

MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

Iowa Falls, Iowa

Plan Prepared by:

Marty Wymore, AICP – Executive Director
Donna Sampson -- Community & Transportation Planner
Alyson Lutz -- Community & Transportation Planner
903 E. Main Street
Marshalltown, Iowa 50158
641-752-0717



Maps Prepared by:

Micah Cutler, Hardin County GIS
Alyson Lutz, Region 6 Planning Commission

October 15, 2012

STEERING COMMITTEE

Hardin County Development Alliance:

Jim Johnson, County Supervisor

Lance Granzow, County Supervisor

Brian Lauterbach, County Supervisor

Mike Nuss, Ackley Economic Development

Deb Crosser, Eldora Economic Development

Cindy Litwiller, Iowa Falls Area Development Corporation

PLANNING COMMITTEE

<i>Committee Member</i>	<i>Representing</i>
Deb Crosser, Executive Director	Eldora Economic Development
Chris Cummings	Business Interests
Pastor Dave Splett	Social/Faith Interests
Jim Johnson, Supervisor	Hardin County
Lance Granzow, Supervisor	Hardin County
Brian Lauterbach, Supervisor	Hardin County
Jolene Rush	Elderly Interests
Darwin Miller, County Administrator	ISU Extension, Agriculture Interests
Mike Nuss, City Manager	City of Ackley
Gus Barker	Ackley State Bank
Bob Weber, Superintendent	AGWSR School
Jody Anderson, City Manager	City of Iowa Falls
Dr. John Robbins, Superintendent	Alden/Iowa Falls Schools
Ian Rigg, City Manager	City of Eldora
Greg Pfantz (faculty)	Eldora/NP Schools
Becky Cook (student)	Eldora/NP Schools
Alyx Staples (student)	Eldora/NP Schools
Cindy Litwiller, Executive Director	Iowa Falls Area Dev. Corp.
Micah Cutler	Hardin County GIS
Daryl Albertson, County Engineer	Hardin County
Diana Thies, Executive Director	Iowa Falls Main Street

Table of Contents

<i>INTRODUCTION</i>	4
<i>DEMOGRAPHIC PROFILE</i>	7
<i>SMART PLANNING MATRIX</i>	12
Chapter 1: Public Participation	13
Chapter 2: Issues and Opportunities	19
Chapter 3: Land Use/Zoning.....	24
Chapter 4: Housing	29
Chapter 5: Government/Public Infrastructure and Utilities/Community Facilities	34
Chapter 6: Transportation	44
Chapter 7: Economic Development	51
Chapter 8: Agricultural & Natural Resources/Cultural Resources & Community Character	55
Chapter 9: Hazards.....	63
Chapter 10: Intergovernmental Collaboration	77
Chapter 11: Implementation	78

APPENDICES

1. *Iowa Smart Planning Principles*
2. *Thirteen Elements of a Smart Plan*
3. *River Valley Foods of Central Iowa map and producers list*

MAPS

1. *Future Land Use*
2. *Zoning Districts*
3. *Street Map*
4. *Flood Hazard Boundary*
5. *TIF & Urban Renewal Districts*
6. *Enterprise Zones*
7. *Aerial Photography*

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 Iowa Falls Comprehensive Plan

The goal of the Plan is to identify a vision for the future that is shared by citizens and leaders of Iowa Falls. 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 Iowa Falls 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 Iowa Falls 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 in Iowa Falls. 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>.

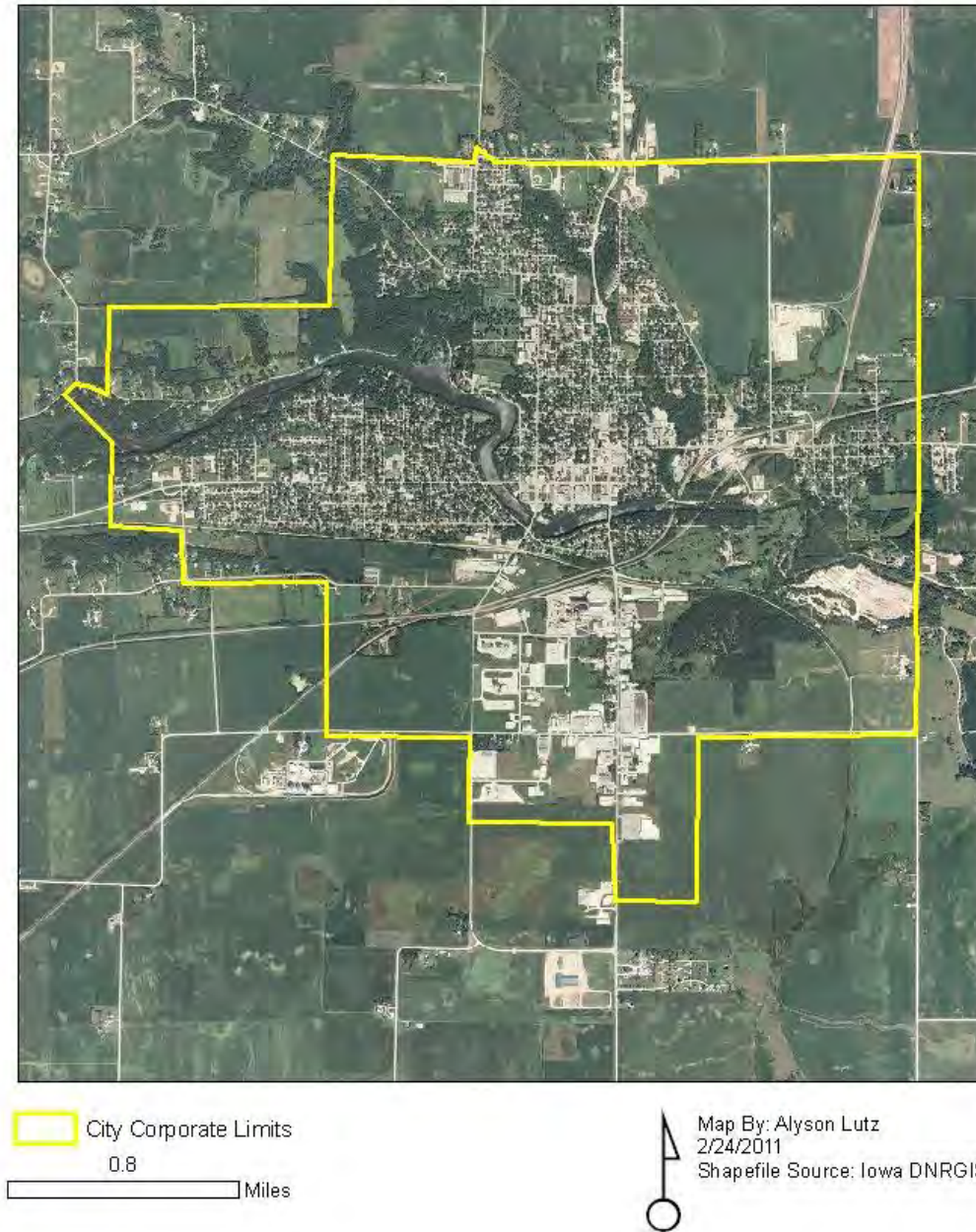
The Plan can be amended to reflect current trends or simply a change in philosophy regarding one or more of the policy statements. The City Council and staff will meet at least annually to review and revise the Comprehensive Plan, with a complete Plan update prepared every five years.

DEMOGRAPHIC PROFILE

IOWA FALLS, IOWA

The City of Iowa Falls is located in the north central portion of the county. U.S. Highway 65 runs north-south through the city, and U.S. Highway 20 is 5 miles south of town. (*See Chapter 6: Transportation.*)

Iowa Falls, Iowa



Utilities and Services

Iowa Falls is the largest city in Hardin County. All services, including two grocery stores, are available to residents. Only water utilities are maintained by the City while all other utilities are through private companies. Safety services are provided by the City and Hardin County.

Iowa Falls Utilities and Services

Service	Provider
Electricity	Alliant, Midland Power Cooperative
Gas	Alliant
Water	City of Iowa Falls
Wastewater	City of Iowa Falls
Phone Services	Qwest, CenturyLink
Cable/Internet Provider	Mediacom, CenturyLink
Emergency Medical Service	AMR Ambulance
Law Enforcement	City of Iowa Falls
Fire Protection	City of Iowa Falls
Warning System	Warning siren set off by Police
HazMat Assistance	Northeast Iowa Response Group – Waterloo
Fuel Station	3 Casey's, HandiStop/Rock C
Grocery/Convenience	Fareway, HyVee
Solid Waste Removal	City of Iowa Falls
Landfill	Rural Iowa Waste
Library	City of Iowa Falls
Recycling	Hardin County Solid Waste
Public Transit	Peoplerides
Medical Clinic	McFarland, Iowa Falls Clinic
Hospital	Ellsworth Community Hospital
Airport	General Service Airport, Iowa Falls

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.

History

"Iowa Falls is located in Hardin County, Iowa, along the Iowa River. The parks and cliffs along the river have given Iowa Falls the nickname, 'The Scenic City.'" (www.iowafallsdevelopment.com).

A landmark in the city is its movie theater. Built as the Metropolitan Opera House in 1899, it presented plays, operas, and vaudeville in the town during the first half of the twentieth century, and today is listed on the National Register of Historic Places.”

Climate

Iowa Falls 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.

Iowa Falls 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 Iowa Falls in 2010 was 5,193, for a numeric change of plus 45, which is a rare increase in population in the county from the time of the 2000 Census. Iowa Falls, New Providence, and Owasa were the only three cities in Hardin County that experienced a growth in population, while most of the cities and the county as a whole followed earlier projections of population loss for Hardin County.

The three largest cities in Hardin County are Iowa Falls, Eldora, and Ackley. The chart below shows the difference in population change for Iowa Falls compared with Hardin County, the State of Iowa, and the cities of Ackley and Eldora.

Population Trend 2000 to 2010

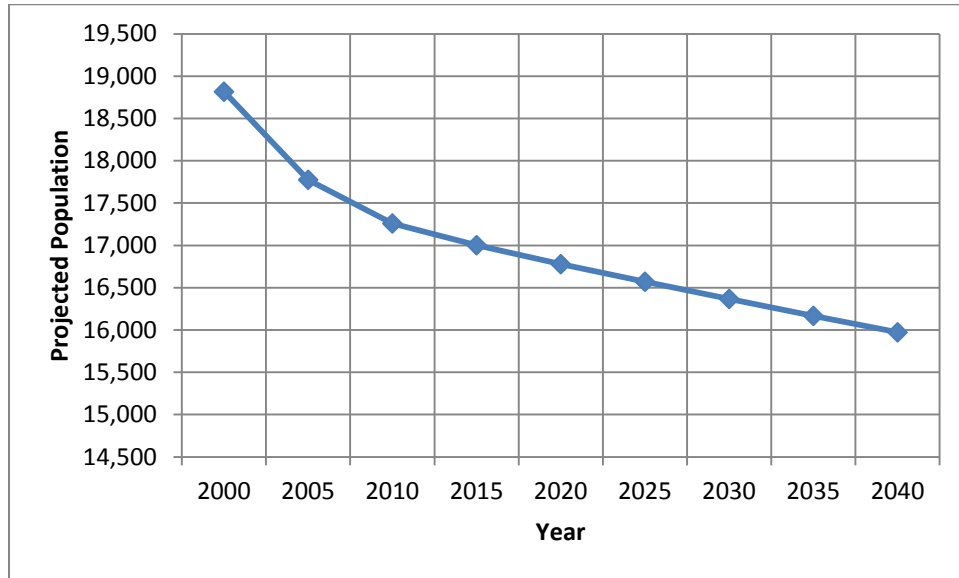
Area	2000	2010	Numeric change	Percent change
State of Iowa	2,926,324	3,046,335	+120,011	+4.1%
Hardin County	18,812	17,534	-1,278	-6.8%
Ackley	1,809	1,589	-220	-12.2%
Eldora	3,035	2,732	-303	-10.0%
Iowa Falls	5,193	5,238	+45	+9%

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

Population Projections

Population projections for the individual cities are not available, but the chart below shows 40 year projections for Hardin County.

Hardin County Population Projection 2000-2040



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

Age

The median age in Iowa Falls in 2000 was 41.2 years, and in 2010 it was 40.9 years. However, the median age of men in 2010 was 35.4 years and the median age of women was a much higher 46 years. In 2010, the numbers of men and women in the 60-64 age group were almost even, 133 to 136 respectively, but by the age of 85 and over, women outnumbered men by over 45%.

Poverty

In Hardin County, 11.4% of its population lives in poverty (State Data Center of Iowa, February 24, 2012). Hardin County has only a slightly lower poverty rate than the State of Iowa. While data for individual cities is not available, the Iowa Falls 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. Iowa Falls is in a predominantly rural area and has relatively low violent crime. According to CityRating.com (April 19, 2012), actual data for 2009 crime indicated 130 total incidents of crime: 123 property crimes and 4

violent crimes. The 2009 violent crime rate was lower than for the state of Iowa by 71%, but the property crime rate was higher than the state of Iowa's property crime rate by 7.85%. The Crime Rate Report further states that Iowa Falls shows an overall downward trend in crime based on data from 4 years. The trend shows violent crime increasing and property crime decreasing. Thus, the crime rate for Iowa Falls in 2012 is projected to be lower in 2012 than it was in 2009.

Education Attainment

Based on American Community Survey five-year estimates, in the 2006-2010 time period, 89.9% of Iowa Falls men 25 years of age and older had attained a high school education or higher, and 92.6% of Iowa Falls women 25 years of age and older had attained a high school education or higher (iowadatacenter.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 U.S. 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

The 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 two 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 Iowa Falls 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 – Iowa Falls, 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
Collaboration	13-18	23	27			50	53-54					77	78-79
Efficiency, Transparency, Consistency		23				50	54						78-79
Clean, Renewable & Efficient Energy		20					54						
Occupational Diversity		19-20					54						
Revitalization		22	24-28				54			62			78-79
Housing Diversity		22	25-26	32-33			54						78-79
Community Character		21	25, 27-28	32-33		50	54	62		62			78-79
Natural Resources & Agricultural Protection		21, 23	27	32-33			54	62					
Sustainable Design				32-33	42	50	54						78-79
Transportation Diversity		21				50	54						

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 those 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) identify and 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 planning 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) 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 surveys were available for a three week period in October 2011. Distribution and response rates were as follows:

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:

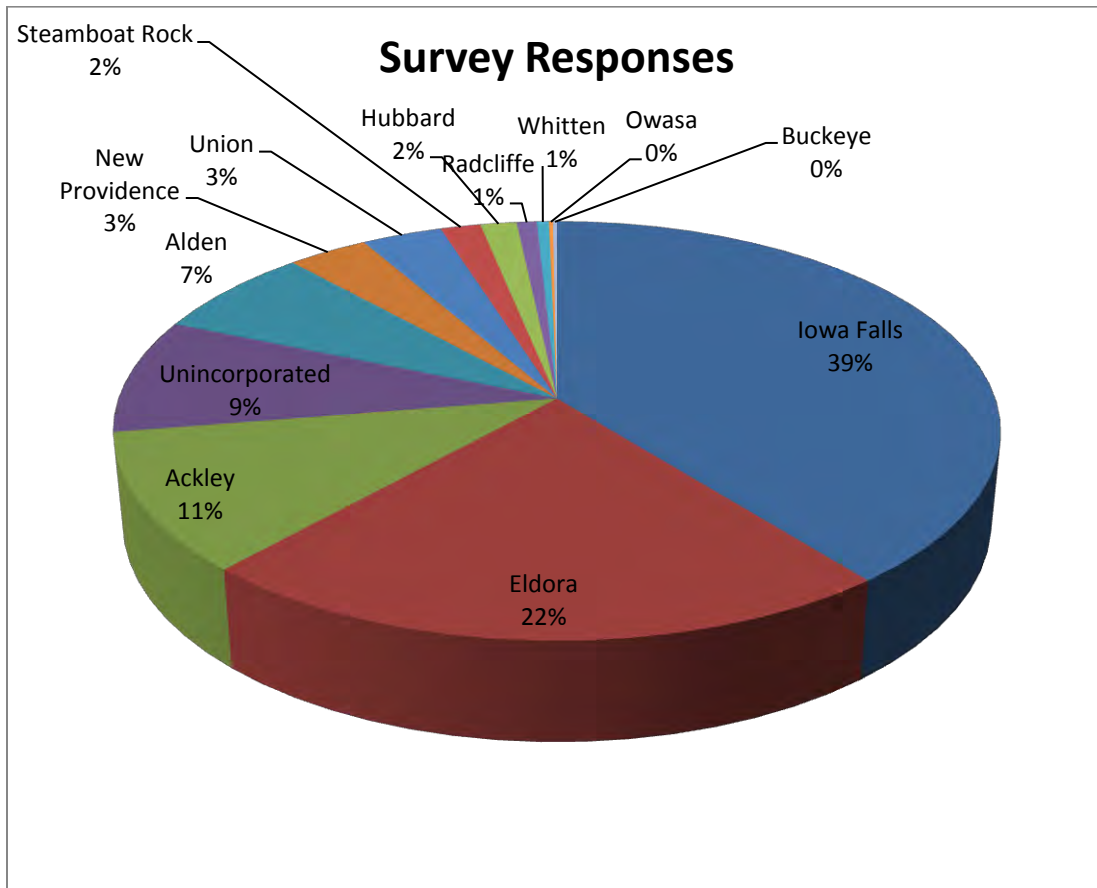
Eldora City Council
Eldora Rotary
Eldora Kiwanis
Senior Issues Group (Iowa Falls/Alden)
Ellsworth College Trustees
Alden Horizons Steering Committee
Life in Iowa Falls Experience Class
Ackley City Hall
Various locations throughout Ackley

Electronic copies Distribution:

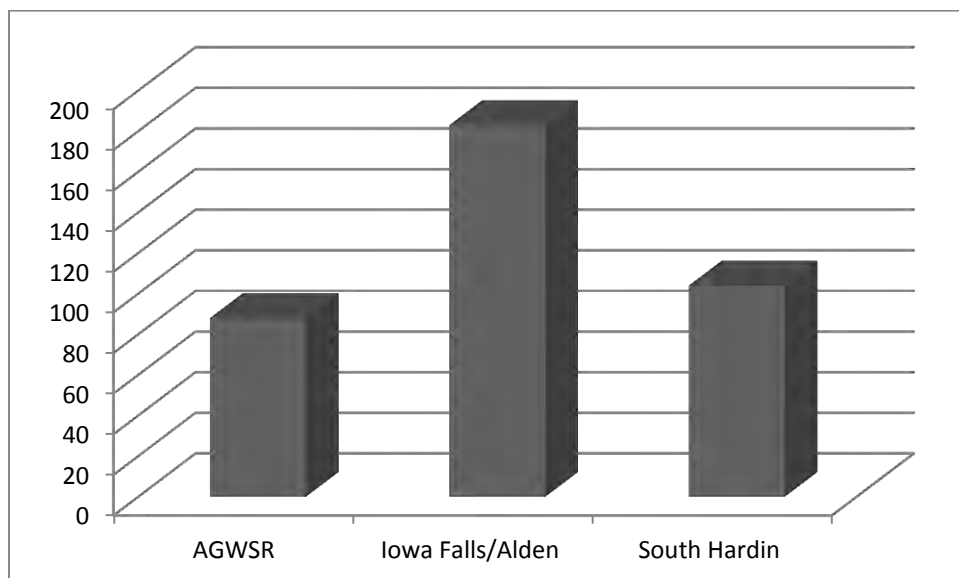
Iowa Falls Rotary Club Members
Hardin County Extension Council
Developing Dynamic Leaders graduates
Hardin County Community Leaders
Iowa River Greenbelt Resource Trust Board members
Iowa Falls, Eldora, New Providence, Union, & Whitten churches

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

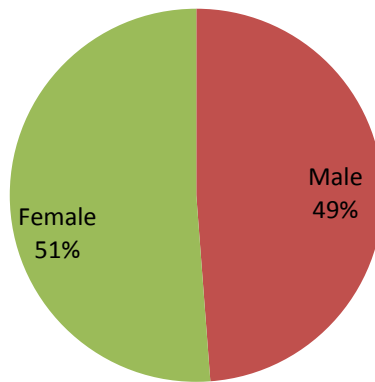
Of the 579 general population survey responses, 231 were received from residents of Iowa Falls.



