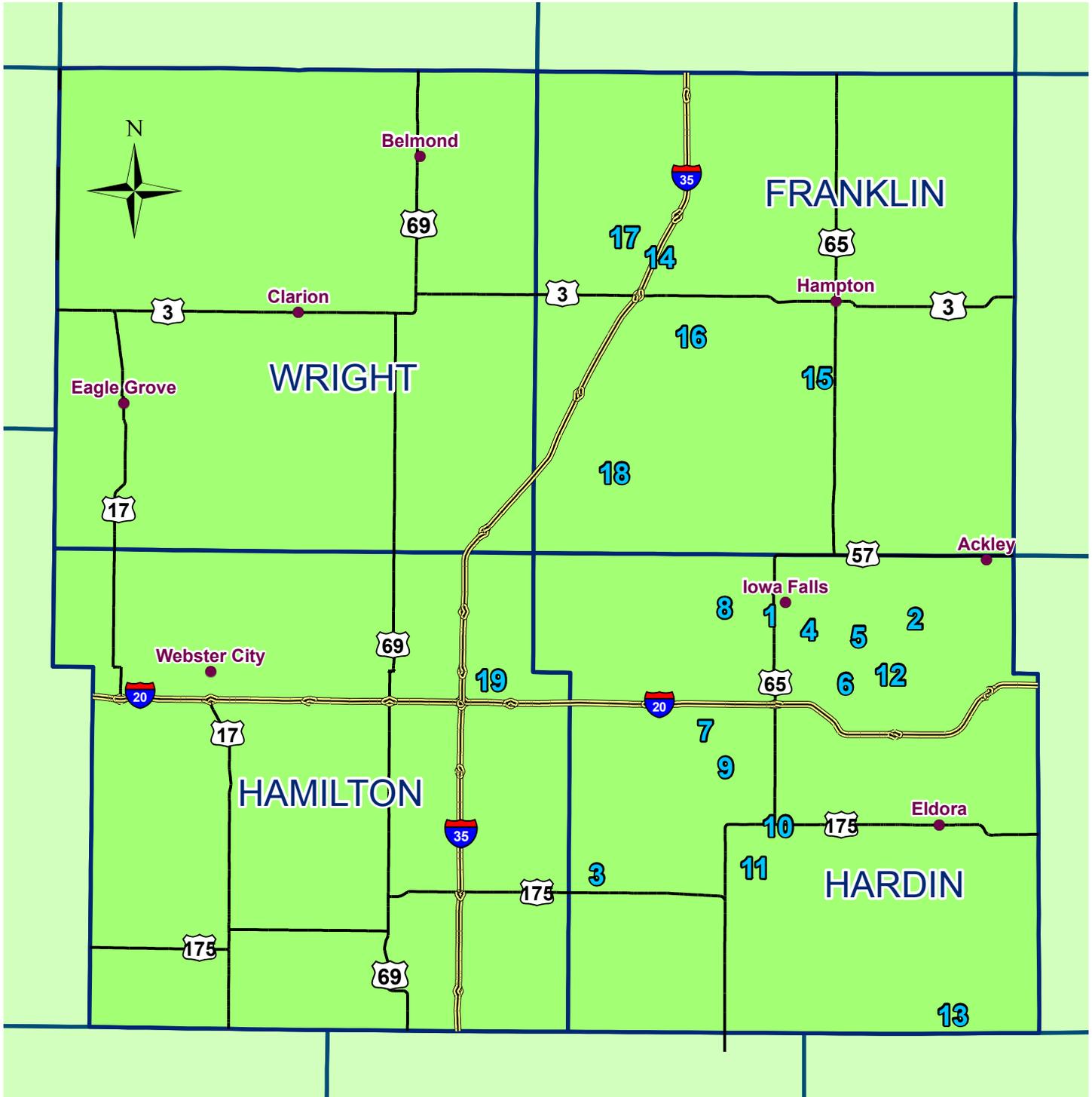
regulations may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

**M. Implementation Element**

A compilation of programs and specific actions necessary to implement any provision of the comprehensive plan, including changes to any applicable land development regulations, official maps, or subdivision ordinances.

The bill stipulates that local comprehensive plans developed using the guidelines listed above shall address prevention and mitigation of, response to, and recovery from catastrophic flooding. The bill also stipulates that cities and counties shall consider and may apply Smart Planning Principles when developing or amending a comprehensive plan or developing other local land development regulations.

# River Valley Foods of Central Iowa



0 2.5 5 10 15 20 Miles

This map is a cooperative educational project between:



Map Created: 03/01/2011  
Updated: 04/21/2011

Legend	
<span style="color: purple;">●</span>	Cities
<span style="color: blue; font-size: 2em;">1</span>	Home Grown Producers
	Major Highways
	Main Highways
	County

# 2011 River Valley Foods of Central Iowa Producer List

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## 1 Randy Husted

Camp David  
119 MAIN ST  
Iowa Falls, IA 50126  
641-648-3221

How to Purchase **Camp David Restraunt**

Organic: **No** Chemical: **No**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

Fall:

Winter:

Year Around **Restraunt that serves local  
prodcue**

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## 2 Ken & Sandi Butt

Circle B Angus  
13243 S AVE  
Ackley, IA 50126  
641-847-2070

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring: **1/4, half, full sides of beef**

Summer: **1/4, half, full sides of beef**

Fall: **1/4, half, full sides of beef**

Winter:

Year Around

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## 3 Denise Bachelder

Land of Oz  
13435 260TH ST  
Radcliffe, IA 50230  
515-899-2813

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring: **Maple Syrup, produce, custom chicken  
raising**

