

Anthon, Iowa Comprehensive Plan

JUNE 2020

Funding provided by Woodbury County

RESOLUTION NO. 2020-06-487

RESOLUTION APPROVING THE ANTHON, IOWA COMPREHENSIVE PLAN

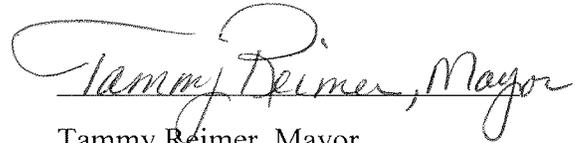
WHEREAS, Anthon residents and community members have provided detailed feedback on matters related to the future growth and prosperity of the Anthon community through a community input process; **AND**

WHEREAS, the City Council has discussed the comprehensive plan; **AND**

WHEREAS, the City Council has determined that the Comprehensive Plan meets the goals of providing a legal basis for land use regulation by analyzing existing conditions and developing growth goals and presenting a unified and compelling vision for the community which includes specific actions necessary to fulfill that vision.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Anthon, Iowa, that the Anthon Comprehensive Plan Update is hereby adopted.

Passed and approved this 8th day of June 2020.



Tammy Reimer, Mayor

ATTEST:

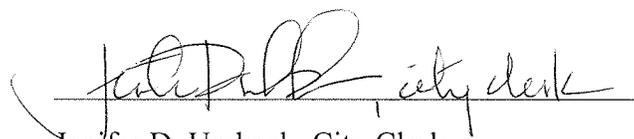


Jennifer Umbach, City Clerk

SEAL

CLERK'S CERTIFICATE

I hereby certify that the above is a true and correct copy of the resolution duly adopted by the City Council of Anthon, Iowa, on the 8th day of June 2020. I further certify that Umbach moved for adoption of said resolution and that Boggs seconded said motion.



Jennifer D. Umbach, City Clerk

ACKNOWLEDGEMENTS

The City of Anthon partnered with Woodbury County to facilitate the completion of this Comprehensive Plan. The process included public input sessions and meetings with elected officials and staff.

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Tammy Reimer

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The Anthon Comprehensive Plan has been developed to provide assistance to the City of Anthon and Woodbury County officials to gain a better understanding of the current resources, needs, and challenges facing the City as they move into the future. The data provided here is a sample size of the data available and while certainly more data could be easily obtained it was a goal of the project to not repeat a lot of information available in other formats but to rather present data that can be beneficial to City staff and leadership in understanding the perspective of their community.

While slightly tucked away eight miles south of Correctionville and HWY 20 Anthon is a potential gem and could be a great location for residential growth. Location is important but not the only element to consider and easy access to State highways is a benefit.

As in many cases there are certain challenges that exist in Anthon, including the existence of a significant floodplain area that limits growth and HWY 31 which divides the City into two sections. The key's for good community stabilization and growth is to unite citizens behind common goals and making incremental improvements.

There are objectives outlined within this plan that have a relatively low cost to implement and that the City may have already started working toward. These objectives will help to create a sense of community for residents and visitors to the City. We certainly encourage open communication with citizens as well as the marketing of the community to potential visitors and residents. Marketing should incorporate a variety of methods and should target individuals and groups that can lead to tourism and new residents within the community. The City should communicate, on an annual basis, to their residents the plan, as outlined here, the achievements, setbacks, and realignment of objectives.

Anthon is certainly a residential first community, but the general condition of the existing housing stock and the financial capacity of the City may place it at an opportune time to take advantage of current conditions to take risks that lead to growth.

The City should conduct an annual review of this document to ensure that their objectives are still valid and prioritized correctly. During that review the City can remove objectives that are no longer valid and add new objectives that have come up over the past twelve months. Additional planning may be of benefit to the City, especially the development of a five-year capital improvement plan that is based on available resources. This would be a good secondary step after the adoption of this Plan.

The Vision for the City of Anthon is:



To Become A Regional Destination for Families Based On A High Quality of Living

To achieve the Vision the Community Goals are:

1. Grow Community Involvement
2. Maintain and Enhance Public Infrastructure
3. Encourage Housing Growth, Diversity, and Maintenance
4. Improve Recreational Amenities and Options
5. Encourage Commercial Growth

The following objectives have been identified and prioritized by the Anthon City Council:

Short Term Objectives (Typically 1-4 Years)

- Apply for a Community Development Block Grant for Housing Rehabilitation (Goal 3)
- Utilize Western Iowa Community Improvement Regional Housing Trust Fund (Goal 3)
- Continue Enforcement of Property Maintenance and Nuisance Abatement Issues (Goal 3)
- Inspect Sanitary Sewer Lines to Determine Current Conditions and Develop Plan for Repair and Maintenance (Goal 2)
- Continue Water Tower Maintenance Program (Goal 2)
- Address Corrosion Issues on the Inside and Outside of the Water Tower (Goal 2)
- Install Variable Frequency Drives on High Service Pumps (Goal 2)
- Replace Aerator, High Service Pumps, Chemical Feeds, and Control Systems at the Water Treatment Plant (Goal 2)
- Inspect and Implement Improvements to Well No. 4 Based on Recommendations and Findings from Inspection (Goal 2)
- Work with Property Owners to Rehabilitate Downtown Buildings and Encourage Small Businesses (Goal 5)
- Attract New Business to Downtown and Encourage Growth of Existing Businesses (Goal 5)
- Support Development of Equestrian Center (Goal 4 & 5)
- Reconstruct Roads as Needed (Goal 2)
- Start a Summer Movies in the Park Activity (Goal 1 & 4)
- Enforce Pet Registration Laws (Goal 2)
- Develop Community Marketing Campaign (Goal 3 & 4)
- Continue to Use and Increase Use of Social Media (Goal 1)
- Continue to Develop the City's Web Page (Goal 1)
- Utilize the PEG Cable TV Channel for Community News (Goal 1)

Intermediate Term Objectives (Typically 5-10 Years)

- Start a Community Betterment Award Program (Goal 1 & 3)
- Encourage Infill Development (Goal 3)
- Partner with Woodbury County Regarding Homebase Iowa Program (Goal 3)
- Develop a Tax Abatement Plan (Urban Revitalization) (Goal 3)
- Utilize Urban Renewal to Partner with Developer for a New Housing Sub-division (Goal 3)
- Perform Drainage Study for Entire Community (Goal 2)
- Implement GIS Mapping for All Utilities (Goal 2)
- Grout Gap at the Base of the Ground Storage Tank (Goal 2)
- Continue Phase Out of Overhead Electrical Service Throughout Town (Goal 2)
- Develop Regional Campground Attraction with Related Park Amenities and Trails (Goal 4)
- Develop Community Gardens (Goal 1 & 4)
- Annexation of Potential Growth Areas (Goal 3 & 5)
- Bring Sidewalks within ADA Compliance (Goal 2)
- Complete a Pavement Management Plan (Goal 2)
- Sponsor a National Night Out Event (Goal 1)
- Develop an Anthon Farmer's Market Event (Goal 1)
- Create a Youth Day Camp Centered on Community Volunteerism and Participation (Goal 1)

Long Term Objectives (Typically 11-30 Years)

- Install Storm Water System Throughout the Community (Goal 2)
- Implement Projects Removing Cross Connections and Grouting of Service Lines and Manholes (Goal 2)
- Install 6-inch Water Main in All Remaining Locations Where Existing Pipes are Under 6-inches (Goal 2)
- Work with Woodbury County and Oto to Develop a Trail Between Little Sioux Park and the cities of Anthon and Oto (Goal 4)
- Install Sidewalks Through Neighborhoods to Complete Pathways (Goal 2)

It has been our pleasure to work with City staff, and the elected officials of Anthon on the development of this plan. We are happy to provide any additional feedback or information that the City may need as it considers the implementation of objectives outlined in this Plan.

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CHAPTER 2 – INTRODUCTION & PLANNING FRAMEWORK



2.01 Introduction

2.02 Past Plans and Studies

2.03 Planning Process

2.04 Comparable Communities

2.05 Iowa Smart Planning Principals

2.06 Concepts and Cost Projections

2.07 Community History

2.01 INTRODUCTION

A comprehensive plan is a planning tool that is intended to provide perspective on the makeup of a community while providing a set of planning goals for how the community could move forward. Generally, the goals are based on input from the community and discussions amongst elected and appointed City officials. The plan should not be viewed as a stagnate document but rather as something that should be regularly updated.

The information presented within this document is based on the data available and what was determined to be of some value in considering a view of the community. Even for small communities there is typically a lot of data available from both public and private sources. Some private sources of data are not willing to provide the data for public consumption. The reader should keep in mind that the data presented here is a minor fraction of the data available.

The purpose of the comprehensive plan is to provide elected officials with guidance and direction on moving their community forward based on an intensive planning process. While it provides guidance, it should not be seen as a set of rigid guidelines but rather as a set of objectives that can change as the community and available resources change. This is why it is highly recommended that cities plan to spend time, at least annually, reviewing and updating their plan.

We have attempted to provide known resources within the various chapters of this plan in an effort to assist elected and appointed officials in researching potential ways to help achieve the goals and objectives outlined in the plan. These resources can change and may or may not have funds available at the time the City works on a project. It would be recommended that the City begin researching these resources early in the process of developing a project. It may also be advisable for a City to consult with either a private planning firm, such as the City's consulting engineer, or a firm such as Simmering-Cory or a public firm such as a council of governments to assist them in researching, applying for, and administering certain grant type programs.

2.02 PAST PLANS AND STUDIES

Preceding this Plan, the City had conducted previous studies and plans used by local officials to communicate, with the public, the goals and objectives of the City for the short and long-term future of the community.

- 2016 Rural Woodbury County Economic Development Needs Assessment Survey
- Anthon City Code
- Various Annual City Budgets by Mayor, Council, and Staff
- Woodbury County Hazard Mitigation Plan
- Anthon West Urban Renewal Plan

2.03 PLANNING PROCESS

In 2016 Woodbury County through the Woodbury County Rural Economic Development Office solicited proposals from qualified companies to assist the County and eleven rural Woodbury County cities in the development of Comprehensive Plans. Simmering-Cory was selected by Woodbury County to facilitate these plans.

In 2017 the City of Anthon began the process of developing their Comprehensive Plan utilizing a planning process facilitated by Simmering-Cory staff with assistance from elected officials and City staff. Simmering-Cory was assisted in the development of the Plan by I&S Group.

The planning process started with a kick-off meeting with City Council members, City staff, the project engineer, and project consultant (Project Team). The Project Team interviewed City staff and elected officials to obtain information regarding the various key components of the community including public infrastructure, City ordinances and regulations, City facilities and staffing levels, and community needs.

Following the kickoff meeting the project consultant conducted a community visioning session where residents were invited to come provide input on what the City's strengths and weaknesses were as well as what they saw as goals for the future. This input was then used by the consultant to work with City staff and elected officials to develop a series of potential objectives, a future land use map, and concept drawings.

The objectives were refined by the City Council over a series of meetings and finally prioritized. Following the development of a prioritized list of objectives a second public session was held to allow residents to view concept drawings and the prioritized list of objectives while providing any additional feedback to elected officials and the consultant.

This document summarizes that process and the elements of the input received as well as the prioritized objectives for the City moving forward. This document also provides some potential resources and tools that the City may use to implement or to help achieve the objectives prioritized within this plan.

2.04 COMPARABLE COMMUNITIES

The desire to compare everything is human nature. Use of comparable cities, in this case, can help lead to a better understanding of the current situation and provide some assistance in finding solutions to similar challenges faced by the comparable group. For example, many times, we see communities, or members of a community, compare their current situation with that of other communities. Common examples include comparing utility rates, housing growth, tax values, and laws and regulations to solve common issues. In this way, we have provided the use of some comparison information within this Comprehensive Plan. The intent is to provide the City with further analysis of how the City of Anthon compares to cities of similar size and character.

The reader should note that no comparison is exact and that there can be many reasons to use one city as a comparable and just as many reasons to disqualify it as a comparable. For this plan, we have stayed with two comparable groups for the City of Anthon. Group one is a comparison based on geographic similarities, comparing the City of Anthon to the other cities within Woodbury County. The second comparable group is a group of cities first identified by similar population and then identified by proximity to a larger population center. The second set of comparable cities for the City of Anthon, as used in this plan are as follows:

CITY	Population	County
Anthon	569	Woodbury
Atalissa	306	Muscatine
Bronson	323	Woodbury
Danbury	342	Woodbury
Emerson	425	Mills
Everly	581	Clay
Floyd	328	Floyd
Granville	317	Sioux
Pierson	357	Woodbury
Salix	380	Woodbury
Sheldahl	320	Boone/Polk/Story
Union	386	Hardin

Figure 1 - Comparable Cities Listing

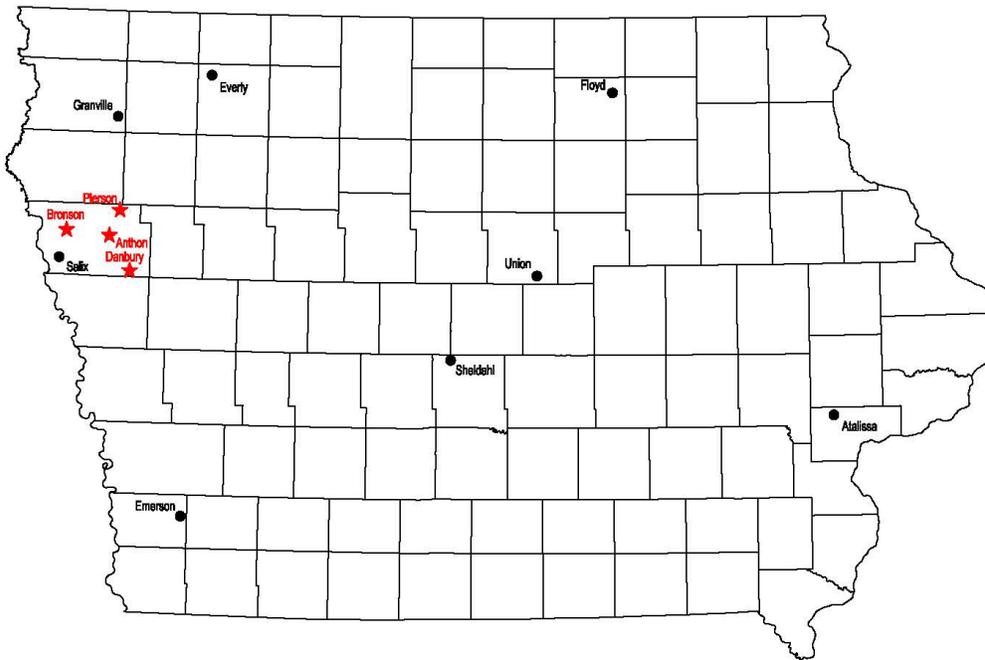


Figure 2 Map of comparable cities

As noted above, there are many reasons to agree or disagree on the comparability of the Cities. Based on our knowledge of the communities involved, we feel the selected communities can provide some level of analysis to the City of Anthon.

2.05 IOWA SMART PLANNING PRINCIPALS

The Anthon Comprehensive Plan was developed utilizing the Iowa Smart Planning principals as developed in March 2011. These principals include the following:

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 and 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 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 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 – 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 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 & 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.

The goals and objectives outlined within this plan have been built around these planning principals and efforts have been made to develop goals and objectives that adhere to the intent of these principals.

The community should strive to utilize these ten core principals as they continue to work toward the achievement of goals and objectives outlined in this plan as well as during development of future updates to their Comprehensive Plan.

2.06 CONCEPTS AND COST PROJECTIONS

In an effort to provide the City and the reader with ideas for potential future concepts we have developed some conceptual drawings and preliminary cost projections. These are provided solely to provide ideas to the community and reader and are not intended to be final drawings, fully engineered, or construction ready documents. Should the City or a private developer wish to move forward with a concept provided here they should contract with a licensed engineering firm to fully vet the concept and design the project along with creating current cost estimates based on actual designs.

Additionally, throughout this document the reader may see projections of costs, tax revenues, and other financial data. These numbers are based on the best data available to us at the time of drafting the Plan and should be recalculated and researched before making decisions. The numbers are provided to the City and the reader as examples of how the process works or how potentially the City could utilize the available tools, present at the time of drafting this document, to achieve their goals and objectives.

2.07 COMMUNITY HISTORY

Anthon was incorporated in 1890 and was at the time already a thriving town and the heaviest shipping point on the branch of the Illinois Central Railroad that ran through town. Town historians described the town then and today as an aggressive, enterprising community and provide the fact that the town installed their own electrical lighting and sanitary sewer systems in 1917. Asphalt roads followed in 1935.

Anthon is also famous for their baseball heritage including competitive teams between 1908 and 1922. The Anthon team was made up of residents and hired players, and a few players came through that ended up playing for major league teams. One of the more famous players was Lefty Williams who later played for the Chicago White Sox. Games were played around the region including in the towns of Correctionville, a big rival town, Marcus, and Le Mars, Iowa.

The first school in Anthon, Fox School, was constructed prior to the incorporation of the City and served as the school and a place of worship. Later in 1891 a new two-story building was constructed. The Anthon and Oto school districts were consolidated in 1959.

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3.01 Objectives

3.03 Financial Review

3.02 Demographic Profile

3.04 Regional Location

3.01 OBJECTIVES

To plan effectively for the future, decision makers should have a good understanding of the community, its demographics, and profile. To assist decision makers in their work the following information is provided as a profile of the community along with some analysis.

3.02 DEMOGRAPHIC PROFILE

It is important when doing any planning work to review and consider historic population trends and their impact on the future development and growth of the community. The overall population trend in Anthon was up until hitting the peak in 1940 and then a steep decline followed by a small increase between 1960 and 1970 then trending steadily downward. The 1940 Census resulted in the highest population of 770 and the last Census in 2010 recording the lowest population in the last 100 plus years at 565. Over time the population has fluctuated on either side of the 650 mark but the general trend over the past 70 years is a decreasing population

Historic Population – Anthon, Iowa											
Year	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010
Population	635	783	826	881	770	681	711	687	625	638	565

Figure 3 - Anthon, Iowa Historic Population Data

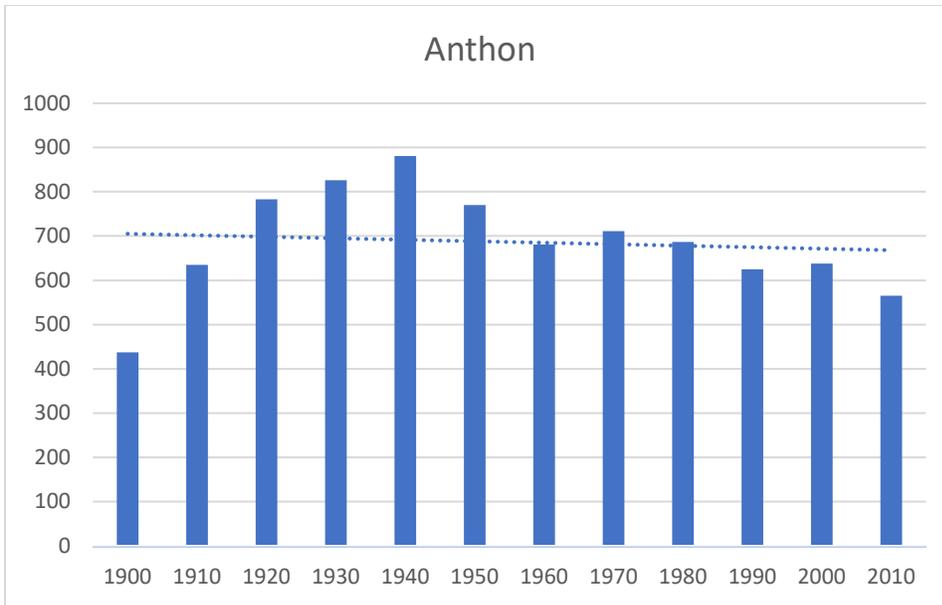


Figure 4 Anthon, Iowa Historic Population
Sources: US Census Bureau

The US Census 2018 population estimate for the City was 632, an estimated increase of 11.9%. Using a linear forecast option, the population of Anthon would appear to increase in 2020 then drop back down over the next 20 plus years to around 605 people in 2040.

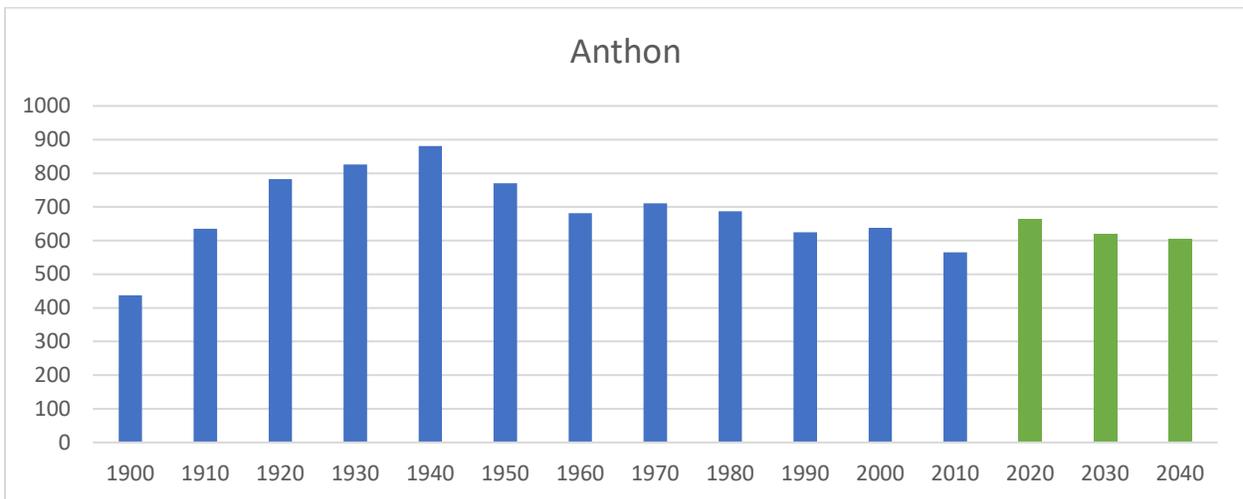


Figure 5 - Anthon Iowa Population Projection
Source: US Census Bureau

As we look at the US Census data regarding the population, in more detail, we can determine more information regarding the residents of Anthon.

The following chart shows Anthon’s population by age over the past 35 years to show a historical perspective.

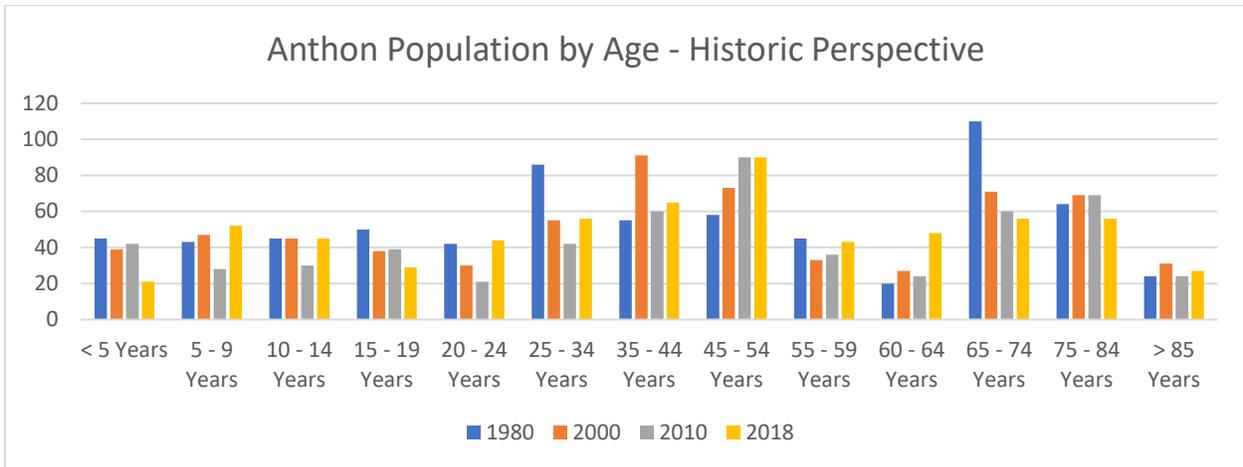


Figure 6 - Anthon, Iowa Population by Age - Historic Perspective
 Source: US Census Bureau

Based on Figure 6, Anthon’s population appears to be remaining steady in terms of average age and while the number of people under 34 years of age is decreasing, the majority of the increase is taking place in the 35 to 65. In 1980 28.82% of the City’s population was 65 years of age or older and in the latest Census estimates 21.99% of the population is over 65 years of age, potentially supporting the conclusion that the age of the population is remaining steady over the past 30-40 years. However, the population aged 14 and younger has dipped slightly from 19.36% and 18.67%. Looking at the age group between 25 and 54 years of age that population has increased between 1980 and 2018 by a little over 6% in population.

The following chart compares Anthon’s population age, as a percentage of the total population with that of Woodbury County and the State of Iowa.

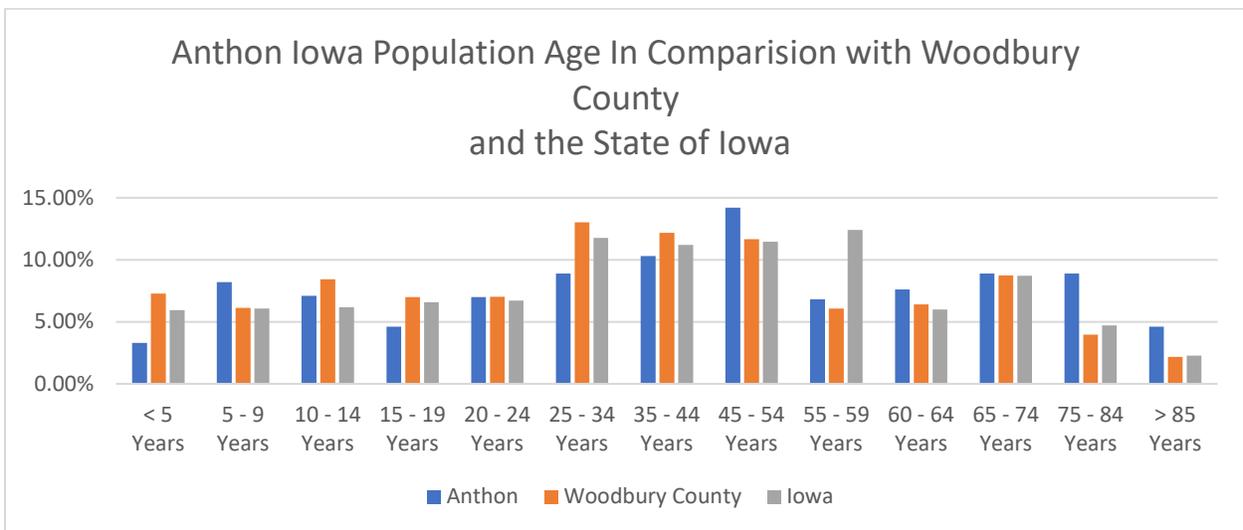


Figure 7 - Anthon, Iowa Population Age in Comparision with Woodbury County and the State of Iowa (2017)
 Source: US Census Bureau

Based on the 2018 American Community Survey data we can see that Anthon's population tends to be older than that of the county and the state. The median age data from the same data set would support that conclusion.