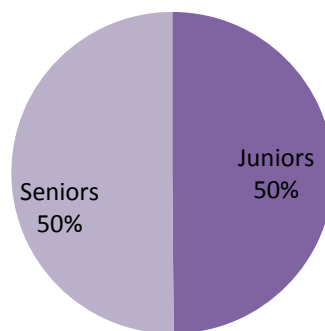
Youth Surveys: 375 youth surveys were all taken online.



Youth Respondents - Gender Split



Youth Respondents - Grade Percentages



Public Input Meetings

A public input meeting was held in Iowa Falls on March 22, 2012.



Iowa Falls Public Meeting, March 22, 2012

Other meetings were held in Eldora and Ackley on March 19 and March 28, respectively. Each community meeting was open to all Hardin County residents. 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, 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.

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.

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 Iowa Falls 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. The Iowa Falls planning sessions were held on June 4, 2012, and August 23, 2012. A more complete discussion can be found in Chapter 3 – Land Use/Zoning. County meetings were held on February 6, 2012, July 30, 2012, and August 27, 2012.

All meetings were held under the requirements of the Iowa open meetings law and were open to the public.



June 4, 2012 Land Use Meeting,
Iowa Falls

Chapter 2: Issues and Opportunities

Surveys

From the City of Iowa Falls 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 Iowa Falls residents checked the most often were:

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

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. While these issues were all the same, the last two were reversed when ranked as the top five.

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

- 1 – New Commercial development/job creation
- 2 – Availability of Medical Services (doctors, hospitals, pharmacy, etc.)
- 3 – Improving K-12 Schools
- 4 – Public Services
- 5 – Elimination of dilapidated structures, junk and blight

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 Iowa Falls 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 229 Iowa Falls residents who responded to this question, the majority (128 or 55.9%) rated their quality of life in Hardin County as medium, while 92 (40.2%) rated their quality of life in Hardin County as high, and only 9 (3.9%) 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 Iowa Falls on March 22, 2012, these issues, suggestions and concerns were discussed:

CITY:

- Commercial development/job creation:
 - Keep railroad infrastructure
 - Iowa Falls to Highway 20 development and business
 - Strip from Iowa Falls to new Hwy 20 south of town –where development should go in next 10-20 years
 - Recruit one clean industry
 - Find coalitions of financial institutions
 - Short term skills training for people without high school diplomas or any college
 - Like to see larger financial commitment to our economic development groups by supervisors; Ellsworth College – strong education training for jobs
 - Could the City annex land on Hwy 65 south to Hwy 20?
- Medical services:
 - New hospital has really addressed this in a BIG way; still need to find a purpose for the old hospital when it is vacated
 - Support programs that prevent disease/disability

- Schools:
 - County school system
 - Think about the “human” needs of children (vs. buildings)
 - Increase focused technical skills learning both at the high school and jr. college level;
 - In-town technical training – focus resources on students who intend to stay in the county
 - Program starting in 8th grade to earn scholarship for future community college education
 - More mentoring for kids in need
 - Extend after-school programs and restart before-school program Support services for families & children
 - Transportation
 - Mental health
 - Nutrition
 - Caseworkers – family assistance and helping parents work through issues
 - Volunteers – interactive with kids who may need more caring adults in their lives

- Public Services:
 - Create a community center with access for seniors to have meals & social connections, exercises
 - Begin an animal friendly animal control program for both City of Iowa Falls and Hardin County
 - More \$ support for trap, neuter and release programs for animal control
 - dog park so dogs can get exercise
 - Get rid of Iowa Falls dispatch – duplication and unnecessary with county dispatch offices (E911)

- Eliminate dilapidated structures, junk & blight:
 - Eliminate abandoned vehicles; housing renewal program – assist limited asset homeowners to improve their properties; sidewalk improvement in Iowa Falls
 - Work with DNR to reduce cost for asbestos testing, removal, land-filling, etc.; perhaps reduce landfill rates for demolition
 - Incentives for commercial and homeowners to tear down unsightly property
 - Public pressure? Changes in City ordinances
 - Iowa Falls had a good start last summer. Council needs to keep it up!
 - Offer relief from regulations that prevent owners from caring for properties

- Infrastructure, Transportation, Roads and Streets:
 - Maintain/improve infrastructure assets – highways, roads, airport, railways
 - Continue to increase availability of transportation services to medical appointments
 - Aged infrastructure a priority; downtown streetscape a priority
 - Continue to provide sidewalks, bike trails, as new roads are developed; complete streets policy in all of Hardin County

- Railroads a positive; continue Iowa Falls Street infrastructure improvements
- Housing:
 - Could use more apartments – more renting in future
 - Encourage low income housing management to update and maintain a safe environment
 - Continue to work closely with Habitat for Humanity to increase new builds
 - Include livability options in 20% of developments: no-step entry, wide doors, mixed land use
 - Way too much dilapidated rental property – possibly do some sort of tax break or long-term loan like in Ellis Avenue project to support people cleaning up properties
 - Protect & encourage good owners from excessive regulation-taxes
 - Need developments
 - Mixed land use to all new residential areas with access to essential goods and services
- Property Taxes:
 - Keep tax money in the county/community they come from
- Revitalize Downtown/Shopping:
 - Need to improve Main Street
 - Develop downtown with streets
 - We need a place to buy shoes
 - Make the downtown as people-friendly as possible: welcoming benches, pots of flowers, water bowls for pets
- Quality of Life:
 - Trails – local benefit but also tourist destination
 - Continue with current momentum in trail development
 - Link with Silos and Smokestacks
 - Council has to be more open to outside ideas; not just listening to people who grew up in Iowa Falls
 - In-service policy to work with aging population
 - Pave road and bike trails to Calkins
 - Support to increase home-delivered meals in the rural communities daily
 - Incorporate BLUE ZONE principles
 - Encourage and develop recreation
 - Youth sports complex – we need a youth-oriented baseball area

COUNTY-WIDE:

- Work together as county - Eliminate duplication of services
- Iowa Falls has separate 911 dispatch
- Most cities have their own volunteer fire departments with equipment duplicated throughout the county -- BUT volunteer fire departments are important as a cultural ID

- More money from county supervisors' budget to support economic development directors; establish an economic development endowment with Hardin County Community Endowment Fund
- Support to increase home-delivered meals in the rural communities daily
- Protect right-of-ways of railroads
- Trails bring economic impact
- County school system
- Merge county/city services
- Preservation of Agricultural Land and Natural Environment/Resources:
 - Instigate better county land conservation programs; begin a stronger water quality assurance program (streams, rivers, lakes)
 - Highlight century + farms
 - Preservation of shelterbelts, river silts or stream protection areas; stream quality issues; rural quality of life
- Encourage/support home-based services for elderly
- Has Hardin County looked at sharing public health with another county, such as Franklin County?
- Increase usage of Hardin Recreational areas – boating, fishing, camping, hunting, trails
- Assist our trails committees and get a bike trail from Calkins Campus to downtown Eldora
- Promotion of outdoors, Greenbelt, hunting, etc.
- Maintain tree assets – many threats to canopy; maintain green space assets – not necessary improved or developed available for future use; water quality – drinking, river, streams, wastewater, grey water, ag wastes.

Clearly economic and quality of life issues are of the greatest concern to Iowa Falls 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 Iowa Falls 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 of Iowa Falls maintains and enforces a code of ordinances. The city code includes 101 chapters, one of which is the code of ordinances. The City enforces building codes beyond State of Iowa building code requirements. The City also enforces a zoning code.

Iowa Falls 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 enforces zoning with the help of the City Planning & Zoning Board and the Board of Adjustment. The zoning districts and requirements in Iowa Falls are traditional and regulate use, location, density, site development, and appearance.

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

Chapter 9: Urban Renewal --

Establishes Urban Renewal Areas in the City.

Chapter 10: Urban Revitalization --

Designates Urban Revitalization Areas in the City.

Chapter 23: Planning and Zoning Commission --

Establishes a nine-member Planning and Zoning Commission appointed by the City Council.

Chapter 25: Historic Preservation Commission --

"The purposes of this chapter are to:

1. Promote the educational, cultural, economic and general welfare of the public through the recognition, enhancement and perpetuation of sites and districts of historical and cultural significance;
2. Safeguard the City's historic, aesthetic and cultural heritage by preserving sites and districts of historic and cultural significance;
3. Stabilize and improve property values;
4. Foster pride in the legacy of beauty and achievements of the past;
5. Protect and enhance the City's attractions to tourists and visitors and the support and stimulus to business thereby provided;
6. Strengthen the economy of the City;
7. Promote the use of sites and districts of historic and cultural significance as places for the education, pleasure, and welfare of the people of the City."

Chapter 36: Discharge of Hazardous Substances –
Sets out list of prohibited activities and establishes penalties.

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 155: Building and Zoning Department –
Establishes a Building and Zoning Department to perform electrical, mechanical, building and plumbing inspections for new constructions, additions and replacements and to be responsible for the administration of the zoning and subdivision laws of the City or for any areas under jurisdiction of the City. It also establishes a position of Director to be appointed by the City Manager.

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 156: Uniform Code for the Abatement of Dangerous Buildings –
Adopts the *Uniform Code for the Abatement of Dangerous Buildings*, 1997 Edition, published by the International Conference of Building Officials.

Chapter 162: Uniform Sign Code –
Adopts the 1997 *Uniform Sign Code* of the International Conference of Building Officials.

Chapter 163: Flood Plain Regulations --
The purpose of this chapter is “to protect and preserve the rights, privileges and property of the City and its residents and to preserve and improve the peace, safety, health, welfare and comfort and convenience of its residents by minimizing flood losses with provisions designed to” restrict use, protect vulnerable uses, discourage land purchases for unsuitable uses, and assure eligibility for flood insurance in the NFIP.

Chapter 165: Zoning Regulations --
This chapter establishes minimum requirements for local zoning regulations and restrictions.

Chapter 166: Subdivision Regulations --
The purpose of this chapter is “to provide for the harmonious development of the City, for the coordination of streets within subdivisions with other existing or planned streets or with other features of the comprehensive plan of the City; for the adequate open spaces, for traffic, recreation, light, and air; and for a distribution of population and traffic which will tend to create conditions favorable to health, safety, convenience and prosperity.”

Local Housing Codes & Enforcement

While the city does not have a local building code, it has adopted in full the International Building Code, 2006 edition, and the International Residential Code for One- and Two-Family Dwellings, 2006 edition, as published by the International Code Council, Inc. in cooperation with the International Conference of Building Officials of Whittier, California. The code says that at least 50% of the structure shall be maintained to be weather tight and water tight, and free from excessively peeling paint.

The City has adopted a Property Maintenance Code (Chapter 164). The existing ordinance is enforced at the building inspector's discretion. Private individuals and city personnel are encouraged to bring any infractions to the attention of the building department.

There are no rental codes at this time. If the City more actively enforces property maintenance standards, the need for exterior codes is no greater for rental homes than for owner-occupied.

The City budgets \$40,000 annually for housing cleanup and demolition from the tax increment financing increment.

Planned Unit Development

The City has adopted a local ordinance regulating Planned Unit Developments (Chapter 171). The planned unit development (PUD) regulations are intended to encourage a more efficient use of land and public services and greater amenity by allowing, under certain circumstances, a more flexible means of land development or redevelopment than is otherwise afforded through the strict enforcement of the zoning requirements for lot-by-lot development. Although PUD developments may appear to deviate in certain aspects from a literal interpretation of the zoning and subdivision ordinances, the planned unit development regulations are intended to allow freedom of design in order to promote developments which will be an asset to the City by equaling or surpassing the quality of developments resulting from the application of more conventional zoning and subdivision regulations.

Subdivision and Two-Mile Limit Subdivision Control

The City of Iowa Falls has its own subdivision ordinance. Under the Code of Iowa, cities have subdivision review and approval powers extending two miles beyond the corporate limits. Cities have no zoning powers outside the corporate limits.

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 Iowa Falls. 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 City of Iowa Falls should consider adopting an ordinance to require that new development or redevelopment adhere to certain 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.

The City should plan for single family housing growth locations that would address housing needs of the city and conform with the land use and development goals of the City.

Iowa Falls has land, especially on the southern gateway to the city that is commercially zoned and zoned for manufacturing. This zoning is appropriate for the sites. However, the zoning ordinance for this area does not set any standards for outside storage or landscaping. Changes may be applicable to all the commercial areas or just this area through a zoning overlay. This area presents a first impression to many new potential businesses and families. There should be standards to provide some landscaping in this area and limit the types of outside storage that is visible from the public roads. Some suggestions include:

- Outside storage of merchandise or other materials should not be visible from the public right-of-way except with approval by the city zoning officer.
- Larger parking lots in the commercial areas should be landscaped. The landscaping should be done both to control vehicle movements and to improve the visual quality of new developments.
- Commercial developments should be coordinated. This would minimize curb cuts and access points onto US Highway 65, reduce future transportation safety problems along the corridor, and improve the visual quality.
- The new Ellsworth Municipal Hospital will be built on the current southern edge of the city. This new hospital will present a good positive first impression. Nearby developments should have appropriate controls so that they of a similar quality.
- Some of the land along the southern gateway is zoned as heavy industry. The zoning classification is appropriate. Uses that emit substantial dust, odors, air emissions, and noise are generally not permitted. There are no standards regarding the amount or types of outside storage and no city review and approval process for building locations on those lots.

The downtown area is appropriately zoned. The permitted, accessory uses and special exceptions are appropriate. The city has a very attractive row of historic buildings along Washington Avenue from Fremont Street to about College Avenue. The city should require site plan review

for new buildings and substantially renovated facades in this area. The site plan review would ensure that new visible facades are done in materials that are representative and complementary for the area. City staff should review the concept and obtain input from the Main Street Group and other downtown businesses prior to any major façade construction activity. Achieving these goals would be best done with an overlay zone. The city council would have final approval authority once amendments are made with staff and other input.

Chapter 4: Housing

Amount and Occupancy

According to the 2010 US Census, Iowa Falls had 5,238 people living in 2,207 households. These households include 3,366 people living in owner-occupied housing units and 1,415 people living in rental housing units. The average household size in owner-occupied units was 2.26, and the average household size in renter-occupied units was 1.97 people per unit. There were 255 vacant housing units in Iowa Falls, with a homeowner vacancy rate of 2.7% and a rental vacancy rate of 11.2%.

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. Apartment buildings include:

- USDA projects: 16 family units; 24 disabled/elderly units; and 23 disabled/elderly units.
- Pheasant Run -- Section 42 Low Income Housing Tax Credit apartments: 16 two-bedroom units and 16 three-bedroom units.

The only condominium housing complex in Iowa Falls is at Ashbrook, which is managed by Scenic Living Communities. Twenty-four units were constructed in the mid-2000s for the elderly market.

Age and Condition

American Fact Finder estimates that in the 2006-2010 time period, 1,490 homes in Iowa Falls were owner-occupied and 717 homes were renter-occupied. Twenty-one percent of the owner-occupied homes were built in 1939 or earlier, and 8.6% of the homes were built between 1970 and 1980. The majority of owner-occupied homes was built before 1970. Only 41 new homes have been built since 2000. Sixty-five new rental units have been built since 2000, but out of the 786 renter-occupied homes, the majority was built before 1980.

Existing Housing Conditions

On April 7, 2009, Region 6 Planning Commission completed a housing study for the City of Iowa Falls and the Iowa Falls Area Development Corporation. (The City of Iowa Falls Housing Study and Economic Impact Analysis may be viewed in its entirety at Iowa Falls Area Development Corporation or in the offices of Region 6 Planning Commission in Marshalltown.)

Region 6 staff completed windshield surveys for the community in January and February, 2009. A windshield survey involves an estimation of the housing quality by rating each household by its exterior appearance. The following categories were used in the assessment:

1. **Good** (No Deficiency) – A structure recently built and meeting codes or which, if somewhat older, has careful maintenance of both structure and grounds. No surface wear is apparent and repairs are not needed.
2. **Poor** (Moderate Deficiency) –Moderate surface wear is noticeable. The structure itself is slightly out of plumb with cracks, holes, or breaks evident in walls, foundation and roof. Paint is blistered and windows, steps, etc., may need to be replaced. Major maintenance is needed.
3. **Very Poor** (Major Deficiency) – Significant surface and structural wear is noticeable. Roof and foundation are failing. Windows are broken or missing. Porches or additions are potentially unstable or unsafe. It appears that there are occupants in the structure.
4. **Deteriorated** (No Rehabilitation Feasibility) – The structure is unsound and totally substandard. The foundation, roof, windows, and bearing elements have substantial defects. The units appear to uninhabitable.

The survey findings indicate that Iowa Falls has a significant number of houses in the community that are in need of at least some improvements. An estimated \$8 million is needed to update the poor and very poor units. That figure does not include the cost of demolition or preservation of those properties that were deemed deteriorated to the extent that it would cost more to rehabilitate them than would be economically feasible.

The majority of the homes that were in poor or very poor condition had lead based paint issues. Rehabilitating or updating the existing housing stock is generally more affordable than constructing new housing units. Therefore, time and effort should be directed toward updating and improving the quality of the existing housing stock.

At least thirteen sites had some problems with junk on the property. This situation is less expensive to address than structural rehabilitation and must be addressed by the City in order to maintain neighborhoods and property values.