Summer: **Garden produce, cherries**

Fall: **Pears, apples**

Winter: **Beef and Game Birds**

Year Around **Hand spun yarn from local sheep,  
recycled art windows, maples  
syrup, game birds, beef**

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## 4 Terry and Ellen Visser

Natures Corner  
13721 MM AVE  
Iowa Falls, IA 50126  
641-648-9568

How to Purchase **At Home/Business  
Location**

Organic: **N/A** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

Fall:

Winter:

Year Around **Grain Mills, Bosch Kitchen  
Machines, Food Dehydrators,  
Needak Rebounders, Chinese  
Herbal Foods, Good Food Buying  
Club**

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## 5 Kurt and Kent Kelsey

14083 P AVE  
Iowa Falls, IA 50126  
641-648-9324

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer: **Whole or 1/2 lambs delivered to  
locker**

Fall: **Whole or 1/2 lambs delivered to locker**

Winter:

Year Around **State Inspected lamb - frozen  
legs, chops, shanks, ground  
patties**

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**6 Kate Hackbarth**

Prairie Hollow CSA  
16420 OO AVE  
Iowa Falls, IA 50126  
641-640-6821  
www.prairiehollowcsa.com

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring: **Broilers**

Summer: **Garden Produce**

Fall: **Turkey, Garden Produce**

Winter:

Year Around **Broiler Chicken, Freezer Pork,  
Popcorn, Colored Eggs**

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**7 Liz Gilbert**

18799 I AVE  
Iowa Falls, IA 50126  
515-855-4385

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **No**

Snap: **No** FMNP-WIC: **No**

Spring: **Spices**

Summer: **Rhubarb and asparagus**

Fall:

Winter:

Year Around

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**8 Dwight Carlson**

Dwight and Son Honey  
19415 CO HWY D15  
Alden, IA 50006  
641-648-9510

How to Purchase **HyVee Iowa Falls, Apple  
Ridge Orchard, Home**

Organic: **No** Chemical: **No**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

Fall:

Winter:

Year Around **Liquid Honey, Cream Honey,  
Comb Honey, Bee Wax**

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**9 John and Bev Gilbert**

Gibraltar Farms Ltd  
20586 J AVE  
Iowa Falls, IA 50126  
515-855-4260

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **Antibioti**

Snap: **No** FMNP-WIC: **No**

Spring: **Late Spring - Half or Whole 280 pound  
pigs (Humanely Raised, pasture  
farrowed, antibiotic free**

Summer:

Fall: **November - January - Half or Whole 280  
pound pigs (Humanely Raised, pasture  
farrowed, antibiotic free**

Winter:

Year Around

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**10 Jim Blair**

Prairies Edge  
22656 ST HWY 175  
Hubbard, IA 50122  
641-864-3257

How to Purchase **Hampton, Eldora, Iowa  
Falls Market, and a retail  
outlet at 23224 Hwy 65  
Hubbard**

Organic: **No** Chemical: **Some**

Snap: **Yes** FMNP-WIC: **Yes**

Spring: **Bedding Plants, Items for Garden and  
Lawn, Perennials, early produce**

Summer: **Summer produce**

Fall: **Pumpkins, squash, apples, summer  
produce**

Winter:

Year Around

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**11 Mark and Loralyn Tintjer**

25711 L AVE  
Hubbard, IA 50122  
641-864-3320

How to Purchase **Home Town Foods in  
Hubbard and Home**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

Fall: **Comb Honey**

Winter:

Year Around **Extract Honey**

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**12 Dr. Kent and Carolyn Groninga**

Eagle City Winery  
28536 160TH ST  
Iowa Falls, IA 50126  
641-648-3669

How to Purchase **Eagle City Winery,  
Discount Liquor, Copper  
Cupboard, Camp David,  
Porters of Main**

Organic: **No** Chemical: **No**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

Fall:

Winter:

Year Around **Wine, Wine Accessories, and  
various gift items**

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**13 David Allen and Pamela J. Fink**

Dave and Pam's Farm  
31675 330TH ST  
Union, IA 50258  
641-486-2432

How to Purchase **Union, Eldora, Iowa  
Falls Farmers Markets,  
and home**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **Yes**

Spring: **Rhubarb, Asparagus, Green Onions**

Summer: **Red Raspberries, Black Raspberries,  
Blackberries, gooseberries, Green  
Beans, Tomatoes**

Fall: **Red Raspberries**

Winter:

Year Around **Breads, Cinnamon Rolls, Monkey  
Bread**

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**14 Deanna Fahrman**

732 170TH ST  
Latimer, IA 50452  
641-579-6083

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **No**

Snap: **No** FMNP-WIC: **No**

Spring: **Bread, buns, nut bread, cookies,  
cinnamon rolls, caramel pecan rolls**

Summer: **Bread, buns, nut bread, cookies,  
cinnamon rolls, caramel pecan rolls,  
vegetables,**

Fall: **Bread, buns, nut bread, cookies,  
cinnamon rolls, caramel pecan rolls,  
vegetables,**

Winter: **Baked item if ordered**

Year Around **Bread, buns, nut bread, cookies,  
cinnamon rolls, caramel pecan  
rolls**

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**15 Karen Koenig**

Koenig's Acers  
1510 110TH ST  
Hampton, IA 50441  
641-456-4903

How to Purchase **Iowa Falls, Hampton  
Farmers Markets, and at  
Home**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **Yes**

Spring: **Greens, rhubarb, radishes, asparagus,  
peas, eggs, honey, jams and jellies**