	Anthon, Iowa	Woodbury County	State of Iowa
Median Age	45.6 Years	35.6 Years	38.1 Years

Figure 8 - Anthon, Iowa Median Age in Comparison with Woodbury County and the State of Iowa (2018)

Sources: US Census Bureau

It may also be beneficial to look at the income of residents within the community. Two key elements of reviewing community income is the family income data and the median household income levels. The following chart shows the median household income for all the cities in Woodbury County based on the 2000 Census, and the 2016 and 2018 American Community Survey 5-Year Estimates.

	2000 Census	2012-2016 American Community Survey	2018 ACS 5-Year Estimates
Anthon	\$26,364	\$39,063	\$46,250
Bronson	\$52,727	\$60,938	\$62,188
Correctionville	\$24,615	\$39,688	\$42,063
Cushing	\$37,500	\$41,250	\$42,500
Danbury	\$33,409	\$49,250	\$50,000
Hornick	\$28,958	\$56,250	\$57,083
Lawton	\$52,917	\$68,750	\$80,125
Moville	\$42,222	\$60,769	\$64,792
Oto	\$22,857	\$36,875	N/A
Pierson	\$35,278	\$36,875	\$47,625
Salix	\$27,396	\$53,750	\$53,750
Sergeant Bluff	\$46,630	\$74,871	\$82,449
Sioux City	\$37,429	\$46,028	\$60,682
Sloan	\$38,026	\$54,659	\$62,656
Smithland	\$31,406	\$31,528	\$41,750
Woodbury County	\$38,509	\$49,010	\$61,516

Figure 9 Household Median Income Data Woodbury County Cities.

Source: US Census Bureau

The following chart shows the household median income levels for the group of comparable cities.

	2000 Census	2012-2016 American Community Survey	2018 ACS 5-Year Estimates
Anthon	\$26,364	\$39,063	\$46,250
Atalissa	\$31,875	\$61,625	\$70,000
Bronson	\$52,727	\$60,938	\$62,188
Danbury	\$33,409	\$49,250	\$50,000
Emerson	\$31,583	\$52,014	\$54,844
Everly	\$35,278	\$56,563	\$43,333
Floyd	\$35,096	\$50,417	\$56,875
Granville	\$33,000	\$58,125	\$56,094
Pierson	\$35,278	\$36,875	\$47,625
Salix	\$27,396	\$53,750	\$53,750
Sheldahl	\$48,393	\$60,481	\$71,250
Union	\$34,792	\$42,813	\$46,250

Figure 10 Median Household Income for Comparable Cities.

Source: US Census Bureau

Based on the two tables above, Anthon has seen about a 75.4% growth in household income since the 2000 Census. Within Woodbury County, Anthon's median income is in the lower third of the cities. In the comparable group Anthon's median income is at the bottom of the cities both in 2000 and with the most current estimates. While the median income is increasing residents of the City are not catching up to then average of other cities within the comparable group.

An additional perspective can be obtained by looking at the household incomes of residents by income range.

	% of Households in the 2000 Census	% of Households in the 2012-2016 American Community Survey	2018 ACS 5-Year Estimates
Less than \$10,000	12.2%	7.0%	6.3%
\$10,000 to \$14,999	13.5%	5.1%	4.6%
\$15,000 to \$24,999	22.2%	10.2%	9.3%
\$25,000 to \$34,999	14.6%	9.9%	9.3%
\$35,000 to \$49,999	18.8%	13.2%	12.6%
\$50,000 to \$74,999	11.1%	17.8%	17.5%
\$75,000 to \$99,999	4.9%	12.2%	12.5%
\$100,000 to \$149,000	0.3%	13.5%	14.6%
\$150,000 to \$199,999	1.7%	5.4%	6.3%
\$200,000 or more	0.7%	5.7%	7.0%

Figure 11 Percentage of Household Income by Range

Source: US Census Bureau

This data shows that there is a slow growth in income levels from the 2000 Census to the 2018 American Community Survey Estimates. There is a good visual shift of income moving from the lower tiers to the middle tiers over the study period.

The 2018 American Community Survey from the US Census estimates that 93% of the residents in Anthon have obtained a high school diploma or a higher degree. In 2010 the Census found that 86.5% of the population had a high school degree.

For the population 25 years and older the Census data shows the following educational achievements for residents of Anthon:

	2000 Census	2010 Census	2018 ACS Estimates
Less than 9th Grade	12.1%	4.3%	0.5%
9th to 12th Grade (no diploma)	9.6%	9.2%	6.6%
High School Graduate	43.1%	45.9%	37.0%
Some College, No Degree	5.6%	14.1%	29.5%
Associate Degree	5.6%	8.1%	10.9%
Bachelor's Degree	8.2%	10.8%	12.0%
Graduate or Professional Degree	5.6%	7.6%	3.6%

Figure 12 Education Levels Population 25 Years and Older

Source: US Census Bureau

Based on the data available the levels of educational attainment appear to increase slightly over time with the number of citizens who have not graduated from high school decreasing since 2000. However, the data shows that the number of residents in the community who have obtained a graduate or professional degree to be going down over the long term.

Finally, a quick perspective on the housing stock within the City of Anthon is provided. A more in-depth look at housing within the City is provided in Chapter 5.

The 2018 Census showed 302 housing units within the City of which 21 were identified as vacant. Of the 281 occupied units 232 were owner occupied and 49 were renter occupied. Of the owner-occupied units 92 reported that they were currently paying on a mortgage or loan while 133 were owned free and clear of any debt. The following table shows a comparison of housing data for the City of Anthon between the 2000 Census, 2010 Census, and the 2018 American Community Survey estimates.

	2000 Census	2010 Census	2018 American Community Survey Estimates
Total Housing Units	310	306	302
Vacant Housing Units	19	34	21
Owner Occupied	246	220	232
Renter Occupied	45	52	49

Figure 13 Anthon Basic Housing Data Across Three Census Surveys
Source: US Census

The following chart shows the home ownership status of the cities in Woodbury County based on the 2018 US Census Data.

	Total Housing Units	Owner Occupied	Renter Occupied	Rental %
Anthon	302	232	49	16.23%
Bronson	113	87	16	14.16%
Correctionville	411	295	38	9.25%
Cushing	116	75	19	16.38%
Danbury	176	125	31	17.61%
Hornick	109	96	6	5.50%
Lawton	403	319	60	14.89%
Moville	735	511	173	23.54%
Oto	66	27	21	31.82%
Pierson	184	111	40	21.74%
Salix	188	124	35	18.62%
Sergeant Bluff	1,796	1,347	432	24.05%
Sioux City	33,920	19,687	11,631	34.29%
Sloan	442	317	106	23.98%
Smithland	94	51	22	23.40%
Woodbury County	42,434	25,817	13,436	31.66%

Figure 14 Basic Housing Data for Anthon and Woodbury County Cities
Source: US Census Bureau

In reviewing the basic housing unit data for the City of Anthon, in comparison with the other cities within Woodbury County, they have an average amount of rental units within the City's overall housing stock. The reader may also find it helpful to see a comparison of the basic housing data for the comparable cities group. The data from the 2018 US Census for the comparable group of cities is shown in Figure 15.

	Total Housing Units	Owner Occupied	Renter Occupied	Rental %
<i>Anthon</i>	302	232	49	16.23%
<i>Atalissa</i>	132	110	16	12.12%
<i>Bronson</i>	113	87	16	14.16%
<i>Danbury</i>	176	125	31	17.61%
<i>Emerson</i>	235	147	50	21.28%
<i>Everly</i>	312	202	70	22.44%
<i>Floyd</i>	132	108	24	18.18%
<i>Granville</i>	166	113	44	26.51%
<i>Pierson</i>	184	111	40	21.74%
<i>Salix</i>	188	124	35	18.62%
<i>Sheldahl</i>	130	101	9	6.92%
<i>Union</i>	199	128	38	19.10%

Figure 15 Basic Housing Unit Data for Anthon and Comparable Group

Source: US Census Bureau

In looking at the comparable with cities of similar size, Anthon appears to be in the middle, in terms of percentage of rental units as part of their overall housing portfolio within the comparable group. Communities with high levels of rental housing tend to have a higher transient population which can, at times, challenge a community to provide services to residents and to achieve community involvement. While the City has some rental units the number of units, as a percentage, tend to be about average with both the other local government units within the County and for those cities within the comparable group.

3.03 FINANCIAL REVIEW

An important part of providing governmental services and creating a high level of quality of life within a community is based on the City's available resources including available revenues and how those revenues are used to provide services. In the limited scope of a Comprehensive Plan it is impossible to take a real in-depth review of a City's finances. However, we can review some basic data to identify some key characteristics and information to help with future planning. The comparison of data with similar communities may help identify potential avenues in which the City can make changes to help achieve the goals of the Comprehensive Plan.

Tax Levy

A major source of revenue for Iowa cities is through property taxes levied against property within their corporate limits. However, property taxes are not completely controlled by the local government. State legislation limits and controls the ability of the City to levy property taxes within their jurisdiction. These limits and controls include maximum levy limits, requirements for citizen involvement, state-controlled rollbacks, and state funded "backfill."

While taxes are an important revenue source for cities, they can also be a key metric in determining livability for a community and in the City's ability to attract new residents and businesses. Because of this it is important to look at the City's history of tax collection and consider its relationship to similar communities and its impact on current objectives and future goals of the City.

Property Tax System Overview

For those readers of this document that may not have a good background understanding of the City property tax system the following brief description is provided.

Cities in Iowa have the ability to implement a number of individual tax levies including the following key levies:

General Fund Levy – This is the primary property tax levy utilized by all cities in Iowa. It is capped at \$8.10 per thousand dollars of taxable value by State law.

Emergency Levy – This levy is available to cities who have maximized the General Fund Levy at \$8.10 and can be used for General Fund expenses. This levy is capped by State law at \$0.27 per thousand dollars of taxable value.

Ag Land Levy – The Ag Land Levy is similar to the General Fund Levy and is used to tax agricultural land within the City's corporate limits. State law limits this levy to \$3.00375 per thousand dollars of assessed value.

Trust and Agency Levy – The *Code of Iowa* includes an additional levy for cities to cover the cost of employee benefits including retirement plans, FICA, and other costs related to benefits and taxes paid for employment services. This levy is not capped provided the funds are used for the authorized purpose.

For budget years beginning on or after July 1, 2020, the council will be required to adopt a resolution establishing the total maximum property tax dollars that may be certified for levy. The maximum property tax dollars is equal to 102% of last year's budget for the general fund, emergency, and trust and agency levies. The City can exceed the 2% growth with a two-thirds majority vote of the Council. The ability to exceed the 2% is still limited by the General Fund Levy (\$8.10), the Emergency Levy (\$0.27), and any other caps identified in Chapter 384 of the *Code of Iowa*.

In addition to the above levies the State allows for a series of other levies that Cities can use to achieve the desired results of the citizens within their community. Some of these levies would require a vote of the citizens in order to implement the levy. Some of the levies are specific to the way the taxes raised can be used. As an example, the *Code of Iowa* allows for a levy to support a public library (*Code of Iowa* Section 384.12(20)). Clearly, not all of the state authorized levies are reasonable for some cities to implement.

The following chart shows a history of tax levies used by the City of Anthon and the revenues generated by those levies.

	FY 2012 – 2013	FY 2013 – 2014	FY 2014 – 2015	FY 2015 – 2016	FY 2016 – 2017	FY 2017 – 2018	FY 2018 – 2019	FY 2019 – 2020
General Fund Levy	\$8.10	\$8.10	\$8.10	\$8.10	\$8.10	\$8.10	\$8.10	\$8.10
Tort Levy	\$0	\$0.65	\$0.93	\$0.89	\$0.78	\$0.77	\$0.78	\$0.82
Emergency Levy	\$0	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27	\$0.27
Trust & Agency Levy	\$0	\$1.16	\$0.71	\$0.72	\$0.63	\$0.53	\$0.38	\$0
Total Tax Levy	\$8.10	\$10.18	\$10.01	\$9.98	\$9.78	\$9.67	\$9.53	\$9.19
Ag Land Levy	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375	\$3.00375
General Fund Revenue	\$88,060	\$92,440	\$90,898	\$91,705	\$103,482	\$105,826	\$103,393	\$102,827
Tort Levy Revenue	\$0	\$7,400	\$10,450	\$10,095	\$10,000	\$10,000	\$10,012	\$10,373
Emergency Levy Revenue	\$0	\$3,081	\$3,000	\$3,057	\$3,449	\$3,525	\$3,446	\$3,420
Trust & Agency Levy Revenue	\$0	\$13,219	\$8,000	\$8,116	\$8,095	\$6,871	\$4,872	\$0
Ag Land Levy Revenues	\$608	\$631	\$688	\$700	\$717	\$739	\$737	\$820
Total Tax Revenue	\$88,668	\$116,771	\$113,036	\$113,673	\$125,473	\$126,961	\$122,460	\$117,470

Figure 16 History of Tax Levy Use by Anthon

*Levy amounts are rounded to the nearest \$0.01.

While the Ag Levy doesn't provide the City with a significant amount of revenue it may be an important element as the City talks with prospective property owners in regard to bringing into the City limits agricultural land for future development purposes. Typically, ag land will see a slight decrease in taxes payable inside the City when compared to taxes paid outside of the City.

To provide an example, take the proposed parcel near the town of Anthon that is not currently in the City limits. The example is a 40 Acre parcel with a tax classification of A-Agriculture. The following chart shows a comparison of a piece of ag land in and outside of the corporate limits of Anthon.

	Outside of City Limits	Inside City Limits
Assessed Value (2018)	\$51,350	\$51,350
Taxable Value (2018)	\$27,959	\$27,959
County Extension	0.12727	0.12727
Assessor	0.49458	0.49458
County Government	9.72757	7.22786
WIT	0.90221	0.90221
School	11.00936	11.00936
Township	0.89029	0.00
City (Ag Land Levy)	0.00	3.00375
State	0.00280	0.00280
Total Levy	\$23.15408	\$22.76783
Less: Ag Land Credit	\$23.00	\$23.00
Less: Family Farm Credit	\$15.82	\$15.82
Total Taxes Paid	\$608.54	\$597.75

Figure 17 Comparison of Taxes for Ag Property In and Out of City limits.
Source: Woodbury County Assessor

A core component of the City's General Fund revenue sources is the City's Assessed and Taxable values. Assessed value is the value of the property to include both a land value as well as the value added by structures (homes, out buildings, etc.) on the property. The assessed value of the property is then reduced by the "rollback" which is issued by the State of Iowa on an annual basis to get to a taxable value for the property which is the actual value on which taxes paid by the property owner are based.

House Assessed Value		\$150,000
Rollback (55.6209%)	X	0.569180
Taxable Value	=	85,377
Combined Tax Levy	31.76850	
Taxable Value Conversion	/ 1,000	
Tax Rate per Thousand of Taxable Value	=	0.0317685
Taxes Paid (before any credits)	=	\$2,712.30

The following table shows a history of the City of Anthon's assessed value over the past eleven years for the major development classes of residential, commercial, industrial, and ag land. Cities also gain value through the taxation of utilities and railroads.

Fiscal Year	Ag Land	Residential	Commercial	Industrial	Multi-Residential	Utilities	Total
FY 2010	177,140	16,468,540	2,525,860	0	0	245,504	19,417,044
FY 2011	265,400	16,579,430	2,521,260	0	0	299,495	19,665,585
FY 2012	265,400	15,793,280	2,531,400	0	0	292,894	18,882,974
FY 2013	351,790	16,008,590	2,568,180	0	0	291,795	19,220,355
FY 2014	350,250	16,355,690	2,611,340	0	0	268,424	19,585,704
FY 2015	527,530	16,402,160	2,289,780	0	0	221,653	19,441,123
FY 2016	521,560	16,431,890	2,300,390	0	0	186,273	19,440,113
FY 2017	517,680	18,567,670	2,611,310	0	13,310	186,844	21,896,814
FY 2018	517,680	18,641,030	2,616,880	0	13,310	182,220	21,971,120
FY 2019	450,730	18,576,660	2,584,270	0	13,310	193,780	21,818,750
FY 2020	486,100	18,536,190	2,296,860	0	13,310	162,882	21,495,342

Figure 18 Assessed Values by Tax Classification

Assessed values to not account for Military Exemptions

Source: Iowa Department of Management

Beginning in FY 2017 the State of Iowa divided out larger apartment complexes into a new classification of taxable property, multi-residential. Prior to FY 2017 those properties were classified as Commercial for tax purposes.

An analysis of a history of Anthon's assessed value shows a steady valuation with no significant increases or decreases over the last eleven years.

The following table shows a history of the City of Anthon's taxable value over the past eleven years.

Fiscal Year	Ag Land	Residential	Commercial	Industrial	Multi-Residential	Utilities	Total
FY 2010	175,886	7,777,310	2,521,260	0	0	286,874	10,761,330
FY 2011	175,886	7,777,310	2,521,260	0	0	286,874	10,761,330
FY 2012	183,168	7,664,447	2,531,400	0	0	280,827	10,659,842
FY 2013	202,245	8,124,653	2,568,180	0	0	278,737	11,173,995
FY 2014	209,918	8,638,531	2,611,340	0	0	253,258	11,713,047
FY 2015	228,947	8,922,799	2,175,320	0	0	210,861	11,537,927
FY 2016	233,177	9,158,061	2,070,351	0	0	170,971	11,632,530
FY 2017	238,687	10,328,429	2,350,179	0	11,480	166,925	13,095,700
FY 2018	245,895	10,614,017	2,355,192	0	10,891	158,816	13,384,901
FY 2019	245,417	10,332,483	2,325,843	0	10,481	168,019	13,082,243
FY 2020	272,859	10,550,427	2,067,174	0	9,983	133,779	13,034,222

Figure 19 Taxable Values by Tax Classification

Taxable values to not account for military exemptions

Source: Iowa Department of Management

It may also be beneficial to compare Anthon's taxable value to that of the comparable cities.

Anthon's tax value growth over the term of analysis appears to be minimal and generated by very little new construction growth but rather in general re-evaluations by the County Assessor or state mandated equalization orders.

City	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
Anthon	11,632,530	13,095,700	13,310,821	13,010,015	13,034,222
Atalissa	6,559,673	6,379,836	6,469,804	6,023,123	6,221,345
Bronson	6,542,534	7,353,535	7,497,645	7,390,461	7,694,124
Danbury	9,494,168	10,399,079	10,760,791	10,792,678	11,213,602
Emerson	10,066,611	10,070,699	9,577,665	10,133,679	10,417,045
Everly	16,300,330	17,151,550	17,459,005	17,533,582	17,746,232
Floyd	8,749,024	8,754,904	9,213,099	14,150,767	14,626,846
Granville	9,086,062	9,874,109	9,963,564	10,289,156	10,526,013
Pierson	6,395,343	7,568,996	7,856,528	7,794,429	7,872,397
Salix	9,305,203	9,881,352	10,249,252	10,132,359	10,375,071
Sheldahl	8,273,387	8,321,290	8,771,136	9,005,697	10,016,467
Union	8,909,217	9,709,644	9,880,634	10,171,957	10,305,477

Figure 20 Taxable Values in Comparable Cities

Taxable values to not account for military exemptions

Source: Iowa Department of Management

The history of taxes levied on property in Anthon, as shown in Figure 20 above, are similar to many of the comparable communities. One of the comparable communities has shown some significant growth in the five-year period and one has shown a regression. Two key elements that come from this analysis is that Anthon's growth in taxable values has trended steady over the last four years like many of the comparable communities and Anthon's taxable value is the third highest of all the comparable cities.

The following table shows a four-year history of the tax levy for all of the cities in Woodbury County for FYs 2017, 2018, 2019 and FY 2020.

	FY 2017 City Tax Levy*	FY 2018 City Tax Levy*	FY 2019 City Tax Levy*	FY 2020 City Tax Levy*
Anthon	12.28859	12.16432	12.10095	11.76554
Bronson	10.04590	9.45491	9.34513	9.16197
Correctionville	16.89206	16.87790	16.96071	16.82762
Cushing	14.01625	13.87949	13.91032	13.87893
Danbury	7.05948	6.20600	6.19750	6.18247
Hornick	8.10	9.81885	9.84070	9.81985
Lawton	8.10	8.10	8.10	8.10
Moville	8.79550	10.05707	9.43503	9.37031
Oto	13.44203	13.16232	8.10	8.10
Pierson	18.23155	17.90852	18.08676	18.02080
Salix	8.10	8.33470	8.37	8.37
Sergeant Bluff	12.60060	12.38638	12.38638	12.99638
Sioux City	16.06708	15.77081	16.07070	15.68010
Sloan	8.10	8.10	8.10	8.10
Smithland	13.05062	13.07479	16.42754	18.16746

Figure 21 Four-year History of City Tax Levies Woodbury Co. Cities

*Tax rates shown as per 1,000 of taxable value

The following table compares a four-year history of tax levies for the City of Anthon to the other cities in the comparable group.

	FY 2017 City Tax Levy*	FY 2018 City Tax Levy*	FY 2019 City Tax Levy*	FY 2020 City Tax Levy*
Anthon	12.28859	12.16432	12.10095	11.76554
Atalissa	7.51806	7.64253	8.10	8.10
Bronson	10.04590	9.45491	9.34513	9.16197
Danbury	7.05948	6.20600	6.19750	6.18247
Emerson	11.31634	12.01435	11.20290	10.55607
Everly	11.86241	12.94637	12.45625	10.70077
Floyd	11.60898	11.62096	8.18057	8.95075
Granville	8.93012	10.02990	10.96387	10.64952
Pierson	18.23155	17.90852	18.08676	10.02080
Salix	8.10	8.33470	8.37	8.37
Sheldahl	2.81905	2.99190	6.07014	6.27264
Union	10.64774	10.12694	10.22269	10.19902

Figure 22 Four-year History of Tax Levy Rates Comparable Cities.

*Tax rates shown as per 1,000 of taxable value

Within the comparable cities data, Anthon maintains one of the higher tax levy rates for FY 2020 and is in the middle of the combined tax levy rates within Woodbury County.

Since the City's tax levy is only a portion of the total taxes paid on property it is also beneficial to look at the combined levy for the cities in Woodbury County. The combined levy takes into account the County, school district, and other taxing entities' levies.

	FY 2020 Combined Tax Levy
Danbury	27.03237
Sloan	27.53245
Salix	27.80245
Oto	27.86408
Hornick	29.25230
Moville	29.56628
Anthon	31.52962
Sergeant Bluff	31.64307
Lawton	32.40465
Bronson	33.46662
Cushing	34.86021
Smithland	37.59991
Correctionville	37.80890
Pierson	38.80519
Sioux City	39.91965

Figure 23 Woodbury County Iowa Combined Tax Levy Rates

Anthon's tax rate when comparing to the City tax levy of the comparable groups (Figure 21 and 22) is one of the higher rates. In the comparable group that includes cities outside of Woodbury County, Anthon has the highest tax rate. When looking at the combined tax levy for all cities in the County, Anthon's rate is in the middle. It should be noted that the City doesn't have control over the levies imposed by the other taxing entities.

	FY 2020 Combined Tax Levy
Granville	26.68738
Danbury	27.03237
Salix	27.80245
Union	29.27853
Everly	30.39650
Floyd	30.39650
Emerson	31.11169
Anthon	31.52962
Atalissa	32.93635
Bronson	33.46662
Sheldahl	36.29330
Pierson	38.80519

Figure 24 Comparable Group Tax Levy Comparison

Within the comparable cities data, Anthon maintains one of the higher levy rates for FY 2020.

The following chart shows the impact of that combined levy on a couple of sample properties in the Woodbury County comparable group and what the property owner would pay, in taxes for each City.

	Fiscal Year 2020 Estimated Taxes Before Any Credits		
	Residential Property	Residential Property	Commercial Property
Assessed Value	100,000.00	175,000.00	150,000.00
Rollback	56.9180%	56.9180%	90.00%
Taxable Value	\$56,918	\$99,607	\$135,000
Anthon	\$1,794.60	\$3,140.57	\$4,256.50
Bronson	\$1,904.83	\$3,333.47	\$4,517.94
Correctionville	\$2,152.01	\$3,766.03	\$5,104.20
Cushing	\$1,984.17	\$3,472.32	\$4,706.13
Danbury	\$1,538.63	\$2,692.61	\$3,649.37
Hornick	\$1,664.98	\$2,913.73	\$3,949.06
Lawton	\$1,844.41	\$3,227.73	\$4,374.63
Moville	\$1,682.85	\$2,945.01	\$3,991.45
Oto	\$1,585.97	\$2,775.46	\$3,761.65
Pierson	\$2,208.71	\$3,865.27	\$5,238.70
Salix	\$1,582.46	\$2,769.32	\$3,756.33
Sergeant Bluff	\$1,801.06	\$3,151.87	\$4,271.81
Sioux City	\$2,272.15	\$3,976.28	\$5,389.15
Sloan	\$1,567.09	\$2,742.42	\$3,716.88
Smithland	\$2,140.11	\$3,745.21	\$5,075.99

Figure 245 Comparable Taxes Paid by City

Similarly, the City can look at the combined tax levy rates and taxes due on sample properties within the other comparable Iowa cities group.

