

MULTI-JURISDICTIONAL COMPREHENSIVE PLAN

Eldora, Iowa

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November 5, 2012

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INTRODUCTION

What is a Comprehensive Plan?

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

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

Smart growth strategies are based around three central goals:

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

Iowa “Smart” Planning

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

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

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

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

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

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

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

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

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

City of Eldora Comprehensive Plan

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

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

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

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

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

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

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

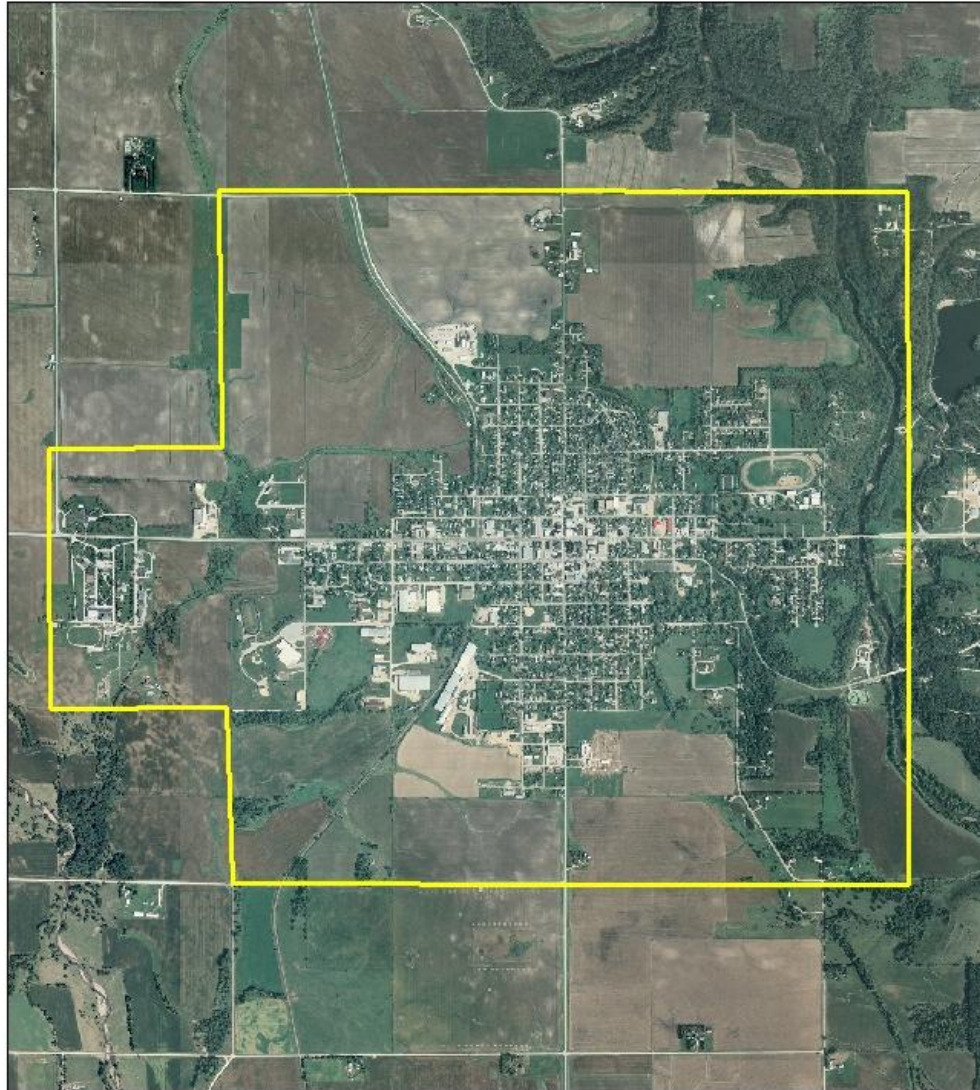
A notice was published in the major newspapers of Hardin County so residents were aware of their ability to review and comment on the written plan. A copy of the plan was available at City Hall in Eldora. An electronic copy of the plan was available on the website <http://planhardincounty.org>, and the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



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


DEMOGRAPHIC PROFILE
ELDORA, IOWA

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. (See Chapter 6: Transportation.)

Eldora, Iowa



 City Corporate Limits
0.75
 Miles

 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 may experience severe winter storms, while weather events like severe thunderstorms, hail, and lightning can 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

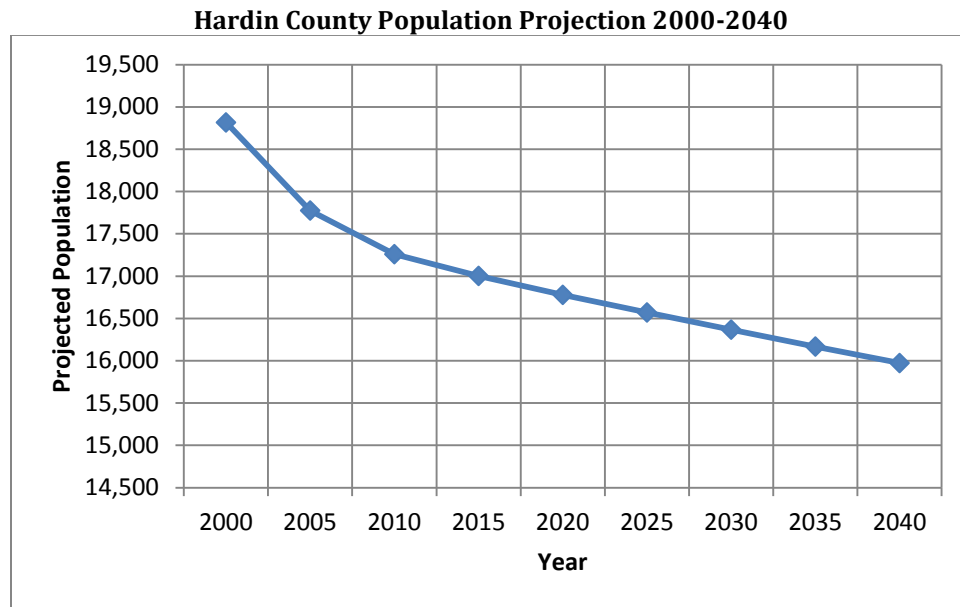
Area	2000	2010	Numeric change	Percent change
State of Iowa	2,926,324	3,046,335	+120,011	+4.1%
Hardin County	18,812	17,534	-1,278	-6.8%
Ackley	1,809	1,589	-220	-12.2%
Eldora	3,035	2,732	-303	-10.0%
Iowa Falls	5,193	5,238	+45	+9%

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.)

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

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%.

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 (Iowa Data Center, February 24, 2012). Hardin County has a slightly lower poverty rate than the State of Iowa. While data for individual cities is not available, the Eldora rate is most likely comparable to that of the county as a whole.

Crime Statistics

People want to live and work in a place they feel will be safe for their loved ones. Urban centers generally experience a greater amount of crime than rural areas. Eldora is predominantly rural and has relatively low violent crime. According to CityRating.com (April 19, 2012), actual data for 2009 crime indicated 37 total incidents of crime: 34 property crime and 6 violent crime. The 2009 violent crime rate was lower than for the state of Iowa by 20.49%, and the property crime rate was lower than the state of Iowa's rate by 45.52%. The Eldora Crime Rate Report further states that Eldora shows an overall downward trend in crime based on data from 4 years. The trend shows violent crime increasing and property crime decreasing. Thus, the crime rate for Eldora in 2012 is projected to be lower in 2012 than it was in 2009.

Education Attainment

Based on American Community Survey five-year estimates, in the 2006-2010 time period, 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. 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 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.

Iowa Smart Planning Principles/Comprehensive Plan Elements Matrix – Eldora, 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	16-17	20-21	24	27-28	29-30				30, 32		54-65	66	67-68
Efficiency, Transparency, Consistency		21		27-28						50-53	54-65		67-68
Clean, Renewable & Efficient Energy				27-28						50-53			67-68
Occupational Diversity		19					45-47, 49						67-68
Revitalization		19, 20						23-25		50-53			67-68
Housing Diversity		19, 21	23				49	23-25		53		66	67-68
Community Character		19, 20	24-25				45	23-25	30	50-53			67-68
Natural Resources & Agricultural Protection		20	24-25					20		50-53			67-68
Sustainable Design		19	24-25	27-28		41	49	23-25		51	54-65		67-68
Transportation Diversity					29	36-44		25				66	67-68

Chapter 1: Public Participation

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

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

Community Attitude Surveys

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

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

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

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

Survey boxes distribution:

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

Hard Copies Distribution:

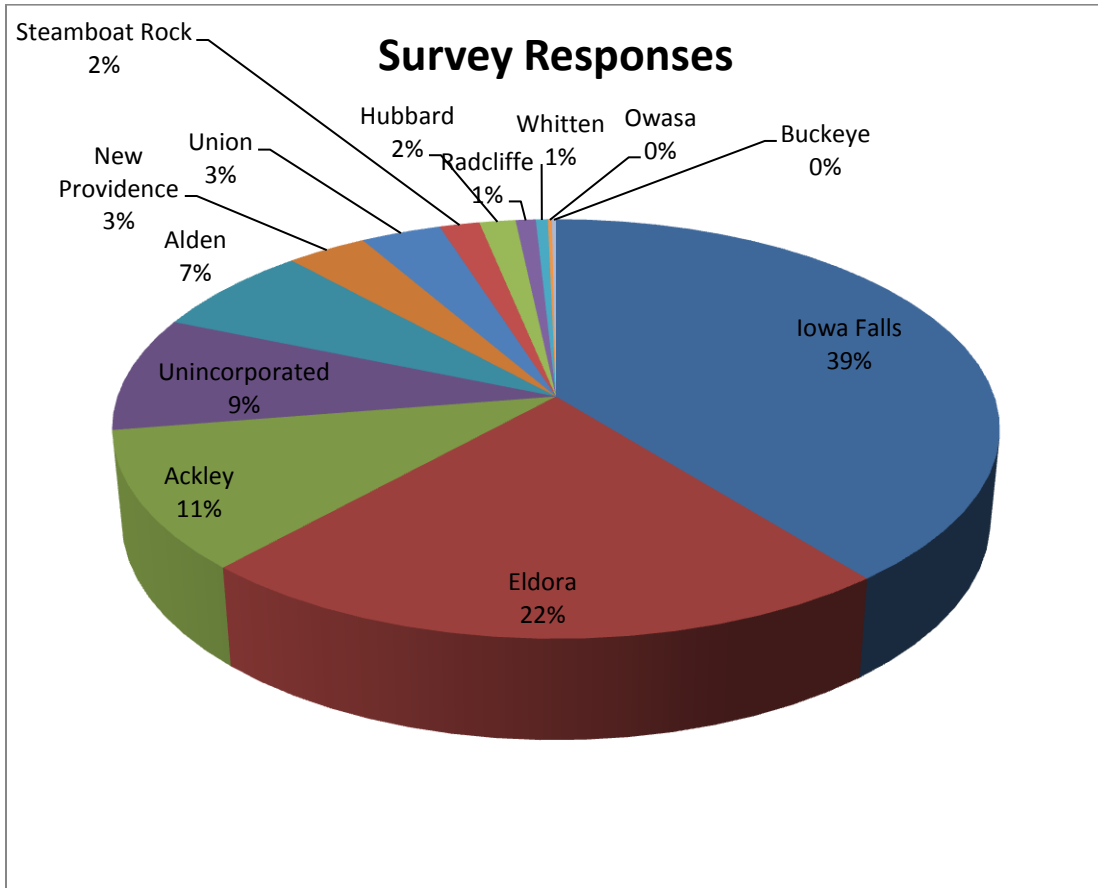
Eldora City Council
Eldora Rotary
Eldora Kiwanis
Senior Issues Group (Iowa Falls/Alden)
Ellsworth College Trustees
Alden Horizons Steering Committee
Life in Iowa Falls Experience Class
Ackley City Hall
Various locations throughout Ackley

Electronic copies Distribution:

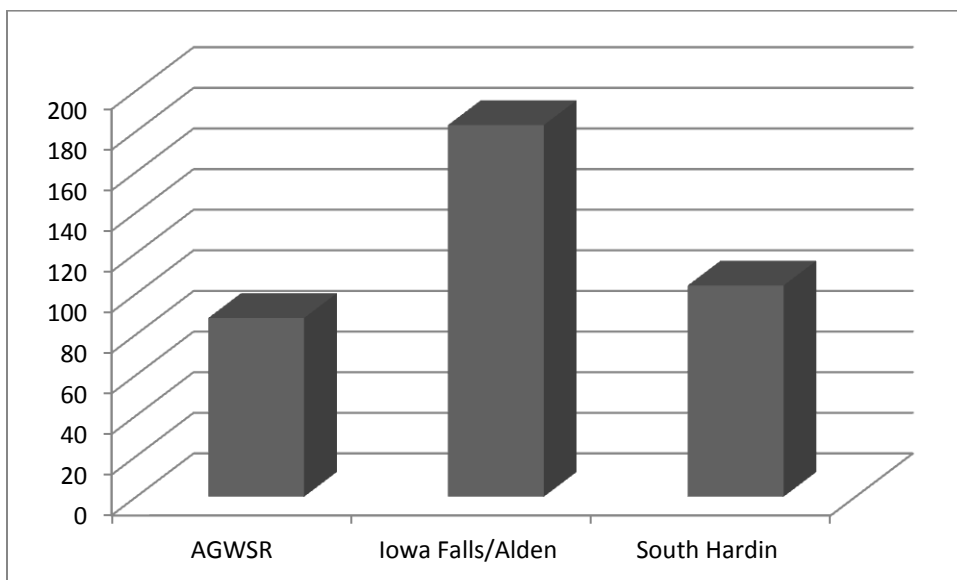
Iowa Falls Rotary Club Members
Hardin County Extension Council
Developing Dynamic Leaders graduates
Hardin County Community Leaders
Iowa River Greenbelt Resource Trust Board members
Iowa Falls, Eldora, New Providence, Union, & Whitten churches

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

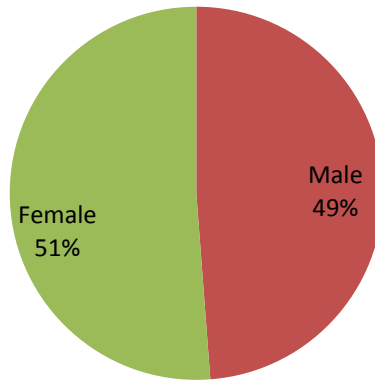
Of the 579 general population survey responses, 132 were received from residents of Eldora.