Summer: **Greens, rhubarb, radishes, corn,  
tomatoes, cucumbers, beans,  
squash, potatoes, onions, peas,  
eggs, honey, jams, and jellies**

Fall: **Squash, potatoes, sweet potatoes,  
beans, tomatoes, eggs honey, lams and  
jellies**

Winter: **Honey, eggs, jams, jellies, pickles,  
salsa**

Year Around **Eggs, honey, jams, jellies,  
pickles, salsa**

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**16 Dennis and Cathy Carlson**

Carlson Tree Farm & Cathy's County  
Cookin'  
867 130TH ST  
Hampton, IA 50441  
641-866-6946

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **No**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

Fall:

Winter: **Christmas Trees and Wreaths**

Year Around

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**17 Del Hamilton**

606 180TH ST  
Latimer, IA 50452  
641-579-6246

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

Fall:

Winter:

Year Around **Beef, Pork, Chicken and Lamb**

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**18 Jeff and Julie Forgy**

CSA  
523 EAGLE AVE  
Dows, IA 50071  
515-852-4224

How to Purchase **Contact Seller Personally**

Organic: **No** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer: **Garden Produce**

Fall: **Garden Produce**

Winter:

Year Around

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**19 Anne Sherve-Ose**

2230 WILSON AVE  
Williams, IA 50271  
515-854-2423

How to Purchase **Contact Seller Personally**

Organic: **Yes** Chemical: **Yes**

Snap: **No** FMNP-WIC: **No**

Spring:

Summer:

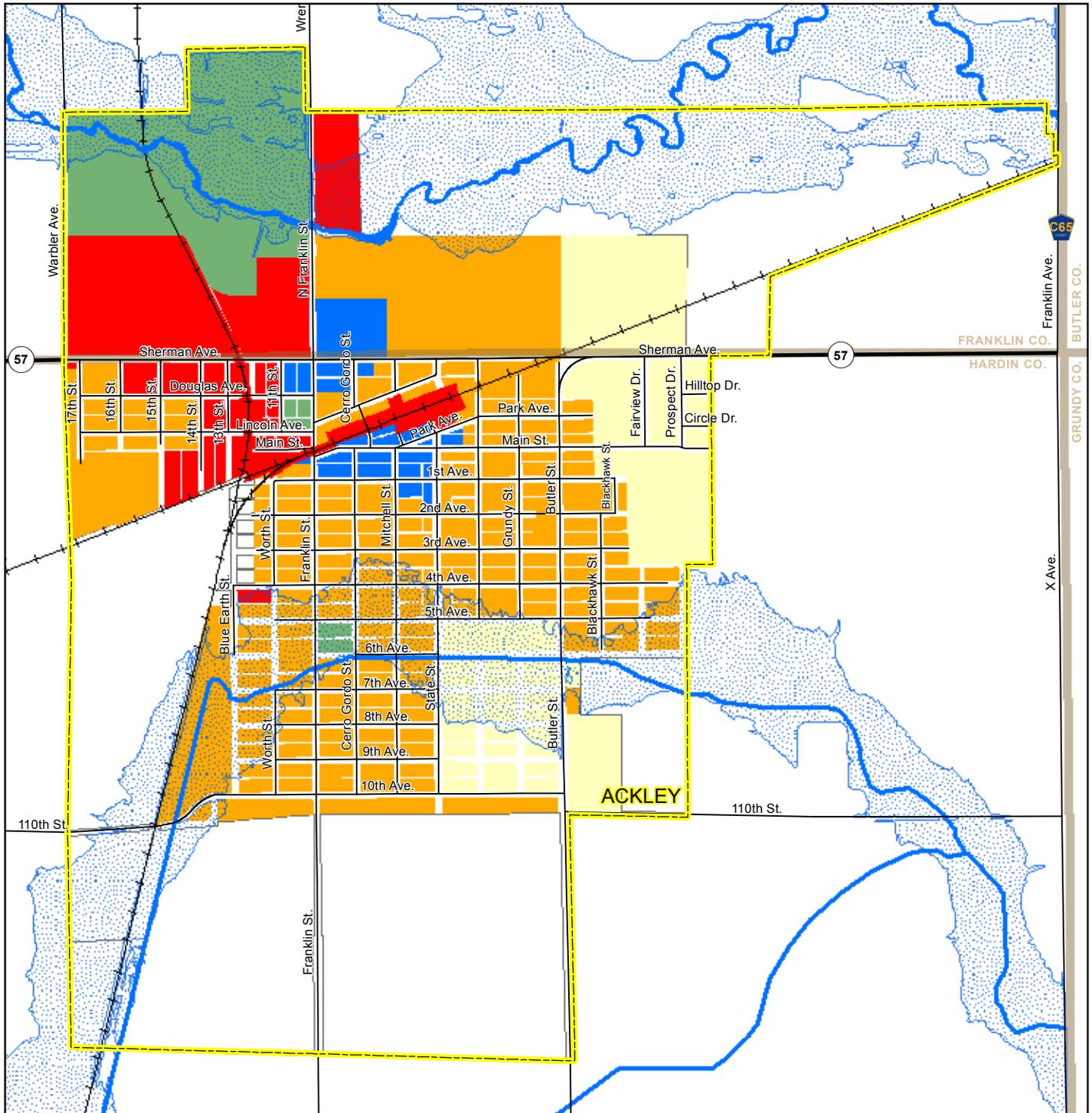
Fall: **Apples and Gourds**

Winter:

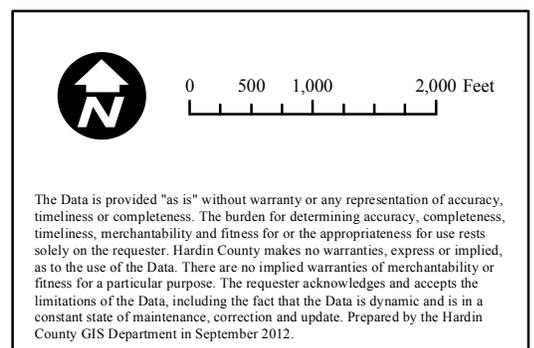
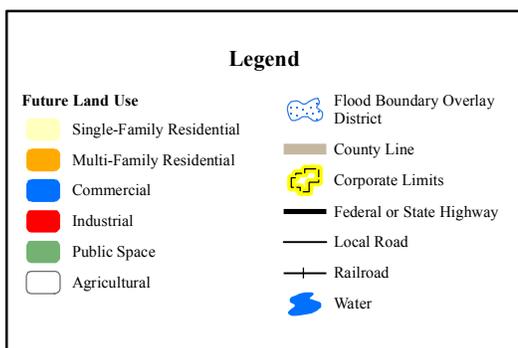
Year Around **Eggs**

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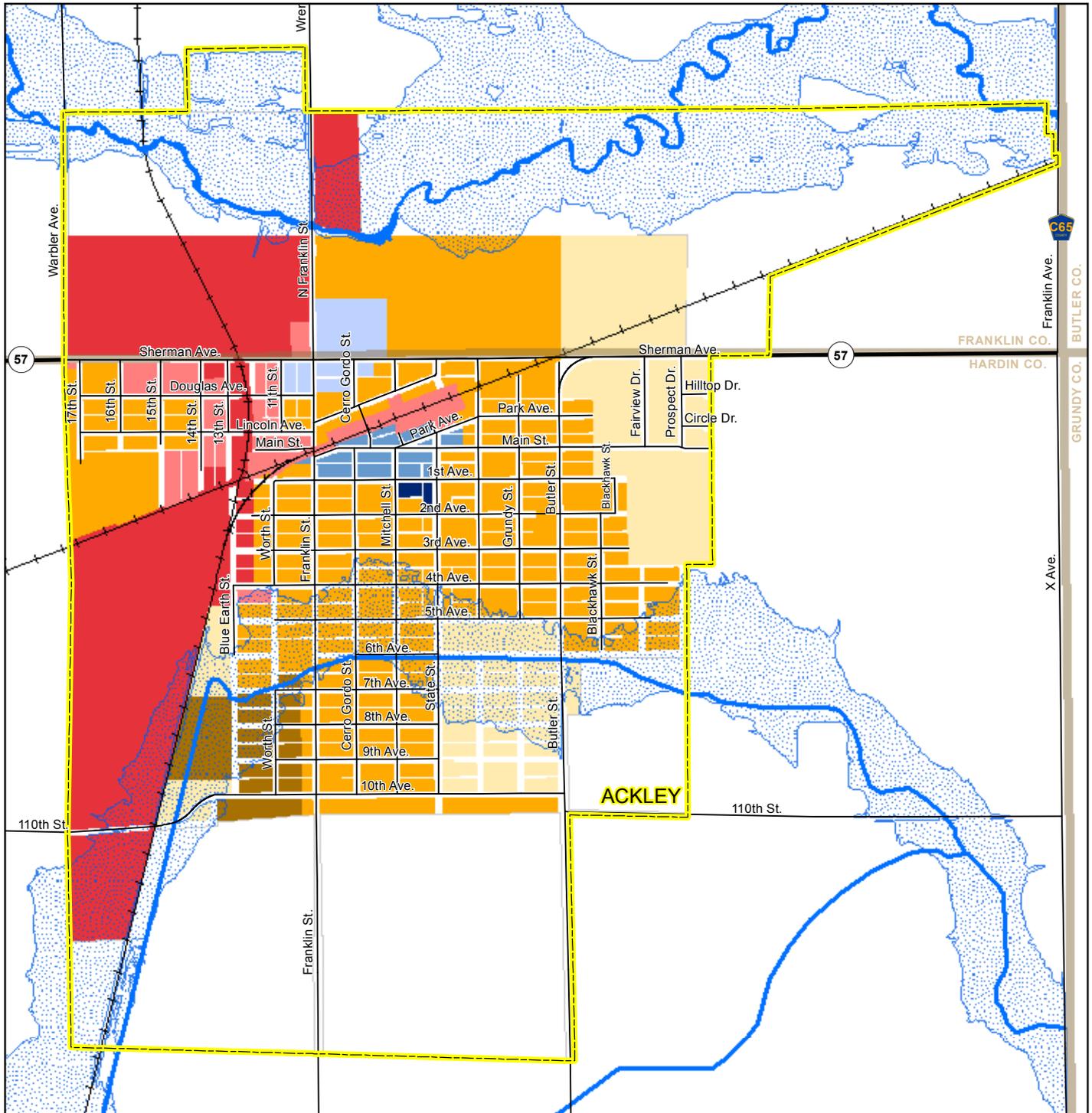
# MAP 1: FUTURE LAND USE CITY OF ACKLEY



PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.



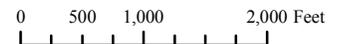
# MAP 2: ZONING DISTRICTS CITY OF ACKLEY



PLEASE NOTE: This map is for general reference only. The information shown here is based on the City of Ackley Official Zoning Map created in February 23, 2001. Please refer to the actual City of Ackley Zoning Ordinance for detailed zoning information.