	Fiscal Year 2020 Estimated Taxes Before Any Credits		
	Residential Property	Residential Property	Commercial Property
Assessed Value	100,000.00	175,000.00	150,000.00
Rollback	56.9180%	63.9180%	90.00%
Taxable Value	\$56,918	\$99,607	\$135,000
Anthon	\$1,794.60	\$3,140.57	\$4,256.50
Atalissa	\$1,874.67	\$3,280.69	\$4,446.41
Bronson	\$1,904.83	\$3,333.47	\$4,517.94
Danbury	\$1,538.63	\$2,692.61	\$3,649.37
Emerson	\$1,770.82	\$3,098.94	\$4,200.08
Everly	\$1,498.43	\$2,622.27	\$3,554.03
Floyd	\$1,730.11	\$3,027.70	\$4,103.53
Granville	\$1,516.15	\$2,658.25	\$3,602.80
Pierson	\$2,208.71	\$3,865.27	\$5,238.70
Salix	\$1,582.46	\$2,769.32	\$3,753.33
Sheldahl	\$2,065.74	\$3,615.07	\$4,899.60
Union	\$1,666.48	\$2,916.35	\$3,952.60

Figure 25 Sample Property Taxes in Comparable Group

Within the comparable cities data, Anthon maintains one of the higher tax levy rates for FY 2020 and is in the upper tier of combined tax levy rates within Woodbury County.

A City's tax rates can affect the growth of a community. Community tax rates could be the difference for some companies and developers to invest in a community. As an example, an individual looking to develop a new home assessed at \$200,000 in comparable communities could see taxes as follows:

	Anthon	Oto	Correctionville
Assessed Value	\$200,000	\$200,000	\$200,000
Rollback (Residential)	56.9180%	56.9180%	56.9180%
Taxable Value	\$113,836	113,836	\$113,836
Combined Levy	\$31.94206/1,000	\$27.86408/1,000	\$37.80890/1,000
Taxes Paid	\$3,636	\$3,172	\$4,304

Figure 26 Impact of Tax Levy on New Home

Based on Figure 27 someone looking to develop a new home within a smaller City in Woodbury County could see an annual savings of almost \$500 per year on property taxes by developing in Oto instead of Anthon and over \$600 in annual savings by developing in Anthon instead of Correctionville.

It should be noted that the overall tax rate is a combination of multiple government institutions levies and that the City doesn't have control over all of the individual levies.

Utility Rates

One financial component that can be used in a quality of life analysis is the cost of utilities such as water, sanitary sewer, and garbage costs (combined utility costs). These costs are often used to compare communities as part of a quality of life component.

The City of Anthon provides residents with municipal services for water, sanitary sewer, and electricity and contracts with an outside provider for garbage service.

Comparing utility rates can provide some perspective on how the City is doing when compared to other groups. For comparable purposes we provide the current rates with other cities in Woodbury County as well as rates compared to those in the comparable cities group. Certainly, the circumstances including type of treatment, age of treatment system, and any needs for regulatory compliance impact the overall rates. As an example, the State of Iowa is currently working through new regulations on the discharge water from wastewater treatment plants across the state. Rates for sanitary sewer can be impacted greatly for those communities that have received new limitations and are mandated to make improvements versus those cities who have not yet received their new permit requirements.

Water Utility

Figure 28 shows the City's water rates in comparison with the rates for the other Woodbury County cities based on an average home usage of 5,000 gallons per month. Some cities bill on a quarterly basis. In those cases, the rates have been converted to monthly rates to provide for a good comparison.

	Base Rate	Per 1,000 Gallons Rate	Minimum Bill	Cost for Avg. Household*
Anthon	\$20.93	\$7.72	\$20.93	\$51.81
Bronson	\$48.00	\$1.68	\$48.00	\$49.68
Correctionville	\$19.51	\$4.32	\$19.51	\$25.36
Cushing	\$18.00	\$3.50	\$18.00	\$35.50
Danbury	\$15.00	\$7.00	\$15.00	\$50.00
Hornick	\$40.00	\$3.00	\$40.00	\$43.00
Lawton	\$20.00	\$2.65	\$20.00	\$30.60
Moville	\$11.00	\$3.25	\$11.00	\$24.00
Oto	\$40.00	\$2.50	\$40.00	\$45.00
Pierson	\$21.00	\$2.50	\$21.00	\$33.50
Salix	\$41.00	\$4.50	\$41.00	\$63.50
Sergeant Bluff	\$18.15	\$6.05	\$18.15	\$42.35
Sioux City	\$13.48	\$4.12	\$13.48	\$34.08
Sloan	\$6.50	\$2.00	\$6.50	\$14.50
Smithland	\$20.43	\$3.00	\$20.43	\$20.43

Figure 27 Water Rates in Comparison to Other Woodbury County Cities.

*Average Household figured based on 5,000 gallons monthly usage.

Sewer Utility

The following table shows the City's sanitary sewer rates in comparison with the other Woodbury County cities based on an average water usage of 5,000 gallons per home per month. As noted above some cities bill for utility services on a quarterly basis. In those cases, the rates have been converted to monthly rates to provide for a good comparison.

	Base Rate	Per 1,000 Gallon Rate	Minimum Bill	Cost for Avg. Household*
Anthon	\$13.60	\$5.01	\$13.60	\$33.68
Bronson	\$13.00	N/A	\$13.00	\$13.00
Correctionville	\$19.51	\$4.32	\$19.51	\$41.11
Cushing	\$18.00	\$0.00	\$18.00	\$18.00
Danbury	\$3.50	\$3.50	\$17.50	\$21.00
Hornick	\$14.00	\$0.00	\$14.00	\$14.00
Lawton	\$15.00	\$1.85	\$15.00	\$22.40
Moville	\$19.50	\$2.10	\$19.50	\$27.90
Oto	\$21.50	\$0.00	\$21.50	\$21.50
Pierson	\$23.50	\$2.50	\$23.50	\$36.00
Salix	\$7.00	\$2.85	\$7.00	\$21.25
Sergeant Bluff	\$7.50	\$7.75	\$7.50	\$46.25
Sioux City	\$10.95	\$5.49	\$10.95	\$31.48
Sloan	\$26.00	\$5.00	\$26.00	\$46.00
Smithland	\$53.00	\$3.00	\$53.00	\$53.00

Figure 28 Sewer Rates in Comparison with Other Woodbury County Cities.

*Average Household figured based on 5,000 gallons monthly water usage.

Average Monthly Combined Utility Cost

The combined cost of municipal utilities can impact the quality of life aspects and be a factor in families and individuals determining where to purchase a home. The following chart shows the combined costs of municipal utilities within Woodbury County. Utility rates, figured based on usage, are calculated at an average home usage of 5,000 gallons.

	Water Service	Sewer Service	Garbage	Storm Water Utility	Total Average Monthly Cost
Anthon	\$51.81	\$33.68	\$19.33	\$0.00	\$104.82
Bronson	\$49.68	\$13.00	\$12.00	\$0.00	\$74.68
Correctionville	\$25.36	\$41.11	\$20.25	\$0.00	\$86.72
Cushing	\$35.50	\$18.00	\$21.25	\$0.00	\$74.75
Danbury	\$50.00	\$21.00	\$19.61	\$0.00	\$90.61
Hornick	\$43.00	\$14.00	\$20.00	\$0.00	\$77.00
Lawton	\$30.60	\$22.40	\$18.05*	\$0.00	\$71.05
Moville	\$24.00	\$27.90	\$11.00	\$1.50	\$64.40
Oto	\$45.00	\$21.50	\$20.35	\$0.00	\$86.85
Pierson	\$33.50	\$36.00	\$20.75	\$0.00	\$90.25
Salix	\$63.50	\$21.25	\$16.55	\$0.00	\$101.30
Sergeant Bluff	\$42.35	\$46.25	\$15.00	\$2.15	\$111.80
Sloan	\$14.50	\$46.00	\$16.00	\$0.00	\$76.50
Sioux City	\$34.08	\$30.19	\$16.63	\$1.25	\$82.15
Smithland	\$20.43	\$53.00	\$12.36	\$0.00	\$85.79

Figure 29 Combined utility rates in comparison to other Woodbury County cities.

Costs based on an average water usage of 5,000 gallons per month for residential customers.

*Garbage fee includes the Seasonal Yard Waste prorated across all twelve months.

Based on the combined utility rates within the Woodbury County cities comparable group, Anthon has the second highest rate.

Reviewing rates within the immediate area provides one sample; however, it may also be beneficial to use a wider sample size for comparisons. The following chart shows the average utility rates for the City compared with the other cities in our comparable group.

	Water Service	Sewer Service	Garbage	Storm Water Utility	Total Average Monthly Cost
Anthon	\$51.81	\$33.68	\$19.33	\$0.00	\$104.82
Atalissa	\$45.55	\$44.00	\$20.00	\$0	\$109.55
Bronson	\$49.68	\$13.00	\$12.00	\$0	\$74.68
Danbury	\$50.00	\$21.00	\$19.61	\$0	\$90.61
Emerson	\$67.96	\$37.85	\$1.00	\$1.25	\$108.06
Everly	\$36.25	\$35.00	\$16.15	\$0	\$87.40
Floyd	\$46.78	\$19.00	\$6.75	\$0	\$72.53
Granville	\$42.50	\$42.50	\$17.90	\$0	\$102.90
Pierson	\$33.50	\$36.00	\$20.75	\$0	\$90.25
Salix	\$63.50	\$21.25	\$16.55	\$0	\$101.30
Sheldahl	\$17.36	\$45.50	\$9.50	\$0	\$72.36
Union	\$37.40	\$46.00	\$10.00	\$0	\$93.40

Figure 30 Combined utility rates compared with comparable cities group.

Costs based on an average water usage of 5,000 gallons per month for residential customers.

Based on a look at the comparable group from around the State, the City of Anthon's rates are the second highest of the other communities.

Bonding and Debt Service

Cities have the ability under Iowa law to issue public debt to finance public improvements. Many larger cities will effectively manage a number of debt instruments to fund a variety of capital improvement projects related to infrastructure improvements as well as quality of life improvements. Smaller cities in Iowa tend to be more geared toward not using debt except when they are faced with circumstances where they have no other choice. The smaller cities cherish lower tax levies and debt tends to have an immediate impact on the City's tax levy.

Cities have a couple of options for issuing debt. They can issue General Obligation Bonds that are backed by the general taxable value of the City. While these bonds can be abated by other revenue sources, such as local option sales tax, hotel/motel tax, or utility revenues, they are still backed by the City's ability to levy taxes on the property owners within the City. These General Obligation debt instruments are limited by Iowa Code to a statutory debt limit which is limited to 5% of the City's total assessed value. The debt limit is typically recalculated on an annual basis based on the beginning of the City's fiscal year.

In addition, bonds issued by the City for improvements within the City, any debt certified within an Urban Renewal Area, including tax rebates, are counted toward the City's outstanding debt and taken into consideration when determining the amount of debt capacity available at a given time.

The following chart shows the July 1, 2019 debt limit for the cities included in the comparable group which is based on each city's assessed value.

City	July 1, 2019 Debt Limit	Outstanding Debt (% of Debt Limit)
<i>Anthon</i>	\$1,071,434	\$168,500 (16%)
<i>Atalissa</i>	\$559,374	\$7,815 (1.4%)
<i>Bronson</i>	\$663,032	\$139,685 (21%)
<i>Danbury</i>	\$850,326	\$0 (0%)
<i>Emerson</i>	\$833,663	\$0 (0%)
<i>Everly</i>	\$1,357,172	\$259,955 (19%)
<i>Floyd</i>	\$1,020,448	\$442,497 (43%)
<i>Granville</i>	\$804,798	\$0 (0%)
<i>Pierson</i>	\$584,893	\$105,710 (18%)
<i>Salix</i>	\$843,905	\$190,000 (22%)
<i>Sheldahl</i>	\$881,916	\$0 (0%)
<i>Union</i>	\$828,741	\$0 (0%)

Figure 31 Debt Limit Status Comparison of Comparable Cities

Source: Annual Financial Report and Outstanding Obligation Report

A second type of debt that cities can utilize is revenue bonds. These bonds would be backed, not by the general obligation or taxes of the city, but rather by the revenues of the utility fund for which they are issued. Obviously, these bonds can only be used for improvements to those specific utilities. Typically, these bonds are used for water and sanitary sewer projects. Use of revenue bonds will typically require a City to fund and hold a reserve account which when combined with the payback of the annual principal and interest payments results in a significant rate increase. This can leave a City with a decision between issuing revenue bonds which require a rate increase or issuing General Obligation bonds which impact the city's tax levy.

As shown above the City of Anthon has committed approximately 16% of their General Obligation debt capacity. The bonds were used for improvements to the electric substation. This General Obligation bond is set to expire in 2025. The City also has outstanding revenue bonds for improvements to the City's electric substation which will mature in 2024.

Other Revenues

The City also utilizes other revenues including Road Use Tax funds, Local Option Sales Tax funds, and Tax Increment Financing funds.

Road Use Tax funds are specifically allocated by the *Code of Iowa* for use on the City's streets including street maintenance and repairs. The City receives about \$68,000 to 72,000 annually in Road Use Tax funds.

The City receives about \$80,000 annually in Local Option Sales Tax revenues.

Tax Increment Financing (TIF) funds allocated to the City must be used for authorized projects within the City's Urban Renewal Plan(s). Projects in general are typically used to help encourage and promote development within the City.

Urban Renewal or TIF can be a helpful tool, yet some communities may not want to utilize the tool for philosophical reasons. Urban Renewal and TIF is a tool that allows a City to capture a large portion of the taxes paid on new valuation or growth in valuation generated by new development or redevelopment within an Urban Renewal Area. Collected incremental taxes can only be used for projects that are identified within the Urban Renewal Plan or amendments to the Plan.

Balancing the use of these other revenues with General Fund revenue and receipts from the City's enterprise funds to accomplish the goals of the City can be a challenge at times but is critical with the increased costs of operating a City and the limited resources available to cities.

3.04 REGIONAL LOCATION

Anthon is located in Woodbury County, Iowa along HWY 31, eight miles southwest of Highway 20 and the City of Correctionville. Regionally, Anthon is within 35 miles of the Sioux City metro area including Sergeant Bluff, Iowa, South Sioux City, Nebraska, and North Sioux City, South Dakota. Additionally, Anthon is 21 miles from Mapleton, Iowa via HWY 31 and HWY 141.

While Anthon offers residents a number of commercial services including a steakhouse, a gun and shooting shop, small medical clinic, health services, convenience store, vehicle service shops, ag related businesses, a vet clinic, funeral home, and various other local niche shops, residents can easily travel to Sioux City for other major shopping and commercial services.

Air Travel

The City has access to a regional airport with commercial service available at Sioux Gateway Airport in Sioux City, Iowa. In addition to commercial aviation services, the airport also provides general aviation services including fueling, hangar rentals, aircraft maintenance, and avionics sales and service.

Additionally, Anthon is within a two-hour drive of Eppley Airfield, a medium-hub airport providing commercial air service, in Omaha, Nebraska.

Regional Transit / Bus Service

The City is serviced by a regional transit service provided through Siouxland Interstate Metropolitan Planning Council (SIMPCO) and the Siouxland Regional Transit System (SRTS). The SRTS service provides transportation both within the City of Anthon and also between cities within their service district which includes all of Woodbury County and the City of Sioux City.

Railroad

Anthon's history shows that the City was a key stop along a railroad route in its early history. As the railroads moved toward more efficiency several towns, including Anthon, lost their railroad access. Currently there is no railroad access within the community.

Regional Trails

Currently there is a small regional trail (hiking/biking) readily available running from the City of Correctionville to the Woodbury County Little Sioux Park. The trail is a little over a mile long. The trail is well-used and provides residents and visitors with an option for recreation as well as an option to be out in nature as the trail winds its way along the Little Sioux River and Bacon Creek waterways.

The expansion of this trail system south connecting the Cities of Correctionville, Anthon, Oto, and Smithland could make a great trail and a regional draw enhancing the economies of the cities along the route as well as the County. Recreational trails are big draws for families and groups who frequent areas where significant day long rides are available. The ability to provide stops along the route for sightseeing as well as refreshments will enhance the demand for the trail. Growth of visitors along the route will improve the economy of the communities leading to the opportunity for growth of campground facilities, small recreational or food and beverage related businesses and shops such as coffee shops, restaurants, bike rentals, guide services, and sporting goods services, and sales.

Anthon's location along HWY 31 makes it an opportune location for visitors to stop and get off the road and explore the local area. Anthon's park along the river is an awesome opportunity to highlight those potential adventures and with the development of a regional trail connecting the other cities along the HWY 31 corridor it could be a huge benefit for a smaller city like Anthon.

4.01 Overview**4.02 Community Visioning Data****4.02 Community Vision Statement & Goals****4.01 OVERVIEW**

Community participation is an important part of the Comprehensive Plan process. Public participation can be difficult to obtain especially in today's connected but busy world. For this reason, the City was consulted on what methods would work best for them and a discussion was held with City staff and elected officials on ways to market the event to the community in order to achieve a better turnout.

To gather public input on the future of the community the City held a public visioning session at the beginning of the process. In addition, information was gathered from a 2016 Rural Woodbury County Economic Development Needs Assessment Survey conducted by Woodbury County.

At the end of the project the City held a second public visioning session to allow the public the opportunity to see concepts developed during the plan and review objectives prioritized by the City Council. The City had a good response to the first public visioning session with lots of good input, the second visioning session was not well attended but those who attended provided good input.

4.02 COMMUNITY VISION STATEMENT & GOALS

A community vision statement is intended to be a guiding statement for the community that then encompasses a set of goals which include specific objectives that the Council prioritized into short, intermediate, and long-term timeframes. We recommend to cities that they prioritize in terms of timeframes by which they would like to work toward completion rather than prioritizing 1-10, etc. as many times objectives are dynamic and may only impact one of the many functions of City government.

The Community Vision, Goals, and Objectives were developed after hearing input from community members and looking at various data points, many of which are presented within this plan. The City Council then prioritized the objectives.

The Vision for the City of Anthon is:

Become A Regional Destination for Families Based on A High Quality of Living

To achieve the Vision the Community Goals are:

1. Grow Community Involvement
2. Maintain and Enhance Public Infrastructure
3. Encourage Housing Growth, Diversity, and Maintenance
4. Improve Recreational Amenities and Options
5. Encourage Commercial Growth

The following objectives have been identified and prioritized by the Correctionville City Council:

Short Term Objectives (Typically 1-4 Years)

- Apply for a Community Development Block Grant for Housing Rehabilitation (Goal 3)
- Utilize Western Iowa Community Improvement Regional Housing Trust Fund (Goal 3)
- Continue Enforcement of Property Maintenance and Nuisance Abatement Issues (Goal 3)
- Inspect Sanitary Sewer Lines to Determine Current Conditions and Develop Plan for Repair and Maintenance (Goal 2)
- Continue Water Tower Maintenance Program (Goal 2)
- Address Corrosion Issues on the Inside and Outside of the Water Tower (Goal 2)
- Install Variable Frequency Drives on High Service Pumps (Goal 2)
- Replace Aerator, High Service Pumps, Chemical Feeds, and Control Systems at the Water Treatment Plant (Goal 2)
- Inspect and Implement Improvements to Well No. 4 Based on Recommendations and Findings from Inspection (Goal 2)
- Work with Property Owners to Rehabilitate Downtown Buildings and Encourage Small Businesses (Goal 5)
- Attract New Business to Downtown and Encourage Growth of Existing Businesses (Goal 5)
- Support Development of Equestrian Center (Goal 4 & 5)
- Reconstruct Roads as Needed (Goal 2)
- Start a Summer Movies in the Park Activity (Goal 1 & 4)
- Enforce Pet Registration Laws (Goal 2)
- Develop Community Marketing Campaign (Goal 3 & 4)
- Continue to Use and Increase Use of Social Media (Goal 1)
- Continue to Develop the City's Web Page (Goal 1)
- Utilize the PEG Cable TV Channel for Community News (Goal 1)

Intermediate Term Objectives (Typically 5-10 Years)

- Start a Community Betterment Award Program (Goal 1 & 3)
- Encourage Infill Development (Goal 3)
- Partner with Woodbury County Regarding Homebase Iowa Program (Goal 3)
- Develop a Tax Abatement Plan (Urban Revitalization) (Goal 3)
- Utilize Urban Renewal to Partner with Developer for a New Housing Sub-division (Goal 3)
- Perform Drainage Study for Entire Community (Goal 2)
- Implement GIS Mapping for All Utilities (Goal 2)
- Grout Gap at the Base of the Ground Storage Tank (Goal 2)
- Continue Phase Out of Overhead Electrical Service Throughout Town (Goal 2)
- Develop Regional Campground Attraction with Related Park Amenities and Trails (Goal 4)
- Develop Community Gardens (Goal 1 & 4)
- Annexation of Potential Growth Areas (Goal 3 & 5)
- Bring Sidewalks within ADA Compliance (Goal 2)
- Complete a Pavement Management Plan (Goal 2)
- Sponsor a National Night Out Event (Goal 1)
- Develop an Anthon Farmer's Market Event (Goal 1)
- Create a Youth Day Camp Centered on Community Volunteerism and Participation (Goal 1)

Long Term Objectives (Typically 11-30 Years)

- Install Storm Water System Throughout the Community (Goal 2)
- Implement Projects Removing Cross Connections and Grouting of Service Lines and Manholes (Goal 2)
- Install 6-inch Water Main in All Remaining Locations Where Existing Pipes are Under 6-inches (Goal 2)
- Work with Woodbury County and Oto to Develop a Trail Between Little Sioux Park and the cities of Anthon and Oto (Goal 4)
- Install Sidewalks Through Neighborhoods to Complete Pathways (Goal 2)

4.03 COMMUNITY VISIONING DATA

Input received from the visioning tools used in Anthon included the following information:

Opportunities and Vision for Anthon Ideas

- | | |
|--|--|
| • Campground Concept for Northern Part of City | • Trail Connections to Little Sioux Park |
| • Make Community Appealing to Families | • Connection to Island |
| | • Expansion of Privately Owned Golf Course |

- Keep the School Active and a Part of the Community
- Find Use for Downtown Buildings Other Than Storage
- Retain Youth
- Reduce Crime (Crime Rate Has Increased Over the Last Five Years)
- Limitations on Electric Utility
- Reinvigorate Downtown
- Create Space for Those with At-Home Businesses
- Partnership with Horse Area Concept
- Utilize Spots on Cable TV
- Partnerships with Correctionville
- Second Story Apartments in Downtown
- Bike Walk Trail
- Vacant Lot Opportunities

The 2016 Rural Woodbury County Economic Development Needs Assessment Survey mirrored many of the comments that were heard during the development of the Comprehensive Plan.

The 2016 Assessment identified that Anthon's positives were that they were located along HWY 31 and close to Sioux City. The respondents to the survey identified the following key challenges faced the community:

- Lack of a grocery store
- Business closures
- No natural gas service
- Lack of daycare options
- Aging and declining population

In terms of challenges, the 2016 Assessment identified the key weaknesses and challenges that needed to be addressed including:

- Need to prioritize issues and address them one at a time
- Think regionally
- Need incentives and strategies for business development
- Need to promote their community
- Instill a sense of community pride

5.01 Objectives
5.02 Housing Profile
5.03 Windshield Survey Findings
5.04 Data Summary

5.05 Strategies for Preservation of Existing Housing Stock
5.06 Strategies for New Housing Development

5.01 OBJECTIVES

Following public input and review of potential objectives, related to housing, the City Council prioritized the following objectives for improving and expanding housing within the City of Anthon:

Short Term Objectives (Typically 1-4 Years)

- Apply for Community Development Block Grant for Housing Rehabilitation (Goal 3)
- Utilize Western Iowa Community Improvement Regional Housing Trust Fund (Goal 3)
- Continue Enforcement of Property Maintenance and Nuisance Abatement Issues (Goal 3)

Intermediate Term Objectives (Typically 5-10 Years)

- Encourage Infill Development (Goal 3)
- Partner with Woodbury County Regarding Homebase Iowa Program (Goal 3)
- Develop A Tax Abatement Plan (Urban Revitalization) (Goal 3)
- Utilize Urban Renewal to Partner with Developer for A New Housing Subdivision (Goal 3)

Long Term Objectives (Typically 11-30 Years)

- None

5.02 HOUSING PROFILE

According to the 2018 American Community Survey the City of Anthon has 302 housing units; however, the 2018 windshield survey that was conducted as a part of this Comprehensive Plan identified 262 housing units. The reader should note that the number of housing units may vary depending on source, throughout this report. For example, the number of units identified by the 2018 American Community Survey are an estimate and the numbers for the windshield survey are based on buildings and not units, so an eight-unit apartment would be counted as one building during the windshield survey. Based on the US Census numbers, the City of Anthon has 302 housing units which is significantly higher than the average number of total housing units for cities in the comparable group (189).

The following chart shows the age of housing units in Anthon, Iowa based on the 2018 American Community Survey Data.

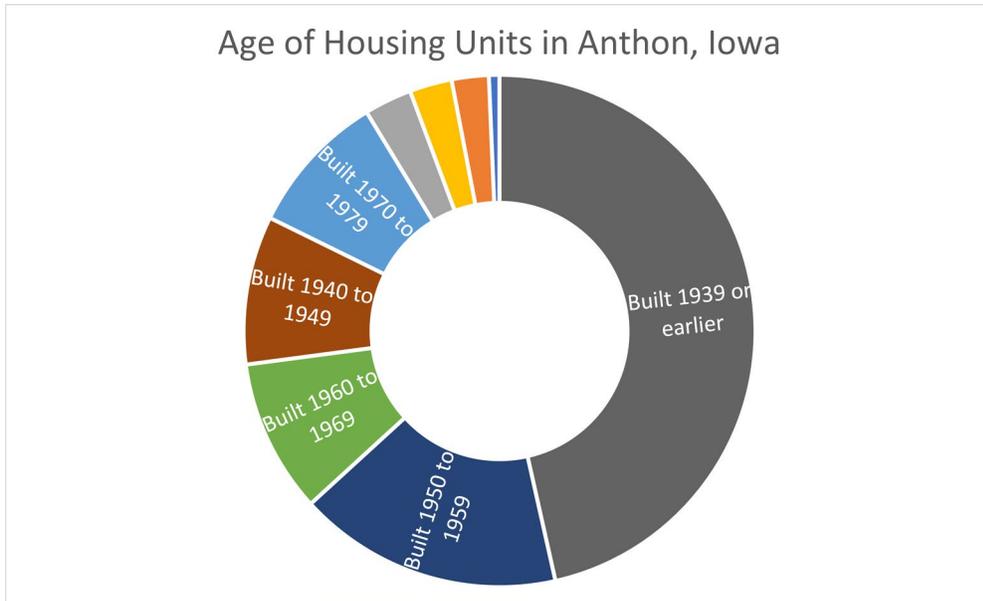


Figure 32 Age of Housing Units in Anthon, Iowa
 Source: 2017 American Community Survey

The data in the 2017 American Community Survey shows that a majority of the homes in Anthon were built prior to 1970 (79%). The census data shows nine new homes were built between 2010 and 2013. The following chart shows the age of Anthon’s housing units in comparison to the comparable cities.