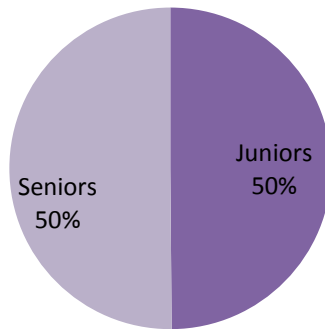
Youth Surveys: 375 youth surveys were all taken online.



Youth Respondents - Gender Split



Youth Respondents - Grade Percentages



Public Meetings

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

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



Eldora Public Input Meeting, March 19, 2012

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



Council, Planning and Zoning

Region 6 staff met with community groups composed of city officials, city council members, members of the planning and zoning boards, and interested citizens to plan for land use and community development. Members of Region 6 staff also met with the Hardin County Supervisors, members of county planning and zoning boards, and interested citizens to plan for future land use and community development. Meetings in Eldora were held on June 21, 2012, and August 24, 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

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

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

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

Respondents were asked to rate their “top 5” issues, picking out of a list of 24 and allowing additional spaces to write in “other” issues. While these issues were all the same, the last two were reversed when ranked as the top five.

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

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

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

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

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

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

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

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

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

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

A question on the general population survey asked respondents to rate their quality of life. Out of the 129 Eldora residents who responded to this question, the majority (85 or 65.9%) rated their quality of life in Hardin County as medium, while 34 (26.4%) rated their quality of life in Hardin County as high, and only 10 (7.75%) rated their quality of life as low.

Public Input Meetings

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 Edginton 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

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

Chapter 3: Land Use/Zoning

Regulation and Development

The City of Eldora maintains and enforces a code of ordinances.

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

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

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

Chapter 166: Subdivisions --

“The purpose of this chapter is to provide minimum standards for the design, development, and improvement of all new subdivisions and resubdivisions of land, so that existing land uses will be protected, and so that adequate provisions are made for public facilities and services, and so that growth occurs in an orderly manner, consistent with the Comprehensive Plan, and to promote the public health, safety and general welfare of the citizens of the City.”

Chapter 160: Flood Plain Regulations --

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

Chapter 165: Zoning Regulations --

This chapter establishes minimum requirements for local zoning regulations and restrictions.

Chapter 155: Demolition of Buildings --

This chapter establishes a permit process and regulations for any entity proposing to demolish a building or portion of a building within the City limits.

Chapter 145: Dangerous Buildings --

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

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

Chapter 51: Junk and Junk Vehicles --

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

Chapter 50: Nuisance Abatement Procedure --

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

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

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

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

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

Conclusions/Recommendations

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

- Create an agricultural zone and use this as a holding zone until areas ready for development, ensuring that roads, utilities and other important services are properly aligned.
- Downzone certain areas within the city. There are several areas that should be downzoned from industrial to agriculture. This will ensure that negative land uses do not come into those areas.
- Downzone certain commercial areas to residential. This will help these areas redevelop or ensure that negative uses do not happen in these residential areas.
- Plan locations on the southeast side of town for larger lot, higher cost homes.
- Create a downtown historic district overlay with exterior finish requirements.

- Update the City's zoning ordinance on a timely basis to comply with the subdivision requirements.
- Control access management at the west side commercial development at 24th Street and Highway 175. A common access point should be used for development on the northeast side of the intersection.
- Extend 21st Street to the south for future industrial growth. Make sure the area around the extension is zoned properly. Pursue RISE funding for the road extension.
- Plan another location for multi-family growth. Consider rezoning the old vacant lumber yard to multi-family residential.

Chapter 4: Housing

Amount and Occupancy

According to the 2010 US Census, Eldora had 1,773 people living in 778 owner-occupied housing units and 676 people living in 301 rental housing units in 2010. The average household size in owner-occupied units was 2.28 and the average household size in renter-occupied units was 2.25 per unit. There were 196 vacant housing units in Eldora, with a homeowner vacancy rate of 2.9% and a rental vacancy rate of 18.7%.

Type of Housing Available

The types of housing available are single-family homes, duplexes, four-plexes, single-family home conversions to two or more apartments, and limited upper story housing in downtown. Apartment buildings include: Carriage House Apartments with 12 units; Tamarak Apartments with 4 units; USDA low to moderate income apartments have 56 units; Vinton Avenue Duplex's 2 for total of 10 units, and 1 and 2 unit apt housing.

Age and Condition

American Fact Finder estimates that in the 2006-2010 time period, 683 homes in Eldora were owner-occupied and 360 homes were renter-occupied. Thirty-nine percent of the owner-occupied homes were built in 1939 or earlier, and nearly 21% of the homes were built between 1970 and 1979. The majority of owner-occupied homes were built before 1970. Only 11 new homes have been built since 2000. All of the 360 renter-occupied homes were built before 1970.

On November 5, 2010, Region 6 Planning Commission staff performed a windshield survey of housing conditions in the city limits of Eldora. While the survey only identified conditions existing on the exterior of homes in the neighborhood and could not determine interior conditions such as wiring, plumbing, HVAC, etc., the exterior conditions are representative of the number of homes that need major component and/or structural improvements.

In Eldora, some homes appeared to be in adequate condition with perhaps some minor improvements that could be made, which could also include cosmetic amenity improvements. This survey counted the number of homes requiring major component replacement and did not count the number with minor deficiencies.

- Number requiring replacement of one or two major components: 10
- Number requiring both replacement of several major components and structural work: 120
- number of deteriorated/dilapidated: 4



Hail damage to vinyl siding,
August 2009, Eldora, Iowa.

The improvements are needed to reduce immediate health and safety hazards like frayed asbestos-containing siding, cracked and broken windows and broken vinyl siding from hail storm damage, or leaking roofs. Many homes in Eldora had major rehabilitation or repairs as a result of the August 2009 hail storm.

However, those that sustained storm damage and remain unrepaired were most likely un- or under-insured. In those circumstances, many households cannot afford what it would take to improve their homes. Even if they were able to obtain a loan, they could not afford the monthly home improvement payment on top of their current mortgages.

Housing Values

According to the Hardin County Assessor website, 19 homes in Eldora were sold in 2011 with an average price of \$42,920. Even though 2011 sales almost doubled the ten sales in 2009, the average 2011 sales price was \$18,339 less than the average sale price in of \$61,259 set in 2009. The sale price range for homes in 2011 was also less than in 2009 – from \$5,000 to \$130,000 in 2011 compared with \$8,000 to \$158,000 in 2009. Homes sold in 2011 were also slightly older than those sold in 2009 -- of the homes sold in 2011, the average year built was 1934, compared with 1938 in 2009.

According to www.realtor.com, on April 24, 2012, there were 16 homes for sale in the Eldora area. There were 9 homes in the < \$75,000 price range; 5 in the \$75,000 to \$100,000 range; 1 in the \$100,000 to \$125,000 range; and 1 in the \$125,000 to \$150,000 range. The lowest priced home was \$36,900, and the highest was \$127,000. Of the homes listed, 87.5% were between \$24,900 and \$100,000.

Housing Programs

The City of Eldora has been proactive in participating in grant programs for housing rehabilitation.

- In 2009, the City received a \$660,000 NSP grant to rehabilitate 3 foreclosed homes that were not livable, demolish 7 structures that were dilapidated eyesores, and construct 1 new home where a dilapidated home sat before.

In 2010-11, one of the homes built with the NSP grant was a collaborative effort between the City, the Ellsworth Community College, and the Eldora/New Providence High School to build an energy efficient house on an infill lot in Eldora.



This effort resulted in the above-pictured LEED certified house that was completed and marketed for sale in 2011.

- In 2010, the City received \$400,000 from Iowa Department of Economic Development/HUD Community Development Block Grant (CDBG) for repairs to storm damage of owner-occupied housing. The City was required to provide 10% of the grant as a match.

Conclusions/Recommendations

To take advantage of existing infrastructure, Eldora should encourage new construction in infill lots throughout the residentially zoned parts of the city. It may be necessary to restructure city ordinances to accommodate new construction in infill lots that do not comply with current size standards.

The City should 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.

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

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

City Government

The City of Eldora is governed by a mayor and five-member city council that holds regular meetings the first Monday of each month. The City Administrator works with the mayor and council to develop and implement capital improvement projects and determine funding for same.

Community Investment

Public investment in recent years totals more than \$6 million. Many public improvements were completed with the collaboration of county, state, and federal agencies and Region 6 Planning Commission. These improvements include:

- The city has historically had flooding problems in a small commercial area along Highway 175. The city expended \$700,000 to improve storm water management to eliminate this old problem.
- The county courthouse square was heavily damaged in the storm. The county has expended \$400,000 to improve the facility landscaping and entrances.
- The city has discussed improving the streetscape around the square for at least 20 years. The city recently started a \$1.7 million streetscape improvement project around the city.
- The water treatment facility and water tower needed to be improved. The city expended \$750,000 for those improvements.
- \$92,000 of storm damage tree trimming, tree removal, cemetery improvements, and baseball field storm improvements.
- \$100,000 of improvements to the City owned Grand Theatre (Movie Theatre). New digital projector, new flooring, new screen, and ceiling improvements.
- The City of Eldora expended over \$313,000 of local funds for emergency repairs, and dumpsters with the hailstorm recovery.
- The city received a \$660,000 NSP grant to rehabilitate 3 foreclosed homes that were not livable, demolish 7 structures that were dilapidated eyesores, and construct 1 new home where a dilapidated home sat before.
- The county received a \$300,000 I-Jobs grant to construct an emergency operations center next to the County Sheriff's office.
- The city received the \$400,000 CDBG award for storm damage owner occupied housing repairs.

The city invested an additional \$8 million in improvements 3-5 years ago. A new wastewater treatment facility was constructed for \$5 million. A new \$3 million aquatic center was also constructed.

Public Services

All basic services are available in Eldora, except a medical clinic or hospital. The Ellsworth Municipal Hospital is located in nearby Iowa Falls and serves the Eldora area. Greenbelt Home Care, located in Eldora, is a non-profit organization that provides public health nursing and home care to residents of all Hardin County. All emergency services are provided by the City.

Day care is provided by the Lutheran preschool, Tiger Den Daycare (private non-profit) and the Eldora Children's Center (City owned building, school leased from the City and subleased to a non-profit run daycare). Early childhood education is important to the community.

Eldora has one city cemetery, which is the jurisdiction of the City of Eldora. Because of both age and the hail storm of 2009, the cemetery was in need of serious renovations. Craig Ritland Landscape Architects completed an Eldora City Cemetery Renovation Master Plan (undated) for renovations to the Eldora cemetery. The plan offers two alternatives: one for a complete renovation of the original design, and one with a modified approach. The plan includes tree replacements and additions. The modified version contains some original design elements while being less expensive, less susceptible to damage from falling tree branches, and needing less everyday maintenance. The City is in the process of implementing these plans.

Eldora Library

The Eldora library is a great feature to this small community in both its inventory and the services it provides. WIC and other service have used the facility as part of their outreach and meeting with the public.



Public Library, Eldora, Iowa

Utilities and Services, Community Facilities

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.



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

Eldora Utilities and Services

Service	Provider
Electricity	Alliant Energy
Gas	Alliant Energy
Water	City of Eldora
Phone Services	Heart of Iowa
Cable/Internet Provider	Mediacom, Heart of Iowa
Emergency Medical Service	Eldora Ambulance
Law Enforcement	Eldora Police, Hardin Co Sheriff
Fire Protection	Eldora Fire Department
Warning System	Pagers & Sirens w/backup, set off by County Sherriff
HazMat Assistance	Northeast Iowa Response Group - Waterloo
Fuel Station	FS, Kum and Go, Casey's
Grocery/Convenience	Fareway, Hy-Vee
Solid Waste Removal	Knight, Stone
Landfill	Hardin County Waste Management
Library	Eldora Public Library
Recycling	Hardin County Waste Management
Public Transit	Peoplerides
Medical Services	Greenbelt Homecare, Eldora Nursing & Rehab Service; Valley View Nursing & Rehab

Three new sirens have been erected in Eldora, with a fourth planned for 2013. This was done in response to the Parkersburg tornado of 2008. The City raised funds, applied for grants, and used LOST money to purchase the sirens.

The fire station was recently repaired from the 2009 hail damage. During the building renovation, an energy audit found ways to reduce energy use. The department provides residents with one of the best insurance ratings possible for an all volunteer fire department. The department is fully equipped. The department plans to have all members achieve Firefighter One certifications by summer 2012.

The City does provide emergency services to the surrounding areas. Eldora has 28E agreements for services, mutual aid and if needed will respond to Pine Lake. *[See also, Chapter 10, Intergovernmental Collaboration.]*

A new veterinarian established a practice in Eldora in 2010, and the City has been able to work with her to reestablish some animal control.

The transportation infrastructure is in good to fair condition. This includes both the streets and sidewalks.

Technical and Fiscal Resources

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

There are multiple ways the City of Eldora could finance a project. This city provides its own water utility so it has those fees to use for projects. The other financing resources available to the City of Eldora 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 Eldora, grants would need to be the main funding source in order for the project to be feasible.