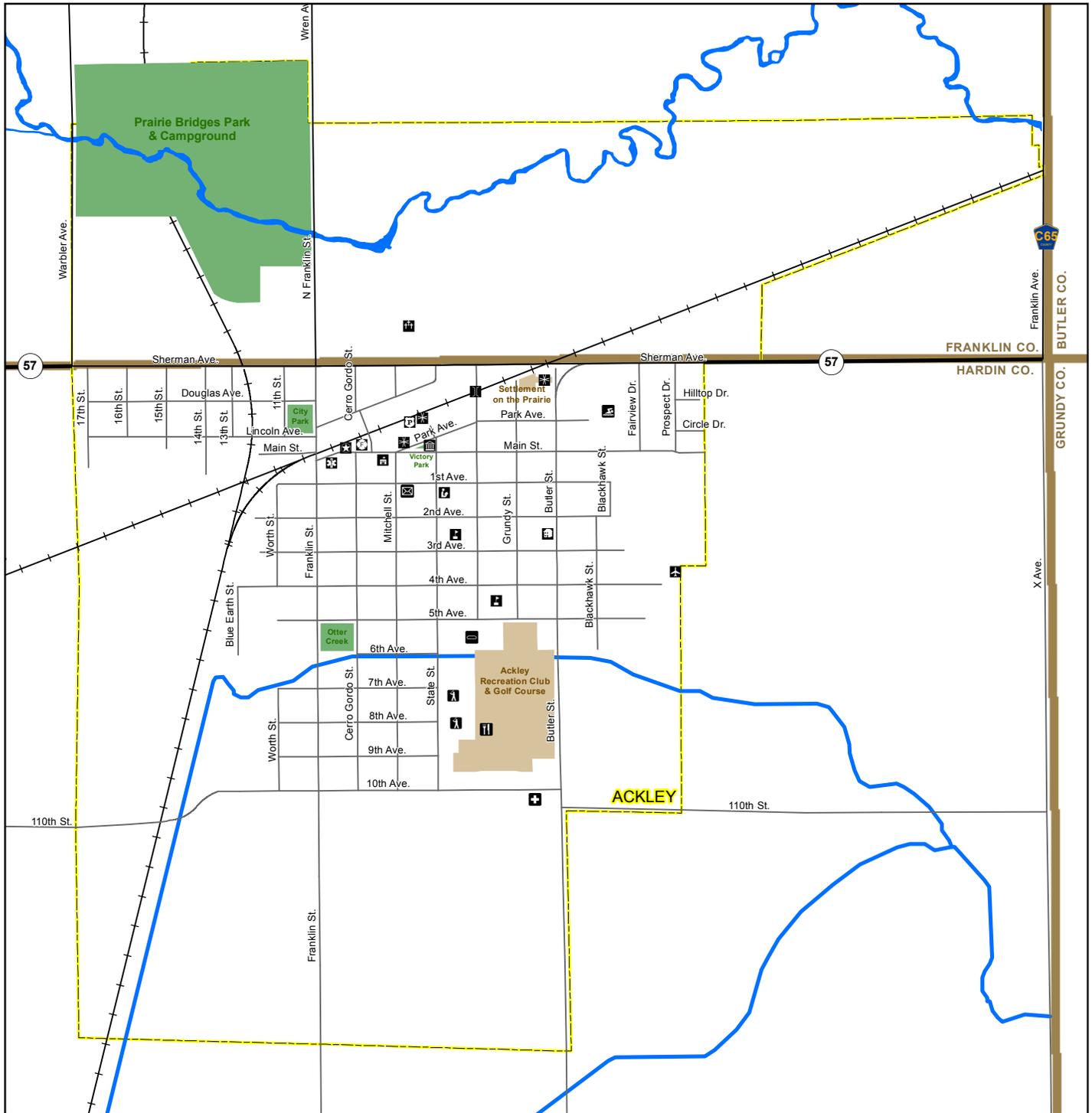
**Legend**

R-1 Single Family Residential	Flood Boundary Overlay District
R-2 Moderate Density Residential	County Line
R-3 Mobile Home Park Residential	Corporate Limits
C-1 Commercial	Federal or State Highway
C-2 Central Business Commercial	Local Road
C-3 Light Commercial	Railroad
M-1 Light Industrial	Water
M-2 General Industrial	
A Agricultural	



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# MAP 3: STREET MAP CITY OF ACKLEY



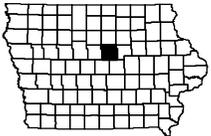
PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.

Legend			
	Ackley Civic Center		Fire Station
	Ackley Recreation Club/Golf Course		Football Field
	Airport		Golf Course
	Ambulatory Services		Historical Building
	Baseball Field		Medical
	City Hall/Heritage Center		Municipal Pool
	Police Station		Post Office
	Fire Station		Presbyterian Village
	Football Field		Public Library
	Golf Course		School
	Historical Building		Veteran's Memorial
	Medical		Wooden Bridge
	Municipal Pool		Cemetery
	Police Station		Corporate Limits
			Federal or State Highway
			Local Road
			County Line
			Park
			Railroad
			Water