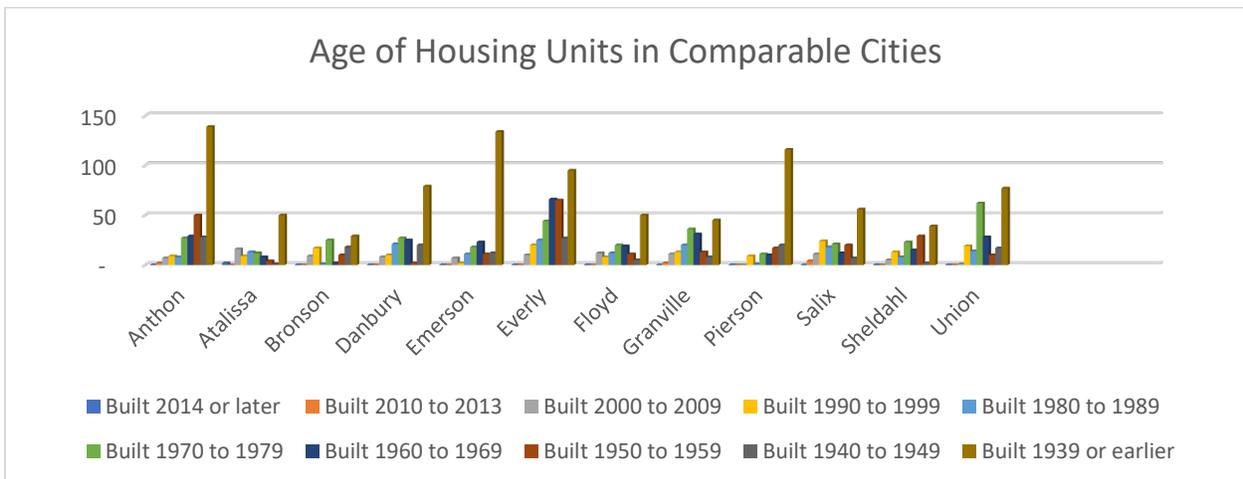


Figure 33 Age of Anthon’s Housing Units in Comparison to the Comparable Cities.
 Source: 2017 American Community Survey

The Census data is not current for recent housing developments and as such we need to look at data from the State of Iowa, reported by individual communities based on their building permit data. This data shows that there is a continuation of slow housing growth within the City of Anthon. The following chart shows the number of new residential building permits issued by the City per year and the total value of the permits for the City of Anthon.

	Number of Units Permitted	Value of Units
2018	0	\$0.00
2017	0	\$0.00
2016	0	\$0.00
2015	1	\$60,000
2014	1	\$35,000
2013	0	\$0.00

Figure 34 Anthon Six Year History of Housing Building Permits

Source: Iowa Data Center

The City does have vacant lots available in an older subdivision on the west side of HWY 31. Lot sales have been slow to stagnate in this subdivision over the past few years. There is a desire in the community to see those lots get developed but to this point there has been little to no movement.

The following chart shows the number of housing units built for each city and the related value of the housing units between 2015 and 2018 for each of the cities in the comparable group.

	Housing Units Permitted Between 2015 and 2018		
	Number of Units	Value of Units	Average Value
Anthon	1	\$60,000	\$60,000
Atalissa	1	\$100,000	\$100,000
Bronson	2	\$256,094	\$128,047
Danbury	0	\$0.00	\$0.00
Emerson	1	\$200,000	\$200,000
Everly	1	\$67,000	\$67,000
Floyd	0	\$0.00	\$0.00
Granville	2	\$511,632	\$255,816
Pierson	0	\$0.00	\$0.00
Salix	1	\$40,000	\$40,000
Sheldahl	6	\$1,434,001	\$239,000
Union	0	\$0.00	\$0.00

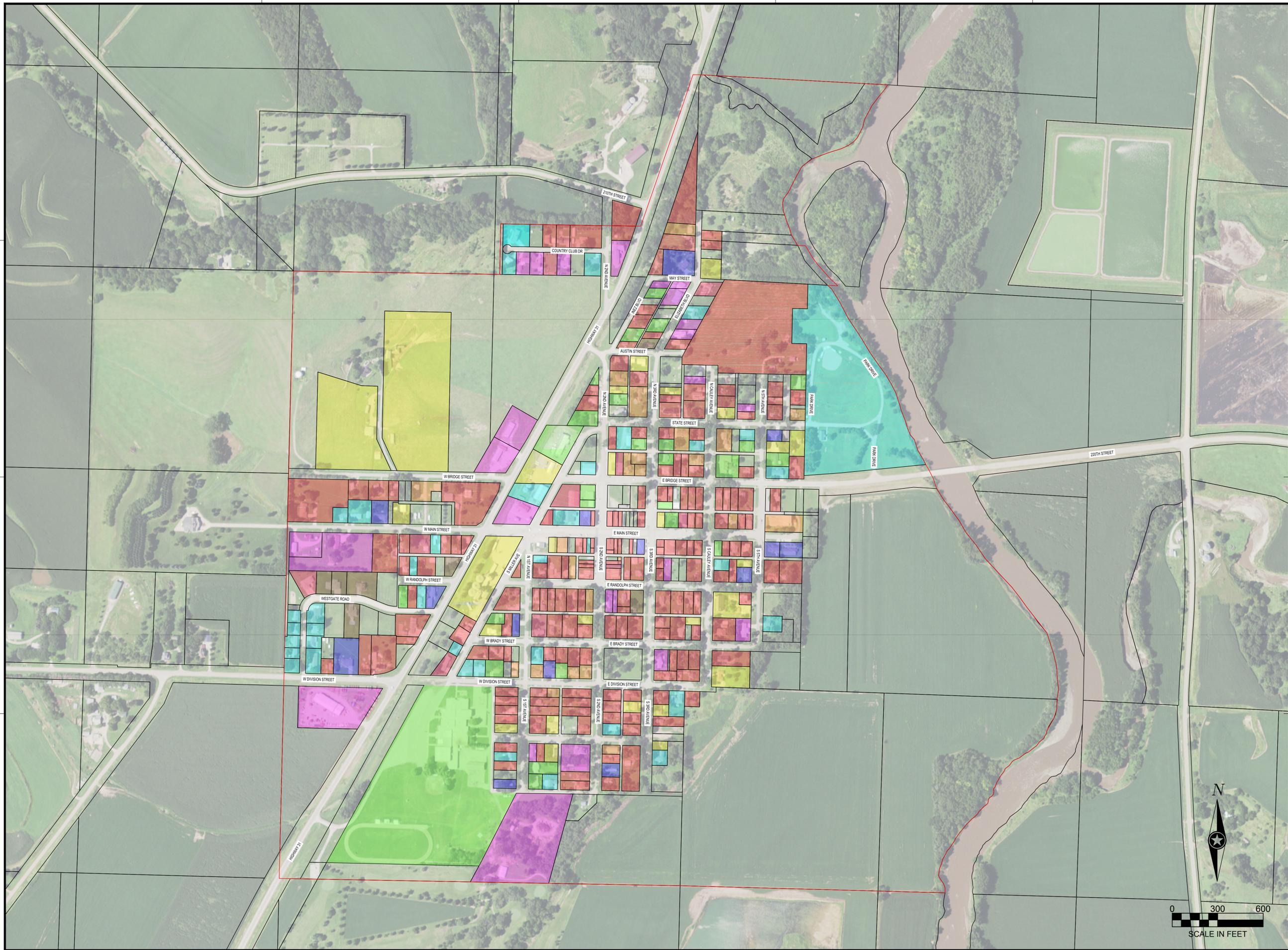
Figure 35 Three-Year History of Housing Development in Comparable Cities Group

Source: Iowa Data Center

Housing growth has been slow in a majority of the cities within the comparable group including Anthon. While other cities in the comparable group have had a higher value of housing construction in the three-year period and one of the comparable cities has seen a significant number of new homes the value of the home built in Anthon is minimal.

The map on the following page shows the age of structures based on the year constructed.

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-  CORPORATE BOUNDARY
-  PARCELS
-  1800-1939
-  1940-1949
-  1950-1959
-  1960-0969
-  1970-1979
-  1980-1989
-  1990-1999
-  2000-2009
-  2010-PRESENT

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PROJECT

CITY OF ANTHON

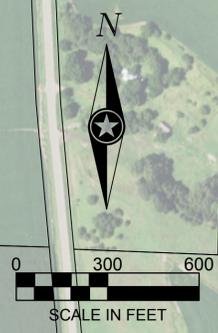
ANTHON IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20527
CAD FILE NAME	ANTHON MAPS
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

YEAR BUILT MAP



As the data in Figure 33 shows, housing growth in the past three decades has been slow in all of the comparable cities. Approximately 82% of the existing housing stock in Anthon is over 50 years old which puts their housing stock as some of the oldest in the comparable group. The following table compares the percentage of housing units that are over 50 years old in the comparable group.

	Anthon	Atalissa	Bronson	Danbury	Emerson	Everly	Floyd	Granville	Pierson	Salix	Sheldahl	Union
% of Homes 50 Years or Older	82%	55%	53%	66%	83%	72%	62%	54%	89%	55%	63%	58%

Figure 36 Percentage of Homes 50 Years and Older in Comparable Cities

Many communities will also look at the value of their current housing stock. The 2017 American Community Survey provides data on the value of Anthon’s owner-occupied housing stock as shown in the following chart.

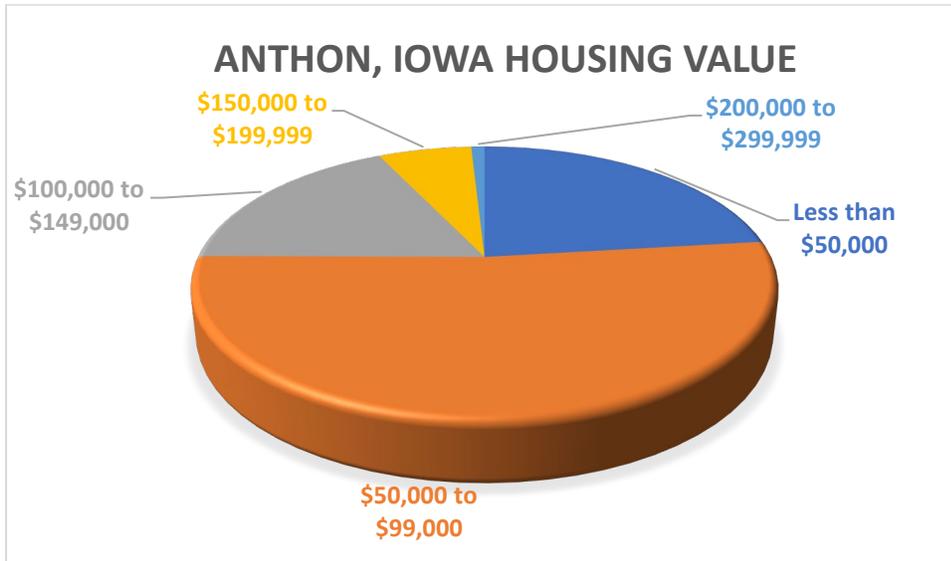


Figure 37 Anthon Housing Value
Source: 2017 American Community Survey

The following map shows property values within the City of Anthon based on data from the Woodbury County Assessor.

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LEGEND

-  CORPORATE BOUNDARY
-  PARCELS
-  \$0 - \$50K
-  \$50K - \$100K
-  \$100K - \$150K
-  \$150K - \$200K
-  \$200K - \$250K
-  \$250K - ABOVE

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PROJECT

CITY OF ANTHON

ANTHON IOWA

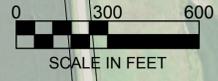
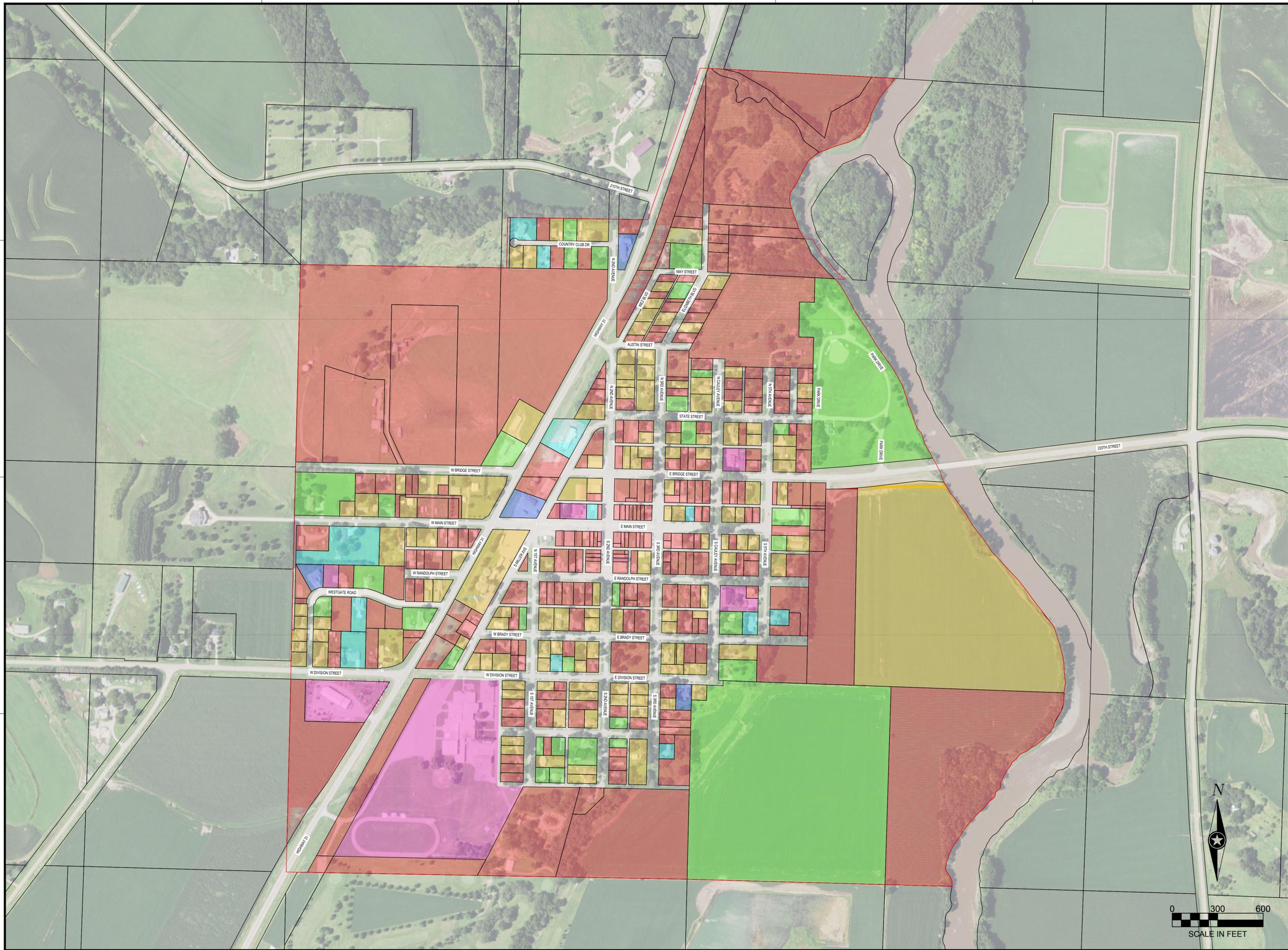
REVISION SCHEDULE		
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PROJECT NO.	17-20527
CAD FILE NAME	ANTHON MAPS
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DESIGNED BY	
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ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

PROPERTY VALUE MAP

SHEET



Housing value is another area where we can look at the comparable cities group and potentially gather some insight into how Anthon compares with other cities of a similar demographic and size. In the following table we can see that Anthon’s homes are concentrated at the bottom of the chart, in the \$50,000 to \$99,000 grouping, indicating that a majority of the homes have lower values.

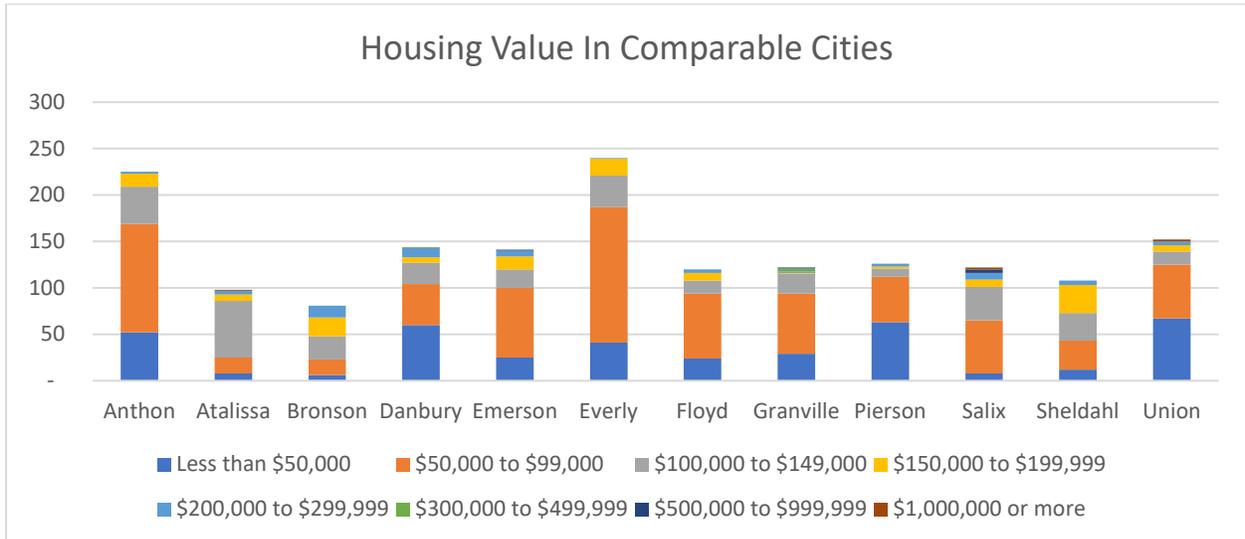


Figure 38 Housing Value in Comparable Cities
Source: 2017 American Community Survey

Another tool in determining where the City falls within a comparable group is by looking at the median value of homes within the community. The median value takes into consideration the total number of homes and their individual values to determine the middle value. The 2018 American Community Survey provides the following median housing values for the comparable group:

City	Median Value	City	Median Value
Anthon	\$73,500	Floyd	\$85,200
Atalissa	\$107,100	Granville	\$80,800
Bronson	\$124,200	Pierson	\$60,300
Danbury	\$82,300	Salix	\$101,600
Emerson	\$79,800	Sheldahl	\$115,600
Everly	\$74,600	Union	\$66,700

Figure 39 Median Housing Values for Comparable Cities
Source: 2018 American Community Survey

To provide additional perspective, Woodbury County’s median value is \$128,100. Anthon has one of the lower median house values of the cities included in the comparable group and is below the average of the cities in the group. Sheldahl which reported the largest number of new housing starts in the last three years also has one of the highest median values of the comparable cities.

Looking at the US Census data from 2010 and 2018 ACS Estimates for the City of Anthon, it shows that property values have shifted over the past several years including a decrease in the number of lower value homes while the highest value homes in 2010 have decreased. The 2010 Census numbers were based on a total of 220 units; however, the 2018 estimates are based on a total of 232 units. Ultimately the median property value of owner-occupied homes in Anthon between 2010 and 2016 has increased over the review period.

	Anthon 2010 Census	Anthon 2018 ACS Estimates	% Increase (Decrease)
Less than \$50,000	101	57	(43.6%)
\$50,000 to \$99,999	75	122	62.7%
\$100,000 to \$149,999	38	35	(7.9%)
\$150,000 to \$199,999	0	16	1,600%
\$200,000 to \$299,999	0	2	200%
\$300,000 to \$499,999	3	0	(300%)
\$500,000 to \$999,999	3	0	(300%)
\$1,000,000 or more	0	0	0.0%
Median	55,600	73,500	32.2%

Figure 40 Property Value Comparison Anthon, Iowa
Source: U.S. Census Data

Some additional perspective on housing within the community is provided in the Comprehensive Housing Affordability Strategy (CHAS) data compiled by the US Department of Housing and Urban Development (HUD).

Specifically, data is available that provides a look at the number of households that claim to have problems with at least one or more of HUD's four key housing problems, which are defined as follows:

- Incomplete kitchen facilities
- Incomplete plumbing facilities
- More than one person per room
- Cost burden greater than 30%

The CHAS data shows that 19.3% of the households’ report having at least one of the four key housing problems as shown in the following chart.

	Owners	Renters	All Households	% of Households
<i>Household Reports At Least 1 Of 4 Housing Problems</i>	35	20	55	19.3%
<i>Household Has None of 4 Housing Problems</i>	180	45	225	78.9%
<i>Cost Burden Not Available, No Other Problems</i>	4	0	4	1.4%

Figure 41 Housing Issue Estimates
Source: HUD CHAS Data

As with the other data provided in this plan it may be helpful to the reader to review the City’s percentage of households reporting housing problems with the other cities in the comparable group. The following table shows the data for total households within the comparable group.

	Household Reports At Least 1 of 4 Housing Problems	Household Has None of 4 Housing Problems	Cost Burden Not Available, No Other Problems	% of Households Reporting At Least 1 of 4 Housing Problems
Anthon	55	225	4	19.3%
Atalissa	24	94	0	20.0%
Bronson	19	95	4	15.8%
Danbury	29	140	0	17.1%
Emerson	40	145	4	21.6%
Everly	45	210	4	17.3%
Floyd	14	125	0	9.7%
Granville	19	140	0	11.9%
Pierson	30	160	0	15.8%
Salix	25	145	0	15.2%
Sheldahl	24	84	0	22.9%
Union	25	170	0	13.2%

Figure 42 Households with Housing Problems In Comparable Group
Source: HUD CHAS Data

Based on the data available Anthon’s percentage of homes reporting at least one of the four housing problems is in the top half of the comparable group.

Using the HUD CHAS data, we can also get an idea on the household income levels of the residents who make up the data. Household income is shown as compared to the HUD Area Median Family Income (HAMFI) which is HUDs calculation of median income to determine fair market rents and income limits for HUD programs. It should be noted that the HAMFI is

different than the median income calculations contained in the US Census data and used in other areas of this report, due to adjustments made by HUD.

	Owner Occupied Households	Renter Occupied Households	Totals
Household Income less than or = 30% HAMFI	30	10	40
Household Income >30% to less than or = 50% HAMFI	25	25	50
Household Income >50% to less than or = 80% HAMFI	40	15	55
Household Income >80% to less than or = 100% HAMFI	20	4	24
Household Income 100% HAMFI	100	10	110

Figure 43 Anthon Households by HAMFI Levels

SOURCE: HUD CHAS Data.

By looking at the current housing market for the City we can get a feel for the current market conditions. The windshield survey observations did show that there were a few homes for sale within the community but not a significant number. The observations also showed a few vacant lots which may be available for new home builds including some in relatively new subdivisions. It was also noted that lot sizes in the older part of town are small and in some cases property owners have purchased adjacent lots to increase spacing between homes and to provide larger yards.

Woodbury County Assessor records show that there have been 67 residential sales within the City of Anthon between April 2018 and March 2020 including vacant lots. A number of the sales have occurred in the older part of town with no vacant lot sales in the newest subdivision. The following figure shows the location of the residential sales over the two-year time frame.