Multi-Unit Residential Housing Conditions

On February 23, 2009, Region 6 staff and Iowa Falls Housing Inspector Jason Etnyre conducted a windshield survey of rental units, which resulted in the following information:

Multi-family Rental Units

Rating	# of Structures	# of Units	Est. Cost for Rehab
Poor	4	48	\$1,680,000
Very Poor	4	13	\$650,000
Deteriorated	4	14	-
Totals	12	75	\$2,330,000

The exterior windshield survey data taken in 2009 suggests that about 1% of the total rental structures are classified as at least poor. The percentage of rental units that are poor, very poor,

or deteriorated is 11%. If the USDA Rural Development and the Pheasant Run apartments are removed from the total number of Iowa Falls rental units, the number of poor, very poor, or deteriorated rental units increases to 13%. This is a similar percentage as the number of poor, very poor, or deteriorated owner occupied structures. The exterior windshield survey cannot make any judgments about interior housing quality.

A windshield survey is only intended to get an overall feel of the quality of the existing housing stock. It is not intended as a quantitative housing inventory.

Housing Values

According to the Hardin County Assessor website, 29 homes in Iowa Falls were sold in 2011 (not including foreclosures or sales to lending institutions) with an average price of \$95,059. The sale price ranged from \$3,000 to \$375,000. For homes sold in 2011, the average year built was 1949.

According to www.realtor.com, on May 13, 2012, there were 62 homes listed for sale in the Iowa Falls area. There were 29 homes in the < \$75,000 price range, and 25 in the \$75,000 to \$150,000 range. The lowest priced home was \$28,000, and the highest was \$273,900. Of the homes listed, 46.7% were between \$28,000 and \$75,000.

Housing Programs

The City of Iowa Falls has been proactive in participating in grant programs for housing rehabilitation. The City received Community Development Block Grant (CDBG) housing rehabilitation funds in the late 1980s for projects in the northeast part of the City. The City received a federal HUD/IDED grant for rental rehabilitation in the early 1990s, but most of the funds were returned because of the inability to find participating rental property owners.

The City of Iowa Falls in 2003 received a \$417,891 CDBG award. The City provided \$20,000 of local cash match. This project was completed in September 2005 with 13 homes rehabilitated. The project was budgeted for a maximum of \$35,990 per unit for all activities including general administration. The average rehabilitation was \$27,506. The median household income was \$18,294.

The City of Iowa Falls in 2006 received a \$251,591 CDBG award. The City provided \$20,000 of local cash match. This project was completed in June 2008 with 11 homes rehabilitated. The project was budgeted for a maximum of \$35,990 per unit for all activities including general administration. The average hard cost of rehabilitation was \$19,286. The average for all activities, besides general administration, was \$23,420. The median household income was \$17,040.

In 2010 the City of Iowa Falls received a CDBG award in the amount of \$329,990, for which the City provided a local cash match of \$30,000. This project was completed on June 30, 2012, with 12 homes rehabilitated. The project was budgeted for a maximum of \$35,990 per unit for all

activities including general administration. The average cost of rehabilitation was \$23,595. The median household income was \$25,367.

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 \$105,319 of that work being completed in Iowa Falls.

Conclusions/Recommendations

In the 2009 housing study, it was noted that there is a demand for more rental units in Iowa Falls, particularly for better quality rental housing units. These rental units should include some combination of lower income and market rate units.

The apartments at 1430 Georgetown Road are in a good location. The vacant agriculture land west of that site would be a good location for future multi-family growth.

Because of the rather low vacancy rates of both owner-occupied and rental units, the City should develop, or support private development, of a new housing subdivision and low-income or mixed income single-family or multi-family housing units.

Smaller, multi-family developments should be permitted across the older middle section of the city. This will help meet housing needs. Smaller scale multi-family projects in this walkable area of the city will help accomplish smart growth goals.

Iowa Falls should proactively seek a location to support new single family housing growth within the city. Land may need to be annexed voluntarily for this purpose. There are some good locations on the northwest side of the city that would likely need to be voluntarily annexed. There is a good location within the current city boundaries on the southeast part. The City should look at partnering with a developer to subdivide the land and provide public infrastructure services. Without a good new area for some single family housing growth, the population of the city will be stagnate or decline.

There are several subdivisions in which to construct a new home just a few miles outside the city. This is where most of the new homes have been constructed over the last 10-15 years. It is not cost-effective to extend city services to these subdivisions, since they are 1-2 miles from the built-up area. With future subdivisions or subdivision expansions, the City should direct all the new growth within the city limits, not at the large-lot, somewhat urban-style subdivisions that are located outside the city limits.

Currently there are no attractive lots on which to construct new higher-value homes within the city limits. The City should find a location and method to develop a new subdivision within Iowa Falls to attract new private housing development.

To take advantage of existing infrastructure, Iowa Falls 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-ND¹ 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.

Consider an ordinance to 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.

The building code standard that at least 50% of the structure shall be maintained to be weather tight and water tight and free from excessively peeling paint should be increased, especially in high community visibility corridors, and actively enforced. Currently there are many homes in the city that do not meet even these minimum building maintenance standards.

Iowa Falls should continue to apply for CDBG funding for housing rehabilitation of older housing stock and participate in funding the required match.

¹ 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 Iowa Falls is governed by a mayor and five-member city council that holds meetings on the third Monday of the month. The City Administrator works with the mayor and council to develop and implement capital improvement projects and determine funding for same.

Community Investment

The City of Iowa Falls has invested more than \$20 million over the last decade in community and economic development projects. Projects include the following:

- Planning \$1.8 million of utility relocations associated with US Highway 65 Bridge Reconstruction – 2010-2011.
- \$1.8 million for new industrial park on the South edge of the City - 2008;
- Iowa Falls City Council has agreed to use Tax Increment Financing (TIF) to fund replacement of two footbridges with 8-foot bicycle bridges along the Rock Run Creek segment of a Hardin County Recreational Trail and to complete segments of the trail within the TIF District. The total cost of the bridges is unknown at this time. The City also has also committed to providing the matching funds in the amount of \$84,000 that are required for the Region 6 Enhancement Grant for construction in 2011 and 2012.
- \$2.5 million in incentives for Hawkeye Renewables (ethanol plant) in 2005;
- \$70,000 in incentives for Cargill Bio-diesel plant in 2005;
- \$700,000 new public works building in 2004;
- \$200,000 restoration of National Register-listed Illinois Central Depot and Mills Tower in 2004;
- \$300,000 for City-County bypass project in 2003;
- \$700,000 of road improvements for new industries in 2003;
- \$200,000 of electrical improvements at water and wastewater treatment facilities in 2003;
- \$1.41 million new fire station in 2002;
- \$435,000 Highway 65 South Gateway improvement project completed in 2002;
- \$1 million restoration of Carnegie library into art center, chamber and development offices in 2002;
- \$2.74 million new outdoor aquatic center constructed in 2000;
- \$2.3 million new library constructed in 2000;
- \$3.9 million of TIF improvements for community and economic development projects; and
- \$300,000 economic development City revolving loan fund.

The City also provided \$200,000 of TIF financing for a new condominium and townhouse project in the spring of 2003. This project has 36 units that sold for \$90,000-100,000. Through TIF, the City paid for infrastructure improvements at the infill site.

The City of Iowa Falls and Iowa Falls Airport Authority have received over \$681,171 in state funding and \$2,094,123 in federal grants (95%) from the Aviation Trust Fund for Airport development.

In addition to these economic and community development capital improvement projects, the City is also a Main Street community and provides some financial support for that program. The City provides \$50,000 annually to the Iowa Falls Area Development Corporation. The City is currently also discussing a large downtown streetscape project. The estimated cost of those improvements is \$1,500,000.

There has been significant multi-family housing activity in Iowa Falls. The recent projects include:

- Ellsworth Community College apartments – 40 units in 2003;
- Ashbrook assisted living – 42 units in 2002; and
- Pheasant run apartments – 32 units in 2000 (Low-Income Housing Tax Credit project).

The local community college is currently investing more than \$7 million in recent projects:

- Ellsworth Community College Fitness Center: \$4.5 million;
- Ellsworth Community College Equine facility and Renewable Energy Center: \$2.9 million.

The transportation infrastructure is in good to fair condition. This includes both the streets and sidewalks. All streets across the city are hard surfaced with curb and gutter. The general overall street condition is good. The City spends \$250,000 annually for street resurfacing projects.

Sidewalks are in fair condition overall. The City has recently undertaken a comprehensive survey of sidewalks, and new sidewalk projects have been completed. The City has adopted a sidewalk regulations ordinance (Chapter 136) that places the responsibility for the maintenance, repair, replacement or reconstruction of sidewalks upon the abutting property owner and minimizes the liability of the City.

The City has supported the Hardin County Recreational Trail Committee in its efforts to improve pedestrian and bicycle travel across the city. The City committed to investing TIF funds in the first segment of the Rock Run Creek Trail and two pedestrian bridges. The Trails Committee and City are working together to complete additional segments of a city-wide trail system.

Water and sewer services are in good condition. The City is considering drilling a new well. The City may expand the wastewater treatment plant because the current treatment facility does not have sufficient capacity to support very many additional large wastewater users.

Over the last 10 years, the following new construction projects have been completed:

- Barlow Public Library;
- Meyer Aquatic Center;
- City fire station;
- City public works building.

The City has completed two significant historical preservation/restoration projects:

- Renovated historic Carnegie library into historical building, art museum, and economic development offices; and
- Renovated historical railroad depot and tower.

The City has invested in energy-efficiency measures in its public buildings. Another recent goal for the City is to construct a new City Hall building. The current City Hall is functional, but it does not match the same quality as these other new public buildings.

The Ellsworth Community College (Iowa Valley Community College District) has maintained their buildings very well and continues to invest in facilities for the college and the community. The Dale Howard Family Activity Center was opened in August 2009. Besides meeting and event areas, this facility includes two basketball courts that can be converted to volleyball or tennis courts and an indoor walking/running track, wellness facility, and locker rooms.

The 75,100 square foot Ellsworth Equestrian Center is part of the new 40-acre Robert & Arlene Hamilton campus located just south of Iowa Falls. The campus also includes a new Agriculture & Renewable Energy Center that opened in the Fall of 2009.



Ellsworth Community College Equine
Facility and Equestrian Center, Iowa Falls

Public Services

All basic services are available in Iowa Falls. All emergency services are provided by the City. Law enforcement and fire protection are provided by the City of Iowa Falls. 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.

Iowa Falls Utilities and Services

Service	Provider
Electricity	Alliant, Midland Power Cooperative
Gas	Alliant
Water	City of Iowa Falls
Wastewater	City of Iowa Falls
Phone Services	Qwest, CenturyLink
Cable/Internet Provider	Mediacom, CenturyLink
Emergency Medical Service	AMR Ambulance
Law Enforcement	City of Iowa Falls
Fire Protection	City of Iowa Falls
Warning System	Warning siren set off by Police
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	3 Casey's, HandiStop/Rock C
Grocery/Convenience	Fareway, HyVee
Solid Waste Removal	City of Iowa Falls
Landfill	Rural Iowa Waste
Library	City of Iowa Falls
Recycling	Hardin County Solid Waste
Public Transit	Peoplerides
Medical Clinic	McFarland, Iowa Falls Clinic
Hospital	Ellsworth Community Hospital
Airport	General Service Airport, Iowa Falls

Water, Wastewater Treatment

The City of Iowa Falls water system is sufficient to meet local needs. There are no capacity issues or compliance problems.

The wastewater treatment capacity for Iowa Falls is sufficient to handle the current population. The facility cannot accommodate much industrial growth, especially if the hydraulic wastewater needs are significant. The City estimates that the facility could serve at least 1,000 additional homes.

In 2008 the City and most of Iowa sustained heavy rains and flooding. There are no homes in Iowa Falls that are within a 100-year floodplain. The northwest housing area of Iowa Falls had serious ground water and wastewater backup into basements in the summer of 2008. There was so much rainfall that it exceeded the hydraulic capacity of the wastewater collection system and the wastewater pumps. This caused backups into the basements of many homes in this northwest section.

Utilities

ITC Midwest has invested millions of dollars in the area to improve the distribution system for electricity. This improvement saves energy, as energy waste can be attributed to resistance in the distribution system. It also improves the capacity for use and wind energy distribution.

All services, including two grocery stores, are available to residents. Only water utilities are maintained by the City while all other utilities are provided through private companies. Safety services are provided by the City and Hardin County.

Technical and Fiscal Resources

The city manager, mayor, council, city clerk, and maintenance staff handle the city's daily and long-term operations. Also, many people in the Iowa Falls community are active in organizations, city projects, and various initiatives. Iowa Falls is also a member of the Region 6 Planning Commission and uses their services and expertise for certain projects.

There are multiple ways the City of Iowa Falls could finance projects. This city in particular does not maintain its own energy utilities so fees for these services are not available to finance projects, but the City does maintain the city's water system. The financing resources available to the City of Iowa Falls are below.

- Grants
- General obligation bonds (up to 5% of City's valuation)
- Revenue bonds through publicly secured sources (paid back using sewer fees, water fees, 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 Iowa Falls, grants would need to be the main funding source in order for the project to be feasible.

Iowa Falls participates in the National Flood Insurance Program.

Educational Facilities

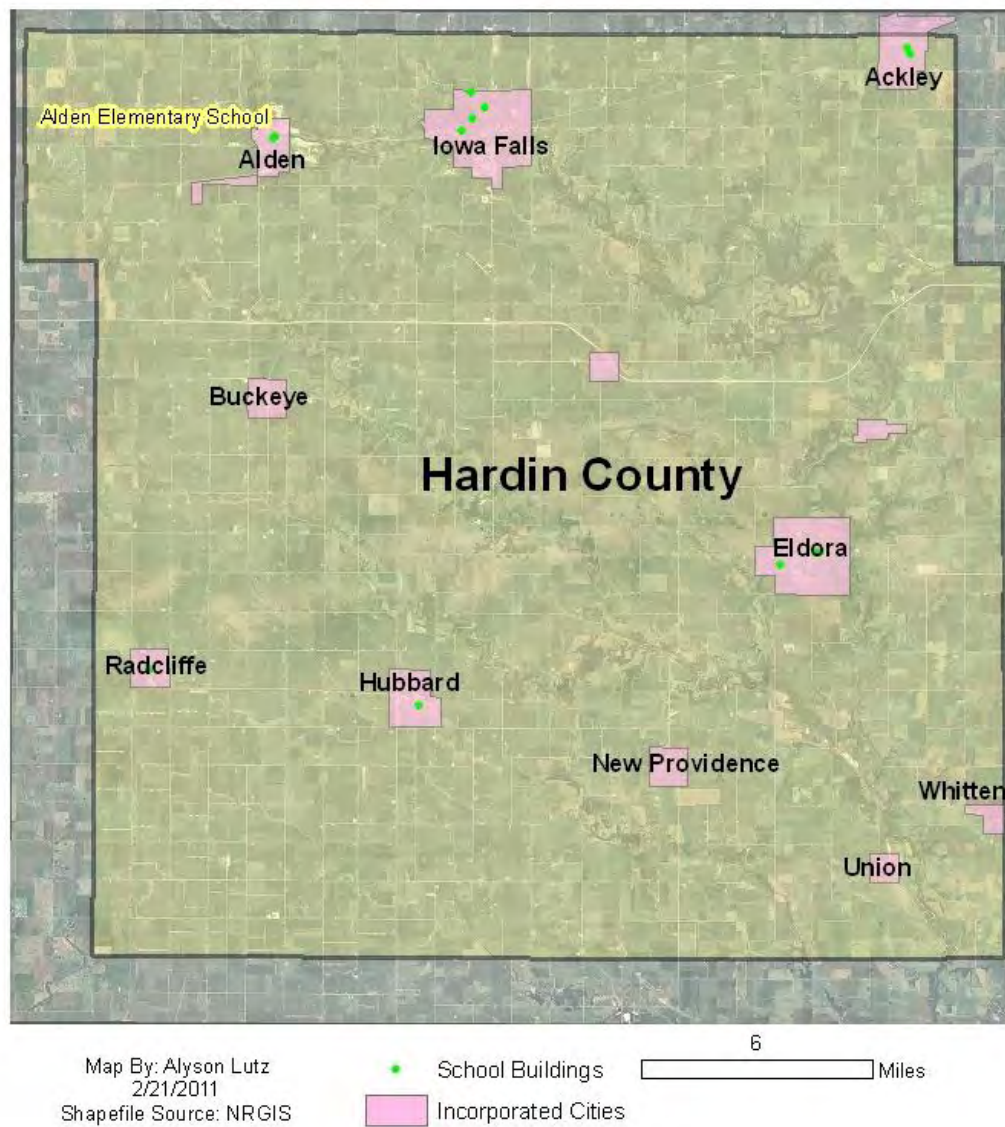
Iowa Falls students are served by both the Alden and Alden-Iowa Falls School Districts.

Alden Community School District

The Alden Community School District is located in Alden, Iowa. This school district only has one school, the Alden Elementary School. All children feed into the Iowa Falls School District after elementary school. Though the district shares a superintendent with Iowa Falls CSD, they are two separate districts with two separate boards of education. With a 259 student enrollment

for the 2009-2010 school year, the Alden Community School District is the smallest in Hardin County. For more information, visit their website at <http://www.alden.k12.ia.us>.