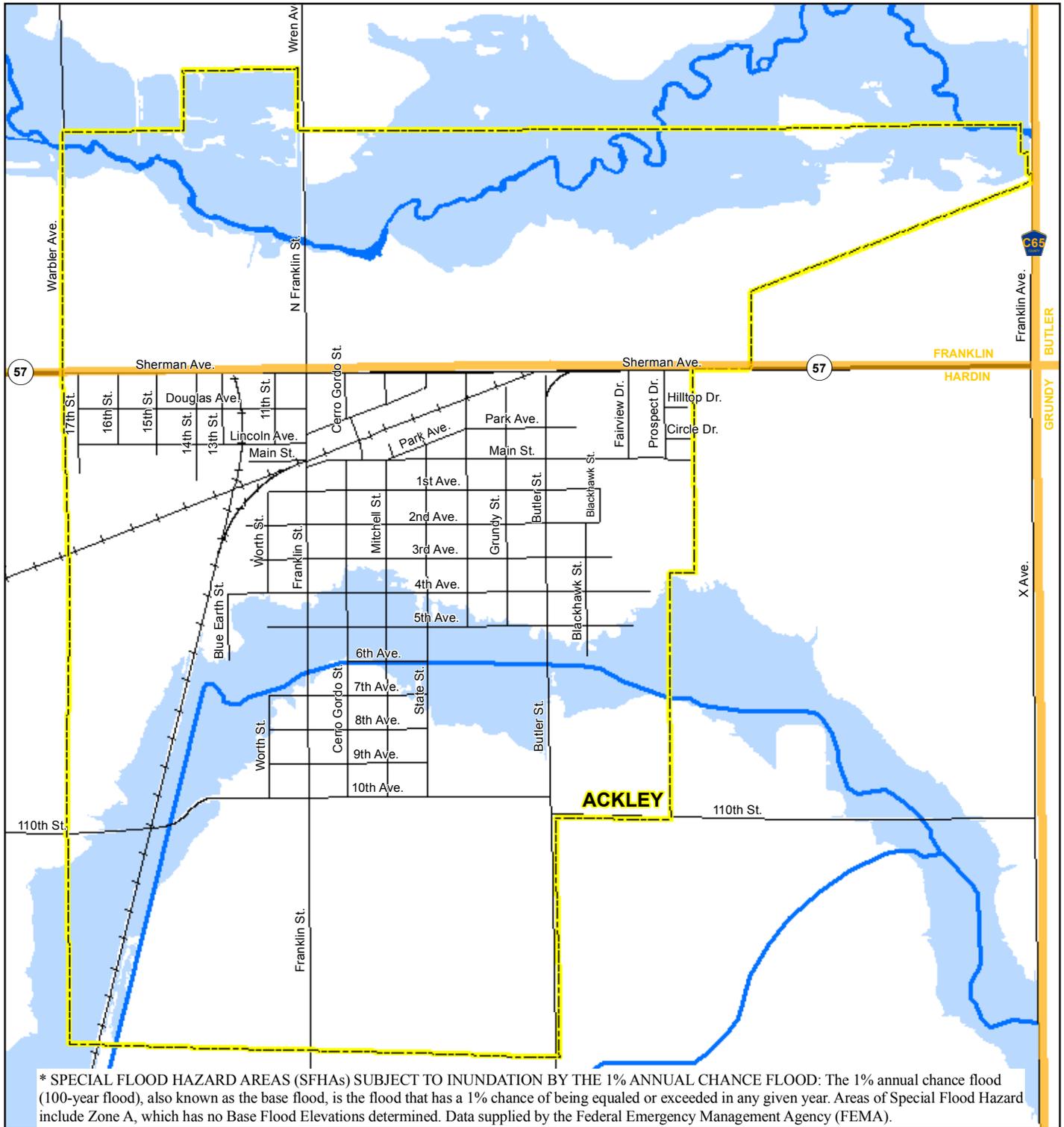
0 500 1,000 Feet

Hardin County, Iowa



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# MAP 4: FLOOD HAZARD BOUNDARY CITY OF ACKLEY



PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.