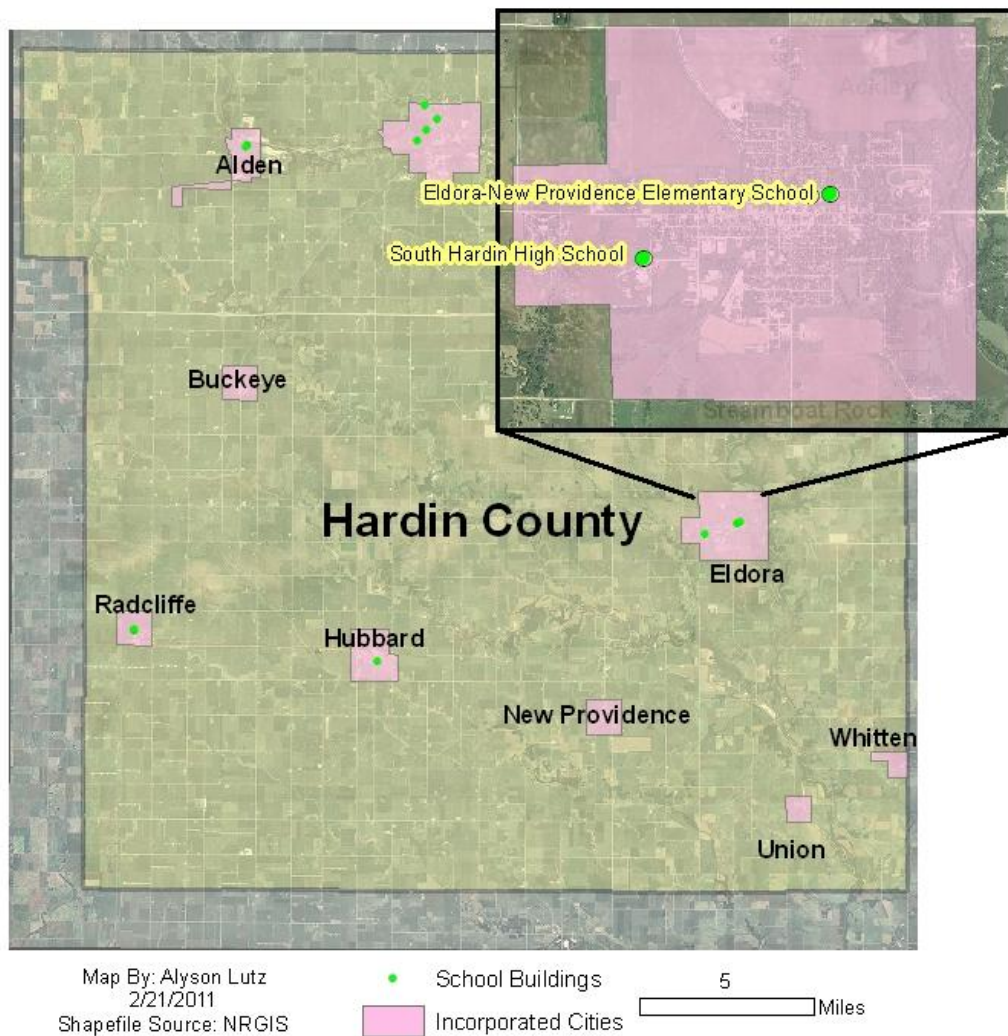
In past years, Eldora has been granted money from the US HUD Neighborhood Stabilization Program for demolition of dilapidated buildings.

Educational Facilities

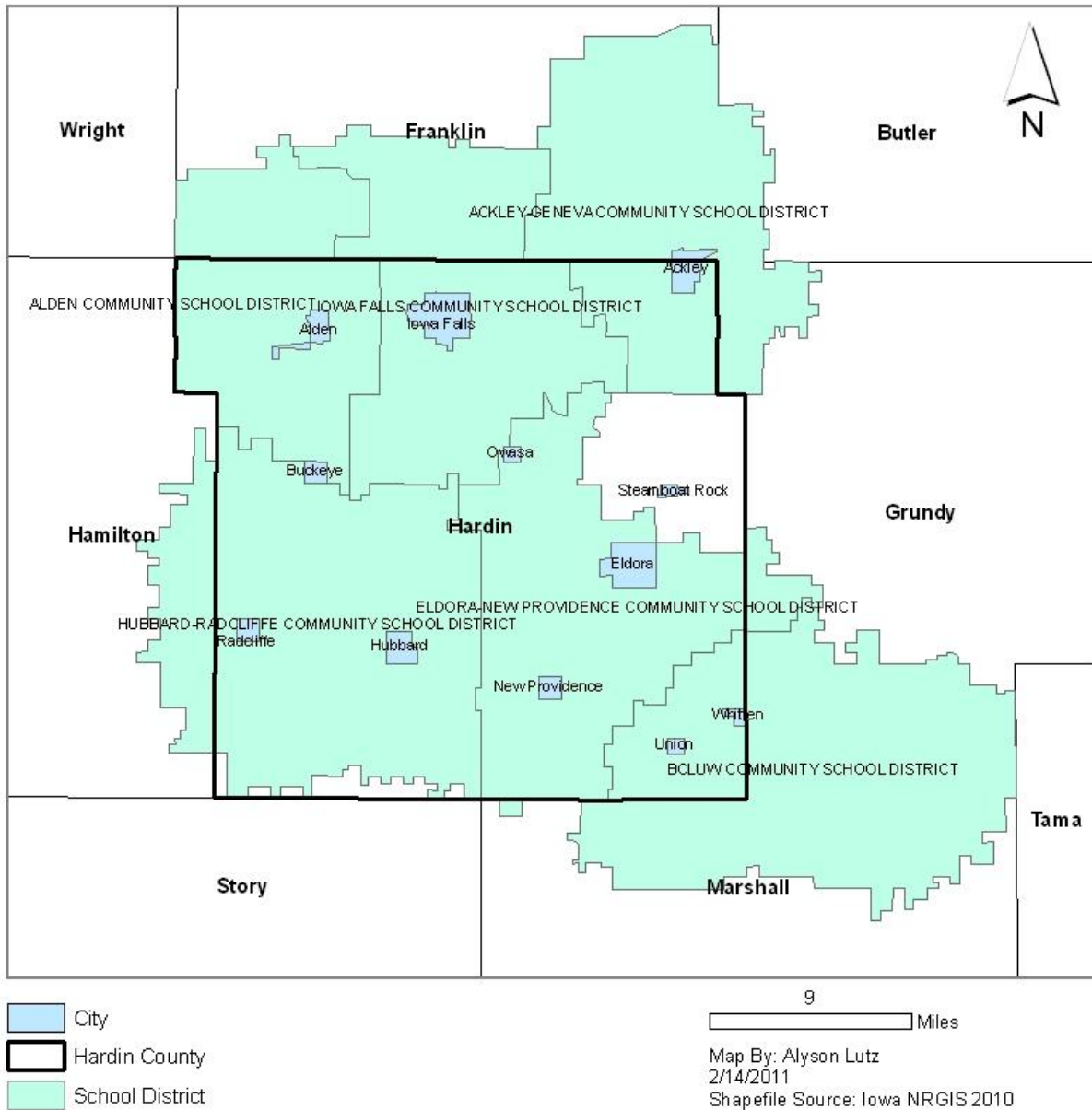
Eldora is served by the Eldora/New Providence Public School District. The communities of Eldora and New Providence share the school district with the communities of Radcliffe and Hubbard. The high school and an elementary building are located in Eldora. The middle school building is located nearby in Hubbard, and another elementary building is located in Radcliffe. For more information, visit their website at <http://www.eldora-np.k12.ia.us>.

The City of Eldora works well with the local school board on a number of projects and services. The high school was paid for with a bond issue, and the school auditorium was built with community donations.

Eldora-New Providence Community School District Buildings



Hardin County School Districts



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

- Determine major educational goals and objectives, and implement a means of attaining the goals

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

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

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

Technical and Fiscal Resources

Each school district's school board, superintendent, principals, teachers, and school staff are responsible for the district and each school building's daily and long-term operations. The public approves school tax levies in the community. Along with elementary and secondary public schools, college level and continuing education courses can be taken through Ellsworth Community College, which is a part of the Iowa Valley Community College system. Ellsworth Community College campus is located in Iowa Falls. Online classes are also available from any college or university. Iowa's major universities are all 2 hours or less from Hardin County.

Conclusions/Recommendations

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

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

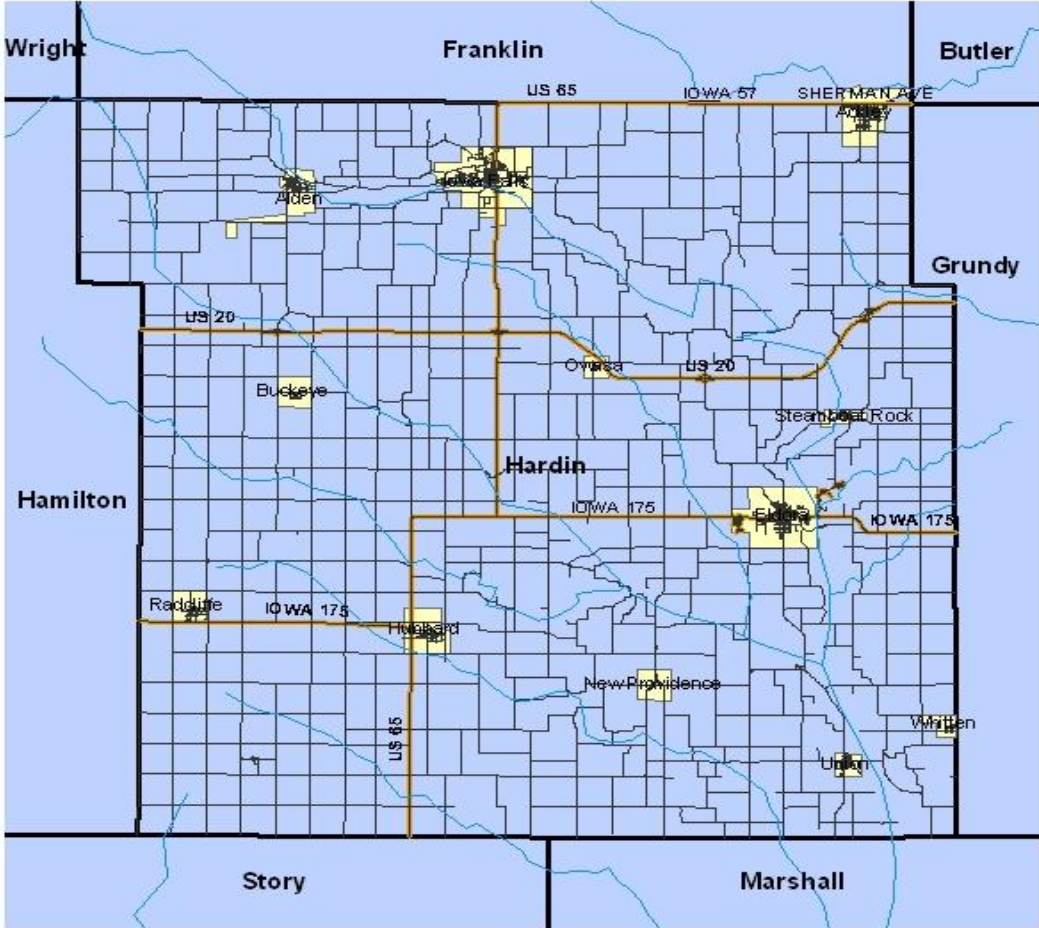
Chapter 6: Transportation

Highways and Roads

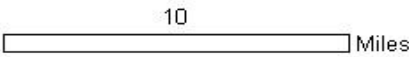


The automobile is the main mode of transportation in Eldora. U.S. Highway 20, which runs east and west, and U.S. Highway 65, which runs north and south, intersect five miles south of Iowa Falls and are the major routes that serve Eldora. Iowa 175 runs east-west through the City of Eldora. It joins with 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.

Hardin County Highways and Roads



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



Rail

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

Air

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

Bus

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

Public Transit

Peoplerides, a transit service operated by the Region 6 Planning Commission, serves Eldora with both regular routes and scheduled trips. Regardless of age, income, or disability, everyone qualifies to ride with Peoplerides. Vehicles are handicap accessible to serve the diverse needs of clients. Trips can be for work, medical appointments, shopping, education, social, or any other transportation need.

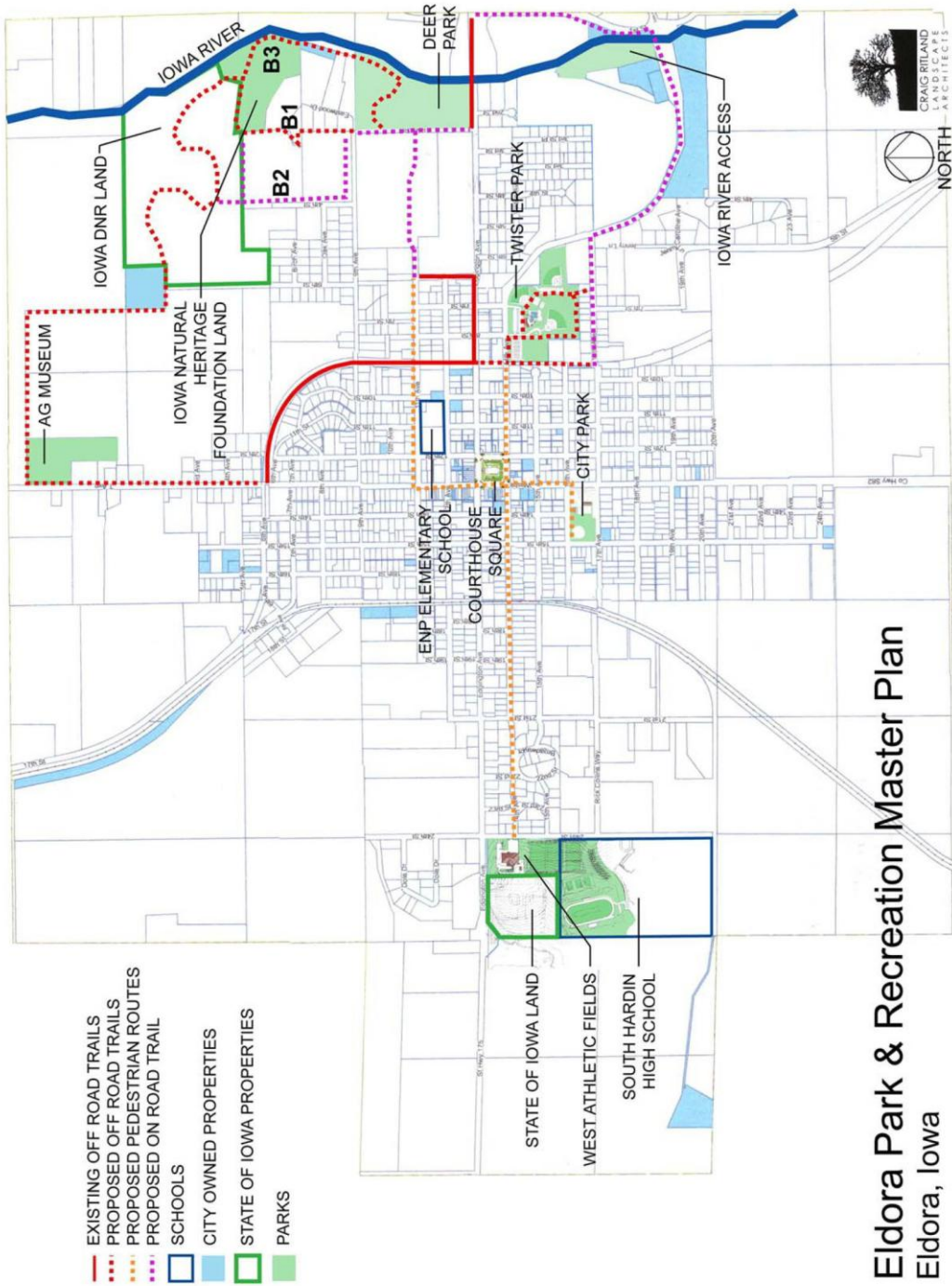
Motor Freight Service

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

Trails

Another mode of transportation 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 Eldora and Ackley to the east. It is in the first phases of development beginning with segments in Iowa Falls. Although these sections of trail are mainly used for recreational purposes, a well-connected network of trails could serve both recreation and alternative transit needs in the county, especially where cities are located within a reasonable biking distance.

