



simpco

Holstein, IA

2017 Comprehensive Plan



Acknowledgments

Thank you to the following elected officials, staff and community partners that participated in the development of the 2017 Holstein Comprehensive Plan. Thank you to the community members who attended the Comprehensive Plan public meetings, completed surveys, and provided comments.

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RESOLUTION No. 2017-22

**A RESOLUTION ADOPTING THE CITY OF HOLSTEIN, IOWA
2017 MUNICIPAL COMPREHENSIVE PLAN**

WHEREAS, the City Council of Holstein, Iowa, has developed the 2017 Comprehensive Plan of the City of Holstein, Iowa; and

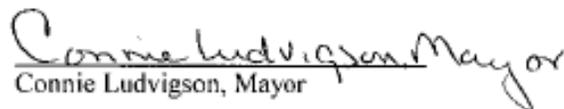
WHEREAS, the City Council of Holstein, Iowa, has reviewed the 2017 City of Holstein Comprehensive Plan with topics including: Housing, Economic Development, Transportation, Community Facilities and Services, Land Use, and Natural Resources; and

WHEREAS, the Planning and Zoning Commission of the City of Holstein, Iowa, has reviewed the 2017 City of Holstein Comprehensive Plan and made recommendation to adopt the plan; and

WHEREAS, the City Council of Holstein, Iowa, adopts the 2017 City of Holstein Comprehensive Plan for the following purposes. The purpose of the comprehensive plan is to provide a current inventory of community resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan document provides legal justification for community decisions and ensures that local policies are in step with those of state, regional, and federal planning best practices. The plan can inform grant applications and leverage funding for community projects. The plan process incorporated public participation and facilitates intergovernmental collaboration through review and consideration of neighboring jurisdictions policy and plans.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Holstein, Iowa, that the 2017 City of Holstein Comprehensive Plan be adopted by this resolution passed on the date stated below.

PASSED BY the City Council of Holstein, Iowa on the 2nd day of October, 2017.


Connie Ludvigson, Mayor

ATTEST:

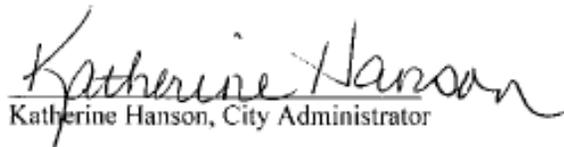

Katherine Hanson, City Administrator

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CHAPTER 1 INTRODUCTION

COMPREHENSIVE PLAN PURPOSE

The 2017 Comprehensive Plan of the City of Holstein is intended to serve as an advisory document that outlines the city's vision. The purpose of this comprehensive plan is to provide a current inventory of community resources and a thoughtful statement of the community's vision and goals for the future. This comprehensive plan includes comprehensive analysis of the following planning topics: Housing, Economic Development, Transportation, Community Facilities and Services, Land Use, and Natural Resources. The comprehensive plan document provides legal justification for community decisions and ensures that local policies are in step with those of state, regional, and federal planning best practices. The plan can inform grant applications and leverage funding for community projects. The plan process incorporated public participation and facilitates intergovernmental collaboration through review and consideration of neighboring jurisdictions policy and plans.

IOWA SMART PLANNING

In 2010, Iowa's legislation passed the Iowa Smart Planning Act that encourages communities incorporate ten smart planning principles when drafting a comprehensive plan. The ten (10) smart planning principles listed below are intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard a community's quality of life. All of the Iowa Smart Planning topics are discussed or referenced in this comprehensive plan document.

The 2017 Comprehensive Plan of the City of Holstein considers the Smart Planning Principles outlined in the Iowa Smart Planning Act. The ten smart planning principles include: 1) Collaboration; 2) Efficiency, Transparency, and Consistency; 3) Clean, Renewable, and Efficient Energy; 4) Occupational Diversity; 5) Revitalization; 6) Housing Diversity; 7) Community Character; 8) Natural Resources and Agricultural Protection; 9) Sustainable Design; and 10) Transportation Diversity.

PLAN CONTENTS

The 2017 Holstein Comprehensive Plan includes a community inventory and analysis in the following chapters:

Chapter	Contents
Introduction	Plan purpose, plan contents, vision statement, plan process, public participation, IA smart planning elements
Community Context	Location, history, population trends, fiscal sustainability
Housing and Neighborhoods	Census housing data, housing market and density
Economic Development	Census income and industry data, business and services, commercial and industrial areas
Transportation	Existing and proposed transportation networks
Community Facilities and Services	Utilities, cultural resources, educational services, health and social services, government buildings, public safety, parks, recreation
Land Use and Natural Resources	Current zoning and land use, Wetlands, watershed, soils, topography, flood plain
Implementation	Goals and action steps

CHAPTER I: Introduction

PLAN PROCESS

The City of Holstein contracted services with Siouxland Interstate Metropolitan Planning Council (SIMPCO) to facilitate the Comprehensive Plan process. In February 2017 the Holstein City Council began the process by planning the public visioning session and approved the community survey. The Holstein City Council held several meetings to review the progress of the comprehensive plan process and draft document.

Timeline Meetings	Date
Introduction Meeting – City Council	Mar. 6, 2017
Public Meeting – Vision Session	April 17, 2017
City Council Comprehensive Plan Committee meeting 1	May 1, 2017
City Council Comprehensive Plan Committee Meeting 2	June 5, 2017
City Council Comprehensive Plan Committee Meeting 3	July 5, 2017
City Council Comprehensive Plan Committee Meeting 4	August 7, 2017
City Council Comprehensive Plan Committee Meeting 5	Sep. 5, 2017
Public Comments	Sep. -Oct. 2017
Public hearing to adopt final plan – City Council	Oct. 2, 2017

PUBLIC PARTICIPATION

The Holstein community survey was advertised and collected from March 6 – April 26, 2017, both online and paper copies available at City Hall. Survey participants were asked 30 questions related to the comprehensive plan topics including Community Vision, Housing, Economic Development, Transportation, Community Facilities and Services, Parks, Recreation, and Natural Resources. Survey results were reported to the City Council on May 1, 2017, and are recorded throughout this document in the corresponding chapters of this plan.

On April 17, 2017, the City of Holstein and SIMPCO facilitated a public meeting to gather public input on the topics in the comprehensive plan including: Community Vision, Housing, Economic Development, Transportation, Community Facilities and Services, Parks, Recreation, and Natural Resources. The public meeting provided an opportunity for community members to express opinions about the comprehensive plan.



CHAPTER I: Introduction

HOLSTEIN COMMUNITY VISION STATEMENT

A vision statement is an idealistic or aspirational statement about the community and its direction for the future. The Holstein Community Vision Statement was drafted from the public comment gathered through the community survey (39 responses) and public visioning town hall meeting (28 participants). Survey results from questions one and two were used to draft the following vision statement. Questions from the survey and public meeting were focused on visioning and produced a variety of statements. The major themes from each source were used to form the following vision statement (See Appendix A).

Holstein, Iowa is a friendly, clean, supportive town with a strong sense of community. Holstein's residents, businesses, churches, and service providers collaborate to create a welcoming, family friendly, kid friendly, and neighborly community with pride, small town feel, and volunteerism. In order to grow and stay viable we invite people to move to Holstein and adopt ethics of inclusion, trustworthiness, and respect for one another.

Holstein values health and safety and dedicates community resources to keeping the town clean, safe, healthy and beautiful. Holstein works together to provide and preserve basic needs and services including: Diverse housing opportunities, education through good schools and library, well-maintained utilities, multi-modal transportation system, day care, grocery and local foods, medical services, and senior services.

Holstein's success is linked to the town's progressive businesses, vibrant Main street, and diverse employment opportunities. Holstein nurture's existing businesses, encourages commercial expansion, and facilitates entrepreneurship.

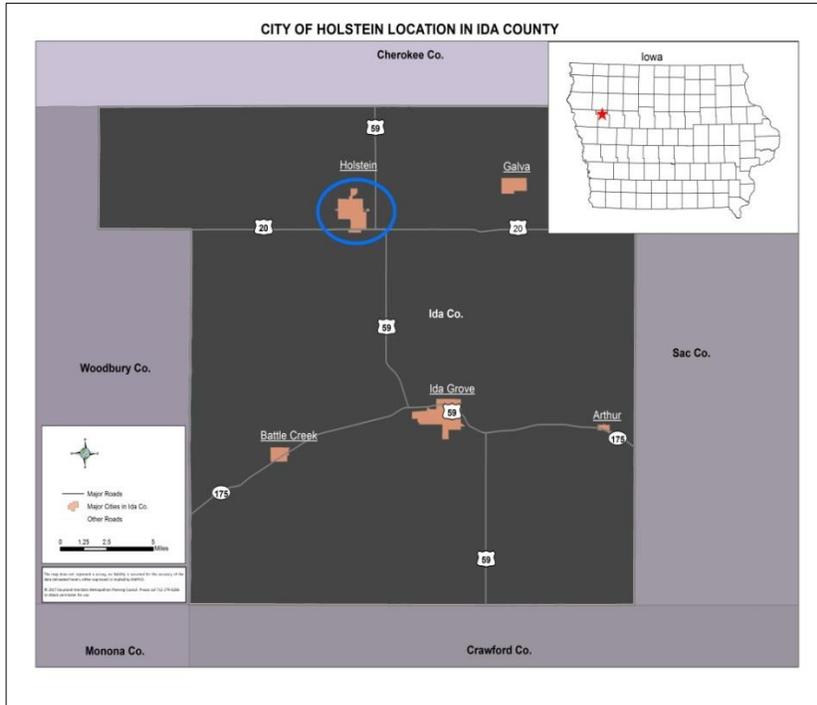
Holstein is dedicated to quality of life by providing recreational opportunities including events, entertainment, pool, multi-purpose active trails, parks and green space. Holstein will preserve and enhance existing recreational opportunities such as the Lohff Schuman Memorial Recreation Center and Rosemary Clausen Performing Arts Center.



CHAPTER 2: Community Context

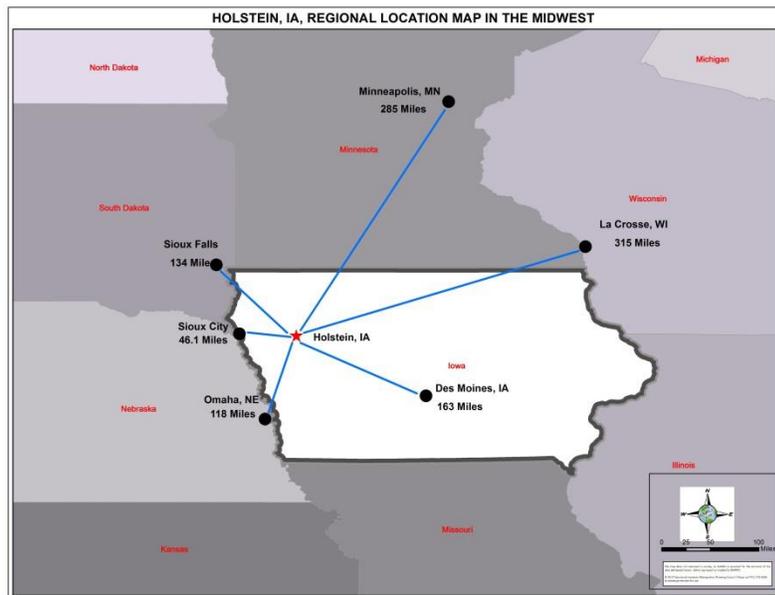
CHAPTER 2 COMMUNITY CONTEXT

The community context chapter includes Holstein location, history, population trends, and fiscal sustainability.



LOCATION

The City of Holstein is located in Ida County, at north-western part of the State of Iowa. Holstein is 46.1 miles away from Sioux City and directly east of Correctionville. The City of Ida Grove, Battle Creek, and Arthur are to the south of Holstein. The City of Holstein remains the second biggest City in Ida County regarding population size and spatial area. U.S Highway 20 and 59 intersect at the southern portion of the city; with U.S Highway 59 dividing the city into two parts (east and west).



Regionally, the City of Holstein is located within 163 miles to the northwest of Des Moines, IA and 118 miles to the northeast of Omaha, NE. Other major cities within the Midwest Region which are in close proximate to the City of Holstein include Sioux Falls, SD (134 miles); La Crosse, WI (315 miles); and Minneapolis, MN (285 miles). The City of Holstein depends on these cities to meet certain needs (e.g. airport) not readily met in the City.

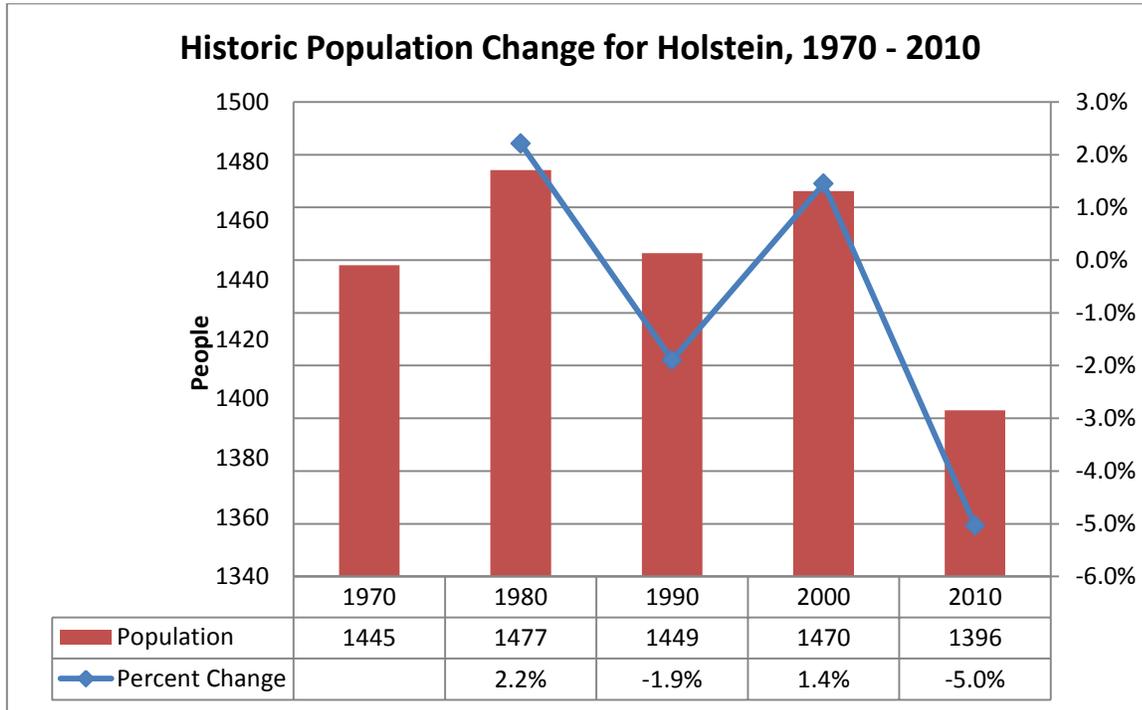
CHAPTER 2: Community Context

HOLSTEIN POPULATION TRENDS

The following Holstein population demographics were gathered from the US Census Bureau and the American Community Survey. Information in the following categories was collected and analyzed for this Comprehensive Plan update: Holstein decennial population progression and future projections, Holstein population age groups and female-male population, community population comparison, and Holstein ethnic make-up.

DECENNIAL POPULATION PROGRESSION

People remain the greatest asset of any city. They are the “heartbeat” of any community. The growth of any city depends on its ability to attract and retain people. The population of the City of Holstein has not changed much for nearly five decades. Holstein’s population has remained within approximately 1,400 residents since 1970. The City of Holstein experienced a decline in population from 2000 – 2010 (-5.0%).



Source. U.S. Census Bureau, Decennial Population and Housing Census

COMMUNITY COMPARISON

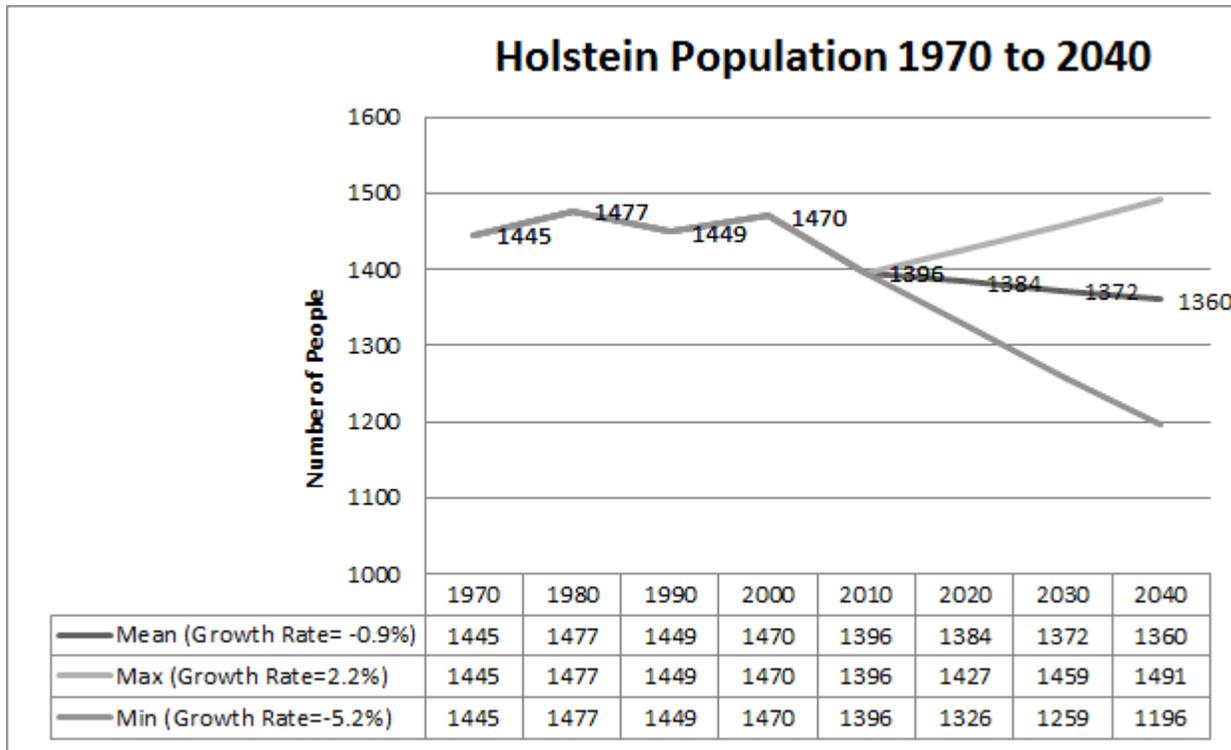
The following table compares community populations around the region.

Population change for Holstein and Other Communities, 1970 - 2010							
Jurisdiction	1970	1980	1990	2000	2010	% Change 1970 - 2010	% Change 2000 - 2010
Holstein	1445	1477	1449	1,470	1,396	-3.4%	-5.0%
Ida Grove	2261	2285	2357	2,350	2,142	-5.3%	-8.9%
Galva	319	420	398	368	434	36.1%	17.9%
Ida County	9190	8908	8365	7,837	7,089	-22.9%	-9.5%
Iowa	2824376	2913808	2776755	2,926,324	3,046,355	7.9%	4.1%

CHAPTER 2: Community Context

POPULATION PROJECTION

The following graph shows Holstein’s census population from 1970-2010 and projected population based on historic decennial census progressions. The population projections 2020-2040 are based on an extrapolation equation whereby the previous decennial populations are used to predict the same progression into the future. Three different projections are illustrated below including the mean (average) population growth or decline rate, maximum population growth or decline rate, and minimum population growth or decline rate.



Population Projection, 2015 to 2040									
	Growth Rate	2000	2010	2015*	2020*	2025*	2030*	2035*	2040*
Min	-5.2%	1470	1396	1360	1326	1292	1259	1227	1196
Mean	-0.9%	1470	1396	1390	1384	1378	1372	1366	1360
Max	2.2%	1470	1396	1411	1427	1443	1459	1475	1491

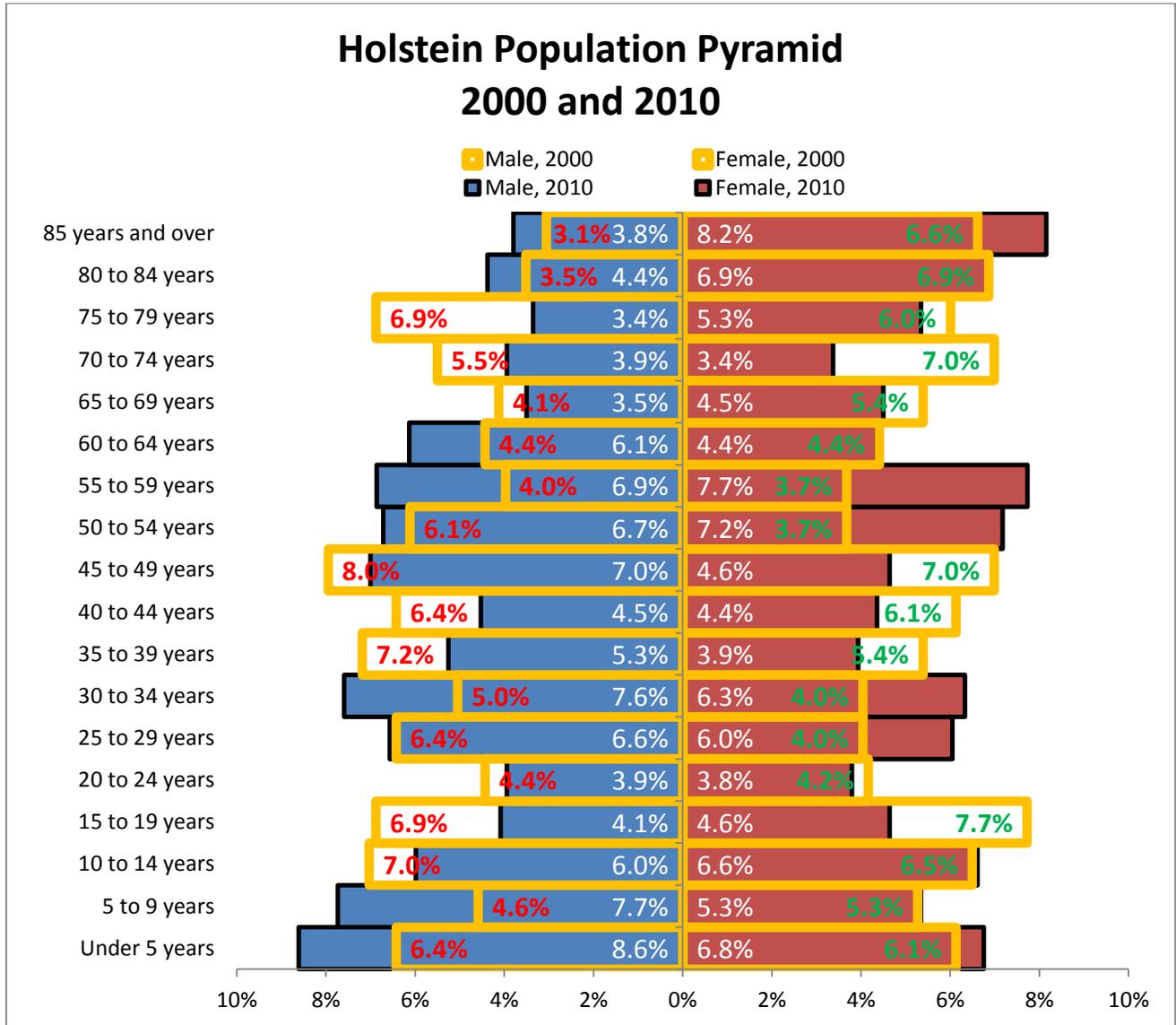
* Projected population

The 2010 decennial population of the City of Holstein was used as the base for forecasting the population of the city within the planning period (2015 to 2040). As illustrated in the graph above, the mean population growth rate (average growth rate from 1970 to 2010) is expected to continue to decline from 2010 to 2040. Using the maximum population growth rate (representing the growth rate between 1970 and 1980) the population of Holstein is expected to increase at a 2.2% growth rate from 2010- 2040. The American Community Survey (ACS) publishes 5-year estimated population statistics using a similar method and reported an estimated Holstein population of 1,454 in 2015. The maximum projected growth rate is most similar to the ACS estimated population for Holstein.

CHAPTER 2: Community Context

AGE FEMALE – MALE POPULATION

The following population pyramids illustrate the percent of females and males in each age group. The graphs compare the changes from 2000 to 2010. The graph comparison shows slight increases and decreases in the female and male populations in each 5-year age group over the past decade. Census data shows that females constituted 56% of the city’s population in 2000 but decreased to 51% in 2010. In comparison, the male population increased from 44% to 49% in the same time period.



	2000	Percent	2010	Percent
Male	654	44%	685	49%
Female	816	56%	711	51%
Total	1470	100%	1396	100%

CHAPTER 2: Community Context

ETHNIC MAKE-UP

The ethnic make-up of Holstein is illustrated in the table below. The ethnic percentages are compared to that of Ida County and the State of Iowa. Information was gathered from the US Census Bureau 2010 decennial population and housing census. The table shows that Holstein is less diverse than Ida County and the State of Iowa. The highest percentage race after White is two or more races (1.1%) and some other race alone (0.7%).

Race, Holstein, 2010						
Race	Holstein		Ida County		Iowa	
	People	Percent	People	Percent	People	Percent
One Race	1380	98.9	7,048	99	2,993,022	98.2
White	1364	97.7	6,957	98	2,781,561	91.3
Black or African American	1	0.1	17	0.24	89,148	2.9
American Indian and Alaska Native	3	0.2	12	0.17	11,084	0.4
Asian	2	0.1	19	0.27	53,094	1.7
Native Hawaiian and Other Pacific Islander	0	0.0	1	0.01	2,003	0.1
Some Other Race	10	0.7	42	0.59	56,132	1.84
Two or More Races	16	1.1	41	0.58	53,333	1.75
Total	1396	100	7,089	100	3,046,355	100

Ethnic Make-up, Holstein, 2010						
Ethnic Group	Holstein		Ida County		Iowa	
	People	Percent	People	Percent	People	Percent
Total population	1,396	100	7,089	100	3,046,355	100
Hispanic or Latino (of any race)	28	2	100	1.4	151,544	5
Mexican	21	1.5	88	1.2	117,090	3.8
Puerto Rican	0	0	3	0	4,885	0.2
Cuban	0	0	0	0	1,226	0
Other Hispanic or Latino [5]	7	0.5	9	0.1	28,343	0.9
Not Hispanic or Latino	1,368	98	6,989	98.6	2,894,811	95

CULTURAL AWARENESS

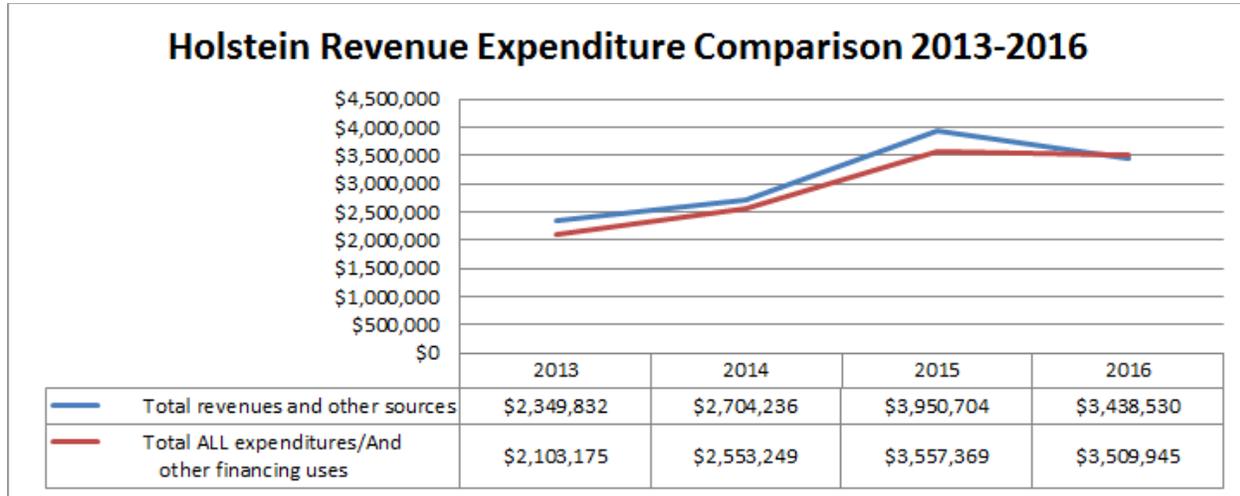
Communities across the nation are experiencing increased diversity. Cultural awareness and sensitivity can be defined as consciousness and understanding of the different morals, standards, and principles of a variety of cultures, ethnic groups or races. Cultural sensitivity skills can include assessing different cultural practices and communication styles and learning how to value cultural differences to increase inclusivity and understanding. The community of Holstein can strive to create a welcoming and inclusive environment through practicing cultural awareness and sensitivity.

CHAPTER 2: Community Context

FISCAL SUSTAINABILITY

The City of Holstein prepares a financial report each year and submits fiscal information to the State of Iowa. This section includes an assessment of the financial health of Holstein including the following information gathered from the City's annual financial reports 2013-2016: Revenues and funding sources, and expenditures in pre-defined spending categories. More information in regard to Holstein finance can be found in the Iowa Government Finance Initiative Annual Fiscal Conditions Report prepared by Iowa State University online at: <http://www.extension.iastate.edu/igfi/city-reports>.