**Legend**

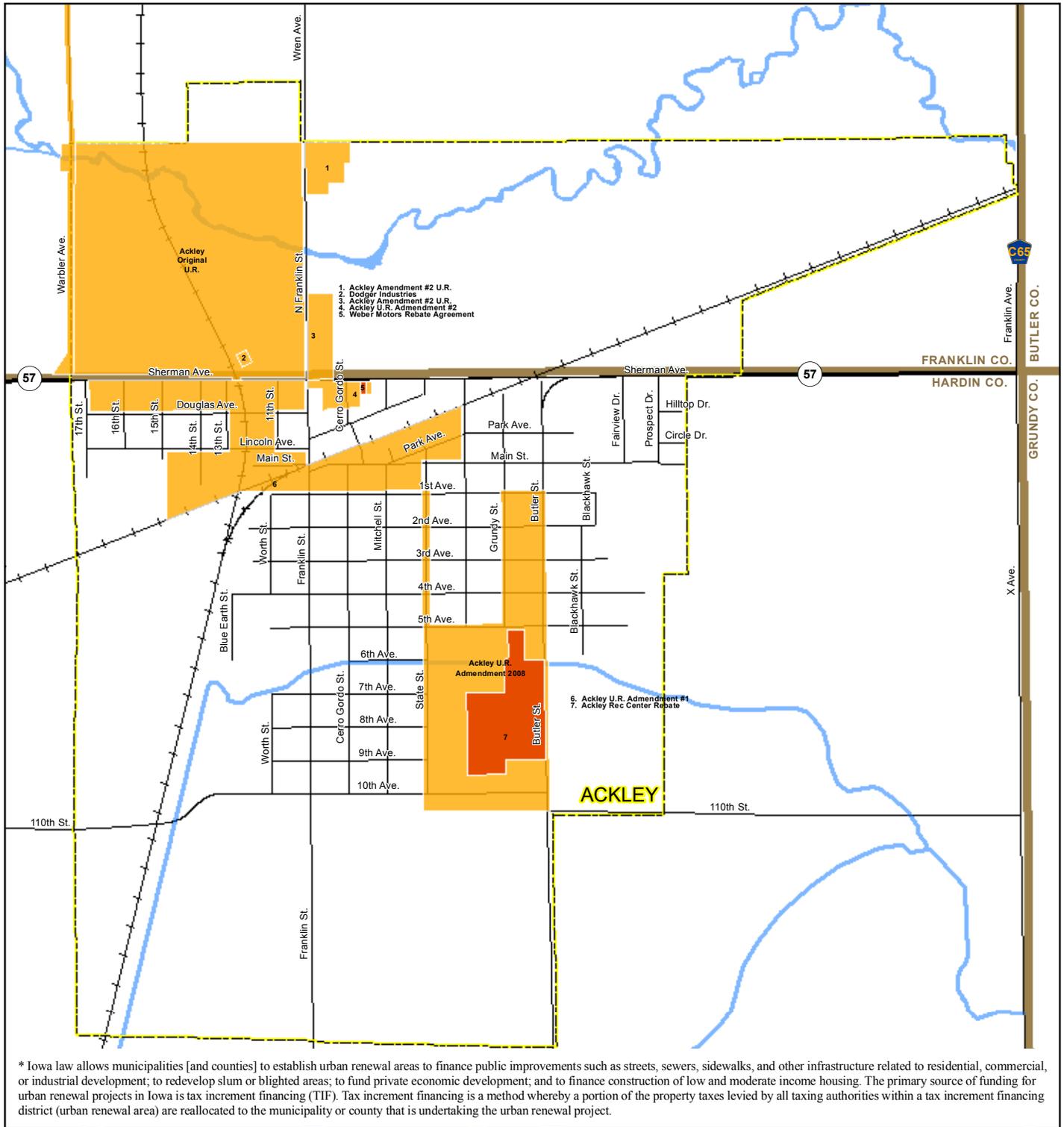
Special Flood Hazard Area: Zone A*	Federal or State Highway
County Line	Local Road
Corporate Limits	Railroad
	Water



0 500 1,000 2,000 Feet

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# MAP 5: TIF & URBAN RENEWAL DISTRICTS CITY OF ACKLEY



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**Legend**

 TIF (Tax Increment Financing) Districts *	 Federal or State Highway
 U.R. (Urban Renewal) District *	 Local Road
 County Line	 Railroad
 Corporate Limits	 Water