A map of the Eldora parks and trails, as existing and planned, has been provided by Craig Ritland Landscape Architects in their Eldora Parks & Recreation Master Plan (March 2011, p. 4), as reproduced below:

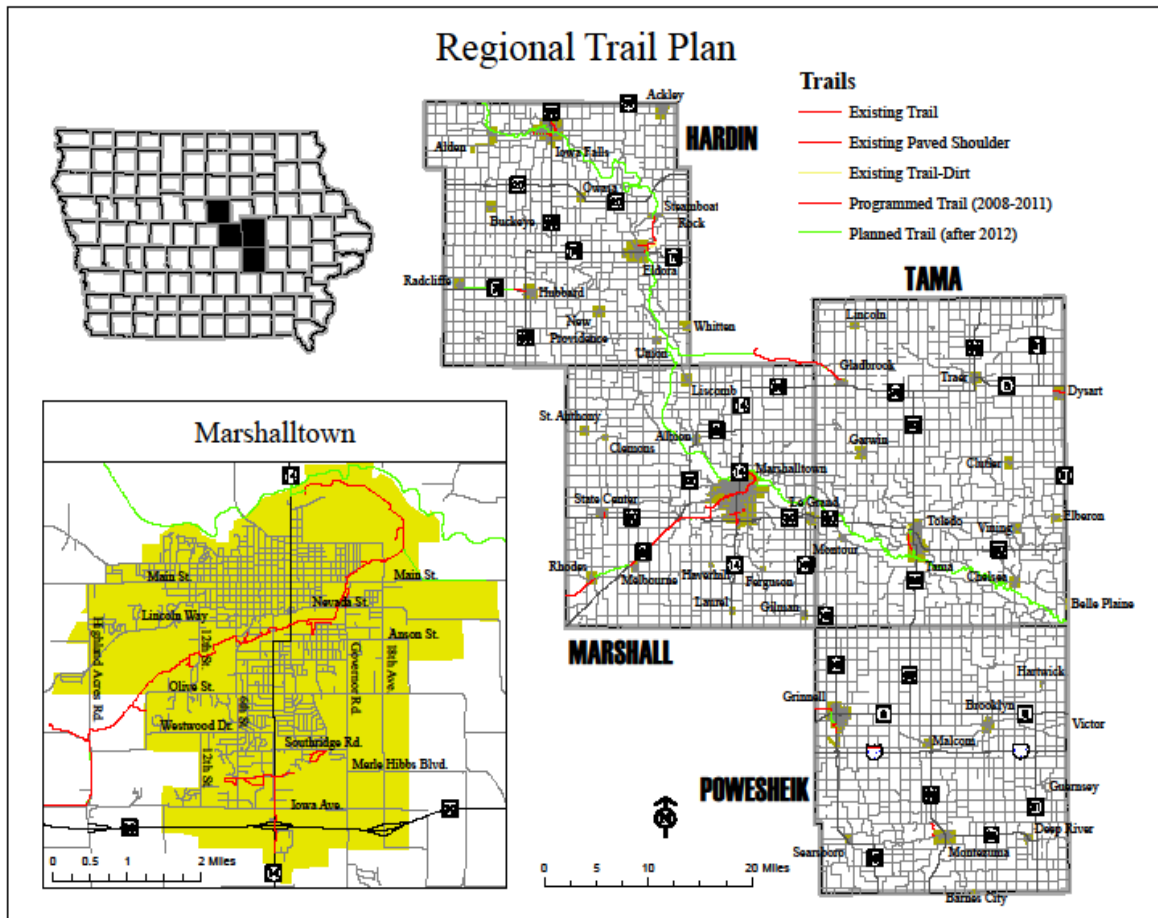


Eldora Park & Recreation Master Plan

Eldora, Iowa

Craig Ritland Landscape Architects, March 2011

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



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

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

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

Walkability

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

Walk Score (walkscore.com) takes a physical address and computes a measure of its walkability. According to Walk Score, "walkability" is determined by the number of amenities within walking distance. The City of Eldora was given 89 out of 100, a "very walkable" score, for having 33 amenities within one mile. This matters because a community's walkable score has many social impacts. For instance, the more time spent in a car on the way to someplace else, the less time is spent in community activities. Walk Score has been used to link where people live with how healthy they are. A walk score also has an economic impact, as a more walkable neighborhood often equates to higher desirability of homes and thus a higher market value. More than 10,000 realtor websites nationwide use walk scores in their listings and some even allow customers to search for properties by their walk score.

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

Complete Streets

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

Transportation Planning

Transportation planning in the county is accomplished on a regional basis by the Region 6 Planning Commission and includes the Counties of Hardin, Marshall, Tama, and Poweshiek. This planning effort produces the Long Range Transportation Plan, the Passenger Transportation Plan, and the regional Transportation Improvement Plan, all of which are developed and updated by the Region 6 Planning Commission and approved by the Region 6 Policy Board and the Iowa Department of Transportation, Federal Highway Administration, and Federal Transit Authority. These plans cover the current and future transportation efforts in the region.

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

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

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

The Region 6 Planning Commission Transportation Technical Committee recommends projects to the Region 6 Board. The voting members on this committee are the county engineers, representatives of all the incorporated places with 5,000 or more people in the city or urbanized area, and the regional transit provider. From Hardin County, the voting members of the Region 6 Transportation Technical Committee are the City Manager of Iowa Falls and the Hardin County Engineer. Smaller cities, such as Eldora, may apply for these funds if the project is located on a federal aid route. Eldora has had one project partially funded – the 6th Street culvert under Highway 175 in 2011 included STP funding of \$100,000. Another project is programmed in the year 2013: Route S62 from 15th Avenue to 20th Avenue includes STP funding of \$100,000.

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

The Region 6 Transportation Enhancement Committee recommends projects to the Region 6 Board. This committee is comprised of two people per county. The voting members

representing Hardin County on the Enhancement Committee currently are George Vest and Steve Throssel.

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

Passenger Transit Planning

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

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

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

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

Conclusions/Recommendations

The focus of transportation planning and policy must shift from increasing road capacity to providing more multi-modal solutions.

- Develop sidewalk maintenance plan to encourage people to be more physically active. As part of a five-year plan, complete a sidewalk and crosswalk study to determine needs and strategies for improving the “walkability” of the city, and particularly its pedestrian transportation system.
- Continue to encourage the creation of recreational trails in the community and area. Although existing and proposed trail sections are mainly used for recreational purposes, a well-connected network of trails serves both recreation and alternative transit needs in a city.

- Consider adopting a Complete Streets policy, where any new streets or significant street improvements would be required to accommodate all modes of transportation, for motorist or bicyclist, walker or wheelchair user, young or old, and for all levels of ability.
- Invest in older driver safety measures, volunteer driver programs, public and specialized transportation.
- Provide more support for affordable public transportation options and extended service, transportation opportunities for commuters, and increased energy efficiency.

Chapter 7: Economic Development

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

Economic Indicators

Eldora’s economic stability is linked closely with income, poverty status, crime rates and educational attainment. All of these factors can have a positive or negative effect on the community’s economy.

Laborshed

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

Employment

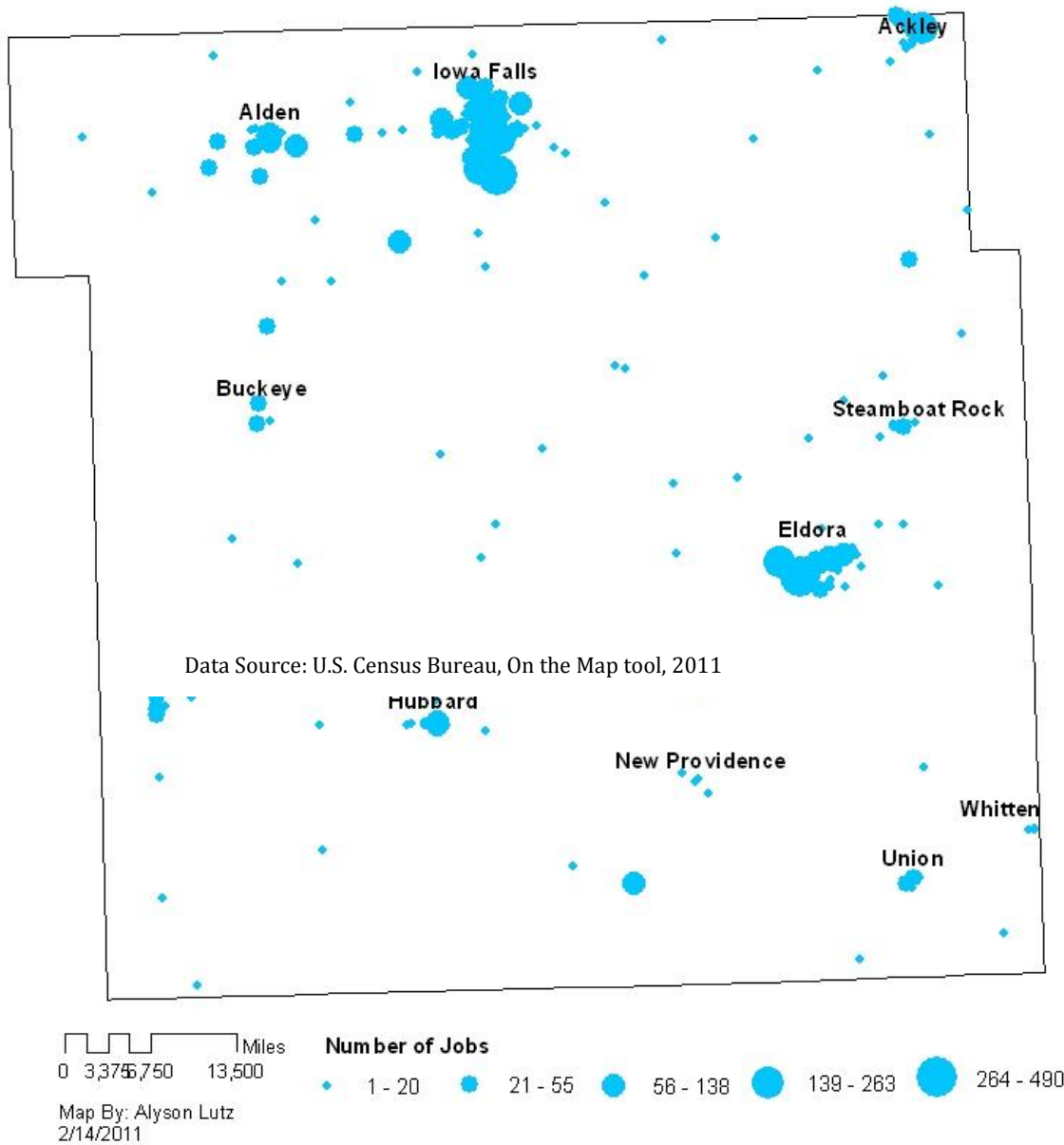
The Eldora-New Providence Community School District is one of the largest employers in the county. The high school and elementary buildings are located in Eldora. The middle school building is located nearby in Hubbard, and another elementary school building is located in Radcliffe.

Major Employers in Eldora

Major Government Employers	Employees
Eldora-New Providence Comm. School District	98
Hardin County	140
City of Eldora	42
State Training School	169
Central Iowa Juvenile Detention Center	30
Major Employers	
Pine Lake Corn Processors	35
Hy-Vee	60
Fareway	31
Quality Products	100
United Suppliers Inc	135
Wal-Mart	93

Data Sources: Mid Iowa Growth Partnership, 2011; City of Eldora, 2012

Job Distribution in Hardin County in 2008



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

Economic Development

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

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

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

The 2007-2027 CEDS cites ten major economic goals:

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

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

Other projects on the "wish list" for the Eldora Economic Development and the City of Eldora:

- A new motel would benefit the community, particularly with an increase in tourism attractions, trails, and other business interests. There is space for a motel across from the Kum and Go.

- It is important to the City to keep as much of the Iowa River Railroad operating, or, in the alternative, to rail bank the right-of-way if a portion of the railway is abandoned. This was also stressed by participants at the public input meeting held in Eldora on March 19, 2012.
- Complete delayed capital improvements, including road, storm water, and sanitary sewer improvements; and
- Continue working on blight removal – tearing down and cleaning up dangerous properties.

Conclusions/Recommendations

The City of Eldora should continue to support all efforts to improve the regional and local economic conditions by helping maintain profitability of existing businesses and by recruiting new businesses in the county and the city.

Eldora looks better than it has in decades, but there are still some unsightly properties that need to be cleaned up. Capital improvements and blight removal were both key issues discussed by participants at the March 19, 2012 public meeting. Attractive gateways into the community are instrumental in building up the image of the city.

Well-crafted design guidelines can streamline the development process by providing clear expectations. These guidelines should be developed with consideration for physical, political, and market relevance to the city. They should be appropriate and acceptable, not necessarily ideal, but should attempt to respect, if not conform to, the city's vision. A community visioning process may be helpful in determining that vision and to develop the design criteria.

Recommendations for action:

- Continue efforts in making the entries into the city more attractive and inviting.
- Adopt minimum housing appearance standards to control issues such as tarps on roofs, badly leaking roofs, broken and/or missing windows, broken/frayed/missing/unpainted siding, and debris around yards. These are decaying influences for the town and neighbors.
- Develop a plan to upgrade existing and/or increase affordable housing options, including low income rental properties and mobile home parks.
- Partner with ENP school district to repair or remove the old vacated school building before it becomes a public nuisance.
- Adopt an ordinance to require that new development or redevelopment adhere to design guidelines.

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

Preservation of Cultural Assets

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

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

Built Environment

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



Lutheran Church, Eldora, Iowa

Eldora’s many churches play a large role in the community through works of charity and sponsoring events in the area. Many are older buildings with beautiful architecture, with three adding to the beauty of the downtown. These three churches are located just off the courthouse square and are considered as contributing structures to the Downtown Historic District listed on the National Register of Historic Places.

Historic Sites

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

- 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.
- 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.
- 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.
- 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.