Revenue Expenditure Comparison 2013-2016



Holstein Financial Report Comparison 2013-2016

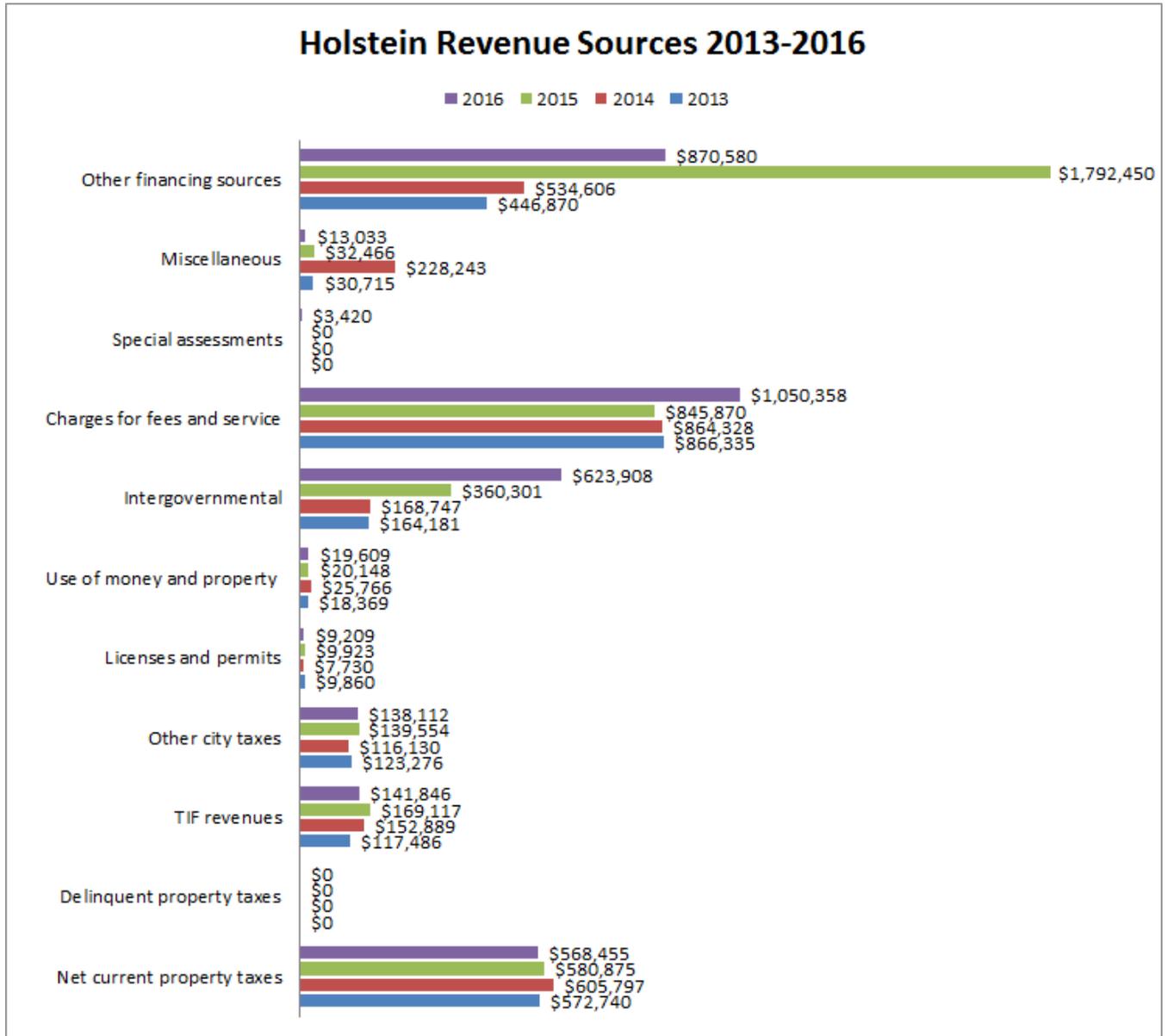
Source: Holstein Financial Reports Total Actual Revenues and Expenditures 2013-2016*

Revenue Item Description	2013	2014	2015	2016
Net current property taxes	\$572,740	\$605,797	\$580,875	\$568,455
Delinquent property taxes	\$0	\$0	\$0	\$0
TIF revenues	\$117,486	\$152,889	\$169,117	\$141,846
Other city taxes	\$123,276	\$116,130	\$139,554	\$138,112
Licenses and permits	\$9,860	\$7,730	\$9,923	\$9,209
Use of money and property	\$18,369	\$25,766	\$20,148	\$19,609
Intergovernmental	\$164,181	\$168,747	\$360,301	\$623,908
Charges for fees and service	\$866,335	\$864,328	\$845,870	\$1,050,358
Special assessments	\$0	\$0	\$0	\$3,420
Miscellaneous	\$30,715	\$228,243	\$32,466	\$13,033
Other financing sources	\$446,870	\$534,606	\$1,792,450	\$870,580
Total revenues and other sources	\$2,349,832	\$2,704,236	\$3,950,704	\$3,438,530
Expenditure Item Description	2013	2014	2015	2016
Public safety	\$223,932	\$250,901	\$238,735	\$412,441
Public works	\$248,017	\$269,390	\$242,163	\$128,939
Health and social services	\$14,348	\$15,441	\$17,205	\$17,446
Culture and recreation	\$334,809	\$290,581	\$307,301	\$313,526
Community and economic development	\$10,500	\$33,967	\$66,320	\$108,896
General government	\$132,574	\$154,939	\$126,864	\$128,842
Debt service	\$288,819	\$253,537	\$254,169	\$240,633
Capital projects	\$16,050	\$350,898	\$1,350,207	\$1,178,486
Business type activities	\$412,408	\$398,989	\$406,955	\$535,308
Other financing uses, including transfers out	\$421,718	\$534,606	\$547,450	\$445,428
Total ALL expenditures/And other financing uses	\$2,103,175	\$2,553,249	\$3,557,369	\$3,509,945
*Excluding excess and sub-totals				

CHAPTER 2: Community Context

Revenues

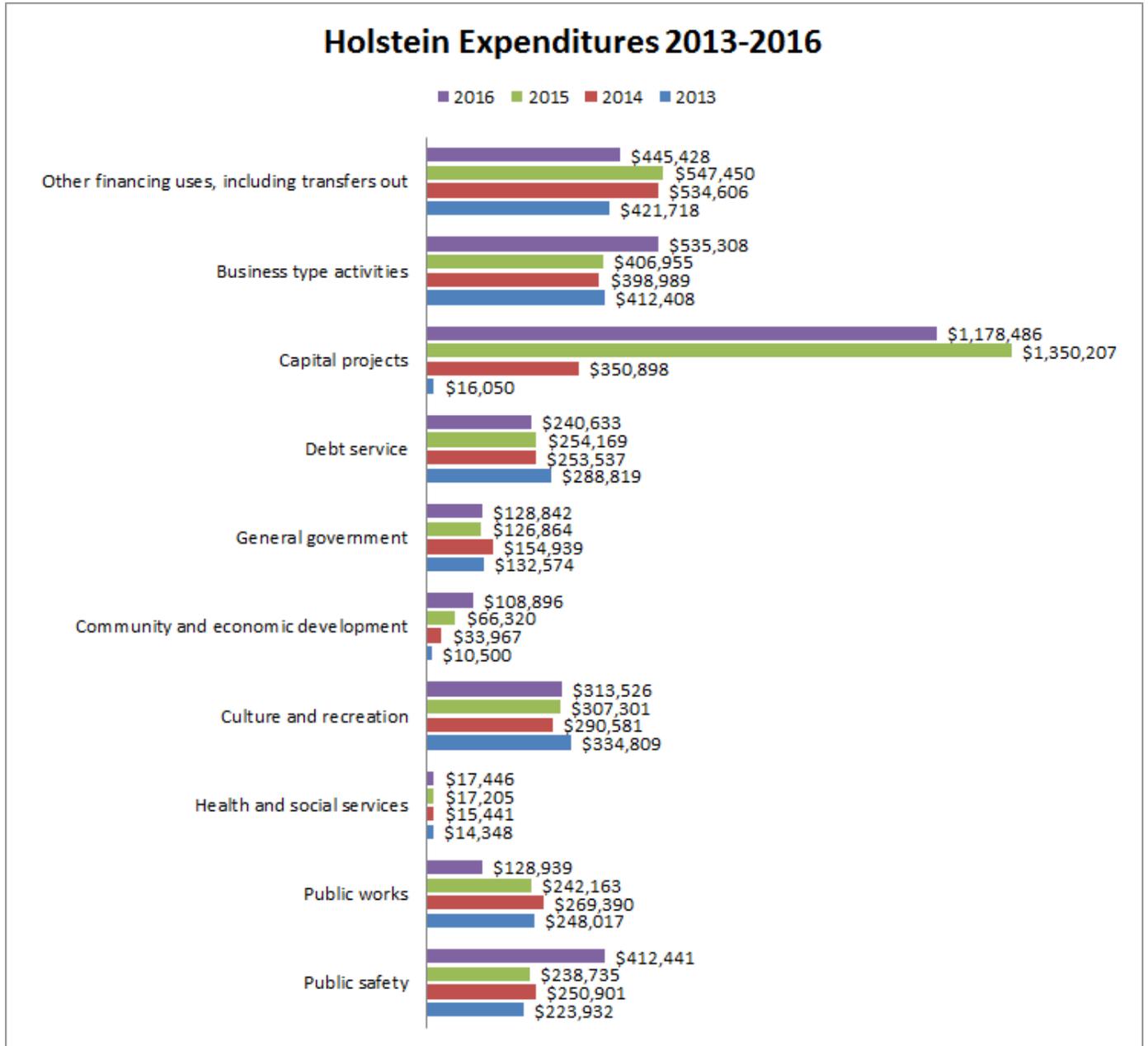
The following graph shows revenue sources for the City of Holstein from 2013-2016. Information was gathered from the Holstein annual financial report for fiscal years from July 1-June 30th. Revenues have fluctuated between the various sources from 2013-2016. The increase outlier in 2015 under 'Other financing sources' occurred due to a General Obligation (GO) Bond for the Fouts Addition improvements.



CHAPTER 2: Community Context

Expenditures

The following graph shows expenditures for the City of Holstein from 2013-2016. Information was gathered from the Holstein annual financial report for fiscal years from July 1-June 30th. Expenditures have fluctuated between the various expenses from 2013-2016. The increase outlier in 2015 under 'Capital projects' occurred due to the Fouts Addition improvements including infrastructure and annexation.



CHAPTER 2: Community Context

CITY ORIGINS

In 1879, Mr. and Mrs. Henry Thielmann had purchased prairie land in Ida County one mile east and one mile north from the present town of Holstein. At this location a combination saloon, blacksmith shop and dance hall was built. The area was widely known as the “German Settlement”.

The actual town of Holstein became a reality in 1882 when the initial lots were sold and the town platted but as early as 1868 pioneer farmers had been preparing the way. In 1882, the railroad was completed through the area. The depot was to be built two miles from the “German Settlement”, so the town was platted with First Street running parallel with the railroad.

The name “Holstein” was suggested by the first mayor and one of the first settlers, Jochim Thode, in honor of the province in Germany that had been the homeland for so many of the residents of the new town.

By 1883, the new town had grown to include two hotels, six general stores, two hardware stores, four lumber yards, four elevators, one bank, one meat market, two harness shops, two blacksmiths, two livery barns, three doctors, one lawyer, two shoe shops, one barber shop, three wagon shops, one roller rink and four saloons. Henry Thielmann had his store moved to this location to join the growing number of businesses in Holstein. At this time the population was about 400.¹



Holstein 1897



¹ Holstein Centennial book 1982, updated 1991. Quasquicentennial book, 2007

CHAPTER 3: Housing and Neighborhoods

CHAPTER 3 HOUSING AND NEIGHBORHOODS

HOUSING PUBLIC COMMENT SUMMARY

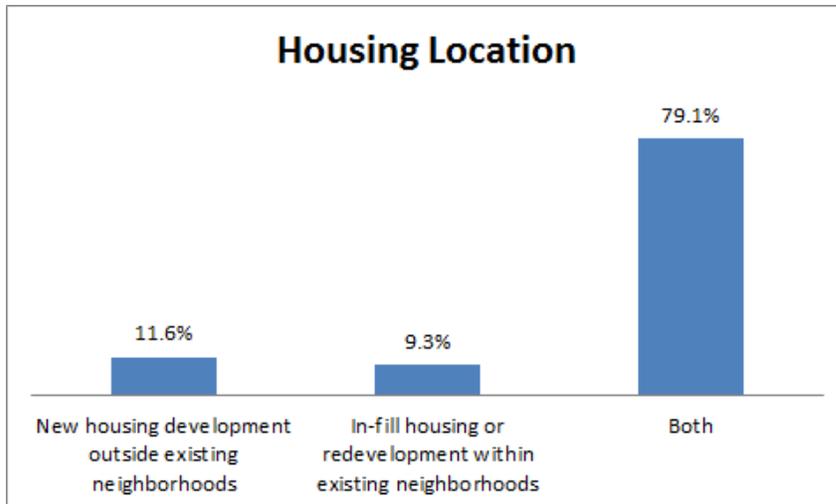
Public comment was gathered through the community survey and the public meeting on April 17, 2017. Survey and meeting questions were dedicated to gathering public opinion in regard to housing to inform this housing chapter. Results of the public participation are summarized below. Full survey results can be found in the Appendix. Please find below a summary of the main themes derived from the public comments about housing.

Public meeting results in regard to housing are listed below with the number of votes in parenthesis. On April 17, 2017, SIMPCO staff facilitated a public meeting to gather opinions about the Holstein Comprehensive Plan update. Participants were asked what housing issues exist in Holstein and what improvements they would like to see. At the end of session, participants were given dots to place by their most valued ideas. The number of dots placed by an idea is recorded after the idea in parenthesis.

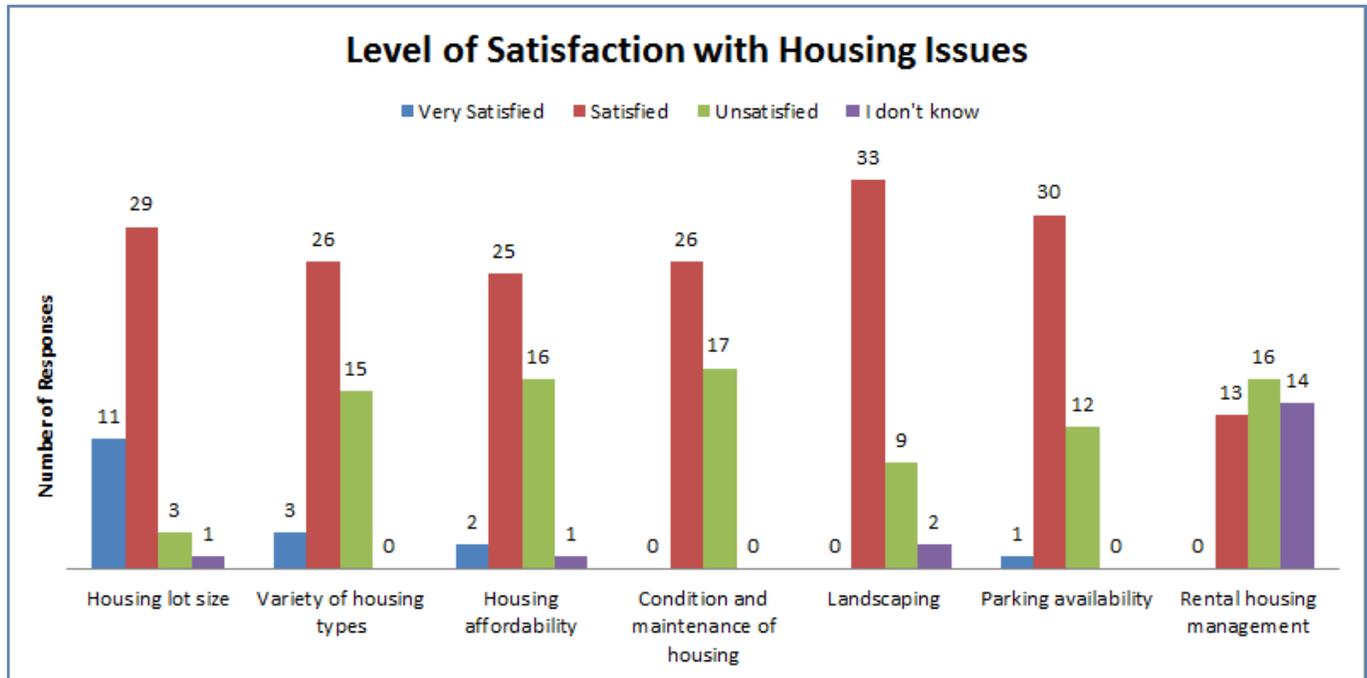
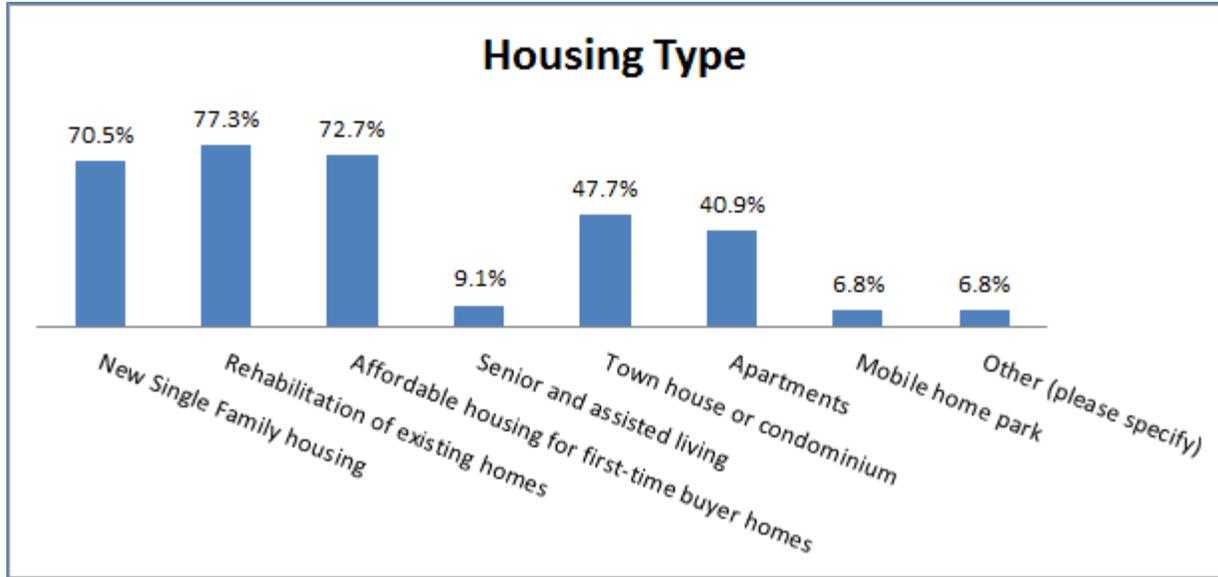
- Address vacant housing with re-use or re-development (3)
- Variety of housing types including: Multi-unit, single family, 4-plex, condominiums, 2-3 bedroom (2)
- Address yard parking issue (2)
- Lack of rental housing (1)
- Enforced rental housing regulations (1)
- Enhanced housing code and enforcement to address maintenance issues (1)
- Holstein has good affordability
- Provide mid-range housing prices
- Provide move-in ready housing and spec housing
- Affordable lots
- Develop community group to assist with clean-up
- Provide community contact list on website with list of available housing
- Identify land for development or re-development, vacant land and analyze land use/zoning

Holstein Housing Survey Results

Community survey results reveal the following information about housing location, housing types, and level of satisfaction with housing issues in Holstein. Graphs provide a summary of the information below.



CHAPTER 3: Housing and Neighborhoods



CHAPTER 3: Housing and Neighborhoods

IOWA SMART PLANNING GUIDING PRINCIPLES

The State of Iowa adopted a Smart Planning Guide to assist local communities with the development of Comprehensive Plans. The Guide encourages diversity in the types of available housing, support for the rehabilitation of existing housing, and the promotion of the location of housing near public transportation and employment centers. Housing objectives and programs should further the vitality and character of established residential neighborhoods and new residential neighborhoods and ensure an adequate housing supply that meets both the existing and forecasted housing demand.

In order to follow the guiding principles stated above, this housing section includes: An inventory and analysis of the neighborhood and housing stock with elements of age, condition, type, market value, and occupancy. This section also identifies goals and objectives that promote the development of new housing and maintenance or rehabilitation of existing housing that meet the needs of the residents.

IOWA DISTRESSED WORKFORCE HOUSING DESIGNATION

Iowa incentivizes affordable housing development or redevelopment through the Workforce Housing Tax Incentives Program. The purpose of the program is to assist the development of workforce housing in Iowa communities by providing incentives for housing projects that are targeted at middle-income households and that focus on the redevelopment or repurposing of existing structures.² Workforce housing tax incentives include sales tax refunds and income tax credits according to Iowa Code 261—48.6(15) Workforce housing tax incentives. For new housing development the program requires a distressed workforce housing designation proven through a housing assessment that includes the elements in this housing chapter.

HOLSTEIN HOUSING ASSESSMENT 2017

In response to the Iowa Economic Development Authority (EDA) tax incentives, Holstein developed a Housing Assessment. The assessment addresses whether or not the community has a severe housing shortage relative to demand, low vacancy rates, or rising housing costs combined with low unemployment. SIMPCO completed and submitted a Holstein housing assessment in 2017. In summary, Holstein experienced a relative housing shortage in recent years. According to building permit information, Holstein has a very low volume of permits which indicates that the local housing market is in need of additional incentives to increase development. Holstein vacancy rates have been low since 2000. The volume of housing sales is rising in Holstein and days on the market is decreasing. Lastly, Holstein has experienced an increase in housing costs in the previous 3 years and has a relatively low unemployment rate.



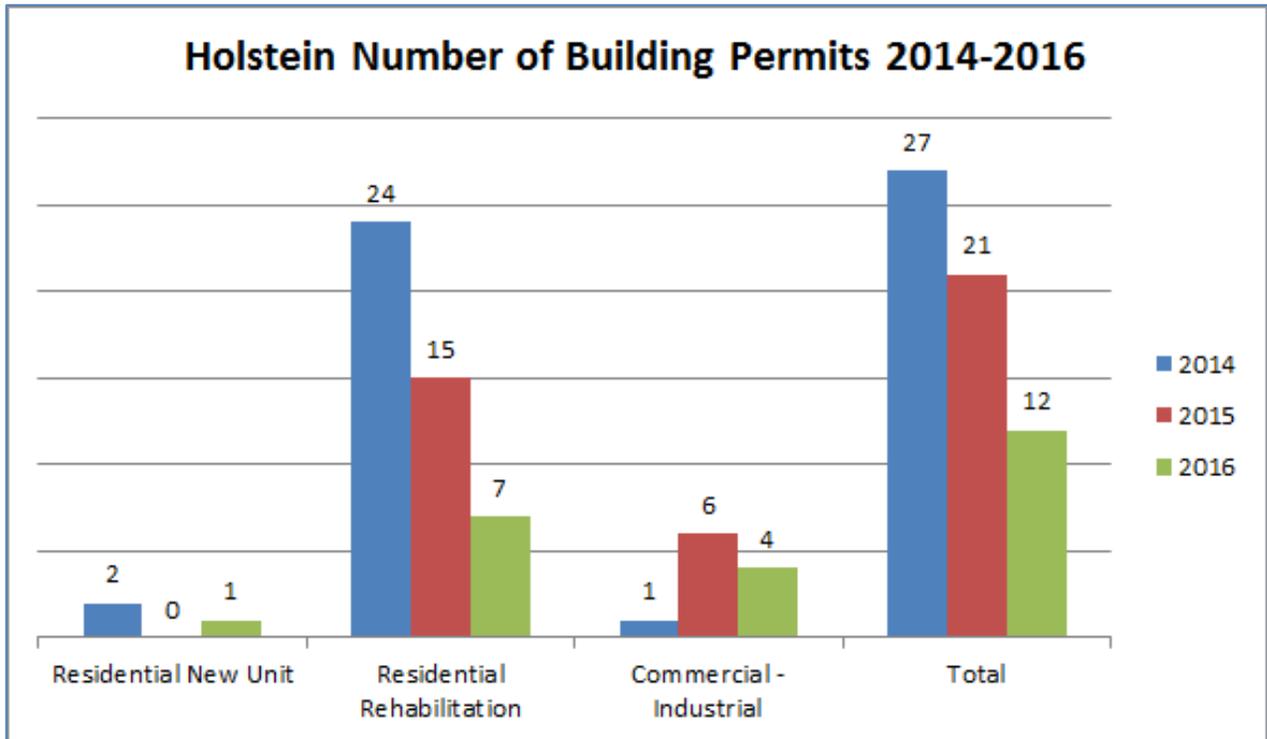
Photo: Holstein new housing lots 2017

² Section 48 Iowa Code

CHAPTER 3: Housing and Neighborhoods

ANNUAL NUMBER OF BUILDING PERMITS

The graph and table below show the annual number of building permits issued in Holstein from 2014-2016. According to Iowa Code Chapter 48, one-hundred (100) building permits or less is identified as a low volume of permits.³ In the most recent three-year period Holstein has issued far less than one-hundred (100) building permits. The low volume of permits indicates that the local housing market is in need of additional incentives to increase development.



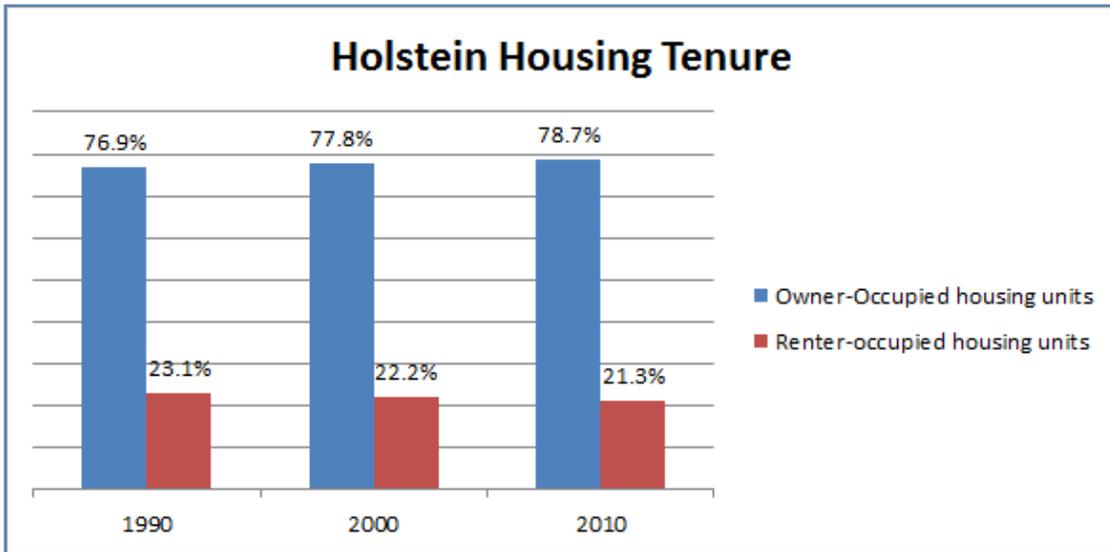
Holstein Number of Building Permits	2014	2015	2016
Residential New Unit	2	0	1
Residential Rehabilitation	24	15	7
Commercial - Industrial	1	6	4
Total	27	21	12
Source: City of Holstein Building Permit Applications			

³ Iowa EDA [Definition] Low annual permit volume to be either 100 permits or less or a number of issued permits that is 1 percent or less of the community's currently available housing stock.

CHAPTER 3: Housing and Neighborhoods

HOUSING TENURE

The following graphs and table show the housing tenure for Holstein and Ida County. This information illustrates the number of housing units, number of owner occupied units, and number of renter occupied units. According to census data, the number of housing units in Holstein has decreased from 2000 to 2010 (-1.8%). Holstein has a relatively high rate of owner-occupied housing units (78.7% in 2010) when compared to Ida County (74.8% in 2010). In Holstein, from 2000-2010 the average household size of owner-occupied units decreased (-3.7%) from 2.4 to 2.31. In the same time period the average household size of renter-occupied units also decreased (-0.04%) from 1.77 to 1.73. In comparison, Ida County average household size of owner-occupied and renter-occupied units also both decreased.