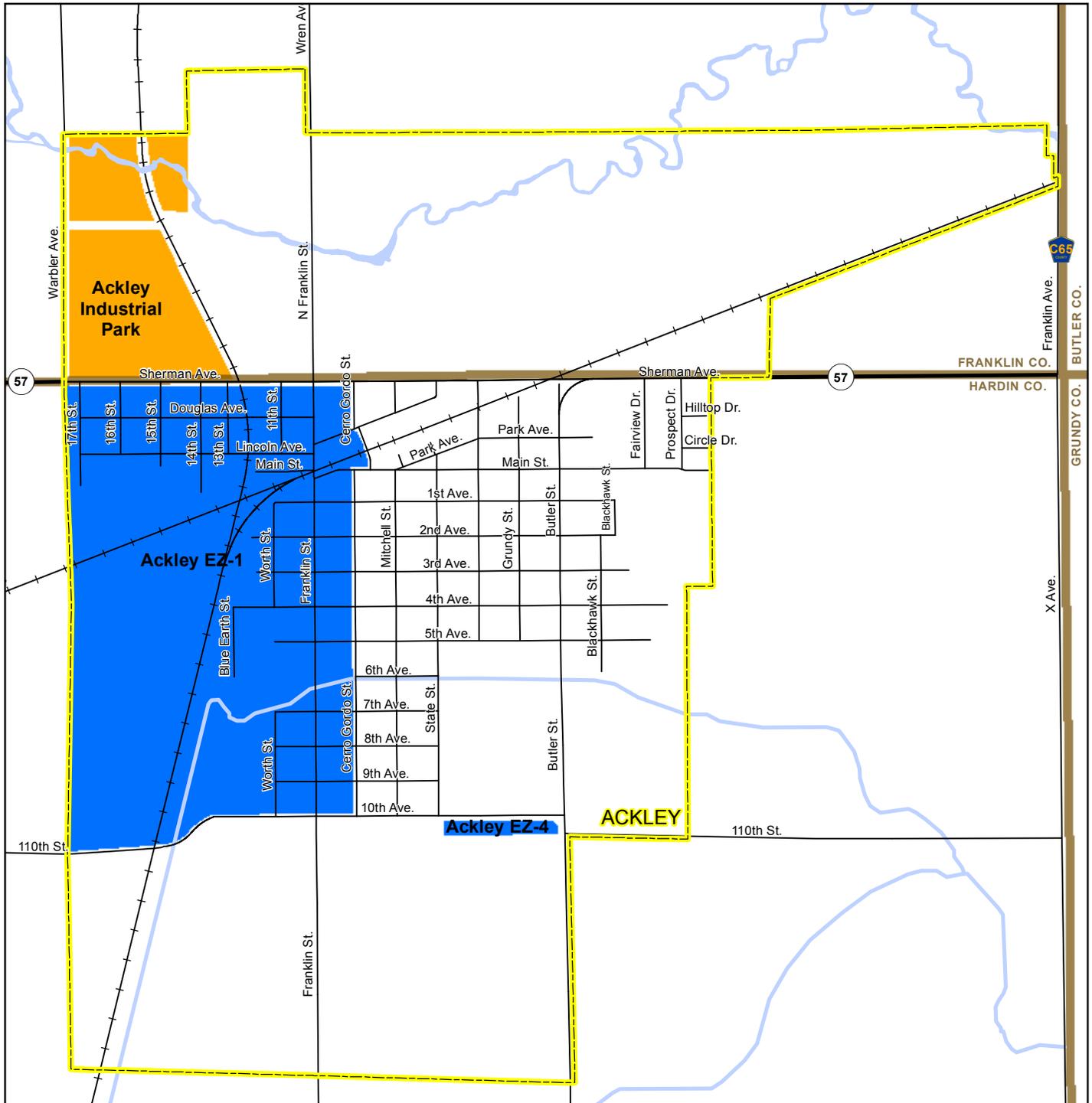




0 500 1,000 2,000 Feet

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# MAP 6: ENTERPRISE ZONES CITY OF ACKLEY



\* Enterprise Zones are designed to stimulate development by targeting economically distressed areas in Iowa. The goal of the program is to revitalize these areas and make them competitive with other locations throughout the state. Businesses locating or expanding in an established Enterprise Zone may be eligible to receive certain local and state tax incentives.

PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.

**Legend**

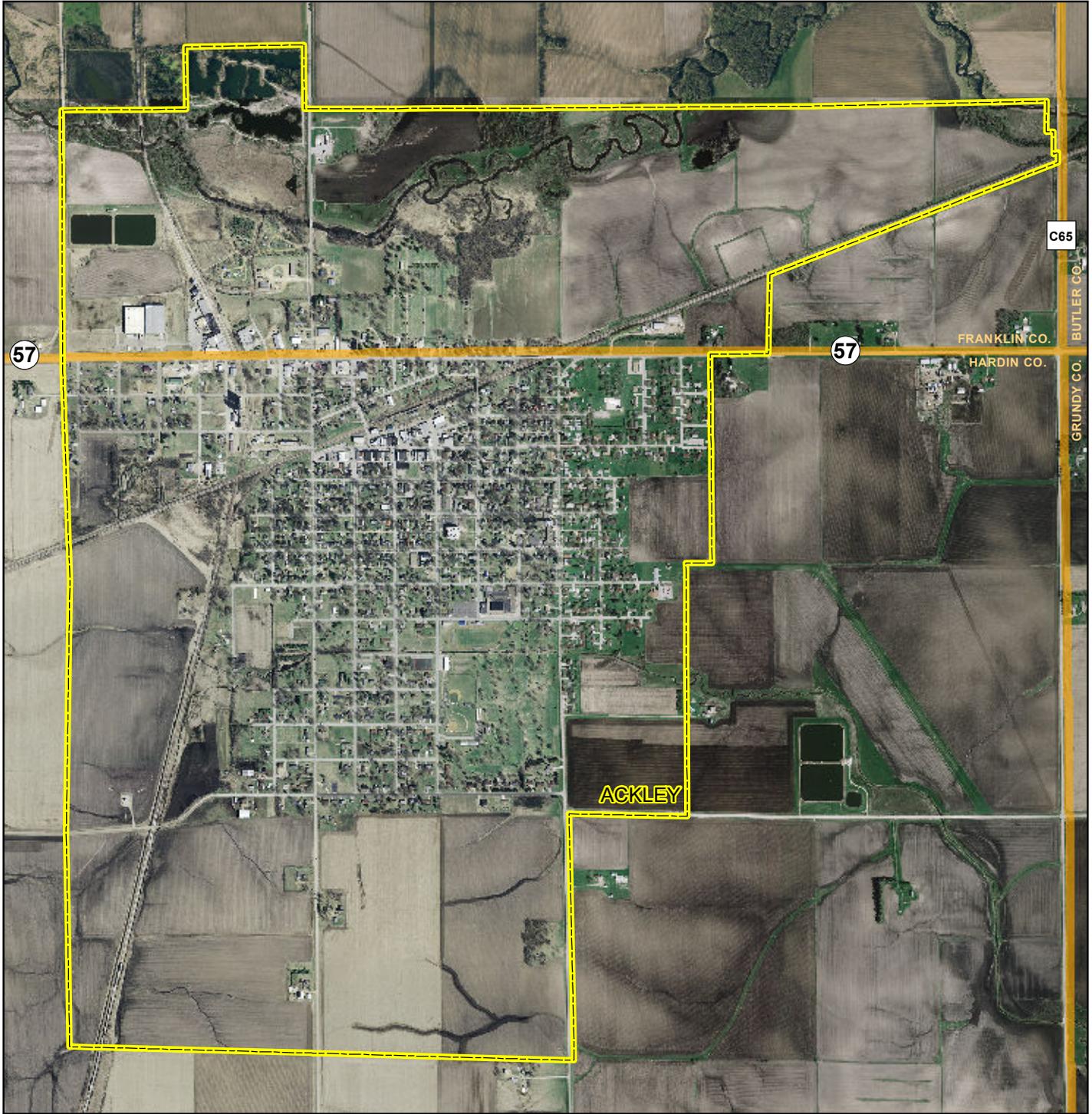
 Housing Enterprise Zone *	 Federal or State Highway
 Industrial Enterprise Zone *	 Local Road
 County Line	 Railroad
 Corporate Limits	 Water



 0 500 1,000 2,000 Feet

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# MAP 7: AERIAL PHOTOGRAPHY CITY OF ACKLEY



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**Legend**

-  County Line
-  Corporate Limits

Aerial photography was flown by Hardin County in May 2008.



 0 500 1,000 2,000 Feet

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