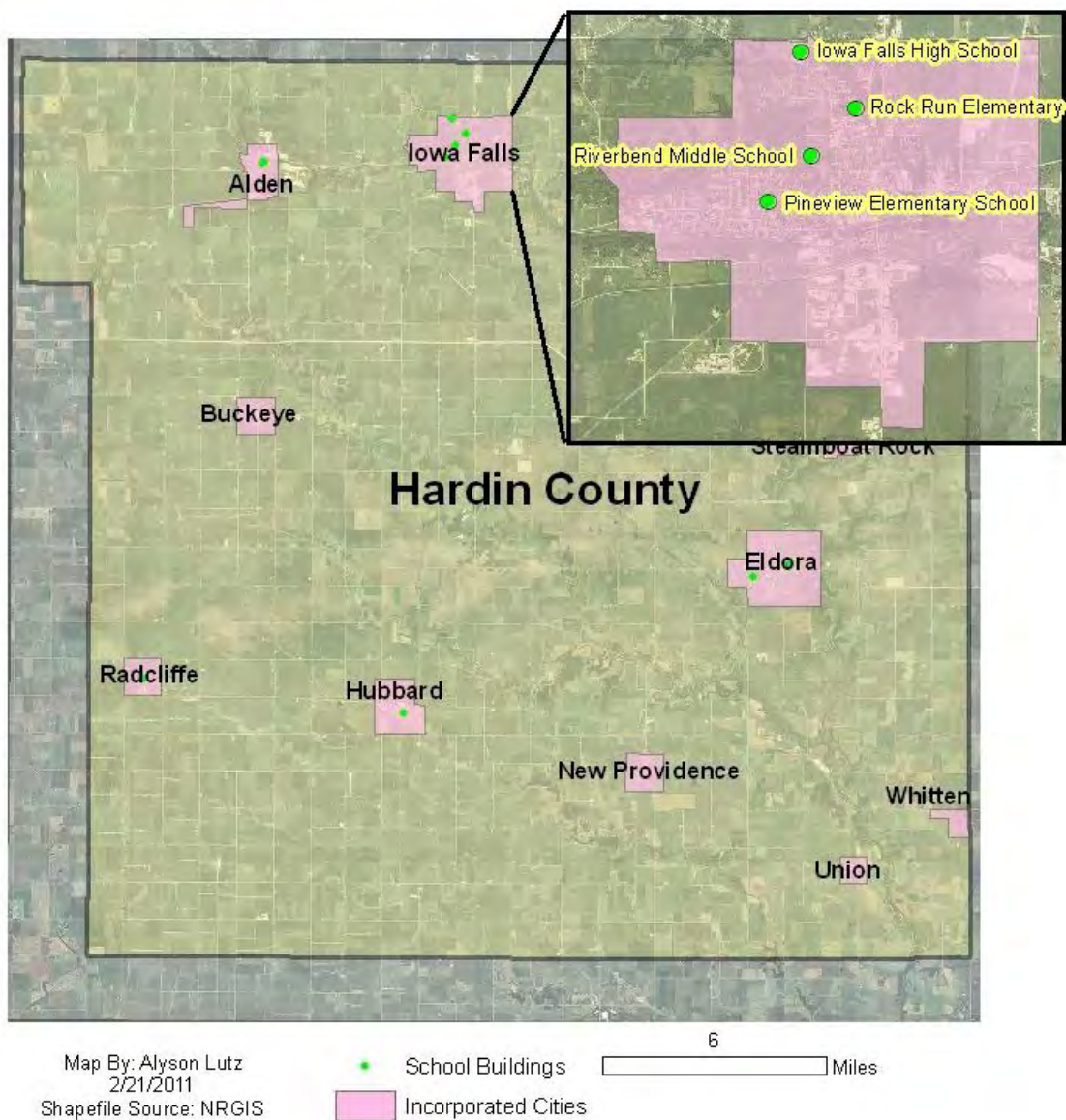
Alden Community School District Building



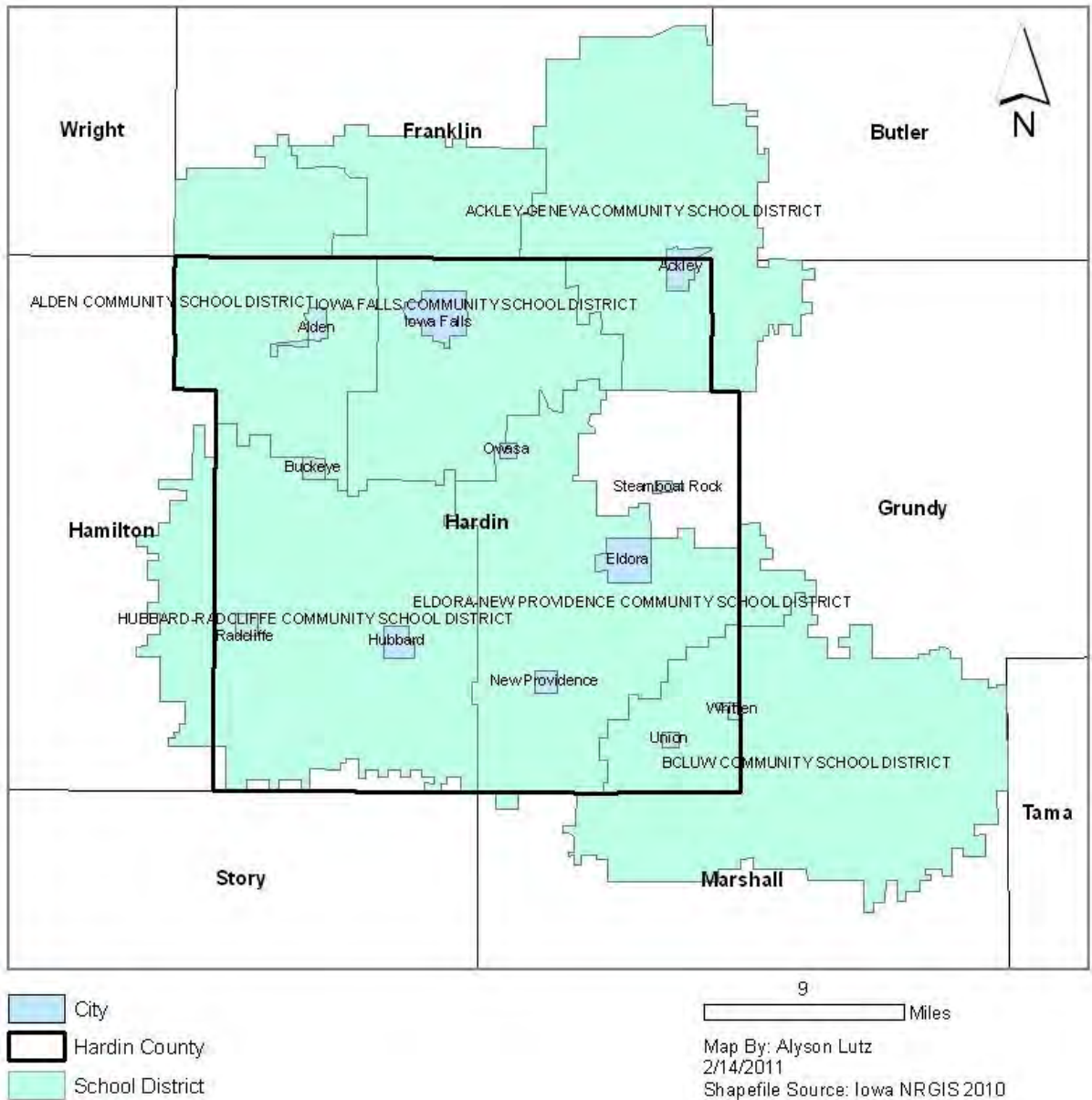
Iowa Falls-Alden Community School District

The Iowa Falls Alden Community School District is located in Iowa Falls, Iowa. Iowa Falls is located in the north central portion of the county. This district contains the Pineview Elementary with 267, Rock Run Elementary with 255, Riverbend Middle with 185, and Iowa Falls-Alden High School with a 412 student enrollment for the 2010-2011 school year. With a total of 1,119 students enrolled, the Iowa Falls Alden Community School District is the largest school district in Hardin County. For more information, visit their website at <http://www.iowa-falls.k12.ia.us/>.

Iowa Falls Community School District Buildings



Hardin County School Districts



All of the school districts in Iowa are governed by a local school board that is elected by the public. The school board sets objectives, policies and programs to guide the development of education in the county. 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 Alden and Alden-Iowa Falls school representatives identified 13 mitigation measures. (*See Chapter 9: Hazards.*)

Technical and Fiscal Resources

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.

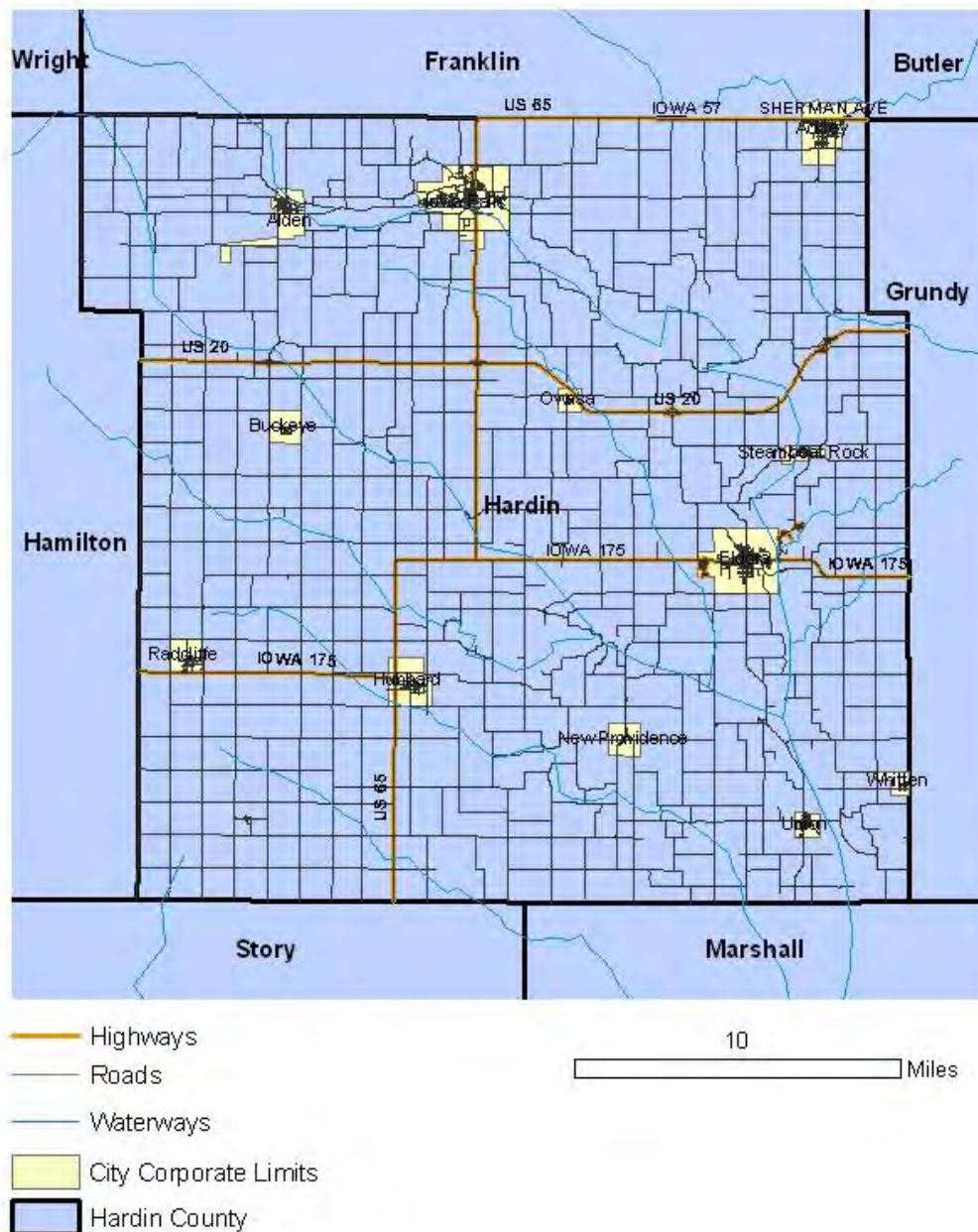
In order to save energy and ease financial burdens related to the high cost of energy, the City should adopt the principles of LEED, an energy-efficiency rating system that includes location, alternative forms of transportation, pedestrian-friendly streets, compact development, and building energy and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

Chapter 6: Transportation

Highways and Roads

The automobile is the main mode of transportation in Iowa Falls. U.S. Highway 20, which runs east and west, and U.S. Highway 65, which runs north and south, intersect five miles south of Iowa Falls. (See Map 3: *Iowa Falls Street Map*, attached.) These routes are connected to all parts of the county by paved or crushed rock roads.

Hardin County Highways and Streets



Rail

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

Air

The Iowa Falls Municipal Airport is located approximately three miles south of the city of Iowa Falls in central Hardin County. Local access is provided via U.S. Hwy 65. It supports one paved runway facility 4600 in length x 75 feet in width and is the only hard surfaced, public use airport in Hardin County. The Iowa Falls Airport is classified as a General Service Airport.

There is an airport in Ackley that is owned by the City, with a privately owned runway. The Eldora Airport is officially closed.

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. Private line 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 Eldora 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.

Motor Freight Service

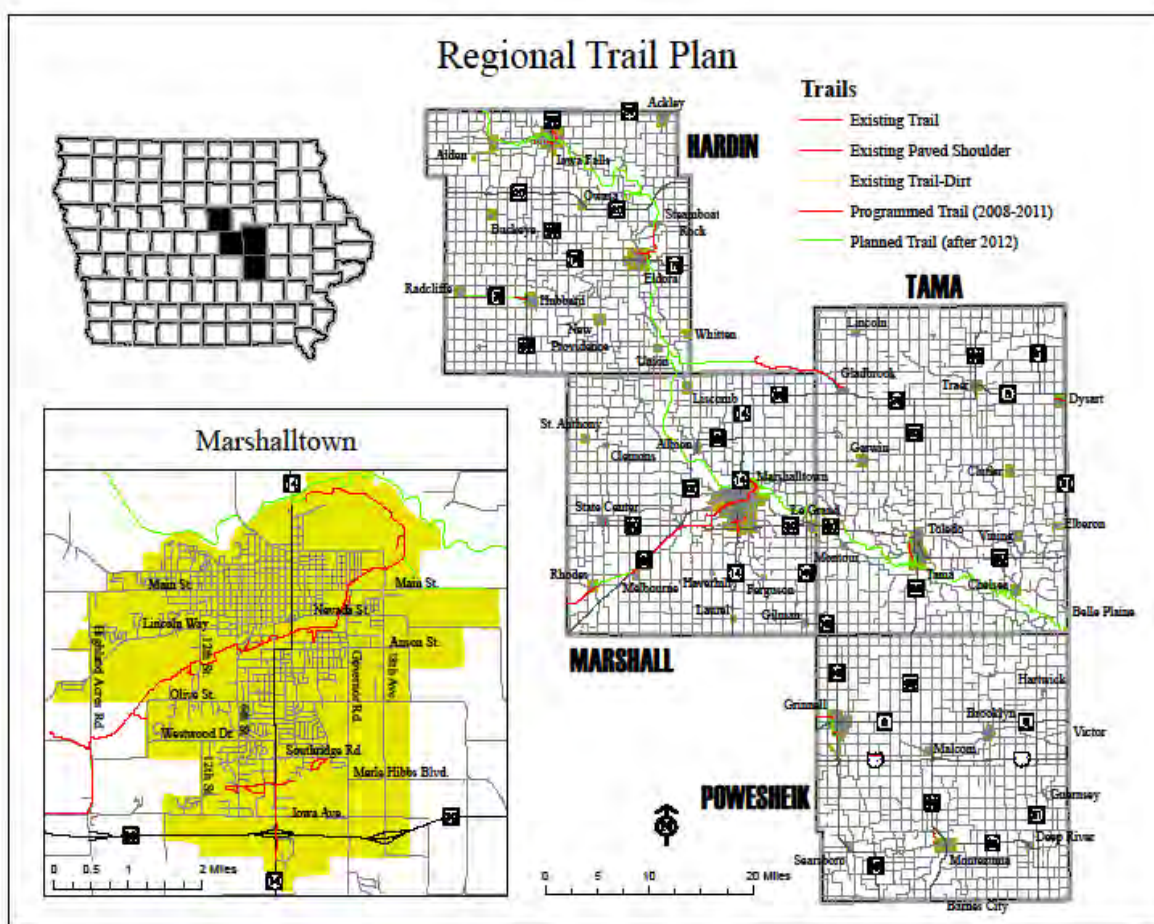
Motor freight lines serve trading centers in the county. There are nine trucking companies that operate within Hardin County.

Trails

Another mode of transportation is a trail system that is being developed by a group of recreation enthusiasts who formed the Hardin County Recreational Trails Committee to develop a trail system in Hardin County. The Trail Committee's goal is to connect Iowa Falls with Alden to the west and Eldora and Ackley to the east. The first phases of development have begun with the Rock Run Creek Phases I and II in Iowa Falls.

Although these sections of trail are mainly used for recreational purposes, a well-connected network of trails could serve both recreation and alternative transit needs in the county, especially where cities are located within a reasonable biking distance.

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: 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: 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, 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 Impressa, 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) 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 Iowa Falls was given 97 out of 100, or a "Walker's Paradise" for having 54 amenities within one mile. This matters because 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), "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.

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. STP funds have helped fund two projects in Iowa Falls in the last 10 years – the widening and reconstruction of US 65 for \$265,500 and improvements to Rocksylvania in the amount of \$95,026. Another project is programmed in the year 2013: Washington Avenue from the Iowa River to Talbut with STP funding of \$100,000.

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. STP Enhancement funding has been awarded the Hardin County Recreational Trails Committee in the amount of \$630,000 for trail projects to be constructed in the years 2012, 2014, and 2015.

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.

Air and Rail Projects

The Iowa Falls Municipal Airport is included in the National Plan of Integrated Airport Systems and qualifies for both state and federal (90%) funding. The Airport works with McClure Engineering in submitting the Airport Layout Planning (ALP) needed for a realistic short-range (5 year) plan, including an airport capital improvement plan as well as identifying planning and design issues for intermediate range (6-10 years), and long range (11-20 years). The goal of this report is to determine how best to accommodate these needs in a responsible manner to the surrounding environment and the local citizens.

Railroads are private. The only items that are publicly funded are grade crossings. The Iowa Department of Transportation Office of Rail procedure selects those projects.

The City of Iowa Falls is working to develop an industrial area that would exploit the advantages of being in intersection of two Class 1 railroads – the Union Pacific and Canadian National. To that end, the Iowa Transportation Commission has recently awarded the City of Iowa Falls with a Railroad Revolving Loan & Grant Program \$600,000 loan and \$300,000 grant toward a rail port and another \$100,000 grant to complete a planning study for a project that will support job creation and economic development, preserve or improve rail transportation connectivity, and help plan rail-based industrial development.

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.