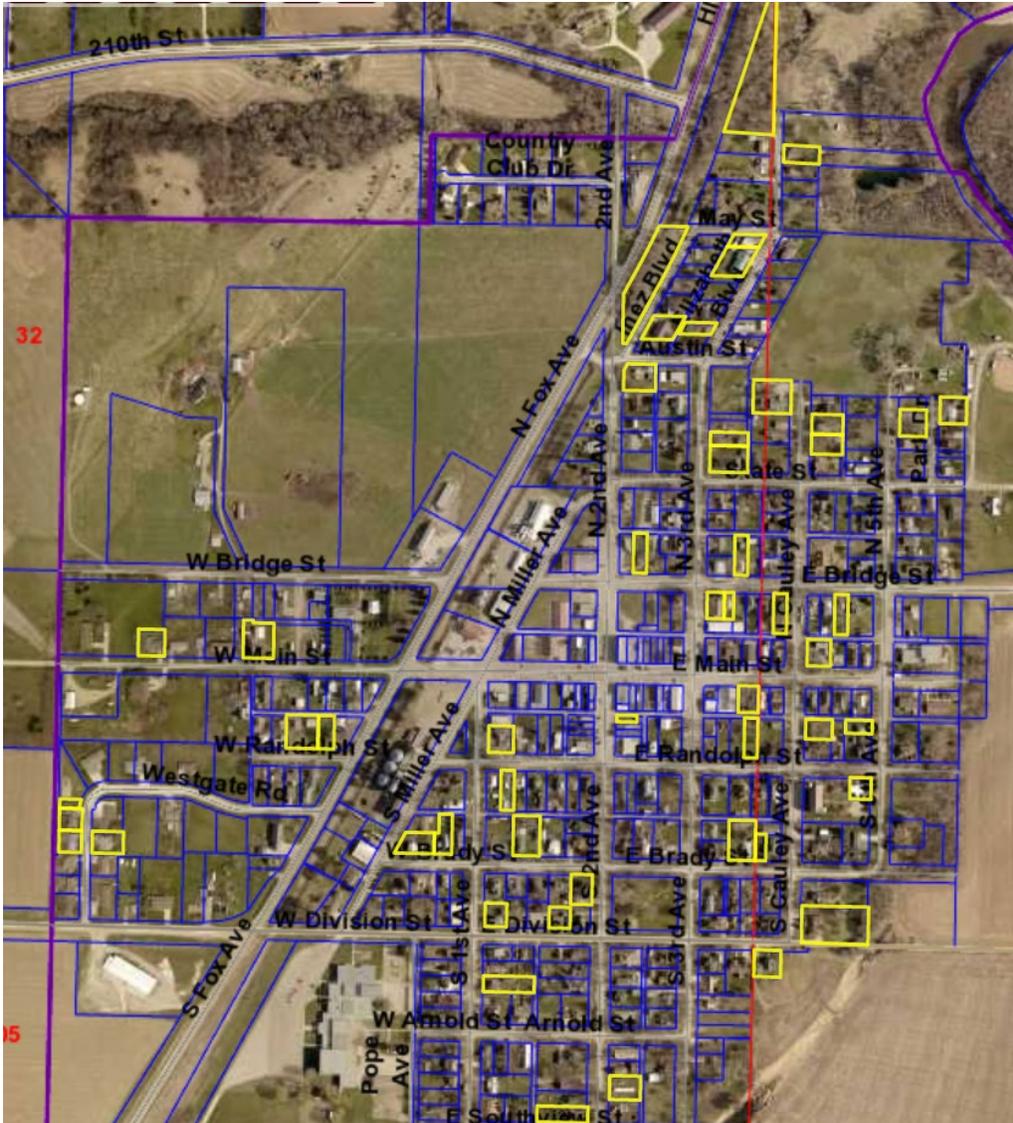


Figure 44 Residential Home and Lot Sales in Two-Year Timeframe.

Source: Woodbury County Assessor Data.

A search of the area multiple listing service shows four homes currently (March 2020) on the market. Of the four homes the time on the listing was between three days and 54 an indication that the market is still fairly strong.

General comments by residents throughout the process indicated that the housing market in Anthon is strong and that homes sell rapidly. This can make it difficult for families to relocate to a community, especially those who do not want to build a new home. A focus on finding a developer to build a spec house or two may be of interest to the City.

Census data shows that the City has a low vacancy rate of around 6.95%, which is another indicator that the housing market is strong. Additionally, US Census data shows that of the occupied units within the community 17.4% of the homes are occupied by renters. The

following table shows occupied units, vacant units, and percentage of renters for each of the comparable communities.

	Total Units	Occupied Units	Vacant Units (%)	% of Rental Units
<i>Anthon</i>	302	281	21 (7.0%)	17.4%
<i>Atalissa</i>	132	126	6 (4.5%)	12.7%
<i>Bronson</i>	113	103	10 (8.8%)	15.5%
<i>Danbury</i>	176	156	20 (11.4%)	17.6%
<i>Emerson</i>	235	197	38 (16.2%)	21.3%
<i>Everly</i>	312	272	40 (12.8%)	22.4%
<i>Floyd</i>	132	132	0 (0.0%)	18.2%
<i>Granville</i>	166	157	9 (5.4%)	26.5%
<i>Pierson</i>	184	151	33 (17.9%)	21.7%
<i>Salix</i>	188	159	29 (15.4%)	18.6%
<i>Sheldahl</i>	130	110	20 (15.4%)	6.9%
<i>Union</i>	199	166	33 (16.6%)	19.1%

Figure 45 Comparable Cities Housing Unit Snapshot

Source: US Census 2012-2018 American Community Survey 5-Year Estimates

Based on this data, Anthon's vacancy rate is in the lower percentage of the cities in the comparable group while having an average number of rental units.

5.03 WINDSHEILD SURVEY FINDINGS

As part of the process for development of the City's comprehensive plan LGPS conducted a windshield survey of the housing properties within the City of Anthon. The survey conducted included a street review of each residential property to determine a general condition of the home on a scale of one to five individually defined as follows:

- 1 **Deteriorated Condition** – The housing unit is beyond repair and maintenance and is in need of repair to several major components of the building or an excessive buildup of trash, junk, and debris on and around the premises of the property. There are substantial defects to the foundation, roof, and other elements of the building.
- 2 **Poor Condition** – The housing unit is not structurally sound and is in need of significant repairs and maintenance. Structural issues could include failure or problems with the foundation, roof, or other key elements of the building. The property could also be determined to be in "Poor Condition" based on an abundance of visual blight including junk vehicles, buildup of trash, tall grass, weeds, and other overgrowth or general lack of maintenance to the property as a whole.
- 3 **Average Condition** – The housing unit is structurally sound but there are obvious maintenance needs. The housing unit appears safe and is not a deterrent to the neighborhood.

4 **Good Condition** – The housing unit is of sound build but may be in need of maintenance or showing signs of wear. Repairs may be needed to the secondary buildings on site, such as garages and sheds or paving.

5 **Excellent Condition** – Housing unit that has been recently constructed and meets current codes. Potentially an older housing unit where the structure and the grounds have been well maintained. No obvious wear or repairs are needed.

The results of the windshield survey showed that a majority of the homes in Anthon are of average condition. 29% of the homes were classified as in deteriorated or poor condition and over 70% in average to deteriorated condition. While there isn't a large number of units in the deteriorated or poor condition the City may want to look at programs to help those in the average category from dropping into a poor or deteriorated status. The following chart shows the City's housing stock as observed during the windshield survey based on the general categories.

Classification	Entire Town	% of Total
Excellent Condition (5)	21	8.0%
Good Condition (4)	78	29.8%
Average Condition (3)	87	33.2%
Poor Condition (2)	64	24.4%
Deteriorated Condition (1)	12	4.6%

Figure 46 Windshield Survey Results

Based on the observations the majority of the poor and deteriorated properties are located east of HWY 31. Those homes in poor condition are good homes to target for significant rehabilitation and potential City assistance and incentivization measures.

5.04 DATA SUMMARY

In looking at the available data, the City of Anthon appears to have a good base of older housing stock combined with some newer units. A few properties are in need of significant rehabilitation but the majority of the housing units within the community are stable and in need of general repairs. With the older housing stock more maintenance is generally needed, and, in some cases, these older properties are acquired at lower costs and the homeowners may not have the needed resources to maintain the needs of the property.

There is not a large presence of high value housing which is typical of most small cities in rural Iowa. The majority of high value homes are in the City's newest development on the west side where vacant lots remain available. Slow development could be a result of a variety of factors including jobs within the community, the willingness of residents to commute to work, City services, community opportunities, and community image to name a few. The City, while small, has a few businesses but minimal jobs to support these businesses. The lack of jobs can hinder growth of housing and could be a determining factor.

Anthon's older housing stock needs to be monitored moving forward. The newer subdivisions have bigger lots and can provide opportunities for new growth with additional marketing.

The City may want to consider implementing incentives to encourage additional rehabilitation efforts. Additionally, the implementation of marketing efforts along with incentives for new construction may prove to be beneficial to the City in the development of new homes.

5.05 STRATEGIES FOR PRESERVATION OF EXISTING HOUSING STOCK.

Based on the windshield survey results the City may want to consider encouraging the rehabilitation and maintenance of the existing older housing stock. Potential solutions for ensuring the sustainability of existing housing stock include the following potential objectives:

- **Participation in Housing Rehabilitation Grant Program.** Grant funding is available for communities who meet low and moderate income (LMI) guidelines (either in whole or in a designated portion of the community) to provide grants to LMI home owners to rehabilitate their homes to meet minimum housing standards. Forgivable loans (100% forgiven if they live in the home for five years following the work) up to \$24,999 per home can assist home owners with replacing windows, doors, electrical systems, roofs, and other key elements of the home. There is a local match required. Funding is provided via HUD Community Development Block Grants (CDBG) administered in Iowa by the Iowa Economic Development Authority.
- **Implement a Stringent Property Maintenance Ordinance.** Some communities have combined a carrot and stick approach to rehabilitation and cleaning up of residential properties. The stick portion of the plan often revolves around a stringent property maintenance code (ordinance) that sets forth minimum standards for property maintenance. These codes can deal with typical nuisance issues such as grass height, junk vehicles, and garbage. They can also go a step further to legislate the portion of a surface that is allowed to be unpainted and mandating that broken windows be replaced, and other openings be sealed up.
- **Implement an Urban Revitalization Plan.** Urban Revitalization Plans, often called Tax Abatement Plans, can provide an abatement of taxes over time for property owners. Tax Abatement Plans can be beneficial for both current owners who want to rehabilitate older homes but also for individuals who want to build new homes. An Urban Revitalization Plan can be set for a specific area of the community or community wide.

The *Code of Iowa* Chapter 404 sets the approved schedules for tax abatement plans of which the City can be less aggressive but not more aggressive. For those communities that have a slum and blight finding within the targeted area or community wide there is a more aggressive schedule provided in the *Code of Iowa*.

- **Participation and Promotion of Regional Housing Trust Fund.** Woodbury County is a member of the Western Iowa Community Improvement Regional Housing Trust Fund which is run by Siouxland Interstate Metropolitan Planning Council (SIMPCO).

Each housing trust fund is required to outline their program objectives annually in a Housing Assistance Plan (HAP). The 2017/2018 HAP indicates the following program priorities:

- Owner-Occupied Repair/Rehabilitation – Funding provided to owner occupied homes to make needed repairs and rehab to their homes. The funds are used in the form of conditional grants as a 0% interest receding forgivable loan. The program does require the homeowner to remain the owner occupier of the property for a period of five years.
- Housing for Special Needs Populations – Funding provided to enhance the safety, welfare, and accessibility of residential housing units for persons with disabilities.
- Renter-Occupied Repair/Rehabilitation – Funding provided to repair/rehabilitate renter-occupied multi-family residential housing units for low-to-moderate income (LMI) persons. Funding is provided to nonprofit entities that operate these types of facilities.

The City can obtain information on this program from the program administrators and promote the program to local residents through the City's web page, newsletter, utility bills, and social media sites.

- **Promote the Availability of Outside Programs to Improve Housing Stock.** There are a few outside resources that can assist local property owners with elements of rehabilitation of their properties. These programs include the following:

Program	Potential Benefits
MidAmerican Energy	<p>As the local provider of energy services in town they will provide home owners with free energy audits to help identify ways to reduce energy costs.</p> <p>They also provide a number of energy efficiency rebates to property owners based on improvements made to the property.</p> <p>More information is available at: https://www.midamericanenergy.com/rebates-energy.aspx</p>

Keep Iowa Beautiful	<p>The Keep Iowa Beautiful program has a grant program available to communities and community groups where they can purchase paint to improve the appearance of buildings and facilities in the community. Applications are typically due in February.</p> <p>More information is available at: https://www.KeepIowaBeautiful.com/grants-awards/paint-iowa-grant/</p>
Community Action Agency of Siouxland	<p>Community Action Agency of Siouxland can assist with energy conservation projects and weatherization projects for homeowners. These programs may have income limit requirements for participation.</p> <p>More information is available at: http://www.caasiouxland.org/energy.html</p>
Siouxland Habitat for Humanity	<p>Some Habitat affiliates do rehab work for partner families. Habitat International also has a program that will assist partner families with home preservation. The “Brush with Kindness Program” may be something that Siouxland Habitat for Humanity might consider working with the City on.</p> <p>More information is available at: https://www.habitat.org/volunteer/near-you/home-preservation</p>

5.06 STRATEGIES FOR NEW HOUSING DEVELOPMENT.

Growth of housing stock through new development is a key factor for Anthon. New housing growth means new families, which support local small businesses and the community school system. While housing growth can be slow to get started, the City has some of the key elements for quality of life, including a good community school system, good community parks, and easy access to major transportation systems.

Typically, small scale housing subdivisions are difficult to finance due to the high cost of infrastructure that is needed to support the development. If the City can identify ways to assist developers with the cost of infrastructure it may be the key to getting a smaller subdivision going. Some ways that cities have assisted in getting subdivisions developed include the following:

- **Urban Renewal.** Many cities have utilized Urban Renewal as a tool to help developers with the cost of infrastructure development for new subdivisions. By law, the City can

only rebate tax revenues back to a developer in a non-low-moderate income development for the cost of infrastructure. Urban renewal allows the City to capture a large portion of the taxes paid on new development within the Urban Renewal Area and to use that to rebate or install public infrastructure for the benefit of the area.

- **Relaxation of Requirements.** A City may consider relaxing infrastructure requirements within a new subdivision to lower the costs for a developer. Cities should strongly consider the benefits and the potentially negative impacts of changing standards for infrastructure including the long-term potential impacts. Examples of changes that might reduce costs for a developer include:
 - Allowing the use of a rural road section with ditches instead of curb and gutter for streets.
 - Requiring vs. not requiring the installation of sidewalks within a new subdivision.
- **Urban Revitalization.** Implementation of an Urban Revitalization program may be beneficial to a developer in helping them market and sell lots/homes in the subdivision since the purchaser of the home will have lower taxes to pay in the first years of ownership.
- **Acquisition of Dangerous Buildings.** The City could consider utilizing its authority under the *Code of Iowa* to acquire lots with dangerous buildings and where the property owner is not able to be found. Acquired lots would be cleaned up and then could be used as part of a partnership with a private developer or organization to construct a new home.
- **Partner with Habitat for Humanity.** The City may want to consider a partnership with Habitat for Humanity of Siouxland to build a new home in the community. A partnership could yield a new home within the community for a qualifying family; however, it could be more difficult for Habitat to find a partner family and volunteers in small communities that are away from typical job centers where families who would qualify for income-based programs are located. Because of these challenges it could be beneficial to work through local employers and religious organizations to see if a partner family might be in the community and if those organizations would be willing to support a build with volunteers and donations.
- **City as a Developer.** The City could become a developer and acquire land or use land already owned to build a subdivision. Under a scenario like this the City would work with an engineering firm to design the sub-division and then install the needed infrastructure (streets, water, sanitary sewer, storm water) for the area and then make lots available to private individuals to build homes.

It may be that the City would want to consider the use of Urban Renewal to capture the taxes on the growth of new units to help pay for the cost of infrastructure. In doing this it would be important to have a quick build out of the development and the City may

want to do an analysis of the long-term benefits of occupied housing units vs. the quick benefits of immediate revenue received from the sale of lots.

CONCEPT IDEA

We have found that creating concept ideas for development can spur discussion and debate, potentially leading to actual development. In that light, during the development of this plan we considered a potential residential development on ag land within the current City limits.

The concept was to develop a mid-income housing subdivision with good access to HWY 31. The City would have to purchase the land which would then provide for a projected 82 lot subdivision which could easily be phased. A concept drawing is provided on the next page.

Of the 82 lots shown the average lot size would be between 0.35 and 0.75 acres. A rough estimate of costs for infrastructure were projected as \$3,489,788. This includes water, sanitary sewer, and a concrete street. The individual infrastructure elements could be broken out into the following costs:

Paving (7" PCC Road)	\$2,180,766
Sanitary Sewer	\$761,670
Water Service	\$624,052
Storm Water	\$0

*Note: Costs of individual components will be higher than as a total project due to costs savings realized from doing the entire infrastructure as a single project.

For the provided concept storm water infrastructure was conceptualized as no curb and gutter with small ditches to allow for transportation of water through the new subdivision, similar to what is existing within other areas of the City.

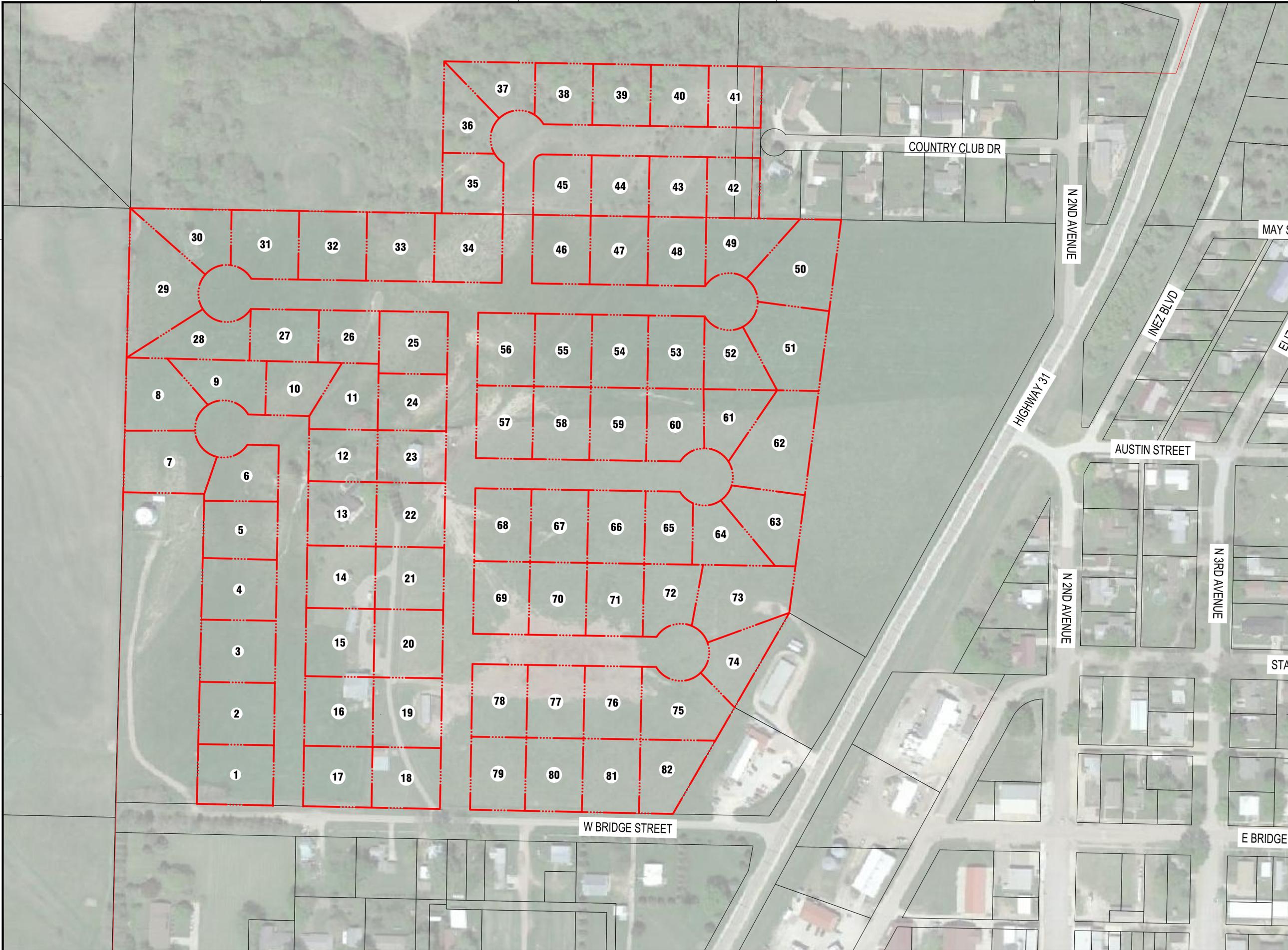
In designing the layout for this concept, the idea was to look at creating a sub-division that could be phased to help manage the development costs. Assuming all infrastructure was constructed at one time and using the estimates above the cost per lot may be around \$42,559 which may be higher than what could be financially feasible for individuals looking to purchase lots in Anthon, especially for mid-level housing. Therefore, the City would want to look at ways to reduce the cost of development. Some potential solutions might include some of the following options; utilizing a sealcoat road (the original estimate assumed concrete), changing the width or length of the street, and utilization of Urban Renewal to help pay for the cost of infrastructure. Because this is an infill development, allowing this development to occur without City water and sewer

would not be a benefit to the development and would require larger lots to comply with current standards for onsite wastewater systems.

This is simply a concept and a very rough cost estimate, a developer working with a professional engineer may come up with a better concept that could be developed with less costs or less need for local assistance. The City should encourage discussion regarding development concepts and remain open to alternatives that may reduce the cost of infrastructure while maintaining the integrity and long-term life of the public infrastructure that will be built as part of any development. Because of the City's potential for negative impacts from flooding the City should insist on the inclusion of storm water infrastructure as a part of any new subdivision development.

The cost of infrastructure is a major factor in the viability of new subdivisions and developers are constantly looking for ways to lower the costs or get incentives such as tax rebates to help finance the cost of building a subdivision.

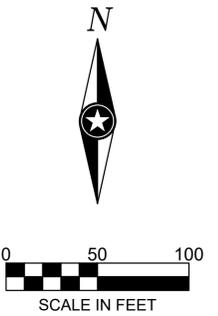
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LEGEND

- CORPORATE BOUNDARY
- PARCELS
- FUTURE LOT LINES

LOT SIZE RANGE IN ACRE: 0.35 TO 0.75



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PROJECT
CITY OF ANTHON

ANTHON IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20527
CAD FILE NAME	ANTHON RESIDENTIAL3
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE
RESIDENTIAL DEVELOPMENT CONCEPT

SHEET
1

6.01 Objectives

6.02 Water System

6.03 Wastewater System

6.04 Storm Water System

6.05 Electric Utility

6.06 Floodplain

6.07 Non-Public Utilities

6.08 Strategies for Infrastructure Improvements

6.01 OBJECTIVES

After receiving input from the public and the Council, the City Council developed a set of objectives by which they can try to work toward the achievement of various goals. The Council then prioritized these objectives into short, intermediate, and long-term time frames. A full version of these objectives is shown in Chapter 1 of this Plan. The objectives shown here are related to the City's public infrastructure and utility systems.

Short Term Objectives (Typically 1-4 Years)

- Inspect Sanitary Sewer Lines to Determine Current Conditions and Develop Plan for Repair and Maintenance (Goal 2)
- Continue Water Tower Maintenance Program (Goal 2)
- Address Corrosion Issues on the Inside and Outside of the Water Tower (Goal 2)
- Install Variable Frequency Drives on High Service Pumps (Goal 2)
- Replace Aerator, High Service Pumps, Chemical Feeds, and Control Systems at the Water Treatment Plant (Goal 2)
- Inspect and Implement Improvements to Well No. 4 Based on Recommendations and Findings from Inspections (Goal 2)

Intermediate Term Objectives (Typically 5-10 Years)

- Perform Drainage Study for Entire Community (Goal 2)
- Implement GIS Mapping for All Utilities (Goal 2)
- Grout Gap at the Base of the Ground Storage Tank (Goal 2)
- Continue Phase Out of Overhead Electrical Service Throughout Town (Goal 2)

Long Term Objectives (Typically 11-30 Years)

- Install Storm Water System Throughout the Community (Goal 2)
- Implement Project Removing Cross Connections and Grouting of Service Lines and Manholes (Goal 2)
- Install 6-inch Water Main in All Remaining Locations Where Existing Pipes are Under 6-inches (Goal 2)

6.02 WATER SYSTEM

The City of Anthon provides residents and businesses with water pumped from two deep wells. The City utilizes Well #5 (1991) as their primary source and Well #4 (1973) for backwashing. Treatment is provided by the addition of potassium permanganate, induced draft aeration, and gravity filtration with anthracite media for iron and manganese removal and gas chlorination for disinfection. The City recently received CDBG funding to develop a new well, replace the aeralator and media, install an automatic control system, and improve the chlorine feed system. This water system improvements project will provide stability and redundancy to the City's water supply and appropriate treatment processes and capabilities.

On average the City has 330 service connections, none of which are outside the City limits. Water provided to citizens is metered. The City's average consumption is 73,800 gallons per day with a max of 181,000 gallons.

Anthon's storage is limited to one elevated storage tank which has a capacity of 200,000 gallons. During recent inspections corrosion to the inside and outside of the tank was noted. A gap between the tank base and concrete foundation was also noted during inspection.

Water is distributed through the community via the City's water distribution systems consisting of PVC mains. The distribution system includes 2", 4", 6", 8", and 10" mains. The majority of the mains in town are four inch or smaller. Construction Standards recommend that the minimum size of water mains for providing fire protection and serving fire hydrants shall be 6-inch diameter. For future projects an average block (330') of water line replacement is estimated to cost \$68,250.

Based on the analysis completed for this Plan the City's water capacity is sufficient for potential growth of approximately 1,000 residents within the community. The City's wells are currently operating 3-4 hours per day producing 87,000 gallons of water. A maximum of 200,000 gallons per day could be achieved, however, consistent operations at that level would put additional stress on the existing infrastructure.

6.03 WASTEWATER SYSTEM

The City provides for collection and treatment of wastewater from within the City utilizing a duplex pump lift station and a three-cell controlled discharge system. The collection system does not have any apparent issues with inflow and infiltration (I&I) into the system which is most likely due to the sand and gravel underneath the City which allows drainage of wastewater that escapes the collection system.

The City's current wastewater treatment plant was constructed in 1998 and is in good condition. The plant was last permitted in 2016 with limits for average wet weather flow (AWW) of 0.2378 MGD and a maximum wet weather (MWW) flow of 0.5480 MGD. The City's annual reports show that in 2017 they treated 15.9 million gallons of wastewater with average daily flows of

approximately 0.044 million gallons per day (MGD). The City serves all residential and commercial customers within the City limits.

Based on the classification of the system, as a controlled discharge facility, the City must store wastewater for approximately 180 days prior to discharging to the stream. The City has not had issues historically, with discharging outside of their permits.

Based on the analysis completed for this Plan the City appears to have sufficient capacity for the current volume of wastewater flow from its current customers and room for some residential growth in the future.

6.04 STORM WATER SYSTEM

The City of Anthon's storm water system is fairly minimal, with approximately 1,200' of pipe with the majority of water surface flowing to the outlet east of the City. The City storm sewers plug occasionally, with Main Street backing up most often. The City could benefit from a curb and gutter system with storm sewer facilities to handle storm water flows. Implementation of green infrastructure such as rain gardens, detention/retention ponds, and other best management practices could help reduce the size and amount of piping needed while helping clean and infiltrate water during smaller rain events.