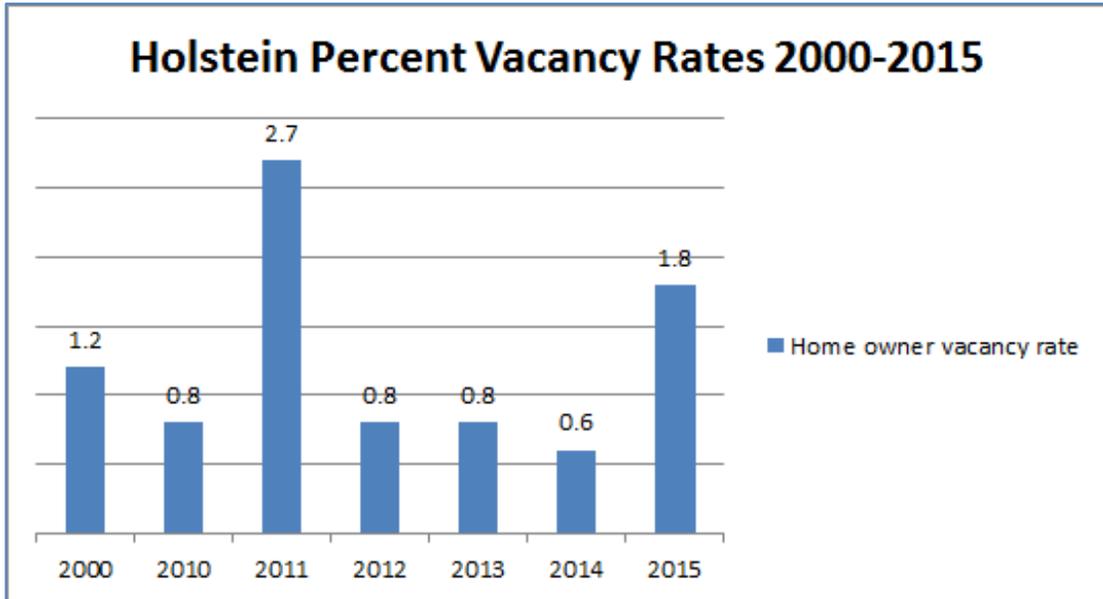
Housing Number of Units and Tenure								
Holstein	1990		2000		2010		Change 2000 - 10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Occupied housing units	606		627		616		-11	-1.8%
Owner-Occupied housing units	466	76.9%	488	77.8%	485	78.7%	-3	-0.6%
Renter-occupied housing units	140	23.1%	139	22.2%	131	21.3%	-8	-5.8%
Average household size of owner-occupied unit			2.4		2.31		-0.09	-3.7%
Average household size of renter-occupied unit			1.77		1.73		-0.04	-2.3%
Ida County								
Ida County	1990		2000		2010		Change 2000 - 10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Occupied housing units	3222		3213		3052		-161	-5.0%
Owner-occupied housing units	2309	71.7%	2351	73.2%	2282	74.8%	-69	-2.9%
Renter-occupied housing units	913	28.3%	862	26.8%	770	25.2%	-92	-10.7%
Average household size of owner occupied unit			2.46		2.37		-0.09	-3.7%
Average household size of renter-occupied unit			2.2		2.03		-0.17	-7.7%

Source: US Census Bureau

CHAPTER 3: Housing and Neighborhoods

HOUSING OCCUPANCY AND VACANCY RATES

The following graph and tables show Holstein vacancy rates and comparison housing occupancy statistics for Holstein and Ida County. Holstein vacancy rates have been low since 2000. Vacancy rates in Holstein vary between owner-occupied and renter-occupied housing units. In the most recent years 2012-2015, the owner-occupied vacancy rates have been between 0.6%-1.8%. The low owner-occupied vacancy rates illustrated in the graph below indicate the need for owner-occupied housing units in Holstein.⁴ The low vacancy rate indicates high demand for housing in Holstein.



Holstein Vacancy Rates	2000	2010	2011	2012	2013	2014	2015
Home owner vacancy rate	1.2	0.8	2.7	0.8	0.8	0.6	1.8
Rental vacancy rate	10.3	12	13.6	10.2	11.8	27.7	24.4

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Housing Occupancy and Vacancy Rates								
Holstein	1990		2000		2010		Change 2000 - 10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total housing units	647		674		674		0	0.0%
Occupied housing units	606	93.7%	627	93.0%	616	91.4%	-11	-1.8%
Vacant housing units	41	6.3%	47	7.5%	58	8.6%	11	23.4%
Home owner vacancy rate								
Rental vacancy rate								
Ida Co.	1990		2000		2010		Change 2000 - 10	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total housing units	3473		3506		3426		-80	-2.3%
Occupied housing units	3222	92.8%	3213	91.6%	3052	89.1%	-161	-5.0%
Vacant housing units	251	7.2%	293	8.4%	374	10.9%	81	27.6%
Home owner vacancy rate								
Rental vacancy rate								

Source: US Census Bureau

⁴ According to the Iowa Economic Development Authority (IEDA); the authority will consider a vacancy rate for owner-occupied of 1 percent to be low and a vacancy rate of 2 percent to be a typically acceptable rate on a national basis. For purposes of this criterion, the authority will consider a rental vacancy rate of 5 percent or less to be a low vacancy rate.

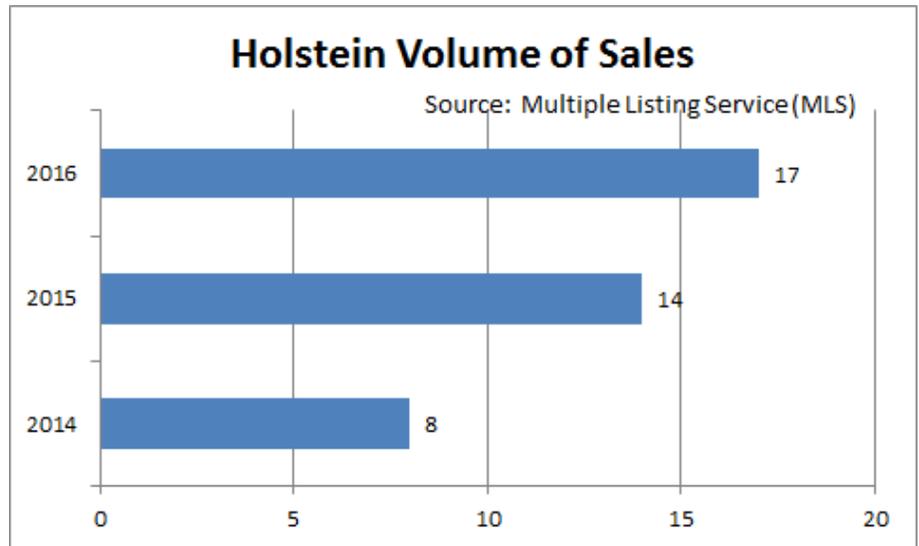
CHAPTER 3: Housing and Neighborhoods

HOUSING SALES AND LEASE

The following information was gathered for housing affordability and demand analysis. Categories included in the following analysis include: Homeowner unit sales and cost and rental unit sales and cost. Data was collected from Holstein housing stakeholders including City of Holstein, realtors, and auction managers.

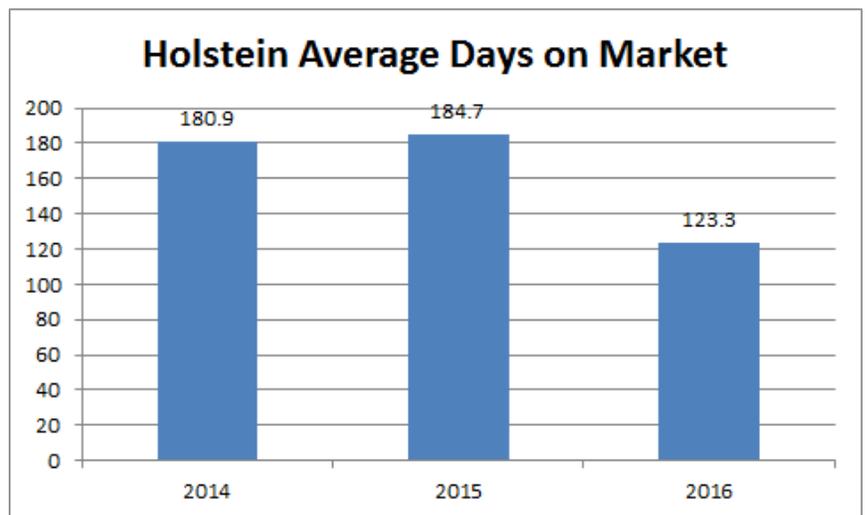
HOMEOWNER UNIT SALES VOLUME

The volume of housing sales are rising in Holstein. Data was gathered from the Multiple Listing Service (MLS)⁵ to report statistics about homeowner unit sales volume below. Iowa Economic Development Authority (EDA) requires the annual volume of homeowner unit sales in the community for the most recent three-year period and the extent to which a low volume indicates a shortage of available housing. The IEDA will consider information indicating that the volume of sales in a community is materially lower than the volume of sales in substantially similar communities elsewhere in the state or nation. The following graph reveals that Holstein had 17 home sales in 2016, 14 in 2015, and 8 in 2014.



HOMEOWNER UNITS TIME ON MARKET

The average home sale days on the market is trending down in Holstein. Iowa Economic Development Authority (IEDA) requests the annual average length of time it takes to sell homeowner units in the community for the most recent three-year period and the extent to which the average length of time indicates high demand for housing in the community. For purposes of this criterion, the authority will consider an average time of 90 days or less to indicate a high demand for available housing. According to the Multiple List Service (MLS) records, the average number of days that Holstein home owner units were on the market for 2014 was 180, for 2015 was 184, and for 2016 was 123. The data suggests that with the drop in the average days on the market, the housing demand is increasing in Holstein.

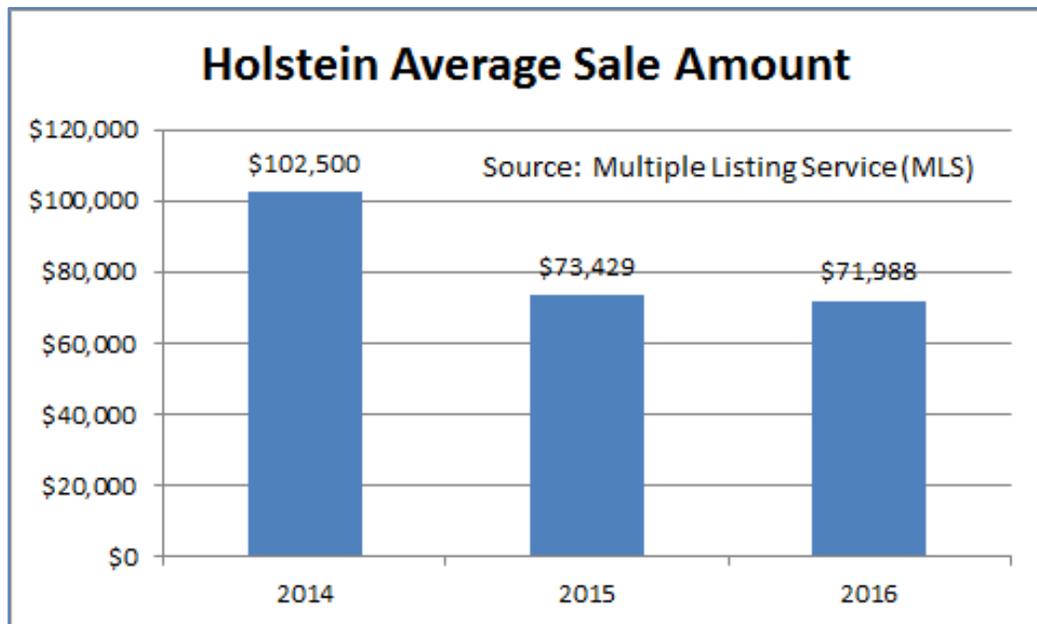
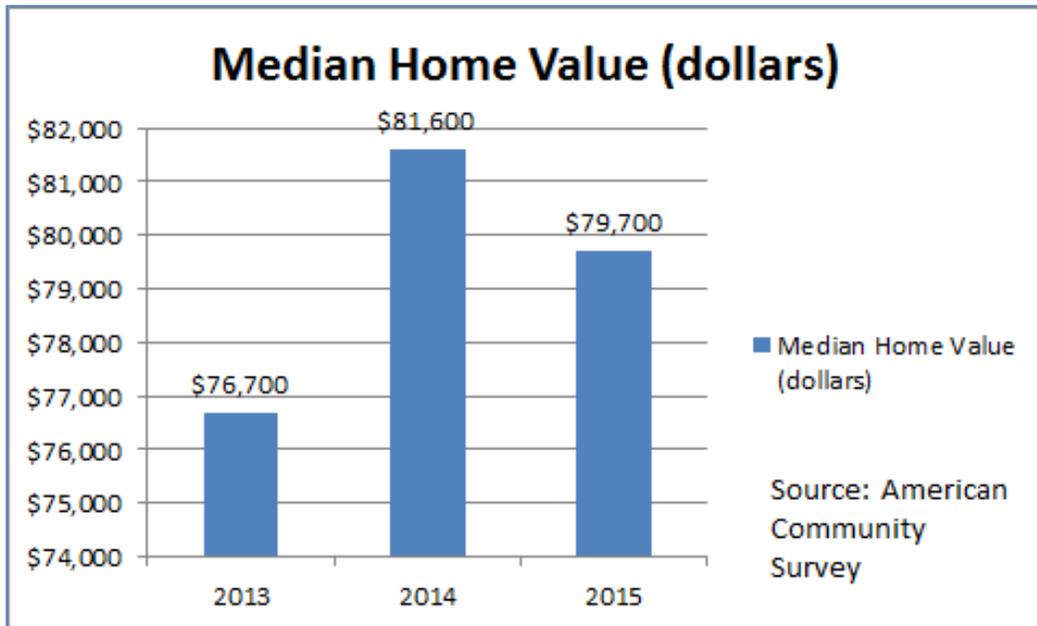


⁵ Multiple Listing Service (MLS) Data Weaknesses: Condition and pricing of housing units is largely variable, data does not include privately sold homes, and privately sold homes may be a large portion of the market share.

CHAPTER 3: Housing and Neighborhoods

HOMEOWNER HOUSING COSTS

The following data was gathered from American Community Survey and the Multiple Listing Service (MLS)⁶ to report statistics about homeowner unit sales. Iowa Economic Development Authority (EDA) requires the average housing costs in the community and the extent to which those costs are considered affordable. For purposes of this criterion, the authority will compare the average housing costs to similar communities in the region, state or nation.



⁶ Multiple Listing Service (MLS) Data Weaknesses: Condition and pricing of housing units is largely variable, data does not include privately sold homes, and privately sold homes may be a large portion of the market share.

CHAPTER 3: Housing and Neighborhoods

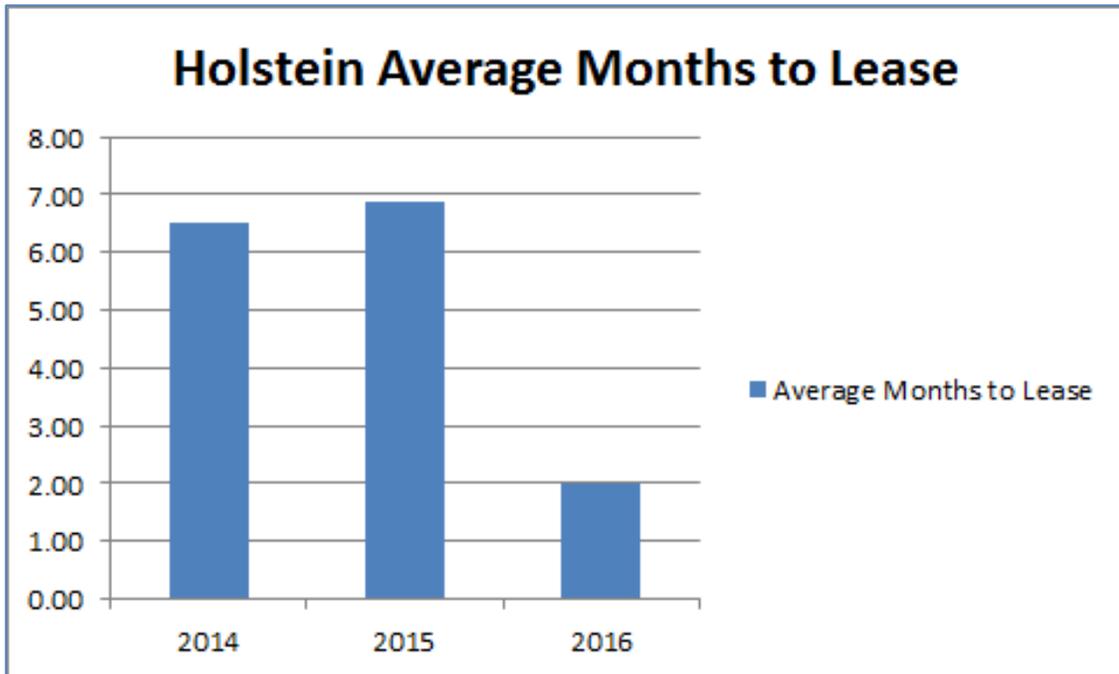
RENTAL UNITS COST AND TIME TO LEASE

Holstein’s rental market is currently saturated. The following information was gathered in brief phone surveys of apartment and condominium owner’s in Holstein. Four rental unit owners shared information illustrated in the table below. Highway 20 construction placed a high demand on rental units in 2016. Iowa Economic Development Authority (IEDA) will consider an average time of 30 days or less to indicate a high demand for available housing. However, the results of the survey vary and some leasing information was not available. The average months to lease for 2014-2016 are shown in table and graph below.

Rental unit costs in Holstein were gathered in brief phone surveys of apartment and condominium owner’s in Holstein. According to the survey conducted on April 19, 2017, the average rental housing cost in Holstein is \$465. For purposes of this criterion, the authority will compare the average housing costs to similar communities in the region, state or nation.

Interview Number	Rental unit type	Months to Lease			Monthly Rent	Vacancy Status
		2014	2015	2016		
1	2 bedroom apt	5-6 mo*	5-6 mo*	0	\$400	None available
1	1 bedroom apt	5-6 mo*	5-6 mo*	1	\$350	None available
2	NA	NA	NA	NA	\$600	One available next month
3	Townhome	NA	0	6	NA	None available, will rent or sell
4	Townhome	2	2	2	\$510	None available, will rent or sell
Average		6.50	6.88	2	\$465	

*5.5 for average calculation



CHAPTER 3: Housing and Neighborhoods

DENSITY

Residential housing density is most often calculated as housing units per acre. Using the Holstein City Ordinance, the estimated residential density for each zoning district is displayed in the table below. Holstein ordinance categorizes density by stating minimum lot sizes for single-family, two-family, and multiple-family dwellings. Residential housing is allowed as mixed-uses or stand-alone structures in some of the business and industrial zoning districts (See table below).

Holstein Density City Zoning Ordinance No. 80									
DU = Dwelling Unit, SFD = Single Family Dwelling, 2FD = 2-Family Dwelling, MFD = Multi-Family Dwelling									
Zoning District	Density (units per acre)*	Minimum Lot Width	Minimum Floor Area	Lot Area	Lot Area Single-Fam	Lot Area 2-Fam	Lot Area Multiple	Height	FAR
R-1 Residential	4DU (SFD) 8DU (4 2FD) 35DU (MFD)	150	Based on # DU	By Use	9,000 sq.ft.	10,000 sq. ft.	10,000 sq. ft. + 1,000 per DU after 2	2 1/2 stories or 35 feet	1-story - 0.30 2-story - 0.50 3-story - 0.75
C-1 Commercial	4DU (SFD) 8DU (4 2FD) 36DU (MFD)	150	Based on # DU	By Use	9,000 sq.ft.	10,000 sq. ft.	10,000 sq. ft. + 1,000 per DU after 3	3 1/2 stories or 35 feet	1-story - 0.30 2-story - 0.50 3-story - 0.75
C-2 Commercial	4DU (SFD) 8DU (4 2FD) 37DU (MFD)	150	Based on # DU	By Use	9,000 sq.ft.	10,000 sq. ft.	10,000 sq. ft. + 1,000 per DU after 4	4 1/2 stories or 35 feet	1-story - 0.30 2-story - 0.50 3-story - 0.75
M-1 Industrial	DU prohibited except required employee housing only								
M-2 Light Industrial	4DU (SFD) 8DU (4 2FD) 37DU (MFD)	150	Based on # DU	By Use	9,000 sq.ft.	10,000 sq. ft.	10,000 sq. ft. + 1,000 per DU after 4	4 1/2 stories or 35 feet	1-story - 0.30 2-story - 0.50 3-story - 0.75
A-1	0.1 (1DU per 10 acres)	200		10 acres					

*Calculated by dividing acre square footage (43,560) by Holstein minimum lot area or multiplied by Floor Area Ratio. Density may vary depending on zoning district requirements. Consult City Staff prior to development.

Single Family = 43,560/9,000 = 4.84 (4)

2-Family = 43,560/10,000 = 4.356 (4)

Multiple = [43,560 x 0.75 max FAR = 32,670 max floor area/ 720sf minimum multi-unit floor area = 45 max] and [43,560 sf - 10,000 min lot area 1st 2,3,4U = 33,560 / 1,000 = 33 max]

The following diagram depicts various residential housing densities. The image shows one acre blocks and a range of densities from 1-126 dwelling units per acre. The image is meant to assist in visualizing the different densities in the table above (e.g. 1 dwelling unit per acre is depicted on the far left of the diagram below).



CHAPTER 3: Housing and Neighborhoods

HOUSING AND NEIGHBORHOODS GOALS

The following goals and objectives were drafted based on public comment, existing documents, and current research. Sources that were reviewed and used to draft the following the goals and objectives include: Holstein community survey and public visioning session, 2003 Hazard Mitigation Plan, Strategic Plan, Iowa Smart Planning Guide 2010, example comprehensive plan housing goals from other communities, and information compiled and discussed in this chapter.

Goal HN1: Encourage diversity in the types of available housing

HN1.1 Provide a variety of housing types including: Multi-unit, single family, 4-plex, condominiums, 2-3 bedroom, owner and rental housing.

HN1.2 Provide a variety of attractive housing at prices that are affordable for all income levels.

HN1.3 Provide move-in ready housing and spec housing. Recruit a housing developer to build affordable housing and/or starter homes.⁸

HN1.4 Provide affordable lots

- Continue to sell lots that are currently available and develop new ones.
- Continue housing development at golf course.
- Encourage development or spec homes at Benning Drive.

HN1.5 Provide community contact list on website with list of available housing

HN1.6 Identify land for development or re-development, vacant land and analyze land use/zoning

HN1.7 Promote construction of energy-efficient housing in partnership with Mid-American

HN1.8 Annually record and keep record of housing characteristics such as: types of housing, building permits, census housing tenure (rent or own), census number of units in structure. Use the information to create a balance of housing choices and a variety of housing unit types and prices.

Goal HN2: Support rehabilitation and maintenance of existing housing

HN2.1 Address vacant housing with re-use or re-development

HN2.2 Develop enhanced housing code and enforcement to address maintenance issues

HN2.3 Address residential yard parking issue

HN2.4 Enforce City Ordinance for property maintenance and rental housing regulations

HN2.5 Develop community group to assist with clean-up

HN2.6 Clean up or tear down houses that are structurally unsafe or hazardous in Holstein⁷

HN2.7 Secure rehabilitation and/or development assistance dollars to bolster regional Housing Trust Fund⁸

Goal HN3: Promote the vitality and character of established and new residential neighborhoods

HN3.1 Promote the location of housing near employment centers and public amenities

HN3.2 Develop good neighborhood standards

HN3.3 Continue to implement the Urban Renewal Area plan

HN3.3 Promote planned neighborhood development - Ensure that growth occurs within neighborhoods and not separate disconnected developments.

⁷ Reference Holstein Strategic Plan

CHAPTER 4: Transportation

CHAPTER 4: TRANSPORTATION

The transportation section identifies and assesses the conditions of the existing transportation facilities in the City of Holstein and goals for the future transportation needs of the city. The goals and objectives in this chapter are designed to promote a multi-model transportation system that meets the vision of Holstein’s residents. This section provides an inventory and analysis of the existing transportation infrastructure in Holstein including roadway system, sidewalks, and multi-use trails.

ROADWAY SYSTEM

Holstein is a small rural community and roadway system plays an important role in its development. The roadway system serves as a means by which farmers export their farm produce outside the city. Roadways also serve as means for people to move and travel in and out of the City. For the purpose of planning and the type of service, roads provide to the public, the Federal Highway Administration (FHWA) has classified roadways by road function. The functional classification includes Interstates, Other Arterials, Collectors and Local roads. Each functional class provides different services and as such warrant different design standards. The map below shows the road classification in Holstein. A roadway conditions map can be found in the Appendix.



Interstate
Mostly provides the highest level of mobility and the highest speeds for the longest uninterrupted distance. None of the roads in Holstein falls in this functional class.

Principle Arterial
Other arterials supplement the Interstate System. Highway 59 and 20 falls in this functional class. Highway 59 divides Holstein into two parts (east and west) and intersect Highway 20 at the southern portion of the city.

Major Collector
They are major and minor roads that connect local roads and streets with arterials. 140th St. and W 2nd St. (which becomes 150th st outside Holstein) are major collectors in Holstein.

Local Roads
Provides primary access and often limited in mobility. The majority of roads in Holstein are local.

Source: US Department of Transportation

CHAPTER 4: Transportation

HIGHWAY 20 CONSTRUCTION- HISTORIC 20

The major road improvement abutting the City of Holstein is the expansion of U.S. Highway 20 from two lanes to four lanes. The completion of this project will improve access and connectivity of Holstein to major cities within or outside the state of Iowa. In July 2017, Holstein City Council adopted a resolution to support the Historic designation of Highway 20 historic alignment. The designation is meant to promote tourism in Holstein.



ACTIVE TRANSPORTATION

Active transportation focuses on pedestrians rather than vehicles. Transportation modes such as walking and biking are recognized as a form of recreational activity. A well-maintained sidewalk and trail system promotes active living through walking and biking. Over 80% of Holstein community survey participants stated support for sidewalks (See transportation survey results in this chapter). The majority of residents prefer to live in communities that are more walkable and bikeable.



PEDESTRIAN SYSTEM

The sidewalk map shows that the majority of streets in Holstein have sidewalks. However, there are missing sidewalk segments found throughout the city. Filling these gaps will encourage people to walk more to access certain facilities such as school, church, and others.

The public survey result shows that more than 80 percent of Holstein's residents support the city to continue to extend and improve the existing sidewalks in the city, while only 4.8% of the residents were not in support of improved sidewalks in the city.



Sidewalk in a Residential Area



CHAPTER 4: Transportation



Trails

Trails and on-street bicycle facilities exist in Holstein to support biking and walking in the city. The paved trail depicted in the trail map traverses around Galva-Holstein High School and ends at S. Kiel St. The proposed 0.707 mile trail will connect the existing trail to VT Industries. The proposed project when complete will increase the available trail in Holstein from 1.7mil to 2.4mil. The available off-street trails provide an opportunity for recreation and an active life style for Holstein residents and visitors. The City is encouraged to prepare a trail and sidewalk plan that will identify additional sites for the construction of trails and sidewalks. The plan could also establish a timeline for the maintenance of the existing trail and sidewalk facilities.

Other improvements could include bike racks and crosswalk treatments to encourage biking or walking.

COMPLETE STREETS

The National Complete Streets Coalition defines complete streets as streets that accommodate everyone. Complete Streets are designed to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and ability. It is easier to cross streets, walk to shops, and bike to work when streets are designed with complete street policy or standards in mind.

The City of Holstein is encouraged to adopt a complete street policy. This policy will enable the city to design and operate the entire right of way to enable safe access for all users, regardless of age, ability, or mode of transportation. The adoption of complete street policy means that every transportation project will make the roadway system better and safer for drivers, pedestrians, and bicyclist – making the City of Holstein a better place to live.

CHAPTER 4: Transportation

PUBLIC TRANSIT

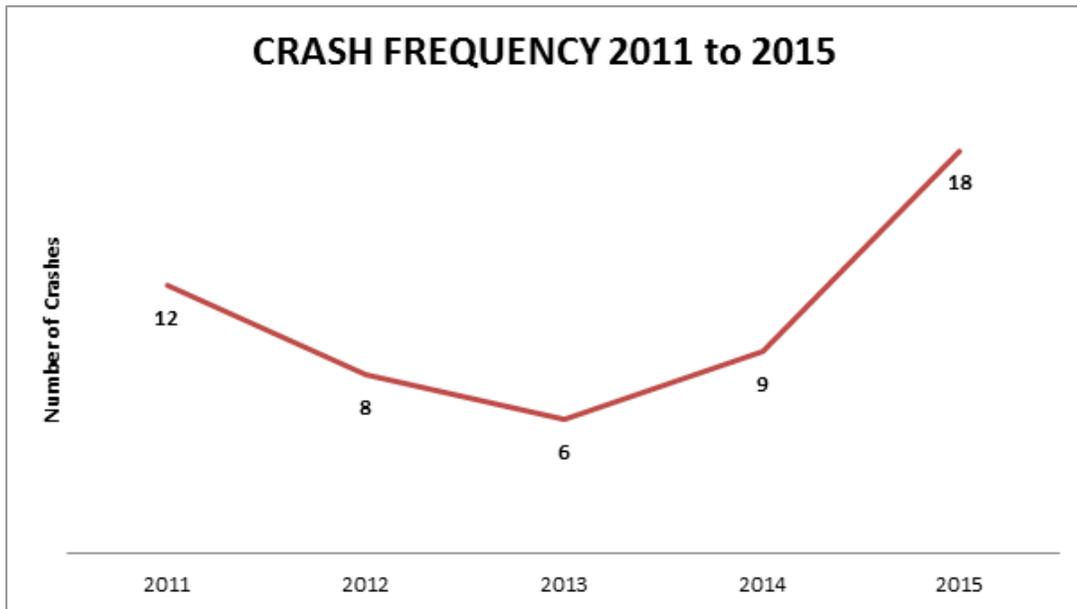
The City of Holstein does not currently own and manage a public transit system. Public transportation options include the Siouxland Regional Transit System (SRTS) and municipal taxi service.

Cities in Ida County including Holstein benefit from the paratransit services provided by Siouxland Regional Transit System (SRTS). In the community survey, the majority of participants stated that Bus service is not applicable therefore the City is encouraged to advertise the bus SRTS services available. SRTS provides curb-to-curb and door-to-door pickup and drops off services. SRTS recommends that people schedule their need for paratransit services in advance.

Municipal taxi cabs provide public transport service to Holstein’s residents. The public survey result shows that the majority of Holstein’s residents rated the taxi services as Excellent or Good. Some survey participants stated that Taxi service is not applicable therefore the City is encouraged to advertise the taxi services available.

SAFETY

Safety is an important concept in transportation. The movement of people and freight safely depend on the quality of infrastructure. The geometry of road, roadway signs, traffic volume, pedestrian infrastructure and attitude of motorist are identified to influence the frequency of vehicle crashes. The table and graph below shows the crash frequency and severity in the City of Holstein. The table shows that Holstein has low crash frequency and severity. The map below shows the location of crashes from 2011-2015. The city continues to maintain the streets and provide sidewalks and trails to enhance safety for all modes.



