

A MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

Hardin County, Iowa

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INTRODUCTION

What is a Comprehensive Plan?

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

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

Smart growth strategies are based around three central goals:

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

Iowa “Smart” Planning

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

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

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

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

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

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

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

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

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

Hardin County Comprehensive Plan

The goal of the Plan is to identify a vision for the future that is shared by citizens and leaders of Hardin County. 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 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 Hardin County 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 that residents were made aware of their ability to review and comment on the written plan. A copy of the plan was located at the County Courthouse in Eldora. An electronic copy of the plan was available on the website <http://planhardincounty.org>, the Hardin County website, <http://hardincountyia.gov>, and the Region 6 website, <http://www.region6planning.org>.

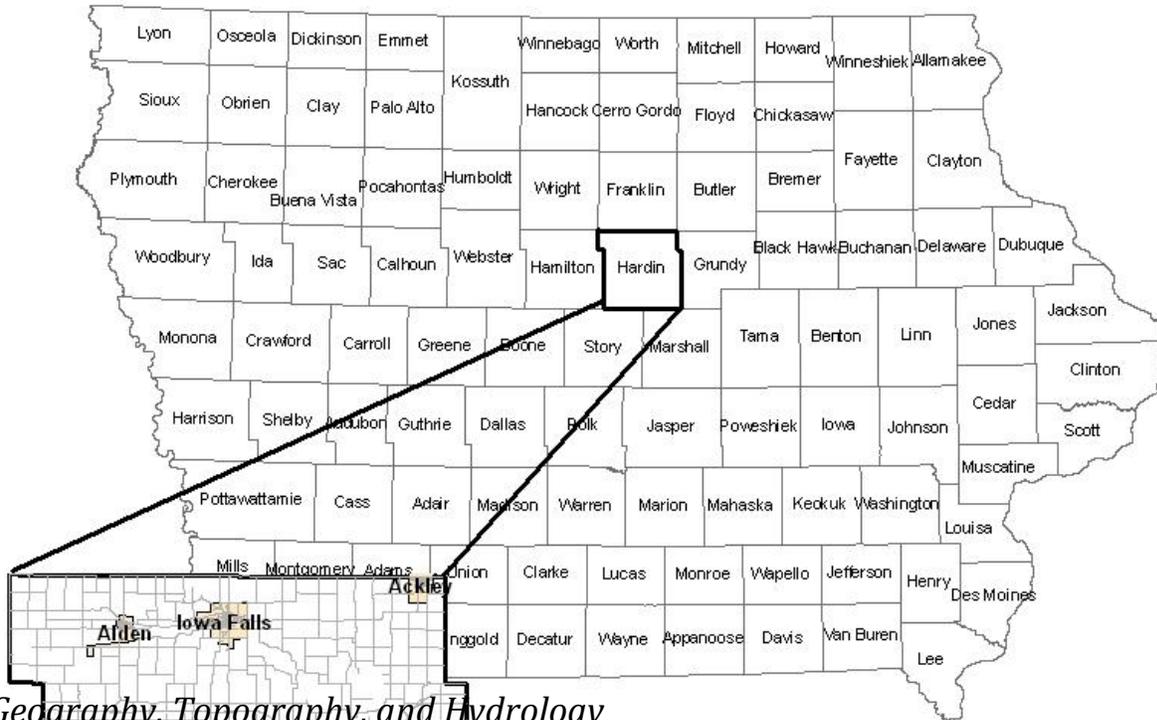
The Plan can be amended to reflect current trends or simply a change in philosophy regarding one or more of the policy statements. The County Supervisors and staff will meet at least annually to review and revise the Comprehensive Plan, with a complete Plan update prepared every five years.

DEMOGRAPHIC PROFILE

HARDIN COUNTY, IOWA

Hardin County is a fourth tier county located in central Iowa. The county is bordered on its north side by Franklin County, Grundy County on the east, Story and Marshall Counties on the south side, and Hamilton County on the west side.

Iowa Counties



Geography, Topography, and Hydrology



- Roads
 - City
 - ▭ County
- Map by Alyson Lutz
04/13/2011
Shapefile Source: Iowa DNR, 2010

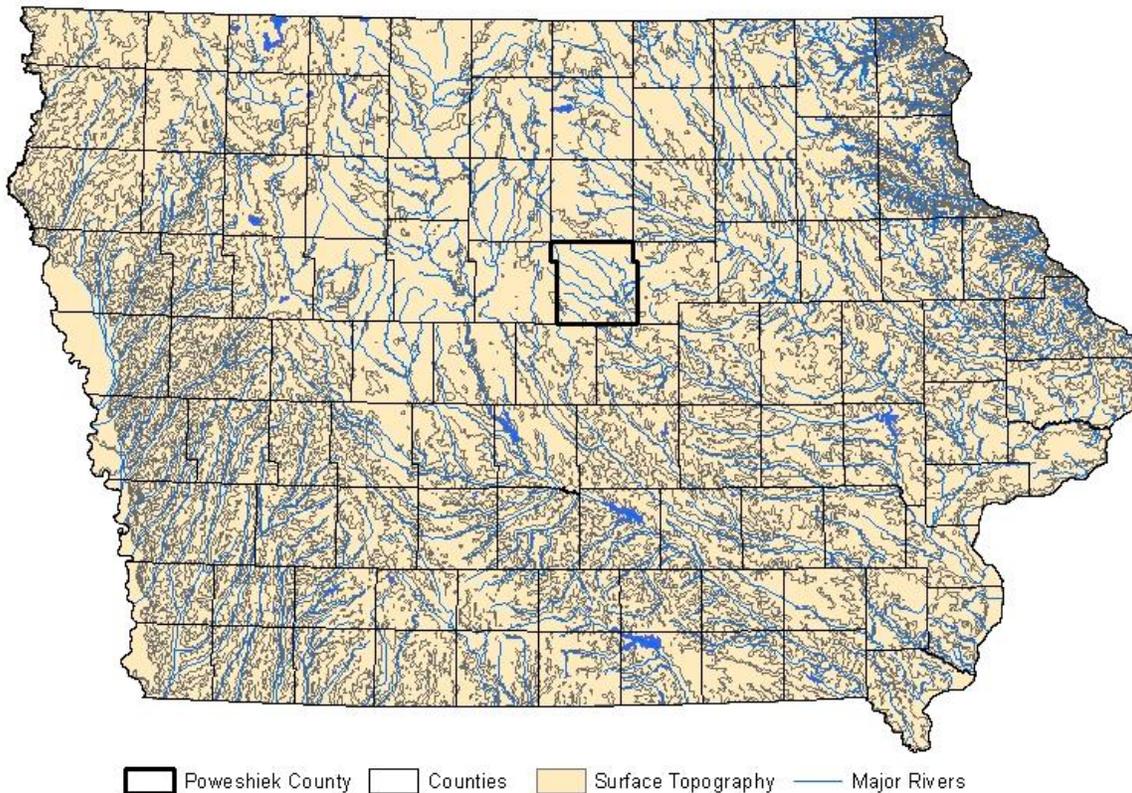
Hardin County has an area of 367,168 acres, or about 576 square miles. Most of the soils in the county are nearly level to gently sloping or moderately sloping. Those moderately sloping soils are mostly in the southeastern portion of the county.

The highest surface elevation in the county of 1226 feet is in the southeast quarter of Sherman Township, Section 32, south of Radcliffe. The lowest elevation of 858 feet is at the Gehrke Quarries between the unincorporated area of Gifford and the City of Union. This is at the corner of Co Hwy S62 and 290th St, in Union Township, Section 4.

Natural drainage of 90% of the county is provided by the Iowa River and its immediate tributaries, according to the 1981 Hardin County Soil Survey. Ten square miles in the southwest corner of the county is drained by a tributary of the Skunk River, and 30 square miles in northeast Hardin County are drained by Cedar River tributaries. Though 32% of the soils in the county are poorly to very poorly drained, they are drained enough for crop production. In other areas with insufficient underground and surface drainage, crops may be ruined by the pooling of the still water.

About 260,000 acres (71%) of Hardin County land is prime farmland, perfect for crops, mainly corn and soybeans. Some of this land has been converted into industrial and urban uses.

Topography and Waterways of Iowa



Map by Alyson Lutz, 04/13/2011, Shapefile Source: Iowa DNR

All of Iowa is shown in the map above in order to provide a reference for comparison. Hardin County is one of the flatter central to north central counties in Iowa.

Hardin has eight soil associations. The one soil that takes up the most (54%) of the county is, “Nearly level to strongly sloping, well drained, somewhat poorly drained, and poorly drained soils that formed in glacial drift; on uplands.” (Hardin County Soil Survey, 1981) This soil is called Clarion-Nicollet-Webster.

The farming products that come from Clarion-Nicollet-Webster soil association are cultivated crops. Much of the land is suited for row crops like corn and beans, but only if drained. The soil is wet, naturally. There are many ways to alter the land to help drain the soil like ditches and tiling. All of these products and manipulations are used extensively in a heavy farming output state.

For more extensive information on the soils in Hardin County, refer to the Soil Survey of Hardin County, Iowa. This survey was completed in 1982 by the USDA and several Iowa government departments and institutions.

Climate

Hardin County 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.

Hardin County frequently experiences severe weather events throughout all the seasons. In the winter, the county experiences severe winter storms while weather events like severe thunderstorms, hail, and lightning affect the county in the spring. In the summer season, tornados and extremely high temperatures prove to be dangerous, while more storms and early snow can affect the county in the fall.

Population

According to the State Data Center of Iowa, the population of Hardin County in 2010 was 17,534. Of this total, 12,971 people live in the incorporated cities of the county, and the remaining 4,563 people live in the unincorporated areas of Hardin County. This means that 26% of the Hardin County population is under regulation by county government, and the remaining 74% is under the regulation of the jurisdiction in which they reside.

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	1809	1589	-220	-12.2%
Alden	904	787	-117	-12.9%
Buckeye	110	108	-2	-1.8%
Eldora	3035	2732	-303	-10.0%
Hubbard	885	845	-40	-4.5%
Iowa Falls	5193	5238	+45	+0.9%
New Providence	227	228	+1	+0.4%
Owasa	38	43	+5	+13.2%
Radcliffe	607	545	-62	-10.2%
Steamboat Rock	336	310	-26	-7.7%
Union	427	397	-30	-7.0%
Whitten	160	149	-11	-6.9%

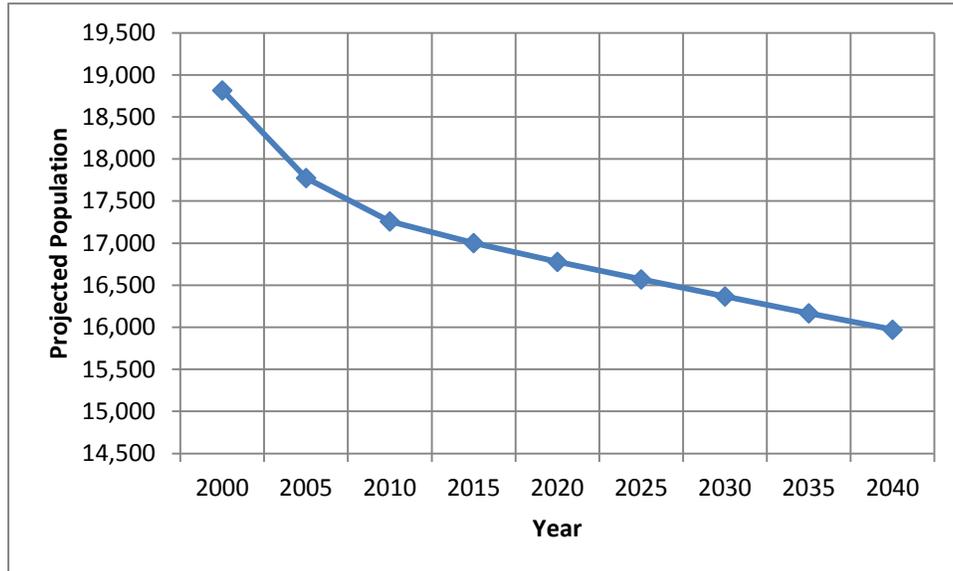
Data Source: State Data Center of Iowa, February 24, 2012

In the past decade, Hardin County and most of its jurisdictions have experienced a population decrease. This population change does not coincide with the State of Iowa, which experienced a 4.1% population increase since 2000. The exceptions in Hardin County are Iowa Falls, New Providence, and Owasa, which increases contradict the earlier projections of population loss in all Hardin County cities. (See “Population Projections” below.)

Population Projections

In 2009 Woods and Poole projected that Hardin County’s population would steadily decrease as the year 2040 approaches. Woods and Poole predicts that by 2040, Hardin County’s population will be closer to 15,972, which is about a 15% decrease in residents.

Hardin County Population Projection 2000-2040



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

A 15% population decrease is a rather alarming population loss that may have a lasting effect throughout the County. An increase in population can increase the amount of federal and state funding the county will receive, which can support services and infrastructure investments, while a decrease may do the exact opposite.

Age

Hardin County is aging. The median age in 2000 was 40.6 years, and in 2010 it was 43.7 years. The female population is aging at a greater rate than the male population, with the average age of men in 2010 still at 40.6 years, but the average age of women much higher at 46.4 years of age.

Education Attainment

Based on American Community Survey five-year estimates, in the 2006-2010 time period, 88.6% of Hardin County men 25 years of age and older had attained a high school education or higher, and 92.2% of Hardin County 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 US Department of Housing and Urban Development (HUD), in 2012 the median family income for Hardin County is \$41,562 for a family of one. The unemployment rate (seasonally adjusted) for

Hardin County in June 2012 was 4.9% and rose in July of 2012 to 5.2% (iowaworkforce.org, 9/11/12).

Conclusions

The predicted population decrease is most likely due to more young adults leaving the county for higher education and employment opportunities. Looking at the population pyramids, there is a noticeable decrease from the brackets of individuals aged 20 to 24, 25-29, and 30 to 34 year olds in both the 2000 and 2009 pyramids. Though it is obvious that the brackets 40-49 stayed in the county, Hardin is still losing the population brackets just beyond school age, and through child bearing years. This has other implications besides direct population loss. A small or decreasing population aged 25 to 29 means that less population growth through birth will occur in Hardin County so the young age cohorts may also decrease, which affects school funding and the amount and quality of youth-oriented services and activities. Retaining the young adult population in Hardin County will be a challenge that must be addressed in order to maintain or increase the county's population.

As the county 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, facilities for long-term care, and increasing transit and para-transit options such as Peoplerides.

Retaining young adults in Hardin County will be a challenge that must be addressed in order to maintain or increase population. Planning efforts should include ways to provide employment and improve quality-of-life amenities for young adults and families.

Iowa Smart Planning Principles/Comprehensive Plan Elements Matrix – Hardin County, 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	15-21		41			56-67	63				80-91	92	93-94
Efficiency, Transparency, Consistency		26	41		50								
Clean, Renewable & Efficient Energy													
Occupational Diversity		22-32											
Revitalization		22-32											
Housing Diversity		22-32		46									
Community Character		22-32		46						64-65			
Natural Resources & Agricultural Protection		22-32	37-41	46									94
Sustainable Design		23-32	37-41	46	50								94
Transportation Diversity					50	56-57							94

Chapter 1: Public Participation

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

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

Community Attitude Surveys

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

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

- A website (www.planhardincounty.org) 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 part of a class lesson on civic responsibility.

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

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

Survey boxes distribution:

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

Hard Copies Distribution:

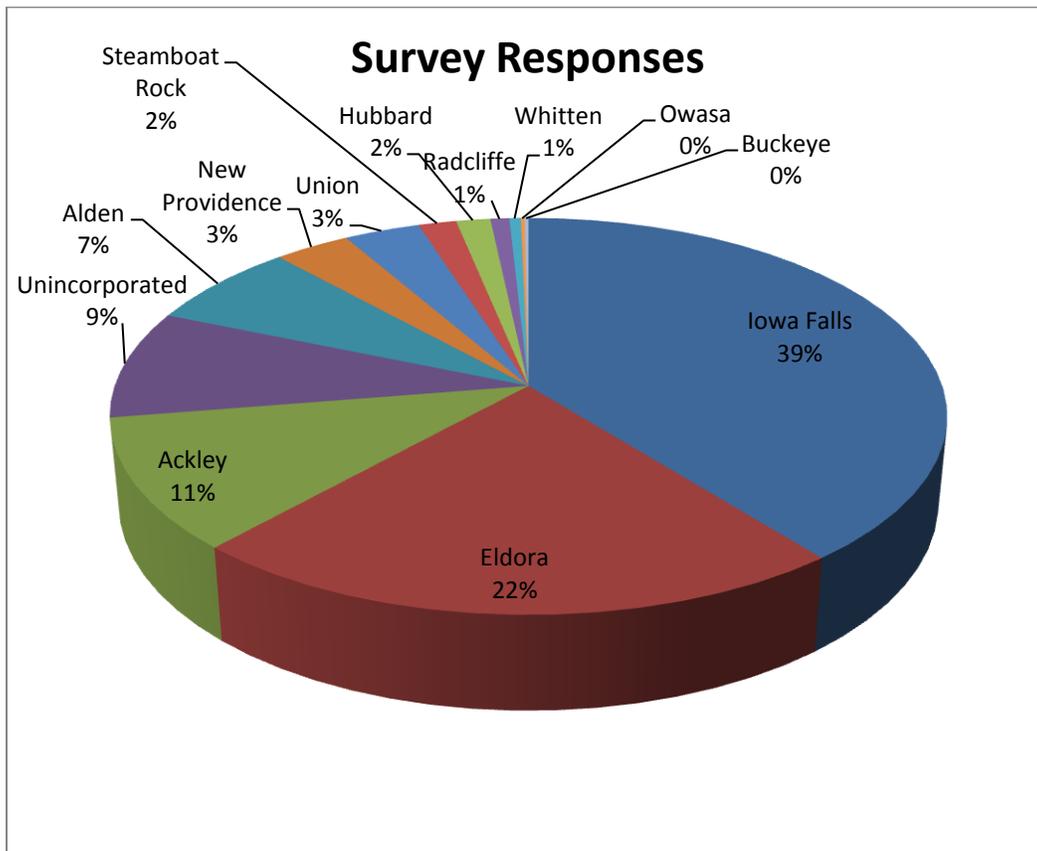
Eldora City Council
Eldora Rotary
Eldora Kiwanis
Senior Issues Group (Iowa Falls/Alden)
Ellsworth College Trustees
Alden Horizons Steering Committee
Life in Iowa Falls Experience Class
Ackley City Hall
Various locations throughout Ackley

Electronic Copies distribution:

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

Completed general population survey responses:

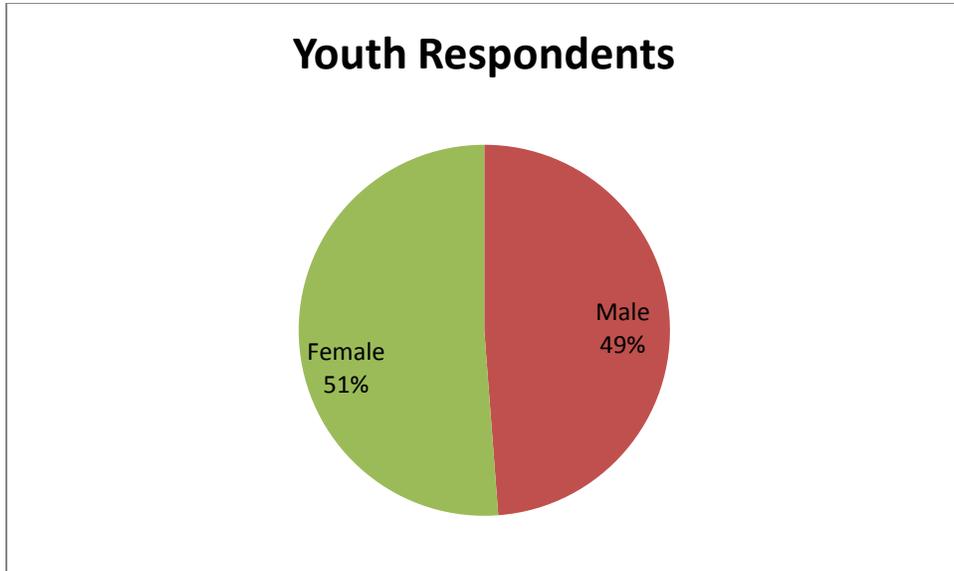
Jurisdiction	# of Responses
Iowa Falls	231
Eldora	132
Ackley	63
Unincorporated	52
Alden	41
New Providence	20
Union	20
Steamboat Rock	10
Hubbard	9
Radcliffe	5
Whitten	3
Owasa	1
Buckeye	1



Youth Surveys were all taken on line (375).

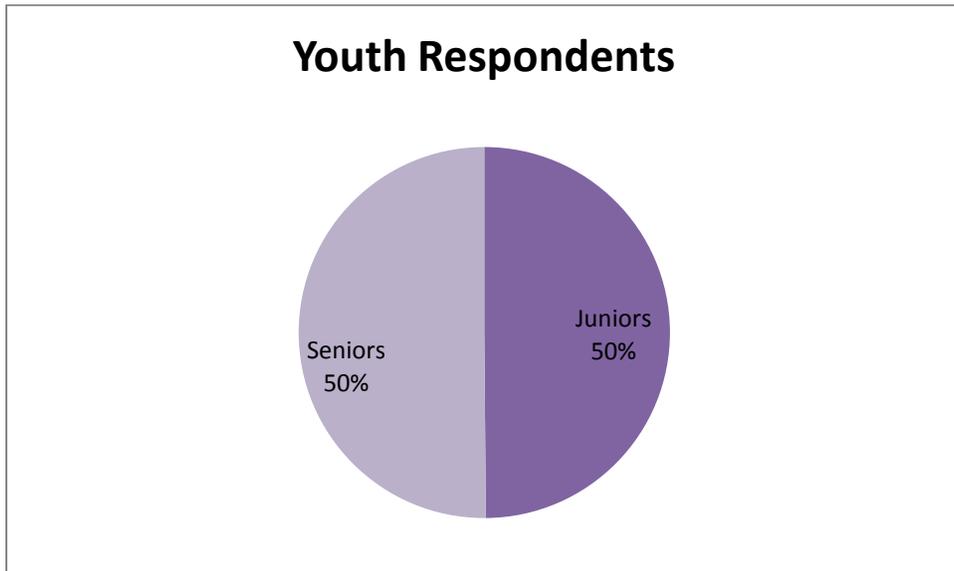
Male respondents – 183

Female respondents – 192

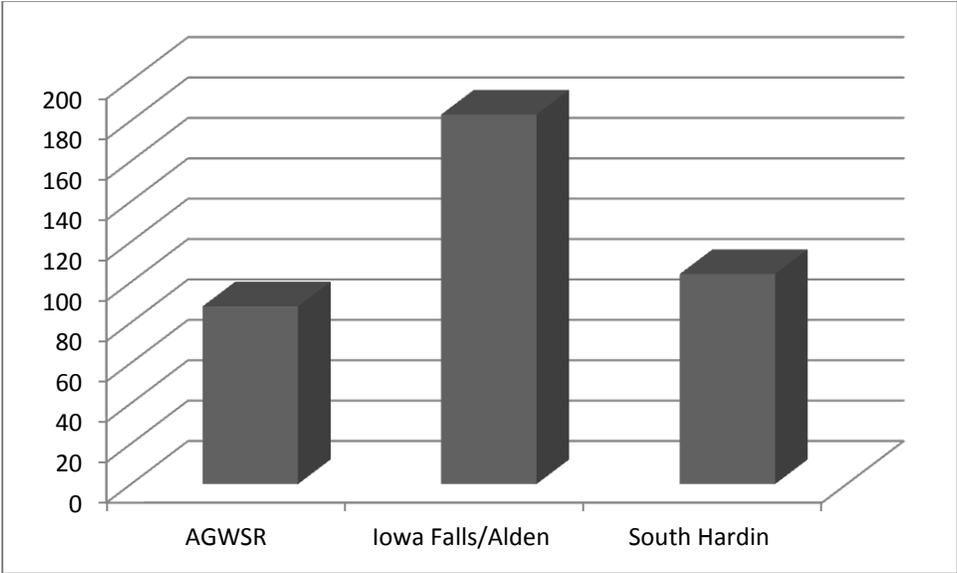


Juniors – 187

Seniors – 188



School District	# of Responses
AGWSR	88
Iowa Falls/Alden	183
South Hardin	104



Public Input Meetings

A public input meeting was held in each of the three communities of Eldora, Iowa Falls, and Ackley, in Spring 2012.



Public Input Meeting, Eldora,
March 19, 2012



Public Input Meeting, Iowa Falls,
March 22, 2012



Public Input Meeting, Ackley,
March 28, 2012

Each community meeting was open to all Hardin County residents to complete public input activities and provide input for planning in the respective local community specifically, as well as countywide. Region 6 Planning staff presented a review of the process and a summary of the prior public November 2011 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 meetings were opened for discussion. (*See Chapter 2: Issues and Opportunities.*)

Public Officials, Planning & 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 within the county. Ackley planning sessions were held at 6:00 p.m. on Wednesday, May 16, 2012, and Monday, July 23, 2012. County meetings were held on February 6, 2012, July 30, 2012, and August 27, 2012.

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

Chapter 2: Issues and Opportunities

Surveys

A question on the general population survey asked respondents to rate their quality of life. The majority of respondents rated their quality of life in Hardin County as medium -- 59.1% (320 respondents), while 35.9% rated quality of life as high and only 5% rated quality of life as low.

The majority of respondents are long-term or lifelong residents (61.6%).

Age groups responding: 41-64 years - 52.7%
 19-40 years – 24.2%
 65+ years – 23.1%

Survey respondents were asked to rate their “top 5” issues, picking out of a list of 24 issues plus additional spaces to write in “other” issues.

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

1. Commercial development/new jobs
2. Availability of medical services (doctors, hospitals, pharmacy, etc.)
3. K-12 school programs and facilities
4. Elimination of dilapidated structures; elimination of junk and blight
5. Property taxes

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

1. Affordable Housing (97.4%)
2. Roads and streets (96.5%)
3. (tie) Preservation of Ag Land (96.4%)
4. (tie) More shopping (96.4%)
5. Community-based services (meals on wheels, Greenbelt Home Care, Homemakers, etc.) (96.2%)

The youth survey 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 were:

Job opportunities (93%)

Affordable Housing (85.5%)

Entertainment (83.3%)

Dining (72.3%)

Shopping (71.5%)

Clearly the key issues that Hardin County respondents who responded to the survey were most concerned with economic and quality of life matters. This opinion was also expressed quite strongly in the public meetings held March 19, 22, and 28, in Eldora, Iowa Falls, and Ackley, respectively, where the top five issues identified in the survey were addressed further with thoughtful discussion and proposals for problem-solving.