6.05 ELECTRIC UTILITY

The City of Anthon provides its own electric utility. A new substation was constructed in 2010 and it is currently operating at 25% capacity. Over the next 20 years, the City will complete a 28 phase project that will eliminate all overhead electric lines and install all subsurface conduit throughout the City.

6.06 FLOODPLAIN

Portions of the City on the east and southeast side are included in a FEMA National Flood Hazard Area as shown on the following map.

could benefit the community. According to FEMA and State of Iowa program guidelines potential projects for hazard mitigation funding must be identified and listed within the City/County Hazard Mitigation Plan.

Future development within the community should also take into consideration flooding issues and the floodplain. New developments should be required to include storm water systems including the use of BMPs for filtering, retaining, and allowing for infiltration of storm water within the development.

The cost of installing an average block of storm water collection system (330 feet) is estimated at \$64,000.

6.07 NON-PUBLIC UTILITIES

In addition to the City owned public utilities the citizens and businesses of Anthon are served by other non-public utilities companies.

There is no natural gas service within the community, heating and other typical natural gas operations are handled by propane or electric. The lack of natural gas in a community could be a factor that impacts residential and industrial growth.

Electric utility service is provided by Anthon Municipal Utilities and Mid-American Energy.

Telephone, internet, and cable TV service in Anthon is provided by Century Link, Evertek, Long Lines, Western Iowa Telephone, and RuralWaves.

6.08 STRATEGIES FOR INFRASTRUCTURE IMPROVEMENTS

Considering the data available and the current condition of the City's main infrastructure the City may want to consider the development of a five-year capital improvement plan that would prioritize future improvements and help in identifying available revenues for funding, including the strategic use of competitive grant programs. The following potential strategies and programs may be of interest to the City in planning these future improvements.

- **Community Development Block Grant (CDBG) Program.** The Iowa Department of Economic Development administers the CDBG program which utilizes federal dollars from the U.S. Department of Housing and Urban Development (HUD) to fund projects benefiting low-moderate income persons and slum and blight. One of the key areas of this program is for water and sanitary sewer infrastructure. The program is highly competitive but currently funding has been relatively stable. Anthon would be eligible for a maximum of \$300,000 per project based on the current census. Grant cycles for the water and sewer program are quarterly.

The CDBG Program will also consider funding for storm water projects under the Sustainable Communities component of the program. These applications are on an annual basis.

More information on the CDBG Program is available online at <https://www.iowaeconomicdevelopment.com/Community>.

- **SRF Sponsored Project Program.** The State of Iowa SRF program has a sponsored project program with it that allows communities who are doing a wastewater project with SRF funds to take advantage of an overall interest rate reduction when they do a wastewater project and a water quality project. The project must be within the watershed in which the City's wastewater treatment plant is located. More information on the SRF Sponsored Project Program is available online at http://www.iowasrf.com/about_srf/sponsored_projects_home_page.cfm.
- **FEMA Hazard Mitigation Grant Program.** Iowa Homeland Security administers a program for communities that will provide funding for projects that mitigate future damage from natural disasters. Funding for the program is dependent upon natural disaster declarations in the state and can be competitive. The program also requires that the City have an updated Hazard Mitigation Plan and that the proposed project be listed within that plan. More information is available online at <https://www.fema.gov/media-library/assets/documents/31598?id=7209>.
- **WIRB Grants.** The Iowa Department of Agriculture and Land Stewardship handles a program called the Watershed Improvement Review Board which funds water quality and flood mitigation projects through their WIRB Grants. Funding in this program can be sporadic. More information on the program is available online at <https://www.iowaagriculture.gov/IWIRB.asp>.
- **Water & Waste Disposal Loan & Grant Program (USDA).** The United States Department of Agriculture has a program that is available to rural Iowa communities to help fund improvements in their water and wastewater systems. Several factors impact the amount of loan awarded vs grant awarded including the City's Median Household Income as a percentage of the State of Iowa's Median Household Income, available grant funds in the program, and the City's water and sewer rates in terms of affordability. Loans are varying interest rates and typically for a term of 40 years. More information on the program is available online at <https://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program>.

7.01 Introduction
7.02 Objectives
7.03 Future Land Use

7.04 Zoning
7.05 Annexation

7.01 INTRODUCTION

The City of Anthon is a rural residential community with a limited commercial area and minimal industrial entities. Downtown is about a three to four block area of Main Street. Additional commercial development occurs along HWY 31.

As part of the comprehensive planning process we looked at future land uses and growth patterns to assist the City in determining a future for how they would like to see the community grow and develop. Utilizing public input from the visioning session along with discussions with City staff and elected officials, and reviewing previous land use maps, the City Council developed the Future Land Use Map presented in this chapter.

7.02 OBJECTIVES

After receiving public input, reviewing the council's objectives and citizen's input, the City Council developed a set of objectives by which they can try to work toward achieving. The Council then prioritized these objectives into short, intermediate, and long-term time frames. A full version of these objectives is shown in Chapter 1 of this Plan. The objectives shown here are related to the City's current and future land uses.

Short Term Objectives (Typically 1-4 Years)

- None

Intermediate Term Objectives (Typically 5-10 Years)

- Annexation of Potential Growth Areas (Goals 3 and 5)

Long Term Objectives (Typically 11-30 Years)

- None

While there are limited specific objectives for this chapter, objectives contained in other chapters of this Plan are dependent on the Future Land Use and Zoning principals of the City.

7.03 FUTURE LAND USE

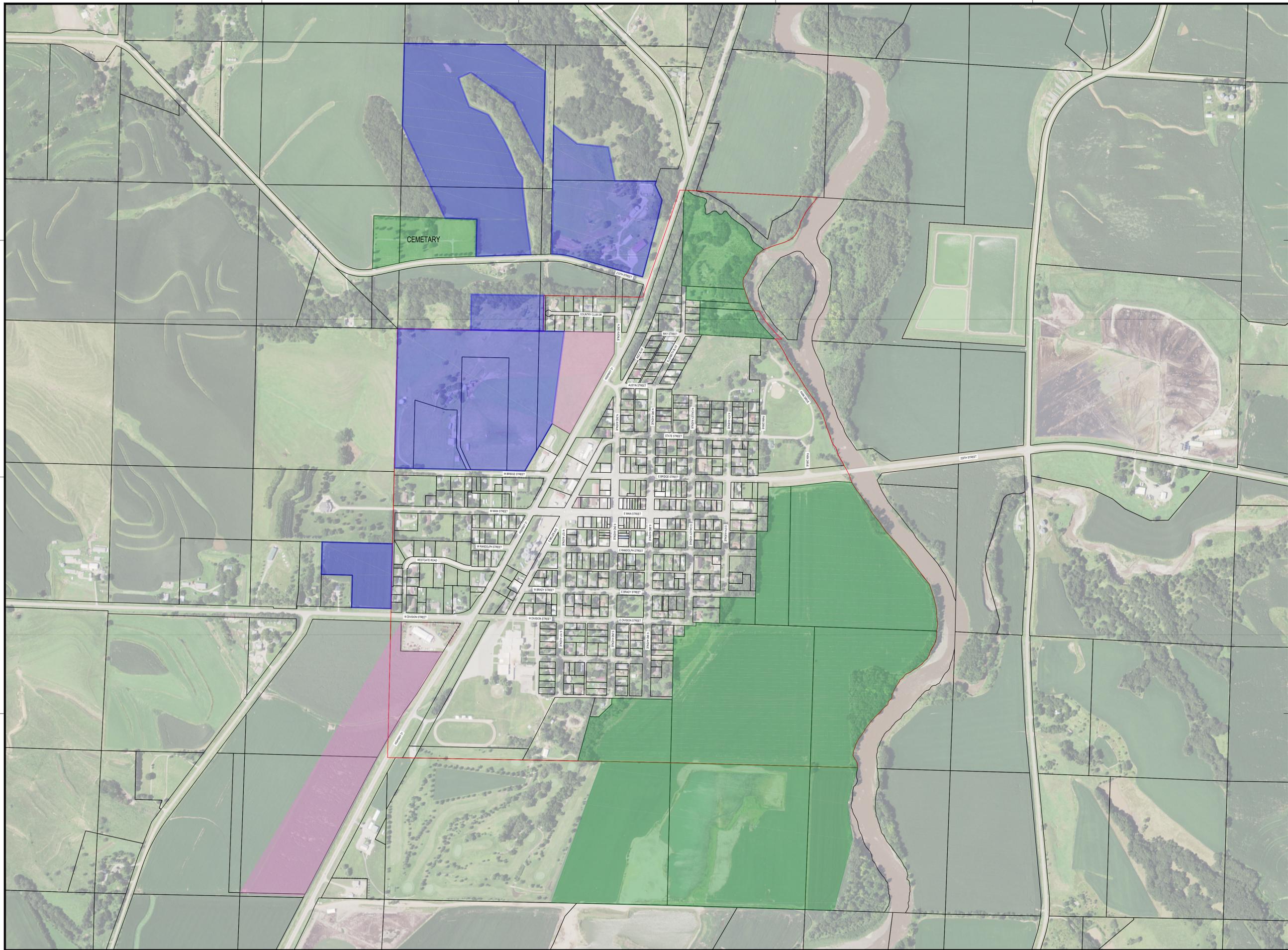
As part of the planning process the City looked at where future development would best be located, based on the type of development (residential, commercial, industrial, and green space/parks). This discussion resulted in the development of a Future Land Use Map.

The map should be seen as a guide as to how the City should grow in the future and as a guide to ensure that compatible land uses border each other and allow for the peaceful enjoyment of property by all property owners. It shows the current plan for use of land and is subject to revisions over time.

The next page is the Future Land Use Map developed as part of this process for the City of Anthon.

While the Future Land Use Map is a guide for future development it is not a concrete plan and does not impact the current property owner in their enjoyment of the property today. It does provide the Council with history on how those involved in the development of this Plan projected the use of the land around the City moving forward, and as such should be considered as the City grows.

The City should also consider revisiting the future land use plan on a regular basis and make updates, as needed, to the map to keep it current and relevant.



LEGEND

- CORPORATE BOUNDARY
- PARCELS
- COMMERCIAL
- RECREATION
- RESIDENTIAL



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PROJECT

CITY OF ANTHON

ANTHON IOWA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	17-20527
CAD FILE NAME	ANTHON MAPS
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

LAND USE MAP

7.04 ZONING

The City of Anthon does not have an approved Zoning Code to guide development and growth of the community. Zoning is not a required function of cities and it is not uncommon to see smaller cities that operate without a Zoning Code. Many smaller communities, including Anthon, utilize a small city version of zoning commonly referred to as a Restricted Residential District. This small city version of zoning can help ensure that residentially developed lots are not encroached upon by commercial businesses and can be effective within smaller primarily residential communities.

7.05 ANNEXATION

Annexation can be a politically fraught topic in communities and certainly the use of involuntary annexation should not be used without great thought and before attempts have been made to seek a voluntary annexation. Annexation can be a proactive development tool for communities and a way for cities to protect and develop their community gateways. Annexation must be considered from multiple aspects including the City's ability to serve the area in the future should development occur.

Cities are encouraged to have a discussion and to take into consideration the need to control development on their borders, to have adequate land within the City limits for development of all types, and to determine the ability of the City to supply utilities to the annexed areas.

The City has limited policies, currently, for annexation and may want to consider adopting policies that can be used as the community grows and annexation becomes more likely. The City does have provisions for serving users outside the City limits with water and sewer service, outlined in the City Code. Development of additional guiding policies may be beneficial to the City and would help lay additional elements of a general framework for future discussions.

Some additional policy topics might include the following:

- Policy on time frame for serving newly annexed areas with City infrastructure. This policy may include a requirement for development within the annexation area.
- Enhance the current policy on serving areas outside of the City limits with public utilities (water and sanitary sewer). The current policy provides for a requirement that in order to provide service, the owners agree to abide by City ordinances for the services provided at a higher rate than those who are provided service within the City limits. An additional requirement that the City may consider is a requirement that the property owner voluntarily annex once they become contiguous to the City limits.

The City currently has some land within the City limits for future development. The City may be in a good position to grow in the immediate future with a good location along a state highway and good proximity to quality schools and regional shopping opportunities. Should that

potential turn into growth the City may have a need consider additional annexation in the future.

The only current need, with regard to potential annexation, would be related to the opening up of land area for industrial development along HWY 31. Available land within the City currently either does not have good access to HWY 31, which is critical for Industrial Development, or would potentially create use conflicts with residential development.

8.01 Objectives

8.02 Community Facilities

8.03 Parks and Open Spaces

8.04 Other Community Services

8.05 Other Community Assets

8.06 Strategies for Community Facilities Objectives

8.01 OBJECTIVES

After receiving public input, and reviewing council goals and input, the City Council developed a set of objectives by which they can try to work toward achieving. The Council then prioritized these objectives into short, intermediate, and long-term time frames. A full version of these objectives is shown in Chapter 1 of this Plan. The objectives shown here are related to the City's public community facilities and services.

Short Term Objectives (Typically 1-4 Years)

- Support Development of Equestrian Center (Goal 4 & 5)
- Enforce Pet Registration Laws (Goal 2)

Intermediate Term Objectives (Typically 5-10 Years)

- Develop Regional Campground Attraction with Related Park Amenities and Trails (Goal 4)
- Develop Community Gardens (Goal 1 & 4)

Long Term Objectives (Typically 11-30 Years)

- Work with Woodbury County and Oto to Develop a Trail Between Little Sioux Park and the Cities of Anthon and Oto (Goal 4)

8.02 COMMUNITY FACILITIES

The City maintains the following community facilities:

- City Hall
- Fire Station
- City Maintenance Facility
- City Library
- Community Center

These facilities are used for everyday City operations as well as space that is available for the public to use through rentals and community events. The facilities are in good condition, are all handicapped accessible, and appear appropriate for their current uses. Due to the age of the buildings the City will continue to have maintenance needs on the buildings over time.

The Hamann Memorial Library provides typical services along with youth and adult programming. A library is an essential part of how a community can build quality of life, which is a key element to attracting and retaining citizens.

The City's maintenance building is located on Main Street at the west end of town. The facility does have outside storage of materials (sand, dirt, gravel) and equipment. This type of storage can become unsightly and potentially dangerous especially when located within a residential neighborhood. Lack of maintenance around the building including the allowance of weeds to grow and extra materials to be stored outside can have a negative impact on residential values in the neighborhood. The City should consider doing a regular cleanup of the site and potentially install a privacy fence and/or screening to block the view of the maintenance equipment and materials from the neighborhood.

Keeping the public facilities in good order and of good visual appearance will help the City with promoting positive property maintenance practices with private property owners.

8.03 PARKS AND OPEN SPACES

The City has four parks and open spaces. The largest parks are O'Neill Park on the south side of the City and Stahl Park, located on the east side of town along the Little Sioux River. The parks have several features including:

Playground Equipment	Baseball/Softball Field
Basketball Court	Open Picnic Shelter
Fishing Access	Enclosed Shelter House
Boat Ramp	Volleyball Court

In addition, the City has a couple of smaller parks and open spaces both in residential areas with one on the west and one on the north side of the community. Both contain small playground equipment.

The City is also connected to a Woodbury County park, via the Little Sioux River where many people kayak, canoe, or tube from Little Sioux Park to Stahl Park. The connection to Stahl Park is a nice amenity that provides benefits to the City as well as visitors to the county park. It would be nice if a trail could be extended from Little Sioux Park to Stahl Park to provide a pedestrian/bike route between the two parks. (For additional information see Section 10.04)

City parks are quality of life components and as such should be a part of any major future development. Cities should strive for parks that are easily accessible for their residents and located where extensive travel is not required. Anthon's existing parks are spread around the community and are easily accessible to residents.

Typically, planners prefer to see park coverage to be within a quarter mile (1,320 feet) to a half mile (2,640 feet) of residential properties provided there isn't a need to cross a major non-

residential road or highway. The following graphic is a park coverage map that shows a radius of distance from the park of 250, 500, 1,000 and 1,500 feet.

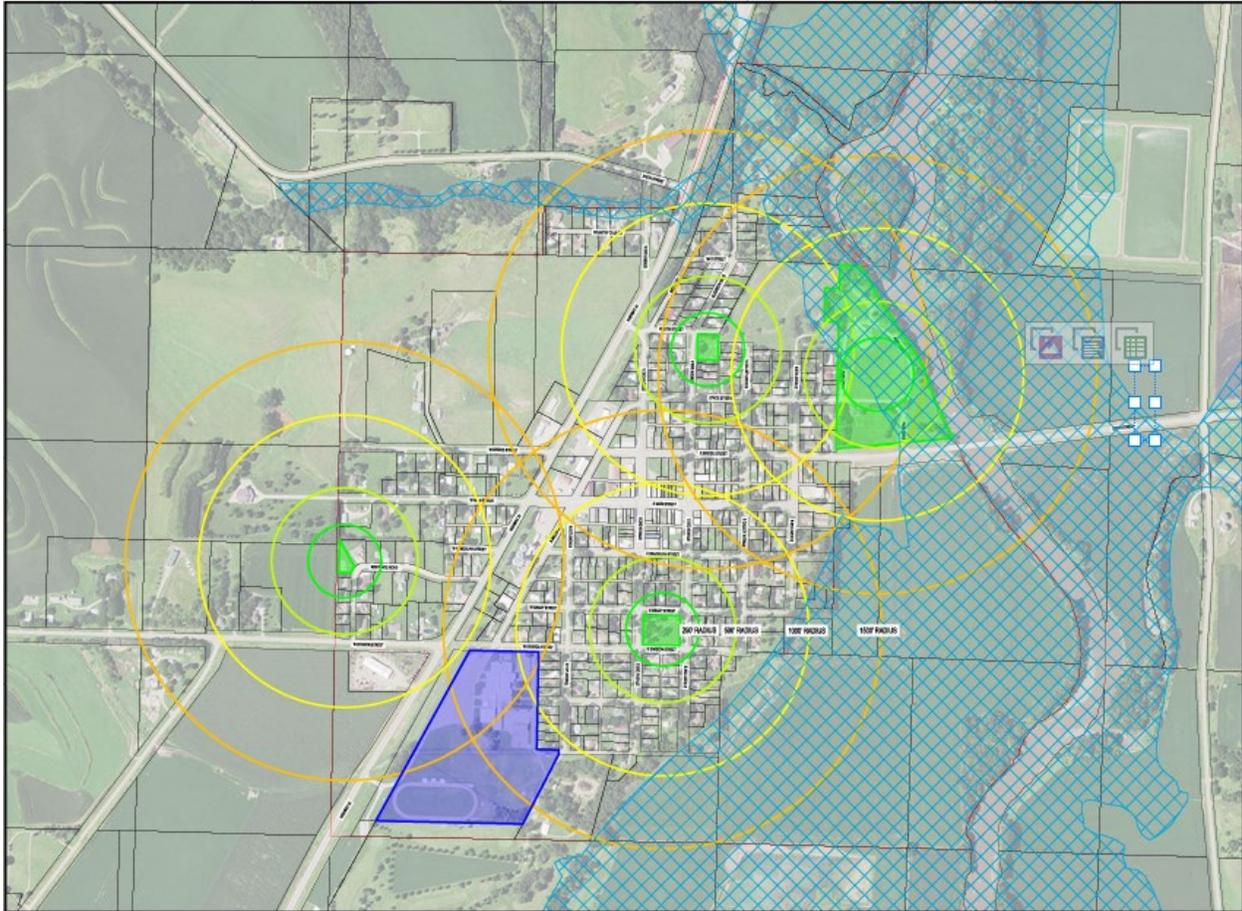


Figure 48 Park Coverage Map

As the map shows, the majority of the existing housing is within the 1,000-foot radius of the park and all the existing residential homes are within the quarter to half mile preferred distance of the City's park.

Any future development within Anthon should include consideration of proximity to the City's existing parks or include the development of additional park space. Should additional housing development occur in the northwest portion of the community it would be a good practice to include, in that development, new park space to allow residents access to recreational space.

The existing parks provide a good mix of uses and space for residents to play and congregate; however, common park elements are not available in all of the City's open spaces. The newest housing subdivision, and land that is available for future housing, is west of HWY 31 and would require residents to cross the highway to access the two main parks in the City. Additionally, many of the pedestrian routes to the parks are in need of maintenance or missing, creating potential access issues for residents, especially youth who desire to attend the open space.

There are some simple things that can be done to keep the park fresh as well as major improvements. Simple improvements could be the addition of trees, benches, native plant areas, garbage cans, or small pieces of park equipment. More major improvements might include a complete replacement of park equipment or addition of park equipment in an open space that currently doesn't have any, or development of additional space for more features. Examples of simple improvements could be small pieces of play equipment such as diggers, bouncers, swings, or concrete tables for ping pong, chess, and checkers. Private companies and some communities are also making large scale versions of family friendly board games such as Connect Four and Jenga.



Figure 49 Lawn or Park Version of Connect Four



Figure 50 Park Pong Table

Park improvements are often good projects to bring to local foundations and grant programs. The City may also work with local community youth groups and volunteers to help achieve enhancements to the park. The City should involve the community's youth in additional planning for park and open space improvements.

Parks are also great places for cities to encourage physical activity for their residents and visitors. Incorporating equipment that targets physical fitness including equipment that is specifically designed for adults and children to do common fitness exercises. This type of equipment could be a good installment along a trail route or in a larger park where residents and visitors can combine a walk or run with other physical fitness elements.

In addition to the City's parks, residents and visitors have the ability to utilize Woodbury County parks within the area. Woodbury County maintains sixteen county parks including Little Sioux Park which is a short ten-minute drive north of Anthon and Fowler Forest Preserve south by Smithland that is a sixteen-minute drive. The majority of these parks are geared toward natural environments, trails, and outdoor recreation (camping, boating, fishing, and hunting) and some combine kid friendly activities with those natural environments. In addition to the Woodbury County Parks, Curtin Timber Wildlife Area is a 210-acre parcel located just four miles southeast of Anthon and is an undeveloped public wildlife area for hiking and hunting.

Because of the regional location of Anthon, and the available land on the City's east side along the Little Sioux River there is potential for the community to invest in and develop a "destination park" that could be a draw for residents and visitors alike. The park/recreation area and the current farmland connected to this area has a history of flooding and lies within the FEMA Flood Plain area which makes it undesirable for any type of commercial, industrial, or residential development. A portion of the land is already being used as a park, Stahl Park.

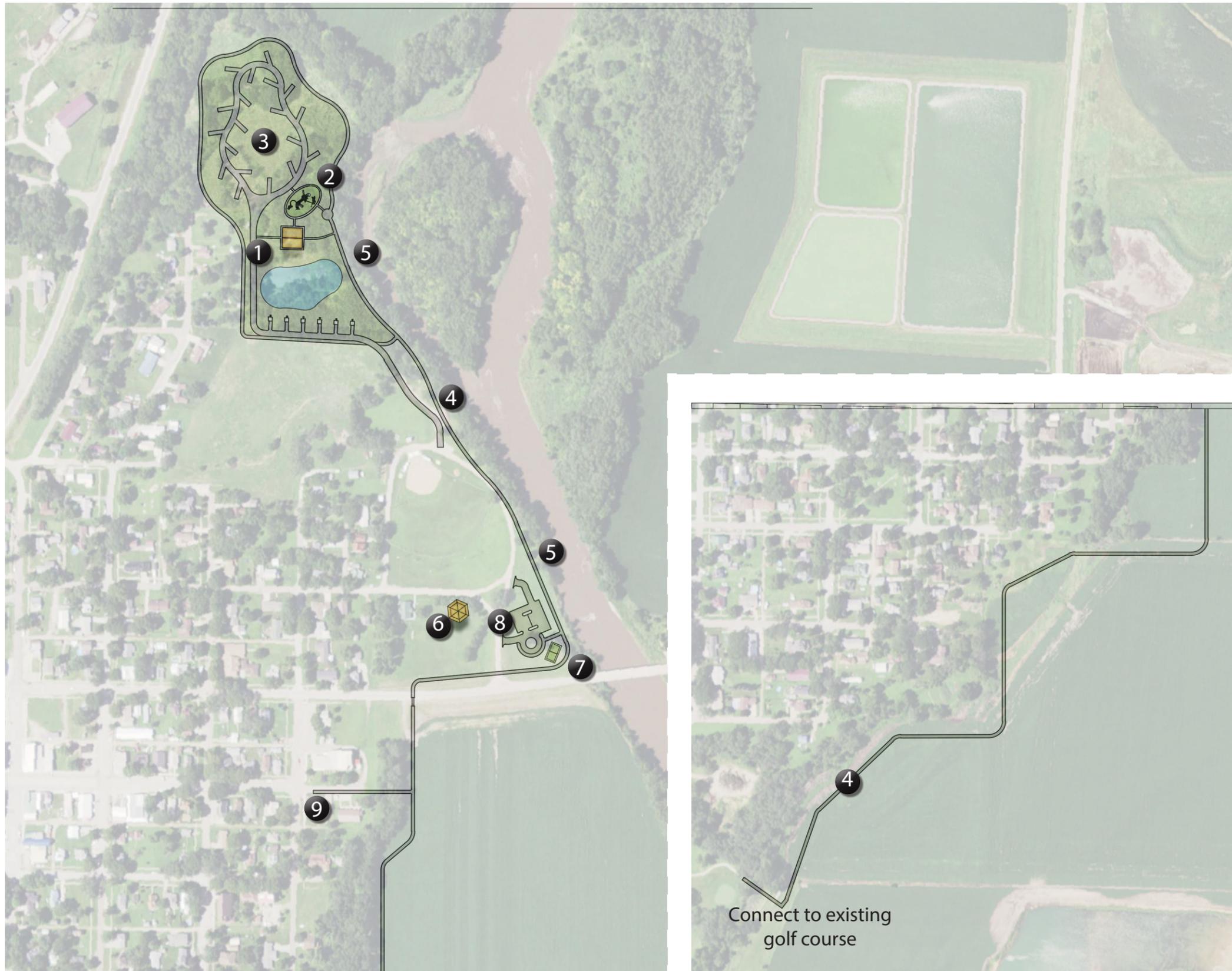
A concept for this area would be to combine flood mitigation control features utilizing the current best management practices for green infrastructure to open up a portion of the land to be more usable space.