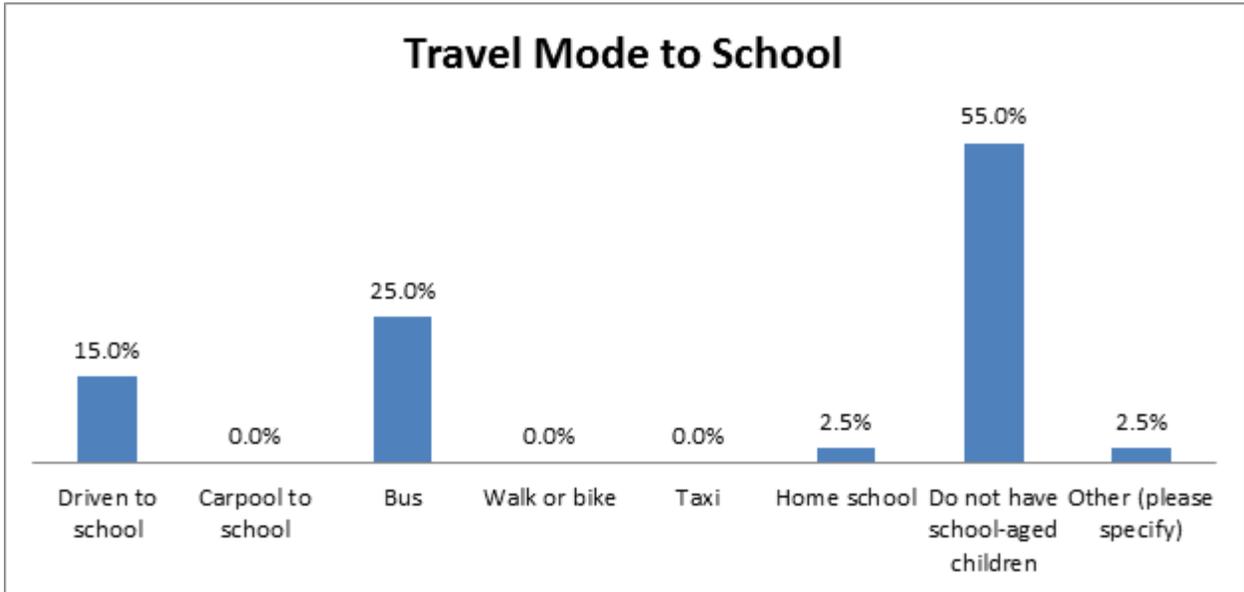
Crash Frequency and Severity, 2011 to 2015							
Years	Crash Freq.	Fatality	Total Injury	Major Injury	Minor Injury	Possible Injury	unknown injury
2011	12	0	3	0	1	2	0
2012	8	0	2	0	1	0	1
2013	6	0	0	0	0	0	0
2014	9	0	5	0	1	4	0
2015	18	0	6	3	2	1	0
Total	53	0	16	3	5	7	1

Source: Iowa Department of Transportation

CHAPTER 4: Transportation

MODE SHARE

Mode share means the transportation mode by which people travel to work or school or other destinations (i.e. vehicle, walk, bike, bus). The following graph and table show the mode share that Holstein residents travel to school and work. The following travel mode to school data was gathered from the 2017 Holstein community survey. The majority of survey participants did not have school-aged children. However the majority of participants that did have children stated that their children travel to school by bus.



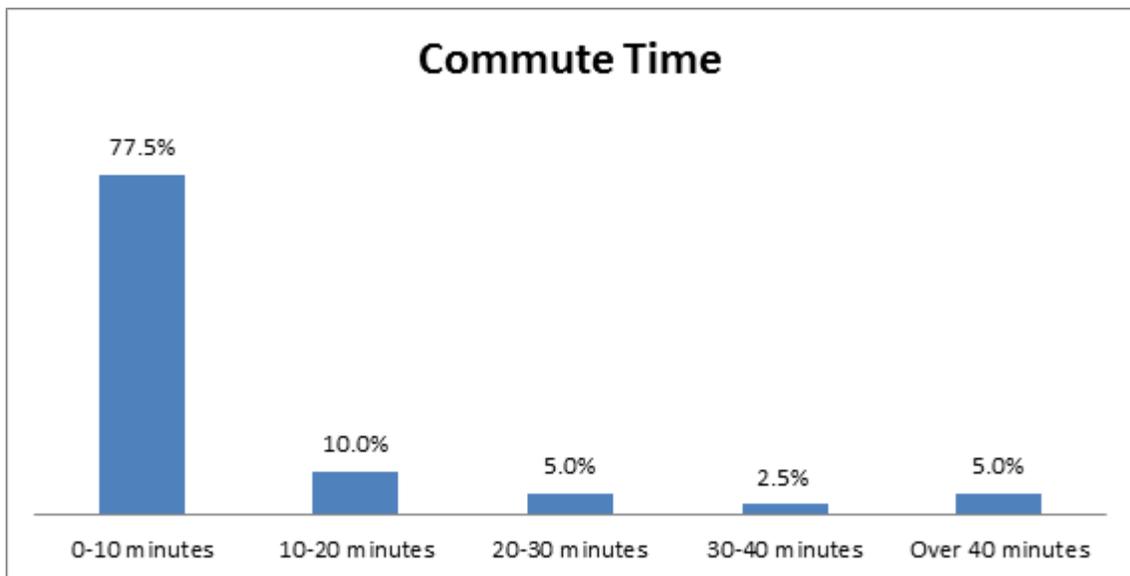
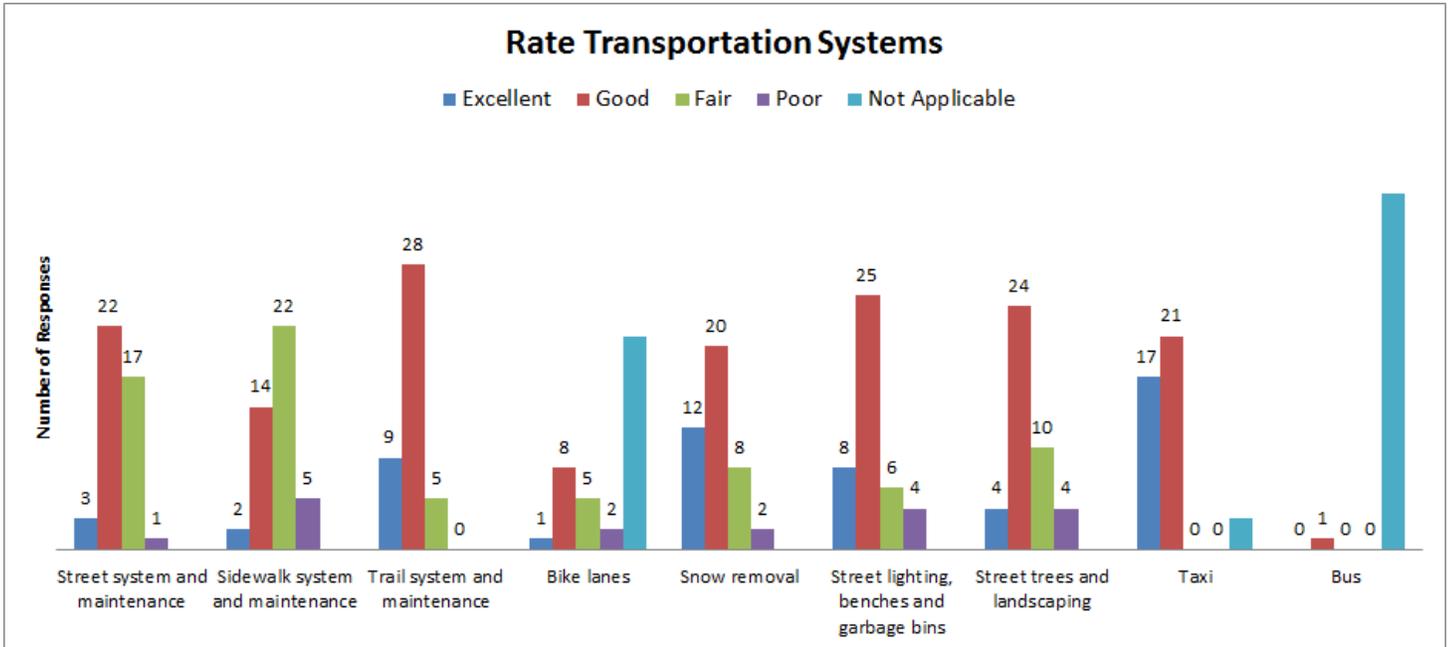
Holstein’s residents commute to work either by walking or driving a vehicle (car, truck, van). The majority of the residents drive to work while 7% either work from home or use other modes of transportation. None of the residents bike to work while less than 6% either walk or use public transport. The city should promote programs that will encourage residents to bike and walk more to work – this will improve the health of residents.

Holstein Mode Share		
Mode	Number of Commuters	Percent
Vehicle	670	88%
Public Transport	11	1%
Walk	31	4%
Bicycle	0	0%
Other mode or worked from home	51	7%
Total	763	100%
Source: U.S Census Bureau, ACS 2011 to 2015		

CHAPTER 4: Transportation

TRANSPORTATION SURVEY RESULTS

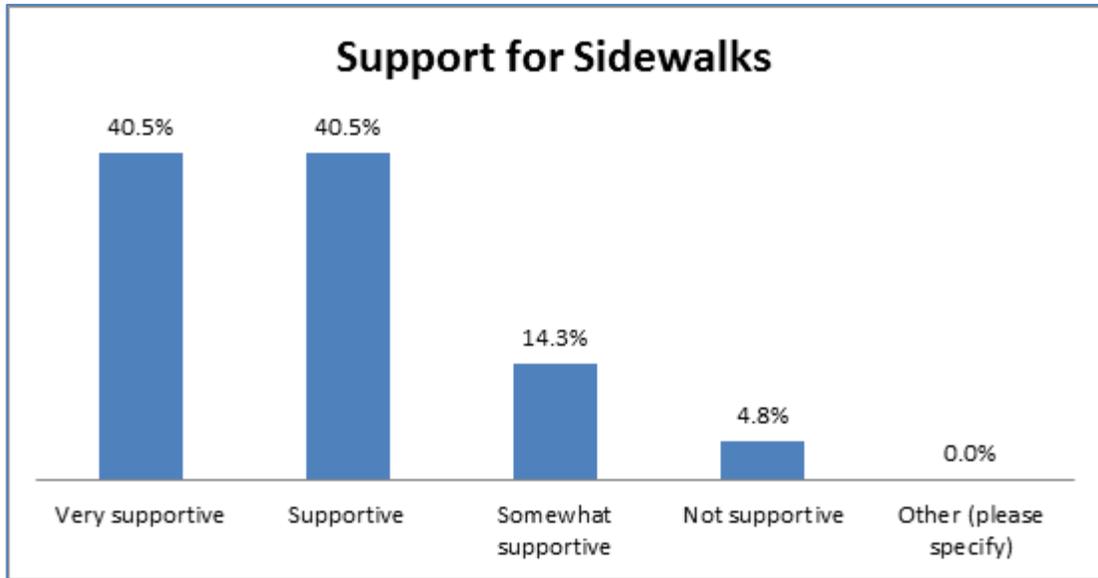
The City of Holstein and Siouxland Interstate Metropolitan Planning Council (SIMPCO) collected community surveys to inform the 2017 Holstein Comprehensive Plan. Surveys were collected online and paper copies at Holstein City Hall from March 6 to April 26, 2017. The survey included Transportation related questions. Forty-six (46) surveys were collected. The results of the transportation related questions are illustrated in the graphs below.



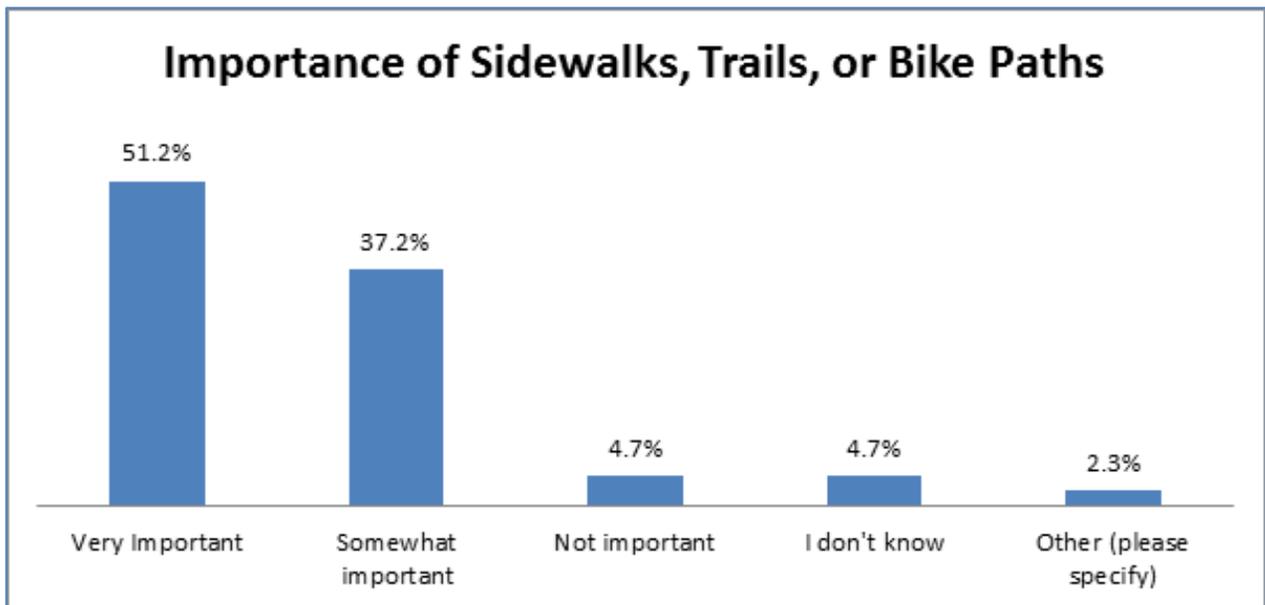
CHAPTER 4: Transportation

Sidewalks and Trails

The following graphs illustrate the public support for sidewalks, trails and bike paths. Eighty-one percent (81%) of survey participants are 'Very supportive' or 'Supportive' of sidewalks, shown in the top graph. The bottom graph reports that 88.4% of survey respondents stated that sidewalks, trails or bike paths are 'Very Important' or 'Important' when choosing a community to live in.



Survey Question: How important is it for you to live in a community that has sidewalks, trails, and/or bike paths, that connect your home to school, work, shopping, and use for recreation?



CHAPTER 4: Transportation

TRANSPORTATION GOALS AND OBJECTIVES

Goal T1: Maintain and improve existing roadway System

- T1.1 Adopt and implement Roadway Improvement Plan or Transportation Master Plan
- T1.2 Resurfacing and renovation of distressed local streets
- T1.3 Obtain federal and state funding to support the maintenance and expansion of streets
- T1.4 Promote connectivity in the local street network
- T1.5 Formulate and adopt complete street policy consistent with the land use plan in the city
- T1.6 Adopt and implement design standards for local street that align with the existing characteristics of the city
- T1.7 Ensure that private streets meet City code requirements
- T1.8 Ensure effective and efficient road signage to promote safety for all road users
- T1.9 Promote Historic US Route 20

Goal T2: Promote and enhance pedestrian facilities and other infrastructure to serve all users

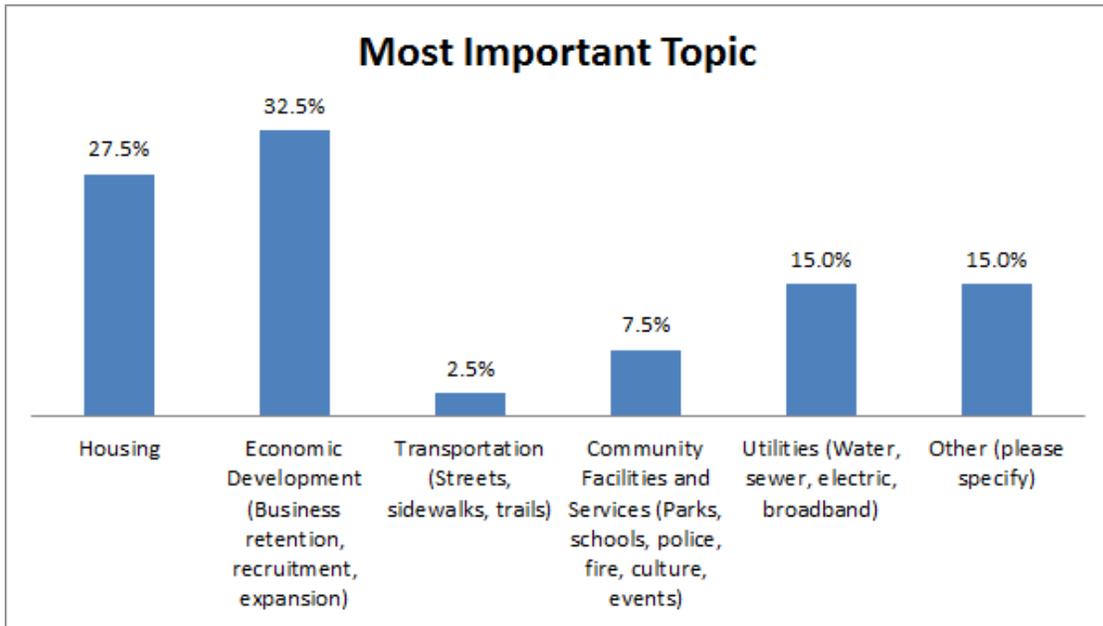
- T2.1 Adopt and implement Sidewalk and Trail Master Plan
- T2.2 Improve and extend sidewalks, paths or trails in the city
- T2.3 Provide and maintain pedestrian facilities such as crossing signs, crosswalk improvements, and others to encourage walking
- T2.4 Provide information about the municipal Taxi service and Siouxland Regional Transportation System (SRTS) at public locations such as City Hall and Library.
- T2.5 Promote ADA accessibility compliance in sidewalk, path, and trail construction.
- T2.6 Promote Historic US Route 20 with pedestrian improvements such as sidewalks, way-finding signs, benches, lighting, etc.

CHAPTER 5 ECONOMIC DEVELOPMENT

Economic development can be defined as programs aimed to enhance, analyze, and support employment opportunities, business retention, business expansion, and business recruitment. Traditional indicators of a strong economy include analysis of the City’s unemployment rate, income levels, wages, and percentage of industry or occupation categories such as manufacturing. This Economic Development chapter consists of the following: Existing local economic development initiatives, census income and industry data, unemployment data, major employers, and economic development results from the public vision session and community survey.

SURVEY PRIORITY

According to the Holstein 2017 community survey, economic development is the most important topic for the City. The 2017 Holstein community survey results identified economic development as a top priority, as show in the graph below. Current initiatives that the City supports include the Holstein Development Authority, Chamber of Commerce, and partnerships between schools and employers. Economic development is a priority for the City of Holstein.



IOWA SMART PLANNING ECONOMIC DEVELOPMENT ELEMENT

The 2010 Iowa Smart Planning Guide states the following in regard to Economic Development and Agriculture. Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development. The Guide’s Agricultural and Natural Resources Element states that objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.⁸

⁸ Iowa Smart Planning Legislative Guide, Updated May 2010.

CHAPTER 5: Economic Development

HOLSTEIN MAJOR EMPLOYERS

Holstein is home to many successful businesses. The following table shows estimated number of employees for Holstein’s top 10 businesses. According to Reference USA, VT Industries is the top employer in Holstein with 325 employees. VT Industries expanded in 2016-2017. The Boulders Inn & Suites in Holstein is the most recently opened business in Holstein that opened in October of 2015.

Holstein Top 10 Employers					
Company Name	City	State	County	Primary SIC Description	Employees
VT Industries Inc	Holstein	IA	Ida	Counter Tops, Doors-Manufacturers	325
Good Samaritan Society	Holstein	IA	Ida	Non-Profit Organizations, Eldercare	80
Galva-Holstein Grade School	Holstein	IA	Ida	School Districts	70
Galva-Holstein Jr Sr High Schl	Holstein	IA	Ida	Schools	30
Char-Mac Of Holstein	Holstein	IA	Ida	Residential Care Homes	23
City Of Holstein	Holstein	IA	Ida	City Government-General Offices	22
Hardee's	Holstein	IA	Ida	Restaurants	22
Ruan Transportation Mgmt Sys	Holstein	IA	Ida	Trucking	20
Tiefenthaler Quality Meats	Holstein	IA	Ida	Meat-Retail	20
Galva-Holstein Schools Supt	Holstein	IA	Ida	School Districts	19

Source: Reference USA

HOLSTEIN COMMERCIAL AREAS

Holstein has three major commercial areas including the historic downtown, Hwy 59 north industrial and commercial area, and Hwy 20 industrial and commercial area. The three commercial areas in Holstein are illustrated on the map on the next page. All commercial areas provide employment opportunities and necessary services and goods to Holstein residents and visitors.



Holstein Downtown



South Industrial-Commercial Area Hwy 20

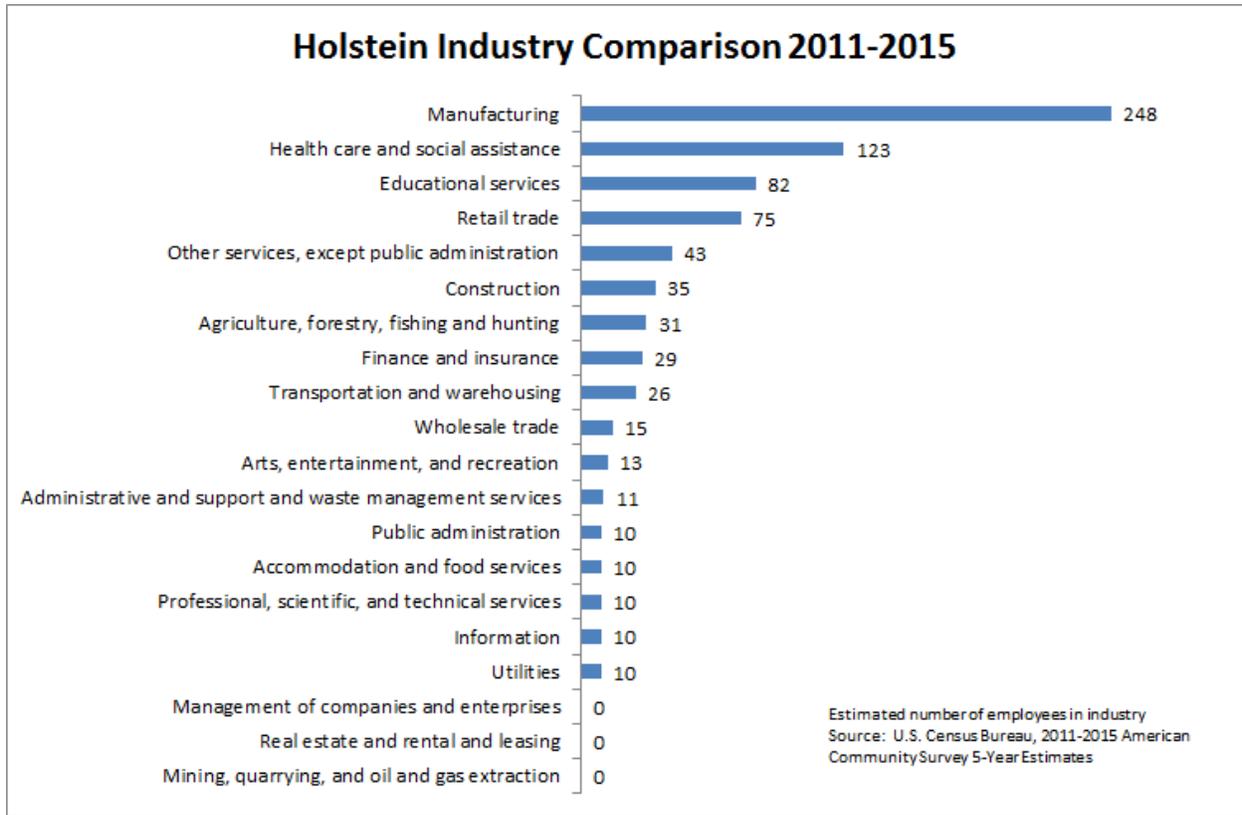


North Industrial-Commercial Area Hwy 59 - VT Industries

CHAPTER 5: Economic Development

INDUSTRY COMPARISON

The US Census Bureau, 2011-2015 American Community Survey 5-Year Estimates, gathers data on the number of estimated employees in pre-defined industry categories. According to the 2011-2015 American Community Survey, Holstein has a total civilian employed population, over 16, of 781 employees. According to the US Census, of the civilian employed population, the majority of Holstein’s employees work in manufacturing, health care and education. The following graph and table illustrates the industry comparison in Holstein.

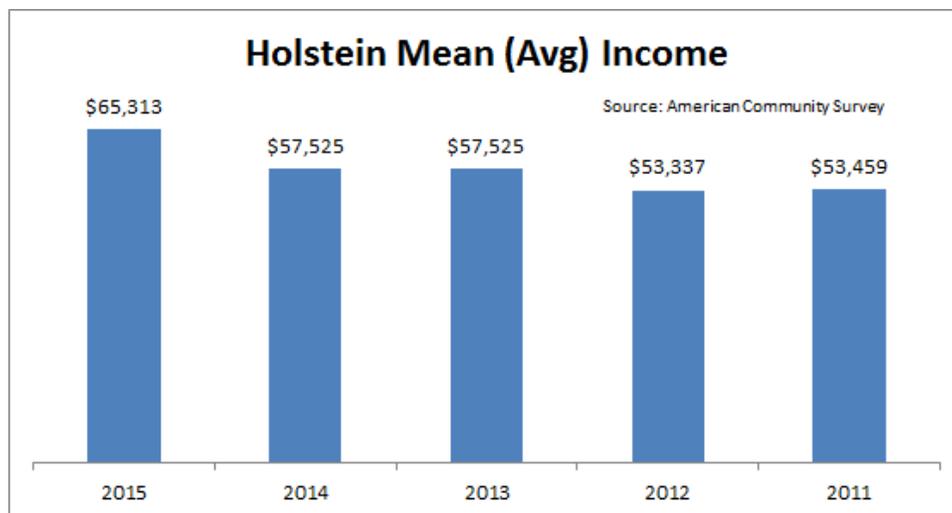
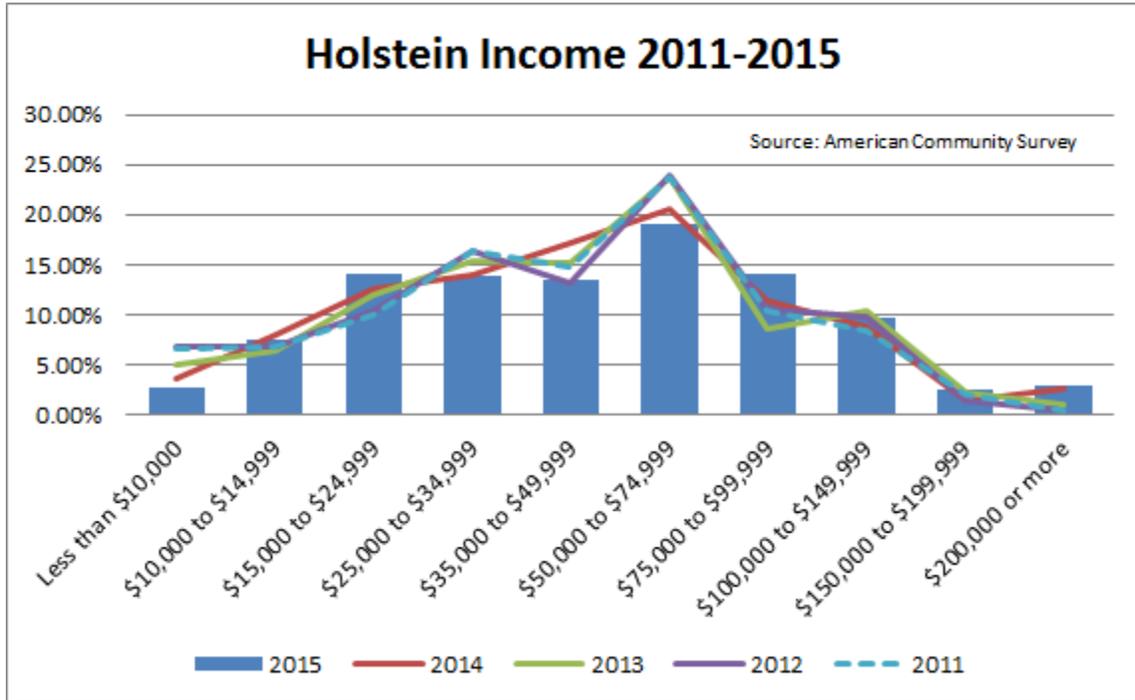


Holstein Industry Comparison					
Holstein city, Iowa Civilian employed population 16 years and over	781	Male	Percent	Female	Percent
Mining, quarrying, and oil and gas extraction	0	0	-	0	-
Real estate and rental and leasing	0	0	-	0	-
Management of companies and enterprises	0	0	-	0	-
Utilities	10	6	60.00%	4	40.00%
Information	10	3	30.00%	7	70.00%
Professional, scientific, and technical services	10	3	30.00%	7	70.00%
Accommodation and food services	10	0	0.00%	10	100.00%
Public administration	10	7	70.00%	3	30.00%
Administrative and support and waste management services	11	6	54.50%	5	45.50%
Arts, entertainment, and recreation	13	7	53.80%	6	46.20%
Wholesale trade	15	12	80.00%	3	20.00%
Transportation and warehousing	26	23	88.50%	3	11.50%
Finance and insurance	29	21	72.40%	8	27.60%
Agriculture, forestry, fishing and hunting	31	29	93.50%	2	6.50%
Construction	35	35	100.00%	0	0.00%
Other services, except public administration	43	11	25.60%	32	74.40%
Retail trade	75	41	54.70%	34	45.30%
Educational services	82	30	36.60%	52	63.40%
Health care and social assistance	123	35	28.50%	88	71.50%
Manufacturing	248	156	62.90%	92	37.10%

CHAPTER 5: Economic Development

HOLSTEIN INCOME

Household income is measured by the US Census Bureau and American Community Survey. Household income includes the income of the householder and all other individuals 15 years old and over in the household, whether they are related to the householder or not. The following graphs illustrate the progression of household income from 2011-2015 and the mean⁹ household income from 2011-2015.