Public Input -- Ackley

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

CITY:

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

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

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

COUNTY-WIDE:

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

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

Public Input – Eldora

In the public input meetings held March 19, 2012, the top issues identified in the survey were the primary focus of the discussion. A summary of Eldora’s public input meeting discussion follows:

CITY:

- Commercial development/job creation:
 - Protect railways and/or RR right-of-ways
 - Provide tax incentives for new business
 - Improve City Website – first impression of the community
 - Expand industrial park. Land where sewer and water is possible to hook up.
 - Improve image of community to attract investors; make infrastructure capacity promote growth or support growth; lower burden on new development taxes
 - Broaden marketing of the area; alternative industries
 - Venture capital
 - Improve/expand housing stock
 - Improve image at entrances and exits of town

- Make Eldora a Destination (tourism)
- Marketing
- Quality of Life:
 - More activities in town. Kid friendly for the middle ages.
- Eliminate dilapidated structures, junk & blight
 - Improve image as you come into town – blight on Edgington and Washington particularly
 - Down jobs but industrial parks are full – what we can grow upon is future.
 - Continued CDBG and grant funding for housing rehabs; streamline blight removal process; mandate solid waste collection
 - Improve image of town
 - Hold property owners accountable for upkeep of property
 - Promote pride in property with community recognition
 - Community organization for clean-up of junk; some type of cost-sharing or tax break for removal of structures; financing break like in Iowa Falls sewage project – give owner ten years to pay cost.
 - Matrix or means test, otherwise the poorest segment will have to pay the most
- Education – Combine school districts into one County school system.
 - Boards and superintendents meet and plan for one school system
 - Make #1 priority to eliminate duplication of services.
 - BUT, may now allow for growth.
- Medical Services:
 - Work with existing providers on expansion ability.
 - Patronize local pharmacy and local doctors more than out-of-town ones
 - Specialty clinics; Greenbelt Home Care; physician recruitment
- Property Taxes:
 - Maintain property taxes so we can fix our roads and sidewalks
 - Stronger use of TIF for Capital Improvement Program; improved housing values to reduce taxes 30%
 - Reduce spending on things we want, not need.
- Revitalize Downtown:
 - Apply for Iowa Main Street program
 - Continue streetscape project
 - Support rehab revolving loan fund - affordable rent/landlord rehab
 - Fill empty storefront windows with something attractive, e.g., highlight civic groups in town; highlight South Hardin & ENP Schools; promote Pine Like Festival, etc.
 - Hold building rehab meeting to discuss opportunities/options for owners; holding property owners accountable for their structures

- Natural Environment/Resources:
 - Keep up promoting access to natural areas -- Sac/Fox Overlook development was very good
 - Connecting trails should be a priority to encourage tourism

- Housing:
 - Find ways to improve low end housing
 - Sites available for new construction
 - Continue housing program participation (e.g., Region 6 grant programs)
 - Housing/Rental code/code enforcement
 - Develop Section 8 housing
 - Build new affordable townhomes and/or make townhomes next to Dollar General affordable

- Public Services:
 - Recruit and retain volunteers, e.g. fire department
 - Incentives? E.g. pay for education/training.
 - Encourage employers to let fire fighters off to answer calls
 - Start junior firefighter program
 - Improve drug enforcement through K-9 and joint task force
 - Need to enforce a fine for stray animals
 - Someone to pick stray animals up or catch wild animals. Create a group or contact to call

- Roads and Streets:
 - This cost needs to be in a 10-year plan
 - South Washington needs work

- Shopping:
 - More Retail
 - Downtown Antique Store
 - Restaurants

COUNTY-WIDE:

- County budgeting – improve bond rating.
- Combine education on a county-wide system
- Drugs – joint task force for county. (Currently, when one community is enforced, moves the operation to another community, etc.)
- Assess junk/blight clean-up on a case by case basis; work with property owners; either penalize or give some kind of incentive for property owners to clean up.
- Coordinate with County-wide first response agencies to actively search for and recruit new volunteer members; provide some type of initiative for participation in shared services instead of duplication
- City council and board of supervisors need to foster an atmosphere of open communication; get rid of Iowa Falls dispatch [duplication of services]
- First impressions so important – both Eldora and Hardin County needs an upgraded website and web presence

- Need to embrace vacationers
- Make vacation industry a part of our economy (\$18.3 million expended on tourism in Hardin County annually)
- Utilize Pine Lake and want it to be THE vacation spot.
- Pheasant numbers are low – need to increase for hunting economic benefit

Public Input Meeting – Iowa Falls

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
- IF 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, agricultural wastes.

Clearly economic and quality of life issues are of the greatest concern to all Hardin County citizens, for both their cities 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 Hardin County 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

Development Patterns

Hardin County is primarily a rural county with almost 71% (12,464 people) of its population living in rural areas. A majority of these rural residents do not farm. Today, the urban population, which is about 29% (5,070 people) of the county’s total population, lives in the only urban cluster of the county (Iowa Falls). (U.S. Census 2010, American Community Survey, State Data Center of Iowa, August 2012.)

Urban Vs. Rural Population in 2010

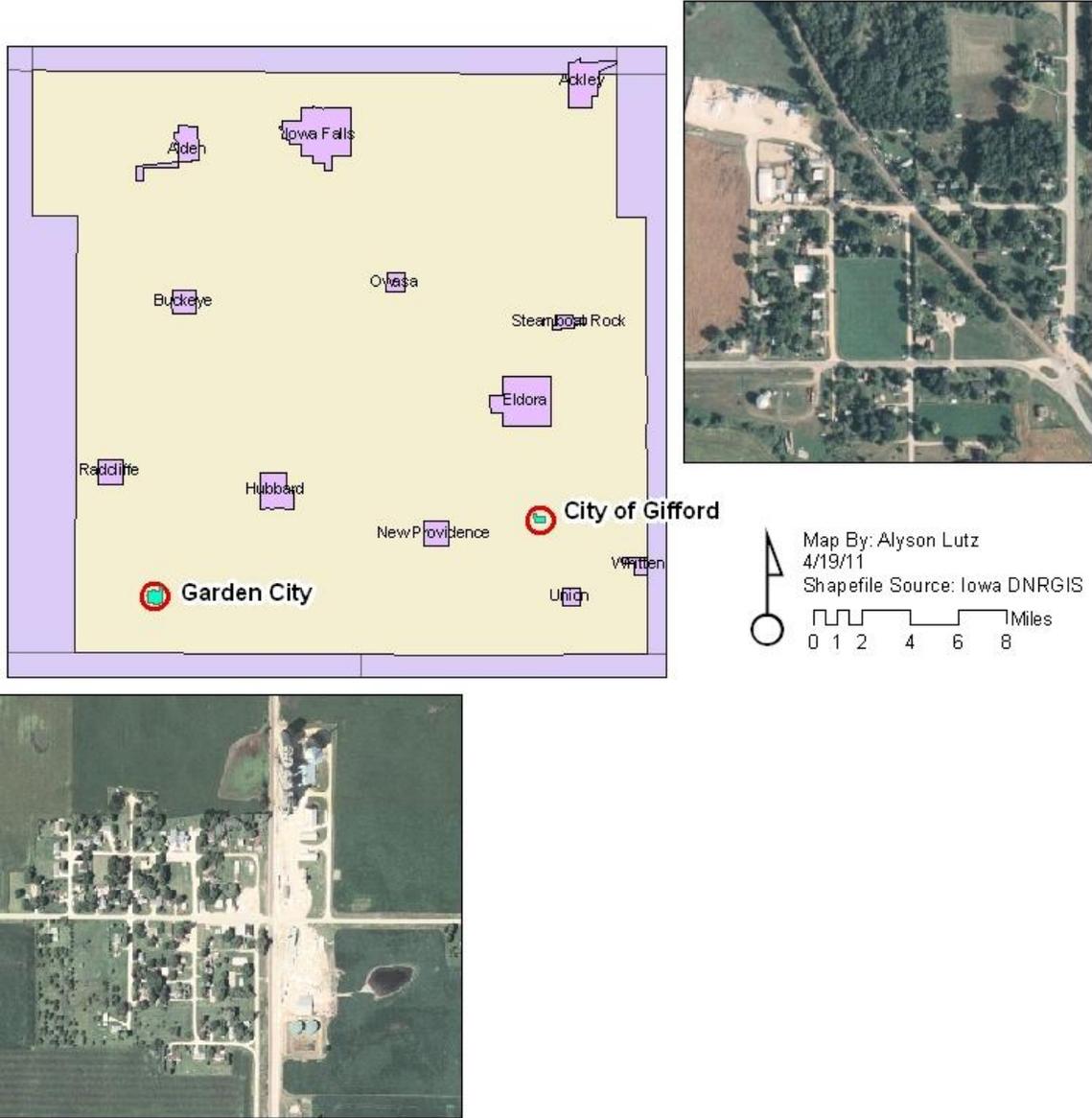
Area	Total Population	Urban Total	Rural Total
State of Iowa	3,046,355	1,950,256	1,096,099
Hardin County	17,534	5,070	12,464
Ackley	1,589	0	1,589
Alden	787	0	787
Buckeye	108	0	108
Eldora	2,732	0	2,732
Hubbard	896	0	896
Iowa Falls	5,238	5,070	168
New Providence	228	0	228
Radcliffe	545	0	545
Steamboat Rock	310	0	310
Union	397	0	397
Whitten	149	0	149

Data Source: U.S. Census 2010,
American Community Survey, State Data Center of Iowa

In terms of human settlement patterns, Iowa Falls is the only city in Hardin County that is considered urban. This city is located in the north central part of the county. Based on past and current trends, Hardin County will remain more rural than urban.

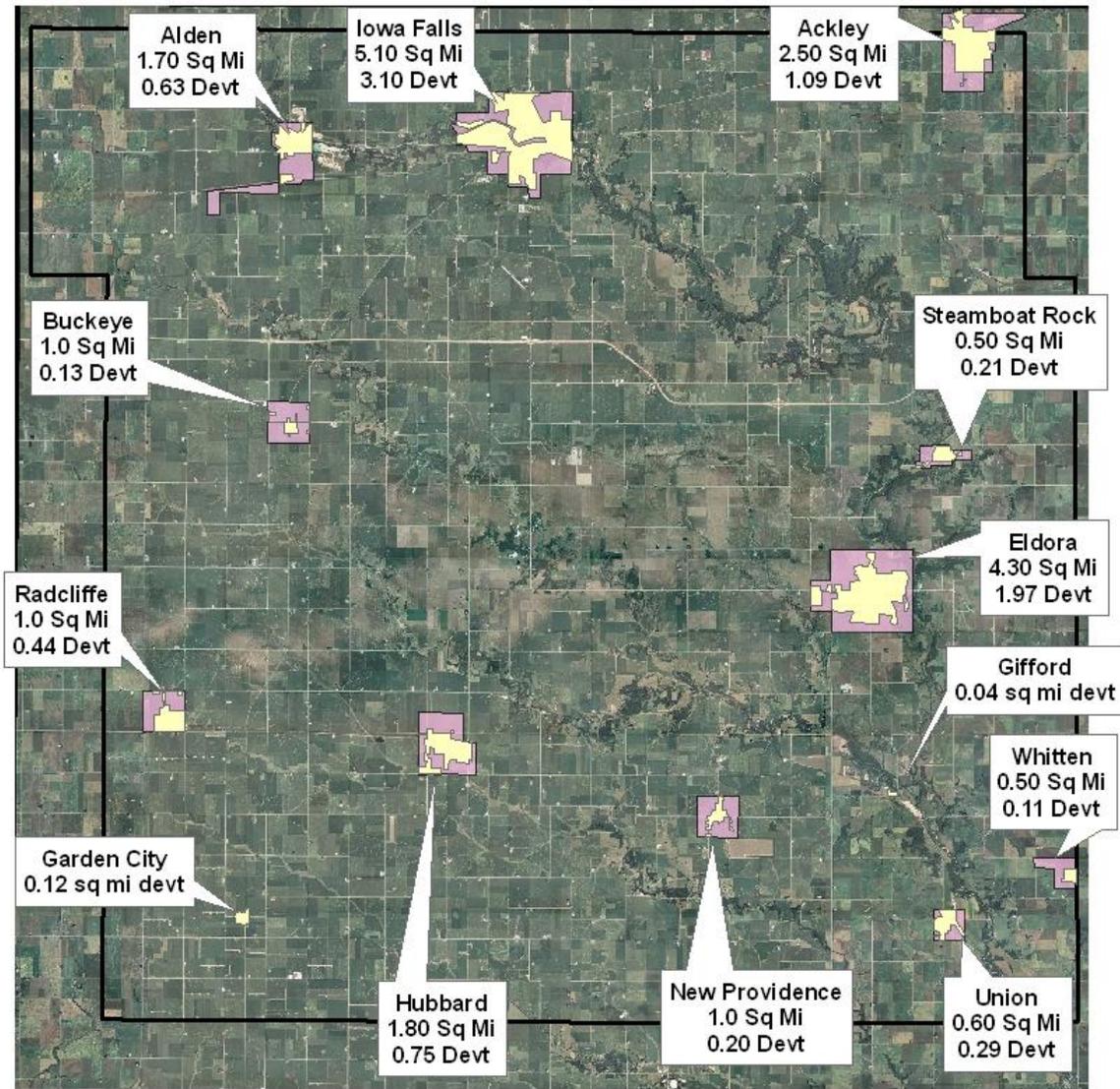
In the rural areas of the county, there are two unincorporated cities, Garden City and Gifford. Together, their area totals less than one square mile.

Garden City and Gifford

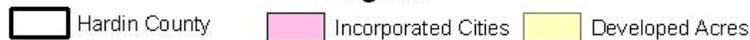


Overall, 1.6 percent (9.08 square miles) of Hardin County is developed land. The majority of the development is located in the center of each incorporated city. Most of the cities have at less than half of their total land developed. The cities are scattered around the county. The two unincorporated areas of Gifford and Garden City are located in the southeast and southwest portions of the county, respectively, and are somewhat near incorporated cities, creating a getaway or alternate rural Iowa lifestyle for residents. The biggest cities in Hardin County, Eldora, Iowa Falls, and Ackley, are situated in the east, north central, and northeast parts of the county near or on the routes of major Iowa and US highways.

Hardin County Land Development



Legend



Created by Alyson Lutz, 4/14/2011
 Shapefile Source: NRGIS Library and Iowa DNR

Note: This map provides a rough estimate of the development acres in the county because exact calculations are unavailable.

Zoning

Iowa Code, 335.2 states that agricultural uses are not subject to zoning unless located in the floodplain. Consequently, state agricultural interests are protected, but special considerations must be taken if the agricultural use is located in the floodplain. Special requirements may need to be enforced in order to prevent crop and livestock loss, erosion, increased chemical run-off, or other events that may result due to being located in the floodplain.

Flood prone areas in the unincorporated portions of the county may present an issue. Areas not identified as a floodplain but are prone to flooding events are not subject to zoning so little control can be exercised in regulating the use of this land. It is also important to note that county zoning *only* applies to the unincorporated areas of Hardin County, which excludes incorporated cities and school districts, as stated in Iowa Code 335.3.

Iowa Code Chapter 335 states that the objective of zoning regulation should encompass not just protecting the health and general welfare of the public, but also “securing safety from fire, flood, panic, and other dangers” (Iowa Code 335.5). This section of the Iowa Code is important, because it requires the county to take hazards both natural and man-made into consideration when creating and enforcing zoning regulations. To review Iowa Code Chapter 335 and all other chapters, the Code can be accessed online at <http://www.legis.state.ia.us/IowaLaw.html>.

The Official Hardin County Zoning Map can be reviewed in the office of the Zoning Administrator. Current reference zoning maps of each township and certain unincorporated areas, such as Cleves, Gifford, Lawn Hill, and Garden City, can be also be found on the Hardin County website, <http://hardincountyia.gov>. (See also, Maps No. 2-18)

Enterprise Zones

There are about 50 Enterprise Zones in Hardin County (see enterprise zone map, Map # ____, attached). They have been used for both commercial and housing.

Hardin County has been proactive in changing zoning to accommodate potential commercial development. For example:

- D35 & Hwy 20, changed for development but project not done.
- Area of ethanol plant and chicken plant rezoned to manufacturing

The potential prime development location at the intersection of Highway 65 and Highway 20 has been rezoned already.

Subdivision Regulation

In Hardin County the Land Subdivision Ordinance provides rules, regulations, and standards to guide land subdivision in the County’s unincorporated areas.

Building Codes

Currently the county does not enforce any county-specific building codes. Only the standard State of Iowa building codes are enforced. The State’s building code can be found on the Iowa Department of Public Safety website (<http://www.dps.state.ia.us/>). Certain jurisdictions do have their own building codes, while other communities choose not to enforce building codes. With the relatively recent (March 1, 2009) state requirement of electrical permits, there will be more oversight in building quality in Hardin County. A permit is required in unincorporated areas for new electrical installations in residential, commercial, and industrial properties. This requirement is a major step in enforcing and maintaining building quality in Hardin County.

Lead Paint Regulations

Hardin County is subject to Iowa's Bureau of Lead Poisoning Prevention regulations concerning lead based paint removal and abatement.

Most of Iowa's pre-1950 homes contain lead-based paint. Young children who live in pre-1950 homes become lead-poisoned when they put paint chips or exterior soil in their mouths or when they get house dust and soil on their hands and put their hands in their mouths. In addition, adults who remodel or repaint these homes may be lead-poisoned if they disturb the lead-based paint.

The Bureau of Lead Poisoning Prevention also houses the Occupational Health and Safety Surveillance Program and the Pesticide Poisoning Surveillance Program.

House File 314 was passed by the 2009 legislature. This legislation gives Iowa Department of Public Health (IDPH) the authority to certify renovators who work in target housing and child-occupied facilities. This has been implemented through changes to Iowa Administrative Code 641--Chapter 70. House File 314 also gave IDPH the authority to extend the pre-renovation notification requirements in Iowa Administrative Code 641--Chapter 69 to apply to child-occupied facilities. The rules were adopted by the State Board of Health on January 13, 2010.

Conclusions/Recommendations

Hardin County Land Use Policy

Most of rural Hardin County land is used for agricultural production. Prime farm land, conservation areas, timber, wilderness, the Iowa Falls Airport, and the Iowa River Greenbelt should be protected through smart land use planning. There are opportunities for developments in the rural areas that provide economic benefits, protect the area, and preserve key resources. This section provides guidance for Hardin County land use policy.

Rural Development

The vast majority of rural Hardin County is rural. Hardin County desires to maintain these areas as rural. Farming is sensitive to the effects of land use change and intensity. The division of land into small parcels and the presence of non-farm activities can drastically affect farm operations. In order to achieve the goal of protecting and preserving the agricultural industry, non-farm activities in rural farm areas should be tightly controlled.

The Hardin County planning goals for rural areas include:

- Protect and preserve natural resources and environmentally sensitive features. Natural resources include prime agricultural lands, timber, wetlands, and other locally important heritage sites.
- Rural industrial, commercial and public uses should be limited to those activities that are best suited to a rural location and are compatible with existing rural developments and agricultural goals and policies.

- Direct development to areas with physical characteristics which can accommodate development. This includes adequate and safe transportation access. Strip development along high speed rural paved roads creates access management challenges. Developments should be clustered with shared access points. Adequate water and sewer services should be available for new developments. Developments should manage storm water on the site.
- Economically provide services for future growth. Public roads, utility services, and emergency response services are expensive. The County should create a plan for clustered areas of growth that limit the number of scattered site locations that each require separate services.
- All developments – residential, commercial, and industrial should be clustered. Periodic scattered site developments should be discouraged. “Strip-type” commercial or residential development along roads in rural areas should be discouraged.
- The County should encourage sub-dividers to build a road going through the development with a common access point, rather than each property owner having their own access point onto the public road system. This is even more important along paved public roads, especially the state primary system.
- Discourage developments in areas with high corn suitability ratings, high water table, wetlands, floodplains, and environmentally sensitive areas. The county should strongly discourage developments in the 100-year floodplain. The lowest occupied floor should be constructed three feet above the 100 year flood elevation. The 1993 and 2008 floods were substantially over the 100-year mark and frequently flooded places are going up to the 3 foot requirement.
- Plan to take advantage of unique economic development opportunities that other areas do not have. Hardin County has two class 1 railroads, Union Pacific and Canadian National, that intersect in the Iowa Falls area. Competition between railroad lines is something that railroad shippers strongly desire. The wind power industry is another unique opportunity.
- Protect the Iowa Falls Airport airspace. There are many uses that would present a height problem for aircraft. Other uses attract animals that present hazards. The county shall carefully review new developments for compliance. The Iowa Falls Airport is planning a cross wind runway so the airspace will be increasing.
- Reduce the amount of junk in the county. The county should make sure that they have ordinances and proper enforcement regarding junk vehicles, salvage operations, and misc junk around properties that do not present a good visual image of the county.
- Reduce the amount of rural blight. In some places in rural areas there are abandoned home sites that are in dilapidated condition. These sites may harbor vermin and provide opportunities for illegal activities, and they are unsightly. The County should adopt an ordinance regulating these dangerous and dilapidated sites.
- Traffic generators should be limited to places where the transportation system will support the development. These generators should be clustered to reduce safety problems. The development should be planned with proper turning lanes, sight distances, and geometry at the intersection.
- Developments should be required to be within ¼ mile of a hard surfaced road.
- Non-farm residences within the primary agricultural areas should be limited. In the agricultural areas, non-farm residences are considered a secondary use, having a low priority and representing a potential land use conflict. Where there is a conflict between

non-farm residents and farming, the non-farm residents are considered the new uses and are expected to tolerate necessary farm practices on adjacent lands and to control activities on their land so as not to adversely affect management of the nearby farmland. The best long term strategy for minimizing these conflicts is, however, to consistently deny unjustifiable land divisions.

- Aggregate mining operations should be protected from encroachment by other uses. There are several limestone operations throughout the county. These provide needed raw materials for many uses. These areas should be protected from encroachment by homes, commercial, and industrial operations. The county should also plan some reuse approach on these areas.

The county has planned rural development cluster locations that will achieve the above objectives:

- Highway 20 and Highway 65 Interchange. This is a good area for highway-oriented uses, including hotels/motels, truck stops, and trucking operations.
- S27 and Highway 20 Interchange.
- Location of United Supplier Facility.
- S56 & Highway 20 Interchange: This is an optimal area for planned industrial growth.

With these planned development areas, the County should adopt standards to control the amount or types of outside storage. The County does not want these planned locations to be full of junk or salvage type materials that would present a negative image of the county.

Hardin County has created some conservation areas. These areas are primarily in the Iowa River Greenbelt. Other timber and stream areas are also contained. These are excellent areas to help protect these resources.

The following should be considered with any development:

- Conformance with the comprehensive plan
- Review suitability of site for proposed use
- Review adequacy of road system
- Review whether development will be characteristic of the general area and changing conditions

Rural Residential Development

The majority of residential development should be directed to the cities; rural lands in Hardin County should not be expected to bear the major burden of providing land for future housing. With the worldwide finite land resources, the need to preserve farmland, and the conflicts between agricultural and non-agricultural activities, it is necessary to balance these competing issues by limiting rural residential development. Still there are places within the unincorporated county where development can be appropriate.

Hardin County considers rural residential living a distinct type of residential experience. The rural lifestyle involves a sacrifice of many of the conveniences associated with urban residences. There are lower levels of governmental services, narrow roads and noises, and smells and

hazards associated with agricultural practices. When residences are allowed in or near farm lands, the County should consider having the new owners file a declaratory statement in the chain of title that explains the county's policy giving preference to farm uses in designated resource lands.

Rural residential subdivisions should be required to have paved streets, except when:

- only a few land parcels are involved,
- there is no potential for increased traffic demand on the roadway, or
- if the subdivision involves extremely large parcels.

Paved streets will create better opportunities for the residents to be physically active. Biking, walking, roller-blading, pushing strollers, etc., are much more challenging on gravel. Requiring the subdivision developers to have hard surfaced roads will help reduce overall obesity.

Increased mobility and flexibility in lifestyles increase the desire of many to live in rural areas. Rural living offers an alternative life style to an urban small lot subdivision. A rural homesite can provide unique scenic and open space benefits and an alternative housing type. This rural living, however, may result in the alteration of the rural area character and can also adversely impact farming practices, if not properly controlled. Rural living carries a responsibility not always understood or accepted by rural residents. Households must provide their own sewage disposal and water supply. Other necessary services, such as schools and fire protection, can be more costly with rural developments, because low-density development results in spreading the services over a larger area with fewer benefited properties to share the cost of the services.

The rural residential use should be of a type that cannot be supplied in an urbanized area. The residential use should be for purposes of providing housing in a low-density residential environment. Typical urban style tract subdivisions, at whatever the lot size, do not provide this type of housing environment. Emphasis must be placed on providing open space amenities, maintaining the rural character and ensuring compatibility with existing agricultural or other resource operations.

Unnecessarily large rural home sites generally do not provide for reasonably efficient utilization of the land. Therefore, in areas without environmental limitations the optimum lot size should be from 1.5 to 3 acres.

In order to obtain maximum utilization of prime agricultural land, clustering is encouraged. The clustering should adapt development to the terrain or vegetation characteristics of the site. Clustering can increase the capacity of the lands now designated for rural residential use while decreasing the impact of development on surrounding resource lands. Clustering is also encouraged in areas without prime agricultural lands and on the edges of timber areas. This will retain any resource use potential, preserve significant blocks of open space and wildlife habitat, and provide buffers between the residences and nearby resource uses and public roadways.

Single family dwellings should maintain a separation distance from feed lots and confinement operations. The maximum separation distance from a feed lot under the current Iowa

Department of Natural Resources rules is 2500 feet. This is the recommended separation distance between a single family dwelling and feed lots.

Joint Zoning Review

Cities retain subdivision authority in a two-mile radius around cities. Cities could deny, amend, or approve subdivisions that happen two miles outside the city border. Cities do not have any authority over zoning decisions outside the corporate limits. Some Iowa cities and counties have created development processes for zoning around cities using the power under Chapter 28E of the Code of Iowa.

Some examples of processes from these other development agreements include:

- Joint planning & zoning commission & board of adjustment for the area. Some members of the commission for both the city and county serve on a joint review board.
- The county and city both have zoning rules for the area.
- City retains building codes over the area.
- City design standards apply to all streets, storm water management, and sidewalks. Water and sewers are required.
- Roads are jointly planned.
- County may retain full zoning authority with city input or joint review.
- Discussion about annexation by the city.
- Sometimes agreement is coupled with urban renewal – tax increment financing.

The County may want to consider some type of joint review process with the cities with the most likely growth pressure in the near future in order to accommodate their mutual benefits.

Chapter 4: Housing

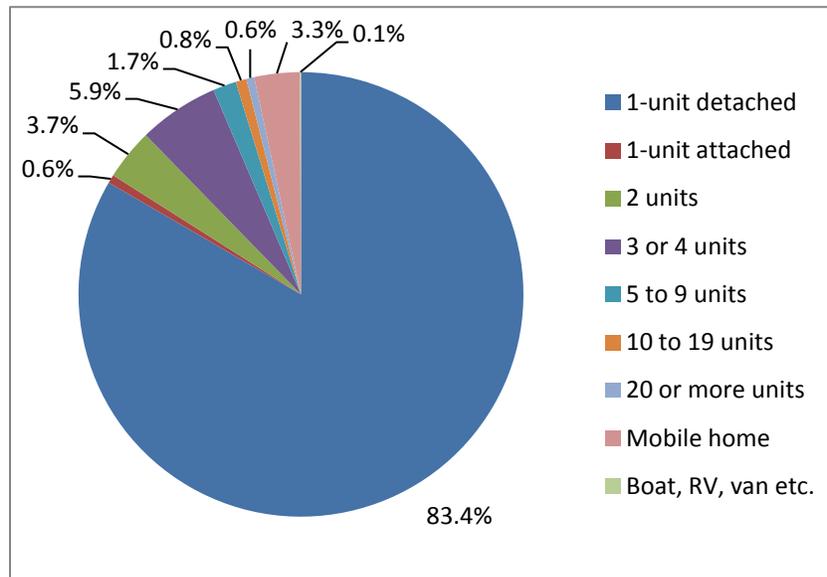
Amount and Occupancy

According to the 2006-2010 American Community Survey 5-year estimates (Data Source: State Data Center of Iowa, 2/23/12), Hardin County had a total of 9,280 housing units – 5,426 were owner-occupied units and 1,927 were rental units. The homeownership rate (data average from years 2005 to 2009) was 71.7%, with 13.1% housing units in multi-unit structures. Average persons per household for those years was 2.2%, which is slightly lower than the 2.36% average for the State of Iowa.

Type of Housing Available

The type of housing available in Hardin County is predominantly 1-unit detached homes (homes that do not share common walls), while mobile transportation like Boats, RVs, and Vans make up the smallest share of the county's housing.

Hardin County Housing by Type in 2000



Data Source: State Data Center of Iowa, 2011

Hardin County has a larger share of 1-unit detached housing units than the State of Iowa. On the other hand, Hardin has 6% less multiple-unit housing structures than the state. Young adults who cannot yet afford a home, or senior citizens who no longer want to care for a large home, tend to live in multi-unit housing like apartments, condominiums or duplexes. Providing housing for young adults may not be such an issue since this segment of the population is relatively small, but this type of housing may be needed for the larger, increasing adult and senior population in Hardin County.

Age and Condition

Based on the American Community Survey 5-year estimate (2006-2010), the median year when Hardin County's housing stock was built was 1954 for owner-occupied and 1959 for rental.

Another indication of an older housing stock is the percentage of housing units built in 1939 or earlier. Some Hardin County cities have an extremely high percentage of these aged units. For instance, over 69% of the homes in Buckeye and 59% of homes in Whitten were built before 1940. New Providence also has a high percentage that accounts for almost half of the city's housing stock. Iowa Falls has the smallest percentage (34.3%) of older homes in Hardin County.