Hardin County Courthouse,
Eldora, Iowa

- 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.
- Eldora Downtown Historic District, published in the Historic 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.

Open Spaces and Outdoor Recreational Facilities

One state park is located near Eldora. 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

Parks and Trails

A Parks & Recreation Master Plan was completed for the City of Eldora in March 2011 by Craig Ritland Landscape Architects. This plan is available for review in its entirety at Eldora City Hall.

The stated purpose of the plan was to evaluate the Park and Recreation needs of the City of Eldora and to recommend ways to satisfy those needs. The report was made with the assistance and advice of a steering committee comprised of City officials, youth athletic program volunteers, and concerned citizens.

The Ritland plan offers 10 specific recommendations:

1. Improved softball fields for both youth and adults with additional fields desirable for both. Twister Park and City Park both provide softball facilities that are in need of renovation. Twister Park was identified as having expansion possibilities for two more youth fields. Field number one (existing) has since been renovated.
2. Improved soccer fields for all ages. Currently, the soccer fields are located on private property in the floodplain along the Iowa River. The City desires to move them to a more convenient and sustainable location and to accommodate a wider range of age groups in one facility if possible.
3. Location for a new skateboard park.
4. Children's playground and new concessions/restroom building at City Park.
5. Utilize the City Clinic and associated properties if feasible and remodel the clinic at the same time by removing the southeast wing.
6. Improved pedestrian routes for residents between neighborhoods, parks, schools and the downtown Courthouse Square.

7. Expanded recreational trail opportunities and amenities.
8. Provide a new storage and restroom building at Twister Park, as well as better access and accessible parking at the existing ball field.
9. Location for a dedicated dog park.
10. A City-wide approach to park/trail improvements and amenities.

(Eldora Parks & Recreation Master Plan, Craig Ritland Landscape Architects, March 2011, p. 3.)

Conclusions/Recommendations

Preservation of cultural resources and community character is an important consideration when planning for a community's future development.

Historic preservation, particularly of historic buildings in the downtown Historic District, and including upper story housing in the downtown, would be of economic benefit to the city. A preservation ethic provides the historical context for future planning and land-use policies. The City should:

- Continue actively participating in the CLG and its historic preservation commission and supporting the downtown revitalization and historic rehabilitation efforts of both the city and the county.
- Adopt a historic district zoning or a permit process with rehabilitation standards to avoid inappropriate changes to existing historic buildings and preserve the integrity of the District.

Preservation of natural resources is critical to a community's future as well. The City should:

- Continue to actively support Pine Lake State Park and take advantage of its close proximity to the city.
- Implement the proposals included in the 2011 Parks and Recreation Master Plan.
- Exploit the tourist attractions provided by other outdoor recreational facilities, including parks and trails, and to financially support their promotion and development.

Chapter 9: Hazards

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

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

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

Floodplain Management

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

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

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

Special Flood Hazard Areas

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

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

Other Mitigation Activities

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

Hazard Mitigation Planning

During 2010-2011 hazard planning sessions, participants identified assets, critical facilities, and vulnerable populations.

A community asset diagram was completed for each individual jurisdiction and the unincorporated areas of Hardin County. The schools were also included in this process by having school representatives participate in the public input for the community in which their buildings are located.

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

1	Ambulance	23	Iowa Highway 175
2	Aquatic Center	24	Iowa River
3	Available Rail Estate	25	Legion
4	Ball Fields	26	Library
5	Biking/Walking	27	Meals on Wheels
6	Bowling	28	New Filter System
7	Churches	29	New Waste and Storm Water facilities
8	Close Proximity to I-80	30	Nursing Homes
9	Daycare	31	Parks
10	Dorothy Center	32	Peoplerides
11	Down Town Area	33	Pine Lake
12	ENP Performance	34	Race Track
13	Farm Museum	35	Rail Service
14	Fire	36	Reception Center
15	Fishing	37	Rock/Row

16	Golf course	38	Schools
17	Great Farmland	39	Shopping
18	Green Housing	40	Theater
19	Grocery Stores	41	Various manufacturing companies
20	Historic Courthouse	42	Wildlife
21	Industrial Park	43	Wind Energy
22	Inner City/Pine Lake	44	Residential properties rebuilt after hail storm

Critical Facilities

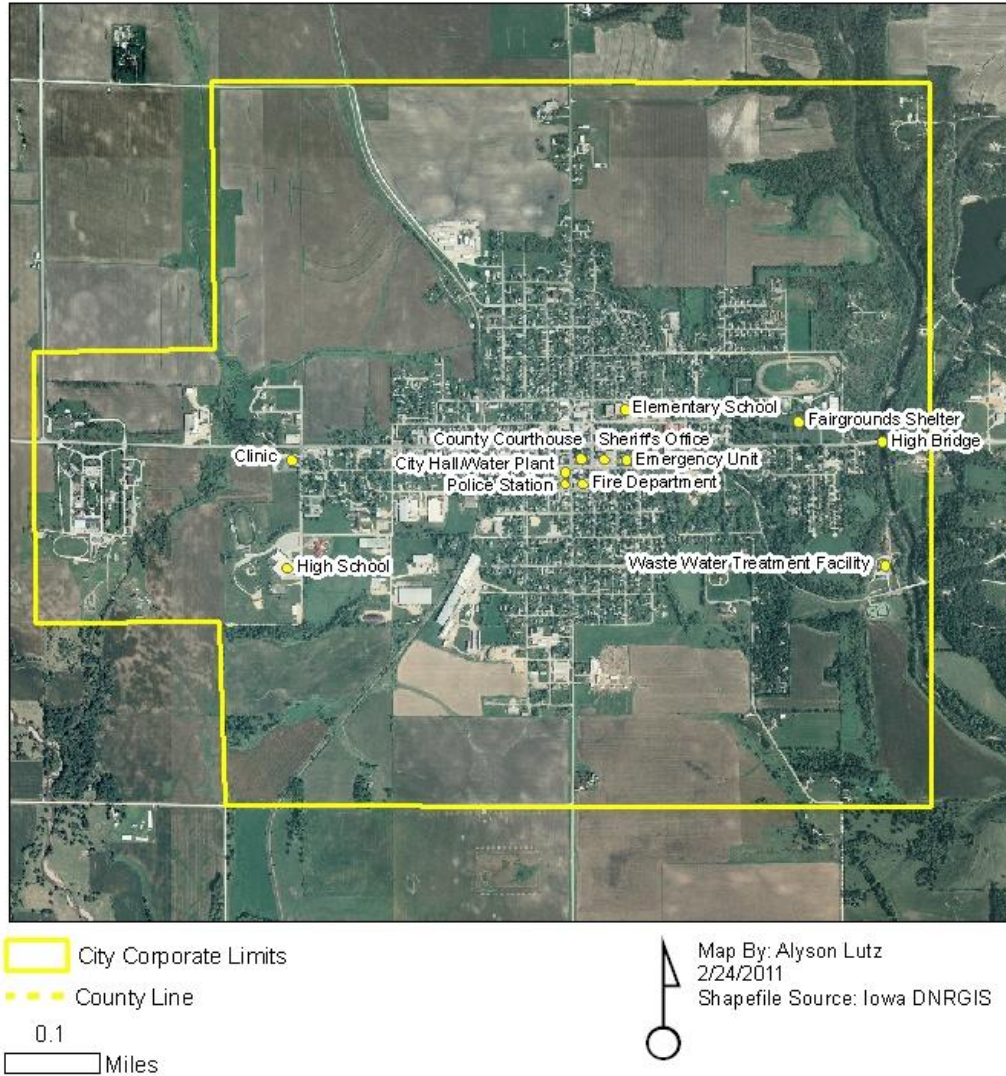
Critical facilities and vulnerable populations were also identified for each jurisdiction. These facilities and populations are also important to identify for the purpose of determining hazard mitigation priorities. Knowing who is most vulnerable during a hazard event and what facilities are most important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

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

The critical facilities identified for Eldora are:

1. Fire Department
2. Sheriff's Office
3. Police Station
4. Clinic
5. Emergency Unit
6. Water Plant
7. Fairgrounds shelter
8. City Hall/Courthouse
9. High Bridge
10. High school/Elementary school

Eldora's Critical Facilities



For the most part, Eldora has critical facilities that cannot be found in many other jurisdictions in the county. The water plant is prominent as a critical facility that is very important after such events as flash flooding and river flooding.

Vulnerable Populations

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

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

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

Vulnerable populations have been identified for Eldora and are somewhat different than other jurisdictions in Hardin County. Not all cities in the county have aquatic centers or trailer parks that are in immediate danger when outdoor disasters strike. The vulnerable populations living in the City of Eldora are identified below.

1. Nursing Homes
2. Assisted Living
3. Tiger Den Day Care
4. Training School for Boys
5. Aquatic Center
6. Trailer Park

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

Goals & Actions

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

Participants representing Eldora designated the following projects as future goals and objectives.

Goal 1: Protect the health and safety of Eldora residents and visitors.

Mitigation Action 1.1: Construct a new fire station, retrofitted as a community shelter

Plan for implementation and administration:	New fire station/shelter for the public (heat and cool events)
Lead agency:	City of Eldora
Partners:	City of Eldora, Hardin Conservation, others to be identified
Potential Funding Source:	FEMA HMGP and PDM, Eldora, CDBG, and Assistance to Firefighters Grants
Total cost:	Costs are variable depending on the size of the shelter and whether or not it is a retrofit or newly constructed shelter.
Benefits (loss avoided):	Life safety of Eldora residents and visitors
Completion Date:	1 year from when funds are secured or within time allotted by

	funding source
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Mitigation Action 1.2: Update fire rescue equipment

Plan for implementation and administration:	Purchase new and update equipment as needed for fire department
Lead agency:	City of Eldora
Partners:	Hardin County Emergency Management, others to be identified
Potential Funding Source:	City of Eldora, Fire Department, and Assistance to Firefighters Grants
Total cost:	Unknown until needs are assessed and equipment purchased
Benefits (loss avoided):	Up-to-date equipment for fire department in Eldora
Completion Date:	Ongoing, starting 1 year from when funds are secured or within time allotted by funding source

Goal 2: Ensure clearance and safety of transportation in hazard events.

Mitigation Action 2.1: Storm drainage improvements

Plan for implementation and administration:	Complete storm drainage improvements
Lead agency:	City of Eldora
Partners:	To be identified
Potential Funding Source:	City of Eldora, others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Prevent flash flooding
Completion Date:	1 year from when funds are secured or within time allotted by funding source

Mitigation Action 2.2: Purchase emergency watercrafts

Plan for implementation and administration:	Purchase watercrafts for use during flooding hazards
Lead agency:	City of Eldora
Partners:	Hardin County Emergency Management, others to be identified
Potential Funding Source:	City of Eldora, Emergency Departments, others to be identified
Total cost:	Unknown until needs are assessed and equipment purchased
Benefits (loss avoided):	Equipment for unique hazards
Completion Date:	Ongoing, starting 1 year from when funds are secured or within time allotted by funding source

Mitigation Action 2.3: Purchase debris removal equipment

Plan for implementation and administration:	Purchase debris removal equipment
Lead agency:	Hardin County Emergency Management
Partners:	Hardin County Sanitarian
Potential Funding Source:	City of Eldora
Total cost:	Unknown until needs are assessed and equipment purchased
Benefits (loss avoided):	Restore safety of city infrastructure immediately following a hazard event
Completion Date:	1 year after funds are secured or the time allotted by funding source

Goal 3: Educate Eldora citizens about hazard dangers, preparations, and procedures.

Mitigation Action 3.1: Update communication system, purchase back-up system

Plan for implementation and administration:	Update communication system, purchase back-up system
Lead agency:	City of Eldora
Partners:	To be identified
Potential Funding Source:	City of Eldora, and others to be identified
Total cost:	Unknown until updates and new equipment are priced
Benefits (loss avoided):	Life safety of Eldora residents and visitors
Completion Date:	1 year after funds are secured or the time allotted by funding source

Mitigation Action 3.2: Create informative hazard literature or use FEMA’s free literature

Plan for implementation and administration:	Educate Eldora residents about the dangers of hazard and how to prepare through informational literature
Lead agency:	City of Eldora
Partners:	Hardin County Emergency Management, To be identified
Potential Funding Source:	City of Eldora and others to be identified
Total cost:	Depends on printing costs
Benefits (loss avoided):	Life safety of Eldora residents and visitors
Completion Date:	1 year after funds are secured or the time allotted by funding source

Mitigation Action 3.3: Distribute Portable NOAA All-Hazard Radios to Eldora residents

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

Eldora Mitigation Action Prioritization

1. **Mitigation Action 2.1:** Storm drainage improvements
2. **Mitigation Action 3.2:** Create informative hazard literature or use FEMA’s free literature
3. **Mitigation Action 3.3:** Distribute Portable NOAA All-Hazard Radios to Eldora residents
4. **Mitigation Action 3.1:** Update communication system, purchase back-up system
5. **Mitigation Action 1.1:** Construct a new fire station, retrofitted as a community shelter
6. **Mitigation Action 1.2:** Update fire rescue equipment
7. **Mitigation Action 2.2:** Purchase emergency watercrafts
8. **Mitigation Action 2.3:** Purchase debris removal equipment

Schools Hazard Planning

Eldora-New Providence School District

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.

Participants representing Eldora-New Providence School District designated the following projects as future goals and objectives.

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

Mitigation Action 1.1: Improve designated shelter areas in all school buildings

Plan for implementation and administration:	Study existing areas used for this purpose (tornado drill areas, etc.) and receive recommendations for improvements to provide improved shelter areas within buildings
Lead agency:	E-NP Schools
Partners:	Others to be identified
Potential Funding Source:	E-NP Schools, others to be identified
Total cost:	Unknown
Benefits (loss avoided):	Life safety of E-NP Schools students and visitors
Completion Date:	1 year from funding or within the time allotted by funding source

Mitigation Action 1.2: Purchase and install security cameras at all schools

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

Mitigation Action 1.3: Door security hardware

Plan for implementation and administration:	Replace and upgrade door security (locking) hardware
Lead agency:	E-NP Schools
Partners:	Others to be identified
Potential Funding Source:	E-NP Schools, others to be identified
Total cost:	To be determined once doors are assessed and parts priced
Benefits (loss avoided):	Life safety of E-NP Schools students and visitors
Completion Date:	1 year from funding or within the time allotted by funding source

Goal 2: Minimize losses to existing and future structures of the Eldora-New Providence Community School District.