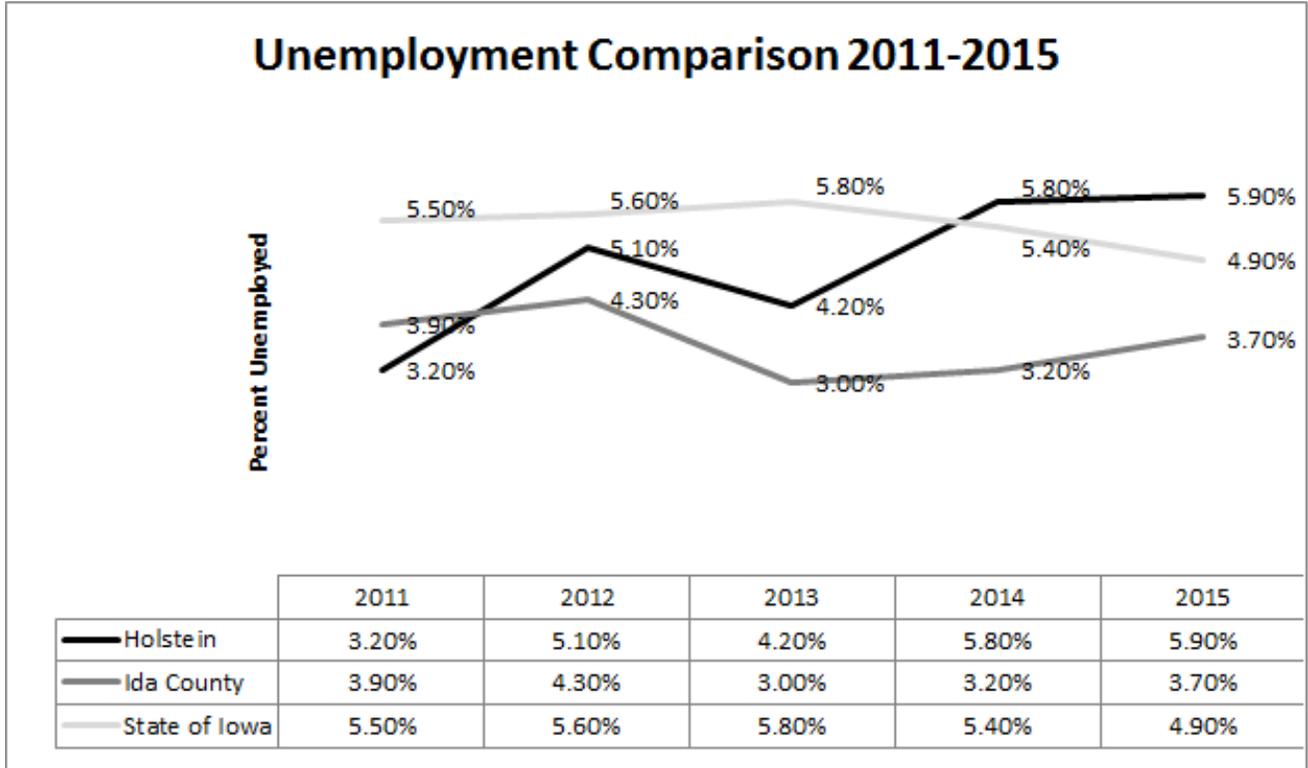


⁹ Mean income is the amount obtained by dividing the total income of a particular statistical universe by the number of units in that universe. Thus, mean household income is obtained by dividing total household income by the total number of households. For the various types of income, the means are based on households having those types of income.

CHAPTER 5: Economic Development

UNEMPLOYMENT RATE

According to US Census American Community Survey 5-year estimates, Holstein has mostly experienced a higher unemployment rate than Ida County since 2011. As shown in the graph below, Holstein has mostly experienced a lower unemployment rate than the State of Iowa since 2011. The unemployment rate is a traditional economic indicator that measures the percent of people unemployed versus employed. The following graph shows the unemployment rate of Holstein, Ida County, and State of Iowa from 2011-2015.



The US Census Bureau defines unemployed as All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

CHAPTER 5: Economic Development

PARTNERSHIPS

The City of Holstein works with several groups and organizations to support economic development initiatives and community prosperity. Holstein works with the following economic partners.

Holstein Development Authority

Holstein Development Authority (HDA) is a non-profit corporation dedicated to economic development in Holstein. Projects that the group has supported include: the State Theater renovation and purchase and re-sale of a downtown building to a business. The Holstein State Theater is a movie theater that shows classic and newly released films and hosts community events.

Holstein Chamber of Commerce

The Holstein Chamber of Commerce currently supports approximately 50 members. The Chamber is a community oriented group that promotes the well-being and prosperity of Holstein through many activities. Chamber of Commerce programs and initiatives include the following.

1. Chamber face book page with community calendar and local business activities and posts
2. Support of community events: Kinderfest, Mother's Day brunch, Derby at the Club, Small business week, City Christmas Celebration
3. Support for Holstein Farmer's Market
4. 2017 garbage receptacles placed along the walking trail
5. Commemorative Holstein lapel cow pins
6. Support of marketing and branding

Ida County Economic Development Corporation

Ida County Economic Development Corporation (ICEDC) is a non-profit corporation leading the county's economic development strategy to expand the opportunities within the local economy while creating a vibrant economy that is sustainable and globally competitive. ICEDC is committed to the creation, retention, and expansion of businesses in our region. This has been accomplished through a focus on education, entrepreneurship, and existing industry expansion and retention. ICEDC Board of Directors is comprised of board members representing all of the major industries and communities throughout Ida County who are dedicated to helping residents improve their quality of life (More information below).

Holstein-Galva School District and Mid-American Electric

Holstein supports partnerships between local businesses and the school district to match workforce needs with skilled employees. One example is the local Mid-American electric partnership with the Holstein-Galva school to create apprenticeships.

Ida County Community Betterment Foundation

The Ida County Community Betterment Foundation (ICCBF) is a charitable foundation created by and for the people of Ida County to promote philanthropy, serve as a vehicle to carry out the charitable objective of donors, build endowments, identify needs and make grants for the benefit of the citizens and communities of Ida County. Grants are awarded to community entities in Ida County.

Western Iowa Advantage

Western Iowa Advantage is a collaborative effort of economic development officials in Adair, Audubon, Carroll, Crawford, Greene, Guthrie, Ida and Sac Counties. The mission of this consortium is to work cooperatively in an effort to effectively market the many viable economic assets of this region.

Ida County Economic Development Corporation (ICEDC) Initiatives

Ida County Economic Development Corporation is extremely active in Ida County and Holstein economic development. This section lists ICEDC current and past initiatives and programs. ICEDC currently has students active in STEM (Science, Technology, Engineering and Math) projects at Ida County schools. Both school districts recently participated in experiments on the International Space Station and received recognition at the Capitol with the Governor for this achievement. ICEDC maintains an active revolving loan fund which has leveraged \$3.9 million of small business start-up capital to date. All businesses in the revolving loan fund program are successful and have either paid off the loan or are current in their repayment plan. ICEDC has directed small businesses to Small Business Development Center and other organizations to assist with business startup plans. ICEDC is extremely involved with our existing businesses by locating adequate employees, employees' transportation needs, housing needs, and writing successful grants for expansion. ICEDC is actively marketing various available sites and buildings throughout Ida County. ICEDC has also completed Phase 2 of the site certification program through the Iowa Economic Development Authority for the commercial subdivision in Holstein.

ICEDC Initiatives

- Fund, facilitate & complete – Holstein Community-Wide Strategic Plan.
- Assist with Comprehensive Planning Process.
- Community Economic Development Strategy- regional planning process participation with SIMPCO staff.
- Regional Economic Development – marketing of Holstein with Western Iowa Advantage partners.
- Revolving Loan Fund Administration & Application Assistance – USDA revolving loan fund for small business gap financing locally.
- Complete Synchronist site visits with industry – data provided to assist with existing industry needs as identified with one on one meetings.
- Incentive package guidance for location, start up or expansion of new business and existing industry.
- Career Link Program– Facilitate transportation application for major employer to assist with employee stability transportation issue.
- Site Certification Planning-coordination and fund submittal for certification of commercial subdivision in order to allow marketing/attraction/expansion of business in Holstein.
- Location One Information System – point of contact and data facilitation for available sites or buildings.
- Apprenticeship Program - Direct assistance to local business to create a local apprenticeship program.
- Investment Group – development of an investment group to assist with initiatives for the community.
- Housing – Representation on regional housing trust fund to facilitate rehabilitation of existing residential properties.
- Housing – Fund tours to surrounding communities to understand successful housing models.
- Housing - Working with local housing developers for new multi-housing projects.
- Housing – Working on incentive programs for developers on housing projects.
- Housing – Facilitate & fund, housing needs assessment.
- Career Fair – Coordinate with Iowa Works the annual Career Fair for area high school students and employers.
- Partners – Continue to work with local, regional, state & national partners to promote Holstein and solve issues that might arise.

ECONOMIC DEVELOPMENT PUBLIC COMMENT SUMMARY

Participants were asked what economic development issues exist in Holstein and what improvements they would like to see both at the public visioning session on April 17, 2017 and in the community survey. Results from both public participation methods are stated below. The number in parenthesis (0) following the business type represents the number of dots placed by that idea at the public visioning session or the number of times the idea was stated in the survey.

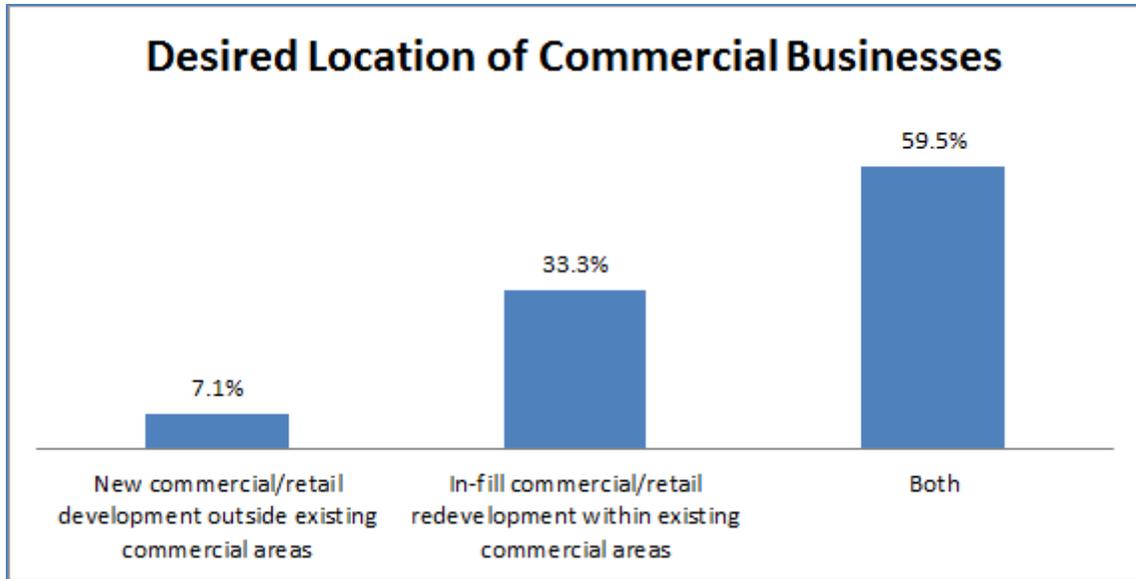
Public Visioning Session Results

- Businesses people would like to see in Holstein:
 - Pharmacy (9)
 - Youth daycare
 - Senior citizen daycare (1)
 - Variety store downtown
 - Kids zone science and art center
 - Financial advisor
 - Lumber yard
 - Clothing store (baby clothes, underwear, socks)
 - Coffee
 - Retail
 - More diverse dining options
 - More entertainment choices – invite vendors for wine tastings etc.
- Retain existing businesses and develop a system of business retention
- Better communication between businesses (3)
- Utilize chamber (Estimated 50 members)
- Motivate more active Chamber membership
- Support and enhance Chamber events: Kinderfest, Ladies Day Out, Tour of Homes, Welcome baskets, Pumpkin walk, etc.
- Events center to accommodate 250 + with expanded kitchen (3)
- Turner Hall historic preservation opportunity
- Existing Ida County large employer retention program expanded to small businesses and Main Street

Community Survey Results

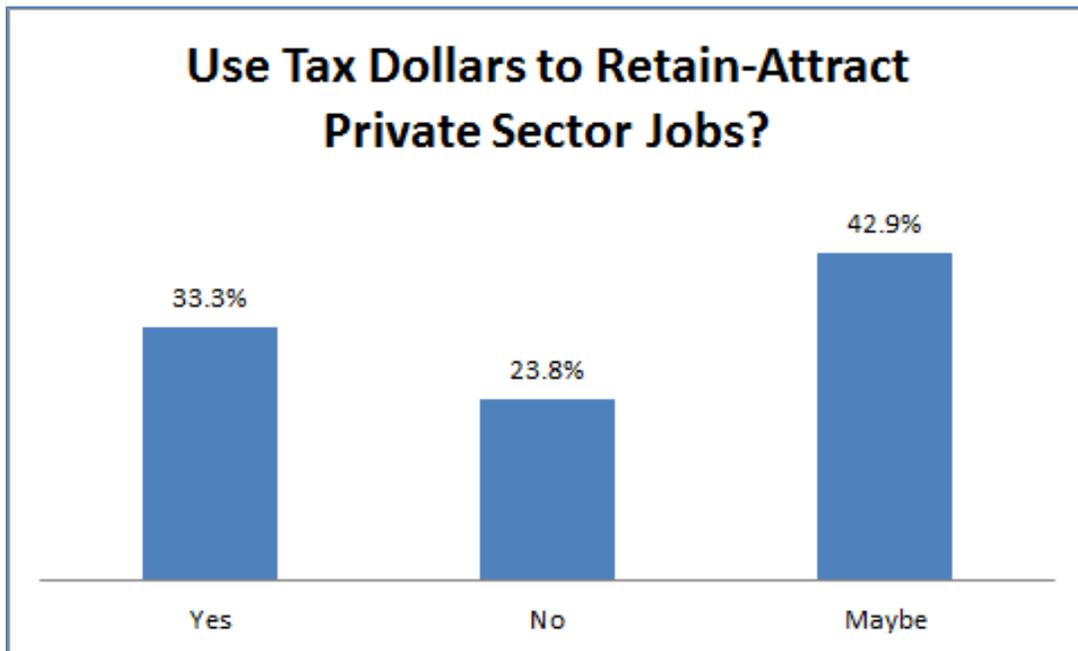
Desired Businesses

1. **Pharmacy, drugstore** (20)
2. **Day care** (14) attached to Ridge View school
3. **Restaurant** (6) something other than a burger or pizza joint, Pizza Ranch, higher end, Ethnic Food Restaurant(s); esp. tacos/burritos
4. **Laundromat** (2)
5. Bomgaars store
6. Adult college/education courses
7. Clothing
8. Crafty shop for supplies and also to market Holstein created items
9. Enclosed shelter house in park
10. Good contractor or handyman services
11. Good rental housing
12. Implement
13. Indoor pool at rec center
14. Larger car wash
15. Music and artistic opportunities, diversity
16. New Casey's store
17. Office supplies such as computer, printer, ink,
18. Residential cleaning service
19. Retain current business properties avoid vacancies or turn over to personal storage units
20. Retain the grocery store
21. Shoe store
22. Storage units
23. Variety store
24. Wheelchair accessibility into downtown businesses



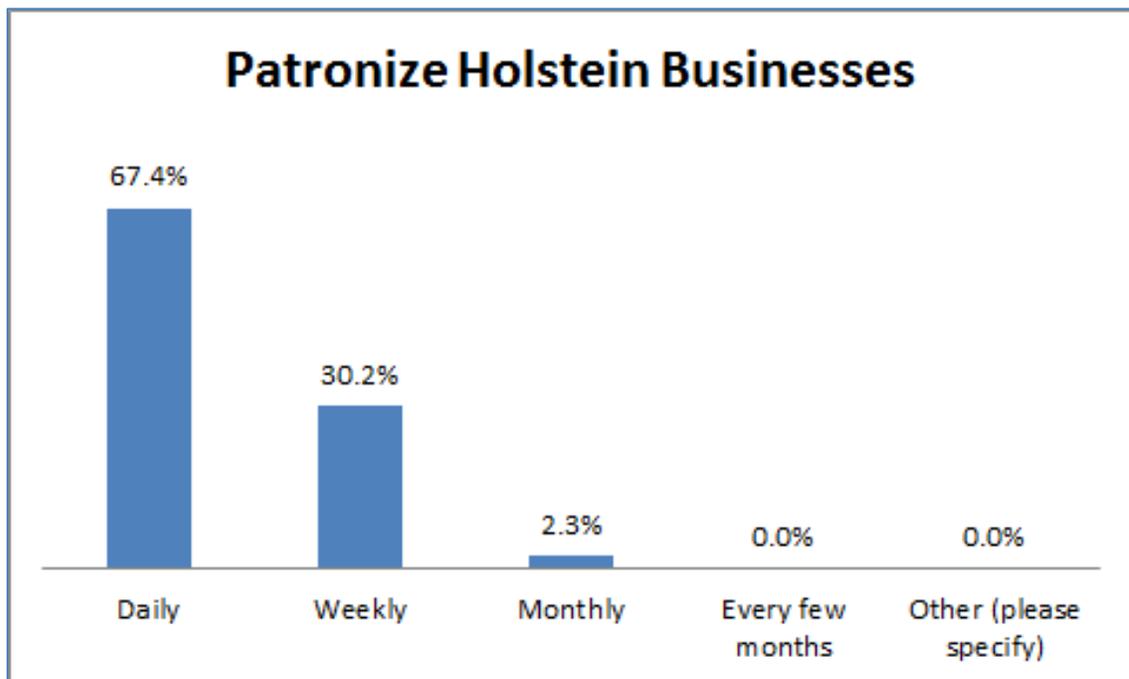
Comments:

- Keep downtown Main Street vibrant and alive (4) Cherokee example, add curb appeal
- Very difficult for new businesses to come into town (2)
- Address Downtown vacancies and empty buildings sold for personal storage facilities (2)
- Address Randy Hargroves and Jan Williams old buildings
- Retain existing businesses

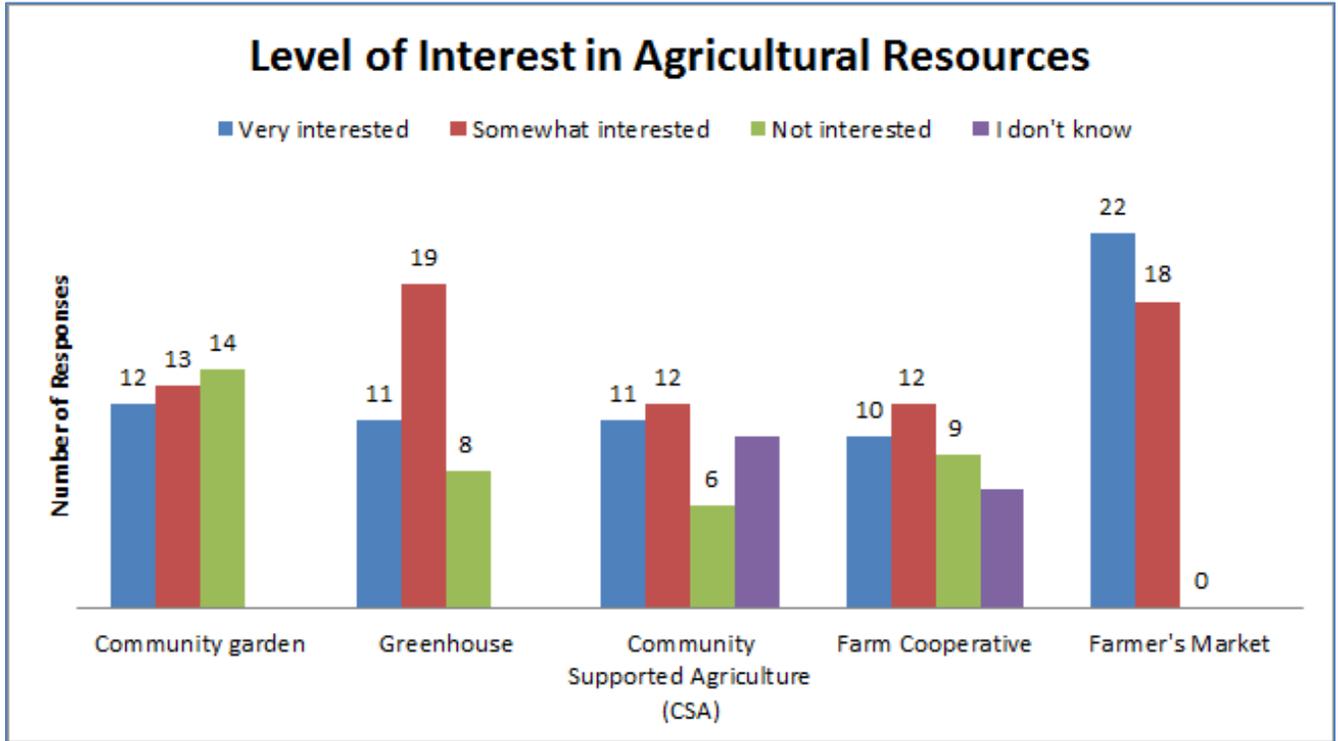


Business Incentive Ideas

1. **Tax incentives, breaks** (9) with added jobs, for start-ups, short term (2), Property tax waiver for viable storefront businesses that provide a service to community
2. **Educate about existing incentives in Holstein** (6)
3. **Make buildings available and address personal storage spaces in down town** (2)
4. **Tax Increment Financing TIF** (2) for refurbishing existing business buildings, rebates available, advertise for expansion
5. Give a free lot and make them build within a year
6. Would be nice for existing businesses to be excited or happy for a new business to come to town. Currently, businesses are concerned only for themselves and not the greater good of the community.
7. Competitive wages, benefits, housing opportunities, childcare
8. Low interest rates on loans for buildings
9. Offer financial assistance to refurbish and open buildings in down town
10. Start-up grants
11. [Business incubator?] Help for new business to plug into existing businesses for remodeling or customizing their space.
12. Liaison person for finding/negotiating for business locations
13. Business support programs, advertising



Agricultural Resources



Other:

1. Ag Education, we need to protect our food supply and educate people where their food comes from.
2. Interested in something like Freight Farms, doesn't rely on large number of volunteers or participants like a community garden, but has high return or fresh greens year-round
3. Maybe offer some "Ag in the Classroom" activities in the summertime for community kids to learn more about agriculture and how it helps feed the world. I know the county Farm Bureau offers things to elementary kids in the school, maybe it could be extended/incorporated at the Rec center or summer library programs.
4. Fresh Produce Variety & Quality

CHAPTER 5: Economic Development

ECONOMIC DEVELOPMENT GOALS

The following goals and objectives were drafted based on public comment, existing documents, and current research. Sources that were reviewed and used to draft the following the goals and objectives include: Holstein Strategic Plan, Iowa Smart Planning Guide 2010, SIMPCO Comprehensive Economic Development Strategy 2015-2019, example comprehensive plan goals from other communities, and information compiled and discussed in this chapter.

Goal ED1: Promote the stabilization, retention, and expansion of existing employers in Holstein

ED1.1 Continue existing business expansion programs and research new programs, loans, tax breaks, and grants. Keep a current list of business expansion programs at City Hall.

ED1.2 Annually meet with local employers to discuss business needs and concerns. Keep a contact list of existing businesses, organizations, and employers for monitoring and networking. Consider an annual survey supporting businesses and asking about current status of business such as number of employees, needs, issues, and opportunities.

ED1.3 Improve business retention by creating programs that encourage businesses to stay through creative incentives or traditional incentives such as encouraging competitive wages, tax incentives, and property acquisition and improvement.

ED1.4 Continue partnerships with Holstein Development Authority, Holstein Chamber of Commerce and Ida County Economic Development

Goal ED2: Promote business recruitment and entrepreneurship

ED2.1. Identify needed services and businesses and strategically recruit businesses. Attract businesses to meet targeted business needs.

ED2.2 Research economic development recruitment strategies and employment opportunities

ED2.3 Continue to support partner agency initiatives of Holstein Development Authority, Holstein Chamber of Commerce and Ida County Economic Development

ED2.4 Develop a network of lenders and investors to provide start-up capital for new businesses and entrepreneurs

ED2.5 Foster a workforce that can identify and execute on entrepreneurial opportunities.

ED2.6 Work with area economic development partners, schools, and businesses to identify existing entrepreneurial resources and programs and provide current program information to the public.

ED2.7 Work with organizations to provide a business start-up toolkit for new entrepreneurs and encourage experienced entrepreneurs to mentor local leaders, local investors, and potential entrepreneurs in how to navigate the entrepreneurial process

ED2.8 Recruit twelve new businesses to the industrial park.¹⁰

- Research the types of businesses with potential to relocate or expand to Holstein as prepared by the regional site research document.
- Prepare incentive document to summarize what is available for new industrial, commercial and residential development.
- Continuously contact Iowa Department of Economic Development- Business Development Division, USDA Rural Development, IA -DOT and Iowa Area Development Group, to provide updates and be informed of changes.
- Participate in marketing initiatives within the region.
- Attraction of potential new businesses IE: truck/car wash, pharmacy, laundromat

¹⁰ Holstein Strategic Plan 2016-2017

CHAPTER 5: Economic Development

ED2.9 1. Market incentives to attract new business & workforce to Holstein.

- Update community website.
- Prepare marketing brochures for the community.

Goal ED3: Support a vibrant downtown

ED3.1 Keep downtown Main Street vibrant and alive

ED3.2 Make buildings available and address personal storage spaces in down town

ED3.3 Support the revitalization of Main Street to make the downtown area more attractive to residents and visitors¹¹

- Develop a plan with a vision for the future of Main Street.
- Set expectations for business curb appeal and streetscape.
- Participate in First Impressions, Home Town Pride Program.

ED3.4 Maintain and promote the development of commercial property on Main Street⁴

- Develop and maintain brochure for Holstein, Update website, Develop marketing plan, Branding/logos/catch phrases for Holstein, Pitch video of Holstein and great place to live.

Goal ED4: Promote preservation and protection of agricultural and natural resources

ED4.1 Support preservation of valuable agricultural land and agri-business

ED4.2 Continue developing agricultural resources such as farmer's market

ED4.3 Consider developing agricultural resources such as Hydroponic Shipping Container Farms, "Ag in the Classroom" activities, Agriculture education classes, community garden, greenhouse, community supported agriculture, or farm cooperative

ED4.4 Support preservation of natural resources such as streams, wetlands, hills, rock outcroppings, etc. and natural resource education.

Goal ED5: Coordinate economic development efforts within the region

ED4.1 Collaborate with regional economic development efforts and initiatives to encourage and support entrepreneurship and business start-up programs

ED4.2 Coordinate goals and economic development initiatives with regional partners such as Ida County Economic Development, Siouxland Interstate Metropolitan Council (SIMPCO), Hwy 20 Corridor Association.

¹¹ Holstein Strategic Plan 2016-2017

CHAPTER 6: Community Facilities and Services

CHAPTER 6 COMMUNITY FACILITIES AND SERVICES

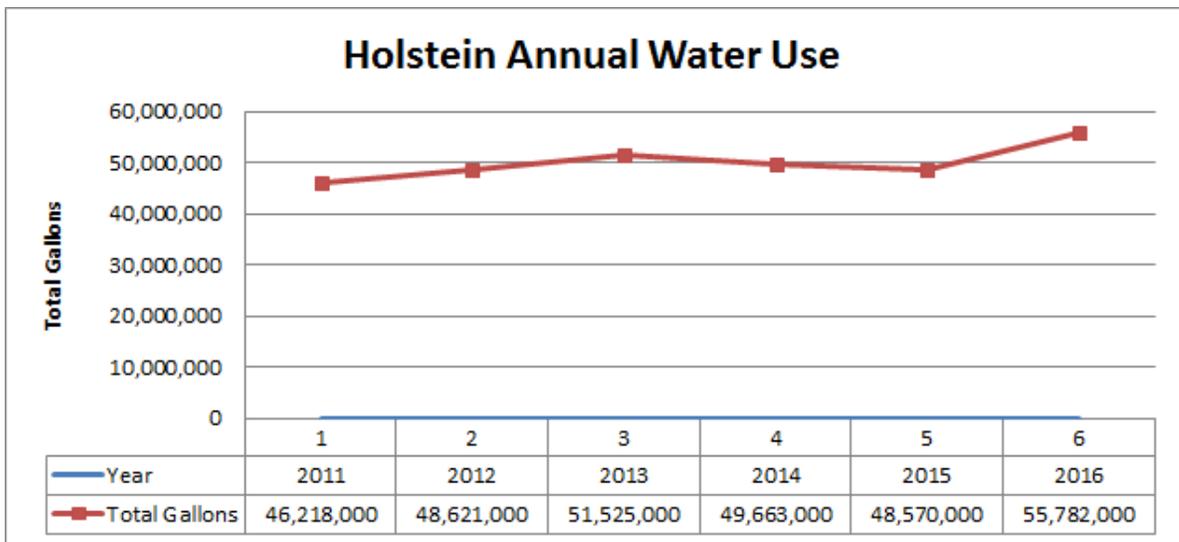
This chapter focuses on identifying the existing community facilities and services available in the City of Holstein. This section provides an inventory of the existing community facilities, utilities, services, parks, and recreational amenities.

UTILITIES

This section focuses on the utility system available in the City of Holstein. These facilities include water system, wastewater treatment plant, electricity, natural gas, internet fiber optic and solid waste management.