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 Iowa Falls should consider the following actions:

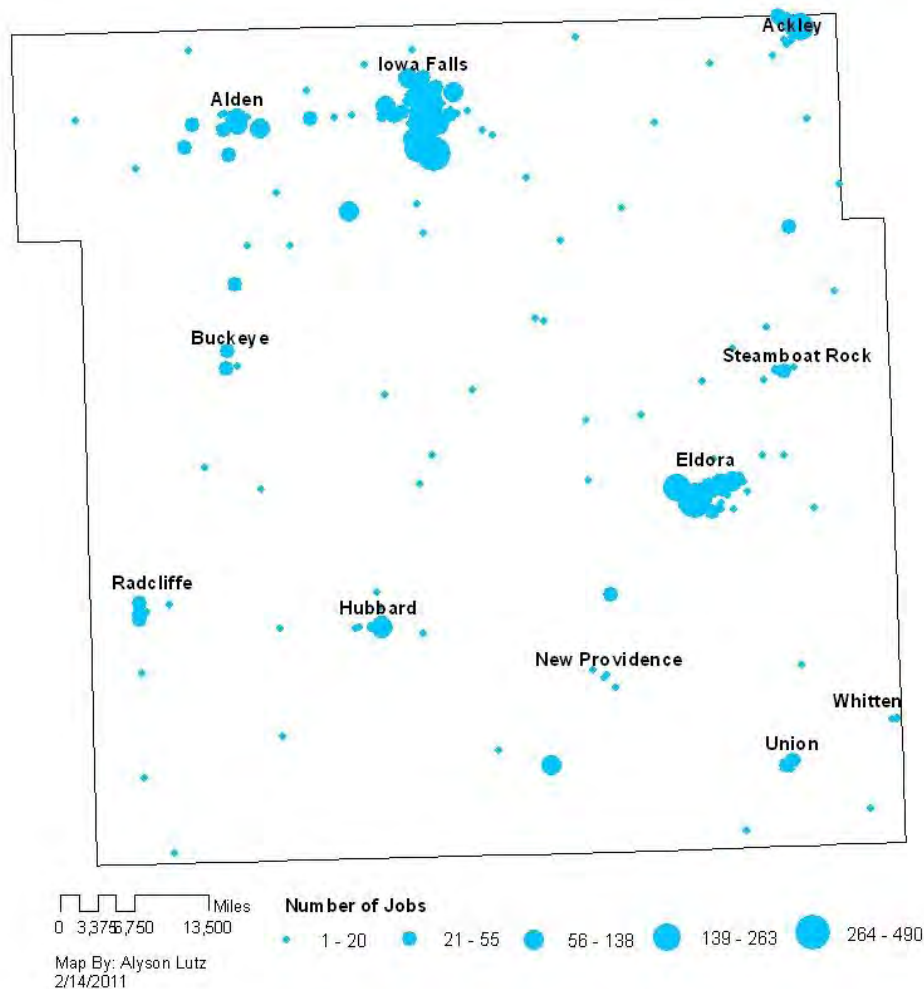
- Assist in the planning process for environmental assessment, land acquisition, and construction of a hard surfaced cross-wind runway at the Iowa Falls Municipal Airport.
- Adopt a Complete Streets policy, where any new streets or significant street improvements would be required to accommodate all modes of transportation, for motorist or bicyclist, walker or wheelchair user, young or old, and for all levels of ability.
- Encourage safe options for pedestrians and support projects that increase the city's "walkability."
- Make needed investments in safety measures for older drivers, volunteer driver programs, public and specialized transportation.
- Concentrate planning efforts for increased mobility on needs that have been identified in prior planning efforts that currently remain unfulfilled. The City should consider providing more support for affordable public transportation options and extended service, transportation opportunities for commuters, and increased energy efficiency.
- Work with Region 6 Planning Commission and Peoplerides to extend regularly scheduled rides for work, medical appointments, shopping, education, social, or any other transportation needs.
- Work with Peoplerides to lower the cost of all services that are paid by the general public to \$5/day, because private taxi service costs more than short-term employment can support.
- Work with Peoplerides to provide more schedule flexibility in Peoplerides/Iowa Falls taxi services in order to get to jobs. Secure local funds needed to pursue possible grant funding for this service.

Chapter 7: Economic Development

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). These statistics are not available on the individual city level. 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.

Job Distribution in Hardin County in 2008



Data Source: U.S. Census Bureau, On the Map tool, 2011

Employment

Major Employers in Iowa Falls

Major Government Employers	Employees
Iowa Falls Community School	190
City of Iowa Falls	42
Major Non-Government Employers	
Ellsworth Community College	199
Ellsworth Municipal Hospital	250
Scenic Manor	140
United Suppliers Inc	135
Iowa Falls Wal-Mart	93
IVESCO	85
Times Citizen Communications	80
Flint Hill Resources	50
Berry Corporation	95
Innovative Precast Concrete	85
Cargill	65
Plastic Recycling	60

Data Sources: Iowa Falls Area Development Corporation, 2012

Economic Development

The City of Iowa Falls, partially due to the local community and economic development investments, has seen quite a few new businesses and related expansions. Iowa Falls is widely recognized as a quality place to live. There are many community assets as in the library, the scenic Iowa River through town, quaint attractive neighborhoods, historic structures, good roads, and a well kept community. There have been more than 30 expansions and new businesses over the last 5 years. At least 222 new positions have been reported. Projects include:

- Brundage Bone Concrete Pumping: 9 new jobs
- Zoske Service and Sales: 20 new jobs
- Times Citizen Communications (printing): 20 new jobs
- Hermanson Orthodontics: 2 new jobs
- Ellsworth Community College (expansion): 3 new jobs
- Hoglsatt: 3 new jobs
- Courtyard at 410: 5 new jobs
- Hawkeye Renewables: 40 new jobs
- Cargill Bio-diesel: 28 new jobs
- Amy's Creative Bead: 2 jobs
- Antiques and Art: 3 jobs
- Becky's Hallmark: 5 jobs
- B & B of Cabin Cove: 1 job

- BEL Floral: 5 jobs
- Clean Care Pro: 2 jobs
- Dr. Lucas Boe: 10 jobs
- Ellsworth Family Medicine: 7 jobs
- Eric Brunsen, CPA: 2 jobs
- Green Belt Satellite: 3 jobs
- Hammer Down Training: 3 jobs
- Kruse Property Management: 2 jobs
- Las Floras: 10 jobs
- Nurses Now Scrub Shack: 3 job
- Olberding Flooring: 5 jobs
- Old Country Yarn Shop: 1 job
- Pro Cellular: 2 jobs
- Raezy Paiges: 3 jobs
- Renewed Trends & Tuxes: 4 jobs
- RJCC: 4 jobs
- Ultimate Expressions: 5 jobs
- Wangs Buffet: 10 jobs

Economic Development Partnerships

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.

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.*)

In 2010, the City of Iowa Falls was chosen by the Iowa Association of Regional Councils of Government through its affiliate, Region 6 Planning Commission, to participate in an Iowa Department of Public Health initiative that promoted healthy living through community wide projects. This Healthy Living program gave the Iowa Falls community and the elementary schools the chance to use \$10,000 each for projects that would promote physical fitness and good nutrition. The city group chose four projects: (1) work with restaurants to provide more healthy choices, especially for kids; (2) strengthen local foods systems by identifying local foods producers and creating a brochure with a map of local food producers, including product and contact information and then sharing with grocery and convenience stores and restaurants to encourage selling locally grown food; (3) educate public about good nutrition by working with

grocery stores and restaurants; and (4) improve safety of recreational trail users with pedestrian actuated flashing yellow signal beacons where it crosses Rocksylvana Avenue at Aquatic Center parking lot, which also serves as trail head for the Rock Run Creek Recreational Trail. The second year focused on educating elementary school children about nutritious foods, introducing new healthful foods, as well as the benefits of exercise.

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.

Conclusions/Recommendations

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 Iowa Falls 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.

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

Preservation of Cultural Assets

Iowa Falls has many cultural assets and a strong preservation ethic, for both the natural and the built environments. Including preservation of the unique characteristics of Iowa Falls in its strategic planning will influence the way the city will be developed in the future. To that end, the City of Iowa Falls, the Iowa Falls Area Development Corporation, and the Iowa Falls Chamber/Main Street all work together to promote the community and help preserve its quality of life, heritage, and unique sense of place.

The City of Iowa Falls is an active participant in the Hardin County Certified Local Government (CLG) program. It is the mission of the Hardin County CLG and its appointed Historic Preservation Commission to preserve historic structures and to qualify for state preservation grants and preservation tax credits.

The City of Iowa Falls has adopted an ordinance establishing a Historic Preservation Commission (Chapter 23) with the purpose of preserving and promoting sites and districts of historical and cultural significance.

Built Environment

The term “cultural assets” includes historic buildings and structures as well as ancient and historic archeological sites. 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. Older neighborhoods and historic buildings can influence the style and scale of future development.

Historic Sites

Iowa Falls has many churches that play a large role in the community through works of charity and sponsoring events in the area. Many are historic older buildings with beautiful architecture. Historic bridges still function today as important transportation facilities for motor vehicles, bicycles, and pedestrians. Other historic sites are repurposed for modern use, such as the Carnegie Library building, while some still provide the same services they were originally designed for, such as the Met Theater (*see descriptions below*).

Iowa Falls has many sites that have been listed on the National Register of Historic Places (<http://www.nationalregisterofhistoricplaces.com/>). These cultural assets include:

- Carnegie-Ellsworth Public Library in Iowa Falls, added 1983. This was a significant architectural building between 1900 and 1924. The historic Carnegie-Ellsworth building

houses the Pat Clark Art Collection and also houses the Iowa Falls Chamber/Main Street and Iowa Falls Area Development Corporation offices.



Carnegie-Ellsworth Public Library, Iowa Falls

- Edgewood School of Domestic Arts, aka Edgewood Community Center in Iowa Falls, added 1979. This building was a significant for Eva Harrington Simplot as an education facility (school) for domestic arts between 1990-1924. Today it functions as a community center with a multiple dwelling sub-function.
- Ellsworth-Jones Building in Iowa Falls, added 1993. This Classic Revival style building was a significant architectural structure in 1902 as a commerce/trade financial institution run by Eugene S. Ellsworth. Today it is still a private business.
- Estes Park Band Shell in Iowa Falls, added 1993. This Mission/Spanish Revival style building was significant from 1925 to 1949 as a recreation and culture music facility; it is still used as such today.
- First National Bank, aka Iowa Falls State Bank in Iowa Falls, added 1993. This Classic Revival style building was significant, architecturally, from 1900 to 1924 as a bank and specialty store. Today it is used as a bank.
- Iowa Falls Bridge, aka Oak Street Bridge, on U.S. 63 over the Iowa River in Iowa Falls was added in 1998. This structure was significant between 1925 and 1949 as a road-related transportation bridge. This historic bridge was still in use until 2010, when it was torn down and replaced by a modern structure in 2010-2011.



Iowa Falls Union Depot

- Iowa Falls Union Depot in Iowa Falls, aka Iowa Falls Depot; Illinois Central Passenger Depot, added 1990. This Late 19th And 20th Century Revivals/Renaissance style building was significant from 1900 to 1924 as a passenger depot which is presently vacant.
- McClanahan Block in Iowa Falls, added 1993. This Late 19th And Early 20th Century American Movements building was significant between 1900 and 1924 as a commerce/trade specialty store which it continues as today.

- Metropolitan Opera House, aka Met Theater, in Iowa Falls, added 1975. This Renaissance style building was significant as a theater in the time periods of 1875-1899, and 1900-1924. It continues operating as a theater today.



- Mills Tower Historic District in Iowa Falls, added 1990. This architecturally significant district was noteworthy between 1900 and 1924 as a rail-related transportation district.
- Princess Sweet Shop in Iowa Falls, added 1993. This Art Deco style building was significant between 1925 and 1949 as a restaurant, which it continues as today.
- River Street Bridge, over Iowa River in Iowa Falls, added 1998. This structure was significant, architecturally from 1900 to 1924 as a road-related transportation bridge; it is still used as such.

- Sentinel Block in Iowa Falls, added 1993. This was a significant architecture/engineering building (Late 19th And 20th Century Revival style) between 1900 and 1924 functioning as a commerce/trade business and continuing that use today.
- Slayton Farms-Round Barn in Iowa Falls added 1999. This was an agriculturally significant building between 1900 and 1924, as an outbuilding. It is vacant today.

- St. Matthew's by the Bridge Episcopal Church in Iowa Falls, added 1993. This Tudor Revival style building was architecturally significant between 1900 and 1924, and still functions as a church.



- US Post Office, aka Federal Building in Iowa Falls, added 1994. This building was significant as post office between 1990-1924, and continues as such today.
- Women's Relief Corps (W.R.C.) Hall, aka American Legion Hall, in Iowa Falls, added 1993. This Late Victorian style building was a significant architectural structure in the periods of 1875-1899, 1900-1924 as a social meeting hall, which it continues to function as today.
- Washington Avenue Bridge in Iowa Falls, added 1998. This significant engineering structure was noteworthy from 1925 to 1949 with a road related transportation use; it is still in use today



Open Spaces and Outdoor Recreational Facilities

Iowa Falls has 15 public parks and/or playgrounds, an aquatic center, a rugby field, a baseball and track facility, softball fields, a high school sports field, a boat club with working river boat, a

public boat landing, a country club and a public golf course, and a bird refuge. In 2006 the City completed the Paradise Skate Park on the southwest side of town, providing a place for the youth of the community to skateboard without endangering other pedestrians. Since then the City has completed the installation of restrooms at Paradise Park and replaced the sidewalk from the intersection of Park Avenue and South River to the skate park with a widened sidewalk in order for skaters to get there safely.

The Hardin County Recreational Trails Committee (HCRTC) was formed in 2006 to raise funds and develop trails in Hardin County. The first leg of the trail, Rock Run Creek Trail (Phases 1 and 2 on the map below), was completed in Fall, 2011. Two connecting bridges are nearing completion that will join the trail segments with each other and with the aquatic center. The HCRTC, along with the Iowa Falls Bicycle Club, the schools, and the City, have been aggressive in promoting bicycle safety and helmet use.

Iowa Falls Trail Development Map



Trails will be a combination of hard surface, off-street trails and shared roadways with painted bike lanes. For more information, visit their website at www.hardincountytrails.org/. The trails will include informational signage and kiosks with information regarding local flora and fauna, particularly throughout the nature areas of the route.

A featured park in Hardin County is the Calkins Nature Area, a 76 area parcel of land, named after Homer and Ruth Calkins. Homer was the Hardin County Conservation director for 18 years. The nature area has three native habitats including woodlands, prairies, wetlands, and is bordered by the Iowa River. There are over 30 different species of wildlife in the live animal display. This is accompanied by a natural history museum.



Calkins Nature Area (Left), Homer Calkins (Right), Photos by Hardin County Conservation

The Calkins Nature Area provides so much more than displays and beautiful wildlife. Two full time naturalists offer Environment Education Programs to a wide array of people and ages groups throughout the county. There are also opportunities for field trips at Calkins Nature Area and Interpretive Center, Visiting classrooms and schools, Mobile Nature Trunks, and Scenic City Empress tours. Calkins Nature Area believes that education is the “key to ensuring a sustainable environment” and encourages this through their programs.

There is some opportunity for recreation in the form of two miles of trail system along the Iowa River Green Belt. Other special features of this nature area are the Shirley Welden Butterfly House, and a new Amphitheater that seats over 120 people, surrounded by native prairie plants.

Cultural Events and Attractions

Annual events include:

- River Bend Rally (Fourth of July Weekend)



- Scenic City Car Show
- Lighted Parade
- Tour of Homes
- Home and Garden Show
- Bicycle safety program at the Child Safety Fair in Iowa Falls sponsored by the Hardin County Recreation Trails Committee
- “I Got Caught” program where children that are caught wearing bicycle helmets are issued a “ticket” for an ice cream cone and entered into a drawing for a free bicycle, sponsored by Trails Committee, Iowa Falls Police Department, and Think First Iowa
- Bill Riley Memorial Bike Ride on July 3, the Riverbend Rally 5K Race on July 4, and the Tour of the Parks on July 11.
- The Riverbend Middle School annual “Go the Distance Day,” where the school Principal provides safety training and leads students on a bike ride.
- Easter Egg Hunt
- Alive After Five
- Ribbon Cuttings for new businesses
- Mothers Day Brunch
- Lawn Chair Nights
- Garden Walk
- Business/Industry & Education Luncheon
- ECC Back to School Bash
- Halloween Happenings
 - Business costume contest
 - Pumpkin painting/carving contest
 - Trick or Treat Stroll-downtown

Conclusions/Recommendations

Attractive gateways into the community are instrumental in building up the image of the city. The City of Iowa Falls should continue its effort in making the entries into the city more attractive and inviting.

Historic preservation, particularly of historic buildings in the downtown, and including upper story housing in the downtown, would be of economic benefit to the city. 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 of Iowa Falls should:

- Continue its efforts to improve infrastructure and clean up blight and dilapidated structures.
- Continue to invest in the conservation and preservation of its historical and cultural assets, as well as its cultural events and activities.
- Continue actively participating in the CLG and its Historic Preservation Commission to support the downtown revitalization and historic rehabilitation efforts of both the city and throughout the county.
- 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.
- Continue to support trail development, both the city-wide plan and connecting trails to other communities in the county.
- 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 Iowa Falls 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 Radcliffe | o AGWSR Community School District |
| o City of Alden | o City of Steamboat Rock | o Alden Community School District |
| o City of Buckeye | o City of Union | o BCLUW Community School District |
| | | o Eldora-New Providence Community School District |
| o City of Eldora | o City of Whitten | o Hubbard-Radcliffe Community School District |
| | o Hardin County (Unincorporated) | o Iowa Falls Community School District |
| o City of Hubbard | | |
| o City of Iowa Falls | | |
| o City of New Providence | | |

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 Iowa Falls 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, Iowa Falls is participating in the National Flood Insurance Program.

Other Mitigation Activities

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.

The City of Iowa Falls participates in the CodeRED system.

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.

Iowa Falls' assets were identified by the Planning Team members who volunteered to represent the city. The assets were identified through public input activity at the first countywide hazard mitigation meeting. For this activity, three major asset areas were considered: environment, economy, and social. Iowa Falls' assets are listed below.