Hardin County Housing Units Built in 1939

Jurisdiction	Percentage
Hardin County	42.4
Ackley	44.3
Alden	44.8
Buckeye	69.4
Eldora	41.6
Hubbard	44.2
Iowa Falls	34.3
New Providence	48.2
Radcliffe	40.4
Steamboat Rock	43.6
Union	42.4
Whitten	58.9

Data Source: State Data Center of Iowa, 2011

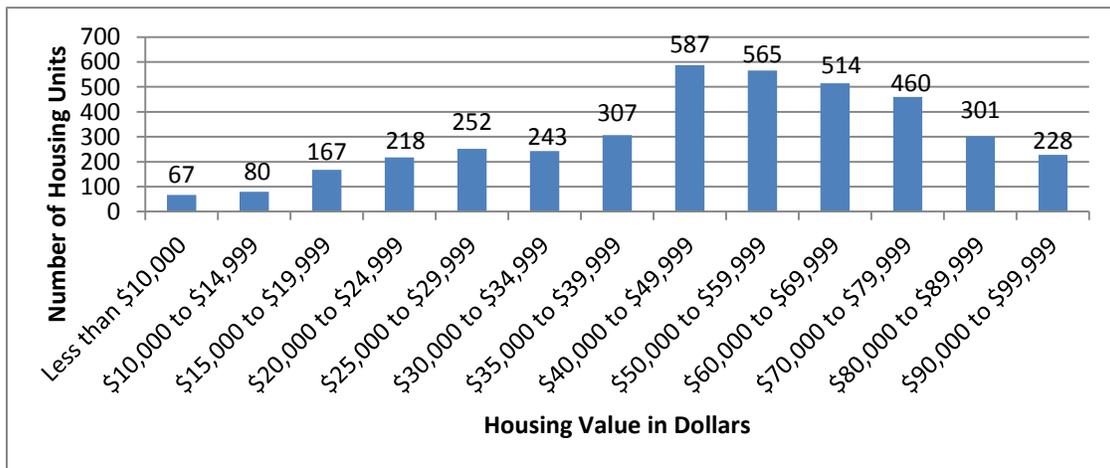
Since about 42% of all housing units in Hardin County have been built in 1939 or earlier, there is a possibility of some common issues associated with an older housing stock. Anything from electrical to structural issues could be a problem in homes across the county. Some older housing may not be able to withstand natural hazards such as windstorms, tornados, or severe winter weather. Quality of construction and maintenance are a big factor in how much damage older housing will sustain during severe weather events.

The housing in Hardin County is generally older but relatively well maintained. The condition of housing throughout Hardin County varies significantly. Most housing built recently is in excellent condition, but there are also older homes that are still in good condition despite their age. There are some abandoned or extremely dilapidated housing units. The majority of the housing in Hardin County falls between these extremes.

Housing Values

According to U.S. Census data for 2000 (the most recent year for which this data is available), of the 3,989 owner occupied housing units under \$100,000, 67% had a housing value over \$40,000. The range with the highest percent of housing units is the \$40,000 - \$49,999 category, with 14.7% of the county's units falling in that value set.

Hardin County Owner-occupied Housing Values in 2000



Data Source: State Data Center of Iowa, 2011

When looking at the median value of owner-occupied housing in Hardin County, the value is somewhat low compared to Iowa, which had a median value at \$82,500.

**Median Owner-occupied Housing Values and Gross Rent for
Renter-occupied Housing in 2000**

Jurisdiction	Median Housing Value	Median Gross Rent
Hardin County	\$57,200	\$403
Ackley	\$48,700	\$368
Alden	\$47,300	\$342
Buckeye	\$22,500	\$338
Eldora	\$48,800	\$385
Hubbard	\$59,500	\$327
Iowa Falls	\$64,000	\$435
New Providence	\$50,400	\$267
Radcliffe	\$63,200	\$417
Steamboat Rock	\$34,000	\$356
Union	\$46,100	\$400
Whitten	\$34,400	\$613

Data Source: State Data Center of Iowa, 2011

Iowa Falls, Radcliffe, and Hubbard have the largest median housing values in Hardin County. The cities with the lowest housing values in Hardin County have just over 50% or less of the home values found in Iowa Falls, Radcliffe, and Hubbard. This is a significant range of values across the county.

Compared to the state, Hardin County's rental market is less expensive. Iowa's median gross rent in 2000 was \$470. Looking at the median gross rent for tenants of rental properties in Hardin County, the lowest median rent can be found in New Providence (\$267) while the highest rents can be found in Iowa Falls (\$435) and Radcliffe (\$417). New Providence has the fifth highest median housing value but the lowest median gross rent in the county. Across Hardin County, there is over a \$150 range in the median gross rent paid by tenants.

Housing Programs

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

Conclusions/Recommendations

On the general population survey, the issue of available affordable housing was checked by 97.4% of respondents. Moreover, from the youth surveys, 85.5% of respondents named affordable housing as a priority when looking for a place to live and work after completing their education. This was second only to job opportunities in perceived importance.

However, development of new residential subdivisions was not a preferred means of achieving affordable housing for survey respondents. Bringing housing to downtown storefronts may be a welcome option, judging by the favorable response to the question of rehabilitating and redeveloping downtown storefronts, which included in the question the development of upper story housing as a part of the project.

The age and condition of older housing stock and the lack of affordable housing options will continue to be an issue and an opportunity to improve, particularly for cities within Hardin County. Some cities may work independently to provide new housing options, such as developing new subdivisions, or encouraging new construction on in-fill lots within the city limits. Others hope economic development efforts will increase household income for residents that hopefully will be reinvested in their homes. Some apply for grant money to rehabilitate affordable housing stock, although those resources are limited and becoming more scarce for local communities to pursue. They also require a local match, which can be a burden.

To take advantage of existing infrastructure, Hardin County should encourage new construction in infill lots throughout the residentially zoned parts of cities. Hardin County should work with cities to develop or restructure city ordinances to accommodate new construction in infill lots that do not comply with current size standards.

The County should work with cities to require 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.

The County should consider adopting an ordinance to address issues of junk and blighted conditions in rural areas, particularly near abandoned home and farmsteads.

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

Government

The Hardin County Board of Supervisors has three positions: a chairman and two members, all of whom serve the county at large. The county is not divided up into specific districts based on location. Regular Board of Supervisors meetings are held every Wednesday morning in the Hardin County Courthouse. The county seat for Hardin County is Eldora, which is located in the east central portion of the county.

The county government structure is comprised of several individual positions, departments, and organizations. These include both elected and appointed positions. Some of the elected positions in the county include: the Board of Supervisors, Auditor, Assessor, and Recorder. Other department directors and staff are by appointment including Emergency Management Administrator, Animal Control Officer, Board of Health Members, Building and Grounds Director, Community Services Director/CPC, Condemnation Commission Members, Compensation Board Members, Conservation Director, Conservation Board Members, County Engineer, IT Director (Information Technology), GIS Coordinator (Geographic Information Systems), Medical Examiner, Planning and Zoning Director and Commission Members, Veterans Affairs Director and Commission Members, Weed Commissioner, Zoning Board of Adjustment Members, Judicial Magistrate Commission Member, and Civil Service Commission Member. The Hardin County website -- <http://www.co.hardin.ia.us/> -- lists the current individuals filling positions as well as important notifications, events, and meeting minutes.

Utilities and Services in Unincorporated Hardin County

All essential and basic services are available to those who live in unincorporated Hardin County. A wide variety of public and private organizations provides these services:

- **Electricity:** Alliant Energy, MidAmerican Energy, Midland Power Cooperative
- **Natural Gas:** Alliant Energy, Black Hills Energy, individual LP's
- **Water:** Hardin Rural Water, Ackley Water, Alden Water, Eldora Water, Hubbard Water, Iowa Falls Water, New Providence Water, Radcliffe Water, Steamboat Rock Water, Union Water, and Central Iowa Water Association
- **Wastewater:** City of Iowa Falls
- **Phone Service:** Qwest, Windstream, Iowa Telecom, Heart of Iowa, Radcliffe Telephone, and Cooperative Telephone (Hubbard), CenturyLink
- **Cable/Internet Provider:** Iowa Telecom/Woolstock Mutual Telephone Co, Windstream, Mediacom, Heart of Iowa, Hubbard Cooperative Telephone, Radcliffe Telephone, CenturyLink
- **Emergency Medical Service:** Depending on where the medical emergency occurs, a predetermined emergency medical response department will respond to the emergency. Ackley Ambulance Service, City of Alden, AMR from Iowa Falls, Local First Responders, Eldora Ambulance, Hubbard Ambulance, and Union Ambulance

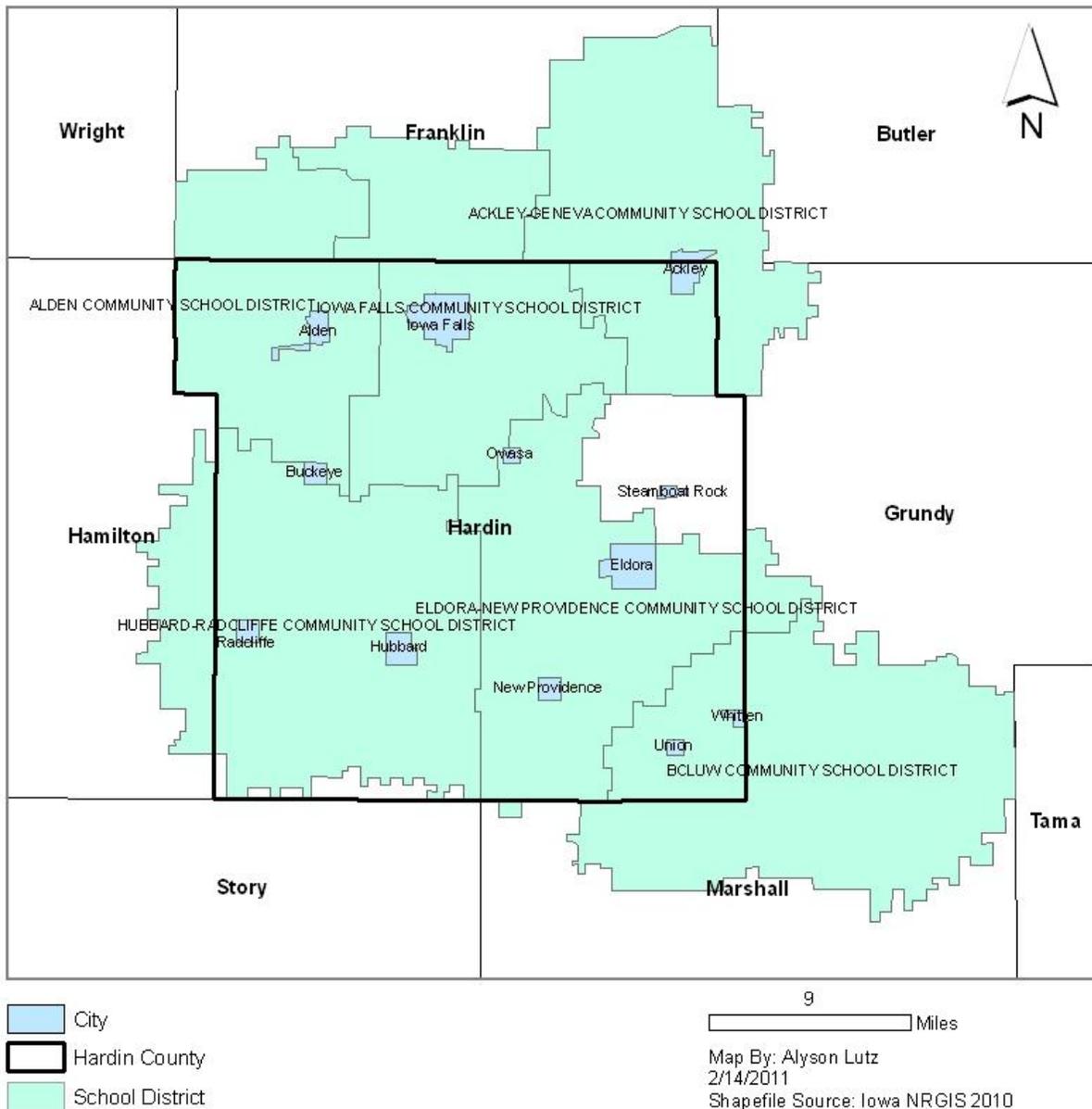
- **Law Enforcement:** Hardin County Sheriff's Office, Ackley/Eldora Police/Iowa Falls Police
- **Fire Protection:** Ackley Fire Department, Alden Fire Department, Buckeye Fire Department, Eldora Fire Department, Hubbard Fire Department, Iowa Falls Fire Department, New Providence Fire Department, Radcliffe Fire Department, and Steamboat Rock Fire Department, Union Fire Department, Whitten Fire Department
- **Hazardous Materials Assistance:** Northeast Iowa Response Group in Waterloo
- **Fuel:** Casey's/Kum & Go/Prairie Land in Ackley, Coop and FS in Alden, Card Pumps in Buckeye, FS/ Kum and Go/ Casey's in Eldora, Casey's and Prairie Land Coop in Hubbard, 3 Casey's/HandiStop/Rock C in Iowa Falls, Comart in Radcliffe, Rock Stop in Steamboat Rock, and Ginger Snap/Coop in Union
- **Grocery Store:** Ackley Super Food, Hy-Vee/ Fareway in Alden, Eldora, and Iowa Falls, Hometown Grocery in Hubbard, Comart in Radcliffe, Rock Stop in Steamboat Rock, and Ginger Snap/Coop in Union
- **Solid Waste Removal:** McDowell's, Knight Sanitation, Stone Sanitation, Moler Sanitation, Hardin County Solid Waste, City of Iowa Falls, and City of Steamboat Rock
- **Landfill:** Hardin County Landfill and Solid Waste, Rural Iowa Waste, Knight Sanitation
- **Recycling:** Moler Sanitation, and Hardin County Solid Waste
- **Public Transit:** Peoplerides
- **Airport:** General Service Airport, Iowa Falls (Fixed Base Operator/Four Winds Aviation, LLC, Flight Instruction/Prestige Aviation, Midwest Airspray/Agricultural Spraying Services for Iowa Falls)

As indicated above, some services are provided to unincorporated areas by nearby cities. This is true mainly for fire protection and emergency medical services. *[See Chapter 10, Intergovernmental Collaboration.]*

Educational Facilities

There are six public school districts in Hardin County: AGWSR, Alden, BCLUW, Eldora-New Providence, Hubbard-Radcliffe, and Iowa Falls Community School District.

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. School boards in Hardin County have either five or seven members, depending on how the district is divided. 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 2011 hazard mitigation planning effort, the school districts identified mitigation measures. (See Chapter 10: 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. Voters' approve 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's 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 County 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 County 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 Hardin County. 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. Iowa Highway 175 runs east west through the City of Eldora. It joins with U.S. Highway 65 to make an elbow just north of Hubbard and west of Eldora. These routes are connected to all parts of the county by paved or crushed rock roads.

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 (LRTP), the Passenger Transportation Plan (PTP), and the regional Transportation Improvement Plan (TIP), 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. For the rural system a road must be an interstate, other principal arterial, minor arterial, or major collector. For the urban system a road must be an interstate, other principal arterial, minor arterial, or collector.

The annual STP fund target for Region 6 Planning Commission in the recent past has averaged \$1,916,879 per year. The amount of STP funding available can change annually. 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.

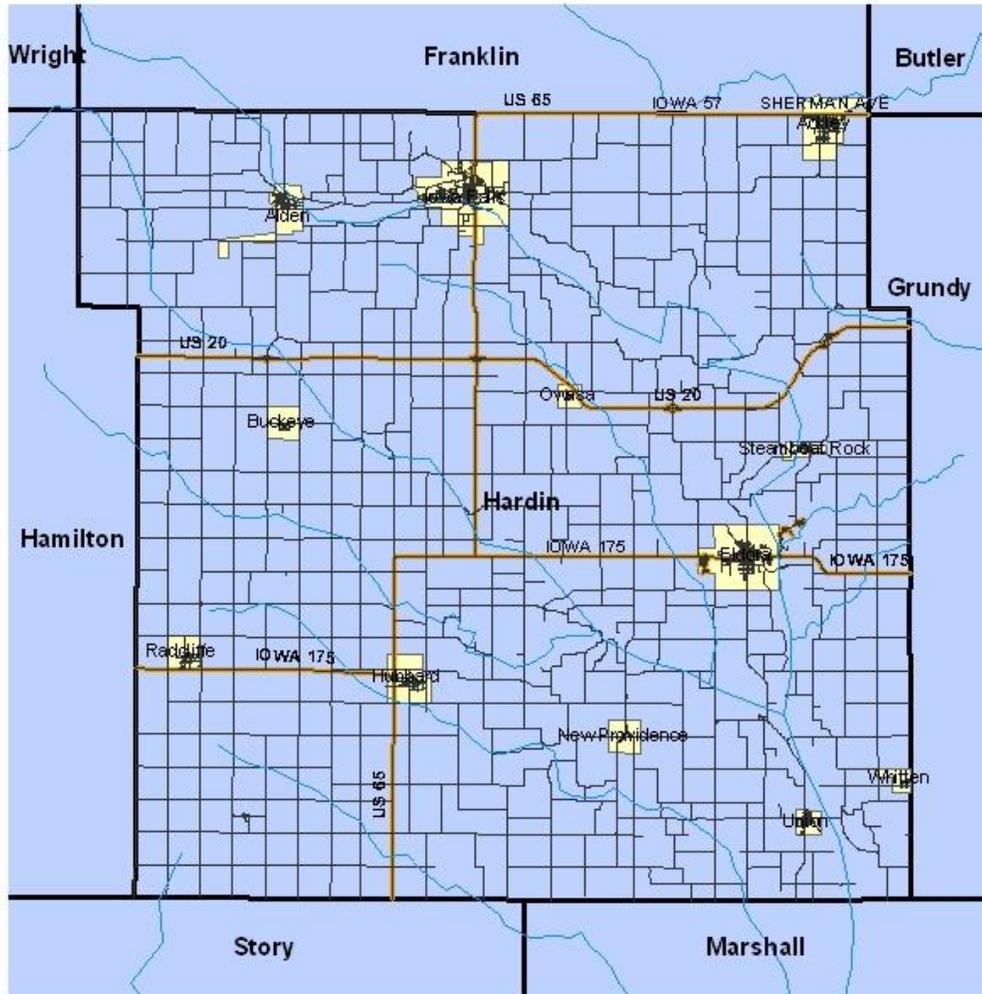
Public input opportunities are provided throughout the planning process. All board and committee meetings are open to the public. The Region 6 Planning Commission Board of Directors (policy board) holds a public hearing on all the projects being considered for approval in the TIP. The public hearing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

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

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

Bridge maintenance, repair, and replacement projects are planned by the County Engineer and the County Board of Supervisors.

Hardin County Highways and Roads



Rail, Air, Bus

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

The Iowa Falls Municipal Airport is located in central Hardin County with local access 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. Ackley's airport hangars and ramp are owned by the City of Ackley with their runway being privately owned. 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.

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

Public Transit

Peoplerides, a transit service operated by the Region 6 Planning Commission, serves all of Hardin County 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 provided in some sections of the county is a trail system that goes from Eldora to Steamboat Rock and Hubbard, for walking, jogging, and bike riding. A group of recreation enthusiasts formed the Hardin County Recreational Trails Committee to develop a trail system in Hardin County, with a goal of connecting Iowa Falls with Alden to the west and Ackley to the southeast. It is in the first phase of development beginning with a segment in Iowa Falls along the Rock Run Creek. Although these sections of trail are mainly used for recreational purposes, a well-connected network of trails could serve both recreation and alternative transportation needs in the county, especially where cities are located within a reasonable biking distance.

Passenger Transit Planning

McClure Engineering does the airport master planning for the Iowa Falls airport. Doing the master planning is the first step to qualify for the 90% FAA funding. 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.

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.

Peoplerides is the only provider of public transit available in Hardin County. This is a non-profit, highly subsidy-dependent, public transportation system, utilized mainly by low-income seniors and the disabled and for paratransit for medical appointments. There are several weaknesses in this system:

- Transit prices do not attract people from using individual vehicles. Once prices are quoted many people find other options like using friends or family. Many elderly people also find other choices or continue to drive because they feel the prices are too high.
- Ability to get from one county to another within the region is very limited. There are some services to assist people in getting from Hardin County to Marshalltown.
- System is not designed to assist general public in getting to work sites. Private taxi service costs more than short-term employment can support.
- No weekend or evening service hours are provided. No services exist generally after 5:00 PM and before 7:00 AM.
- Many potential riders are unaware of the Peoplerides transit system. An increased ridership would help make rides more cost-effective.

- The local funding for services is performance-based rather than cost-based, which minimizes new route/service risk-taking. Most local funding contracts are calculated at a flat fee per rider.
- Local funding for transit support is limited. No Hardin County cities use the transit levy to support the regional transit system. No Hardin County cities currently provide financial support for the transit system. Hardin County provides financial support for non-mandatory transit services. These subsidies are for elderly and medical trips. Unlike cities, counties do not allow a transit levy for public transit. Thus counties have to rely upon general fund resources that are very limited.
- Limited services are available to locations outside the Region. Transportation outside the Region exists for medical needs between Hardin County and Ames, but these services are expensive and are not designed to serve the general public. Many people desire to access shopping or medical services outside of regional boundaries.
- No interaction exists between public transit and airports. There are no funding sources besides the limited state and federal operating sources to support transportation to nearby commercial airports such as Waterloo, Des Moines, Cedar Rapids, and Mason City. Nor is there transit service to general aviation airports in Iowa Falls.
- No interaction occurs between the regional system and the inter-city bus carriers like Jefferson Lines Greyhound or Burlington Trailways. The nearest bus service is Jefferson Lines that has a route along I-35, which stops at the I-35/US 20 interchange near Williams, Iowa, a city that is located outside the county and the region. Burlington Trailways has stops in Waterloo, Marshalltown, and Ames. Only Marshalltown is in the region and none are located in Hardin County.

Goals/Recommendations

The County Engineer and County Supervisors should continue to work with the Iowa Department of Transportation, the Federal Highway Administration, the Federal Transit Administration, and Region 6 Planning Commission to plan transportation improvement projects, including roads and bridges, and should seek to expand all modes of transportation and to provide alternate transportation opportunities for its citizens.

The County should work with Peoplerrides and the Hardin County transit advisory group to accomplish the following:

- Continue to provide current transit services for disabled, low income.
- Provide medical-related services to Des Moines, Iowa City, at reasonable cost.
- Expand service hours to include after hours rides for supported employment.
- Lower the cost of all services that are paid by the general public.
- Provide more schedule flexibility in transit services in order to get to jobs. This would require some local funds to be secured prior to pursuing grant resources.
- Provide affordable transit services for rural areas. County funding will be needed.
- A recognized need from Hardin County is lower fares overall to increase ridership.
- Pursue start up funding for Alden.

- Establish in Hardin County services 2 days per week within the county for \$5 round trip for shopping, medical, etc., available 8:30-4:30.
- Provide \$5 round trip rides to Alden Day and other community days in order to get people out of their homes. Target one day per week.
- Seek private support from local employers.
- Approach cities for funding. They should all buy into the service.

Chapter 7: Economic Development

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 residents of all of Hardin County. This is also true of the youth survey respondents who named job opportunities as what they would look for first when choosing where to live and work after completing their education.

Individual Economic Indicators

Iowa Falls' economic stability is evidenced in its income, poverty status, crime rates and education. All of these factors can have a positive or negative effect on the community's economy.

Poverty

Poverty has a negative effect, both real and perceived, on the economic health of a community. In Hardin County, 11.4% of its population lives in poverty (U.S. Census Bureau, Iowa Data Center report February 24, 2012). Hardin County has a slightly lower poverty rate than the State of Iowa (12.5%).

Crime

People want to live and work in a place they feel will be safe for themselves and their loved ones. Urban centers generally experience a greater amount of crime than rural areas. Hardin County is predominantly rural and has relatively low violent crime. There were 3 forcible rapes and 5 aggravated assaults in Hardin County in 2008 (Federal Bureau of Investigation, 2008). Property crimes including burglary, larceny theft, motor vehicle theft, and arson totaled 92 in 2008. Compared to the state of Iowa as a whole, Hardin County accounts for .09% of violent crimes and .13% of property crimes.

Education

Hardin County provides excellent education opportunities. The County has one private Catholic school, six community school districts, and the Ellsworth Campus of Iowa Valley Community College in Iowa Falls. The three state universities are all located two hours or less from Eldora, which is the county seat of Hardin County. A total of 3,504 children were enrolled in the AGWSR, Alden, BCLUW, Eldora-New Providence, Hubbard-Radcliffe, and Iowa Falls Community School Districts in the 2010-2011 school year (Iowa Department of Education, 2011). However, of the Hardin County population that is 25 years or older, only 37% have a high school degree or its equivalent. From this group, 17.1% received a bachelor's degree or higher education.

There is a continuing trend in Hardin County to lose its educated youth when they attain adulthood. They tend to go where the jobs are. In the 2011 youth survey of high school juniors and seniors in Hardin County, 93% stated their key concern when deciding where to live is the availability of jobs. According to the 2011 youth survey, 90.4% intend to go to college but only 9.4% think they will be able to return to the County when they have completed their education.

Employment

In the 2011 youth survey of high school juniors and seniors in Hardin County, very few student respondents had post high school plans that included returning to the family business or opening their own business in Hardin County. Only 3% had plans to work in the family business, and the 4.1% with self-employment aspirations indicates low expectations for entrepreneurial endeavors. The top five issues for the student respondents were: Job opportunities (93%); Affordable Housing (85.5%); Entertainment (83.3%); Dining (72.3%); Shopping (71.5%). In other words, unless something changes, only about 7% of all Hardin County youth will be left to provide new employment, housing, entertainment, dining, and shopping for the population.

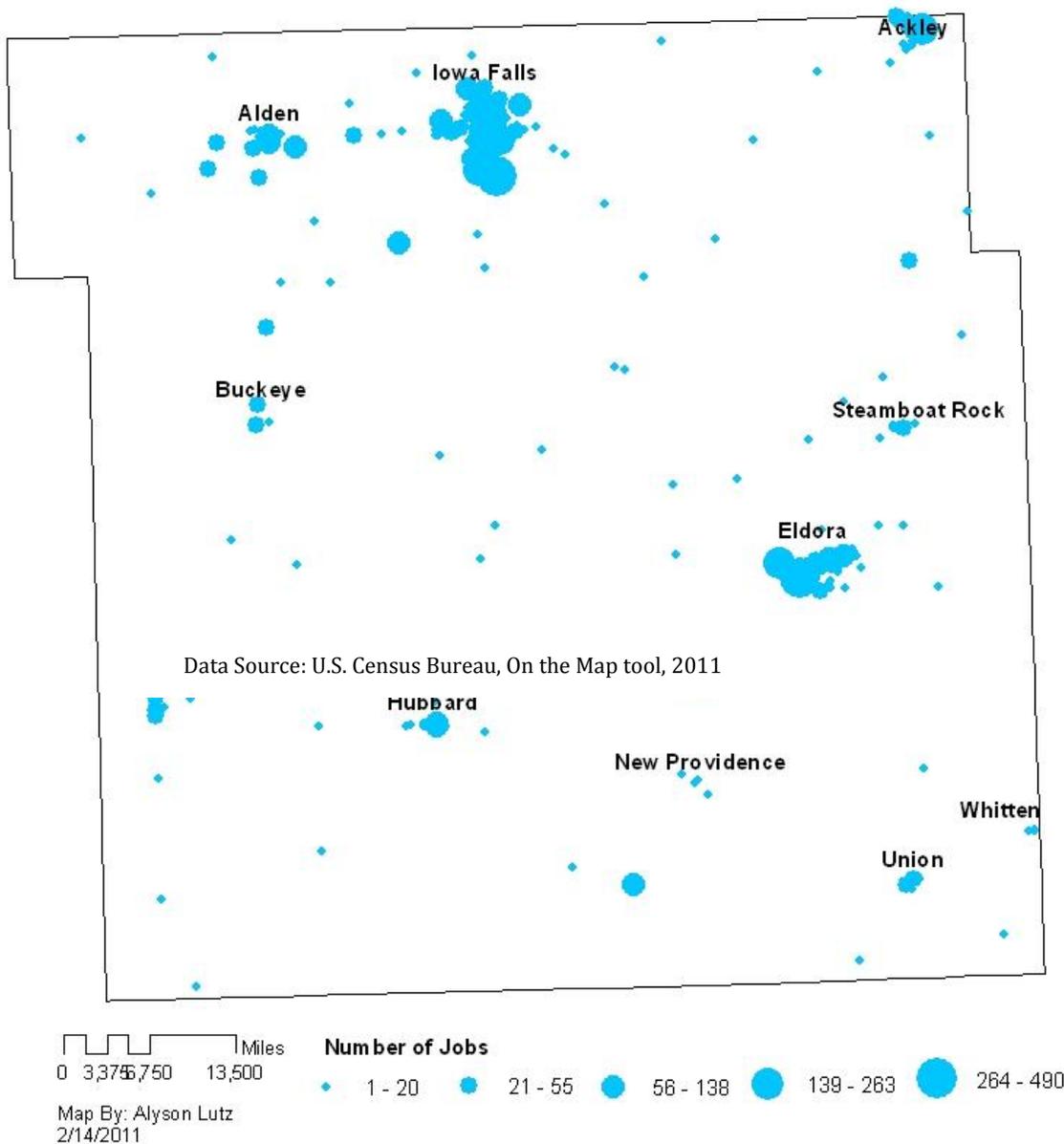
Major Employers Currently in Hardin County

Major Government Employers	Employees
Eldora-New providence Community School District	98
Iowa Falls Community School	190
AGWSR Community School District	85
City of Iowa Falls	42
City of Eldora	42
Hardin County	140
State Training School	169
Central Iowa Juvenile Detention Center	30
Major Non-Government Employers	
Ellsworth Community College	199
Ellsworth Municipal Hospital	250
Presbyterian Village	130
Quakerdale	35
Quality Products	100
Scenic Manor	140
United Suppliers Inc	135
Iowa Falls Wal-Mart	93
Ellsworth Community College	199
Ellsworth Municipal Hospital	250
Scenic Manor	140
United Suppliers Inc	135
IVESCO	85
Times Citizen Communications	80
Flint Hill Resources	50
Berry Corporation	95
Innovative Precast Concrete	85
Cargill	65
Plastic Recycling	60
Pine Lake Corn Processors	35
Ryken Engineering	18

Ackley State Bank	40
Triple T Specialty Meats, Inc.	25
Naturally Recycled Protein	30
Eldora Wal-Mart	93
Eldora Hy-Vee	60
Eldora Fareway	31

Data Source: Mid Iowa Growth Partnership, 2011; Iowa Falls Area Development Corporation, 2012; City of Ackley Economic Development, 2012; City of Eldora Economic Development, 2012

Job Distribution in Hardin County in 2008



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

Laborshed

According to ISU Extension, the total agriculture contribution to the Hardin County economy is 3,006 jobs, representing 29.40% of Hardin County's total economic activity workforce of 10,224. These agriculture-related jobs are in the fields of crop and livestock production, agriculture processing, and agriculture support.