The area features natural environmental assets of the Little Sioux River. Combining a recreational component including enhanced park space, campground area, mud volleyball court, fishing access point, and extension of the trail network would invite recreation and gathering in the area both during events located at the site but also during slower times.

As part of the development of this Plan we developed a concept drawing for the City to consider as a starting point for the future development. The concept follows on the page 89. Should the City desire to move forward with development of this type of facility they should begin with further community involvement in the planning process.

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Map Key:

- 1 RESTROOM**
 - Mens + womens
 - Child changing station
- 2 PLAYGROUND AREA**
 - Swings + play structure + slides
 - Safety surface
 - ADA access
- 3 CAMPGROUND**
 - 19 RV sites
 - 6 Tent sites
- 4 TRAIL NETWORK**
 - 12' wide concrete trail
 - Way-finding + signage
 - Connect to existing trail network
- 5 FISHING ACCESS POINT**
 - Stone outcropping
- 6 GAZEBO**
 - Concerts + weddings
- 7 MUD VOLLEYBALL**
 - 1 court
- 8 PARKING IMPROVEMENTS**
 - 1 lot with drop-off
- 9 FREEDOM ROCK**
 - 12' wide concrete trail



CONCEPTUAL SITE PLAN

Community gardens are also a great quality of life feature while promoting a healthy lifestyle. Typically, urban lots do not provide sufficient ground for a garden to sustain a family. To assist residents, some communities develop and rent out space for individual gardens within a City park or on other vacant land. The rent is typically a minimal fee and the tenant gardener is responsible for maintenance and cleanup of the area. Some cities will provide a water hydrant at the garden site for watering. This could be a good option in some of the older residential neighborhoods in Anthon where lot sizes are small.



Figure 512 Community garden concept

In looking at the idea of a community garden within the City of Anthon there are a few potential sites within the City that could lend themselves to this use within the City including a portion of the one of the parks, part of the area by the Community Center, or one of the empty residential lots that the City owns. Additionally, as the City continues to work toward cleanup of dangerous and abandoned buildings, in some cases taking ownership of those lots, some of these small lots that are not conducive to redevelopment, because of their small size, could be developed into community garden space.

Expanding on the concept of sharing extra produce within the community, the City or a community group may explore the idea of installing a "little community pantry" in town. This idea is becoming more popular and provides an opportunity for community members to share food and pantry items with those in the community who might be less fortunate. This concept is similar to the little free library concept that has been very popular across the nation.



Figure 52 Little Free Pantry Concept Pictures

8.04 OTHER COMMUNITY SERVICES

Community is much more than just the City and the roads, water lines, and other infrastructure that provide for some components of livability. Community also involves the education, cultural resources, and protective services.

Community Protective Services

The City has signed a 28E Agreement with the Woodbury County Sheriff's Office for protective services within the City. Via the agreement, which was signed in 2015, the County provides services related to the enforcement of State statutes and municipal ordinances as well as patrol coverage. The agreement does specify a minimum of three patrol hours per month and that the County may bill the City at the rate of \$35.00 per hour for service performed at the request of the City's designated representative.

The 28E Agreement automatically renews and the City has the option of terminating services

Finally, the City of Correctionville and City of Anthon have a 28E Agreement, signed in 2007, for sharing of police services between the two departments. The agreement is still in effect even though the two cities no longer have police departments. The cities of Anthon and Correctionville may want to consider termination of this 28E Agreement.

Emergency rescue services is provided through a 28E Agreement with Anthon Community Ambulance Service, Inc. This agreement was signed in 2018 and is still in effect.

Fire protection is provided through a 28E Agreement with Anthon Fire Department, Inc. and is a common form of fire protection services within rural Iowa cities. The Anthon Fire Department is a member of a 28E Agreement with Healey Werks Fire and Safety (a private nonprofit agency) to

provide mutual assistance with the City. With many community members working outside of the City during the day, getting a sufficient response for daytime fires can be a challenge in small communities such as Correctionville. Healey Werks Fire and Safety is a private entity that provides maintenance to fire departments around the region while also employing many volunteer firefighters. The 28E Agreement provides a crew of readily available firefighters during the critical daytime hours when many of the department's volunteers may be out of the City working.

The City is also a member of other 28E Agreements for fire protection with the other communities in Woodbury County including the neighboring communities of Correctionville, Oto, Smithland, and Sloan. Additionally, separate 28E Agreements are in place for fire protection service with the rural townships around Anthon.

The department does identify that it is becoming more and more difficult to find volunteers within the community to join the department. Younger families have more demands of their time and especially within small towns those demands often mean traveling outside of the city for several minutes reducing their availability to serve. The department may want to consider more outreach to the community including program and events that help to provide opportunities to build community and make residents aware of their services and needs for volunteers.

Programs such as a youth fire camp or fire explorer program can introduce youth in the community to fire safety as well as the department and educate them in the need to become a volunteer when they get older. These camps are usually non-emergency related and can range from one day camps to camps that have several sessions over a couple of months or several weeks. More information on these types of camps can be found here: <https://juniors.nvfc.org/>. As an example, information on a West Virginia camp, run through the WVU Fire Extension Service, can be found here: <https://extension.wvu.edu/community-business-safety/fire-service/junior-firefighter-camp>.

Education

Anthon lies within the Maple Valley Anthon Oto Community School District with two main facilities, the high school, located in Mapleton, covering grades ninth thru twelfth grade, a middle school covering grades sixth through eighth grade and two elementary schools covering pre-K thru 5th grade. . One of the elementary schools and the middle school are located in Anthon, providing recreational amenities as well as jobs to the community. The School District covers the towns of Anthon, Charter Oak, Danbury, Mapleton, Oto, and Ute.

Regional access to both community colleges and four-year college institutions is readily available including a community college and two four-year private universities within a 40 minute drive.

Arts and Culture

Arts and culture within the City of Anthon is somewhat limited, however, the City does have a public library and a Veteran's Memorial.

The Hamann Memorial Library was established in 1903 as a project of the Women's Club. In 1953 it was given to the town of Anthon to be housed in the new Town Hall. In 2004, Mr. Richard Hamann approached the City Council with his desire to build and furnish a new library for the City of Anthon. In October 2004, land was purchased east of the Medical Clinic and City Hall and ground was broken. The expanded facility opened to the public on October 17, 2005. The library moved to its current location in 1955. The library is a function of the City and not a member of the Woodbury County public library system. The library does provide common library services including loaning books and library programming (including events for all ages). The library is also an online access point for residents offering free Wi-Fi services.

The Woodbury County Freedom Rock and the Veteran's Memorial Wall are located in Anthon and honors those area service men and women who served their country.

Other cultural community events, including Big Band Dances at the Community Center, are put on by the local volunteer fire department and the other local organizations both of which are active community partners.

Historic Preservation

The City does not currently have any buildings listed on the National Historic Register.

Some of the older buildings in the downtown area have historical value for the community and may be eligible for listing on the National Historic Register. Unfortunately, many of these buildings are not being maintained with historic preservation as a focus.

The community does have a focus on historical preservation and over time as interest grows the community may have a desire to work on getting properties that are eligible listed on the national historic register.

8.05 OTHER COMMUNITY ASSETS

Many times, quality of life within a community is enhanced by non-government services. The Anthon Community Development Corporation group has been largely influential in the continued economic success of the community with their key initiatives of

- Commercial Development
- Housing Development
- Quality of Life Enhancement
- Donor Acquisition & Retention.

Anthon also has an active local church community including the Church of Christ, Anthon United Methodist Church, St. Joseph's Catholic Church, and Trinity Lutheran Church. As the City looks to continue improving the quality of life within the community, they should look for ways to incorporate these other community groups and assets into the mix and partner with them to enhance the City's efforts.

As an example, as the City considers the development of a destination park it should look to incorporate historic elements into the park and involve local groups in further planning and design of that park. Working with church groups, 4H clubs, or scout groups can help in providing volunteer labor for improvements within the City's parks or to help achieve an annual park clean-up event.

8.06 STRATEGIES FOR COMMUNITY FACILITIES OBJECTIVES

As the City works toward the completion of the objectives outlined in this plan the City may want to consider some of the following potential programs, tools, and strategies for accomplishing the objectives.

- **Trees.** Trees can be an effective visual buffer between commercial and industrial facilities and residential neighborhoods. Additionally, trees can provide for a more welcoming entrance to a community and provide natural shade within city parks and open spaces. The City may want to consider the use of a few tree grant programs to help facilitate the clean-up and buffering of visually unappealing properties including the following:
 - **Trees Please** – The Trees Please program is sponsored by MidAmerican Energy and awards grants to cities and counties for purchasing trees for planting within their community. Typical awards are \$1,000 and up. More information on the program is available online at <https://www.midamericanenergy.com/ia-res-trees>.
 - **Trees for Kids Program** – The Trees for Kids program is run by the Iowa Department of Natural Resources and awards grants between \$1,000 and \$4,000 for tree planting projects organized and run by youth. These programs can be a great match for school, youth groups, or scouting programs. The application cycle is twice a year. More information is available by contacting the IDNR at 515-725-8455 or online at <http://www.iowadnr.gov/Conservation/Forestry/Educational-Opportunities>.
- **Build with Bags Grant.** The Build with Bags Grant is a program run by Keep Iowa Beautiful and allows cities to purchase products made of recycled plastic bags for their parks. As the City considers enhancements to their current parks and the future development of trails they may want to consider applying for funding through this program. The program could provide funding for garbage or recycle receptacles, benches, or picnic tables. More information is available online at <https://www.keepiowabeautiful.com/grants-awards/build-with-bags-grant/>.

- **Wellmark Small Match Grant.** The Wellmark foundation offers a matching grant program for communities that build projects that promote community wellness. This can include the development of recreational assets within the community. More information is available online at <https://www.wellmark.com/foundation/documents/Wellmark-Foundation-MATCH-RFP.pdf>.
- **MHRD Grant Program.** Funded with revenues from the Hard Rock Casino in Sioux City, this program provides two grant cycles per year which are available to all non-profits, and government bodies in Woodbury County and adjacent counties. Grants range from \$25,000 to \$250,000 and require a 25% match. Grant cycles are typically opened in February and July. More information is available online at <https://mrhdiowa.org/applyforgrants/>.
- **CAT Grant Program.** The Community Attraction and Tourism (CAT) program administered by the Iowa Economic Development Authority provides funding for projects that provide recreational, cultural, entertainment, and educational attractions as well as sports tourism. More information on the project is available online at <https://www.iowaeconomicdevelopment.com/asp/Tools/ProgramDetails.aspx?pid=99&ppid=17>.
- **KaBOOM.** KaBOOM and their corporate partners provide competitive funding for community playgrounds. More information on the KaBOOM program is available online at <https://kaboom.org/grants>.
- **REAP City Parks and Open Spaces Program.** The REAP program administered by the Iowa Department of Natural Resources provides competitive funding for parks and trails in the State of Iowa. The City Parks and Open Spaces program provides grants up to 100% for projects that typically include parkland expansion and multi-purpose recreational developments. More information on the REAP City Parks and Open Spaces Program is available online at <http://www.iowadnr.gov/Conservation/REAP/REAP-Funding-at-Work/City-Parks-Open-Spaces>.
- **REAP Historical Resources Program.** Another REAP program is their Historical Resources program which provides funding for historic preservation, library and archives, and museums. More information on this program is available online at <http://www.iowadnr.gov/Conservation/REAP/REAP-Funding-at-Work/Historical-Resources>.
- **US Gardens Grant Program.** Whole Kids Foundation provides competitive grants for non-profit groups and K-12 schools for the development of community gardens. More information is available online at <https://www.wholekidsfoundation.org/index.php/schools/programs/school-garden-grant-program>.

- 9.01 Objectives**
- 9.02 Economic Data**
- 9.03 Key Economic Development Objectives**

- 9.04 Urban Renewal and Urban Revitalization**
- 9.05 Strategies for Economic Development**

9.01 OBJECTIVES

Following public input and review of potential objectives, related to economic development, the City Council prioritized the following objectives for encouraging the growth and economic development of the community.

Short Term Objectives (Typically 1-4 Years)

- Work with Property Owners to Rehabilitate Downtown Buildings and Encourage Small Businesses (Goal 5)
- Attract New Business to Downtown and Encourage Growth of Existing Business (Goal 5)

Intermediate Term Objectives (Typically 5-10 Years)

- Develop an Anthon Farmer’s Market Event (Goal 1)

Long Term Objectives (Typically 11-30 Years)

- None

9.02 ECONOMIC DATA

Economic growth within Anthon has been limited to small businesses with a local or regional client base. The City still maintains a health care facility which is a good accomplishment for a city like Anthon. In the past couple of years, the City has seen a significant light industrial business relocate to another area within the state leaving a vacant building that was purchased by the City and transformed into a new fire station.

Residents of the City are employed in a variety of industries in the area. The US Census provides some insight into how citizens are employed, and the following chart shows the last three sets of Census data available.

Industry	Workers 2000 Census	Workers 2010 Census	Workers 2018 Census Estimates
Agriculture, forestry, fishing and hunting, and mining	0	16	16
Construction	15	39	12
Manufacturing	30	16	68
Wholesale trade	10	3	10
Retail trade	57	23	36
Transportation and warehousing, and utilities	13	2	11
Information	2	3	5
Finance, insurance, real estate, and rental and leasing	6	29	12
Professional, scientific, management, administrative, and waste management services	28	5	14
Educational, health and social services	68	66	89
Arts, entertainment, recreation, accommodation and food services	31	35	14
Other services (except public administration)	16	36	18
Public administration	4	4	4

Figure 53 Resident Industry of Employment

Source: US Census

Jobs are limited within the City of Anthon forcing many residents to commute to jobs outside of the City. Data from the US Census's data group Longitudinal Employer-Household Dynamics (LEHD) data set (2017) shows that 150 respondents were employed in Anthon and that 138 were coming into the City to work while 197 of the residents of the City are commuting to jobs outside of the City, creating an inflow/outflow job chart as follows (note: the arrows do not indicate direction of where the employees are coming from or where they were commuting to):

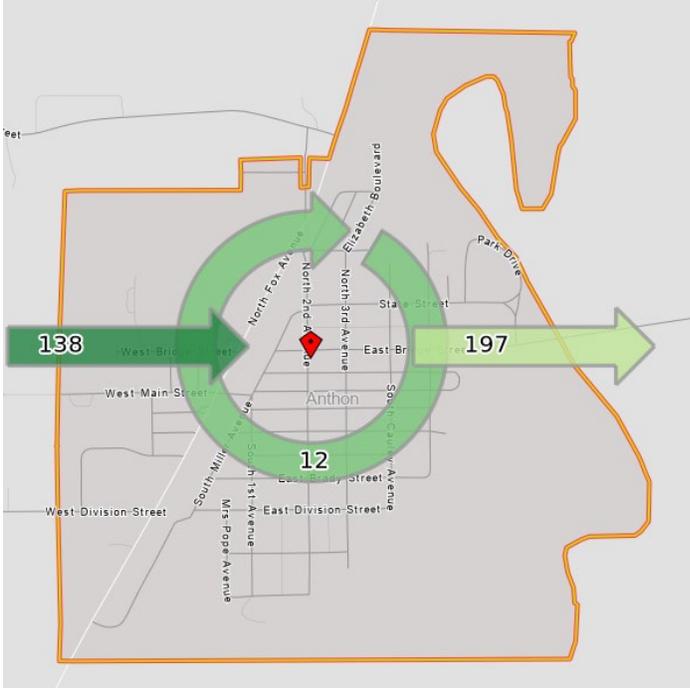


Figure 54 Worker Inflow/Outflow Diagram
Source: LEHD Data

The US Census data also provides data on commuting for residents of the City. The following chart provides a comparison of commuting trends for Anthon residents in 2010 and 2018 based on time of travel.

Travel Time to Work	2010	2018 Estimate
Less than 10 minutes	38.0%	24.2%
10 to 14 minutes	2.6%	10.8%
15 to 19 minutes	4.1%	4.0%
20 to 24 minutes	2.3%	6.1%
25 to 29 minutes	3.8%	8.1%
30 to 34 minutes	12.4%	10.4%
35 to 44 minutes	15.4%	15.2%
45 to 59 minutes	16.9%	14.8%
60 or more minutes	4.5%	6.4%
Mean travel time to work (in minutes)	23.6 Minutes	26.2 Minutes

Figure 55 Resident Commuting Time to Work
Source: US Census

The available data from the US Census shows that residents are commuting to work within two major categories, the 0 to 10 minutes and the 30 to 59 minutes ranges. The short commute time would most likely represent individuals working in Correctionville, Mapleton, and Anthon. The commute timeframe of 30 to 59 minutes would represent those commuting to jobs in

Sergeant Bluff, Holstein, Ida Grove, and Sioux City. Based on the data, the majority of residents work in jobs that require a 30 to 59-minute commute which would target the Sioux City, Holstein, and Sergeant Bluff areas. This data matches what was heard from residents during the public visioning process.

Additional data from the LEHD data set provides another view of where jobs are within the community, who is filling them, and where residents of Anthon are employed.

Based on the data, and 209 workers living in Anthon in 2017, those employees were working in the locations away from Anthon by the following distances:

	Number of Workers	% of Workers
<i>Less than 10 Miles</i> <i>(dark green)</i>	44	21.1%
<i>10-24 Miles</i> <i>(green)</i>	47	22.5%
<i>25 to 50 Miles</i> <i>(lime green)</i>	74	35.4%
<i>Greater Than 50 Miles</i> <i>(yellow)</i>	44	21.1%

Figure 56 Anthon Workers Commute Distance
Source: LEHD Data

The following graphic shows the same data along with the direction in which they traveled those distances. The colors referenced in the above table correlate to the colors on the graphic below.

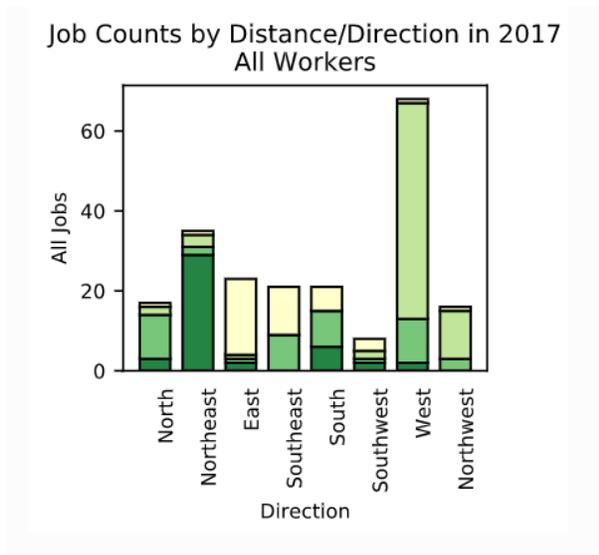


Figure 57 Anthon Residents Commute by Distance
Source: LEHD Data

Additional US Census data shows that residents are primarily employed within Woodbury County.

Place of Work	2010	2018 Estimates
Work in Iowa	91.8%	94.2%
Worked in Woodbury Co.	83.3%	72.5%
Worked outside of Woodbury Co.	8.6%	21.7%
Worked outside of Iowa	8.2%	5.8%

Figure 58 Place of Work Data

Source: US Census

Using the LEHD data set we get a little more detail on the location of jobs that Anthon residents travel to as shown in the following chart:

	Number of Anthon Residents Commuting to Location	% of Residents
Sioux City	50	23.9%
Correctionville	27	12.9%
Anthon	12	5.7%
Kingsley	8	3.8%
Le Mars	8	3.8%
Mapleton	8	3.8%
Danbury	7	3.3%
West Des Moines	4	1.9%
South Sioux City, NE	4	1.9%
Des Moines	3	1.4%

Figure 59 Location of Jobs for Anthon Residents

Source: LEHD Data

Another factor of economic conditions within the community can be seen by looking at the income of families within the community.

Family Income	2000	2010	2018
Less than \$10,000	12.2%	9.6%	9.6%
\$10,000 to \$14,999	13.5%	3.3%	7.8%
\$15,000 to \$24,999	22.2%	18.0%	12.1%
\$25,000 to \$34,999	14.6%	19.1%	18.1%
\$35,000 to \$49,999	18.8%	19.1%	3.9%
\$50,000 to \$74,999	11.1%	21.7%	19.6%
\$75,000 to \$99,999	4.9%	3.3%	9.6%
\$100,000 to \$149,999	0.3%	3.7%	16.4%
\$150,000 to \$199,999	1.7%	1.1%	0.7%
\$200,000 and above	0.7%	1.1%	2.1%
Median family income	23,364	35,000	46,250
Mean household income	N/A	42,755	63,984

Figure 60 Anthon Family Income Data Historic Perspective.

Source: US Census

Looking at family income data across the comparable cities may provide some additional information for analyzing the community profile in terms of economic elements. The following chart shows the 2016 US Census estimates for number of families in each income category for all Woodbury County cities.

Family Income	Anthon	Bronson	Correctionville	Cushing	Danbury	Hornick	Lawton	Moville	Oto	Pierson	Salix	Sergeant Bluff	Sloan	Sioux City	Smithland
Less than \$10,000	6	0	10	2	1	0	0	0	3	5	1	108	10	854	3
\$10,000 to \$14,999	7	2	8	0	13	1	2	4	6	1	3	61	0	622	4
\$15,000 to \$24,999	13	0	16	14	7	5	7	25	2	5	16	71	7	1,815	0
\$25,000 to \$34,999	23	5	29	4	8	5	23	14	1	25	9	29	27	2,587	6
\$35,000 to \$49,999	23	14	67	17	19	22	14	55	1	24	12	67	51	3,115	9
\$50,000 to \$74,999	52	19	43	16	26	20	50	105	4	17	25	290	98	4,523	12
\$75,000 to \$99,999	25	11	24	7	18	16	46	99	9	12	16	158	30	3,073	13
\$100,000 to \$149,999	13	24	6	4	10	15	79	86	1	12	16	285	71	2,510	2
\$150,000 to \$199,999	5	0	7	1	4	0	8	30	0	2	0	132	17	556	0
\$200,000 and above	9	2	0	0	2	3	2	13	0	4	4	41	5	517	0

Figure 61 Woodbury County Cities Family Income Data.

Source: US Census

The following table shows family income data for the Woodbury County cities showing median and mean family incomes. The data is sorted by median family income.

City	Median Family Income	Mean Family Income
Oto	N/A	49,625
Lawton	94,844	95,629
Sergeant Bluff	82,158	106,609
Moville	80,893	91,586
Sloan	77,708	84,541
Sioux City	76,401	103,185
Bronson	75,417	83,179
Salix	75,208	80,852
Smithland	71,250	62,236
Hornick	69,167	88,187
Anthon	65,795	78,093
Cushing	53,750	61,603
Danbury	52,000	75,801
Pierson	50,938	68,687
Correctionville	47,917	59,396

Figure 62 Woodbury County Cities Median and Mean Family Incomes.

Source: US Census

Anthon has the fifth lowest median family income of all the cities in Woodbury County. Additionally, the median income for families in Anthon is below the Woodbury County family median income of \$69,161. Similarly, we can compare Anthon's family income data to that of the comparable cities group.

City	Median Family Income	Mean Family Income
Sheldahl	82,813	80,428
Atalissa	82,500	82,074
Bronson	75,417	83,179
Salix	75,208	80,852
Granville	70,000	76,096
Emerson	67,188	70,729
Union	66,848	75,090
Anthon	65,795	78,093
Floyd	64,036	80,856
Everly	58,194	62,431
Danbury	52,000	75,801
Pierson	50,938	68,687

Figure 63 Comparable Cities Median and Mean Family Income.

Source: US Census

The data in Figure 67 shows that the City of Anthon's median family income is just below the average of all the comparable cities. This lower median family income can be a factor in limiting the community's ability to support local businesses as typically families who are on a tight budget will tend to search out more value shopping alternatives for the necessities which are easier to find in larger box stores compared to the local small businesses found in Anthon. In turn the ability of the local community to support local businesses can impact the overall development potential of the community.

9.03 KEY ECONOMIC DEVELOPMENT OBJECTIVES.

During the visioning process and throughout the process of developing objectives for the City a couple of economic development initiatives became key items for residents and community leaders. These included the following:

Industrial Development. City leaders and residents identified a strong desire for industrial growth for the creation of jobs in the community. The community had recently seen good paying jobs and some light industry move away from the City to another part of the County. The citizens and community leaders realize that major industrial development is going to be a significant challenge, but they would still like to see some light industrial growth with good paying jobs created in the City.

Preservation of Downtown. The preservation of a community center and downtown area is also vital to the residents and community leaders. The City is being diligent and trying to be of assistance where they can to help save and rejuvenate the central business district while encouraging new businesses to utilize existing space available. Recently the City obtained a downtown Community Catalyst grant and is working to find a private partner to help make the restoration and occupation of a City owned building possible, including some second story housing units.

There is local support and the City has been an active partner in the growth and revitalization of their community. This work is challenged some in that many of the leaders in these efforts are the same individuals active in other parts of the community. New vision, energy, and leadership will help in these efforts.

9.04 URBAN RENEWAL & URBAN REVITALIZATION

The City has previously deployed some key economic development strategies already, including the Urban Renewal program as authorized by the *Code of Iowa*.

Urban Revitalization

At this time the City has not utilized the Urban Revitalization program authorized by the *Code of Iowa*.

Urban revitalization results in a direct benefit to the property owner by a reduction in the assessed value of improvements or new development that is undertaken during the term of the plan. An Urban Revitalization Plan can be a positive factor in the growth and redevelopment of housing in communities and could be a benefit to the City in their efforts to encourage redevelopment, reinvestment, and new growth outside of Urban Renewal Areas.

The *Code of Iowa* allows for a more aggressive abatement schedule for communities that can show that the area covered by the Urban Revitalization Plan is blighted. Based on the windshield survey of the City's residential properties we believe that it may be beneficial for the City to conduct a full blight assessment and to consider the development of an Urban Revitalization Plan based on a potential blight finding.

Urban Renewal

The City has utilized the Urban Renewal tool provided in the *Code of Iowa*. The Anthon West Urban Renewal Plan was developed in 2005 to facilitate the development of a housing subdivision, primarily the development of public infrastructure to support the development of housing in the Urban Renewal Area. The collection of increment taxes in the Urban Renewal Area was limited to 10 fiscal years unless the City requested an extension, in which case the collection would be limited to 15 years. Either way the collection period for incremental taxes within this area should be complete.