Forty-two major assets were identified in Iowa Falls. These assets include both structural and social assets. The full list of identified assets is below:

1	Affordable housing	22	New Hwy 65 Bridge
2	All infrastructure services maintained locally	23	New Track Route
3	Aquatic Center	24	New trail development
4	Boat Club Recreation	25	New trails
5	CMC manufacturing	26	New wells
6	CN&UP Intersect in city	27	Parks and Rec Department
7	Commercial Development to south	28	Pat Clark Art Collection
8	Cross-trained workforce	29	Peoplerides
9	Ellsworth Expansion	30	Plastics Recycling
10	Equine Center Additions/Expansion	31	Rail Transportation
11	Expansion of City Limits	32	Rehabbing Water Tower
12	Expansion of water system	33	River band
13	Fuels	34	River recreation

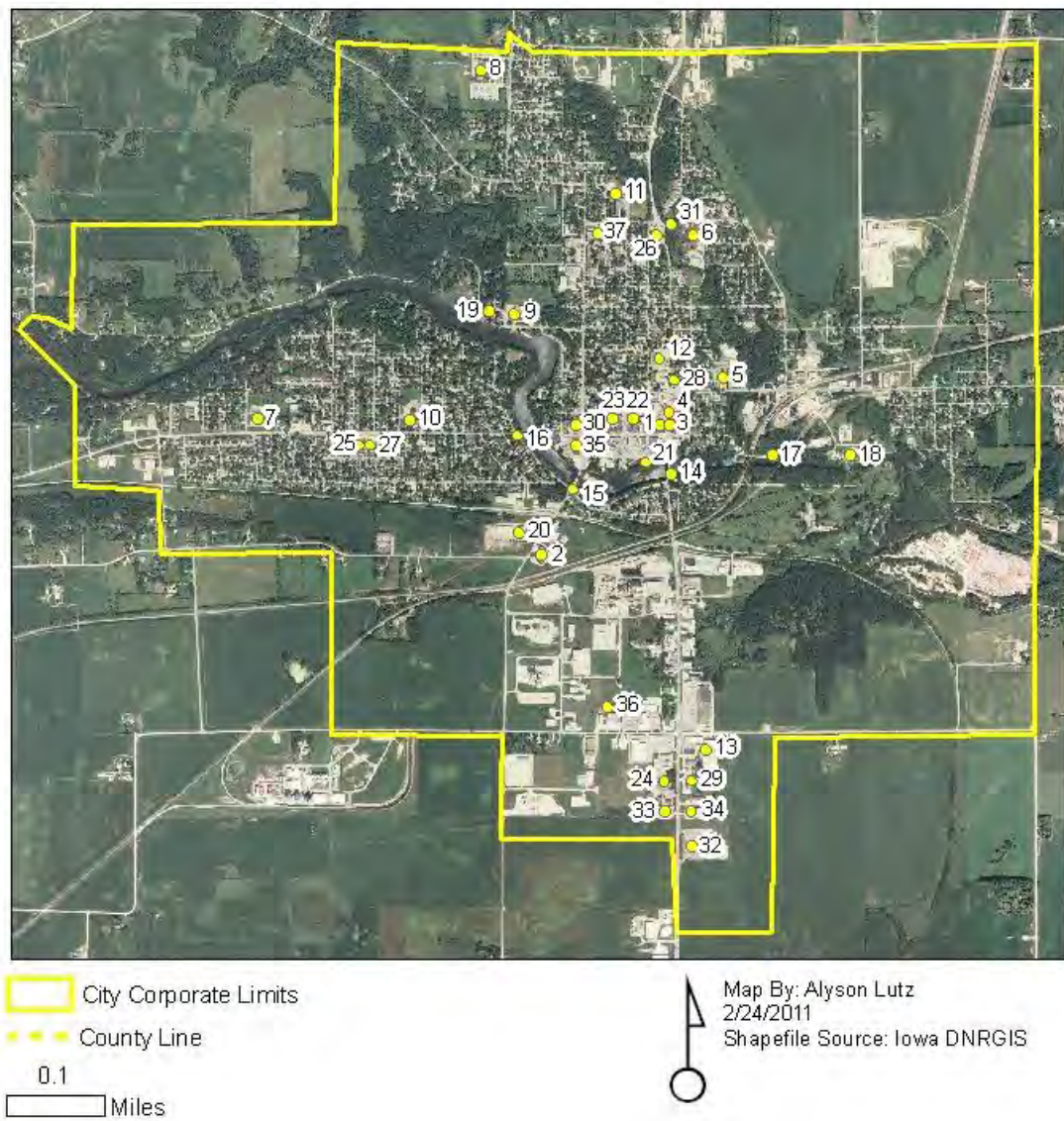
14	Greenbelt Community	35	River with dam
15	Highway 20	36	School System
16	Historic Designation for downtown	37	Schools
17	Historical Society	38	Stable increase of services
18	Hospital	39	Stable market
19	Increasing of support Ag business	40	Stable/slight increase in retail
20	Library	41	Sump pump rehab for infiltration
21	Livestock prices increasing	42	TC

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 Iowa Falls community. These facilities are especially important following hazard events. All of the critical facilities identified for Iowa Falls are located within the actual city.

Iowa Falls Critical Facilities Locations



Vulnerable Populations

A vulnerable population includes people who may require special assistance or medical care. These people's needs are a priority in the event of a disaster. Examples of vulnerable populations include but are not limited to:

- Elderly in their homes, assisted living, or nursing facility
- Disabled in their homes, assisted living, or nursing facility
- Young children in school or daycare

The elderly or disabled people in a jurisdiction may not be able to cope with a disaster as well as others. These people might require help getting to a shelter, boarding up broken windows, buying groceries, or contacting their family.

The vulnerable populations living in Iowa Falls were also identified. These are the people in the community who may require special assistance or medical care immediately following a hazard event. Vulnerable populations are identified so their needs can be made a priority in the event of a disaster. The vulnerable populations living in Iowa Falls are varied more than most other communities in Hardin County.

1. Scenic Manor
2. Heritage Care
3. Ellsworth Hospital
4. Schools
5. Low Income Housing (mainly on Pierce Street)

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

Goals & 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 representing Iowa Falls designated the following projects as future goals and objectives.

Goal 1: Minimize losses to existing and future structures within hazard areas. Critical facilities and identified assets are high priority structures.

Mitigation Action 1.1: Sewer improvements

Plan for implementation and administration:	Improve existing storm & sanitary sewer/ Collection system improvements. Increase capacity.
Lead agency:	City of Iowa Falls
Partners:	To be identified
Potential Funding Source:	City of Iowa Falls, FEMA HMGP, others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Prevent damages due to possible sewer issues
Completion Date:	One year from when funds are secured or within time allotted by funding source

Mitigation Action 1.2: Install Emergency Pumps to Sewer System

Plan for implementation and administration:	Install Emergency Pumps to redirect overflow
Lead agency:	City of Iowa Falls
Partners:	Hardin County Sanitarian, Others to be identified
Potential Funding Source:	City of Iowa Falls, FEMA HMGP, others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Prevent damages due to possible sewer issues
Completion Date:	One year from when funds are secured or within time allotted by funding source

Mitigation Action 1.3: Create storm water detention basins

Plan for implementation and administration:	Create storm water detention basins
Lead agency:	City of Iowa Falls
Partners:	Region 6 Planning Commission
Potential Funding Source:	City of Ackley, FEMA HMPG, others to be identified
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 1.4: Training for emergency responders

Plan for implementation and administration:	Hold session to train emergency personnel to identify hazards and proper response
Lead agency:	Hardin County Emergency Management
Partners:	Local emergency responders, Others to be identified
Potential Funding Source:	Hardin County, others to be identified
Total cost:	This may be of little cost since it is an information session
Benefits (loss avoided):	Personnel will serve better in events with proper training
Completion Date:	Ongoing starting when a course can be formulated and possible funding secured

Mitigation Action 1.5: Update Railroad Crossings

Plan for implementation and administration:	Update the run down railroad crossings in town
Lead agency:	City of Iowa Falls
Partners:	Hardin County Engineer, Rail line owners, Others to be identified
Potential Funding Source:	City of Iowa Falls, others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Crossings will be safer for residents and visitors
Completion Date:	Ongoing

Goal 2: The continuity of county and local operations will not be significantly disrupted by disasters in the City of Iowa Falls.**Mitigation Action 2.1: Improve communication systems**

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

Mitigation Action 2.2: Purchase generators

Plan for implementation and administration:	Purchase a generators for city use in critical facilities
Lead agency:	City of Iowa Falls
Partners:	To be identified
Potential Funding Source:	FEMA HMGP, City of Iowa Falls, 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 2.3: Offsite computer backup systems

Plan for implementation and administration:	Establish an offsite backup computer system for the city.
Lead agency:	City of Iowa Falls
Partners:	To be indentified
Potential Funding Source:	City of Iowa Falls, others to be identified
Total cost:	Unknown until new equipment is priced
Benefits (loss avoided):	City personnel will have reliable communication capabilities in case the main system goes down during a hazard
Completion Date:	Possibly ongoing or 1 year from when funds are secured

Mitigation Action 2.4: Improve and update emergency operations center

Plan for implementation and administration:	Improve and update emergency operations center
Lead agency:	City of Iowa Falls
Partners:	Hardin County Emergency Management, Others to be indentified
Potential Funding Source:	City of Iowa Falls, Hardin County, others to be identified
Total cost:	Unknown until new center is assessed
Benefits (loss avoided):	City personnel will have reliable equipment and systems in place for a hazard event
Completion Date:	Possibly ongoing or 1 year from when funds are secured

Goal 3: Maintain communications between Iowa Falls citizens and authorities before and during a hazard event.

Mitigation Action 3.1: Public education program

Plan for implementation and administration:	Create a program to educate Iowa Falls residents about the dangers of hazards and how to prepare through informational flyers, meetings, or other interactive media like drills and workshops
Lead agency:	City of Iowa Falls
Partners:	To be identified, possibly other Hardin County jurisdictions
Potential Funding Source:	City of Iowa Falls 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 Iowa Falls residents and visitors
Completion Date:	1 year after funds are secured or the time allotted by funding source

Mitigation Action 3.2: Distribute NOAA All-Hazard Radios to all Iowa Falls residents

Plan for implementation and administration:	Create a program or secure funding to provide NOAA All-Hazard Radios to all Iowa Falls residents
Lead agency:	City of Iowa Falls
Partners:	Hardin County Emergency Management, others to be identified
Potential Funding Source:	City of Iowa Falls, 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):	Iowa Falls residents will be informed of approaching hazards and updates throughout a hazard event
Completion Date:	1 year from when funds are secured

Mitigation Action 3.3: Expand warning system programs

Plan for implementation and administration:	Purchase an additional warning siren with backup power capability
Lead agency:	City of Iowa Falls
Partners:	Hardin County Emergency Management, others to be identified
Potential Funding Source:	City of Iowa Falls, FEMA HMGP and PDM, others to be identified
Total cost:	New sirens can cost up to \$25,000, used sirens are sometimes

	available for purchase, which helps reduce the 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):	Life safety of Iowa Falls residents and visitors, use of siren even if there is a power outage
Completion Date:	1 year from when funds are secured or within time allotted by funding source

Mitigation Action 3.4: Write an emergency communications plan for city departments' use

Plan for implementation and administration:	Complete a plan for use if the city's communication functions are disabled
Lead agency:	City of Iowa Falls
Partners:	Hardin County Emergency Management, local fire, law enforcement, and emergency response personnel
Potential Funding Source:	City of Iowa Falls, others to be identified
Total cost:	Staff time and printing costs
Benefits (loss avoided):	A communication plan will be set in place so the city offices will be prepared for crises and regain control of city communications as soon as possible
Completion Date:	At such time the plan is complete, possible ongoing updates

Iowa Falls Mitigation Action Prioritization

1. **Mitigation Action 1.4:** Training for emergency responders
2. **Mitigation Action 1.5:** Update Railroad Crossings
3. **Mitigation Action 1.2:** Install Emergency Pumps to Sewer System
4. **Mitigation Action 1.3:** Create storm detention basins
5. **Mitigation Action 1.1:** Sewer improvements
6. **Mitigation Action 3.1:** Public education program
7. **Mitigation Action 2.2:** Purchase generators
8. **Mitigation Action 3.3:** Expand warning system programs
9. **Mitigation Action 3.4:** Write an emergency communications plan for city departments' use
10. **Mitigation Action 2.1:** Improve communication systems
11. **Mitigation Action 2.4:** Improve and update emergency operations center
12. **Mitigation Action 3.2:** Distribute NOAA All-Hazard Radios to all Iowa Falls residents
13. **Mitigation Action 2.3:** Offsite computer backup systems

Schools Hazard Planning

Each school district has plans and procedures for handling many hazards such as fire, tornado, severe weather events, etc. The established procedures for these hazards are practiced on a regular basis through planned drills at school facilities.

Alden Community School District

Goal 1: Protect the health and safety of students, employees, and visitors to district buildings and outdoor facilities.

Mitigation Action 1.1: Develop/build a safe rooms in school building

Plan for implementation and administration:	Build a safe room for students, staff, and community members in the elementary school
Lead agency:	Alden Community School District
Partners:	Alden Schools, City of Alden, and Hardin County
Potential Funding Source:	FEMA HMPG and PDM, Alden Community School District, city, county, 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 of students, staff, and community
Completion Date:	1 year from when funds are secured or within time allotted by funding source

Mitigation Action 1.2: Purchase updated snow removal equipment

Plan for implementation and administration:	Purchase updated snow removal equipment
Lead agency:	Alden Community School District
Partners:	Hardin County Emergency Management, Others to be identified
Potential Funding Source:	Alden Schools, others to be identified
Total cost:	Unknown until equipment is priced
Benefits (loss avoided):	Restore safety of schools' infrastructure immediately following a hazard event, as well as ensuring efficiency of equipment
Completion Date:	Ongoing or 1 year from when funds are secured

Goal 2: Minimize losses to buildings, equipment, motorized vehicles, and outdoor facilities.

Mitigation Action 2.1: Install air conditioning in school building

Plan for implementation and administration:	Add air conditioning to elementary school building for year round use
Lead agency:	Alden Community School District
Partners:	To be identified
Potential Funding Source:	FEMA HMGP, Alden Community School District
Total cost:	Unknown –includes unit(s)
Benefits (loss avoided):	Protect students, staff, and equipment from heat related injuries
Completion Date:	Ongoing, starting when funding is secured and unit(s) are installed

Mitigation Action 2.2: Purchase and install security cameras at school building (12)

Plan for implementation and administration:	Purchase and install security cameras at main and other prominent entrances of school buildings
Lead agency:	Alden Community School District
Partners:	To be identified
Potential Funding Source:	Alden Schools, Hardin County, others to be identified
Total cost:	To be determined once cameras, equipment, and labor are priced
Benefits (loss avoided):	Catch suspicious activity near schools and protect property
Completion Date:	1 year from when funds are secured and the system is established or within time allotted by funding source

Alden Community School District Mitigation Action Prioritization

Mitigation Action 1.2: Purchase updated snow removal equipment

Mitigation Action 2.1: Install air conditioning in school building

Mitigation Action 2.2: Purchase and install security cameras at school building

Mitigation Action 1.1: Develop/build a safe rooms in school building

Iowa Falls Community School District

Goal 1: Protect the health and safety of students, employees, and visitors to district buildings and outdoor facilities.

Mitigation Action 1.1: Develop/build a safe rooms in all school buildings

Plan for implementation and administration:	Build a safe room for students, staff, and visitors in the Iowa Falls Schools
Lead agency:	Iowa Falls Community School District
Partners:	IAF Schools, City of Iowa Falls, City of Alden, and Hardin County
Potential Funding Source:	FEMA HMPG and PDM, Iowa Falls Community School District, city, county, 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 of students, staff, and community
Completion Date:	1 year from when funds are secured or within time allotted by funding source

Mitigation Action 1.2: Purchase updated snow removal equipment

Plan for implementation and administration:	Purchase updated snow removal equipment
Lead agency:	Iowa Falls Community School District
Partners:	Hardin County Emergency Management, Others to be identified
Potential Funding Source:	IAF Schools, others to be identified
Total cost:	Unknown until equipment is priced
Benefits (loss avoided):	Restore safety of schools' infrastructure immediately following a hazard event, as well as ensuring efficiency of equipment
Completion Date:	Ongoing or 1 year from when funds are secured

Goal 2: Minimize losses to buildings, equipment, motorized vehicles, and outdoor facilities.

Mitigation Action 2.1: Purchase and install security cameras at school buildings

Plan for implementation and administration:	Purchase and install security cameras at main and other prominent entrances of school buildings
Lead agency:	Iowa Falls Community School District
Partners:	To be identified
Potential Funding Source:	IAF Schools, Hardin County, others to be identified
Total cost:	To be determined once cameras, equipment, and labor are priced
Benefits (loss avoided):	Catch suspicious activity near schools and protect property
Completion Date:	1 year from when funds are secured and the system is established or within time allotted by funding source

Goal 3: The continuity of school operations and maintenance of buildings and offices will not be significantly disrupted by disasters.**Mitigation Action 3.1:** Air conditioning

Plan for implementation and administration:	Add air conditioning to school buildings for year round use
Lead agency:	Iowa Falls Community School District
Partners:	To be identified
Potential Funding Source:	FEMA HMGP, Iowa Falls Community School District
Total cost:	Unknown –includes unit(s)
Benefits (loss avoided):	Prevent loss of instructional time during extreme heat events, as well as technological damage
Completion Date:	Ongoing, starting when funding is secured and unit(s) are installed

Iowa Falls Community School District Mitigation Action Prioritization**Mitigation Action 1.2:** Purchase updated snow removal equipment**Mitigation Action 2.1:** Purchase and install security cameras at school buildings**Mitigation Action 3.1:** Air conditioning**Mitigation Action 1.1:** Develop/build a safe rooms in all school buildings**Conclusions**

The City of Iowa Falls and the Alden and Iowa Falls School Districts should complete a plan update of their Hazard Mitigation Plans annually and participate in the update efforts of the Hardin County Hazard Mitigation Plan.

Chapter 10: Intergovernmental Collaboration

The City of Iowa Falls 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 emergency services to the surrounding areas. Iowa Falls has 28E agreements for services and mutual aid.

Conflicts between jurisdictions are not large. Normal issues arise of funding levels of shared services but are easily resolved as they are not large enough to make an issue.

Conclusions/Recommendations

The City of Iowa Falls should:

- Continue to provide emergency services to surrounding areas. It should continue participating in 28E agreements for services and mutual aid.
- 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.
- Continue working with the Hardin County Development Alliance and Mid-Iowa Growth Partnership, or similar entities.
- Continue to work with Hardin County in developing the Highway 65 corridor south of Iowa Falls to Highway 20.

Chapter 11: Implementation

The City will adopt and use the comprehensive plan as a suggestive blue print to guide the City in future planning and zoning. Future zoning changes may follow the comprehensive plan and need to be reviewed by the City's Planning and Zoning Commission and approved by the Council to change any zoning classification.

Implementation of the Iowa Falls 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 Iowa Falls 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 Iowa Falls – Five Year Action Plan

Action	Responsible Parties/Entities	Deadline
Improve housing options in Iowa Falls by applying for CDBG grant funding for owner-occupied rehab; identify neighborhood and applicants for application; contract with Region 6 Planning Commission to prepare application	City	2012 - 2013
Develop plan for adaptive reuse of old hospital structure and grounds	City; IFADC	2013-2014
Develop plan for clustering development along Highway 65 corridor south of Iowa Falls to Highway 20	City; Iowa Falls Area Development Corporation (IFADC)	2015
Develop design standards for signage; building facades; outside storage; parking; landscaping; and maintenance along Highway 65 corridor	City	2015
Develop plan for industrial park development and growth	City; IFADC	2017

Annex commercial property near hospital for development	City	2017
Proposal for zoning updates to Council to include recommendations in preceding chapters	Planning and Zoning	2017
Review and update existing Code of Ordinances	City Administrator, Mayor, Council	2017
Support & encourage the development of the Iowa Falls Municipal Airport & protection of airspace.	City of Iowa Falls, Iowa Falls Airport Authority, Hardin County Supervisors, Planning & Zoning.	2017
Assist in the planning process for hard surfaced cross-wind runway at Airport	City of Iowa Falls, Iowa Falls Airport Authority	2017
Assist and support current 5 year CIP on file with State Office of Aviation and FAA for airport development	City of Iowa Falls, Iowa Falls Airport Authority	2017
Complete Airport development	City of Iowa Falls, Iowa Falls Airport Authority	2017
Complete downtown streetscape project	City; Iowa Falls Main Street; IFADC	2017 - 2022
Make improvements to eastside commercial area – potential “brownfield” cleanup and redevelopment	City; IFADC	2017 - 2022

Iowa Smart Planning Principles¹

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

¹ 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 Plan²

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.