WATER SYSTEM

The five wells dispersed in the City of Holstein supply the residents with potable water. The city constructed one deep well in the 1950's. The remaining four wells are shallow and the city can draw a combined rate of 338 GPM (gallons per minute). The peak water demand in the City of Holstein is 250,000 GPD (gallons per day). The city pumps the water to three water storage facilities (a water tower and two underground reservoirs) located in the city. The city then treats the water before distributing to the various residents in the city. In 2017, Holstein began working with Iowa Department of Natural Resources to develop a Source Water Protection Plan. The number of annual water gallons pumped from 2011-2016 is shown in the graph below.



WASTEWATER TREATMENT

Water run-off in Holstein is accomplished by natural drainage; water splits in the vicinity of the business districts, with north drainage going into the Little Sioux River system and south drainage entering the Maple River. The city is served by a four-cell lagoon, with two cells in parallel. Two new cells have been constructed to enable the city to hold the sewage for 180 days and discharge twice a year.

SOLID WASTE MANAGEMENT

The City of Holstein has contracted the collection of solid waste to a private firm. The private firm operates a door to door waste collection system. The waste collected is taken to the Cherokee County Sanitary Landfill. The City of Holstein mandates recycling that is processed at Cherokee County Sanitary Landfill.

CHAPTER 6: Community Facilities and Services

CULTURAL FACILITIES AND ATTRACTIONS



Lohff Schuman Memorial Community Center

The Lohff Schuman Memorial Community Center is located at 301 Lohff-Schumann Dr. in Holstein, Iowa. Opened in 1997, the Lohff Schuman Memorial Community Center celebrated its 20th Anniversary with a summer commemorative celebration in 2017. The community center has meeting spaces that are usually rented for meetings and other events. It also has a fitness center stocked with equipment for physical exercises. The Community Center facilitates the following programs and activities.

Lohff Shuman Programs and Activities:	
Youth	Volleyball, soccer, baseball, softball, basketball, football, dance and gymnastics, youth camp for sports, dance, art and music
Senior	Cards and exercise classes
Adult	Coed softball, mens basketball, coed volleyball, fitness classes, nutrition classes
All	5 K runs, Circus

Stubbs Memorial Library

Holstein’s Public Library began in 1948. It was one of the projects initiated by Holstein Woman’s Club and the Nacirema Club. The Public Library was initially hosted in the old Fire Station but moved into a room furnished by Holstein State Bank in 1949. In 1950 the City Council agreed to a small tax levy to support the library; this marks the birth of Holstein Public Library. The City Council appointed a Board of Trustees for the management of the library. The City Council moved the library to the Turner Hall in 1961. In 1974, it was apparent that the then location of the library was not adequate to accommodate the increasing services offered by the library.



The Board of Trustees called on the citizens for private donations to construct a new library facility for the city. With generous donations from the public and businesses in the city, the Stubbs Memorial Library became a reality. The mission of Stubbs Memorial Library is to “provide equal access to information and ideas to each citizen in the City of Holstein.” This mission is expected to encourage life-long learning and offer opportunities to residents to participate knowledgeably and productively in the City of Holstein. The operating income of the Stubbs Memorial Library is \$48,407. The library offers approximately 21,441 items including 20,079 books; 595 audio materials; 692 video materials; 13 state licensed databases; and 62 print serial subscriptions. Also, Stubbs Memorial Library offers services including faxing, interlibrary loan, free wifi, proctoring services, reading programs and others to Holstein’s residents (<http://www.holstein.lib.ia.us/>).



Rosemary Clausen Center

The Rosemary Clausen Center for Performing Arts opened its doors in September 2010. It is a facility that hosts nationally known performers as well as Galva-Holstein school performances and community events. As a non-profit community-based organization, the Rosemary Clausen Center for Performing Arts relies on operating income and gifts from individuals and businesses who recognize the important role Rosemary Clausen Center plays in the cultural and social life of Galva-Holstein community and the opportunities for students in the local school system. <http://rosemaryclausencenter.com/>



State Theater

Claus Lorenzen built the first theater in the City of Holstein in 1914. The theater flourished until the introduction of sound movies into the industry in the late 1920s. Claus Paulsen opened a new theater in 1927 equipped with modern sound system. The name of the theater was changed to State Theater when Seff Brothers rented the building in 1929. The theater was rebuilt as a curved Quonset after World War II, opening in September 1948.

The ownership of the theater has changed several times over the years. Holstein Development Authority currently owns the State Theater in Holstein. State Theater in Holstein remains one of the ten surviving theaters of its style in the country. The theater has been renovated and converted to a digital cinema and run by volunteers, showing current and classic films.¹²

¹² Holstein State Theater online at: <http://www.holsteinstatetheatre.com>

CHAPTER 6: Community Facilities and Services

EDUCATIONAL SERVICES

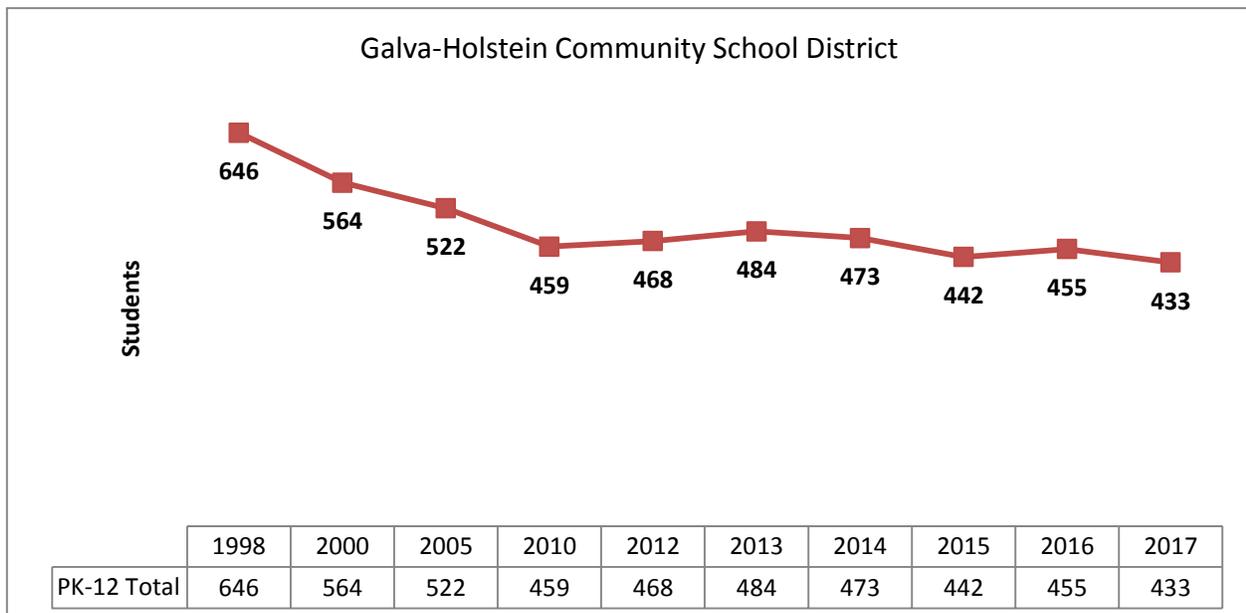


Galva-Holstein Community School District

The School District comprises of elementary school, middle school, and high school. The district is dedicated to promoting quality public education to students. The school district in collaboration with parents aims to furnish financial support to provide students the opportunity to develop a healthy social, intellectual, emotional, and physical self-concept in a learning environment that guides and encourages critical thinking in the students for a lifetime.

The school district strives to prepare students for employment, to discover and nurture creative talent and to prepare them to meet and cope with social change in an atmosphere conducive to learning. The support and involvement of the home and the school district community are essential to achieving educational excellence in the school district. The school district strives to maintain an active relationship with the home and the school district community to create within the students an awareness of dignity and worth of the individual, civic responsibility, and respect for authority” (<http://rvraptors.org/wp-content/uploads/2016/11/2016-2017-gh-rv-handbook.pdf>).

The school enrollment data from Iowa Department of Education was used to create a trend analysis chart for Galva-Holstein Community School District. The data covers Pre-kindergarten and grade 1 to 12 enrollment. The trend analysis chart below shows that Galva-Holstein Community School District’s PK-12 enrollment has been declining steadily since 1998. From 1998 to 2017 the Pk-12 enrollment for the school district has decreased by 213 students; representing -33%.



Source: Iowa Department of Education, <https://www.educateiowa.gov/education-statistics>

CHAPTER 6: Community Facilities and Services

City Hall

Holstein's City Hall is located at 119 S. Main Street. The building is located in the downtown area of the city. The building houses the utility department, council chamber, and administration staff. City Hall also houses the municipal taxi dispatch.



Fire Rescue and Ambulance Services

The Holstein Fire and Ambulance departments are combined. Two positions lead the Ambulance and Fire Department including the Fire Chief and Ambulance Coordinator. The Department is currently made up of 27 volunteer firefighters, two juniors, and one cadet. Volunteers include Emergency Medical Technicians (EMT), Emergency Medical Technicians Advanced (EMTA) and Paramedics. Emergency Medical Technicians require 180 hours to qualify with more hours required for EMTA and Paramedics. Firefighters require 124 hours to qualify with additional levels of qualifications with more training. Annual trainings are provided by the state of Iowa and collages. Current department equipment includes two ambulances, rescue truck, four fire trucks and a tanker truck. Fire rescue responds to an annual average of 40 calls, and ambulance rescue responds to an annual average of 180-190 calls.



CHAPTER 6: Community Facilities and Services

PARKS FACILITIES

The City of Holstein owns and maintains two City parks, city pool and the Jepsen's Sports Complex baseball diamonds. The city also owns a baseball field located to the west of Lohff Schuman Memorial Community Center. The city park is a mini park while the park which host Holstein's country club falls under the category of a neighborhood park. The following sections describe each park facility in the city of Holstein.

Holstein City Park

The Holstein City Park is nestled in between the following streets: E Harrison St., S. Lubeck St., S. Altona St. and E. Park St. The recreational facilities available at the city parks include: playground equipment, benches, picnic tables, tennis court, shelter, and sidewalks.



Holstein City Pool

Holstein City pool is a seasonal recreation site for Holstein residents. The community swimming pool has been a central feature in Holstein's attractions since its construction in 1939. The large outdoor pool promotes recreational and social opportunities for all ages and levels of swimming ability. Through a long affiliation with the Red Cross, the pool offers all levels of the Learn to Swim program, as well as classes for Lifeguard and Water Safety Instructor (WSI) certification that draws swimming enthusiasts from around the region.



Douglas Center

The Douglas Township school house was established in rural Holstein in 1884 and moved into Holstein's downtown in 2001. The Center is now used as a museum and holds historic artifacts from the Holstein area. The Douglas Center is located on the Historic Highway 20 Route.

CHAPTER 6: Community Facilities and Services

COMMUNITY EVENTS AND ORGANIZATIONS

Avenue of Flags and Freedom Rock

The City of Holstein facilitates the Avenue of Flags. Over 500 flags decorate the avenue located adjacent to the Lohff Schuman Memorial Community Center. Volunteers place the flags at the following holidays: Memorial Day, Kinderfest, 4th of July, Labor Day, and Veteran's Day (weather permitting). The Ida County Freedom Rock is dedicated and placed in front of the Char Mac assisted living facility. An artist was commissioned to paint the veteran's honorary mural on Holstein's Freedom Rock and commemorated in summer 2017.



Events List

- Kinderfest
- Mother's Day Brunch
- Derby at the Club
- Holstein Farmers' Market
- City Christmas Celebration

Community Organizations

Several community organizations are active in Holstein. The organizations sponsor events, coordinate volunteers, lead philanthropic initiatives, and provide a foundation for socialization and celebration in Holstein. The community organizations include:

- Boy & Girl Scouts
- Cattleman's Association
- Pork Producers
- Kiwanis
- Masonic Lodge
- Legion Dessel-Schmidt Post 225
- Chamber of Commerce
- Ida County Community Betterment
- 4-H Club
- Holstein Development Authority
- Nacirema
- Crossridge Evangelical Free Church
- Faith Lutheran Church
- Holstein United Methodist Church
- Our Lady of Good Counsel Catholic Church
- St. Paul Lutheran Church

CHAPTER 6: Community Facilities and Services

Health Facilities

Cherokee Regional Clinic is a subsidiary of Cherokee Regional Medical Center. The clinic is open four days a week (Monday, Wednesday, Thursday, and Friday). The clinic provides primary care and surgical clinics serving patients of all ages in the City of Holstein. The services provided by Cherokee Regional Clinic in Holstein include: obstetrics, primary care and health maintenance, acute care for children and adults, infant and well childcare, adult medicine, family planning and birth control, routine physical exams, well-women care, senior health care, subspecialty referrals, health education, and general surgery. Other health facilities located in proximity to the City of Holstein include Cherokee Regional Hospital (Cherokee), Horn Memorial Hospital (Ida Grove), and Buena Vista County Hospital (Storm Lake).



Senior Facilities

Some of the senior facilities located in the City of Holstein include Char-Mac Assisted Living (pictured above) and Good Samaritan Society. Char-Mac Assisted Living was honored in 2004, 2007, and 2009 with the Top Iowa Assisted-living Award. The facility houses a loving care unit for Alzheimer's patients. In 2008, Char-Mac was recognized among the top national assistant living facility in the country. Char-Mac Assisted Facility has an impeccable record with the State of Iowa survey process, and continue to strive for excellence in the healthcare field.

The Ridge is an independent senior living facility located near the Char-Mac facility. The Ridge offers another level of senior care that allows independent living with monitored care.

Holstein's Good Samaritan has become one of the best assisted living facilities in western Iowa. The Good Samaritan Society continues to evolve to meet the needs and desires of the residents, staff members and communities it serves. As a whole, the organization is embracing the developing world of technology through integrating it into the daily care at the centers, providing online and distance-learning opportunities for both staff members and residents.

CHAPTER 6: Community Facilities and Services

Police Services

The Ida County Sheriff's Office provides 24-hour, seven days a week law enforcement coverage in the City of Holstein. County deputies are on duty 24-hours a day and are ready to respond to any call in any of the five incorporated cities in Ida County. Ida County Sheriff's Department has a total of 17 employees, which includes sworn and non-sworn staff members. For the previous 5-year period, the Office has averaged 804 calls in the City of Holstein. The Sheriff's Office averages about 10,000 calls each year throughout Ida County.

Ida County Sheriff's Office facilitates several community outreach programs. The Office instructs the DARE program to all 5th-grade students in Ida County each year. Two deputies are certified to instruct the Drug Abuse Resistance Education (DARE) program. In addition, the Office provides other courses to school aged kids such as bike safety, stranger danger, sexting and social media instruction to high school students. Office staff are also active in civic organizations throughout the county and speak to groups on topics involving law enforcement each year.

Ida County Sheriff's Office has recently improved facilities. The Office completely remodeled the communications center this year. The center now allows two workstations in case of a major disaster or major event. In 2010, the Office added on and remodeled the jail, which improved the ability to adequately and safely house inmates and provide for the safety of citizens.



Holstein Country Club

Holstein Country Club is located on 400 Kofmehl Dr. The country club was opened in 1969. The country club offers terrific views and challenging play for golfers at every skill level. Well-groomed fairways and greens keep Holstein Country Club difficult yet friendly, and the staff can offer tips and tricks for playing your best round. The 9-hole Holstein's course features all the hallmarks of Iowa golf. The country club also has meeting space available for rental upon reservation.



CHAPTER 6: Community Facilities and Services

COMMUNITY FACILITIES AND SERVICES GOALS

The following goals and objectives were drafted based on public comment, existing documents, and current research. Sources that were reviewed and used to draft the following the goals and objectives include: Holstein Strategic Plan, Iowa Smart Planning Guide 2010, example comprehensive plan goals from other communities, and information compiled and discussed in this chapter.

Goal 1: Maintain and Improve public safety

- CF 1.1: Upgrade the rescue truck
- CF 1.2: Plan to replace 1993 pumper fire truck
- CF 1.3: Provide positive air fan for confined space rescue
- CF 1.4: Support programs designed to reduce crime in the region
- CF 1.5: Continue effective enforcement of County and Municipal laws especially drug law enforcement

GOAL 2: Supply safe water and ensure effective treatment and disposal of waste and storm water

- CF 2.1: Develop a master plan for the maintenance of community infrastructure
- CF 2.2: Invest in maintaining and expanding existing potable water, waste and storm water infrastructure
- CF 2.3: Maintain and improve existing procedure for the treatment of potable water to ensure that safe water is supplied to residents
- CF 2.4: Continue to ensure that the treatment of waste and storm water meets and/or exceeds DNR standards before discharging into the environment

Goal 3: Continue to partner with utility companies to sustain quality of life

- CF 3.1: Continue to create an enabling environment to encourage utility companies to improve the existing services provided to residents
- CF 3.2: Consider City-wide Wifi for residents and businesses to connect to the internet
- CF 3.3: Establish educational programs to educate residents on renewable energy
- CF 3.4: Encourage residents to subscribe to renewable energy programs provided by utility companies

Goal 4: Maintain and improve the management of solid waste

- CF 4.1: Educating residents on innovative ways of solid waste management
- CF 4.2: Create an enabling environment to encouraging recycling
- CF 4.3: Introduce innovative programs to minimize waste generation at source
- CF 4.4: Ensure that solid waste is collected and disposed of efficiently

Goal 5: Maintain and improve educational system and library

- CF 5.1: Invest in improving and expanding the existing library building and services
- CF 5.2: Continue to collaborate and support Galva-Holstein Community School District and Ridgeview to provide high-quality education to all
- CF 5.3: Continue to support programs designed to equip high school students for college and job market and support agriculture and technical education.
- CF 5.4: Collaborate with Galva-Holstein Community School District and Ridgeview in introducing programs to enable parents to support their children financially

Community Facilities and Services Goals Continued

Goal 6: Enhance public health

- CF 6.1: Maintain and expand existing health infrastructure
- CF 6.2: Create an enabling environment necessary to attract additional health facilities to the city
- CF 6.3: Collaborate with Cherokee Regional Clinic to expand and improve health service provided to the residents
- CF 6.4: Support programs designed to educate residents on maintaining a healthy neighborhood
- CF 6.5: Continue to provide infrastructure necessary to encourage residents to live an active life

Goal 7: Maintain, improve and expand recreational facilities

- CF7.1: Collaborate with residents to prepare park and recreational master plan
- CF7.2: Invest in maintaining and expanding park amenities such as swimming pool, bathrooms, ball fields and others
- CF 7.3: Ensure new and existing parks provide recreational opportunities necessary to meet the needs of the residents
- CF 7.4: Ensure residents have easy access to park facilities within the city

Goal 8: Invest in providing entertainment options to the residents

- CF 8.1: Promote in the improvement of Holstein's State Theater
- CF 8.2: Continue to organize and support community events to stimulate a sense of place in the residents
- CF 8.3: Create an enabling environment necessary to attract entertainment businesses to the downtown area of the city
- CF 8.4: Improve the Lohff Schuman Memorial Community Center to accommodate a wide range of community events
- CF 8.5: Support Rosemary Clausen Center to feature local and regional talents in their events

CHAPTER 7: Land Use and Natural Resources

CHAPTER 7 LAND USE AND NATURAL RESOURCES

IA SMART PLANNING LAND USE

IA Smart Planning Guide states the following in regard to Land Use: “Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.”¹³

LAND USE ISSUES AND OPPORTUNITIES

City of Holstein regulates land use through the Zoning district map and corresponding zoning ordinance that regulates permitted uses, building bulk, and development standards on property within the municipal boundary. The main issue and opportunity in the development of this land use chapter is to discuss and compare the zoning district map and ordinance with the following resources provided in this chapter and compiled for this land use analysis.

Land Use Chapter Resources

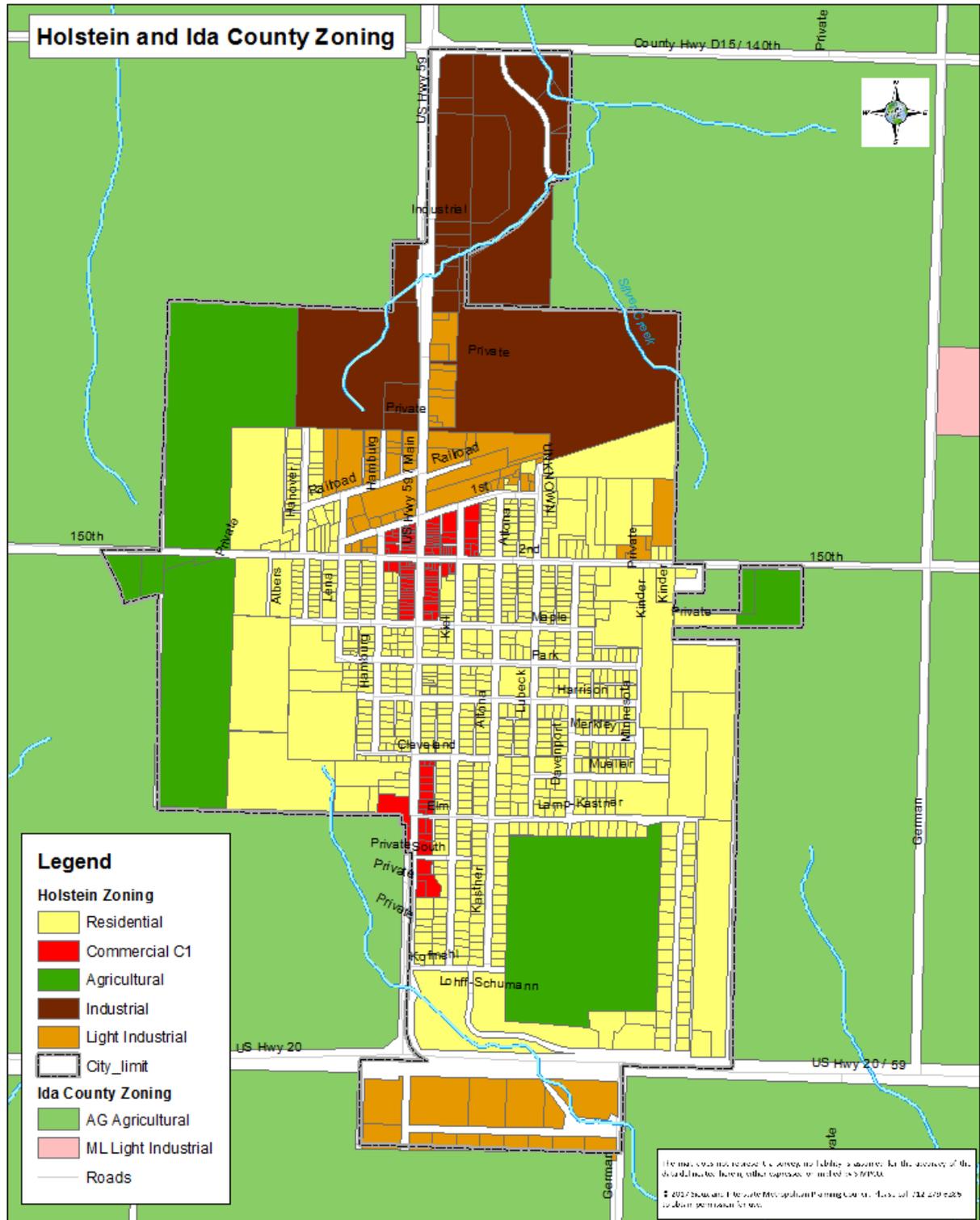
- Holstein zoning district and Ida County surrounding zoning map
- Soils and topography map
- Watersheds map
- Land cover map
- Goals and objectives

¹³ Iowa Smart Planning Legislative Guide, Updated May 2010. Page 4 of 9.

CHAPTER 7: Land Use and Natural Resources

HOLSTEIN AND IDA COUNTY ZONING DISTRICTS

The following map shows the Holstein Zoning districts as found in Siouxland Interstate Metropolitan Planning Council (SIMPCO) files dated 2014. The map also depicts the Ida County zoning districts as shown on the Ida County zoning map in the Ida County Zoning Administrators Office. Holstein Zoning districts shown in the map correspond to the Zoning Ordinance that regulates permitted uses, building bulk, and development standards on property within the City boundary.



SOILS MAP

The following soils map shows the various soil types in Holstein with data from the Iowa Department of Natural Resources. Brief descriptions of each soil type found in Holstein are listed below.¹⁴

AFTON SERIES

The Afton series consists of very deep, poorly drained soils formed in 100 to more than 200 centimeters of loess and local alluvium and the underlying till. These soils are in upland drainageways on dissected till plains. Slope ranges from 0 to 2 percent. Mean annual precipitation is about 638 millimeters, and mean annual air temperature is about 7 degrees C.

TAXONOMIC CLASS: Fine-silty, mixed, superactive, mesic Cumulic Endoaquolls

TYPICAL PEDON: Afton silty clay loam, on a 1 percent slopes in a cultivated field on an upland drainageway. (Colors are for moist soil unless otherwise stated.)

COLO SERIES

The Colo series consists of very deep, poorly drained soils formed in alluvium. These soils are on floodplains, low stream terraces, alluvial fans, and upland drainageways. Slope ranges from 0 to 5 percent. Mean annual air temperature is about 10 degrees C. Mean annual precipitation is about 775 millimeters.

TAXONOMIC CLASS: Fine-silty, mixed, superactive, mesic Cumulic Endoaquolls

TYPICAL PEDON: Colo silty clay loam, on a slope of less than 1 percent, in a cultivated field, at an elevation of about 275 meters above sea level. (Colors are for moist soil unless otherwise stated.)

GALVA SERIES

The Galva series consists of very deep, well drained soils on uplands and loess covered stream terraces. These soils formed in loess. Slopes range from 0 to 15 percent. Mean annual air temperature is about 8 degrees C (47 degrees F). Mean annual precipitation is about 685 millimeters (27 inches).

TAXONOMIC CLASS: Fine-silty, mixed, superactive, mesic Typic Hapludolls

TYPICAL PEDON: Galva silty clay loam, on a convex slope of 4 percent, in a cultivated field. (Colors are for moist soil unless otherwise stated.)

MARCUS SERIES

The Marcus series consists of very deep, poorly drained and very poorly drained, moderately slowly permeable soils formed in loess on uplands. Slope ranges from 0 to 2 percent. Mean annual air temperature is about 47 degrees F, and mean annual precipitation is about 28 inches.

TAXONOMIC CLASS: Fine-silty, mixed, superactive, mesic Typic Endoaquolls

PRIMGHAR SERIES

The Primghar series consists of very deep, somewhat poorly drained, moderately permeable soils formed in loess on uplands and high stream benches. Slope ranges from 0 to 5 percent. Mean annual air temperature is about 47 degrees F, and mean annual precipitation is about 27 inches.

TAXONOMIC CLASS: Fine-silty, mixed, superactive, mesic Aquic Hapludolls

TYPICAL PEDON: Primghar silty clay loam - nearly level - cultivated. (Colors are for moist soil unless otherwise stated.)

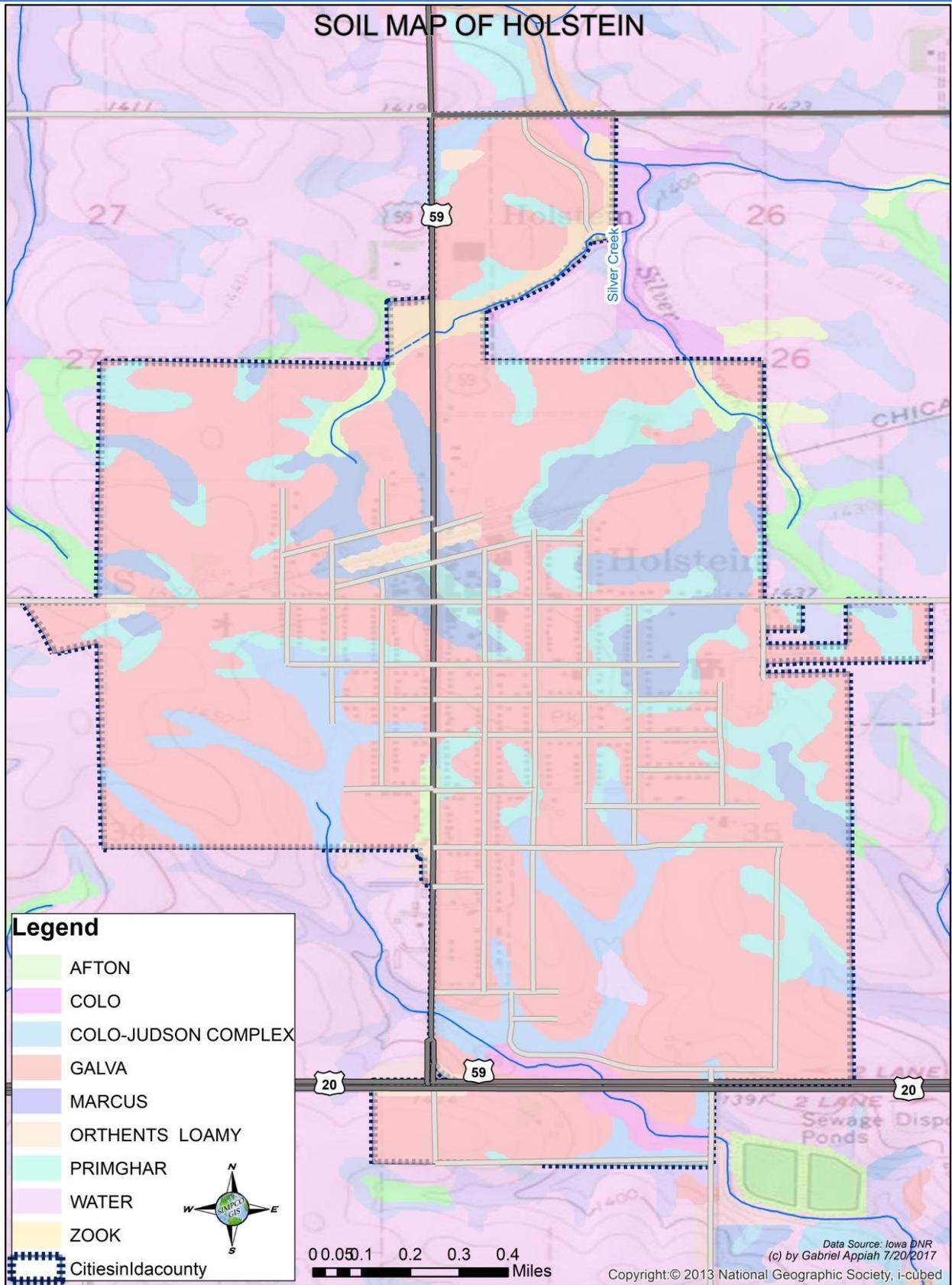
ZOOK SERIES

The Zook series consists of very deep, poorly drained soils formed in alluvium. These soils are on flood plains and stream terraces in river valleys and in drainageways on uplands. Slope ranges from 0 to 5 percent. Mean annual air temperature is about 11 degrees C. Mean annual precipitation is about 900 millimeters.