Mitigation Action 2.1: Storm drainage improvements

Plan for implementation and administration:	Complete storm drainage improvements at both High School and Elementary campuses
Lead agency:	E-NP Schools
Partners:	Hardin County Sanitarian, Others to be identified
Potential Funding Source:	E-NP Schools, others to be identified
Total cost:	Unknown until situation is assessed
Benefits (loss avoided):	Prevent flash flooding at schools
Completion Date:	1 year from when funds are secured or within time allotted by funding source

Mitigation Action 2.2: Plant windbreaks

Plan for implementation and administration:	Replacement of trees as shelter/wind barrier at the Elementary School Campus to replace trees that were damaged by August 9, 2009 hail and wind storm
Lead agency:	E-NP Schools
Partners:	To be identified
Potential Funding Source:	E-NP Schools, others to be identified
Total cost:	Unknown till areas can be assessed
Benefits (loss avoided):	Protect schools from excess wind and blowing snow
Completion Date:	Ongoing

Mitigation Action 2.3: Demolition of abandoned buildings

Plan for implementation and administration:	Demolition of 1916 abandoned building
Lead agency:	E-NP Schools
Partners:	Region 6 Planning Commission, Others to be identified
Potential Funding Source:	E-NP Schools, FEMA HMGP, others to be identified
Total cost:	To be determined
Benefits (loss avoided):	Remove unsafe structures from the community
Completion Date:	1 year from when funds are secured

Goal 3: Improve communication with other Hardin County agencies to enhance hazard mitigation efforts.

Mitigation Action 3.1: Establish uniform communication protocols

Plan for implementation and administration:	Hold a meeting with Hardin County emergency agencies to create uniform communication protocol for hazard events
Lead agency:	E-NP Schools
Partners:	Hardin County Emergency Management, Local emergency responders, Others to be identified
Potential Funding Source:	E-NP Schools, others to be identified
Total cost:	This may be of little cost since it is a planning meeting
Benefits (loss avoided):	Schools and personnel will be better in sync during hazard events
Completion Date:	Ongoing starting when a protocol can be formulated and possible funding secured

Mitigation Action 3.2: Purchase hand held radios

Plan for implementation and administration:	Purchase hand held radios capable of using a common frequency for use by multiple agencies
Lead agency:	E-NP Schools
Partners:	Hardin County Emergency Management, Local emergency responders, Others to be identified
Potential Funding Source:	E-NP Schools, FEMA HMGP, Hardin County, others to be identified
Total cost:	To be determined once a product is secured and need coordinated amongst emergency agencies
Benefits (loss avoided):	Coordination of relief effort during and after a hazard event
Completion Date:	1 year from when funds are secured and the system is established or within time allotted by funding source

Goal 4: Assist in the education of Eldora-New Providence students, faculty, staff and community members concerning potential hazards and response.

Mitigation Action 4.1: Provide facilities for hazard education

Plan for implementation and administration:	Make school facilities available for hazard presentations to community and students
Lead agency:	E-NP Schools
Partners:	Hardin County Emergency Management, Local emergency responders, Others to be indentified
Potential Funding Source:	E-NP Schools, others to be identified
Total cost:	May be of little cost
Benefits (loss avoided):	Provide an adequate meeting space to accommodate large audiences
Completion Date:	Ongoing

Mitigation Action 4.2: Participate in hazard mitigation drills

Plan for implementation and administration:	Require practice drills based on hazard events for the school district
Lead agency:	E-NP Schools
Partners:	Hardin County Emergency Management, local fire, law enforcement, and emergency response personnel
Potential Funding Source:	E-NP Schools, others to be identified
Total cost:	May be of little cost
Benefits (loss avoided):	Students and staff will be prepared for crises and respond correctly and quickly
Completion Date:	At such time the plan is complete, possible ongoing updates

Eldora-New Providence Mitigation Action Prioritization

1. **Mitigation Action 4.1:** Provide facilities for hazard education
2. **Mitigation Action 2.2:** Plant windbreaks
3. **Mitigation Action 1.2:** Purchase and install security cameras at all schools
4. **Mitigation Action 1.3:** Door security hardware
5. **Mitigation Action 2.1:** Storm drainage improvements
6. **Mitigation Action 2.3:** Demolition of abandoned buildings
7. **Mitigation Action 3.1:** Establish uniform communication protocols
8. **Mitigation Action 1.1:** Improve shelter areas in all school buildings
9. **Mitigation Action 3.2:** Purchase hand held radios
10. **Mitigation Action 4.2:** Participate in hazard mitigation drills

Conclusions/Recommendations

The City of Eldora and the Eldora-New Providence School District should complete a plan update of their Hazard Mitigation Plan at least every 5 years and participate in the update efforts of the Hardin County Hazard Mitigation Plan.

Chapter 10: Intergovernmental Collaboration

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

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

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

The City provides emergency services to the surrounding areas. Eldora has 28E agreements for services, mutual aid and if needed will respond to Pine Lake.

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

Conclusions/Recommendations

The City of Eldora should continue to provide emergency services to surrounding areas, including Pine Lake. It should continue participating in 28E agreements for services and mutual aid.

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

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

Chapter 11: Implementation

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

Implementation of the Eldora 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 Eldora gleaned from the public survey responses, on the thoughtful dialogue among city council, economic development, and planning and zoning officials of the city, and the recommendations for action found in the preceding chapters.

City of Eldora – Five Year Action Plan

Action	Responsible Parties/Entities	Deadline
Appoint advisory committee to investigate design standards or overlay zoning for downtown	City Council	2013
Proposal for zoning updates to Council to include recommendations in preceding chapters	Planning and Zoning	2013
Adopt a new sump pump ordinance	City Council	2013
Complete second phase of lighting/heating energy efficiency project in public buildings	City	2014
Design Standards Report to City	Design Standards Advisory Committee	2014
Replace swimming pool heating system with energy efficient system	City	2014
Apply for Iowa (and National) Main Street designation		2014
Complete a sidewalk inventory and/or “walkability” study	City Council	2014

Review and revise housing codes	City Council	2014
Review and revise permitting structure	City Council	2014
Review and update existing Code of Ordinances	City Administrator, Mayor, Council	2015
Storm water modeling and develop Plan to take care of storm water runoff and pooling issues	City	2016
Conduct Housing Needs and LMI studies	City	2016
Review and Update Hazard Mitigation Plan	City	2016
Develop a plan for adaptive reuse of old hospital building or remove	City	2019
Implement the 2011 Parks & Recreation Master Plan	City	ongoing
LED street lighting replacement project	City	ongoing
Blight and junk improvements	City	ongoing

Iowa Smart Planning Principles¹

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

1. Collaboration

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

2. Efficiency, Transparency, and Consistency

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

3. Clean, Renewable, and Efficient Energy

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

4. Occupational Diversity

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

5. Revitalization

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

6. Housing Diversity

¹ Iowa Smart Planning Legislative Guide, Updated May 2010

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

7. Community Character

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

8. Natural Resources and Agricultural Protection

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

9. Sustainable Design

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

10. Transportation Diversity

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

Thirteen Elements of a Smart Plan²

A. Public Participation Element

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

B. Issues and Opportunities Element

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

C. Land Use Element

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

D. Housing Element

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

² Iowa Smart Planning Legislative Guide, Updated May 2010

E. Public Infrastructure and Utilities Element

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

F. Transportation Element

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

G. Economic Development Element

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

H. Agricultural and Natural Resources Element

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

I. Community Facilities Element

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

J. Community Character Element

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

K. Hazards Element

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

L. Intergovernmental Collaboration Element

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

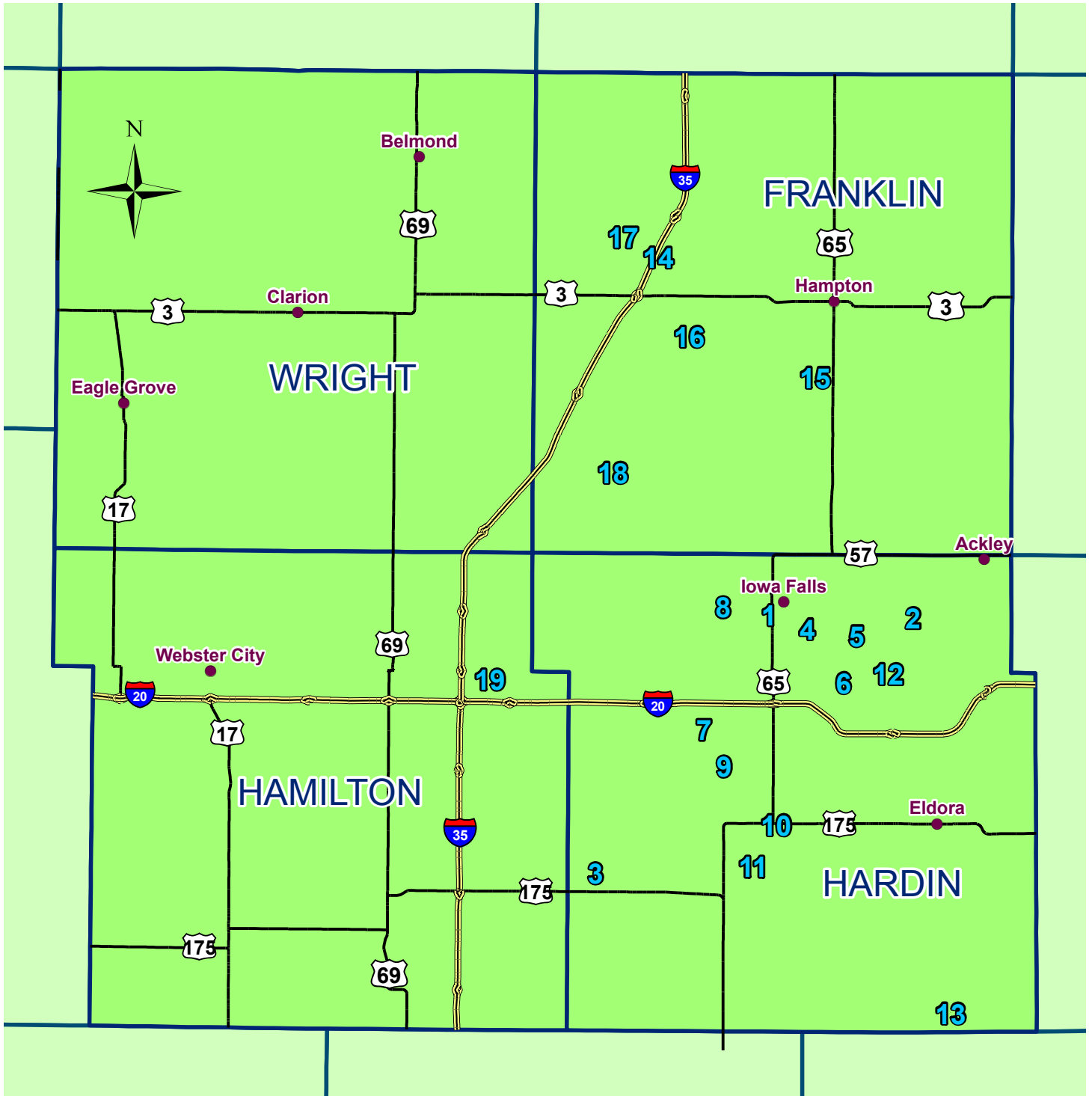
regulations may also identify opportunities to collaborate and partner with neighboring jurisdictions and other entities in the region for projects of mutual interest.

M. Implementation Element

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

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

River Valley Foods of Central Iowa



0 2.5 5 10 15 20 Miles

This map is a cooperative educational project between:



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

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**

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:

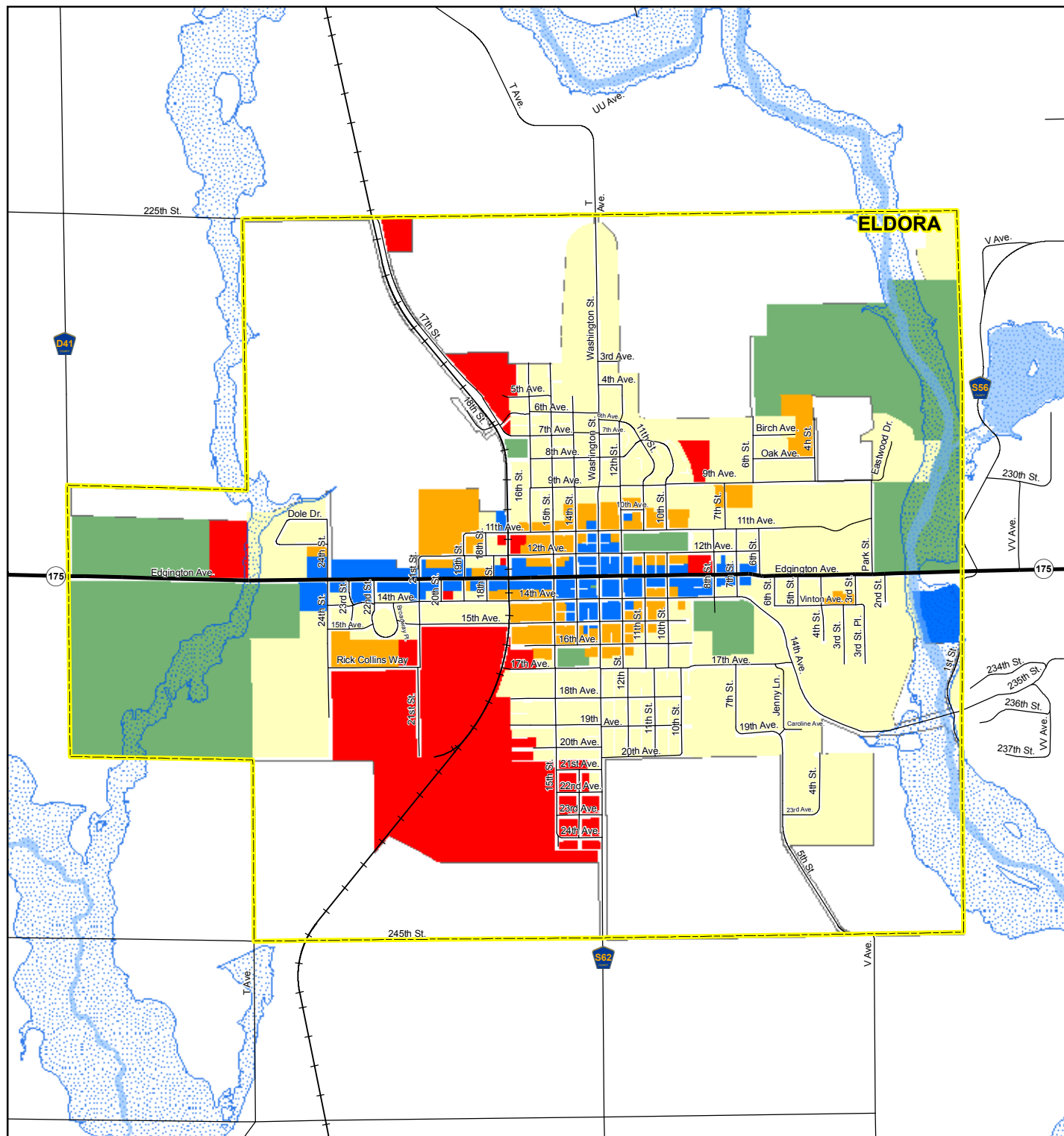
Summer: **Garden Produce**

Fall: **Garden Produce**













Winter:

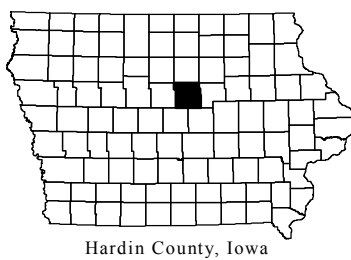
Year Around


MAP 1: FUTURE LAND USE CITY OF ELDORA

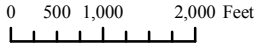


PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.