² 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

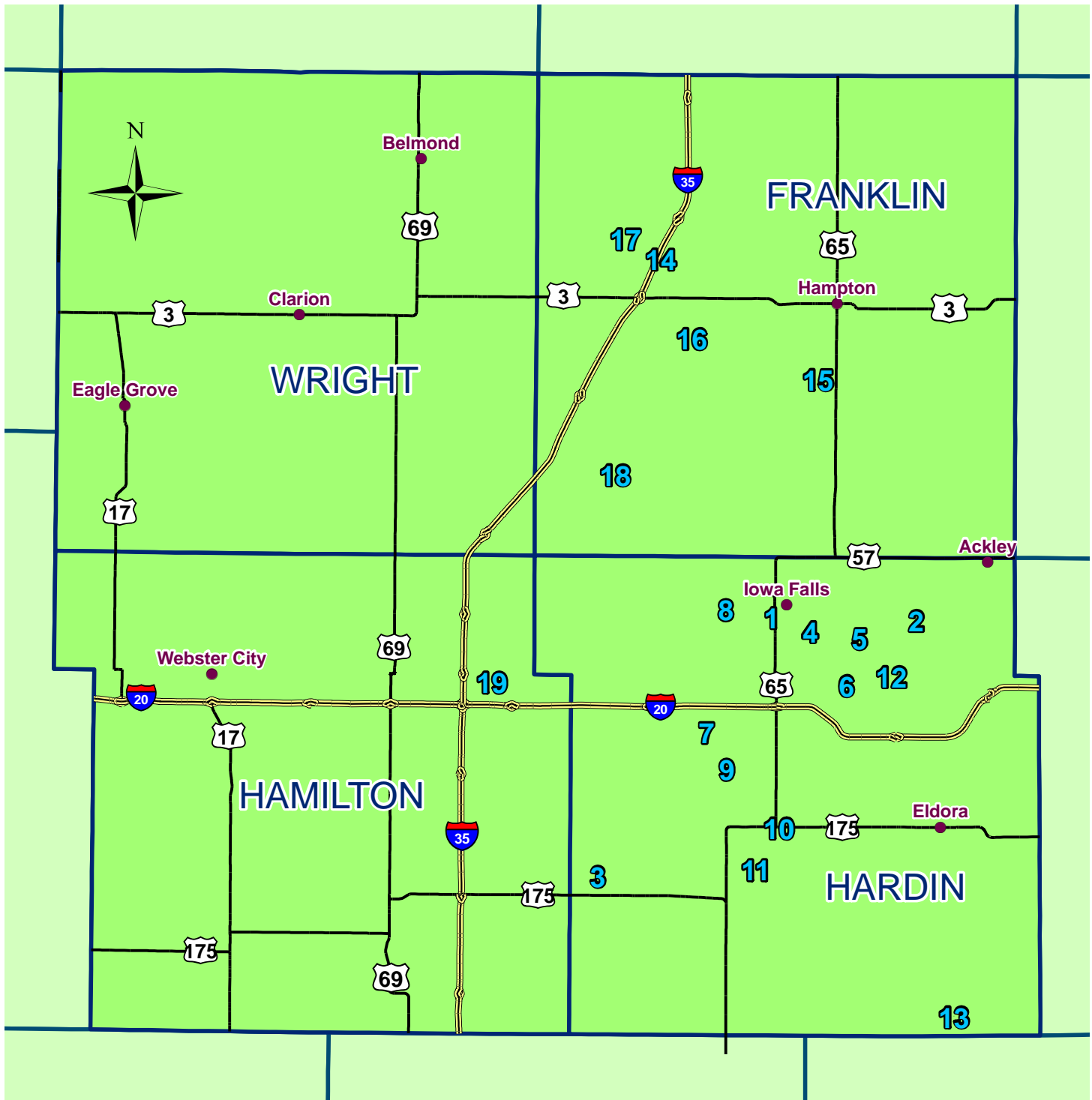
regulations may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

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:



Legend

- Cities
- 1** Home Grown Producers
- == Major Highways
- Main Highways
- County

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

2011 River Valley Foods of Central Iowa Producer List

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

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

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

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

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

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**

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

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**

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

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

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**

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**

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**

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**

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**

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

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**

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

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:

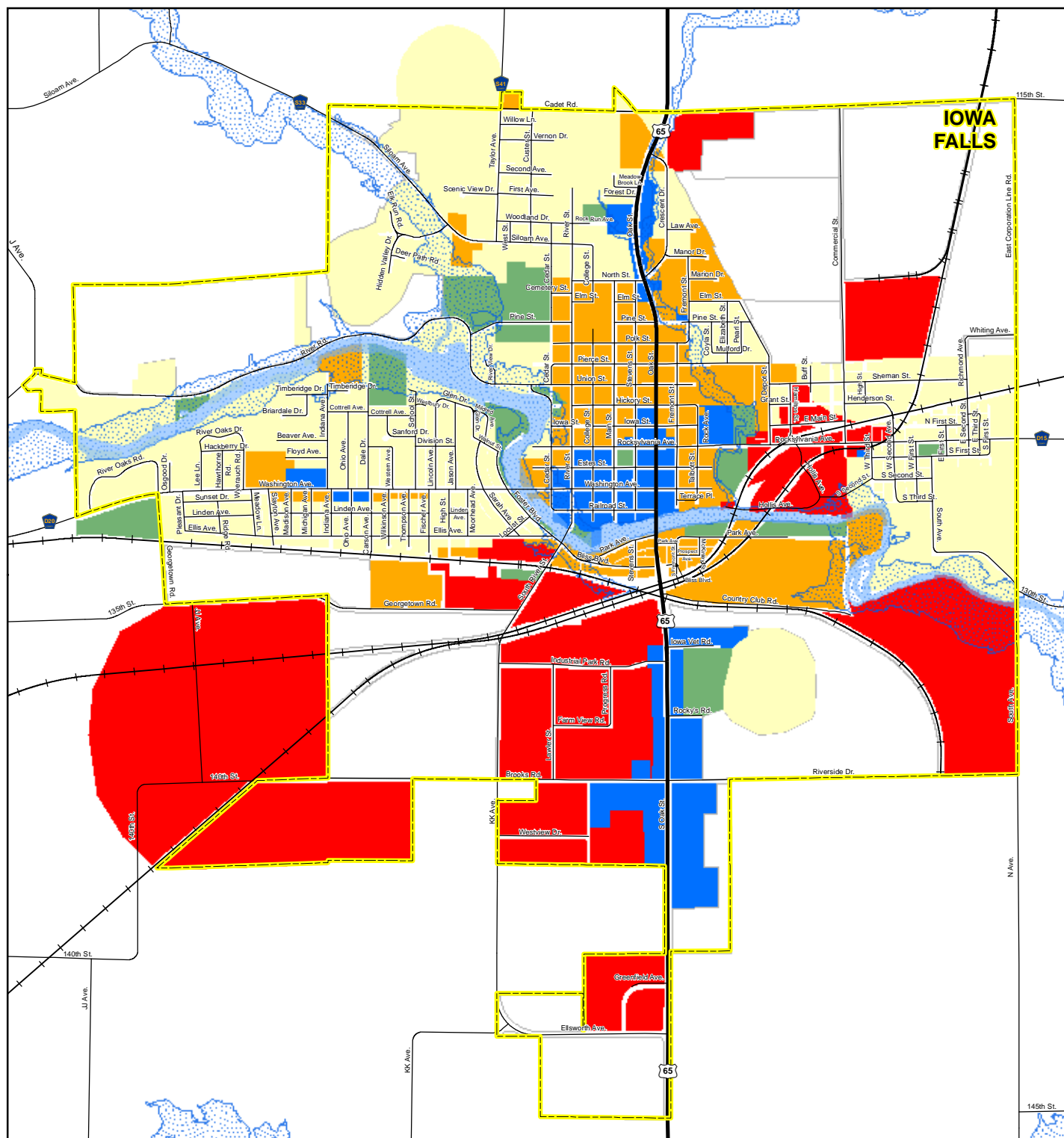
Summer:

Fall: **Apples and Gourds**

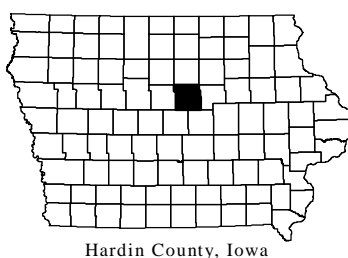
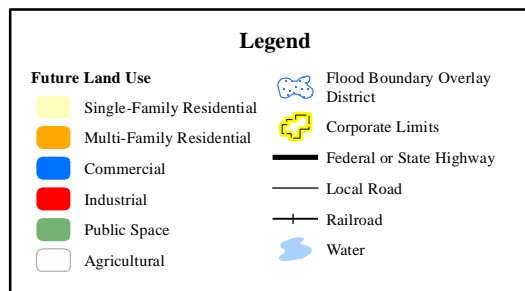
Winter:

Year Around **Eggs**

MAP 1: FUTURE LAND USE CITY OF IOWA FALLS



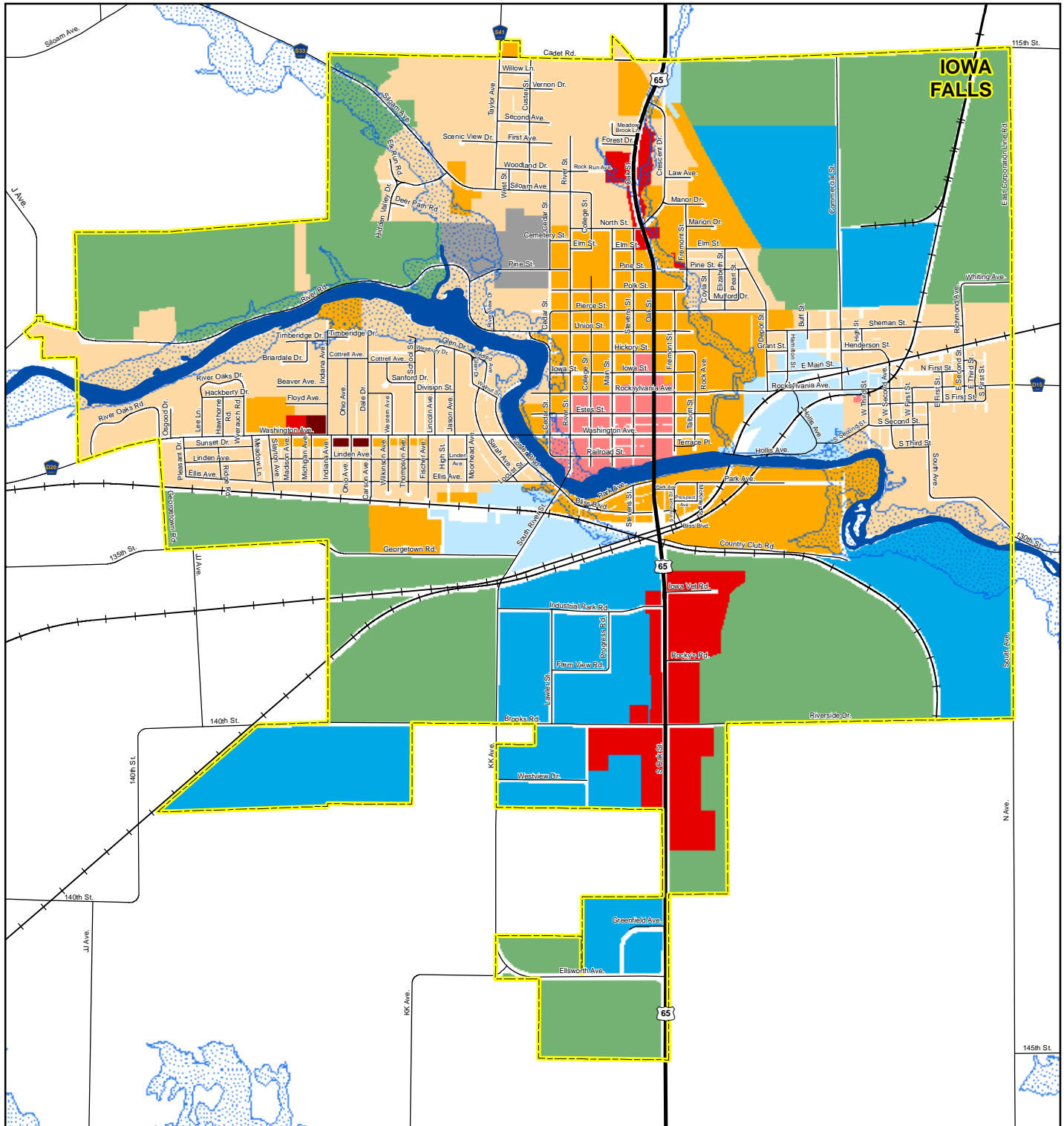
PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.



0 500 1,000 2,000 Feet

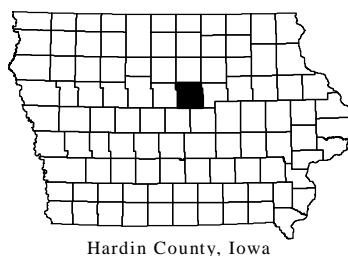
The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Hardin County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update. Prepared by the Hardin County GIS Department in August 2012.

MAP 2: ZONING DISTRICTS CITY OF IOWA FALLS



PLEASE NOTE: This map is for general reference only. The information shown here is based on the City of Iowa Falls Official Zoning Map. More detailed information and maps are available at city offices.

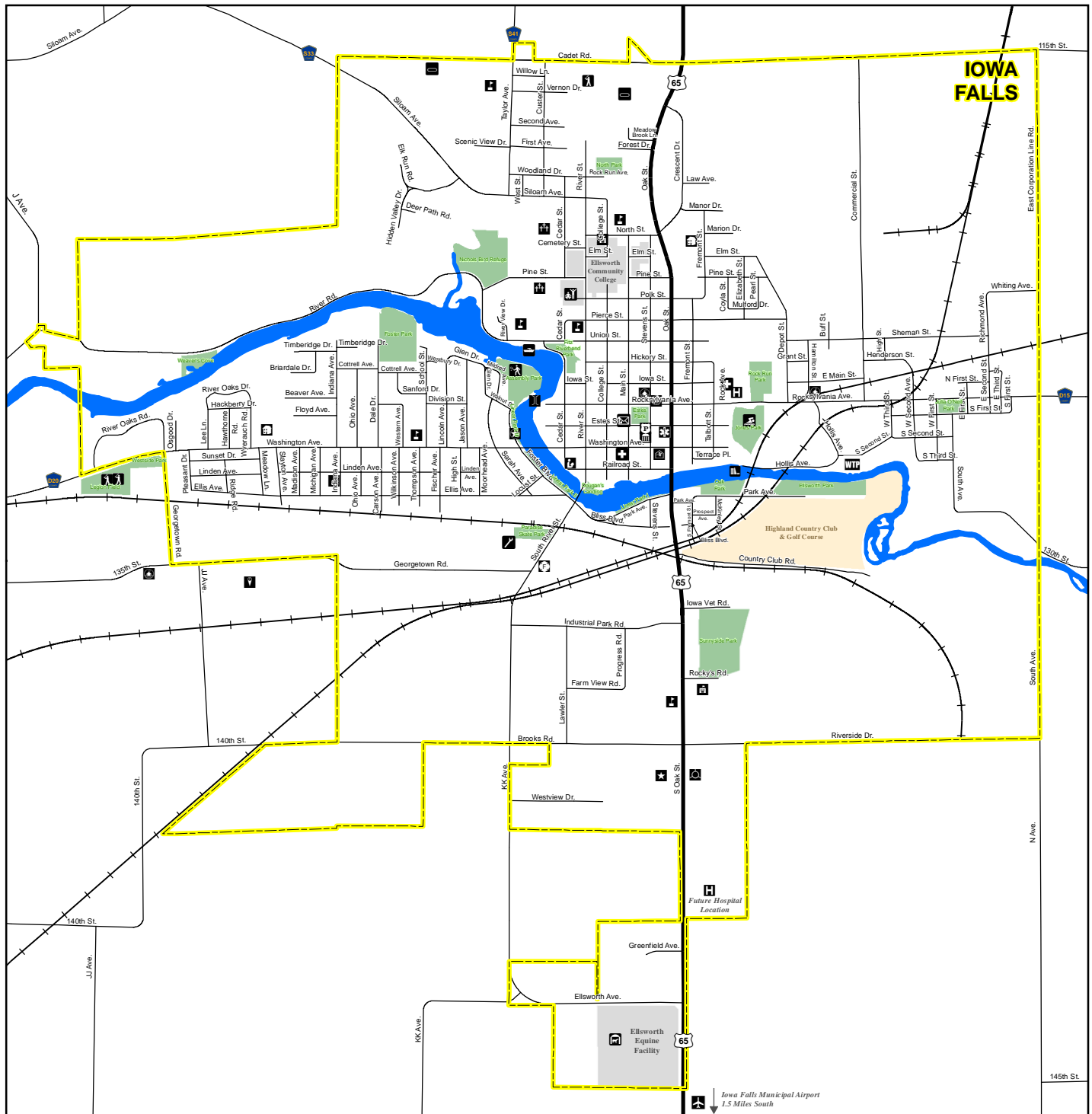
Legend	
Zoning Districts	
RS Residential Single-Family	NC Neighborhood Commercial
RM Residential Multi-Family	LI Light Industrial
MH Mobile Home	HI Heavy Industrial
GC General Commercial	LD Limited Development
AC Arterial Commercial	AG Agricultural
	Flood Boundary Overlay District
Other Layers	
Corporate Limits	Federal or State Highway
Water	Local Road
	Railroad



0 500 1,000 2,000 Feet

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Hardin County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update. Prepared by the Hardin County GIS Department in August 2012.