TAXONOMIC CLASS: Fine, smectitic, mesic Cumulic Vertic Endoaquolls

TYPICAL PEDON: Zook silty clay loam, on a slope of less than 1 percent, in a cultivated field, at an elevation of about 351 meters above sea level. (Colors are for moist soil unless otherwise noted.)

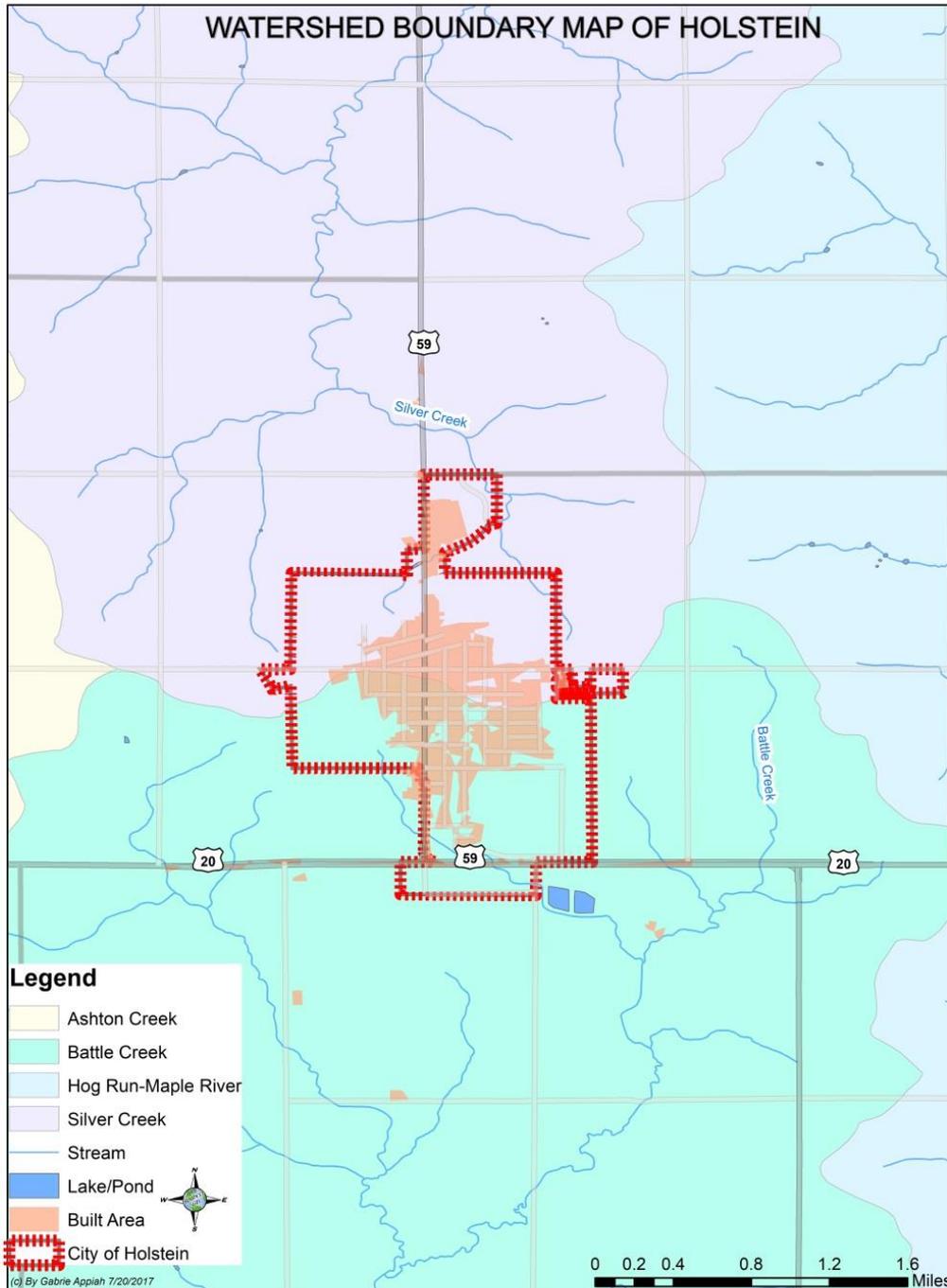
¹⁴ Soil Series by US Department of Agriculture online at <https://soilseries.sc.egov.usda.gov>



CHAPTER 7: Land Use and Natural Resources

WATERSHED MAP

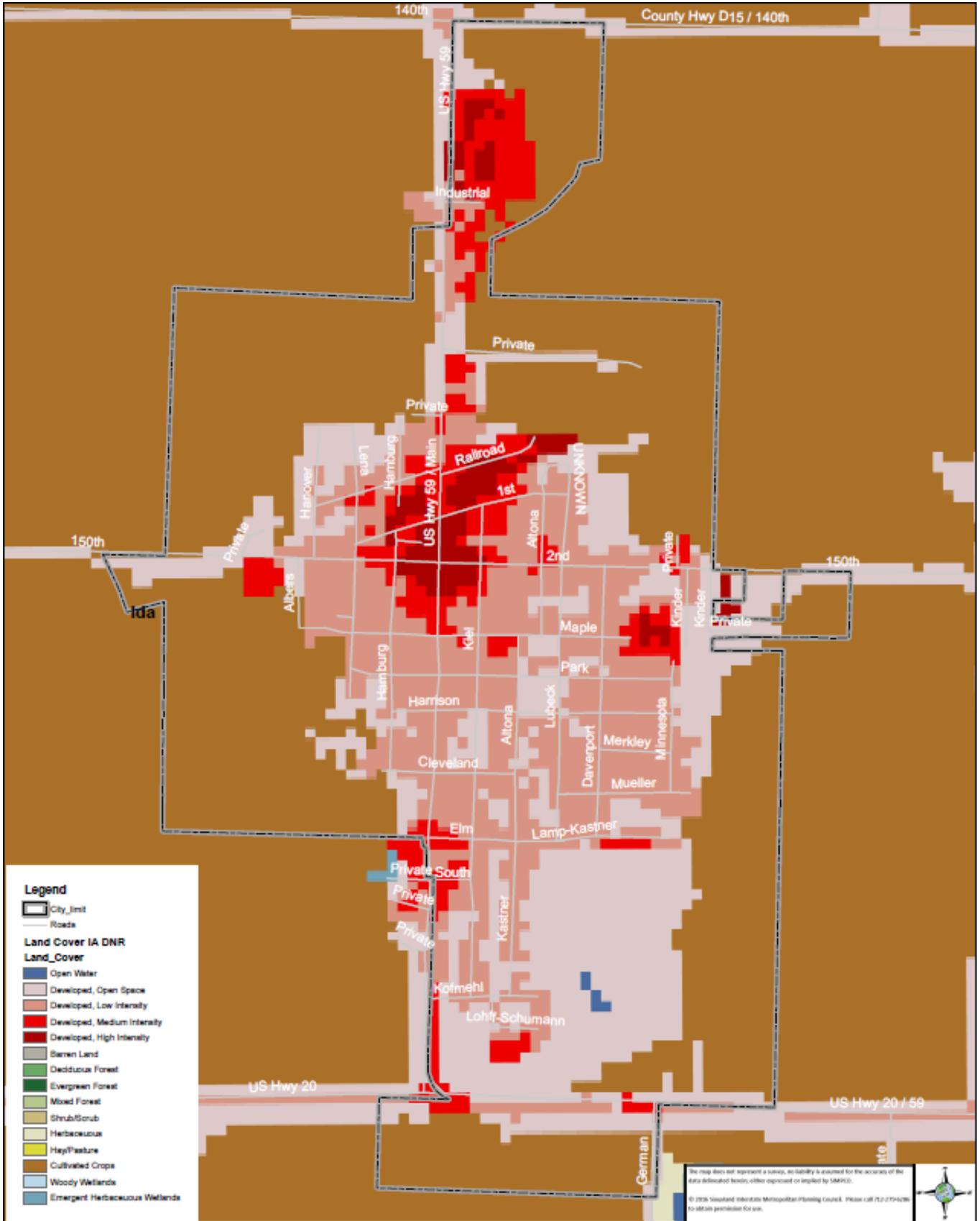
Holstein is within two watersheds including the Silver Creek watershed and the Battle Creek watershed. The following watershed map illustrates regional watershed boundaries according to data from Iowa Department of Natural Resources (DNR). Iowa DNR provides technical planning assistance in developing a Watershed Management Plan (WMP). A WMP identifies water quality problems in your watershed, proposes solutions, and creates a strategy for putting those solutions in action. Watershed Management Plans take a long-term, comprehensive approach, which has proven to be successful in a number of watersheds.¹⁵



¹⁵ Regional watershed coordinator: Bob Waters, Western Iowa Regional Basin Coordinator, 3302 18th St. STE 2, Spirit Lake, Iowa, 712-336-3782 or Bob.Waters@iowaagriculture.gov

CHAPTER 7: Land Use and Natural Resources

LAND COVER MAP



CHAPTER 7: Land Use and Natural Resources

LAND USE GOALS

Development in Holstein is regulated through the City's zoning code and municipal ordinances. Beyond zoning and municipal ordinances, City decision makers may ask the following questions when considering future land use decisions including new development and redevelopment proposals through applications for building permit, plat, subdivision, site plan, rezone, or variance. The following questions provide criteria for decision making. In answering the following questions about costs and benefits of proposed new development or redevelopment, the City can make more informed decisions affecting the future of the city.

Land Use Decision Criteria/Questions:

1. What costs would the City incur for providing and maintaining City services (Road, water, sewer, storm sewer, police, fire, ambulance, etc.) to the new development or redevelopment?
2. What is the tax profit for the City if the development or redevelopment is implemented?
3. How do the City costs for the development/redevelopment compare to the City profits from the development/redevelopment?
4. Does the proposed development or redevelopment enhance the local economy by supporting and/or complimenting existing businesses?
5. How does the proposed development fit into the existing neighborhood character? What are the abutting and adjacent uses – how will the proposed use interact with the existing uses?
6. How is the proposed development or redevelopment in line with or in conflict with the goals, strategies and action steps set forth in this comprehensive plan?

Land Use Goal 1: Administer, enforce, review and update the City's zoning map and ordinance.

LU1.1: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will interpret and administer the zoning map and ordinance as adopted by City Council.

LU1.1.1 The City will use zoning and permitting checklists to ensure a proper and efficient zoning review process is used in interpretation and administration of the ordinance.

LU1.1.2 The City will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.

LU1.2: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will enforce the zoning map and ordinance adopted by City Council.

LU1.2.1: The City will enforce the zoning map and ordinance

LU1.3: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will review and update the zoning map and ordinance with reference and consideration of the Comprehensive Plan.

LU1.3.1: In review and update of the zoning map and ordinance, the City will determine the land use sections and address permissible uses in each zone with development standards, minimum setbacks and

CHAPTER 7: Land Use and Natural Resources

maximum building coverage along with streets, sidewalks, signs and parking regulations.

Land Use Goal 2: Develop and redevelop land and structures with good neighborhood design principles and develop subdivision regulations

LU2.1: Develop and redevelop land and structures with good neighborhood design principles including the following:

- Avoid developing within the floodplain or near wetlands
- Design accessible and connected neighborhoods that are connected to surrounding neighborhoods and the city center (walkable, bikeable, well-maintained roads sidewalks, grid-pattern)
- Preserve land for recreation and preservation purposes (Greenspace, nearby parks, trails, mature trees, linear parks with recreational trails)
- Provide access to amenities (employment opportunities, a downtown commercial district, strong schools and numerous community facilities and services)
- Provide a safe environment, accessible for emergency services (friendly, low traffic, watch out for each other)
- Support nuisance free neighborhoods (well-maintained, quiet, no odor, compliance with zoning)
- Encourage energy efficient, sustainable building design standards
- Preserve historic character of neighborhoods and local historic districts

LU2.2: Consider the financial sustainability of new developments.

LU2.3: Develop subdivision regulations for new platted developments which include design standards for streets, sidewalks, and trail easements in new developments.

LU2.4: Create a subdivision regulation administration process to ensure an efficient and accurate process.



CHAPTER 8: IMPLEMENTATION

Holstein will strive to implement the vision, goals, objectives, and action steps developed in this Comprehensive Plan. The City of Holstein adopted the vision statement stated below that encompasses the overarching image of the City's future. Goals, objectives, and action steps were developed throughout the plan in the following categories: Housing and Neighborhoods, Economic Development, Transportation, Community Facilities and Services, Land Use and Natural Resources.

Holstein Vision Statement

Holstein, Iowa is a friendly, clean, supportive town with a strong sense of community. Holstein's residents, businesses, churches, and service providers collaborate to create a welcoming, family friendly, kid friendly, and neighborly community with pride, small town feel, and volunteerism. In order to grow and stay viable we invite people to move to Holstein and adopt ethics of inclusion, trustworthiness, and respect for one another.

Holstein values health and safety and dedicates community resources to keeping the town clean, safe, healthy and beautiful. Holstein works together to provide and preserve basic needs and services including: Diverse housing opportunities, education through good schools and library, well-maintained utilities, multi-modal transportation system, day care, grocery and local foods, medical services, and senior services.

Holstein's success is linked to the town's progressive businesses, vibrant Main street, and diverse employment opportunities. Holstein nurture's existing businesses, encourages commercial expansion, and facilitates entrepreneurship.

Holstein is dedicated to quality of life by providing recreational opportunities including events, entertainment, pool, multi-purpose active trails, parks and green space. Holstein will preserve and enhance existing recreational opportunities such as the Lohff Schuman Memorial Recreation Center and Rosemary Clausen Performing Arts Center.

Implementation Table

The table below is an action plan to reach the City's vision and goals developed within this Comprehensive Plan. It is recommended that the City Staff regularly review and revise the implementation plan and identify priorities, timelines and measure progress.

CHAPTER 8: Implementation

IMPLEMENTATION TABLE

Housing and Neighborhoods	
Goal HN1: Encourage diversity in the types of available housing	Status
HN1.1 Provide a variety of housing types including: Multi-unit, single family, 4-plex, condominiums, 2-3 bedroom, owner and rental housing.	
HN1.2 Provide a variety of attractive housing at prices that are affordable for all income levels.	
HN1.3 Provide move-in ready housing and spec housing. Recruit a housing developer to build affordable housing and/or starter homes. ⁸	
HN1.4 Provide affordable lots	
<ul style="list-style-type: none"> ▪ Continue to sell lots that are currently available and develop new ones. ▪ Continue housing development at golf course. ▪ Encourage development or spec homes at Benning Drive. 	
HN1.5 Provide community contact list on website with list of available housing	
HN1.6 Identify land for development or re-development, vacant land and analyze land use/zoning	
HN1.7 Promote construction of energy-efficient housing in partnership with Mid-American	
HN1.8 Annually record and keep record of housing characteristics such as: types of housing, building permits, census housing tenure (rent or own), census number of units in structure. Use the information to create a balance of housing choices and a variety of housing unit types and prices.	
Goal HN2: Support rehabilitation and maintenance of existing housing	Status
HN2.1 Address vacant housing with re-use or re-development	
HN2.2 Develop enhanced housing code and enforcement to address maintenance issues	
HN2.3 Address residential yard parking issue	
HN2.4 Enforce City Ordinance for property maintenance and rental housing regulations	
HN2.5 Develop community group to assist with clean-up	
HN2.6 Clean up or tear down houses that are structurally unsafe or hazardous in Holstein ¹⁶	
HN2.7 Secure rehabilitation and/or development assistance dollars to bolster regional Housing Trust Fund ⁸	
Goal HN3: Promote the vitality and character of established and new residential neighborhoods	Status
HN3.1 Promote the location of housing near employment centers and public amenities	
HN3.2 Develop good neighborhood standards	
HN3.3 Continue to implement the Urban Renewal Area plan	
HN3.3 Promote planned neighborhood development - Ensure that growth occurs within neighborhoods and not separate disconnected developments.	
Transportation	
Goal, Objective, Action	Status
Goal T1: Maintain and improve existing roadway System	Status
T1.1 Adopt and implement Roadway Improvement Plan or Transportation Master Plan	
T1.2 Resurfacing and renovation of distressed local streets	
T1.3 Obtain federal and state funding to support the maintenance and expansion of streets	
T1.4 Promote connectivity in the local street network	
T1.5 Formulate and adopt complete street policy consistent with the land use plan in the city	

¹⁶ Reference Holstein Strategic Plan

CHAPTER 8: Implementation

T1.6 Adopt and implement design standards for local street that align with the existing characteristics of the city	
T1.7 Ensure that private streets meet City code requirements	
T1.8 Ensure effective and efficient road signage to promote safety for all road users	
T1.9 Promote Historic US Route 20	
Goal T2: Promote and enhance pedestrian facilities and other infrastructure to serve all users	
T2.1 Adopt and implement Sidewalk and Trail Master Plan	
T2.2 Improve and extend sidewalks, paths or trails in the city	
T2.3 Provide and maintain pedestrian facilities such as crossing signs, crosswalk improvements, and others to encourage walking	
T2.4 Provide information about the municipal Taxi service and Siouxland Regional Transportation System (SRTS) at public locations such as City Hall and Library.	
T2.5 Promote ADA accessibility compliance in sidewalk, path, and trail construction.	
T2.6 Promote Historic US Route 20 with pedestrian improvements such as sidewalks, way-finding signs, benches, lighting, etc.	
Economic Development	
Goal, Objective, Action	Status
Goal ED1: Promote the stabilization, retention, and expansion of existing employers in Holstein	
ED1.1 Continue existing business expansion programs and research new programs, loans, tax breaks, and grants. Keep a current list of business expansion programs at City Hall.	
ED1.2 Annually meet with local employers to discuss business needs and concerns. Keep a contact list of existing businesses, organizations, and employers for monitoring and networking. Consider an annual survey supporting businesses and asking about current status of business such as number of employees, needs, issues, and opportunities.	
ED1.3 Improve business retention by creating programs that encourage businesses to stay through creative incentives or traditional incentives such as encouraging competitive wages, tax incentives, and property acquisition and improvement.	
ED1.4 Continue partnerships with Holstein Development Authority, Holstein Chamber of Commerce and Ida County Economic Development	
Goal ED2: Promote business recruitment and entrepreneurship	
ED2.1. Identify needed services and businesses and strategically recruit businesses. Attract businesses to meet targeted business needs.	
ED2.2 Research economic development recruitment strategies and employment opportunities	
ED2.3 Continue to support partner agency initiatives of Holstein Development Authority, Holstein Chamber of Commerce and Ida County Economic Development	
ED2.4 Develop a network of lenders and investors to provide start-up capital for new businesses and entrepreneurs	
ED2.5 Foster a workforce that can identify and execute on entrepreneurial opportunities.	
ED2.6 Work with area economic development partners, schools, and businesses to identify existing entrepreneurial resources and programs and provide current program information to the public.	
ED2.7 Work with organizations to provide a business start-up toolkit for new entrepreneurs and encourage experienced entrepreneurs to mentor local leaders, local investors, and potential entrepreneurs in how to navigate the entrepreneurial process	

CHAPTER 8: Implementation

<p>ED2.8 Recruit twelve new businesses to the industrial park.¹⁷</p> <ul style="list-style-type: none"> • Research the types of businesses with potential to relocate or expand to Holstein as prepared by the regional site research document. • Prepare incentive document to summarize what is available for new industrial, commercial and residential development. • Continuously contact Iowa Department of Economic Development- Business Development Division, USDA Rural Development, IA -DOT and Iowa Area Development Group, to provide updates and be informed of changes. • Participate in marketing initiatives within the region. • Attraction of potential new businesses IE: truck/car wash, pharmacy, laundromat 	
<p>ED2.9 Market incentives to attract new business & workforce to Holstein.</p> <ul style="list-style-type: none"> • Update community website. • Prepare marketing brochures for the community. 	
<p>Goal ED3: Support a vibrant downtown</p>	
<p>ED3.1 Keep downtown Main Street vibrant and alive</p>	
<p>ED3.2 Make buildings available and address personal storage spaces in down town</p>	
<p>ED3.3 Support the revitalization of Main Street to make the downtown area more attractive to residents and visitors¹⁸</p> <ul style="list-style-type: none"> • Develop a plan with a vision for the future of Main Street. • Set expectations for business curb appeal and streetscape. • Participate in First Impressions, Home Town Pride Program. 	
<p>ED3.4 Maintain and promote the development of commercial property on Main Street⁴</p> <ul style="list-style-type: none"> • Develop and maintain brochure for Holstein, Update website, Develop marketing plan, Branding/logos/catch phrases for Holstein, Pitch video of Holstein and great place to live. 	
<p>Goal ED4: Promote preservation and protection of agricultural and natural resources</p> <p>ED4.1 Support preservation of valuable agricultural land and agri-business</p> <p>ED4.2 Continue developing agricultural resources such as farmer’s market</p> <p>ED4.3 Consider developing agricultural resources such as Hydroponic Shipping Container Farms, "Ag in the Classroom" activities, Agriculture education classes, community garden, greenhouse, community supported agriculture, or farm cooperative</p> <p>ED4.4 Support preservation of natural resources such as streams, wetlands, hills, rock outcroppings, etc. and natural resource education.</p>	
<p>Goal ED5: Coordinate economic development efforts within the region</p> <p>ED5.1 Collaborate with regional economic development efforts and initiatives to encourage and support entrepreneurship and business start-up programs</p> <p>ED5.2 Coordinate goals and economic development initiatives with regional partners such as Ida County Economic Development, Siouxland Interstate Metropolitan Council (SIMPCO), Hwy 20 Corridor Association.</p>	

¹⁷ Holstein Strategic Plan 2016-2017

¹⁸ Holstein Strategic Plan 2016-2017

CHAPTER 8: Implementation

Community Facilities and Services	
Goal, Objective, Action	Status
GOAL 1: Supply safe water and ensure effective treatment and disposal of waste and storm water	
CF 1.1: Develop a master plan for the maintenance of community infrastructure	
CF 1.2: Invest in maintaining and expanding existing potable water, waste and storm water infrastructure	
CF 1.3: Maintain and improve existing procedure for the treatment of potable water to ensure that safe water is supplied to residents	
CF 1.4: Continue to ensure that the treatment of waste and storm water meets and/or exceeds DNR standards before discharging into the environment	
Goal 2: Continue to partner with utility companies to sustain quality of life	
CF 2.1: Continue to create an enabling environment to encourage utility companies to improve the existing services provided to residents	
CF 2.2: Consider City-wide Wifi for residents and businesses to connect to the internet	
CF 2.3: Establish educational programs to educate residents on renewable energy	
CF 2.4: Encourage residents to subscribe to renewable energy programs provided by utility companies	
Goal 3: Maintain and improve the management of solid waste	
CF 3.1: Educating residents on innovative ways of solid waste management	
CF 3.2: Create an enabling environment to encouraging recycling	
CF 3.3: Introduce innovative programs to minimize waste generation at source	
CF 3.4: Ensure that solid waste is collected and disposed of efficiently	
Goal 4: Maintain and improve educational system and library	
CF 4.1: Invest in improving and expanding the existing library building and services	
CF 4.2: Continue to collaborate and support Galva-Holstein Community School District and Ridgeview to provide high-quality education to all	
CF 4.3: Continue to support programs designed to equip high school students for college and job market and support agriculture and technical education.	
CF 4.4: Collaborate with Galva-Holstein Community School District and Ridgeview in introducing programs to enable parents to support their children financially	
Goal 5: Enhance public health	
CF 5.1: Maintain and expand existing health infrastructure	
CF 5.2: Create an enabling environment necessary to attract additional health facilities to the city	
CF 5.3: Collaborate with Cherokee Regional Clinic to expand and improve health service provided to the residents	
CF 5.4: Support programs designed to educate residents on maintaining a healthy neighborhood	
CF 5.5: Continue to provide infrastructure necessary to encourage residents to live an active life	
Goal 6: Maintain and Improve public safety	
CF 6.1: Upgrade the rescue truck	

CHAPTER 8: Implementation

CF 6.2: Plan to replace 1993 pumper fire truck	
CF 6.3: Provide positive air fan for confined space rescue	
CF 6.4: Support programs designed to reduce crime in the region	
CF 6.5: Continue effective enforcement of County and Municipal laws especially drug law enforcement	
Goal 7: Maintain, improve and expand recreational facilities	
CF7.1: Collaborate with residents to prepare park and recreational master plan	
CF7.2: Invest in maintaining and expanding park amenities such as swimming pool, bathrooms, ball fields and others	
CF 7.3: Ensure new and existing parks provide recreational opportunities necessary to meet the needs of the residents	
CF 7.4: Ensure residents have easy access to park facilities within the city	
Goal 8: Invest in providing entertainment options to the residents	
CF 8.1: Promote in the improvement of Holstein's State Theater	
CF 8.2: Continue to organize and support community events to stimulate a sense of place in the residents	
CF 8.3: Create an enabling environment necessary to attract entertainment businesses to the downtown area of the city	
CF 8.4: Improve the Lohff Schuman Memorial Community Center to accommodate a wide range of community events	
CF 8.5: Support Rosemary Clausen Center to feature local and regional talents in their events	
Land Use and Natural Resources	
Goal, Objective, Action	Status
Land Use Goal 1: Administer, enforce, review and update the City's zoning map and ordinance.	
LU1.1: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will interpret and administer the zoning map and ordinance as adopted by City Council.	
LU1.1.1 The City will use zoning and permitting checklists to ensure a proper and efficient zoning review process is used in interpretation and administration of the ordinance.	
LU1.1.2 The City will create checklists for all zoning and permitting processes that will ensure an efficient and accurate procedure for all requests.	
LU1.2: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will enforce the zoning map and ordinance adopted by City Council.	
LU1.2.1: The City will enforce the zoning map and ordinance	
LU1.3: The Zoning Administrator, City staff, Board of Adjustment, Planning Commission and City Council will review and update the zoning map and ordinance with reference and consideration of the Comprehensive Plan.	
LU1.3.1: In review and update of the zoning map and ordinance, the City will determine the land use sections and address permissible uses in each zone with development standards, minimum setbacks and maximum building coverage along with streets, sidewalks, signs and parking regulations.	
Land Use Goal 2: Develop and redevelop land and structures with good neighborhood design principles and develop subdivision regulations	
LU2.1: Develop and redevelop land and structures with good neighborhood design principles including the following:	
<ul style="list-style-type: none"> • Avoid developing within the floodplain or near wetlands 	

CHAPTER 8: Implementation

<ul style="list-style-type: none"> • Design accessible and connected neighborhoods that are connected to surrounding neighborhoods and the city center (walkable, bikeable, well-maintained roads sidewalks, grid-pattern) 	
<ul style="list-style-type: none"> • Preserve land for recreation and preservation purposes (Greenspace, nearby parks, trails, mature trees, linear parks with recreational trails) 	
<ul style="list-style-type: none"> • Provide access to amenities (employment opportunities, a downtown commercial district, strong schools and numerous community facilities and services) 	
<ul style="list-style-type: none"> • Provide a safe environment, accessible for emergency services (friendly, low traffic, watch out for each other) 	
<ul style="list-style-type: none"> • Support nuisance free neighborhoods (well-maintained, quiet, no odor, compliance with zoning) 	
<ul style="list-style-type: none"> • Encourage energy efficient, sustainable building design standards 	
<ul style="list-style-type: none"> • Preserve historic character of neighborhoods and local historic districts 	
LU2.2: Consider the financial sustainability of new developments.	
LU2.3: Develop subdivision regulations for new platted developments which include design standards for streets, sidewalks, and trail easements in new developments.	
LU2.4: Create a subdivision regulation administration process to ensure an efficient and accurate process.	

APPENDIX

APPENDIX A VISION ANALYSIS

The Holstein Community Vision Statement was drafted from the public comment gathered through the community survey (39 responses) and public visioning town hall meeting (28 participants). Survey results from questions one and two were used to draft the following vision statement. Questions from the survey and public meeting were focused on visioning and produced a variety of statements. The major themes from each source were tabulated as shown below and used to form the vision statement. Seven major themes that were drawn from the analysis include: Sense of community, health and safety, business, recreation, housing, facilities and utilities, and school and library.