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). This study found that employment in Hardin County is not limited to just county residents, but also includes people from the neighboring counties. Hardin County attracts employees from outside the county as far north as Sheffield (Franklin County), as far south as Ames (Story County), as far east as Cedar Falls (Black Hawk County), and as far west as Fort Dodge (Webster County).

Un- and Under-employed

The Hardin County laborshed includes a large number of un- or under-employed workers. Regarding Hardin County's un and under employed, the *Laborshed Analysis* found that:

- The average age of the unemployed is 45 years. The gender breakdown of those unemployed is 52.2 percent female and 47.8 percent male.
- 86.4% of the unemployed had been in full-time positions; 9.1% were in part time positions, and 4.5% were temporarily employed.
- Work experiences were diverse: production, construction & material handling, professional, paraprofessional, technical, clerical and service
- Most frequent reasons for being unemployed: employer layoff/relocation (55.0%), lack of work opportunities (20.0%), and disability issues (10.0%).
- 11.8% of those who are unemployed would consider starting their own business.
- Possible businesses include construction/handyman (25.0%), personal services (25.0%) and restaurant (25.0%). Access to startup funds is the key challenge.
- 52.2% of the unemployed respondents in the Hardin County Laborshed area have some post high school education, 8.7% are trade certified, 8.7% have an associate degree, and 21.7% have an undergraduate degree
- 43.5% of those who are unemployed feel they need additional training or education to find another job.
- The average number of miles that the unemployed are willing to travel one way to work is 24.

Regarding the availability of unemployed labor to fill potential new jobs, the *Laborshed Analysis* (p. 25) concludes: “The unemployed in the Laborshed area is an excellent pool of available labor that is interested in returning to work. They offer a variety of past work experiences to apply to new employment opportunities.”

Economic Development

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

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 4.)

Region 6 Planning Commission is an Economic Development District authorized by the federal Economic Development Administration to provide economic planning assistance for Hardin, Marshall, Poweshiek, and Tama Counties. The Comprehensive Economic Development Strategy (CEDS) is the result of strategic planning efforts of representatives of 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. While the CEDS is a long-range (20 years) plan, it is reviewed annually and updated every five years. The 2007-2027 CEDS is currently being updated and the 2012-22 CEDS is due to be published and available in December 2012. The plan will be published on the Region 6 Planning Commission website, www.region6planning.org.

The 2007-2027 CEDS cites ten major economic goals for the region, including Hardin County:

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

The County should continue to support and participate in the Hardin County Development Alliance, Mid-Iowa Growth, Region 6 Planning Commission, and the Region 6 Economic Development District for economic development, transportation, infrastructure, and housing efforts.

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

Preservation of agricultural land was considered an important issue by 96.4% of general population survey respondents. Preservation of lakeshore, wetland, river and stream environments was an important consideration for respondents, as were recreational facilities, parks, trails, and camping facilities.

During discussion by the County Supervisors and Planning & Zoning officials of county ordinances regarding low density acreages in order to preserve agricultural land, it was determined that it would be beneficial to review subdivision ordinances and density requirements. Currently the requirements are 2 acres in agricultural land and 10 acres in conservation land. They would also like to see more emphasis put on conservation. However, during the discussion it appeared that the county holds little sway in this regard.

Agriculture and the Natural Environment

The National Agricultural Statistics Service, as a part of the United States Department of Agriculture, conducts “The Census of Agriculture” every five years. In 2007, the Census of Agriculture counted 2,204,792 farms in the United States. Hardin County’s 943 farms occupied 339,001 acres of land, accounting for 93 percent of the surface land in the county and one percent of the 92,856 farms in the State of Iowa. Farms on average are larger in Hardin County, at 359 acres, than the statewide average of 311 acres. For the most part, hogs and pigs are the largest number of any animal sold on Hardin County farms, with 1,542,442 hogs and pigs across 144 farms. Commodity crops are key agricultural products for the area: Hardin County produced 34,250,780 bushels of corn for grain on 203,297 acres from 580 farms. In 2007, the average sales per farm of all agricultural products in Hardin County were \$402,514.

The Iowa River historically has been critical in shaping the settlement patterns in Hardin County, and continues to be an important feature of the natural landscape of Hardin County today.

Some of the most revered cultural resources include historic and scenic natural features and landscapes, such as the Iowa River and the Iowa River Greenbelt that provide environmental, economical, and recreational benefits as well as transportation and tourist resources.

The county historically has been an agriculture-based economy, and each individual city within the county has traditionally been a market center for the surrounding agricultural community. While the shape of the local agricultural economy has changed, the county and the local communities continue to place a high value on their agricultural heritage. In the general population survey, 96.4% of respondents considered the preservation of agricultural land to be an important issue for Hardin County today.

Open Spaces and Outdoor Recreational Facilities

Many parks have been established throughout the county. Besides numerous parks and recreational facilities, Hardin County has 13 wildlife areas, 7 water access points, and 3 wetland/preserve/prairie areas. Rivers and creeks in rural areas of the county provide opportunities for outdoor recreational activities, such as hunting, fishing, and primitive camping.

Hardin County Conservation provides safe and healthful recreational opportunities, is dedicated to protecting and enhancing county natural resources, and offers opportunities for residents to participate in conservation education. According to their website, “The first meeting of the Hardin County Conservation Board was held on July 8, 1958. On August 12, 1958, the first parcel of property was given to Hardin County Conservation Board and is now known as Bigelow Park. On October 5, 1960, Homer Calkins was hired as the first executive director. Over the years the Hardin County Conservation Board has acquired 63 areas and manages over 2,798 acres of timber, prairie, wetlands, parks, campgrounds and the Calkins Nature Area. Hardin County has a rich history in many aspects. The Iowa River Greenbelt has been an attraction for people since prehistoric times. One reason for this is the three geological surfaces found in Hardin County, consisting of the Iowan Erosion Surface east of the Iowa River, the Des Moines Lobe west of the Iowa River and the Southern Iowa Drift Plain in the southern part of the county.” (Hardin County Conservation, 2011)

For more information, visit the website at <http://www.hardincountyconservation.com>. The County’s recreation areas and basic information are listed below.

Outdoor Recreation Areas in Hardin County

LEGEND			MAP LOCATION	ACRES	SHELTER	PICNIC	WATER	SHOWER	RESTROOM	PLAYGROUND	CAMPING	DUMP STATION	PRIMITIVE AREA	HIKING	RIVER ACCESS	FISHING	RIFLE RANGE	HUNTING	TIMBER	WETLAND	PRAIRIE	STATE PRESERVE	NATURE CENTER	MUSEUM	WILDLIFE EXHIBIT	HISTORICAL SITE	
REST ROOM	CAMPING	FISHING																									
F - Flush	E - Electric	L - Lake																									
V - Vault	P - Primitive	S - Stream																									
1 Alden River Access	G-3	1																									
2 Anders Wildlife Area	P-6	229																									
3 Beau Addition to Hardin City Woodland	T-8	3																									
4 Bessman-Kemp Park	F-2	64							V																		
5 Bigelow Park	F-1	10																									
6 Bob & Eleanor Welden Wildlife	M-4	6																									
7 Bob & Joell deNeui Wilderness	T-6	80																									
8 Boddy-Hunt Wildlife Area	M-12	50																									
9 Brekke Memorial Park	Y-23	7							V																		
10 Brewster Area	O-5	10																									
11 Calkins Nature Area	I-4	76							F																		
12 Charles F. Long Memorial Woods	W-20	20																									
13 Charles F. Long Wildlife Woods	X-21	4																									
14 Cross' Ford River Area	P-6	4																									
15 Daisy Long Memorial Park / Bates Addition	X-22	34							F	EP																	
31 Iowa Falls River Access	N-4	7																									
32 Ira Nichols Outdoor Classroom	L-3	16																									
33 John Gruis Park	X-6	3																									
34 Lepley Park	W-20	9							V																		
35 Leverton Timber	V-8	205																									
36 Logsdon Park	M-12	14							V																		
37 Mann Wilderness Area	V-7	107																									
38 McCoy School House	G-18	1																									
39 Meier Wildlife Refuge	I-18	23																									
40 Nichols Timber	U-6	35																									
41 Ox-Bow Lake Area	U-8	20																									
42 Parlina Pierce Wildlife Area	S-7	131																									
43 Pine Ridge Addition	W-10	152																									
44 Pine Ridge Park	W-10	131							F	EP																	
45 Reese Memorial Park	Q-21	70							V	P																	
46 Ruby Wildlife Area	X-11	60																									
47 Ruby Woodland	V-8	22																									
48 Ruampers Trail	D-17	0.5																									
49 Sac & Fox Overlook	X-10	132							V																		
50 Sand Springs Wildlife Area	W-9	131																									
51 Satchell Area	W-8	40																									
52 Steamboat Rock River Access	W-11	1																									
53 Sylvan Hill	U-8	34																									
54 Tower Rock	W-11	19							V	P																	
55 Twin Elms	H-8	4																									
56 Walter Max Long Addition	X-22	10																									
57 Welden Wildlife Area	N-5	83																									
58 Wildcat Trail	V-13	46																									
59 Wilkinson Wildlife Area	T-6	40																									
60 Ziesman Wildlife Area	N-13	10																									

Source: Hardin County Conservation, 2011

Trails

A regional trail plan was completed by Region 6 Planning for Poweshiek, Marshall, Tama, and Hardin Counties. This plan includes a major extension of the recreation trails that will run from the northwest portion of Hardin County to the southeast corner of Tama County. This trail extension is planned for after the year 2012.

The Hardin County Recreational Trails Committee (HCRTC) and the Iowa River Greenbelt Resource Trust (IRGRT) are two organizations in Hardin County that are dedicated to preserving and protecting cultural resources and outdoor spaces and in providing recreational opportunities for the county, particularly along the Iowa River.

The Hardin County Recreational Trails Committee (HCRTC) was formed in 2006 to raise funds and develop trails in Hardin County, specifically. The Hardin County Recreational Trails Committee is an Iowa Falls-based group, independent of the Iowa River Greenbelt Resource Trust.



The Iowa River Greenbelt Resource Trust (IRGRT) is based in Eldora, Iowa, and is committed to preserving, protecting and enhancing the Iowa River Greenbelt for future generations. The group's priority issues are water quality, woodland enrichment and reforestation, environmental education, and recreational trails. IRGRT programs include summer environmental education camps, forestry education, water quality advancement, and bike trail conservation. It is a non-profit organization. The group rallied in the late 1980s and early 1990s in response to the Iowa Department of Transportation's proposals about how to move U.S. Highway 20 through the Iowa River Greenbelt. Members continue to actively advocate for the Iowa River Greenbelt.

Iowa Falls Trail Development Map



For more information, visit the Hardin County Recreational Trail website at <http://www.hardincountytrails.org/>.

Trails Summary – Hardin County²

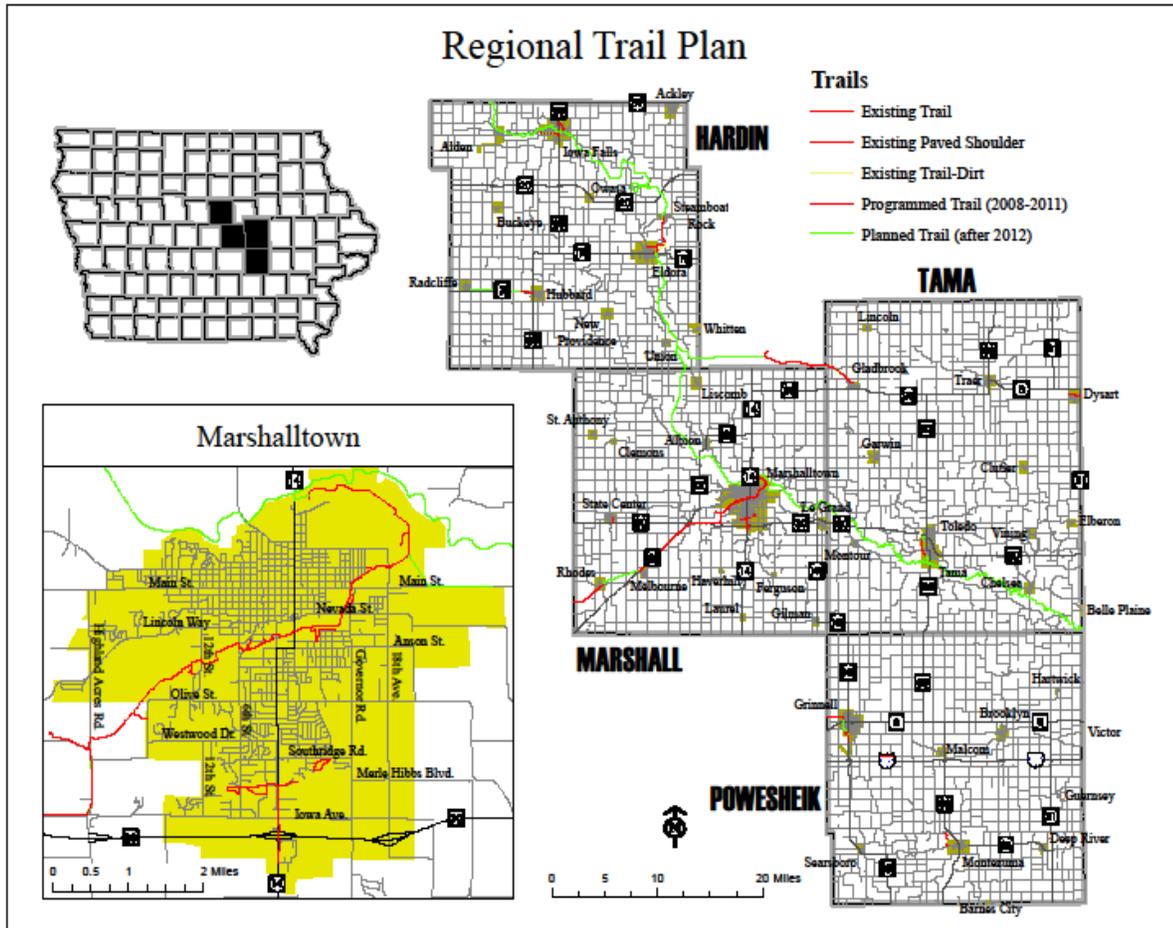
Current profile of trail projects not yet complete

- Calkin’s Campus to Iowa Falls project: Funding is partially complete and is a project of the Hardin County Recreational Trail Committee of Iowa Falls and the County Engineer. This would complete half of the IRGRT’s Phase 2 Master Plan of river corridor trails and has been approved by the Iowa DOT.
- The Georgetown Trail segment connecting the Iowa Falls skateboard park with downtown: This is a project of the Hardin County Recreational Trails Committee of Iowa Falls and the City of Iowa Falls.
- The Rock Run Trail segment connecting the elementary school with the aquatic park in Iowa Falls: Construction of the trail was completed in fall, 2011. The boardwalk and bridges will be complete Fall of 2012. Hardin County Recreational Trail Committee of Iowa Falls and the City of Iowa Falls.
- The Sac & Fox Overlook to Steamboat Rock connector segment: This project has yet to secure funding but is being developed by the IRGRT and the County Conservation Commission.
- The Gunderson Trace segment in Eldora: This project is 50% complete, with some roadbed work and destination decisions needed. City of Eldora Parks & Recreation.
- The Bates Trail segment near Union linking Daisy Long Park and Doc Bates Park (approx. one mile): This project is being handled by the IRGRT in conjunction with the County Conservation Commission. Funding is to come from the county via donations.

² Data Source: Steve Throssel, Chairman, Iowa River Greenbelt Resource Trust (August 7, 2012).

Regional Trail Plan

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



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

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

Parkland

The Iowa Falls Chamber of Commerce/Main Street is an organization in Hardin county that is affiliated with the statewide Iowa Main Street, National Main Street, and the National Park Service. This and other similar organizations in other Hardin County communities, including Eldora and Ackley, work together to promote Iowa and their individual communities and to preserve their heritage and unique sense of place. Preservation of nature areas and parklands is inherent in the rural quality of life of the county.

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.

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.



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

The Calkins Nature Area provides two full time naturalists who 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.

Besides the bounty of county parks in Hardin County, one state park resides near Eldora and Steamboat Rock. The Pine Lake State Park is comprised of 585 acres and two lakes. Combined to be 119 acres of water, the 50 acre Lower Pine Lake and 69 acre Upper Pine Lake are open to the public for water activities such as beach fun, boating, and fishing. Other amenities at the State park include; 5 picnic areas, camping, cabin rentals and trails. For more information visit http://www.iowadnr.gov/parks/state_park_list/pine_lake.html.



Stone and Timber Cabins (Left), Upper and Lower Pine Lakes (Right), Photos by Iowa DNR

Numerous public parks and open spaces are located in the county's cities and towns, as well as numerous roadside parks located throughout the county.

Preservation of Cultural Assets

Hardin County has a strong preservation ethic for its cultural resources, for both the natural environment and the built environment. Including preservation of the unique characteristics of Hardin County and its local communities in their strategic planning will influence the way the county and cities will be developed in the future.

The term "cultural resources" includes historic buildings and structures as well as ancient and historic archeological sites. 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.

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

Historic Sites

Besides nature areas and outdoor recreation, Hardin County, Iowa has many more cultural offerings in the form of historic structures and sites.

Hardin County is a Certified Local Government (CLG) with a Historic Preservation Commission appointed by the County Board of Supervisors and certified by the State Historic Preservation Office. It is the mission of the county and its historic preservation commission to preserve historic structures in Hardin County and provide a means to apply for state preservation grants and tax credits.

Sites throughout Hardin County that have been listed on the National Register of Historic Places (see website at <http://www.nationalregisterofhistoricplaces.com/>) include:

- Alden Bridge in Alden over the Iowa River, added 1998. This was a significant architecture/Engineering structure between 1925 and 1949 functioning in transportation and continuing that use today.
- Alden Public Library in Alden added 1981. This was a significant social history building between 1900 and 1924, functioning still, as an educational library.
- Carnegie-Ellsworth Public Library in Iowa Falls, added 1983. This was a significant architectural building between 1900 and 1924, still functioning as an educational library.
- Coal Bank Hill Bridge in Eldora over the Iowa River, added 1998. This engineering /architecturally noteworthy structure was significant between 1875 - 1899, and 1900-1924, functioning in road related transportation. It is vacant at present day.
- 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 1900-1924. Today it functions as a community center with a multiple dwelling sub-function.
- Eldora Public Library in Eldora, added 1983. This renaissance building was significant in the period of 1900-1924 for its architecture and use as an educational library which it continues to function as today.
- 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 Congregational Church, aka United Church of Christ in Eldora, added 1996. This Romanesque style building was significant in the period of 1875-1899 as a church, which it continues to function as 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.



Hardin County Courthouse

Image Source: Hardin County, 2010

- Hardin County Courthouse in Eldora was added to the National Register in 1981. This Romanesque style building was significant to the period between 1875 and 1899, and continues to function as the county courthouse today.
- Honey Creek Friends' Meeting house in New Providence was added 1980. This architecturally significant bungalow/craftsman style building was important from 1900 to 1924 as a religious structure, and continues in that function presently.
- Illinois Central Combination Depot in Ackley, added 1990. This architecturally significant Prairie School/Tudor Revival style building was important from 1925 to 1949 as a railroad depot. It is not in use today.
- 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 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.
- New Providence School Gymnasium, aka New Providence Roadhouse in New Providence, added 1996. This was a significant modern style gymnasium between 1925 and 1949. Today the building is used as a Recreation and Culture Sport Facility.
- 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.
- Steamboat Rock Consolidated Schools Building, aka Steamboat Rock Community School, in Steamboat Rock, added 2004. This Modern Movement style building was significant in the periods of 1925-1949, and 1950-1974, functioning as a school. It has many uses at present day.
- US Post Office, aka Federal Building in Iowa Falls, added 1994. This building was significant as post office between 1900-1924, and continues as such today.
- Union Cemetery Gardener's Cottage in Eldora, added 2002. This bungalow/craftsman building was significant in the periods of 1900-1924, 1925-1949, and 1950-1974 for its architecture and social history. It was and is still used as part of the cemetery.
- 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 used as such today.

- Eldora Downtown Historic District, published in the National Register in 2009. Consists of approximately 10 blocks around the courthouse square in downtown Eldora. Significant for Iowa's Main Street Commercial Architecture, late 19th and 20th Century Revivals.
- Hardin County Home Historic District was added to the National Register in 2010. Also known as Hardin County Poor Farm and Hardin County Farm, it is located on County Road D41 near Eldora. The farm was first developed in 1877 to provide a place for the county's poor to live and work. It is significant in the category of social history, including health and medicine, politics and government. Besides institutional housing, it provided agricultural fields and a cemetery.

Chapter 9: Hazards

Large Scale Flooding Events

In 2010-2011 Hardin County worked with Region 6 Planning Commission to develop, adopt and certify a Hazard Mitigation Plan. Besides the County, also participating in this effort were the Cities of Alden, Ackley, Iowa Falls, Buckeye, Steamboat Rock, Radcliffe, Hubbard, Eldora, New Providence, Whitten, and Union. Hereafter, unless specific portions of the plan are individually quoted, the Hardin County Hazard Mitigation Plan, and individual plans for the above cities, are included by reference in their entirety and can be accessed at the Hardin County Courthouse and on the Region 6 website, www.region6planning.org.

In general, considerations for hazard mitigation 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)

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

Floodplain Management

There are very few floodplains in Hardin County. Floodplain mapping in Hardin County has been completed. The portions of jurisdictions located in a flood hazard area are very small. The floodplains are noted on attached maps, e.g., Future Land Use Map, located after the Appendices.

Hardin County, and the Cities of Alden, Eldora, Iowa Falls and Union, currently participate in the National Flood Insurance Program (NFIP). A floodplain management ordinance is required to participate in the NFIP. The floodplain management ordinance applies to the areas identified in city's floodplain map as having a 1% chance of flooding each year.

The National Flood Insurance Program was created by U.S. Congress in 1968 through to enable property owners in participating communities to purchase insurance protection from the government against losses from flooding. This insurance is designed to provide an insurance alternative to disaster assistance to meet the escalating costs of repairing damage to buildings and their contents caused by floods. Participation in the NFIP is based on an agreement between local communities and the federal government which states that if a community will adopt and enforce a floodplain management ordinance to reduce future flood risks to new construction in Special Flood Hazard Areas, as depicted on flood insurance rates maps, the federal government will make flood insurance available within the community as a financial protection against flood

losses. The NFIP and oversees the floodplain management and mapping components of the Program.

Other Mitigation Activities

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. The Iowa Falls Community School District has applied three times in the past for Safe Routes to School grant funding to make walking and biking to school safer for neighborhood children, but none of their applications was funded. Nevertheless, the City, in conjunction with the schools and the trails committee, have continued to develop safer routes to school by improving the sidewalk system, installing pedestrian safety devices at crosswalks, and building trail segments that will help route school children from their neighborhoods to their local schools. This effort will also help reduce traffic accidents involving all pedestrians.

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. Hardin County's system has been up and running for over three years.

In 2010, the Northeast Iowa Response Group for Hardin County completed a ground transportation commodity flow study. The resulting report helped to determine the types of hazardous materials being transported through the county and its major intersections. The persons gathering the information were stationed at the intersections for 72 hours in 12 hour shifts. The number of trucks was captured by class from 1 to 9.

Hazard Mitigation Planning -- *Unincorporated Hardin County*

During hazard planning meetings held in 2010-2011, participants recognized 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.

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 defined as facilities that are extremely important to the health, safety, and welfare of the people of each jurisdiction. These facilities are especially important following hazard events.

Every Hardin County jurisdiction is unique, so the critical facilities identified for one jurisdiction may be very different from others. Critical facilities from other jurisdictions may also be shared – e.g., a grocery store or gas station may not be located in a certain community but residents depend on that facility for meeting some of their basic needs.

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 representatives for Hardin County identified thirty-two assets in the county, and there are more than likely dozens more. Refer to the list below for the assets indentified in Hardin County.

- | | |
|------------------------------------|--------------------------------|
| 1 28E Agreement partnership | 17 Good Work Ethic |
| 2 Ag soils | 18 Greenbelt |
| 3 Ambulance | 19 HAZMAT |
| 4 CLG | 20 Iowa River |
| 5 Climate for Ag | 21 Lending institutions |
| 6 Community involvement | 22 Low Cost and Senior Housing |
| 7 County Landfill | 23 Pedestrian/Bicycle trails |
| 8 County Parks | 24 Peoplerides |
| 9 County State Road System | 25 Pine Lakes |
| 10 Development Alliance | 26 Pioneer Cemeteries |
| 11 ECC | 27 Police |
| 12 Education system | 28 Rail |
| 13 EMC | 29 Recycling Center |
| 14 Enterprise Zones for businesses | 30 Water drainage |
| 15 Fire | 31 Wind Energy |
| 16 Good Ag base | 32 Zoning Ordinance |

Hardin County has an extensive network of critical facilities that includes several types of infrastructure, businesses, and structures. These are the facilities in the community that are important to maintain the health, safety, and welfare of the residents and visitors of Hardin County so they are especially important during and immediately following a hazard event. A list of Hardin County’s critical facilities is below.

1. County government facilities, equipment, and vehicles (courthouse, administration offices and vehicles, sheriff’s office, jail, emergency operations center, record storage, vehicle and equipment storage, etc.)

2. Transportation facilities (bridges, major highways, county roads, etc.)
3. Communication infrastructure (county radio towers, cell towers, telephone lines, etc.)
4. Potable water infrastructure (water towers, mains, pumps, wells, treatment facilities, etc.)
5. Major pipelines
6. Electrical infrastructure (power lines, sub stations, etc.)
7. Grocery stores
8. Hardware stores and businesses with disaster supplies
9. Facilities at Pine Lake State Park

These facilities are located throughout Hardin County in both incorporated and unincorporated areas. The condition of these facilities is maintained by their respective operator or whoever is appointed by the county.

Vulnerable populations in unincorporated Hardin County include campers at Pine Lake State Park who may not have immediate access to a shelter in the event of a hazard, elderly in the Quakerdale Home and the unincorporated towns of Gifford and Garden City.

Potential Hazards Identified

The following table lists all the natural hazards along with all of the manmade hazards that could possibly affect Hardin County. Definitions are included so there is consistency in how each hazard is understood in the context of this plan.