Urban Renewal Plans allow the City to capture a significant portion of the overall taxes paid by the new development within the Urban Renewal Area and utilize those funds to encourage and incentivize development. There are specific limitations based on the type of plan and the development occurring within the area, as such the City is encouraged to involve an attorney that is familiar and practicing in the Urban Renewal area to assist them with the development of any new plans.

Current Iowa law for Urban Renewal Plans requires that projects be included in a plan and that the plan authorizes a not-to-exceed amount for each project prior to any incremental funds being used for the project. The City may want to consider the future use of Urban Renewal to facilitate economic development needs for the community.

9.05 STRATEGIES FOR ECONOMIC DEVELOPMENT

The following strategies may be utilized by the City to help further the growth and economic development of the City.

- **Urban Renewal.** Many cities have utilized Urban Renewal as a tool to encourage new commercial and economic development within their communities. Use of Urban Renewal (also called Tax Increment Financing – TIF) for commercial and industrial development can be used to provide incentives for new construction and the retention and creation of jobs.

- **Urban Revitalization.** An Urban Revitalization program may be beneficial in encouraging the redevelopment of existing commercial and industrial facilities within the community or the construction of new commercial and industrial facilities.
- **RISE Grant Program.** The Revitalize Iowa's Sound Economy (RISE) grant program is funded through the Iowa Department of Transportation and is broken up into two general programs:
 - Immediate Opportunity Program. This program is available for immediate opportunities related to the creation of non-speculative opportunities for permanent job creation or retention. Jobs created must be value-adding in nature (manufacturing, industrial, nonretail) and cannot involve the relocation of jobs from another part of the state. Funding is provided to construct public roads to support the development of the jobs. Minimum local match under this program is 20%.
 - Local Development Program. This program is competitive and provides funds to construct public roads to support the future development of jobs but where there is not an immediate opportunity. Local match under this program is traditionally 50%.

More information on this program is available online at

https://iowadot.gov/systems_planning/grant-programs/revitalize-iowa-s-sound-economy-rise-program.

- **IDNR Derelict Building Program.** This program, run by the Department of Natural Resources can assist communities of less than 5,000 people to address neglected commercial or public structures that are vacant. Assistance includes help with conducting asbestos inspections and abatement, structural engineering analysis, and phase 1 and phase 2 site assessment, as well as building deconstruction and building renovation. More information on this program is available at <http://www.iowadnr.gov/Environmental-Protection/Land-Quality/Waste-Planning-Recycling/Derelict-Building-Program>.
- **IEDA Community Catalyst Grant Program.** The intent of this program is to provide grant funds to a city/private partnership for the redevelopment, rehabilitation or deconstruction of buildings that will stimulate economic growth or reinvestment in the community. The program is fairly new and is very competitive. More information on this program is available at <https://www.iowaeconomicdevelopment.com/Catalyst>.

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10.01 Objectives

10.02 Streets and Motor Vehicle System

10.03 Sidewalks

10.04 Trails

10.05 Community Gateways

10.06 Strategies for Infrastructure Improvements

10.01 OBJECTIVES

After receiving public input and reviewing council objectives and input the City Council developed a set of objectives by which they can try to work toward achieving. The Council then prioritized these objectives into short, intermediate, and long-term time frames. A full version of these objectives is shown in Chapter 1 of this Plan. The objectives shown here are related to the City’s transportation systems.

Short Term Objectives (Typically 1-4 Years)

- Reconstruct Road as Needed (Goal 2)

Intermediate Term Objectives (Typically 5-10 Years)

- Bring Sidewalks Within ADA Compliance (Goal 2)
- Complete a Pavement Management Plan (Goal 2)

Long Term Objectives (Typically 11-30 Years)

- Install Sidewalks Through Neighborhoods to Complete Pathways (Goal 2)

10.02 STREETS AND MOTOR VEHICLE SYSTEM

The City has 7.72 miles of roadways, all of which is paved, within the corporate limits. The majority of roads in town are constructed using asphalt with a few blocks of concrete. The newer subdivision has curb and gutter and a storm water system; however, as is typical in smaller rural communities many of the roads do not have curb and gutter systems and rather rely on ditches for storm water runoff. In many cases these ditches have been filled in naturally or on purpose. The absence of, or reduced capacity of these ditches, can cause localized flooding and prohibit movement of water away from developed areas of town in a timely manner.

The City dedicates a portion of their funds annually for maintenance of roads typically resulting in a regular milling and overlay project.

A review of the City’s existing roads based on the Institute of Transportation at Iowa State University’s, reports shows that a majority of the roads in Anthon are in Good to Fair condition. The Institute of Transportation at Iowa State University provides for local evaluation of streets

within the state on a three-year basis. The following map shows the data for the City of Anthon's road based on the 2016-2018 survey.

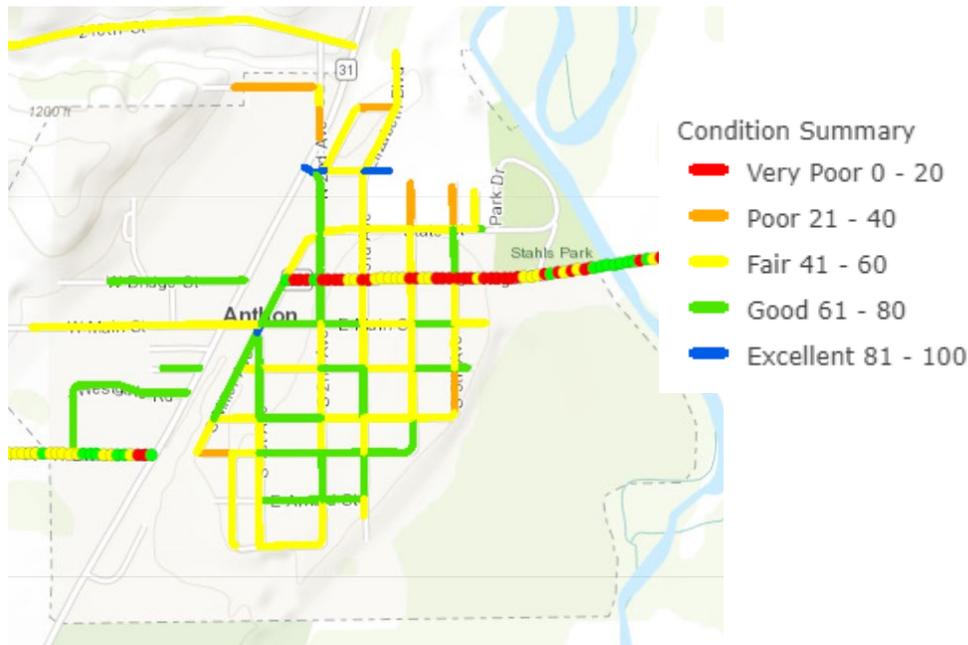


Figure 64 Road Condition Report Findings Map

Source: Institute of Transportation at Iowa State University

The majority of the City's commercial and light industrial facilities are located with easy access to State Highway 31 limiting the heavy traffic on residential streets, this helps to maintain the condition of the streets within town and limit expenses for the City.

The residential neighborhoods have convenient and easy access to state and county roads which provide access to additional services in nearby communities. Anthon is eight miles south on HWY 31 from four lane HWY 20 which can provide access across the northern part of the state and easy travel to major metropolitan areas.

The following chart shows Iowa Department of Transportation (IDOT) data for Annual Average Daily Traffic counts on roads in Anthon, Iowa over the past 15 years:

Street Section	1999	2003	2007	2011	2015
D38 West of Anthon	840	810	590	480	590
HWY 31 South of Anthon	1010	1230	1000	850	1330
D38 East of Anthon	890	740		500	750
2 nd Ave. Between Bridge and State Street	690				
Bridge St. Between Miller Ave and 2 nd		730		600	1420
Main Street East of HWY 31		2500	1460	1180	1350
Main Street West of HWY 31			200		
Bridge Street Between 2 nd Ave. and 3 rd Ave			1030		
HWY 31 North of Anthon			1170	1190	1830

Figure 65 IDOT Annual Average Daily Traffic Counts

*Location varies by year.

Data Source: IDOT Traffic Flow Maps

IDOT data provides additional details for the intersection of Main Street and HWY 31, including turning movements.

Direction of Travel	Turning Direction	2011 Count	2015 Count ¹
North on HWY 31	West	13	11
	Continue North	187	263
	East	338	431
South on HWY 31	West	19	10
	Continue South	264	370
	East	253	213
East on Main St.	North	23	5
	Continue East	32	23
	South	24	8
West on Main Street	North	159	231
	Continue West	48	32
	South	347	425

Figure 66 IDOT Turning Movement on HWY 20

Source: IDOT Turning Movement Traffic County Data 2011 and 2015.

The traffic data, while a single point in time, shows the traffic running north and south on HWY 31 is pulling into Anthon on a fairly consistent basis. This traffic could include potential marketing targets for community events, businesses, and other events. Absent similar data in the last couple of years it would be interesting to see if the completion of HWY 20 to the north has changed any of these traffic patterns and the number of cars along HWY 31 through

¹ No data was available for 2015.

Anthon. The City may want to monitor future traffic data from the State to gauge the impact of the improvements to HWY 20 over the past few years.

Potential improvements to City streets can be a costly endeavor for small towns. The following estimates of costs are provided as a guide for projecting costs related to street improvements. Costs are based on a standard block, about 330 feet of driving surface.

PCC Reconstruction (w/ Curb and Gutter)	\$93,100
PCC Reconstruction (w/o Curb and Gutter)	\$89,900
HMA Reconstruction (w/ Curb and Gutter)	\$93,900
HMA Reconstruction (w/o Curb and Gutter)	\$72,700
Sealcoat	\$17,400

10.03 SIDEWALKS

Sidewalks are an integral part of a good transportation system. A look at the existing sidewalks within the City shows a similar trend as in other smaller communities. Specifically, the older part of town appears to have a good pedestrian system, however, the condition of the sidewalks may not comply with current standards. The area of homes to the east of HWY 31 appears to have been constructed absent a pedestrian sidewalk and pedestrian access between the eastern residential properties and the western area of the community is non-existent. Pedestrian access across HWY 31 is not ideal considering traffic speeds along the highway; however, visibility is fairly good in this area and some consideration for a safe pedestrian path may be worthy of consideration in the future.

The majority of missing sidewalk is along the outer limits of the City and generally in lower traffic areas; however, it may be beneficial to tie those neighborhoods in with an already established pedestrian system. The other key area where sidewalks are missing, based on the aerial survey, is in the newer subdivisions. This is typical in a lot of communities as it typically is a way to reduce the overall cost of development for that subdivision. However, pedestrian friendly communities and neighborhoods will insist that developers include sidewalks in the development and may even require them on vacant lots if not developed within a certain timeframe following approval of the subdivision.

The City should also consider pedestrian access when planning future community assets such as parks. Typically, it is a good idea to ensure that all neighborhoods have safe and easy pedestrian access to these recreational amenities. If the City considers a trail along the river and connecting with other key community assets on the east side, it could be beneficial to consider how residents on the west side of HWY 31 gain access to those areas. Additionally, the best opportunities for growth in Anthon are on the west side of HWY 31, and as the population grows demand for a pedestrian safe route across HWY 31 could be higher.

As an alternative to trying to rehabilitate the public sidewalk system the City can also consider a Complete Street Concept which would mix pedestrian and bike traffic with vehicular traffic on the paved portion of the road. While there are a variety of ways to make this happen the cheapest option, especially on low traffic roads could be through the use of painting the street and designating no parking on one side of the street. The following graphic is a drawing of a complete street concept.



Figure 68 Graphic Showing Complete Street Concept

There are a number of things to consider when weighing the positives and negatives of the complete street concept in small rural communities; however, a pedestrian friendly community is a quality of life issue that promotes interactions between residents, community pride, and a healthy lifestyle.

10.04 TRAILS.

The City does not currently have a hiking/biking trail; however, a trail exists approximately seven miles north of Anthon starting at the County Conservation Park, Little Sioux Park and running to Correctionville. This trail is a popular recreational asset for the region.

It would be beneficial to consider extending that trail south from Little Sioux Park to Anthon and then further south through the communities of Oto and Smithland to enhance the regional benefits and create a larger attraction for more serious bikers. This would require significant planning, coordination between the County, County Parks, and multiple cities to become a realization.

As the trail is developed it could be enhanced with fitness kiosks along the way, especially within the individual communities that would allow for residents to take advantage of multiple types of fitness elements to enhance their workouts and overall wellness.



Figure 69 Example of a Fitness Station Along a Trail.

The proposed park improvements that were developed as a part of this planning process included an extended biking/hiking trail along the river on the City's east side, a location that could easily be connected to future extensions of a county wide asset to the north and south in the future. While the best use of this trail system would be through a longer connecting trail, even a trail in the City of Anthon would have significant benefits to the residents and visitors. Please see Chapter 8 for more details on this enhanced park concept.

10.05 COMMUNITY GATEWAYS

One of the first things visitors notice when arriving in a community is a welcoming community entrance or gateway. The main entrance to town is off HWY 31, currently the welcome sign is located at the intersection of Main Street and HWY 31 which is a key spot to denote the heart of the City. However, it could be beneficial to install welcome signs at the entrances to the community along the highway and then utilize the existing location as a way to encourage people to stop and visit. Additionally, a smaller and less expensive sign along D38 welcoming people to the community would be a logical next step.

Traditionally, cities didn't see the need to compete but now as the world becomes more mobile and many jobs are able to be done from any location, where internet is available, it has become critical for cities to value their image and market themselves to draw people to their community. That holds true for Anthon and the other rural cities within Woodbury County. All are within a relatively easy drive of the major metropolitan area of Sioux City. As such they can all be seen as bedroom communities and places to live where life is slower, people know each other, and crime is low. With so many options it becomes critical that a city like Anthon know how to market itself to people and highlight its strengths through various marketing pieces, community events, and social media sites.

As noted above, for those passing through the area the starting point for capturing their attention is the community sign. From there it is points of contact on social media, community events, and finally direct marketing that you are open for business (small business opportunities and residential growth) and why your community is better than the other options. It may be the City wants to complete some projects prior to doing a full-fledged marketing campaign but small things can still be done now to help start the talk and get families and individuals familiar with Anthon.

10.06 STRATEGIES FOR INFRASTRUCTURE IMPROVEMENTS

Considering the data available and the current condition of the City's transportation system the City may want to consider the development of a five-year capital improvement plan that would prioritize future improvements and help in identifying available revenues for funding, including the strategic use of competitive grant programs. The following potential strategies and programs may be of interest to the City in planning these future improvements.

- **IDOT Sign Grant Program.** The City may have a need to replace street signs and posts, including stop, yield, no parking, and other regulatory signs in the future to comply with new signage standards. The IDOT does provide a grant program for cities and counties that can assist cities with the cost of purchasing the signs and posts. The maximum award for cities is \$5,000 annually but cities can apply in multiple years. More information on the program is available online at <https://iowadot.gov/traffic/traffic-and-safety-programs/sign-replacement-program>.
- **Iowa Living Roadways Grant.** Trees Forever has a program that provides grants to communities who are looking to fund enhancements of transportation corridors such as community entrances and trails with native plantings. The Iowa Living Roadways Grant is available annually and Trees Forever will provide the City with a regional field coordinator to provide guidance. More information is available at http://www.treesforever.org/ILR_Projects.
- **IDOT Trail Grant Programs.** The State of Iowa's Department of Transportation has a number of programs available to help cities and counties to fund trails including the following:
 - Iowa Clean Air Attainment Program (ICAAP)
 - Recreational Trails Program (State)
 - Recreational Trails Program (Federal)
 - Iowa Living Roadway Trust Fund – More information is available online at <https://www.iowadot.gov/lrtf/grants>.

More information on all of these programs is available online in the Iowa DOT Funding Guide at https://iowadot.gov/pol_leg_services/Funding-Guide.pdf.

- **MHRD Grant Program.** Funded with revenues from the Hard Rock Casino in Sioux City this program provides two grant cycles per year which are available to all non-profits,

and government bodies in Woodbury County and adjacent counties. Grants range from \$25,000 to \$250,000 and require a 25% match. Grants cycles are typically opened in February and July. More information is available online at

<https://mrhdiowa.org/applyforgrants/>.

- **RISE Grant Program.** The Revitalize Iowa's Sound Economy (RISE) grant program is funded through the Iowa Department of Transportation and is broken up into two general programs:
 - Immediate Opportunity Program. This program is available for immediate opportunities related to the creation of non-speculative opportunities for permanent job creation or retention. Jobs created must be value-adding in nature (manufacturing, industrial, nonretail) and cannot involve the relocation of jobs from another part of the state. Funding is provided to construct public roads to support the development of the jobs. Minimum local match under this program is 20%.
 - Local Development Program. This program is competitive and provides funds to construct public roads to support the future development of jobs but where there is not an immediate opportunity. Local match under this program is traditionally 50%.

More information on this program is available online at

https://iowadot.gov/systems_planning/grant-programs/revitalize-iowa-s-sound-economy-rise-program.

- **Iowa Department of Transportation TAP Grant Program.** The Iowa Department of Transportation provides funding through their Transportation Alternatives Program (TAP) for smaller-scale transportation programs including pedestrian and bicycle facilities, recreational trails, safe routes to school projects, among others. More information on the program is available online at https://iowadot.gov/systems_planning/grant-programs/transportation-alternatives.

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11.01 Objectives

11.02 Strengths and Weaknesses

11.03 Strategies for Community Involvement and Communication

11.04 Strategies for Community Image and Marketing

11.01 OBJECTIVES

Following public input and review of potential objectives related to the community image and marketing of the City, the City Council prioritized the following objectives:

Short Term Objectives (Typically 1-4 Years)

- Start a Summer Movies in the Park Activity (Goal 1 and 4)
- Develop Community Marketing Campaign (Goal 1)
- Continue to Use and Increase Use of Social Media (Goal 1)
- Continue to Develop the City's Web Page (Goal 1)
- Utilize the PEG Cable TV Channel for Community News (Goal 1)

Intermediate Term Objectives (Typically 5-10 Years)

- Start a Community Betterment Award Program (Goal 1 and 3)
- Sponsor a National Night Out Event (Goal 1)
- Create a Youth Day Camp Centered on Community Volunteerism and Participation (Goal 1)

Long Term Objectives (Typically 11-30 Years)

- None

11.02 STRENGTHS AND WEAKNESSES

Based on the various public input sessions that the City held, the following strengths and weaknesses for the City became evident.

Strengths

The following community traits were identified through the comprehensive plan process as strengths for the City:

- Great Sense of Community – If there is one thing you walk away from when visiting the community and talking to the people in Anthon, it's a strong sense of community. Everyone that we talked with during the project was a supporter and genuinely cared about their neighbors and the community as a whole.

- Vision – It was also clear in the many discussions that we had that the community has a desire to grow and to grow in the right ways, centered on family and quality of life. This vision for their community should be projected and can be a great asset in encouraging growth in the community.
- Strong School District – The ability to have a strong school district and the elementary and middle schools located within the community provides lots of benefits to the City including jobs, vitality, and students who can be a source of support for community projects.

These strengths are a great foundation on which the City can generate motivation to move forward on the specific goals and objectives outlined in this plan as well as those that come forward in the future.

Weaknesses

Throughout the process the following weaknesses were identified that could provide a challenge to the community in implementing the various goals and objectives outlined in this plan.

- Impact of Flood Hazard Area – The majority of the City’s existing development is sandwiched between HWY 31 and the floodway area limiting growth to the west side and separating it from the key area of the City. The City will have to work through this as growth occurs to ensure that the community doesn’t become two separate units.
- Community Involvement – Traditionally, public involvement is a struggle and to a great degree Anthon is not any different; however, there was good participation early on in the process and at all times there was engaged participation. Figuring out how to utilize that engaged participation to turn it into active participation will be the key.
- Avoidance of Risk – This could be a positive as well as a negative, but Anthon’s history is one that is conservative in terms of financial risk. The City has low debt and the ability to utilize that debt capacity may be to take some risks to try and grow the community but the citizens and elected officials will have to be comfortable with taking that risk and managing it in the right way.

11.03 STRATEGIES FOR COMMUNITY INVOLVEMENT AND COMMUNICATION.

Community involvement is closely related to how the City communicates with its citizens. Community involvement in rural communities like Anthon can be difficult when a majority of the residents spend a large part of their day working in another community. However, the development of strong community pride and involvement can be a key element in successful community growth. While many of today’s families are busy, there is also a desire to be involved. Communities that foster an open atmosphere and communicate effectively to their residents can capitalize on those efforts to encourage growth.

In our work with the City, community involvement was okay yet many community members we talked with mentioned the need to get more people involved in the community from volunteers on the fire or ambulance staff to helping develop community events and activities. Improving community involvement should be a priority of the City. The following strategies and programs may be beneficial in helping to develop that needed involvement:

- **National Night Out Event.** The City may want to host a National Night Out event in Stahl Park or the O'Neill Park area, or the area around the school. The National Night Out program is geared as a night to build neighborhoods and promote the concept of community policing. While Anthon has law enforcement through Woodbury County they could still participate in a National Night Out event to build community support. It would be good to include the volunteer fire department and Woodbury County Sheriff in the event as well.
- **JR Firefighter Program.** The City's volunteer fire department may want to consider a Jr. Firefighter Program for middle school and high school aged kids in the summer. This program would offer an opportunity to educate youth on fire safety as well as start to build within the youth a desire to become part of the volunteer department later in their life. The program may include education components as well as some physical elements of being a firefighter. The program would not include Jr. Firefighters going on fire calls with the department.
- **Social Media.** The City has utilized Facebook for a variety of informational purposes to date and should continue to use this as a main source of communication with the citizens. To help generate more traffic to the page the City should promote the use of the page and increase the postings. For example, a City newsletter could promote residents to follow the City on Facebook, likewise Facebook could be used to post the latest newsletter. Additionally, it may benefit the City to run some like and share promotions with residents to help encourage participation and extend the reach of the City's page.

It is advisable to limit the number of City social media sites (for example you do not want to have one for the Fire Station, Library, and City) and to post often (at least 3-4 times per week). Encourage residents to share Facebook information and include pictures whenever possible as it draws attention to the post. The City may want to develop a communication calendar in which they outline the events, topics, and information they want to promote through their communication pieces throughout the year.

- **City Webpage.** The City has a new webpage which is shared with other community agencies. Expanded use of the page and keeping the page up-to-date will help to make the page useful and a good entry point for people within and outside of the City to learn more about the community. Some ways to enhance the community utilizing the web

page would be to promote buildings available for new businesses, lots for sale, and community events or the need for citizens to be involved.

11.04 STRATEGIES FOR COMMUNITY IMAGE AND MARKETING

As the City works toward the achievement of the objectives in this section the following resources may be of assistance to them.

- **Iowa Living Roadways Grant.** Trees Forever has a program that provides grants to communities who are looking to fund enhancements of transportation corridors such as community entrances and trails with native plantings. The program could be partnered with other programs or the City could look to combine native landscaping with a community entrance sign. The Iowa Living Roadways Grant is available annually and Trees Forever will provide the City with a regional field coordinator to provide guidance. More information is available at http://www.treesforever.org/ILR_Projects.
- **Alert Iowa.** Alert Iowa is a public safety based public alert system that provides information to residents and specific groups via email, text message, and telephone. Currently 87 of the 99 Iowa counties participate in the program. The system does rely on citizens to sign up for these alerts and they can elect which way they want to receive the information (email, text, phone, or some combination of the three). Messages are required to be public safety based but can include water shut off notices, boil orders, street closures, snow parking notifications, and others. The system is paid for by the State of Iowa and provided to all counties and cities in the state to use, free of charge. The system will also provide, to those who sign up, weather notifications and Amber Alerts sent out by State authorities and the National Weather Service.

The City would need to work with the County Emergency Management Coordinator to get access to the administration side of the system so that they can input and issue the alerts. Additionally, the City should promote the use of the system to its citizens and help build up membership in the system.

More information on the Alert Iowa system is available online at https://www.homelandsecurity.iowa.gov/about_HSEMD/alert_iowa.html. The specific signup location for citizens is located at https://entry.inspironlogistics.com/woodbury_ia/wens.cfm.

- **MHRD Grant Program.** Funded with revenues from the Hard Rock Casino in Sioux City, the program provides two grant cycles per year which are available to all non-profits, and government bodies in Woodbury County and adjacent counties. Grants range from \$25,000 to \$250,000 and require a 25% match. Grants cycles are typically opened in February and July. More information is available online at <https://mrhdiowa.org/applyforgrants/>.

- **Community Event.** The City may want to consider creating a community event that could be marketed regionally to draw people to the community for a day. Potentially this event could partner with an existing regional event such as the HWY 141 Garage Sales or be a separate event. Ideas might be a large antique show or farmer's market where Main Street might be closed for vendors to set up. The event could potentially provide youth activities in the City's park area to create a more family friendly event.
- **Iowa Tourism Grants.** The state of Iowa provides grants to various groups, including cities within the State to promote tourism by conducting tourism-related marketing initiatives, meetings, and events. Grant awards range from \$500 to \$5,000 and require a minimum 25% cash match. More information on the program is available here <https://www.traveliowa.com/industry-partners/grants/iowa-tourism-grants/>.

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Upon the adoption of this Comprehensive Plan the City has a tool that they can use to begin working toward the accomplishment of the various objectives outlined within this plan. It is common that over time the priority of the City may shift, new objectives may become available, and current goals will be completed. The Comprehensive Plan is a fluid guide toward the future and the reader should understand that over time priorities and objectives may change.

Because the Plan is fluid, it is critical for the City Council to revisit the Plan on a regular schedule, typically it is recommended to review and update the plan on an annual basis. An annual review could take various forms but at a minimum it should include a review of the objectives for the current term, discussion on new objectives and/or challenges encountered by the City, and reprioritization of objectives if needed. Chapter 13 of this plan is left blank for future updates to the Plan over time.

To help the City work toward the achievement of the objectives, outlined in this Plan, we have provided, within each chapter, some potential sources of assistance that the City can investigate on their own or work with a consultant who has expertise in those programs.

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