MAP 3: STREET MAP CITY OF IOWA FALLS



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

Legend

- | | | | |
|------------------------------------|-------------------|-----------------------------------|---------------------------------------|
| Ambulatory Services | Senior Center | Fire Station | Police Station |
| Dale Howard Family Activity Center | Equestrian Center | Football Field | Post Office |
| Veteran's Memorial | Dam | Garage | Retirement Facility |
| Historical Bridge | Boat Club | Robert W. Barlow Memorial Library | School |
| Ellsworth Municipal Hospital | American Legion | Medical Facility | Tennis Courts |
| Historical Building | Sports Field | Movie Theater | Water Treatment Facility |
| Rugby Field | Bowling Alley | Municipal Pool | Cemetery |
| Corporate Limits | Local Road | Water | Ellsworth Community College |
| Federal or State Highway | Railroad | City Park | Highland Country Club and Golf Course |

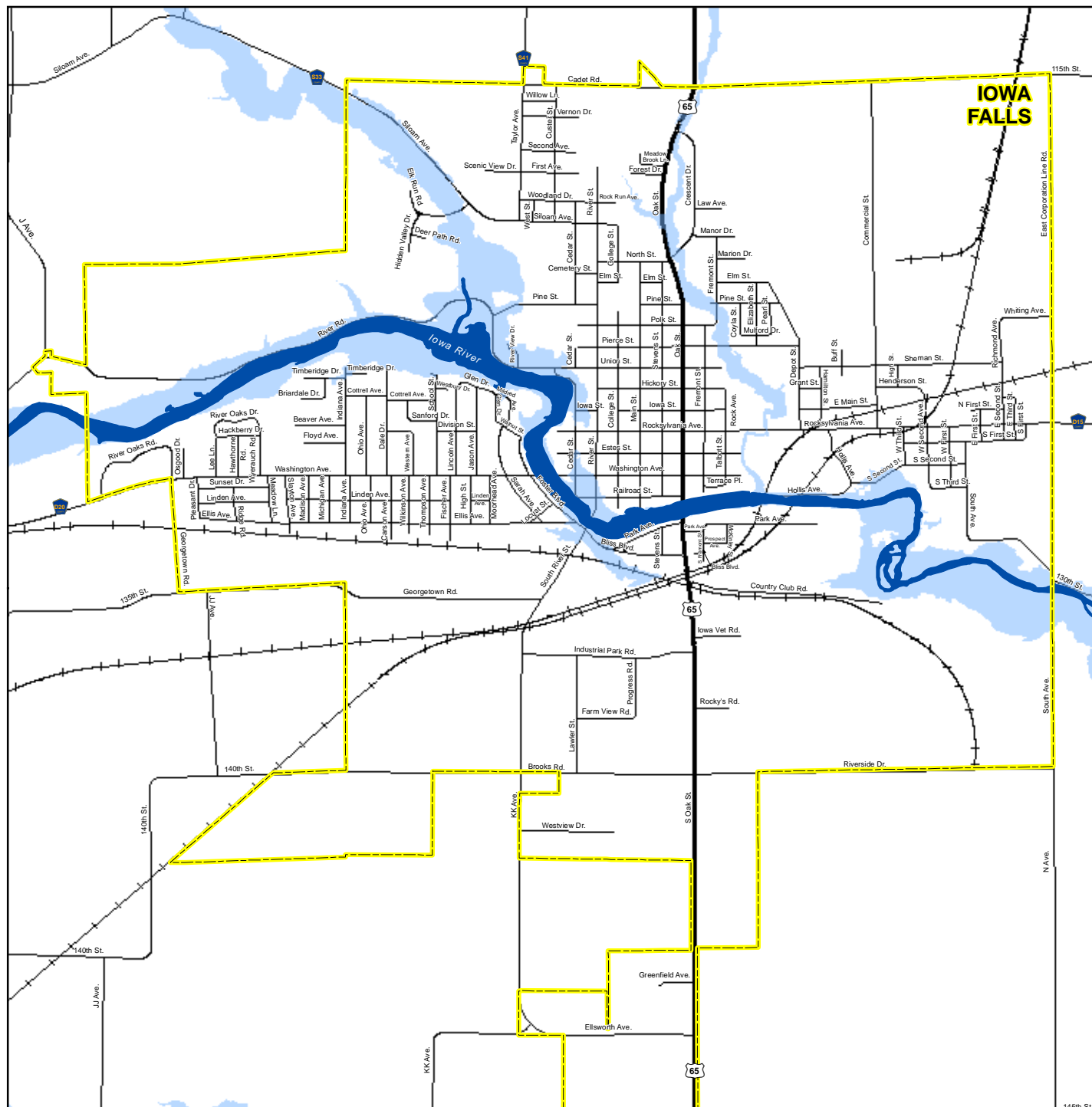


0 500 1,000 2,000 Feet



The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Hardin County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update. Prepared by the Hardin County GIS Department in October 2012.

MAP 4: FLOOD HAZARD BOUNDARY CITY OF IOWA FALLS

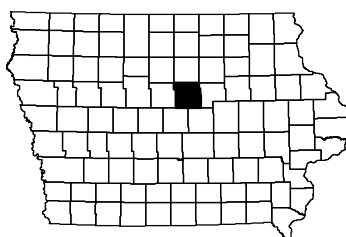


* SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Areas of Special Flood Hazard include Zone A, which has no Base Flood Elevations determined. Data supplied by the Federal Emergency Management Agency (FEMA).

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*
- Corporate Limits
- Federal or State Highway
- Local Road
- Railroad
- Water



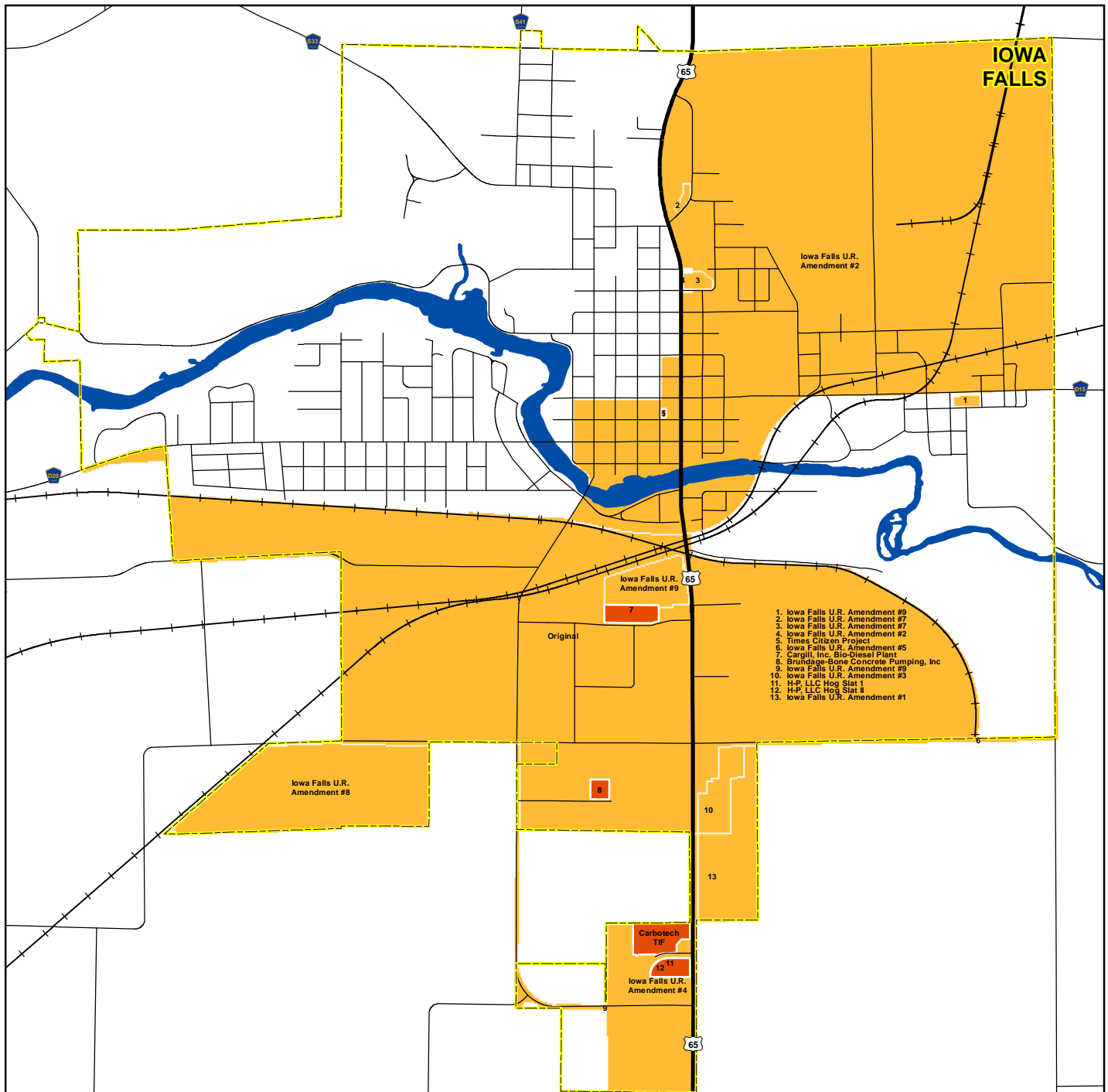
Hardin County, Iowa



0 500 1,000 2,000 Feet

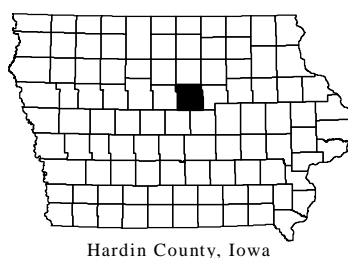
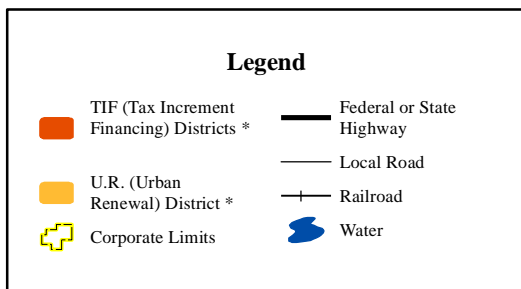
The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Hardin County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update. Prepared by the Hardin County GIS Department in August 2012.

MAP 5: TIF & URBAN RENEWAL DISTRICTS CITY OF IOWA FALLS



* Iowa law allows municipalities [and counties] to establish urban renewal areas to finance public improvements such as streets, sewers, sidewalks, and other infrastructure related to residential, commercial, or industrial development; to redevelop slum or blighted areas; to fund private economic development; and to finance construction of low and moderate income housing. The primary source of funding for urban renewal projects in Iowa is tax increment financing (TIF). Tax increment financing is a method whereby a portion of the property taxes levied by all taxing authorities within a tax increment financing district (urban renewal area) are reallocated to the municipality or county that is undertaking the urban renewal project.

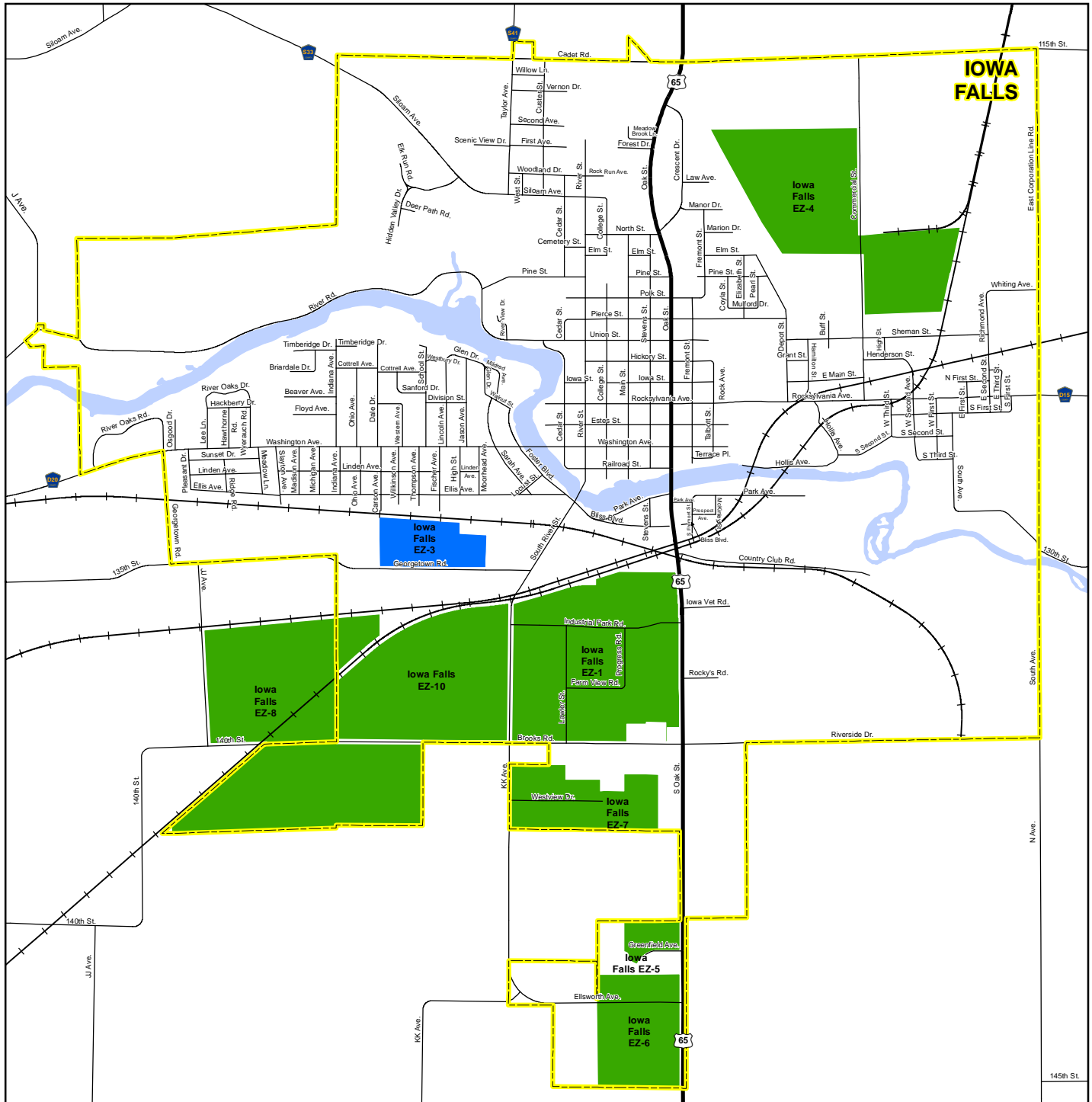
PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.



0 500 1,000 2,000 Feet

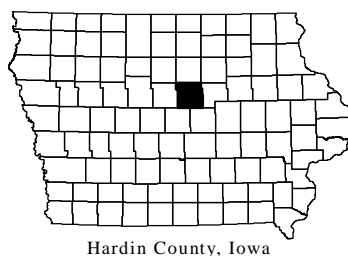
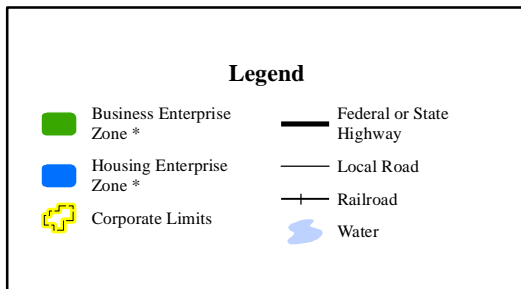
The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Hardin County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update. Prepared by the Hardin County GIS Department in August 2012.

MAP 6: ENTERPRISE ZONES CITY OF IOWA FALLS



* 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.

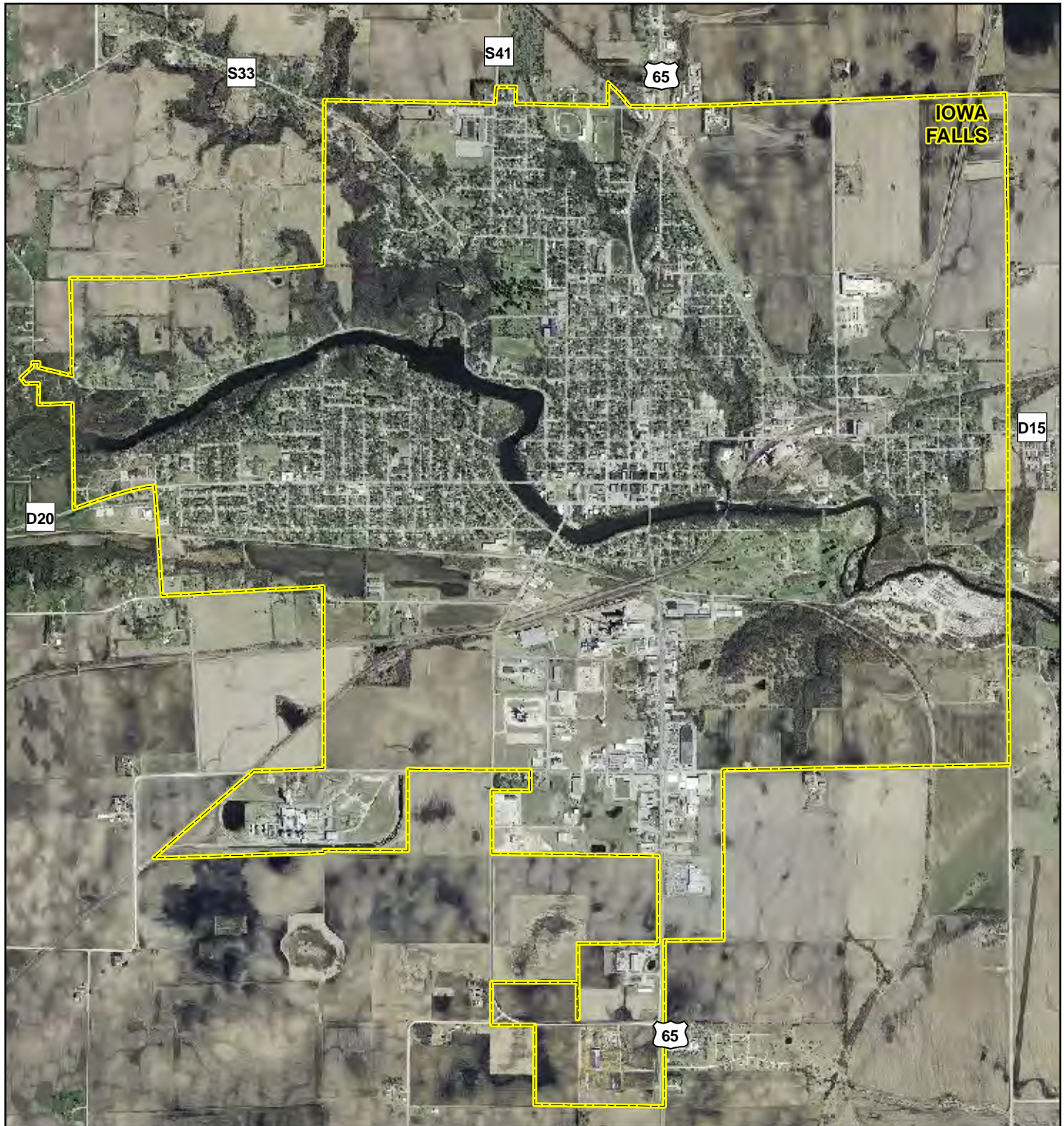


0 500 1,000 2,000 Feet

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Hardin County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update. Prepared by the Hardin County GIS Department in August 2012.

MAP 7: AERIAL PHOTOGRAPHY

CITY OF IOWA FALLS

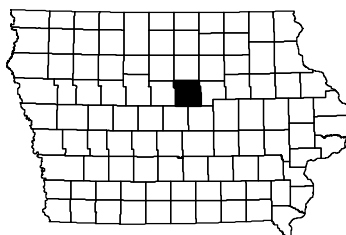


PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.

Legend



Aerial photography was flown by Hardin County in May 2008.



Hardin County, Iowa



0 500 1,000 2,000 Feet

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the requester. Hardin County makes no warranties, express or implied, as to the use of the Data. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update. Prepared by the Hardin County GIS Department in September 2012.