Hardin County Hazards and Definitions

Hazard	Definition
Drought	Lack of precipitation for a long period of time
Dam Failure	A break in or threat from any water retention fixture
Earthquake	Shaking or vibrating of the earth
Extreme Heat	Temperatures in excess of 100 degrees Fahrenheit or 3 days of 90+ degrees
Flash Flood	Flooding with little or no warning where water levels rise at a fast rate
Grass or Wildland Fire	Uncontrolled fire that threatens life and property
Hailstorm	Balls or irregularly shaped lumps of ice fall with rain
River Flood	Rising or overflowing of a body of water onto adjacent land
Severe Winter Storm	Severe winter weather conditions that affect day-to-day activities
Sinkholes	Collapsed land surface
Thunderstorms and Lightning	Heavy rains, high speed winds, tornadoes, hail
Tornado	Rotating column of air with wind speeds that can exceed 200 miles per hour
Windstorm	Extreme winds associated with severe storms
Animal/Crop/Plant Disease	Medical, health, or sanitation threat to wildlife or domestic animals

Communications Failure	Breakdown or disruption of normal communications
Energy Failure	Extended interruption of an energy source
Hazardous Materials Incident	Accidental release of chemical substances or mixtures that present a danger to the public
Highway Transportation Incident	Auto accident exceeding normal capabilities
Pipeline Transportation Incident	Break in a pipeline creates the potential for an explosion or leak of a dangerous substance (oil, gas, etc.)
Railway Transportation Incident	Derailment or accident threatening life and property
Structural Failure	Collapse of structures, includes roads, bridges, etc.
Structural Fire	Uncontrolled fire of structures that threatens life and property.

Not included in the Hardin County Hazard Mitigation Plan are expansive soils, landslides, and levee failure. Expansive soils are not found in Hardin County; the lack of major elevation changes within Hardin County does not constitute a landslide threat to the people and property of Hardin County; and there are no levees located in Hardin County.

Across Hardin County, there is variance in what hazards can affect particular jurisdictions. Some communities do not have a rail line and others are not susceptible to sinkholes. Hardin County is just one percent of Iowa’s land area, but even in such a relatively small area, hazards vary in their coverage.

Goals and Objectives

Goal 1: Continuity of county and local operations will not be significantly disrupted by disasters in Hardin County.

Mitigation Action 1.1: Establish emergency operations center

Plan for implementation and administration:	Establish emergency operations center for the county
Lead agency:	Hardin County Emergency Management
Partners:	To be indentified
Potential Funding Source:	Hardin County, others to be identified
Total cost:	Unknown until needs are assessed
Benefits (loss avoided):	All county emergency response will have a hub that’s well equipped
Completion Date:	1 year from when funds are secured and the system is established or within time allotted by funding source

Mitigation Action 1.2: Work on communications network

Plan for implementation and administration:	Continue work on communication network’s interoperability
Lead agency:	Hardin County Emergency Management
Partners:	To be identified
Potential Funding Source:	FEMA HMGP, Hardin County, others to be identified
Total cost:	To be determined once the project status is known
Benefits (loss avoided):	Ensure an interoperable network be present in hazard events

Mitigation Action 1.3: Purchase generator system for courthouse

Plan for implementation and administration:	Purchase generator system to be used in courthouse during an extended power outage
Lead agency:	Hardin County Emergency Management
Partners:	Other Hardin County departments
Potential Funding Source:	FEMA HMPG, Hardin County, 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):	Avoid loss of critical facilities’ function and prevent damages to critical facilities and other structures associated with an extended power outage and heating failure due to electrical stoppage causing burst water pipes
Completion Date:	1 year from when funding is secured or within time allotted by funding source

Mitigation Action 1.4: Create a water use ordinance

Plan for implementation and administration:	Create a water use ordinance and hold an information session on conservation
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Conservation, Iowa DNR, cities in Hardin County
Potential Funding Source:	Hardin County
Total cost:	Unknown, this project may be of little cost besides
Benefits (loss avoided):	Monitoring the county’s conservation and giving information about drought hazards
Completion Date:	1 year from when political and public support is leveraged

Mitigation Action 1.5: Identify back up communication equipment to be purchased for a communications failure

Plan for implementation and administration:	Identify back up communication equipment to be purchased for widespread breakdown or disruption of normal communication system capabilities including loss of or long-term interruption of local government radio facilities and major telephone outages due to mechanical failure, traffic accidents, power failure, line severance, and weather.
Lead agency:	Hardin County Emergency Management
Partners:	To be identified
Potential Funding Source:	FEMA HMGP, Hardin County, others to be identified
Total cost:	To be determined once an assessment of equipment can be finalized
Benefits (loss avoided):	Ensure a redundant system so no communication is lost during a failure

Goal 2: Protect health and safety of Hardin County residents and visitors.

Mitigation Action 2.1: Construct safe rooms in critical facilities

Plan for implementation and administration:	Construct safe rooms in critical facilities and in outdoor parks with campsites
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Conservation Board
Potential Funding Source:	FEMA HMGP and PDM, CDBG, and others to be identified
Total cost:	Costs are variable depending on the size of the safe room/shelter and whether or not it is a retrofit or newly constructed safe room/shelter. 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 residents and visitors
Completion Date:	1 year after funds are secured or the time allotted by funding source

Mitigation Action 2.2: Create and store sandbags

Plan for implementation and administration:	Create and store sandbags for use during flood situations
Lead agency:	Hardin County Emergency Management
Partners:	To be identified
Potential Funding Source:	Hardin County, and others to be identified
Total cost:	To be determined once supplies are priced and needs assessed
Benefits (loss avoided):	Supplies on hand to protect people and buildings from flooding
Completion Date:	Ongoing

Mitigation Action 2.3: NOAA All-Hazard Radios for county use

Plan for implementation and administration:	Secure funding to provide NOAA All-Hazard Radios to all county buildings
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County, Region 6 Planning Commission, others to be identified
Potential Funding Source:	Hardin County, Iowa Homeland Security, others to be identified
Total cost:	Unknown, depends on how much is spent on the radios
Benefits (loss avoided):	All county departments will be informed of approaching hazards and updates throughout a hazard event and help residents accordingly
Completion Date:	1 year from when funds are secured

Mitigation Action 2.4: Public education program

Plan for implementation and administration:	Create a program to educate County residents about the dangers of hazard and how to prepare through informational flyers, meetings, or other interactive media like drills and workshops
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Emergency personnel, others to be identified
Potential Funding Source:	Hardin County 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 County residents and visitors
Completion Date:	Ongoing from when program is created

Mitigation Action 2.5: Laminated glass for use during hailstorms

Plan for implementation and administration:	Secure funding to put up laminated glass to protect county buildings during hailstorms
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County, Region 6 Planning Commission, others to be identified
Potential Funding Source:	Hardin County, Others to be identified
Total cost:	Unknown until needs are assessed and product priced
Benefits (loss avoided):	All county buildings will be properly protected during a hailstorm
Completion Date:	1 year from when funds are secured

Mitigation Action 2.6: Ground water protection

Plan for implementation and administration:	Facilitate ground water protection measures to avoid damages due to sink holes
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County, Hardin County Conservation, Others to be identified
Potential Funding Source:	Hardin County, Others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Prevent damages due to sink hole hazards
Completion Date:	One year from when funds are secured or within time allotted by funding source

Mitigation Action 2.7: Evacuation Planning

Plan for implementation and administration:	Create a master evacuation plan for use in a severe hazard event
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Sherriff's Department, local emergency responders, National Guard, others to be identified
Potential Funding Source:	Hardin County, Others to be identified
Total cost:	This may be of little cost depending on whether staff or a consultant prepare the plan
Benefits (loss avoided):	Quick response during flash flood and other severe or unexpected hazard events
Completion Date:	Ongoing with plan updates

Mitigation Action 2.8: Public warnings of dam failures

Plan for implementation and administration:	Communicate to residents using different media to warn of an imminent dam failure
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Sherriff’s Department, local emergency responders, others to be identified
Potential Funding Source:	Hardin County, Others to be identified
Total cost:	Unknown, this project may be of little cost depending on the medium used
Benefits (loss avoided):	Immediate warning for residents downstream of dams and other vulnerable areas of the county
Completion Date:	Ongoing starting after residents are identified

Mitigation Action 2.9: Animal and Human Disease Epidemic planning and training

Plan for implementation and administration:	Hold session to train emergency personnel to identify animal/crop/plant disease and human epidemic disease outbreaks and proper response, Create county plan to deal with outbreaks
Lead agency:	Hardin County Emergency Management
Partners:	Local emergency responders, County Veterinarian, Others to be indentified
Potential Funding Source:	Hardin County, others to be identified
Total cost:	This may be of little cost since it is an information session and document
Benefits (loss avoided):	Personnel will serve better in events with proper training and instruction
Completion Date:	Ongoing starting when a course can be formulated, possible funding secured, and plan written, may require updates

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

Mitigation Action 3.1: Create a drainage district

Plan for implementation and administration:	Complete storm drainage district for the county
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Sanitarian, Others to be identified
Potential Funding Source:	Hardin County, others to be identified
Total cost:	Unknown until situation is assessed
Benefits (loss avoided):	Prevent flash flooding
Completion Date:	1 year from when funds are secured or within time allotted by funding source

Mitigation Action 3.2: Repair roads and bridges

Plan for implementation and administration:	Repair roads and bridges in need throughout the county
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Engineer, Others to be identified
Potential Funding Source:	Hardin County, DOT funds through Region 6, others to be identified
Total cost:	Unknown until situation is assessed
Benefits (loss avoided):	Prevent excess damage to infrastructure, caused by flooding
Completion Date:	1 year from when funds are secured or within time allotted by funding source

Mitigation Action 3.3: Elevate roads

Plan for implementation and administration:	Elevate all County roads or those that are identified as problematic or critical during and immediately following flood events
Lead agency:	Hardin County Emergency Management
Partners:	Iowa Department of Transportation, Hardin County Engineer, others to be identified
Potential Funding Source:	FEMA HMGP, Hardin County, and others to be identified
Total cost:	Unknown, most likely very expensive, need an engineering report to determine cost
Benefits (loss avoided):	Prevent road and vehicle damage and preserve the mobility of County residents during and immediately following a flood event
Completion Date:	1 year after funds are secured or the time allotted by funding source

Mitigation Action 3.4: Protect and clean up county parks

Plan for implementation and administration:	Create a plan to determine protection measures and clean up procedures for county parks
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Conservation Board, others to be identified
Potential Funding Source:	Hardin County, and others to be identified
Total cost:	Unknown, may be of little cost
Benefits (loss avoided):	Consistency of protection and cleanliness of county parks
Completion Date:	Ongoing with updates

Mitigation Action 3.5: Uniform building codes

Plan for implementation and administration:	Modify all jurisdictions' building codes by adding requirements that may help to reduce the adverse effects hazards may have on new buildings
Lead agency:	Hardin County Planning and Zoning
Partners:	Hardin County Emergency Management, Hardin County Supervisors
Potential Funding Source:	Hardin County
Total cost:	Unknown, this project may be of little cost
Benefits (loss avoided):	Prevent unnecessary damage to new buildings during hazard events
Completion Date:	1 year from when political and public support is leveraged

Mitigation Action 3.6: Public information session on Agricultural practices

Plan for implementation and administration:	Hold information session to inform local farmers about agriculture practices to reduce risk of flash floods in the county
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Conservation, Others to be identified
Potential Funding Source:	Hardin County
Total cost:	Unknown, this project may be of little cost
Benefits (loss avoided):	Responsible ag practices to help prevent flash flooding
Completion Date:	Ongoing

Mitigation Action 3.7: Update zoning codes

Plan for implementation and administration:	Update zoning in critical areas of the county i.e. discouraging development in floodplain or flood-prone areas, ensure proper development near critical facilities, etc.
Lead agency:	Hardin County
Partners:	To be identified
Potential Funding Source:	Hardin County
Total cost:	Unknown, this project may be of little cost
Benefits (loss avoided):	Prevent undesirable land uses that can lead to unnecessary damages, increased runoff, etc.
Completion Date:	1 year from when political and public support is leveraged

Mitigation Action 3.8: Train fire departments for grass fires and maintain needed equipment

Plan for implementation and administration:	Create a program or incentives for firemen to be trained for grass fires and purchase or maintain the needed equipment
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Sherriff’s Department, city fire departments, others to be identified
Potential Funding Source:	Assistance to Firefighters Grant, others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Quick and proper response in grass fire situations
Completion Date:	1 year from when funding is secured or within time allotted by funding

Mitigation Action 3.9: Identify pipelines and inform and educate land owners

Plan for implementation and administration:	Locate pipelines in Hardin County and hold information session for landowners to educate on dangers and actions to prevent possible incidents
Lead agency:	Hardin County Emergency Management
Partners:	Emergency Departments
Potential Funding Source:	Hardin County, local fire departments, others to be identified
Total cost:	Unknown, project may be of little cost
Benefits (loss avoided):	Land owners are aware of risks and possible incidents
Completion Date:	Ongoing

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

Mitigation Action 4.1: Maintain Code Red Participation

Plan for implementation and administration:	Renew subscription and maintain participation in the program to encourage all county and city residents to register and keep their contact information up to date
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County, All cities in the county
Potential Funding Source:	Hardin County, All cities in the county
Total cost:	Approximately \$717 each year, rate is \$0.55 per capita
Benefits (loss avoided):	County and city residents can be kept up-to-date on hazards and other dangerous situations
Completion Date:	Ongoing

Mitigation Action 4.2: Create hazardous materials removal plan

Plan for implementation and administration:	Develop a plan to remove hazardous materials efficiently from a hazard event site
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County
Potential Funding Source:	Hardin County, Others to be identified
Total cost:	Unknown, may be of little cost
Benefits (loss avoided):	Restore safety of county during a hazardous materials incident
Completion Date:	Ongoing with updates

Mitigation Action 4.3: Public education program on structural fires

Plan for implementation and administration:	Create a program to educate Hardin County residents about the dangers of structural fires and how to prepare through informational flyers, meetings, or other interactive media like drills and workshops
Lead agency:	Hardin County
Partners:	Hardin County Emergency Management, Hardin County Sheriff's Department, City Fire Departments
Potential Funding Source:	Hardin County, 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 Hardin County residents and visitors
Completion Date:	1 year after funds are secured or the time allotted by funding source

Mitigation Action 4.4: Provide specialized training for fire department and maintain needed equipment

Plan for implementation and administration:	Create a program or incentives for firemen to be trained for rare and specialized situations and purchase or maintain the needed equipment
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Sherriff's Department, city fire departments, others to be identified
Potential Funding Source:	Assistance to Firefighters Grant, others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Quick and proper response in unusual situations
Completion Date:	1 year from when funding is secured or within time allotted by funding

Mitigation Action 4.5: Public education program on hail storms

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

Mitigation Action 4.6: Identify alternate advance warning systems for storms

Plan for implementation and administration:	Identify alternate systems such as radios or backup sirens
Lead agency:	Hardin County Emergency Management
Partners:	To be identified
Potential Funding Source:	FEMA HMGP, Hardin County, others to be identified
Total cost:	Sirens can cost up to \$25,000, used sirens are sometimes available for purchase, which helps reduce the cost
Benefits (loss avoided):	Life safety of residents and visitors by ensuring a redundant warning system
Completion Date:	1 year from when funds are secured and the system is established or within time allotted by funding source

Unincorporated Hardin County Mitigation Action Prioritization

1. **Mitigation Action 1.4:** Create a water use ordinance
2. **Mitigation Action 1.5:** Identify back up communication equipment to be purchased for a communications failure
3. **Mitigation Action 2.5:** Laminated glass for use during hailstorms
4. **Mitigation Action 2.6:** Ground water protection
5. **Mitigation Action 2.7:** Evacuation Planning
6. **Mitigation Action 2.8:** Public warnings of dam failures
7. **Mitigation Action 2.9:** Animal and Human Disease Epidemic planning and training
8. **Mitigation Action 3.4:** Protect and clean up county parks
9. **Mitigation Action 3.5:** Uniform building codes
10. **Mitigation Action 3.8:** Train fire departments for grass fires and maintain needed equipment
11. **Mitigation Action 3.9:** Identify pipelines and inform and educate land owners
12. **Mitigation Action 4.2:** Create hazardous materials removal plan
13. **Mitigation Action 4.3:** Public education program on structural fires
14. **Mitigation Action 4.4:** Provide specialized training for fire department and maintain needed equipment
15. **Mitigation Action 4.5:** Public education program on hail storms
16. **Mitigation Action 4.6:** Identify alternate advance warning systems for storms
17. **Mitigation Action 3.2:** Repair roads and bridges
17. **Mitigation Action 3.3:** Elevate roads
18. **Mitigation Action 1.1:** Establish emergency operations center
19. **Mitigation Action 1.2:** Work on communications network
20. **Mitigation Action 1.3:** Purchase generator system for courthouse
21. **Mitigation Action 2.1:** Construct safe rooms in critical facilities
22. **Mitigation Action 2.2:** Create and store sandbags
23. **Mitigation Action 2.3:** NOAA All-Hazard Radios for county use
24. **Mitigation Action 2.4:** Public education program
25. **Mitigation Action 4.1:** Maintain Code Red Participation
26. **Mitigation Action 3.7:** Update zoning codes
27. **Mitigation Action 3.1:** Create a drainage district
28. **Mitigation Action 3.6:** Public information session on Agricultural practices

Chapter 10: Intergovernmental Collaboration

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.

Local fire departments may be called to assist neighboring departments if additional resources are needed. 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.

Existing or Potential Conflicts

While long-standing rivalries between communities still exist in some capacities, and competition for funds or business investments can be stiff, the same lack of funds and slow economy that spur competition also have the effect of inciting cooperation and collaboration in order to accomplish regional economic goals and provide essential services. Because land use decisions in one town can affect the entire region’s traffic, air quality, housing prices, and economic well-being, Hardin County communities recognize that regional cooperation is a means to an outcome that works for all the communities in the region, and the region as a whole.

This Hardin County Comprehensive Plan was prepared with the collaboration and cooperation of Hardin County and the Cities of Ackley, Eldora, and Iowa Falls.

Conclusions/Recommendations

- 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.
- Complete a 28E Intergovernmental Zoning Review or some other review process between Hardin County and cities with the likelihood of growth pressure in the near future.

Chapter 11: Implementation

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

Implementation of the Hardin County 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.

Hardin County – Five Year Action Plan

Action	Responsible Parties/Entities	Deadline
Establish joint reviews and understandings between Hardin County and City of Iowa Falls for areas around Iowa Falls	City of Iowa Falls; Hardin County Supervisors, Planning & Zoning	2015
Review and update existing Code of Ordinances, with consideration for changes recommended in previous chapters	County Planning & Zoning; Board of Supervisors	2015
Complete road and bridge projects in SW Hardin County using wind energy TIF program	Board of Supervisors; County Engineer	2013, 2015, 2016
Update bridges to the point that not more than 5 – 10% are embargoed at any one time.	County Engineer; County Supervisors	ongoing
Develop Trails Master Plan for a comprehensive trails system throughout Hardin County including the Iowa River Railroad through Hardin & Marshall Counties.	County; Cities; Hardin County Recreational Trails Committee; Iowa River Greenbelt Trust	ongoing

Complete trail segments, including Iowa Falls to Calkins Nature Center extension and Iowa River water trail	County, Hardin County Recreation Trails Committee, Iowa River Greenbelt Trust	2015
Develop Conservation Master Plan for conservation zones including buffer strips between waterways and farm fields	NRCS; FSA; Drainage District Trustees	ongoing
Develop Master Plan for Drainage Districts to emphasize more use of wetlands to filter tile outlets	Drainage District Trustees; Ryken Engineering; NRCS	ongoing
Support work of Southfork Watershed Alliance on wetland and stream preservation of 200,000 acres in Hamilton and Hardin Counties	Southfork Watershed Alliance; Board of Supervisors; NRCS	ongoing
Clean up old farmsteads – homes/outbuildings and scrap metal, tires, electrical, and other non-metal debris). Update ordinances to address these issues.	County Zoning Commission; County Zoning Board of Adjustment	ongoing
Expand Peoplerides and Iowa Falls taxi service within the County.	Region 6 Planning Commission; Hardin County Transit Advisory Group; Cities of Iowa Falls, Eldora, and Ackley	ongoing
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

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.

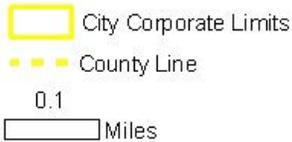
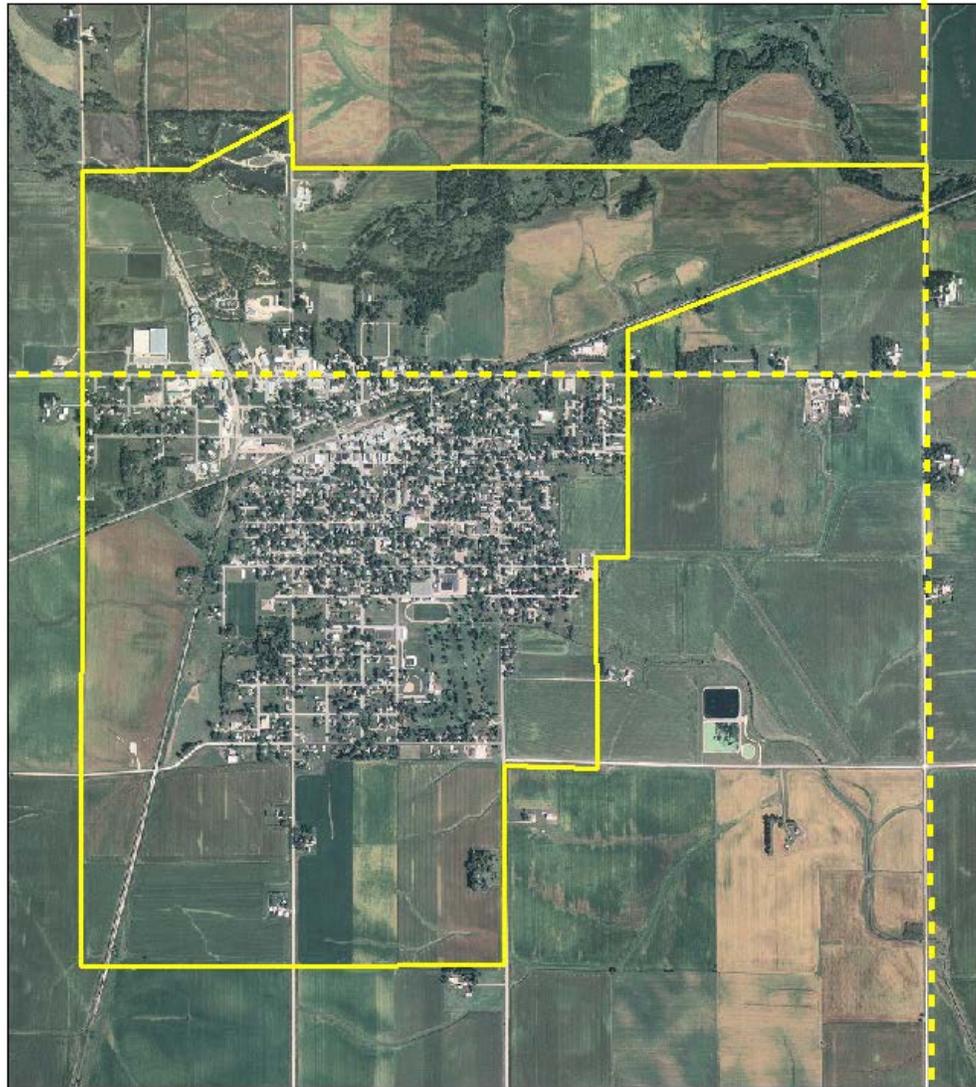
Community Profile

City of Ackley

Overview

The City of Ackley is located in the northwestern corner of Hardin County, and partially in Franklin County. Iowa Highway 57 and County Highway S56 merge at the county line between Hardin and Franklin, going east/west. Ackley is also 7.5 miles from US Highway 65.

Ackley, Iowa



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



History

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

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

Climate

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

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

Population

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

Population Trend 2000 to 2010

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

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

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

Age

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

Education Attainment

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

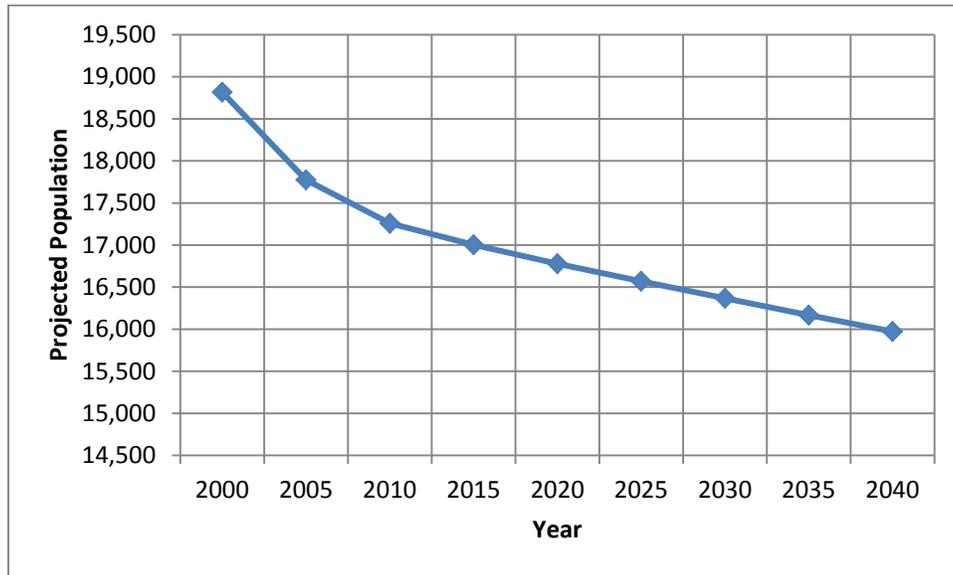
Household Income

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.

Population Projections

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

Hardin County Population Projection 2000-2040



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

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

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

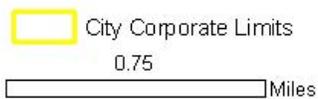
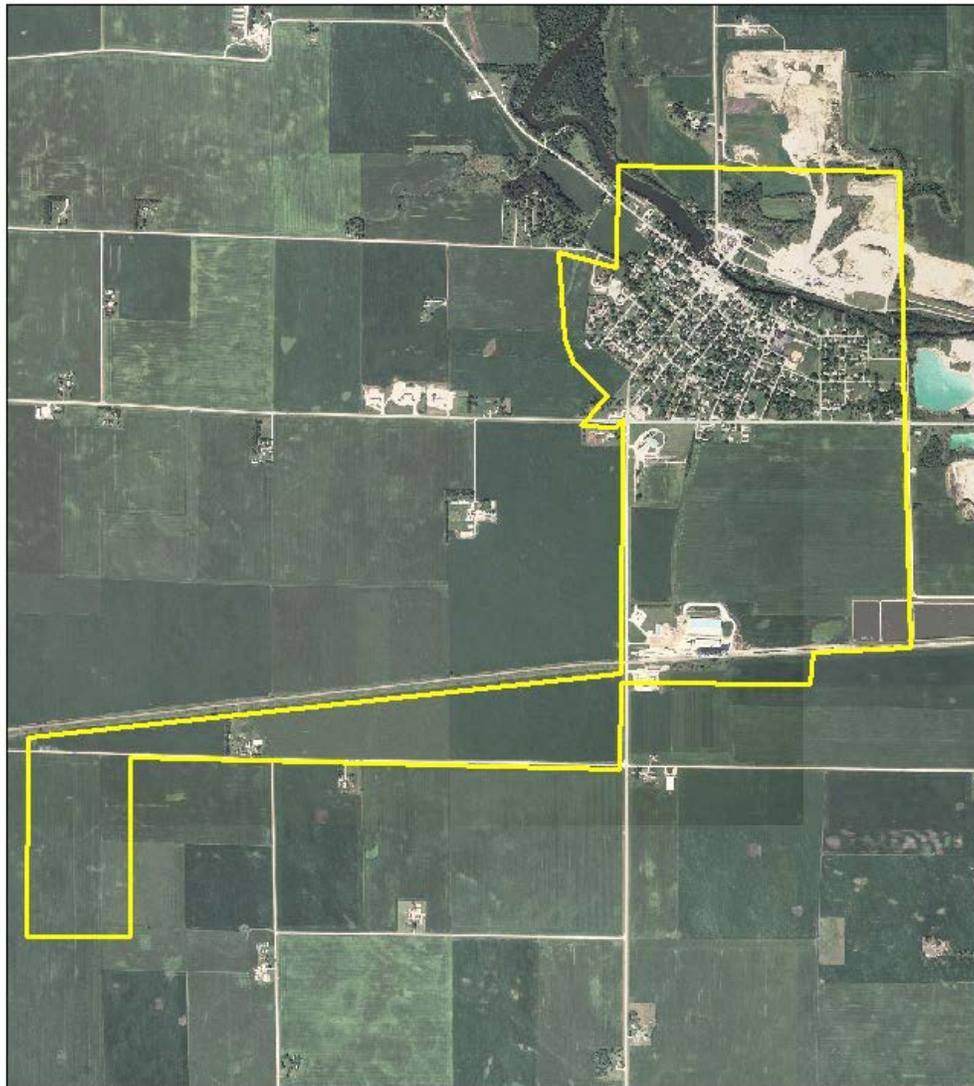
Retaining the young adult population in Ackley will be a challenge that must be addressed in order to maintain or increase the city's population. Planning efforts should include ways to provide employment and quality of life amenities for young adults and families.