Legend	
Future Land Use	 Flood Boundary Overlay District
 Single-Family Residential	 Corporate Limits
 Multi-Family Residential	 Federal or State Highway
 Commercial	 Local Road
 Industrial	 Railroad
 Public Space	 Water
 Agricultural	



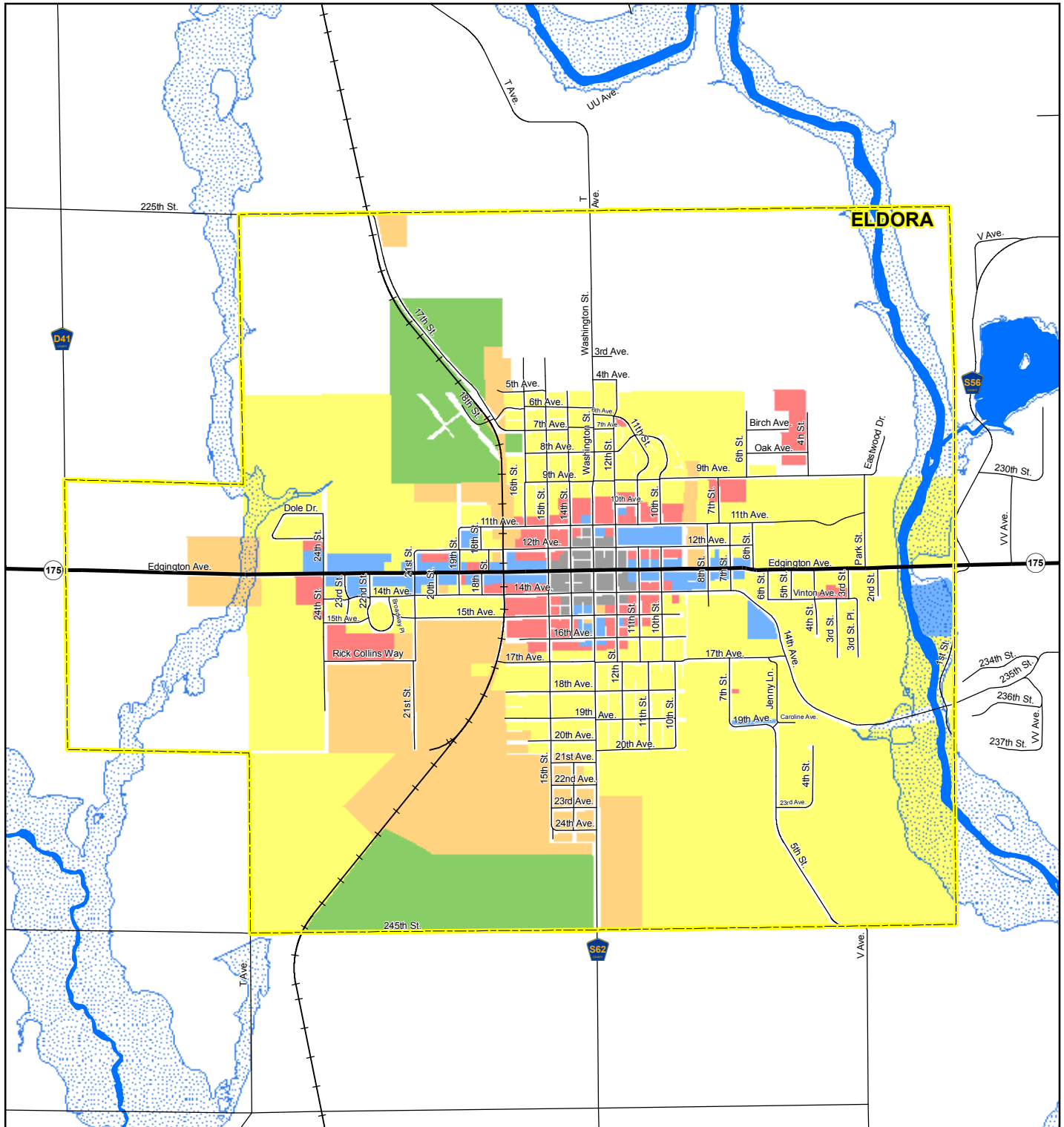




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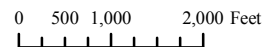
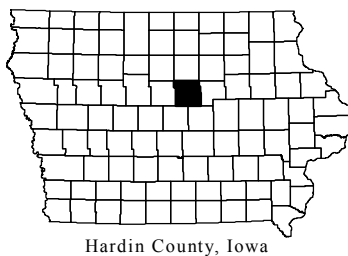
MAP 2: ZONING DISTRICTS

CITY OF ELDORA



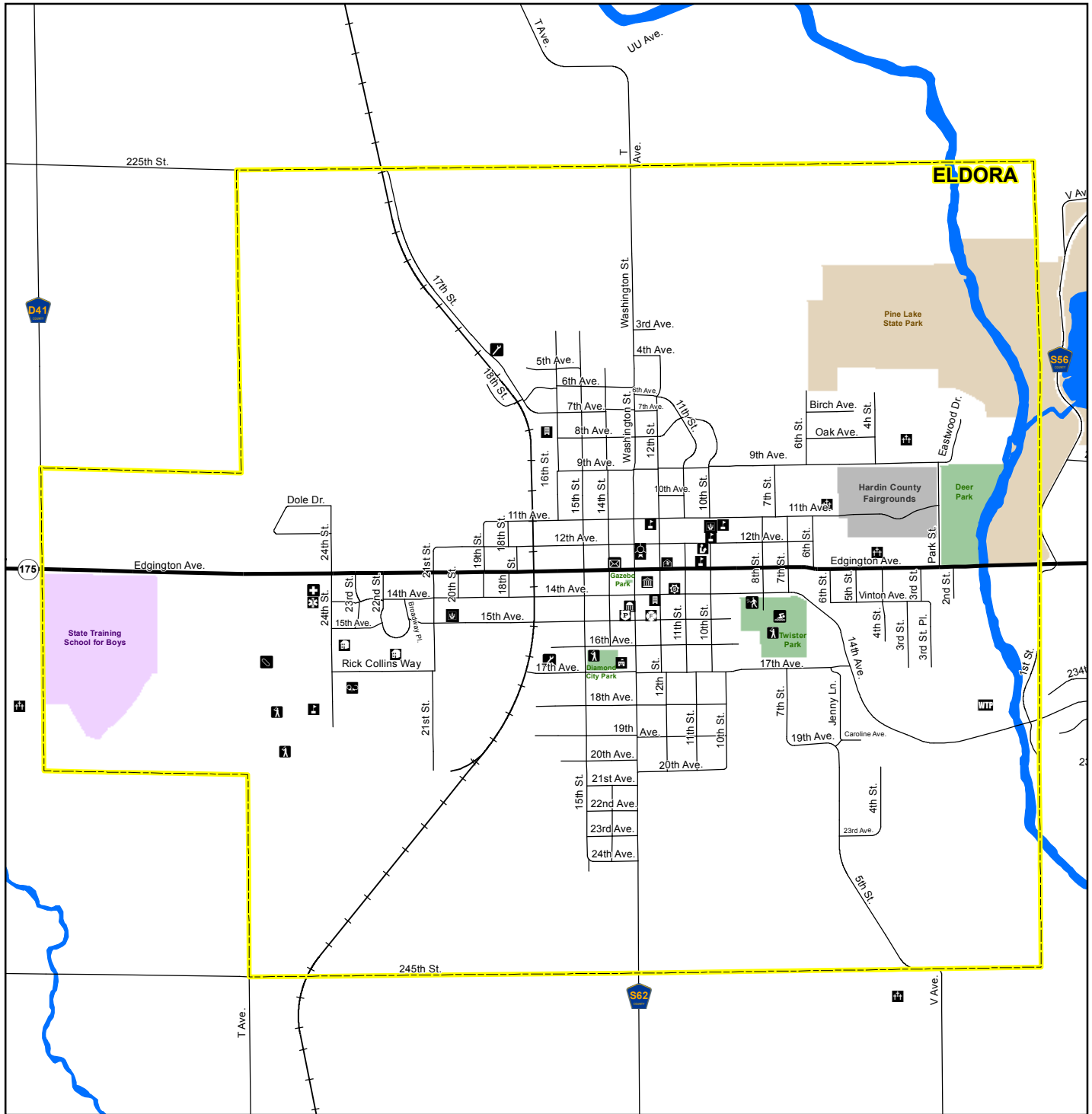
PLEASE NOTE: This map is for general reference only. The information shown here is based on the City of Eldora Official Zoning Map. Please refer to the actual City of Eldora Zoning Ordinance for detailed zoning information.

Legend	
Zoning Districts	
R-1 Single Family Residence	Flood Boundary Overlay District
R-2 One and Two Family Residence	Corporate Limits
R-3 Multi-Family Residence	Federal or State Highway
C-1 Light Commercial	Local Road
C-2 Heavy Commercial	Railroad
M-1 Light Industrial	Water
M-2 Heavy Industrial	




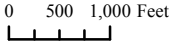
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MAP 3: STREET MAP CITY OF ELDORA

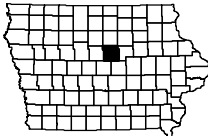


PLEASE NOTE: This map is for general reference only. More detailed information and maps are available in city offices.

Legend			
Ambulatory Services	Fire Station	Police Station	Corporate Limits
American Legion	Football Field	Post Office	City Park
Sports Field	Garage	Public Building	Pine Lake State Park
Bowling Alley	Law Enforcement Center	Retirement Facility	State Training School for Boys
Childcare Facility	Library	School	County Fairgrounds
City Hall	Medical Facility	Dorothy's Senior Center	Federal or State Highway
County Courthouse	Movie Theater	Tennis Courts	Local Road
Central Iowa Juvenile Detention Center	Municipal Pool	Water Treatment Facility	Railroad
		Cemetery	Water

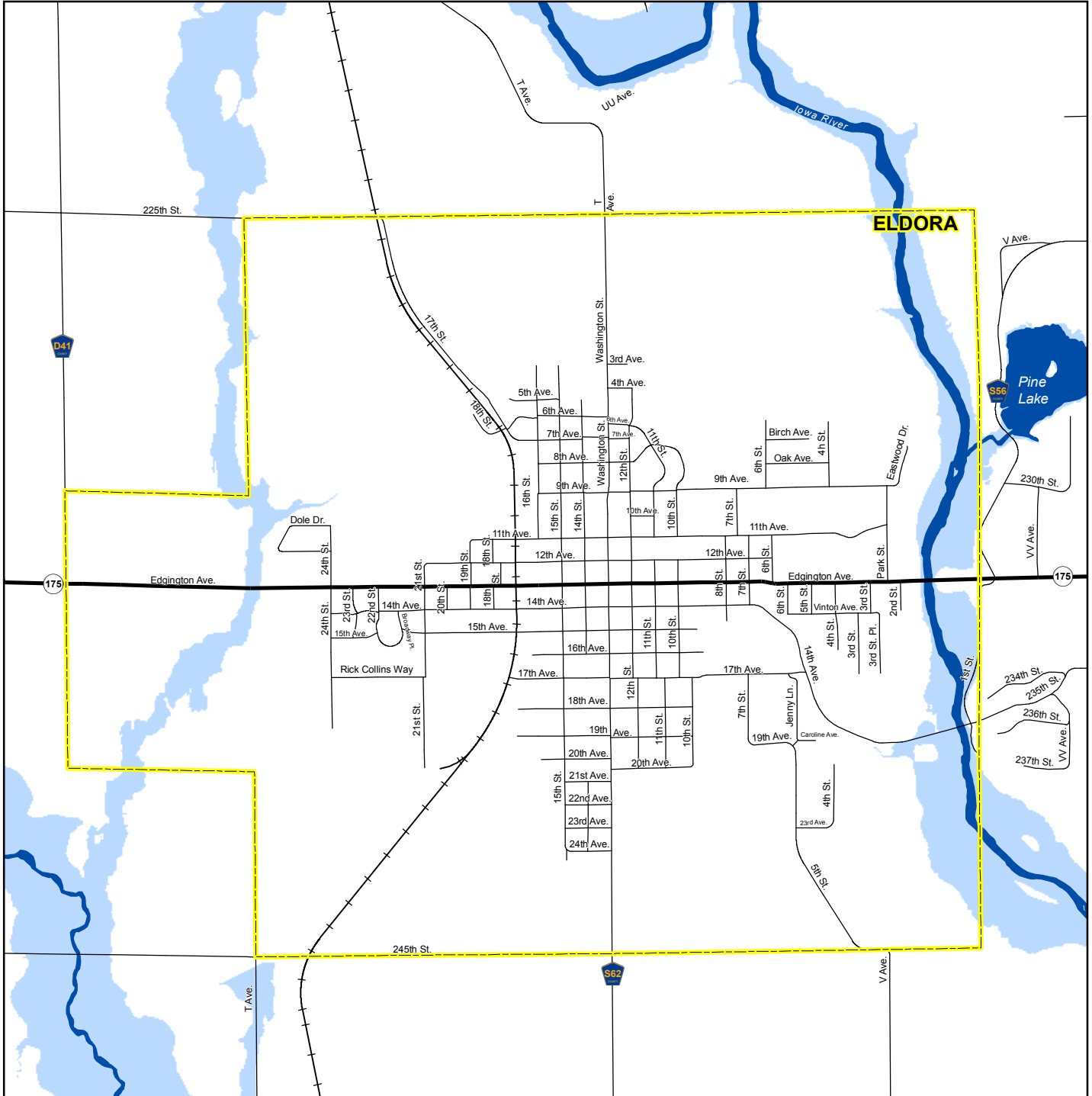



Hardin County, Iowa



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


MAP 4: FLOOD HAZARD BOUNDARY CITY OF ELDORA

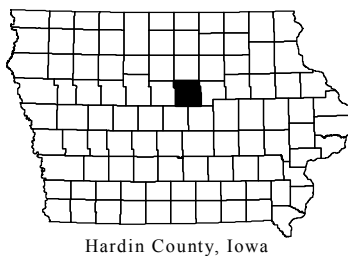



* SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. Areas of Special Flood Hazard include Zone A, which has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

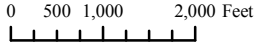
PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.