Community Profile
City of Alden

Overview

Alden is located in the northwestern portion of Hardin County. The intersection of County Roads D20 and S27 is just south of town. Alden is 3.5 miles west of U.S. Highway 65, ten miles east of Interstate 35, and 5 miles north of U.S. Highway 20.

Alden, Iowa



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

According to the City of Alden's website, in late 1855 and 1856, Henry Alden laid out what is known as the original town of Alden; later the township also took his name. The town of Alden was incorporated in 1879, with a voting result of 61 in favor and 14 opposed.

In 1869, the Dubuque and Sioux City Railroad (now the Illinois Central) came through to Webster City which helped delivery of needed staple items. The Chicago, Iowa and Dakota Railroad (now the Chicago Northwestern) came into Alden from Eldora in 1884. Now that transportation of perishable products in refrigerator cars was assured, a creamery was erected.

Many other successful businesses were also present such as: Rummel Wagon Works, Chet Wood's (manufacturer of dirt-loading equipment, manure spreaders and excavator and road builder), Hale-Roberts Stone Co. (now Iowa Limestone Company), ice houses, several hotels, elevator, lumberyard, etc. In regards to education, the first schoolhouse in Alden was built in 1856. Ten years later a new one was built on a hill farther east. Another school, a part of the present one, was completed in 1924.

From 1854 to 1880, Alden had built several churches: The Congregational, First Methodist Episcopal, Immanuel-Evangelical and Reformed, and the German Society of the Methodist Episcopal. St. Paul's Lutheran (Missouri Synod) was established in 1908.

The first post office was established in 1855. The present post office was dedicated in 1969.

The Alden Hall or Lyceum was the main entertainment center for the town from early days until 1920's. There were programs there every Saturday Night from November to March. Besides local and area talent, there also was talent from other parts of the state, nation and even foreign countries. The Lyceum drew 100-400 people regularly. In those days Alden was called "The Athens of the West."

Many businesses thrived and people traded in Alden for miles around. A couple of the favorite ones were Spencer's Department Store, located where the Clover Farm Grocery Store was, and Furry's Department Store, located in the Shamrock Café Building.

In 1868 the Iowa Falls and Sioux City Railroad was completed to Alden. During the winter of 1868-1869, a depot building was erected. The first regular agent was J. M. Fisher, who took charge of the office September 1, 1869.

The old ball park, located at the County highway building, served baseball teams from the founding of the town. From 1886 to the 1940's, Egg Day and the 4th of July were well attended by Alden. Now the Lion's Club has an annual celebration in June or July. (City of Alden, 2011)

Utilities and Services

All basic services are available in the City of Alden except a medical clinic. The city provides water, emergency medical service, and a library so all other services are provided by either the County or private companies.

Alden Utilities and Services

Service	Provider
Electricity	Alliant Energy
Gas	Alliant Energy
Water	City of Alden
Phone Services	Iowa Telecom
Cable/Internet Provider	Iowa Telecom/Woolstock Mutual Telephone Co
Emergency Medical Service	City of Alden and AMR
Law Enforcement	Hardin County Sheriff
Fire Protection	Volunteer Fire Department
Warning System	Siren set off by Hardin County or local fire dept
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	Coop and FS
Grocery/Convenience	Hy-vee and Fareway
Solid Waste Removal	McDowell
Landfill	Hardin County Landfill
Library	City of Alden
Recycling	Hardin County
Public Transit	Peoplerrides
Medical Clinic	None – use 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, 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.

City Government and Regulation

The City of Alden is governed by a mayor and five-member city council that holds regular meetings on the third Monday of the month. To attract development, the city only enforces building codes for blighted buildings downtown, but other than that, nothing beyond the standard Iowa building codes. By not enforcing the strict building codes, new development in the community is more affordable than in other communities. The city does have a formal zoning ordinance to enforce land use aside from floodplain management. According to Iowa Homeland Security information, Alden is participating in the NFIP and had 4 policies in place as of 05/31/2009, with \$618,600 of insurance in force.

Technical and Fiscal Resources

The City of Alden operates like many small cities in Iowa. The mayor, council, city clerk, and maintenance staff handle the city's daily and long-term operations. Short-term and long-term planning needs like grant writing and management and plan preparation are usually handled by the local council of governments.

The city maintains its own water system, so fees for this service are available to finance projects. The financing resources available to the City of Alden 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 Alden, grants would need to be the main funding source in order for the project to be feasible. Alden has received money in the past few years for sewer improvements, equipment purchasing, and loss of property.

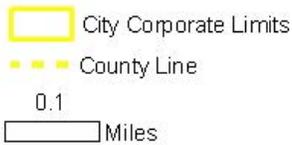
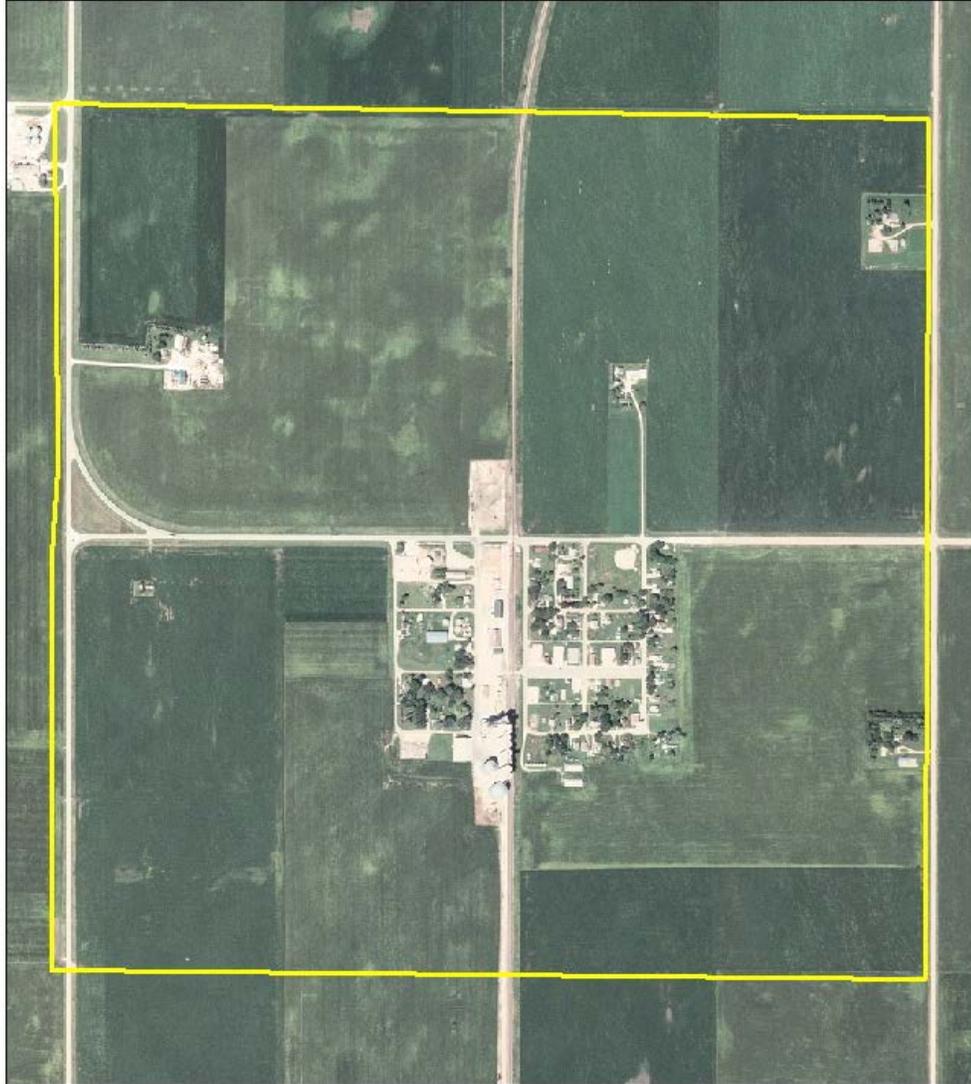
Alden participates in Hardin County's CodeRED system. With participation in the system, Alden residents are notified of emergency situations in their area or across the entire county through messages by telephone. Both land lines and cell phones can be registered.

Community Profile
City of Buckeye

Overview

The City of Buckeye is located in the west central portion of Hardin County. County Road S27 runs along its west side while U.S. Highway 20 is 1 mile north and U.S. Highway 65 is 7.5 miles east of town.

Buckeye, Iowa



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

Buckeye is the smallest town in Hardin County with a population of 110 people and a total area of 1.0 square mile. There are no major businesses, social groups, or events, located in Buckeye.

Utilities and Services in Buckeye

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

Buckeye Utilities and Services

Service	Provider
Electricity	Alliant Energy
Gas	LP Only
Water	Private companies
Phone Services	Windstream
Cable/Internet Provider	Windstream
Emergency Medical Service	Local first responders and AMC from Iowa Falls
Law Enforcement	Hardin County Sheriff
Fire Protection	Volunteer Fire Department
Warning System	Siren without backup, set off by Sherriff's Office
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	Card Pumps
Grocery/Convenience Store	None
Solid Waste Removal	Knight Sanitation
Landfill	Hardin County Landfill
Library	None
Recycling	Hardin County Solid Waste
Public Transit	Peoplerides
Medical Clinic	None; use 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.

City Government and Regulation

The city is governed by a mayor and 5-member city council that maintains and enforces the city's code of ordinances. Regular council meetings are held the second Monday of every month. The city does enforce building codes beyond the standard Iowa building codes. The city also has a formal zoning ordinance to enforce land use aside from floodplain management.

A very popular city regulation involves maintaining a floodplain management ordinance, which allows city residents to participate in the National Flood Insurance Program (NFIP). The floodplain management ordinance applies to the areas identified in city's floodplain map as having a 1% chance of flooding each year. Currently, Buckeye is not participating in the NFIP.

Technical and Fiscal Resources

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

There are multiple ways the City of Buckeye could finance a hazard mitigation project. This city does not maintain any of its own utilities so fees for these services are not available to finance projects. Resources available to the City of Buckeye are below.

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

Finance tools like impact fees cannot be used to fund projects because they are considered unconstitutional in the State of Iowa. For most projects in Buckeye, grants would need to be the main funding source in order for the project to be feasible. In the past several years, Buckeye has not been granted any Federal or State money for projects.

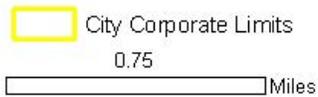
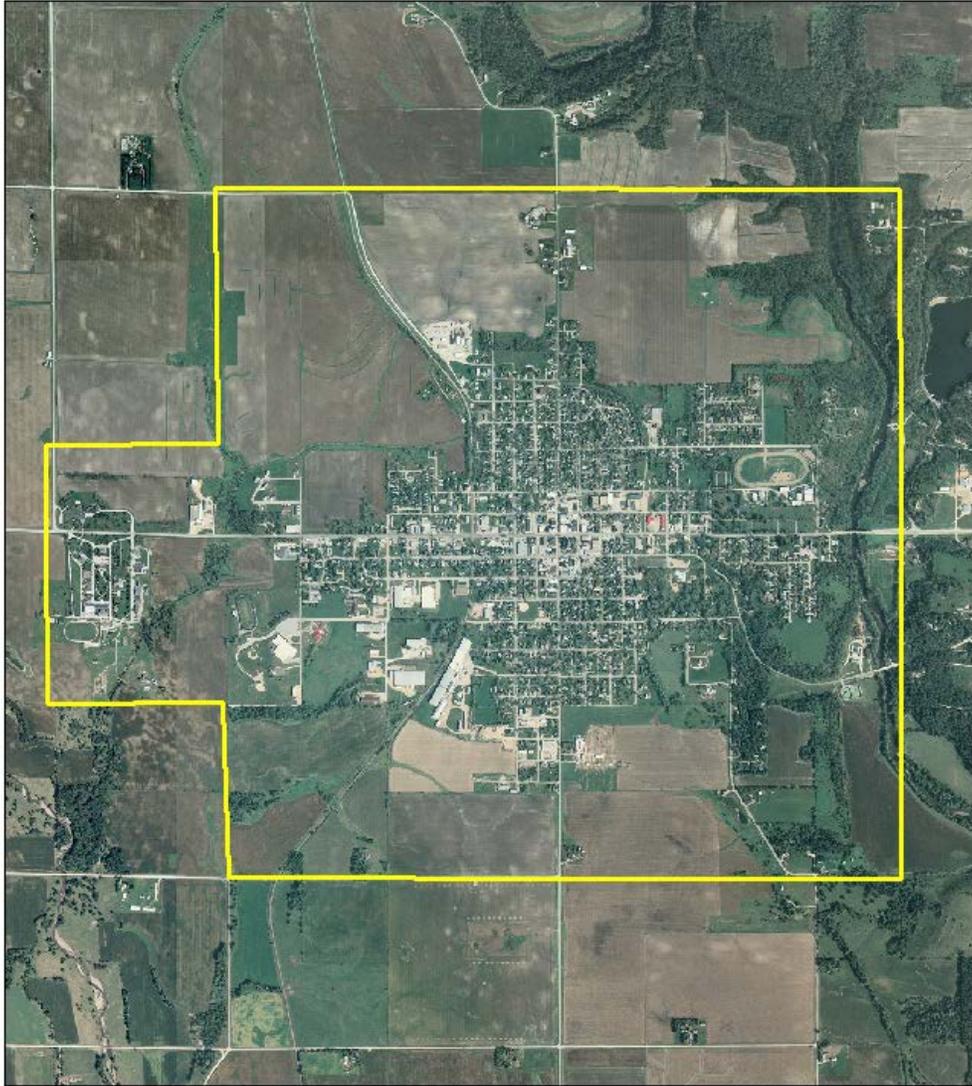
Buckeye does not participate in Hardin County's CodeRED system.

Community Profile
City Of Eldora

Overview

Eldora is the county seat of Hardin County and is located in the east central portion of the county. Iowa Highway 175 runs east-west through the middle of town. Four-lane U.S. Highway 20 runs east-west 6.5 miles north of Eldora.

Eldora, Iowa



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

History

Hardin County was organized in 1852. Judge William McKay appointed two men to locate a suitable site for a county seat. In spring of 1853, they selected a site which is now known as the City of Eldora. The town was named by Mrs. S. R. Edgington after the name of her child who had just died. Edgington Avenue runs east/west through the center of town today.

Eldora has been the county seat since 1853. This location has been challenged several times in court cases and voting to decide the outcome. In 1892 Iowa Falls citizens offered the county \$32,000 toward the building of a new courthouse if it were built in Iowa Falls. The Eldora citizens countered with an offer of \$40,000 if the courthouse stayed in Eldora. (Iowa Genealogy, 2011)

Climate

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

Eldora 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 Eldora in 2010 was 2,732, for a numeric change of minus 303, which is a 10% decrease in population from the time of the 2000 Census. The chart below shows the difference in population change for Eldora compared with Hardin County, the State of Iowa, and the cities of Ackley and Iowa Falls.

Population Trend 2000 to 2010

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

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

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

Age

Eldora is aging. The median age in 2000 was 39.4 years, and in 2010 it was 41.6 years. The average age of men was 36.7 years in 2010, and the average age of women was a much higher 47.1 years. While in 2010, men outnumbered women by 94 persons, a mere 7% more, by the age of 65, women outnumbered men by almost 48%.

Education Attainment

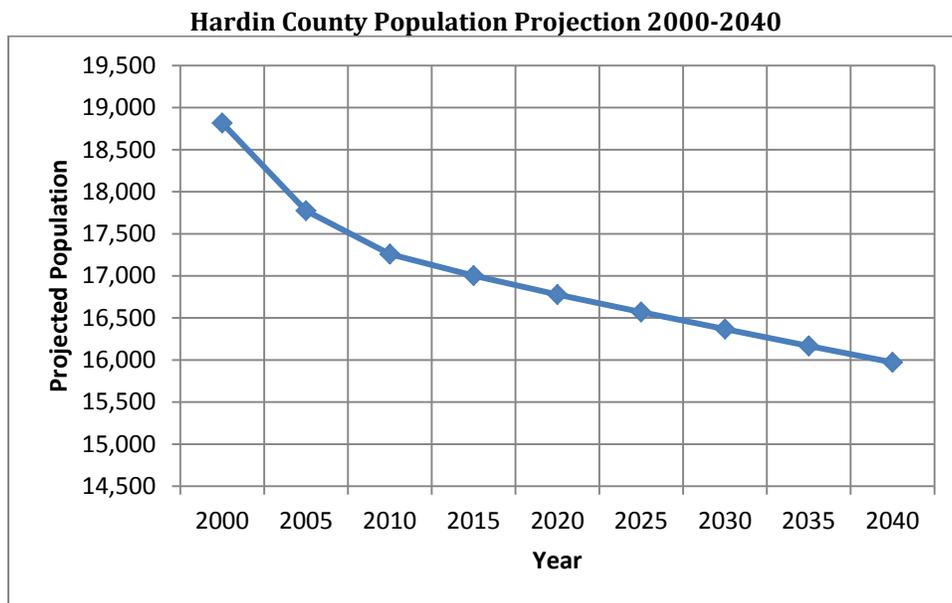
Based on American Community Survey five-year estimates, in the 2006-2010 time period, 83.33% of Eldora men 25 years of age and older had attained a high school education or higher, and 92.95% of Eldora women 25 years of age and older had attained a high school education or higher. (iowadatabase.org, February 24, 2012.)

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.

Population Projections

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



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

This predicted population decrease will be exacerbated by young adults leaving the area for higher education and employment opportunities. One of the questions posed to students on the

October 2011 community attitude survey concerned what would be required to entice students to settle in the county after completing their education. Job opportunities and affordable housing were the key issues student participants identified. Other issues with high ratings were quality-of-life amenities such as entertainment, shopping and restaurants.

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

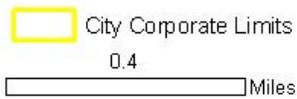
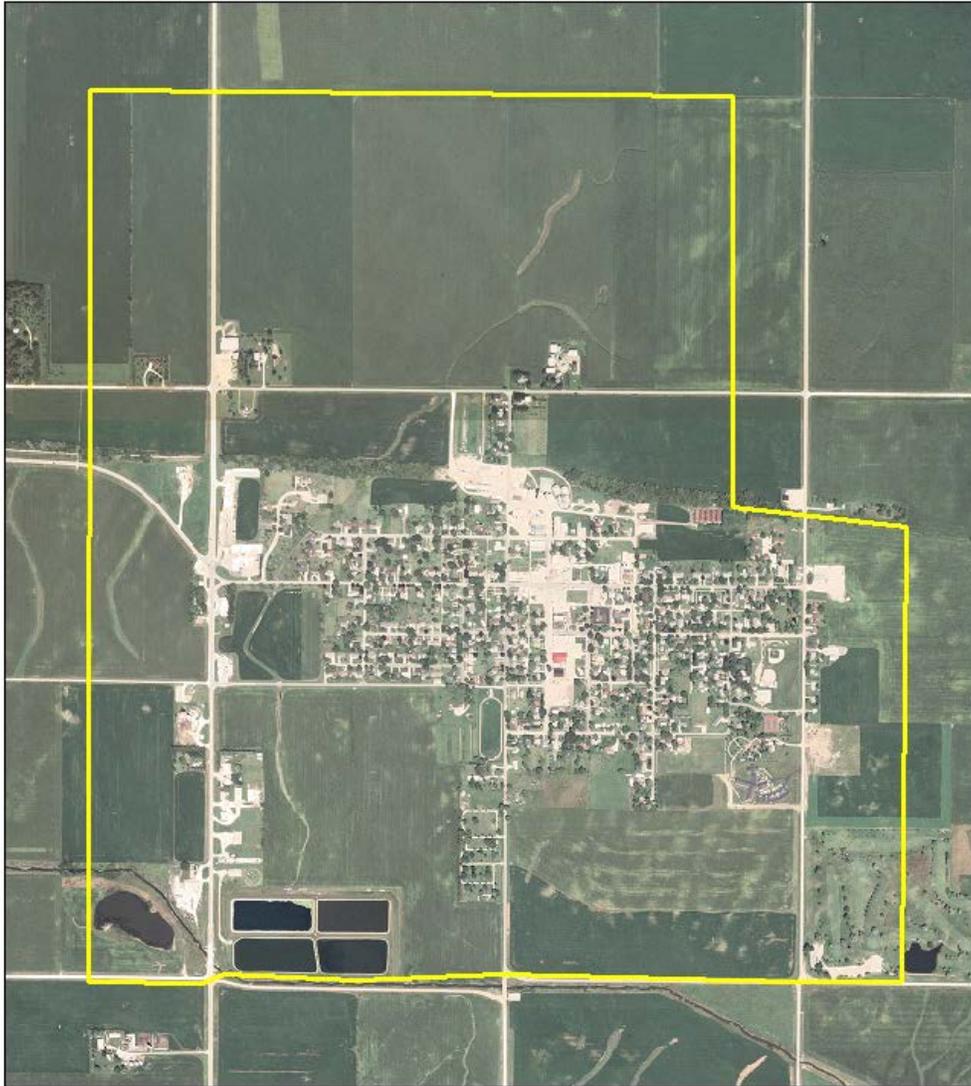
Retaining the young adult population in Eldora will be a challenge that must be addressed in order to maintain or increase the city's population. Planning efforts should include ways to provide employment and quality of life amenities for young adults and families.

Community Profile
City of Hubbard

Overview

The City of Hubbard is located in south-central Hardin County. Hubbard is just .5 miles east of U.S. Highway 65 and Iowa 175.

Hubbard, Iowa



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

Hubbard, Iowa was named for Judge Nathaniel M. Hubbard, railroad attorney. Hubbard is one of the larger communities in the planning boundary with 885 people.

Utilities and Services

Several utilities and basic services are available in Hubbard. Utilities are not provided by the City, but safety services including fire protection and emergency response are provided. All other services are provided by private companies or Hardin County.

Hubbard Utilities and Services

Service	Provider
Electricity	Alliant
Gas	Alliant
Water	City of Hubbard
Phone Services	Hubbard Cooperative Telephone
Cable/Internet Provider	Hubbard Cooperative Telephone
Emergency Medical Service	Hubbard Ambulance
Law Enforcement	Hardin County Sheriff
Fire Protection	Hubbard Fire Department
Warning System	Warning siren, no backup power, City set off
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	Casey's, Prairie Land Coop
Grocery/Convenience	Hometown Grocery, Casey's
Solid Waste Removal	McDowell's
Landfill	Hardin County Solid Waste Company
Library	Hubbard City Library
Recycling	Hardin County Solid Waste Company
Public Transit	Peoplerides
Medical Clinic	Hubbard Medical Clinic

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.

Government and Regulation

Hubbard is governed by a mayor and five-member city council that holds regular meetings on the second Monday of the month.

To attract development, the city does not enforce building codes beyond the standard Iowa building codes. By not enforcing the strict building codes, new development in the community is more affordable than in other communities. The city does have a formal zoning ordinance to enforce land use aside from floodplain management.

According to Iowa Homeland Security information, Hubbard is not participating in the National Flood Insurance Program.

Technical and Fiscal Resources

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

There are multiple ways the City of Hubbard could finance a hazard mitigation project. This city in particular does not maintain its own utilities besides a water system, telephone and cable/internet so there are not many fees from these services available to finance projects. The resources available to the City of Hubbard are below:

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

Finance tools like impact fees cannot be used to fund projects because they are considered unconstitutional in the State of Iowa. For most projects in Hubbard, grants would need to be the main funding source in order for the project to be feasible. In 2008, Hubbard was granted Iowa Finance Authority money for water treatment projects.

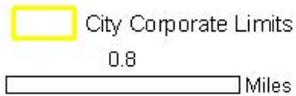
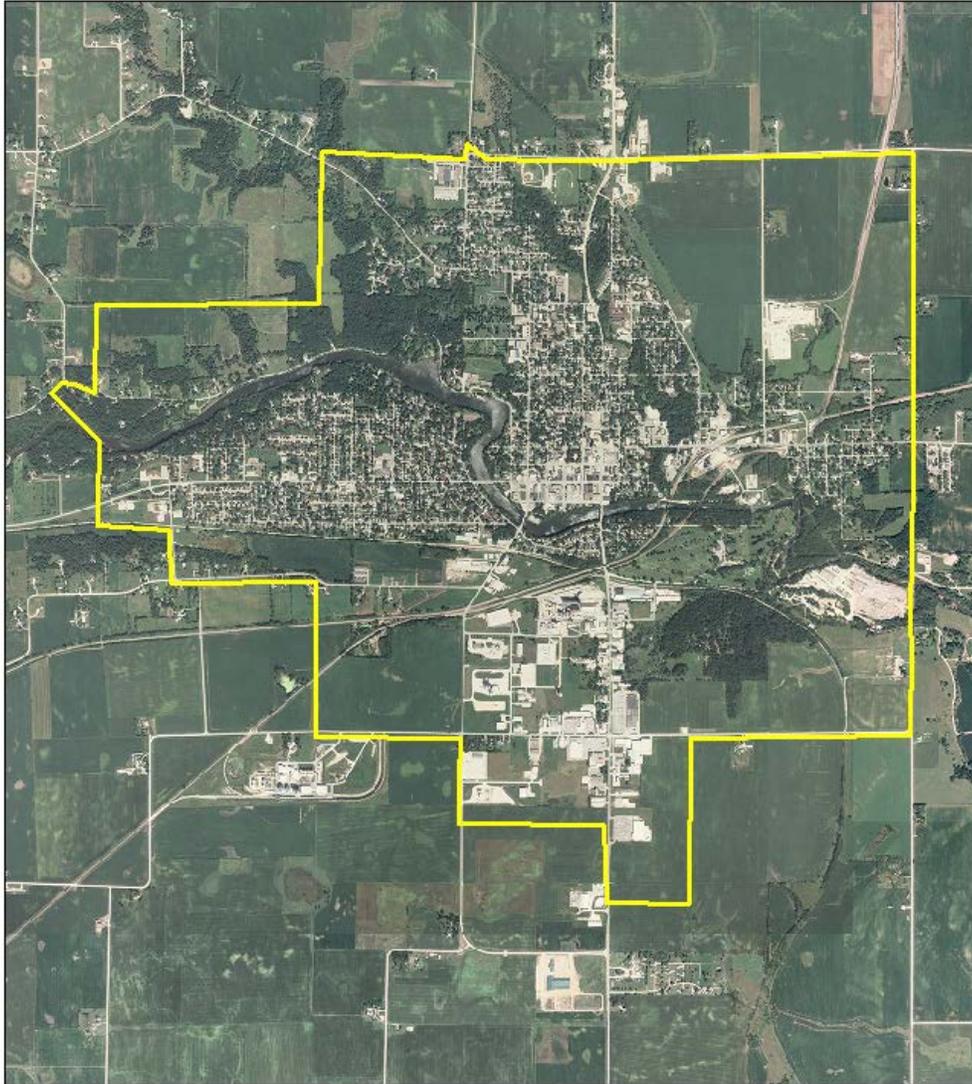
Hubbard does not participate in Hardin County's CodeRED system.

Community Profile
City of Iowa Falls

Overview

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.

Iowa Falls, Iowa



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

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
Gas	Alliant
Water	City of Iowa Falls
Phone Services	Qwest
Cable/Internet Provider	Mediacom
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	2 Casey's, Kum & Go, 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

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. 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

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. (See “Population Projections” below.)

Age

Iowa Falls is not aging as fast as other cities or the county. 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%.

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)

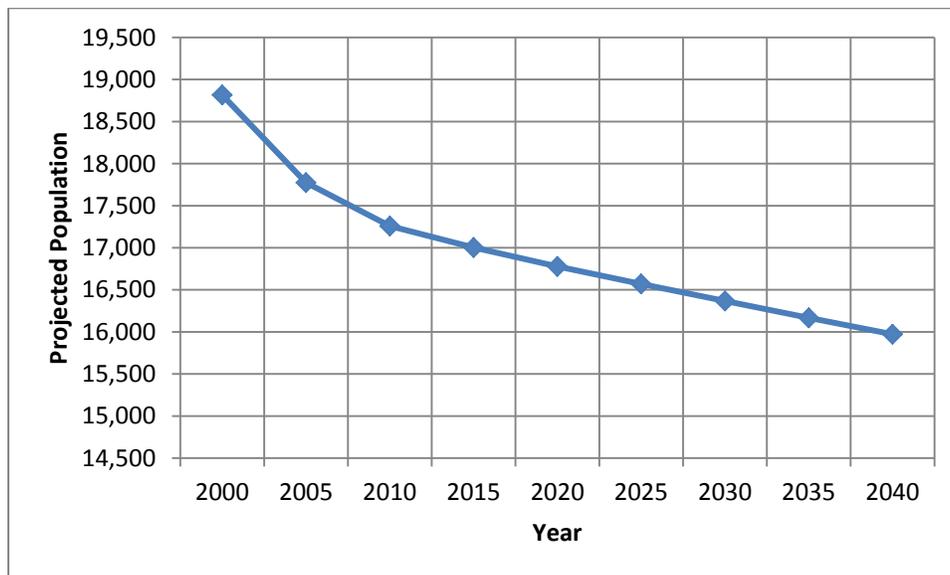
Household Income

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.

Population Projections

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

Hardin County Population Projection 2000-2040



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

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

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

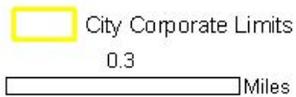
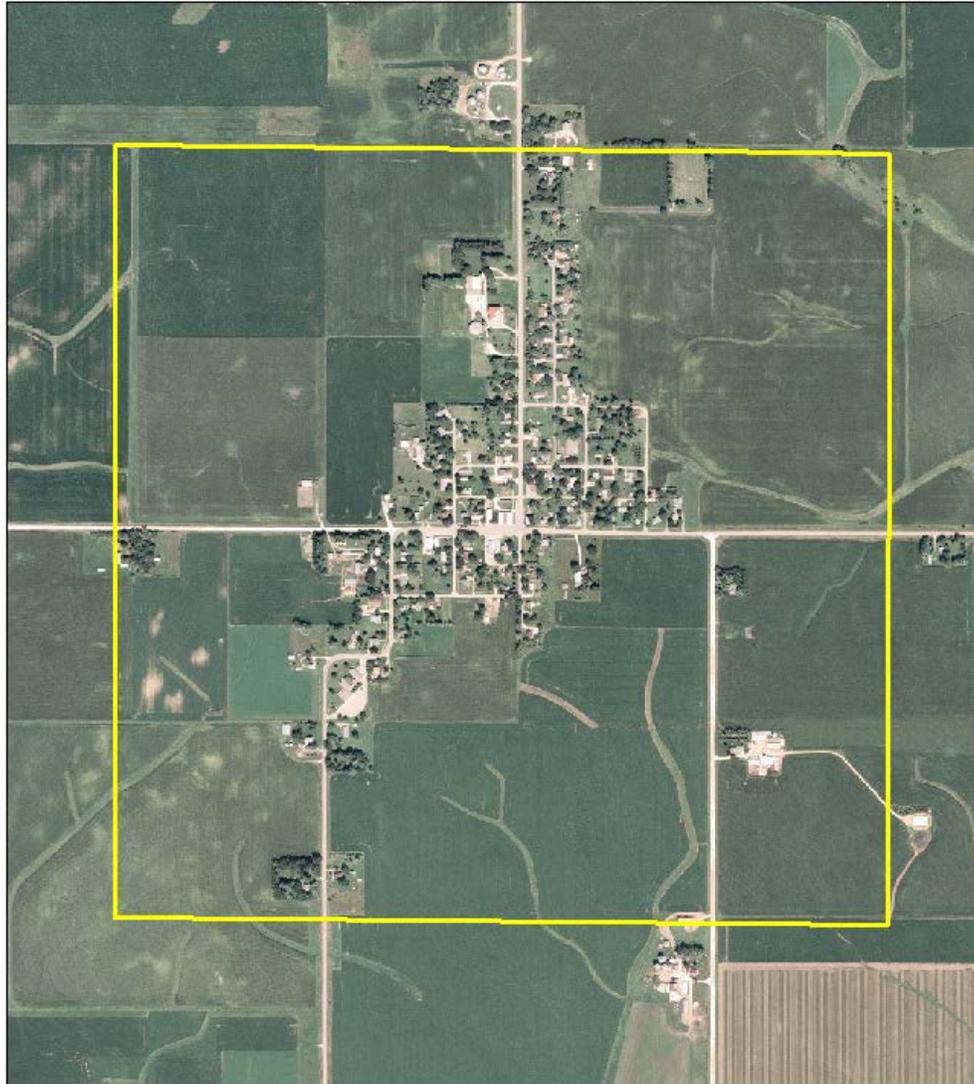
Retaining the young adult population in Iowa Falls will be a challenge that must be addressed in order to maintain or increase the city's population. Planning efforts should include ways to provide employment and quality of life amenities for young adults and families.

Community profile
City of New Providence

Overview

New Providence is located at the intersection of County Roads S55 and D55. New Providence is just 8 miles east of U.S. Interstate 35.

City of New Providence



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

Some history of the town of New Providence can be found on The Teresa Miller Genealogy Page; “Honey Creek Friends Cemetery is the beautifully maintained resting place of many old

time Quaker members of the Honey Creek Friends meeting near New Providence, Hardin County, Iowa. Across the road from the cemetery is the wonderful old brick Honey Creek Friends Church built in 1916 on the site of previous Quaker churches dating to 1852. The Honey Creek Friends Church is a National Historic Site.”

Utilities and Services

New Providence provides all utilities while solid waste/landfill/recycling are provided by private companies or the county, and safety services are provided by the City and Hardin County. All basic services are available to New Providence residents except grocery, fuel and medical clinic.

New Providence Utilities and Services

Service	Provider
Electricity	Alliant
Gas	Alliant
Water	City of New Providence
Phone Services	Heart of Iowa
Cable/Internet Provider	None
Emergency Medical Service	None
Law Enforcement	Hardin County Sheriff's Office
Fire Protection	New Providence Fire Department
Warning System	Warning siren, set off by City Maintenance
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	None
Grocery/Convenience	None
Solid Waste Removal	Private contracts/ Hardin County Solid Waste
Landfill	Hardin County Landfill
Library	None
Recycling	Private contracts/Hardin County Solid Waste
Public Transit	Peoplerides
Medical Clinic	None

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.

City Government and Regulation

New Providence is governed by a mayor and 5-member city council that maintains the city's Code of Ordinances. The mayor and council hold regular meetings on the third Monday of the month. The City enforces several formal land use controls like building and zoning codes.

According to information from Iowa Homeland Security, the City is not participating in the National Flood Insurance Program.

Technical and Fiscal Resources

The City of New Providence operates like many small cities in Iowa. The mayor, council, city clerk, and maintenance staff handle the city's daily and long-term operations. The City of New Providence is a member of the Region 6 Planning Commission and uses their services and expertise for certain activities like grant and plan writing.

There are multiple ways the City of New Providence could finance a hazard mitigation project. This city in particular does not maintain any of its utilities except a water system so there are not many fees from these services available for finance projects. The financing resources available to the City of New Providence are below.

- Grants
- General obligation bonds (up to 5% of City's valuation)
- Revenue bonds through publicly secured sources (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 New Providence, grants would need to be the main funding source in order for the project to be feasible. In the past few years, the city has not received any Federal or State money for mitigation projects.

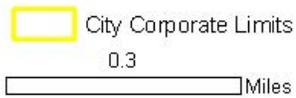
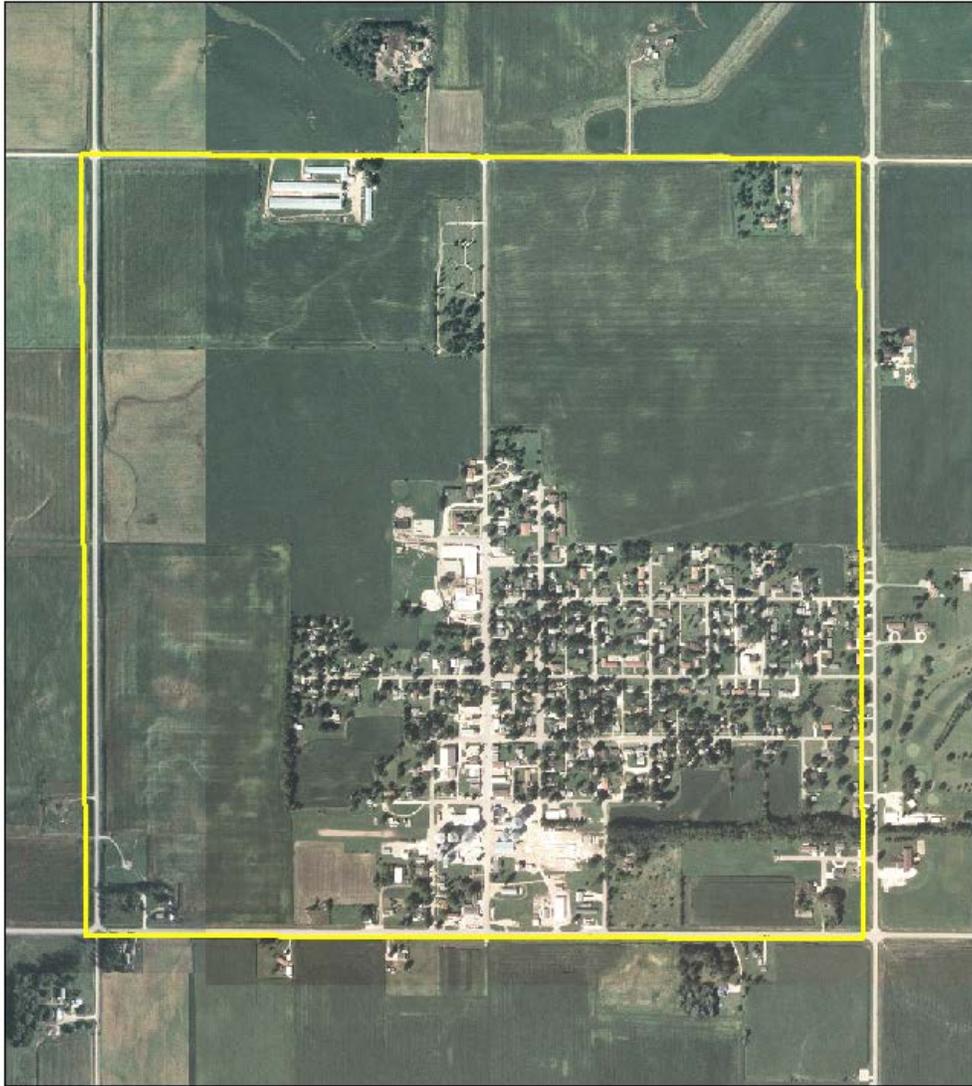
New Providence does not participate in Hardin County's CodeRED system.

Community Profile
City of Radcliffe

Overview

Radcliffe is located at the intersection of Iowa 175 and County Road S27. It is situated very close to the Hardin/Hamilton County border, in southwestern Hardin County. It is approximately 7 miles east of Interstate 35.

City of Radcliffe



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

Some history of Radcliffe, Iowa can be found in the Radcliffe Community Folks and Facts Illustrated website; “[this book] includes folks that lived in Radcliffe, Sherman and Garden City. It also included farm families that lived in Lincoln Township in Hamilton County, Concord Township in Hardin County and Sherman Township in Hardin County. These farm families shopped in these towns and later retired to the same communities. As my Great-Aunt Ella Britson Hinderaker said, ‘We could get most anything that we needed in Radcliffe. In fact, We could probably purchase more in Radcliffe when I was a girl then they can now.’ (Now being 1975)”

Utilities and Services

The City of Radcliffe provides both phone and cable/internet to Radcliffe residents. Safety services are also provided by the City except law enforcement, which is provided by Hardin County. Radcliffe has a fuel station/convenience store, but no grocery or medical clinic.

Radcliffe Utilities and Services

Service	Provider
Electricity	Alliant
Gas	Alliant
Water	City of Radcliffe
Phone Services	Radcliffe Telephone
Cable/Internet Provider	Radcliffe Telephone
Emergency Medical Service	Local Volunteers
Law Enforcement	Hardin County Sheriff
Fire Protection	Radcliffe Volunteer Fire Dept
Warning System	Warning siren set off by first responders and Hardin County
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	Comart
Grocery/Convenience	Comart
Solid Waste Removal	Hardin County Solid Waste
Landfill	Hardin County Solid Waste
Library	Radcliffe Public Library
Recycling	Hardin County
Public Transit	Peoplerides
Medical Clinic	None

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.

City Government and Regulation

Radcliffe is governed by a mayor and 5-member city council that maintains and enforces the City's Code of Ordinances. On the second Monday of each month, the mayor and council hold a meeting. Radcliffe's Code includes building and zoning codes. Radcliffe does not participate in the NFIP according to information from Iowa Homeland Security.

Technical and Fiscal Resources

The City of Radcliffe operates like many small cities in Iowa. The mayor, council, city clerk, and maintenance staff handle the city's daily and long-term operations. Short-term and long-term planning needs like grant writing and management and plan preparation are usually handled by the local council of government, the Region 6 Planning Commission. The City of Radcliffe is a member of the Commission.

There are multiple ways the City of Radcliffe could finance a hazard mitigation project. Radcliffe purchases phone and cable/internet wholesale and distributes to residents along with maintain the city's water system so fees from these services can be used toward debt incurred for projects. The financing resources available to the City of Radcliffe are below.

- Grants
- General obligation bonds (up to 5% of City's valuation)
- Revenue bonds through publicly secured sources (utility 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 Radcliffe, grants would need to be the main funding source in order for the project to be feasible. Radcliffe has not received any Federal or State funding in the past couple years for mitigation projects.

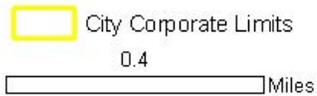
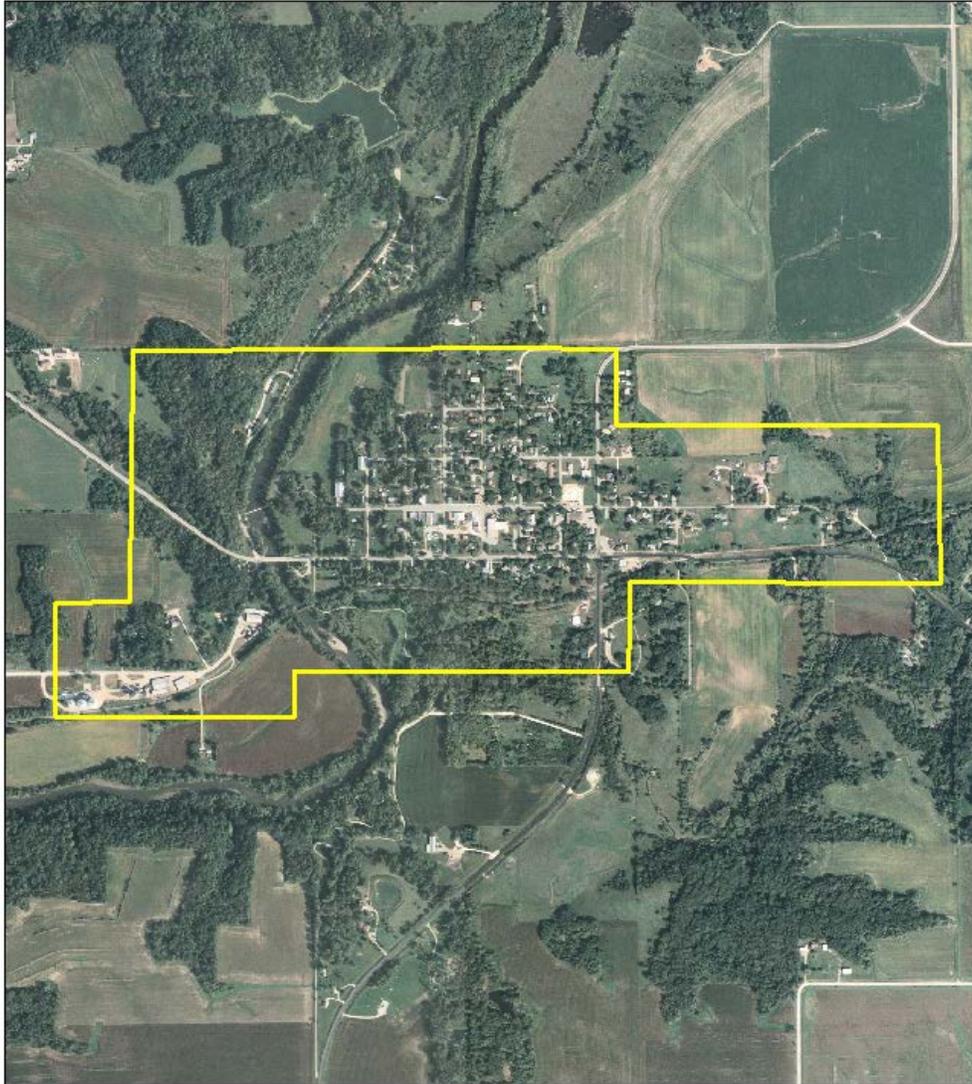
Radcliffe does not participate in Hardin County's CodeRED system.

Community Profile
City of Steamboat Rock

Overview

Steamboat Rock is located at the intersection of County Road D35 and S56, in east central Hardin County. It is approximately a half mile to U.S. Highway, going north.

City of Steamboat Rock



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

The City of Steamboat Rock has had two names in its history – that of “Lithopolis,” and “Steamboat Rock,” according to *Steamboat Rock Anchored in History*, compiled by Terry L. Folkerts.

Early settlers from the East may have given the town the name Lithopolis in 1857 when the town was platted, thinking that the Latin name was most appropriate for the intellectual status of the citizenry. Another explanation for the name is that Lithopolis in Latin means “stone city” and many of the original houses and buildings were built of stone.

On June 6, 1870, the name was changed to Steamboat Rock, and made official five years prior to the town’s incorporation. An explanation of the name Steamboat Rock comes from A.S. Root who located there in January 1857 and built and managed the hotel for 28 years. He described an unusual rock formation where a creek flows into the river that looked like the side of a steamboat. There was also a projection like a wheel house and a pine tree on top. (Steamboat Rock Historical Society)

Utilities and Services

The City of Steamboat Rock provides water and solid waste removal to Steamboat Rock residents. Safety services are also provided by the City except law enforcement, which is provided by Hardin County, and ambulance which is contracted out of Eldora. Steamboat Rock does have a fuel station/convenience store but no grocery or medical clinic. Residents must travel to Eldora for these services.

Steamboat Rock Utilities and Services

Service	Provider
Electricity	Alliant
Gas	Alliant
Water	City of Steamboat Rock
Phone Services	Heart of Iowa
Cable/Internet Provider	Heart of Iowa
Emergency Medical Service	First Responders and Eldora Ambulance
Law Enforcement	Hardin County Sheriff
Fire Protection	Steamboat Rock Volunteer Fire Dept
Warning System	Warning siren with backup, set off by Sherriff
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	Rock Stop
Grocery/Convenience	Rock Stop
Solid Waste Removal	City of Steamboat Rock
Landfill	Hardin County
Library	Steamboat Rock Public Library
Recycling	Hardin County
Public Transit	Peoplerides
Medical Clinic	None

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.

City Government and Regulation

Steamboat Rock is governed by a mayor and 5-member city council that maintains and enforces the City's Code of Ordinances. On the first Monday of each month, the mayor and council hold a meeting. Steamboat Rock's Code includes building codes but no zoning code.

The Steamboat Rock does not participate in the NFIP, according to information from Iowa Homeland Security.

Technical and Fiscal Resources

The City of Steamboat Rock operates like many small cities in Iowa. The mayor, council, city clerk, and maintenance staff handle the city's daily and long-term operations. Short-term and long-term planning needs like grant writing and management and plan preparation are usually handled by the local council of government, the Region 6 Planning Commission. The City of Steamboat Rock is a member of the Commission.

There are multiple ways the City of Steamboat Rock could finance a project. Steamboat Rock only maintains the city's water system so fees from utilities are not plentiful but can be used toward debt incurred for projects. The financing resources available to the City of Steamboat Rock are below.

- Grants
- General obligation bonds (up to 5% of City's valuation)
- Revenue bonds through publicly secured sources (utility 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 Steamboat Rock, grants would need to be the main funding source in order for the project to be feasible. In the past several years, Steamboat Rock has been granted money for sewer improvements.

Steamboat Rock does not participate in Hardin County's CodeRED system.

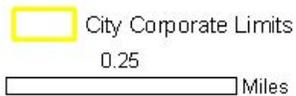
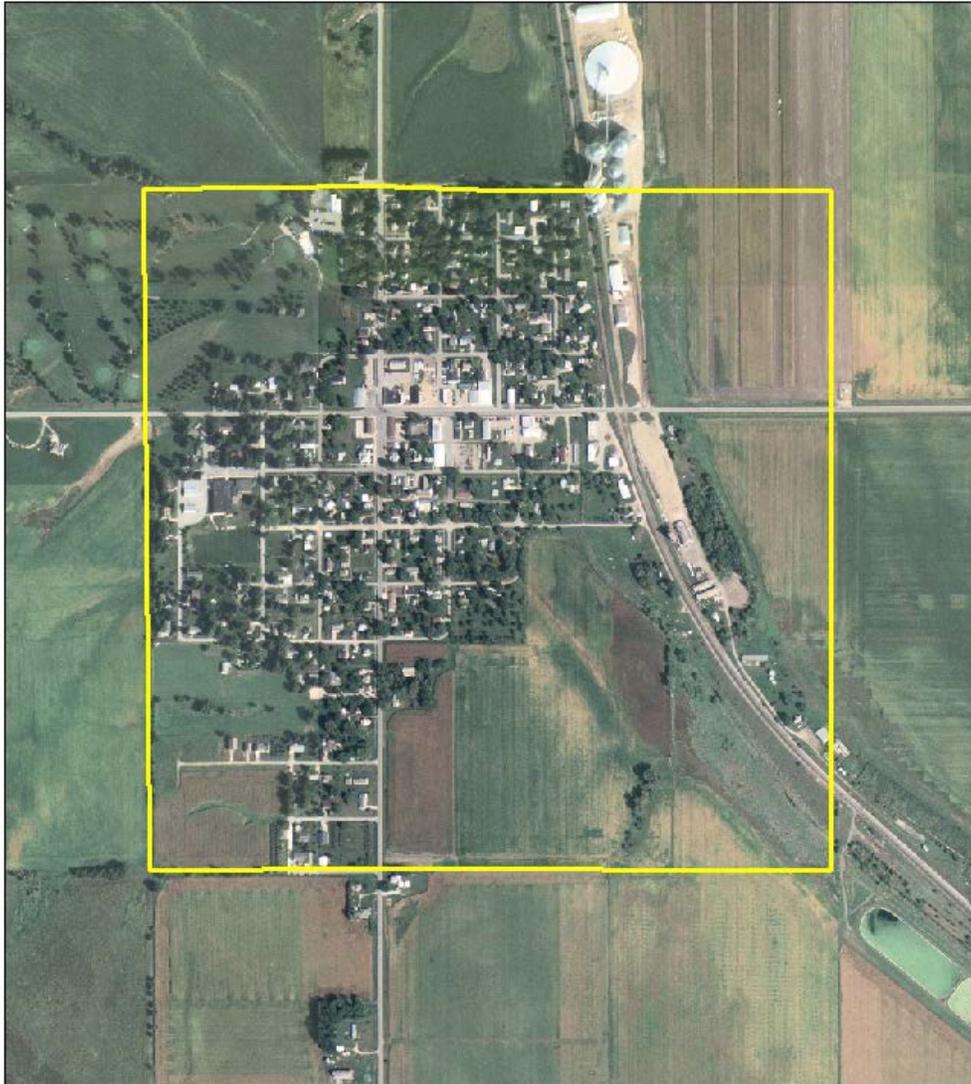
Community Profile

City of Union

Overview

Union is located very close to the Hardin/Grundy County border, in southeastern Hardin County at the point where County Road S62 and D65 intersect.

City of Union



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

Union is a small rural village built on the bluffs of the Iowa River. Union was the first community established in Hardin County. Greenberry Haggin and his family were the first

settlers in 1849. The early settlers were mostly Quakers from North Carolina. Ethnic groups were primarily English and Irish with a few Germans. Almost all were farmers or had farm related interests. Union’s Annual Tar Heel Days is named in honor of those early settlers from North Carolina, the "Tar Heel" state.

The main attraction for settlers was the prime farm land. The Iowa River provided water for saw mills and flour mills. There was timberland along the Iowa River for hunting small game, house building and firewood. Coal was mined north of Union. Today, the principal industry is still agriculture. (City of Union, 2011)

Utilities and Services

The City of Union provides water utilities to Union residents. Safety services are also provided by the City except law enforcement, which is provided by Hardin County. Union has a fuel station, grocery/convenience store, but no medical clinic. Residents must travel to other cities for these services.

Union Utilities and Services

Service	Provider
Electricity	Alliant
Gas	Alliant
Water	City of Union
Phone Services	Heart of Iowa
Cable/Internet Provider	Heart of Iowa
Emergency Medical Service	Union Ambulance
Law Enforcement	Hardin County Sheriff
Fire Protection	Union Volunteer Fire Dept
Warning System	Warning Siren with backup, set off by Eldora
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	Ginger Snap and Coop
Grocery/Convenience	Gingersnap and Coop
Solid Waste Removal	Knight Sanitation
Landfill	Knight Sanitation
Library	Union Public Library
Recycling	Moler Sanitation
Public Transit	Peoplerides
Medical Clinic	None

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.

City Government and Regulation

Union is governed by a mayor and 5-member city council that maintains and enforces the City's Code of Ordinances. On the first Monday of each month, the mayor and council hold a meeting. Union's Code includes building codes but no zoning code.

The City of Union is a participant in the NFIP according to information from Iowa Homeland Security. As of 05/31/2009, the community has 6 policies in place with \$628,600 worth of insurance in force. There have been 4 paid losses worth \$1,613.51.

Technical and Fiscal Resources

The City of Union operates like many small cities in Iowa. The mayor, council, city clerk, and maintenance staff handle the city's daily and long-term operations. Short-term and long-term planning needs like grant writing and management and plan preparation are usually handled by the local council of government, the Region 6 Planning Commission. The City of Union is a member of the Commission.

There are multiple ways the City of Union could finance a hazard mitigation project. Union maintains the city's water system so fees from that utility can be used toward debt incurred for projects. The financing resources available to the City of Union are below.

- Grants
- General obligation bonds (up to 5% of City's valuation)
- Revenue bonds through publicly secured sources (utility 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 Union, grants would need to be the main funding source in order for the project to be feasible. Union has not received any Federal or State funding for mitigation projects in the past few years.

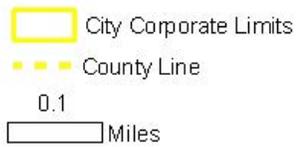
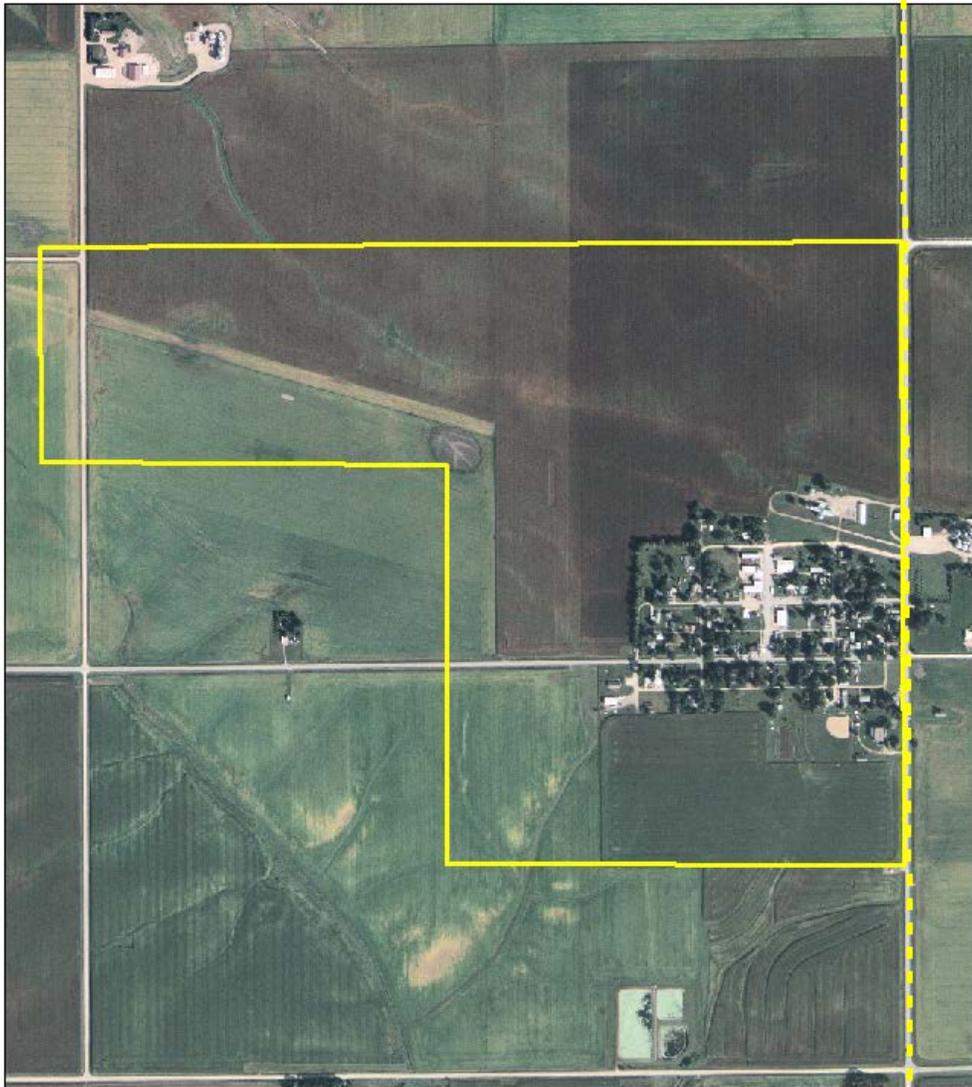
Union does not participate in Hardin County's CodeRED system.