Legend

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

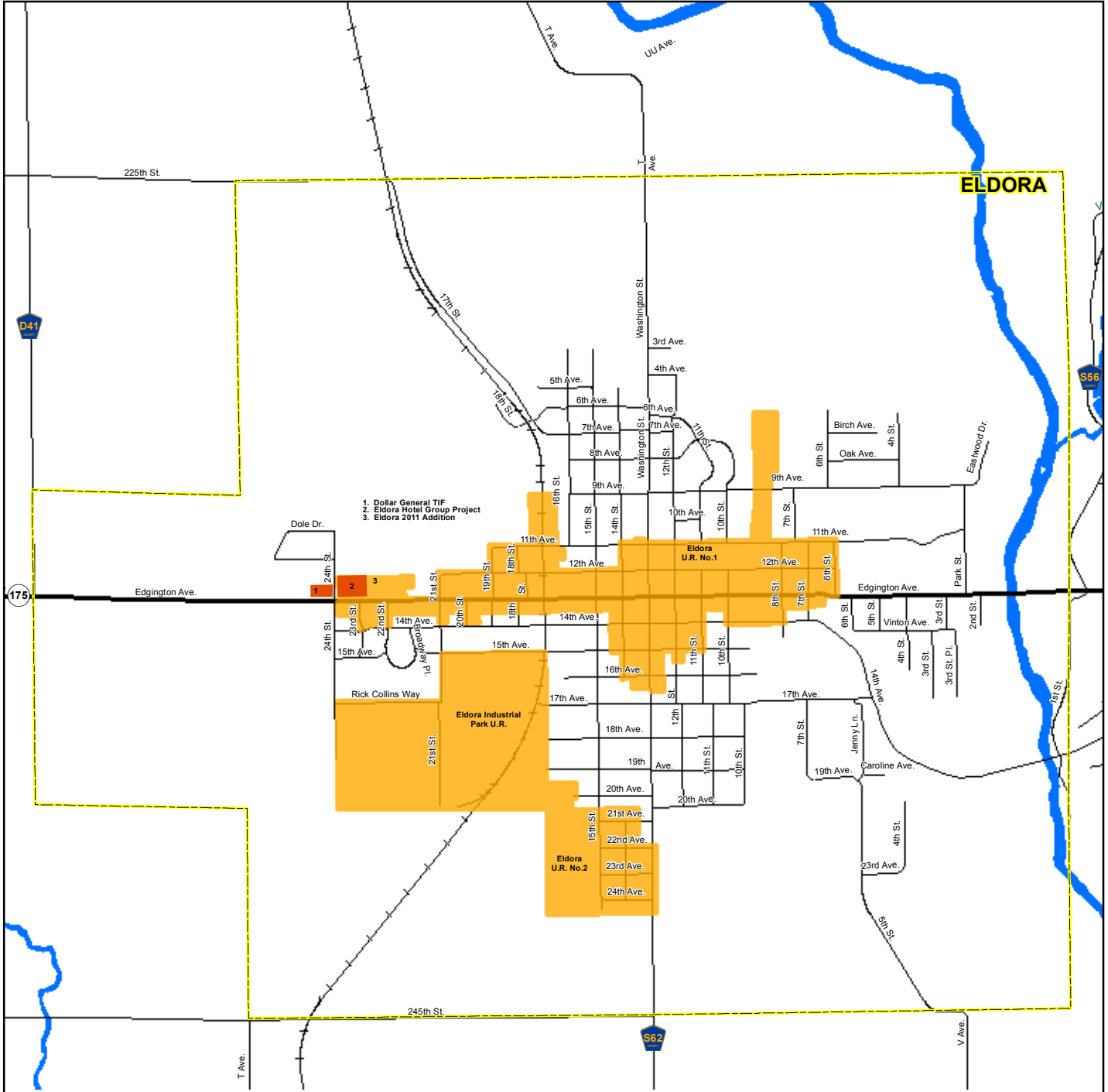






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MAP 5: TIF & URBAN RENEWAL DISTRICTS CITY OF ELDORA










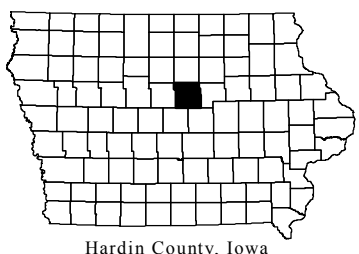
1. Dolar General TIF
 2. Eldora Hotel Group Project
 3. Eldora 2011 Addition


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

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

Legend

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

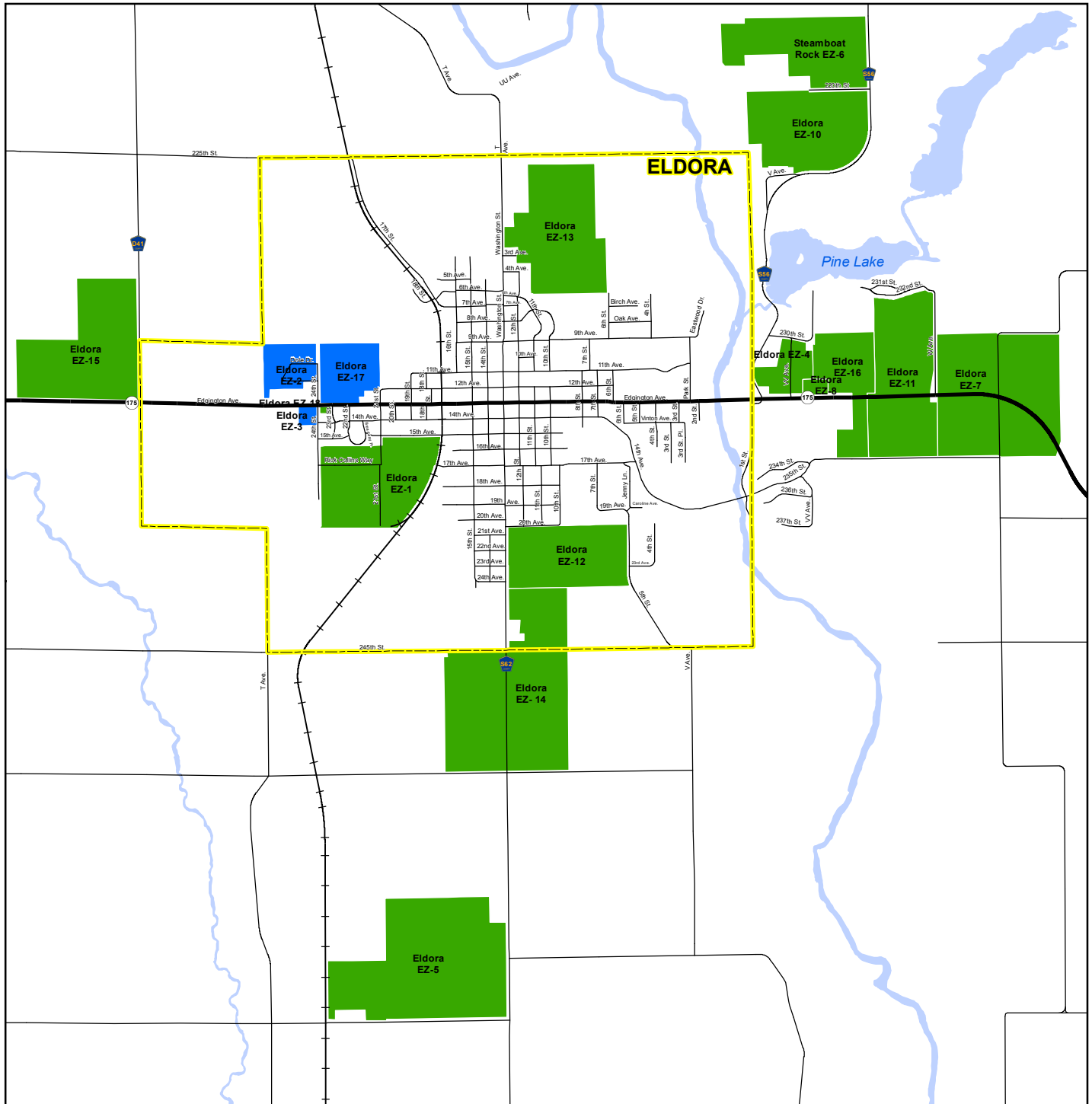




0 1,000 2,000 Feet

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MAP 6: ENTERPRISE ZONES CITY OF ELDORA

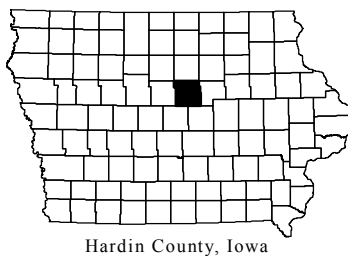



* Enterprise Zones are designed to stimulate development by targeting economically distressed areas in Iowa. The goal of the program is to revitalize these areas and make them competitive with other locations throughout the state. Businesses locating or expanding in an established Enterprise Zone may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

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

Legend

	Business Enterprise Zone *		Federal or State Highway
	Housing Enterprise Zone *		Local Road
	Corporate Limits		Railroad
			Water



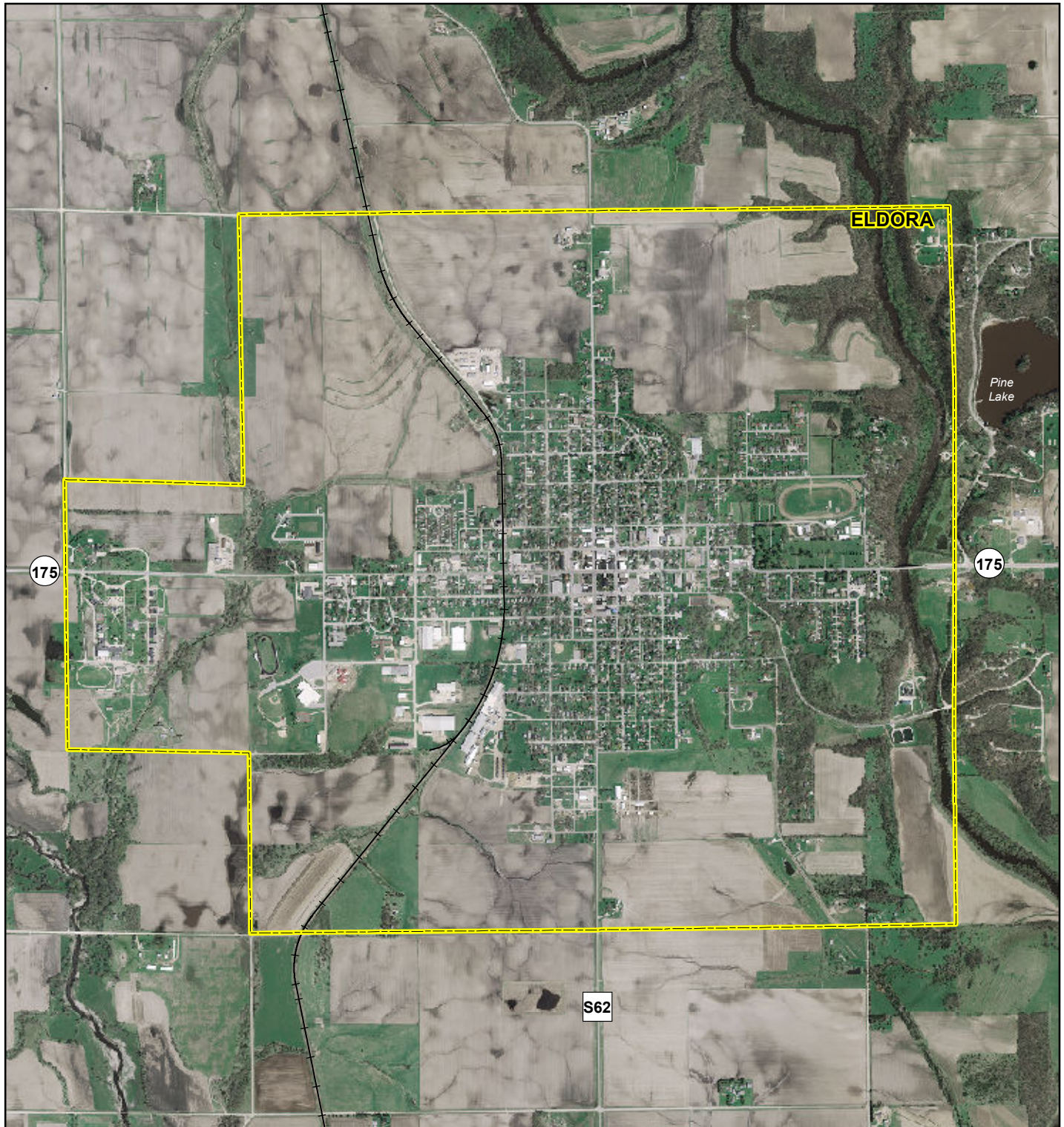


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MAP 7: AERIAL PHOTOGRAPHY

CITY OF ELDORA

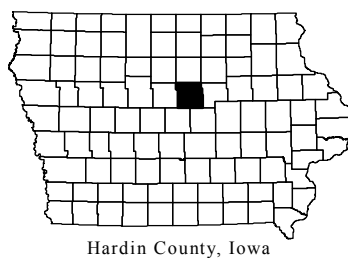



PLEASE NOTE: This map is for general reference only. More detailed information and maps are available at city offices.

Legend

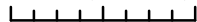
 Corporate Limits

Aerial photography was flown by Hardin County in May 2008.





0 500 1,000 2,000 Feet



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