Community Profile
City of Whitten

Overview

Whitten is located on the Hardin/Grundy County border, in southeastern Hardin County at the point where County Road D65 intersects B Ave (the county line).

City of Whitten



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

The City of Whitten was named for C.C. Whitten, who helped get the railroad built in Hardin County. Whitten is one of the smallest cities in the county located in Union Township.

Utilities and Services

The City of Whitten does not provide any utilities to the residents. All those services are contracted to public and private companies. Safety services are provided by the City except law enforcement, which is provided by Hardin County, and ambulance. As for other services, Whitten does not have a fuel station, grocery/convenience store, or a medical clinic. Residents must travel to Eldora or Grundy County for those services.

Whitten Utilities and Services

Service	Provider
Electricity	Alliant
Gas	Alliant
Water	Central Iowa Water Association
Phone Services	Heart of Iowa
Cable/Internet Provider	Heart of Iowa
Emergency Medical Service	None
Law Enforcement	Hardin County Sheriff
Fire Protection	Whitten Volunteer Fire Dept
Warning System	Warning siren with backup, set off by fire chief
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	None
Grocery/Convenience	None
Solid Waste Removal	Moler Sanitation
Landfill	Hardin County Landfill
Library	None
Recycling	Moler Sanitation
Public Transit	Peoplerrides
Medical Clinic	None

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.

City Government and Regulation

Whitten is governed by a mayor and 5-member city council that maintains and enforces the City's Code of Ordinances. On the first Tuesday of each month, the mayor and council hold a meeting. Whitten's Code does not include building codes or a zoning code. The City of Whitten does not participate in the NFIP according to information from Iowa Homeland Security.

Technical and Fiscal Resources

The City of Whitten operates like many small cities in Iowa. The mayor, council, city clerk, and maintenance staff handle the city's daily and long-term operations. Short-term and long-term planning needs like grant writing and management and plan preparation are usually handled by the local council of government, the Region 6 Planning Commission. The City of Whitten is a member of the Commission.

There are multiple ways the City of Whitten could finance a hazard mitigation project. Whitten does not provide any utility services so no fees from utilities can be used toward debt incurred for projects. The financing resources available to the City of Whitten are below.

- Grants
- General obligation bonds (up to 5% of City's valuation)
- Revenue bonds through publicly secured sources (utility 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

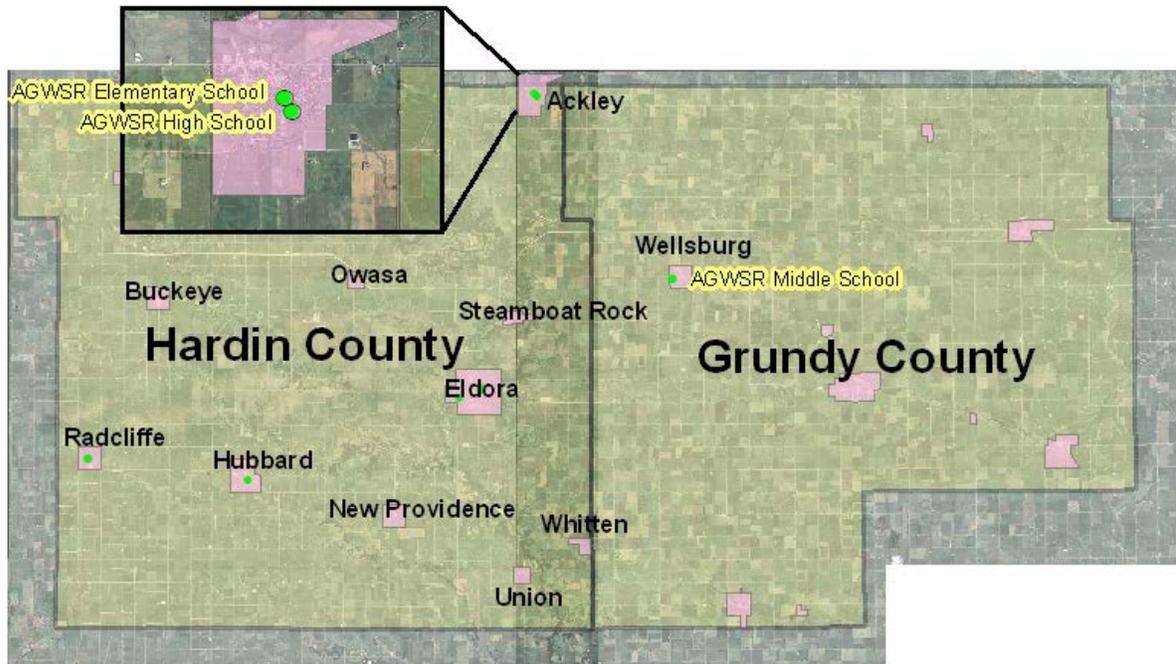
Finance tools like impact fees cannot be used to fund projects because they are considered unconstitutional in the State of Iowa. For most projects in Whitten, grants would need to be the main funding source in order for the project to be feasible. Whitten has not been granted any Federal or State funding for mitigation projects in the past few years.

Whitten does not participate in Hardin County's CodeRED system.

AGWSR Community School District

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

AGWSR Community School District Buildings



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

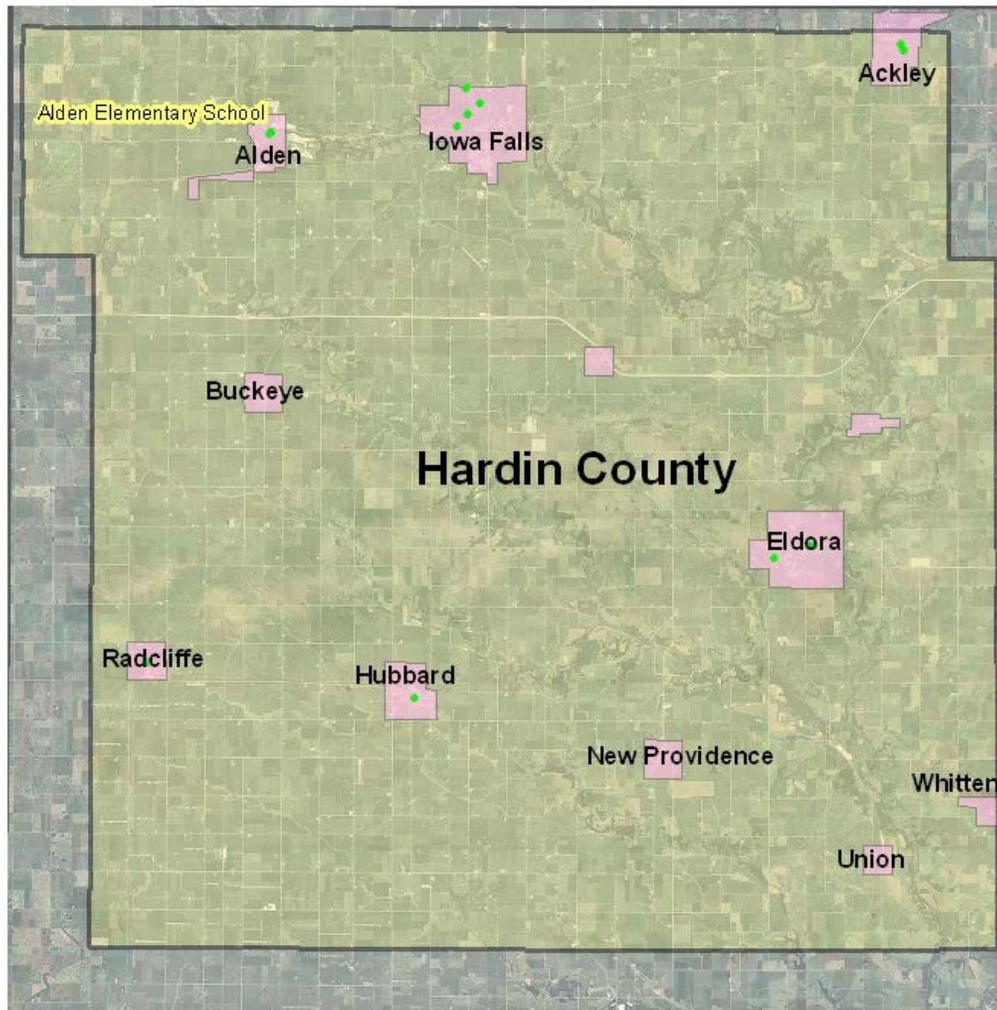
● School Buildings
■ Incorporated Cities

7.5 Miles

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 Buildings



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

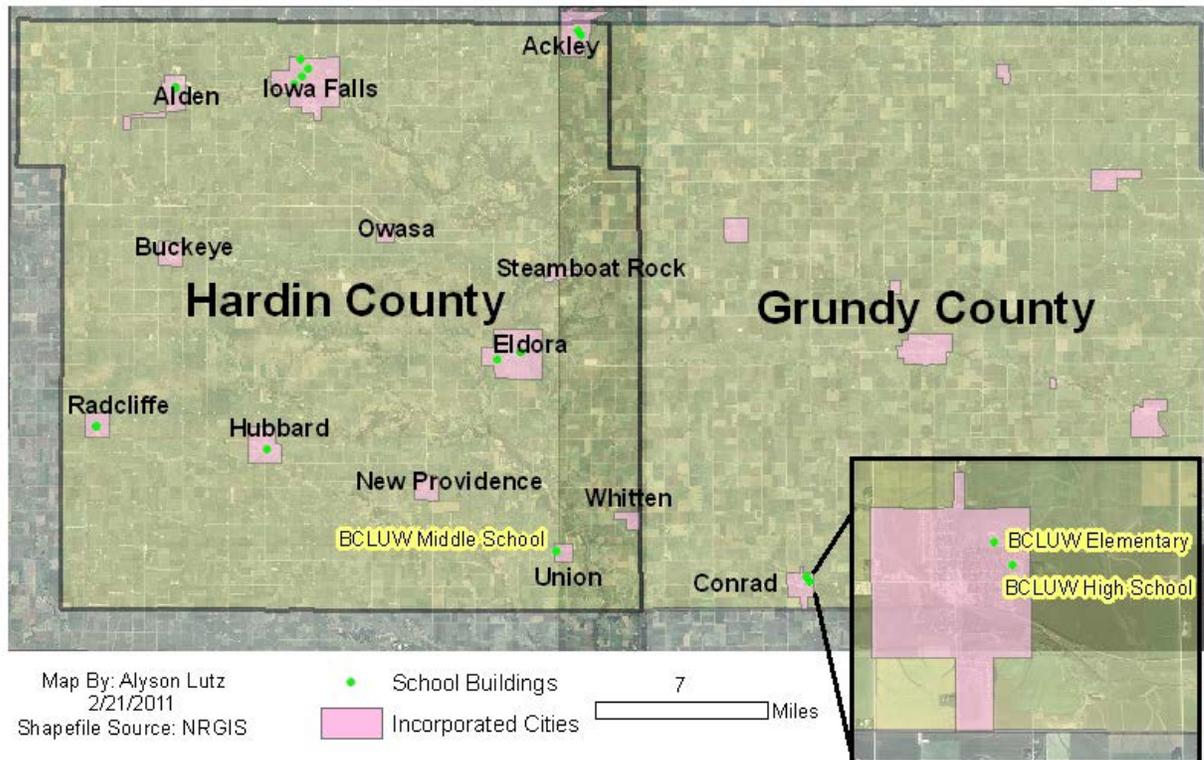
● School Buildings
■ Incorporated Cities

6 Miles

BCLUW Community School District

The BCLUW Community School District serves the communities of Beaman, Conrad, Liscomb, Union, and Whitten. This district is unique in that its jurisdiction stretches across a county boundary line. This district's offices are located in Conrad which is in the south west portion of Grundy County. The school buildings are split between the two cities of Union (located in the south east portion of Hardin County) and Conrad which are about 10 miles apart. Enrollment for this school district is split between the high school, middle school, and elementary school with 225, 184, and 217, respectively for the 2010-2011 school year. This is a total of 626, for the district. For more information, visit their website at <http://www.bcluw.k12.ia.us>.

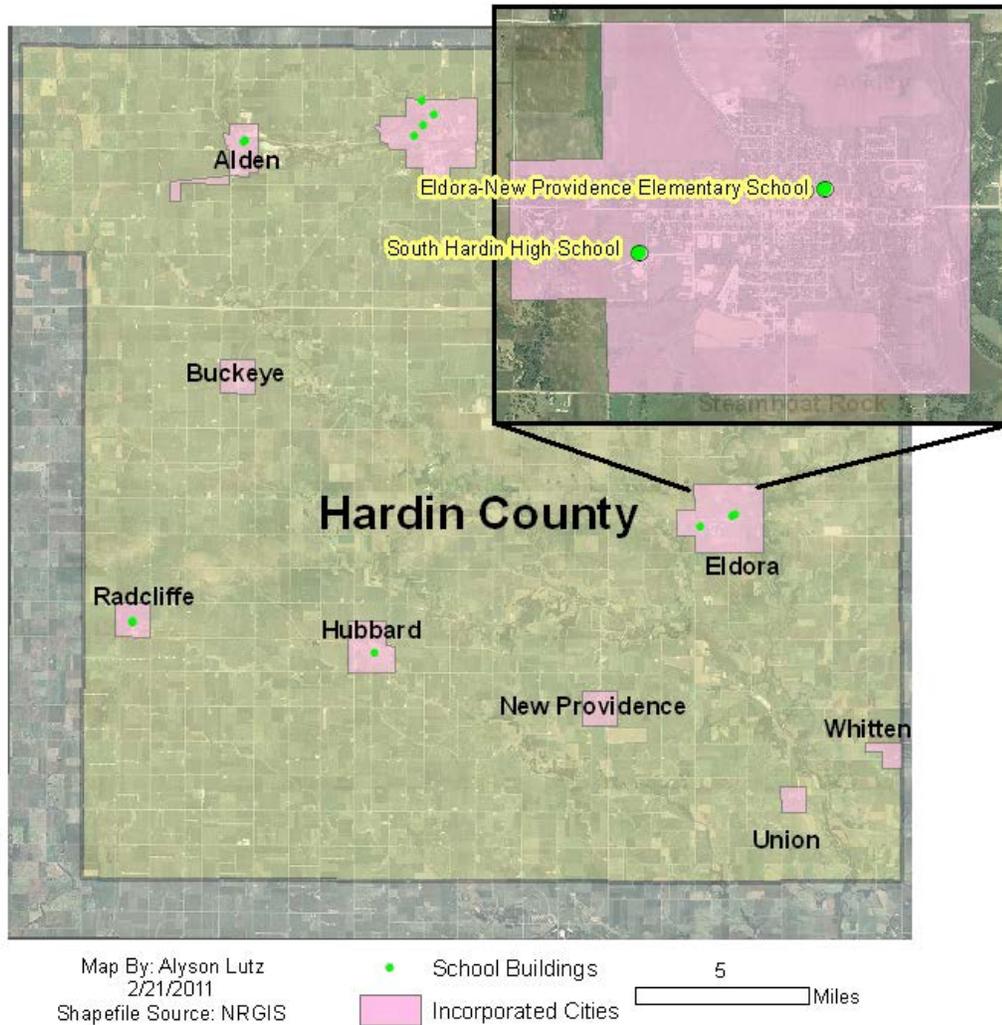
BCLUW Community School District Buildings



Eldora-New Providence Community School District

The Eldora-New Providence Community School District is located in Eldora, Iowa the county seat of Hardin County. Eldora is located in the east central portion of the county. This district contains the South Hardin High School and Eldora-New Providence Elementary School with 293 and 297 students (a total of 580) enrolled for the 2010-2011 school year. For more information, visit their website at <http://www.eldora-np.k12.ia.us>.

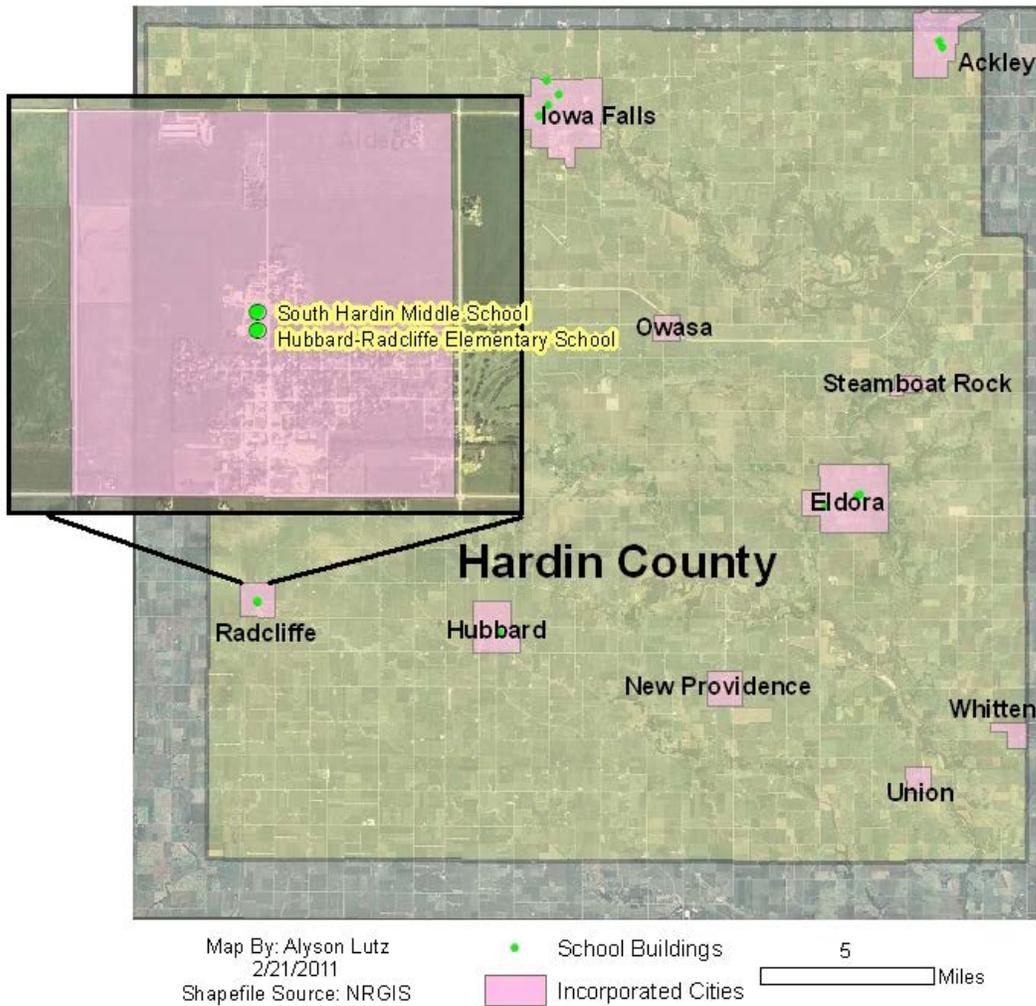
Eldora-New Providence Community School District Buildings



Hubbard-Radcliffe Community School District

The Hubbard-Radcliffe Community School District is located in Radcliffe, Iowa but also serves the City of Hubbard. Both communities are located in the west central portion of the county. This district contains the South Hardin Middle School with a 201 student enrollment, and Hubbard-Radcliffe Elementary School with a 170 student enrollment for the 2009-2010 school year. These schools feed into the South Hardin High School in Eldora. For more information, visit their website at <http://www.hubbard.k12.ia.us>.

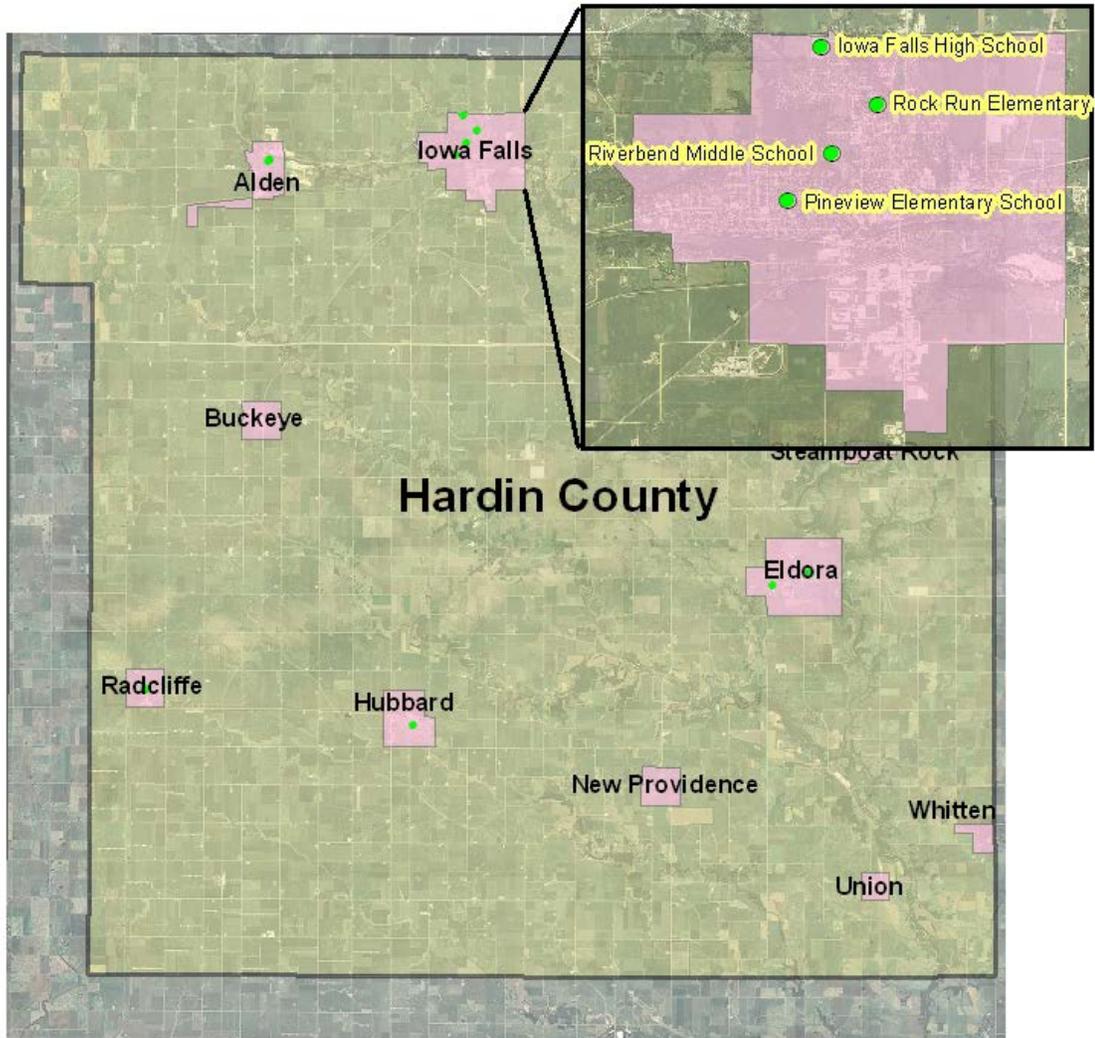
Hubbard-Radcliffe Community School District Buildings



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

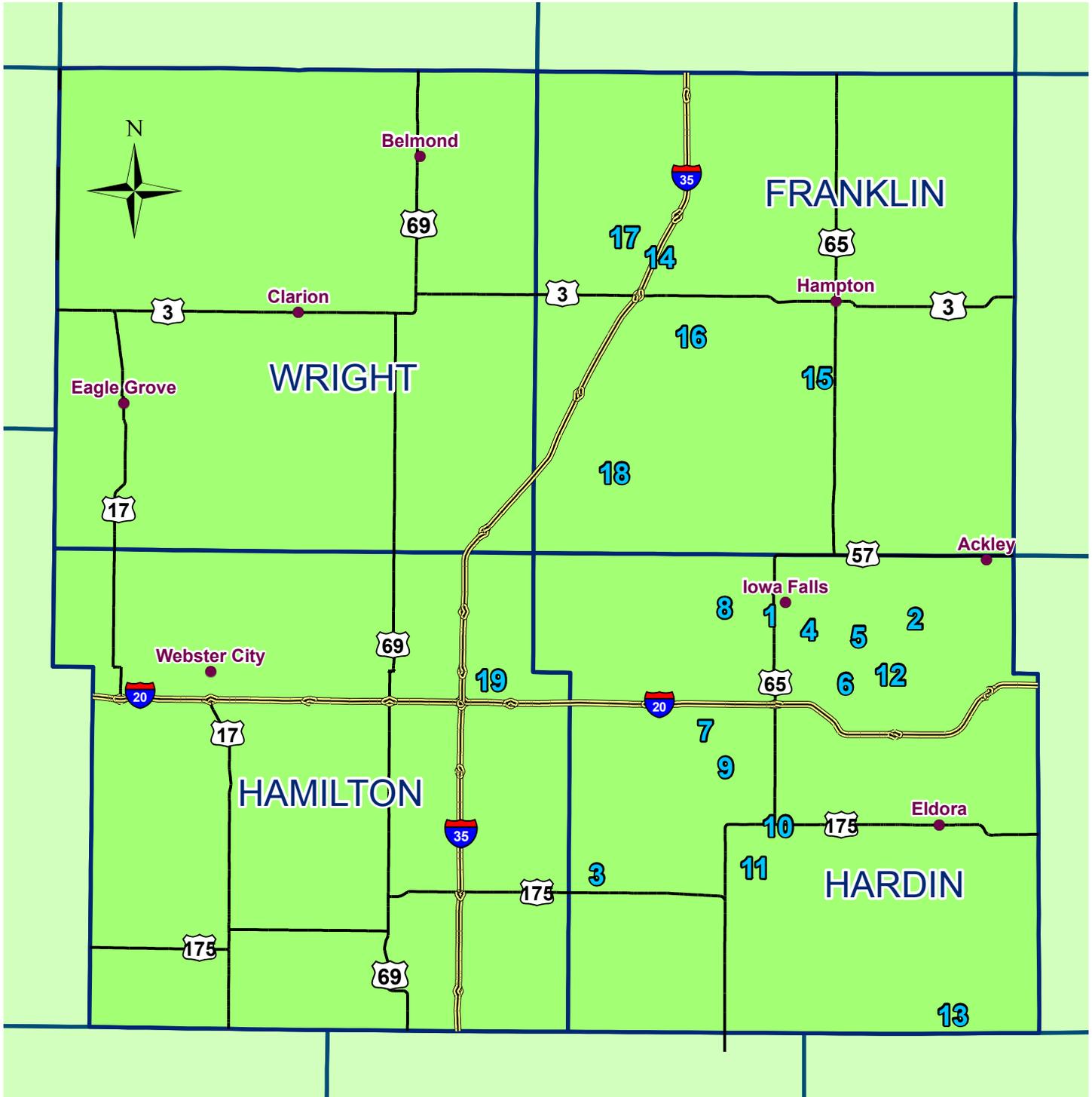


Map By: Alyson Lutz
2/21/2011
Shapefile Source: NRGIS

● School Buildings
■ Incorporated Cities

6 Miles

River Valley Foods of Central Iowa



0 2.5 5 10 15 20 Miles

This map is a cooperative educational project between:



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

Legend	
●	Cities
1	Home Grown Producers
	Major Highways
	Main Highways
	County

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**