Major Theme	Sub word-Category	Number
Sense of Community	Total	76
	Friendly	18
	Support	8
	Service	8
	Welcoming (2) Accomodating (2) Inviting (2) Hospitality (1)	7
	Church (5) Religious community (1)	5
	Collaboration (1) working together (3) communication (1)	5
	Family	3
	Small town feel	3
	kid friendly	2
	Sense of community	2
	Taxes - tax revenue	2
	Community pride	2
	Volunteer	1
	Colorful	1
	Interesting	1
	Neighborly	1
	Trustworthy	1
	Inclusion	1
	Respect each other	1
	Encourage new people to move to town	1
	Grow and stay viable	2
	Welcome sign repeated at south edge of town	1
Health and Safety	Total	75
	Clean (18) Well maintained - kept (2)	24
	Safe	14
	Daycare (9) In conjunction with Ridge View's facilities (1)	10
	Grocery (3) Food (3) Local fresh food year round (1)	7
	Health (4) Thriving (1)	5
	Pharmacy	4

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	Basic amenities - needs	2
	Enforced ordinances for maintenance, nuisance, clean-up (Pella, IA example)	2
	Medical (1) Doctor (1)	2
	Senior Services	1
	Quiet	1
	Preserve the walkability of town (1) Don't like driving everyday for everyday life (1)	2
	Beautify the community	1
Business	Total	55
	Business	20
	Main Street	7
	opportunities	6
	Shopping	6
	Progressive	4
	employment	3
	Commercial expansion	2
	Job	1
	entrepreneurship	1
	Successful	1
	convenience	1
	No personal storage buildings in the downtown area	1
	Businesses developing along highway 20	1
	Occupied and open store fronts on Main Street	1
Recreation	Total	47
	Recreation	12
	Active - activity	9
	Events (5) Celebration (1)	5
	Entertainment	3
	Indoor pool for rec center (aqua-jogging)	3
	Preserve-enhance pool (slide)	3
	Walking trail expansion	2
	Athletics	1
	Community projects	1
	Water park	1
	Remove gas station/motel replace with green space	1
	Mini park by the Library enhanced	1

APPENDIX

	Extension of the trail	1
	park preservation	1
	Ball fields	1
	Parking at the rec center	1
	Preserve performing arts center	1
	Addition on the rec for seating at sporting events	1
	German Heritage trail	1
Housing	Total	33
	Housing	22
	Home	7
	New Apartments	1
	Address vacant homes	1
	Starter homes and rental properties	1
	Continued housing development at the golf course	1
	New housing	
School and library	Total	15
	School	11
	education	2
	Preserve library	1
	rec center and school working more hand in hand	1
Facilities and Utilities	Total	20
	Infrastructure	6
	Facilities	4
	Improved sewer	4
	Improved water quality	4
	Internet	1
	Street improvements	1

APPENDIX

APPENDIX B SURVEY RESULTS

The City of Holstein and SIMPCO collected community surveys to inform the 2017 Holstein Comprehensive Plan. Surveys were collected online and paper copies at Holstein City Hall from March 6 to April 26, 2017. The survey included 30 questions in topic areas including: Vision, Housing, Economic Development, Transportation and Community Facilities and Services. Forty-six surveys were collected. A summary of the survey results is provided below under the corresponding topic heading and question. Similar words and phrases were combined to develop major themes and ideas to efficiently report the survey results. Discriminating language was removed from the summary information. The estimated frequency of each major theme is provided for text or narrative questions. The number of responses gathered is stated after each question in parenthesis.

VISION SURVEY RESULTS

Q1: Think of your ideal community, what are the characteristics of your ideal community? (41)

Q2: What ideal characteristics or improvements do you envision for Holstein in the future? And what existing features would you like to preserve? (38)

The tables below show the common themes from questions 1 and 2.

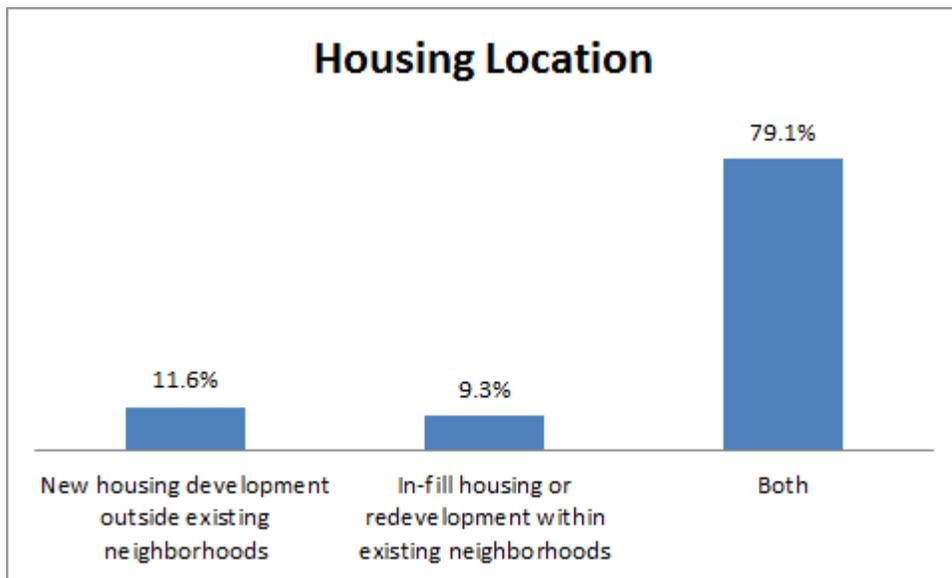
APPENDIX

Sense of Community	77	Health and Safety	71
Friendly	18	Clean (18) Well maintained - kept (2)	20
Service	8	Safe	14
Support	8	Daycare (9) In conjunction with Ridge View's facilities (1)	10
Welcoming (2), Accomodating (2), Inviting (2), Hospitality (1)	7	Grocery (3) Food (3) Local fresh food year round (1)	7
Church (5) Religious (1)	6	Health (4) Thriving (1)	5
Collaboration (1) Working together (3)	5	Pharmacy	4
Communication (1)	5	Basic amenities - needs	2
Family	3	Enforced ordinances for maintenance, nuisance, clean-up (Pella, IA example)	2
Small town feel	3	Medical (1) Doctor (1)	2
Community pride	2	Preserve the walkability of town (1) Don't like driving everyday for everyday life (1)	2
Kid friendly	2	Beautify the community	1
Sense of community	2	Quiet	1
Taxes - tax revenue	2	Senior Services	1
Colorful	1		
Encourage new people to move to town	1		
Grow and stay viable	1	Business	55
Inclusion	1	Business	20
Interesting	1	Main Street	7
Neighborly	1	Opportunities	6
Religious	1	Shopping	6
Respect each other	1	Progressive	4
Trustworthy	1	Employment	3
Volunteer	1	Commercial expansion	2
Welcome sign repeated at south edge of town	1	Businesses developing along highway 20	1
		Convenience	1
Recreation	48	Entrepreneurship	1
Recreation	12	Job	1
Active - activity	9	No personal storage buildings in downtown	1
Events (5) Celebration (1)	6	Occupied and open store fronts on Main Street	1
Entertainment	3	Successful	1
Indoor pool for rec center (aqua-jogging)	3		
Preserve-enhance pool (slide)	3	Housing	34
Walking trail expansion	2	Housing	22
Addition on the rec for seating at sporting events	1	Home	7
Athletics	1	New Apartments	1
Ball fields	1	Address vacant homes	1
Community projects	1	Starter homes and rental properties	1
Extension of the trail	1	Continued housing development at the golf course	1
Mini park by the Library enhanced	1	New housing	1
Park preservation	1		
Parking at the rec center	1	Facilities and Utilities	20
Preserve performing arts center	1	Infrastructure	6
Remove gas station/motel replace with green space	1	Facilities	4
Water park	1	Improved sewer	4
		Improved water quality	4
School and library	15	Internet	1
School	11	Street improvements	1
Education	2		
Preserve library	1		
Rec center and school working more hand in hand	1		

APPENDIX

HOUSING AND NEIGHBORHOODS RESULTS

Q3: Where would you like to see housing development occur in Holstein? (Select one) (43)



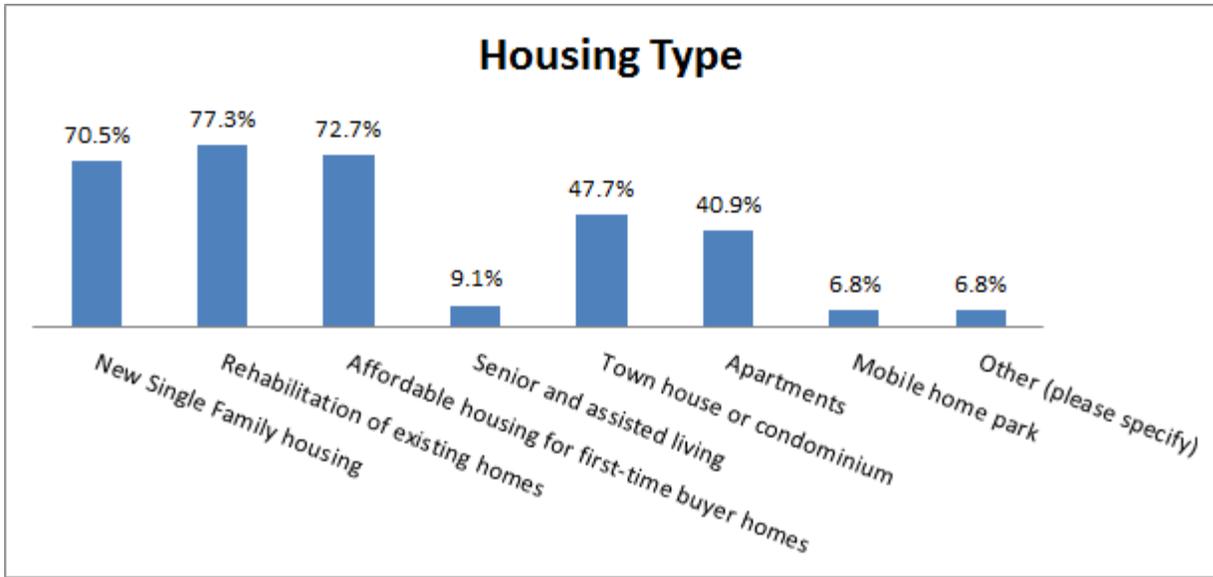
Answer Options	Response Percent	Response Count
New housing development outside existing neighborhoods	11.6%	5
In-fill housing or redevelopment within existing neighborhoods	9.3%	4
Both	79.1%	34
Comments		8

Q3 & Q4 Comments and Other:

- Affordable housing for families to move to town (3) duplex or apartments, starter homes \$100,000, earning \$15-\$20 hour
- Sell lots that are currently available before making new ones (2)
- Encourage development or spec homes at Bening Drive (2)
- Golf course
- Need diverse housing choices
- Individual responsibility in housing (2)
- Enforce City Ordinance for property maintenance

APPENDIX

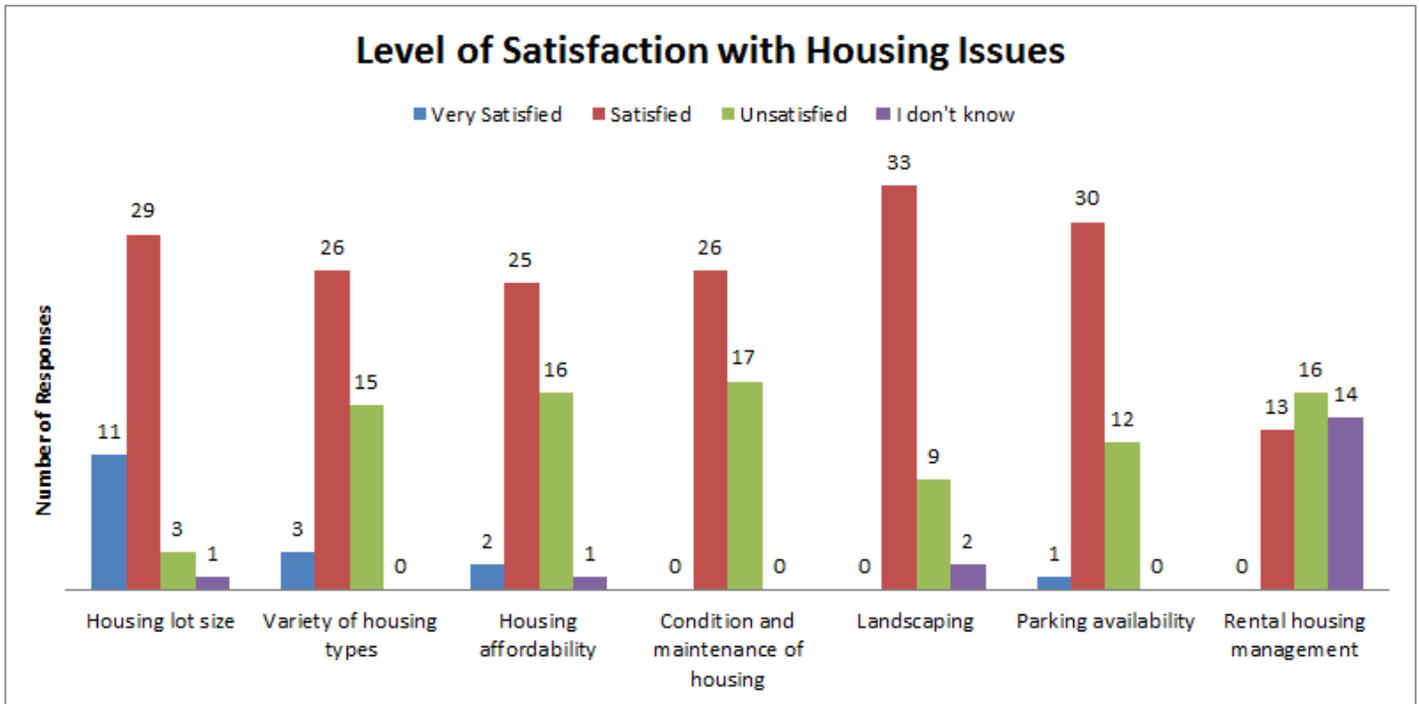
Q4: What type of housing would you like to see in Holstein? (Select all that apply) (44)



Answer Options	Response Percent	Response Count
New Single Family housing	70.5%	31
Rehabilitation of existing homes	77.3%	34
Affordable housing for first-time buyer homes	72.7%	32
Senior and assisted living	9.1%	4
Town house or condominium	47.7%	21
Apartments	40.9%	18
Mobile home park	6.8%	3
Other (please specify)	6.8%	3

APPENDIX

Q5: Please indicate your level of satisfaction concerning housing in the City of Holstein. (45)



Answer Options	Very Satisfied	Satisfied	Unsatisfied	I don't know	Response Count
Housing lot size	11	29	3	1	44
Variety of housing types	3	26	15	0	44
Housing affordability	2	25	16	1	44
Condition and maintenance of housing	0	26	17	0	43
Landscaping	0	33	9	2	44
Parking availability	1	30	12	0	43
Rental housing management	0	13	16	14	43

APPENDIX

ECONOMIC DEVELOPMENT RESULTS

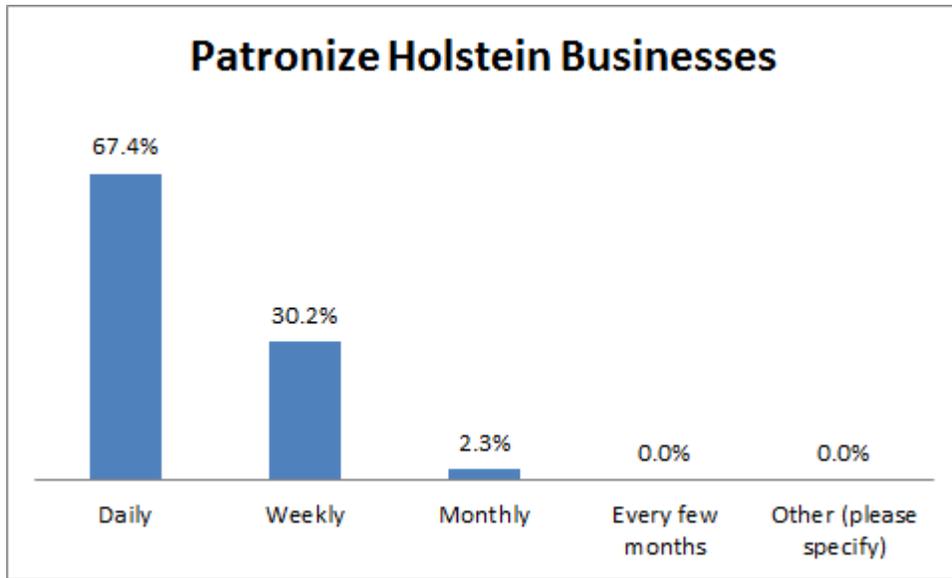
Desired Businesses

Q6: What businesses or services would you like to have in Holstein? (34)

25. **Pharmacy, drugstore** (20)
26. **Day care** (14) attached to Ridge View school
27. **Restaurant** (6) something other than a burger or pizza joint, Pizza Ranch, higher end, Ethnic Food Restaurant(s); esp. tacos/burritos (e.g. La Juanita's)
28. **Laundromat** (2)
29. Bomgaars store
30. Adult college/education courses
31. Clothing
32. Crafty shop for supplies and also to market Holstein created items
33. Enclosed shelter house in park
34. Good contractor or handyman services
35. Good rental housing
36. Implement
37. Indoor pool at rec center
38. Larger car wash
39. Music and artistic opportunities, diversityNew Casey's store
40. Office supplies such as computer, printer, ink,
41. Residential cleaning service
42. Retain current business properties avoid vacancies or turn over to personal storage units
43. Retain the grocery store
44. Shoe store
45. Storage units
46. Variety store
47. Wheelchair accessibility into downtown businesses

APPENDIX

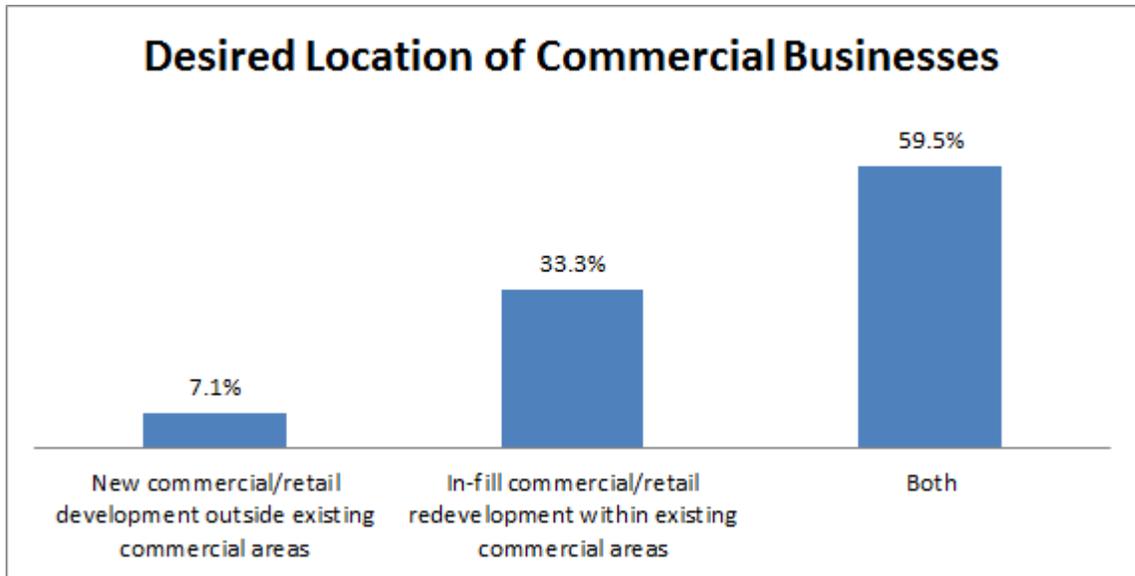
Q7: How often do you patronize businesses in Holstein? (43)



Answer Options	Response Percent	Response Count
Daily	67.4%	29
Weekly	30.2%	13
Monthly	2.3%	1
Every few months	0.0%	0
Other (please specify)	0.0%	0

APPENDIX

Q8: Where would you like to see commercial/retail development in Holstein? (42)



Answer Options	Response Percent	Response Count
New commercial/retail development outside existing commercial areas	7.1%	3
In-fill commercial/retail redevelopment within existing commercial areas	33.3%	14
Both	59.5%	25
Comments		7

Comments:

- Keep downtown Main Street vibrant and alive (4) Cherokee example, add curb appeal
- Very difficult for new businesses to come into town (2)
- Address Downtown vacancies and empty buildings sold for personal storage facilities (2)
- Address Randy Hargroves and Jan Williams old buildings
- Retain existing businesses

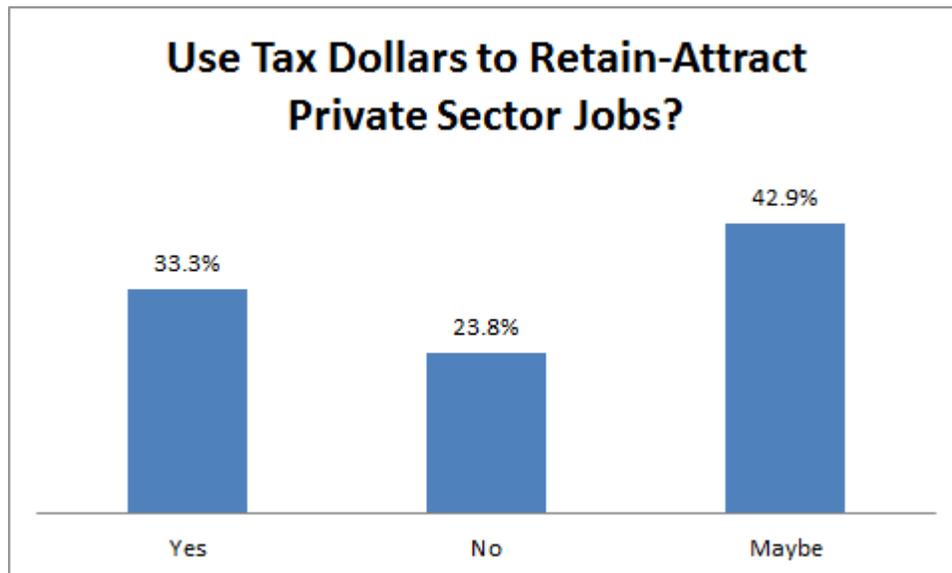
APPENDIX

Business Incentive Ideas

Q9: What incentives would you like to see for business retention, recruitment, expansion, or entrepreneurship in Holstein? (23)

14. **Tax incentives, breaks** (9) with added jobs, for start-ups, short term (2), Property tax waiver for viable storefront businesses that provide a service to community
15. **Educate about existing incentives in Holstein** (6)
16. **Make buildings available and address personal storage spaces in down town** (2)
17. **Tax Increment Financing TIF** (2) for refurbishing existing business buildings, rebates available, advertise for expansion
18. Give a free lot and make them build within a year
19. Would be nice for existing businesses to be excited or happy for a new business to come to town. Currently, businesses are concerned only for themselves and not the greater good of the community.
20. Competitive wages, benefits, housing opportunities, childcare
21. Low interest rates on loans for buildings
22. Offer financial assistance to refurbish and open buildings in down town
23. Start-up grants
24. [Business incubator?] Help for new business to plug into existing businesses for remodeling or customizing their space.
25. Liaison person for finding/negotiating for business locations
26. Business support programs, advertising

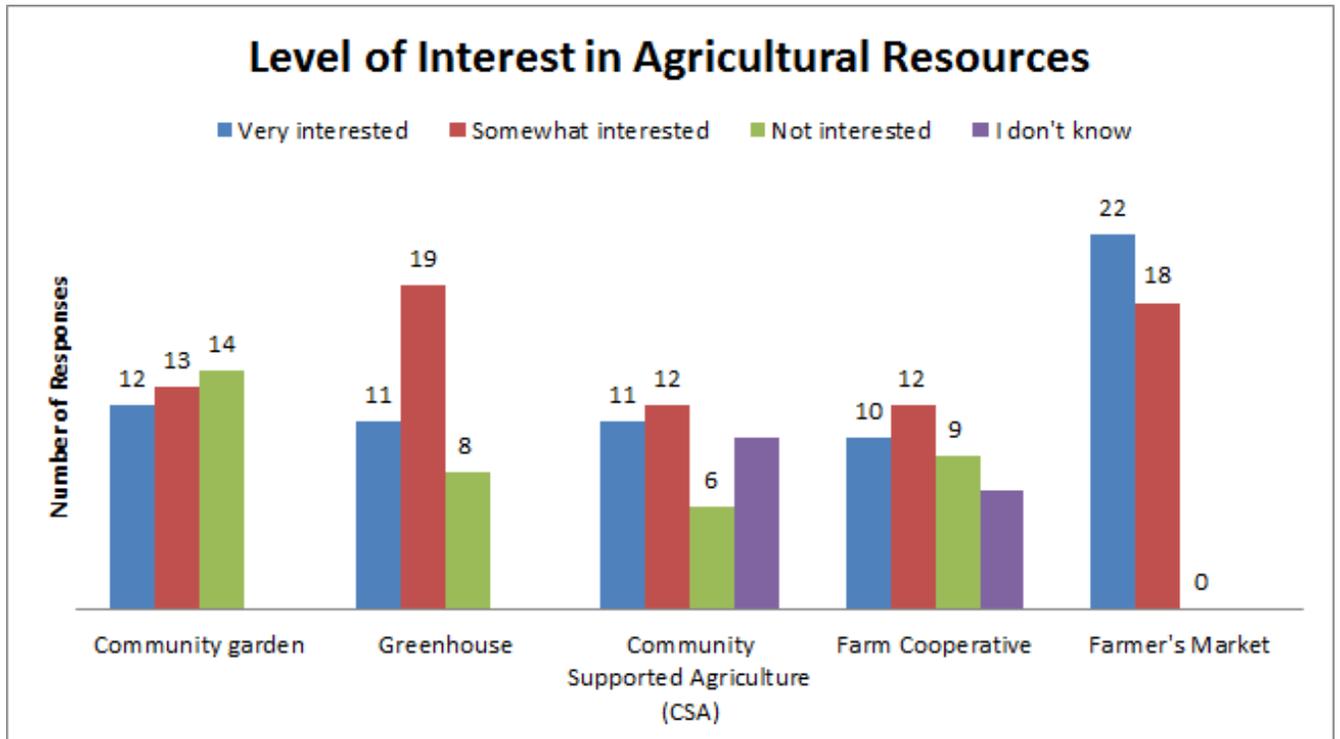
Q10: Do you believe Holstein should commit additional tax dollars to attract and retain private sector jobs in Holstein? (42)



APPENDIX

Agricultural Resources

Q11: Agriculture is the science, art, or occupation concerned with producing food including cultivating land, vegetable and fruit gardening, raising crops, and feeding, breeding, and raising livestock. What agricultural resources exist in your community that you would like to preserve? And what agricultural resources would you like to see in the future? Please indicate your level of interest below. (42)



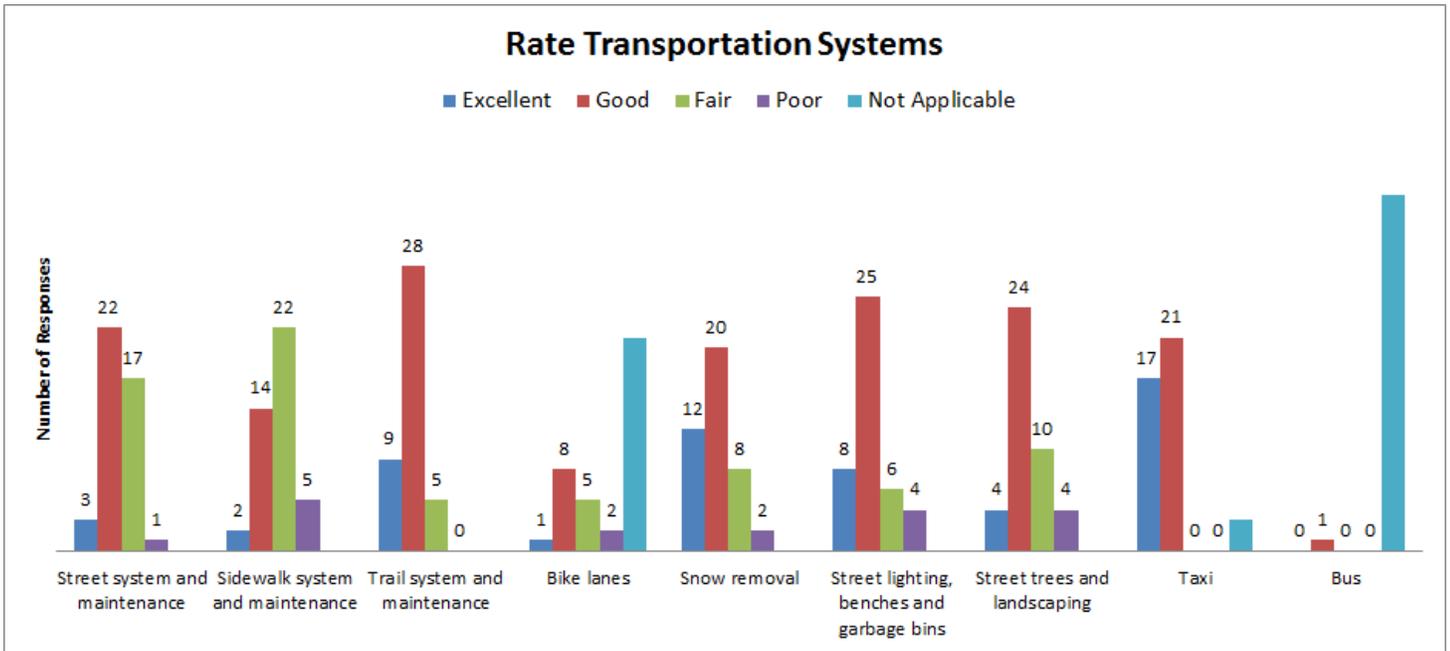
Other:

5. Ag Education, we need to protect our food supply and educate people where their food comes from.
6. Interested in something like Freight Farms, doesn't rely on large number of volunteers or participants like a community garden, but has high return or fresh greens year-round
7. Maybe offer some "Ag in the Classroom" activities in the summertime for community kids to learn more about agriculture and how it helps feed the world. I know the county Farm Bureau offers things to elementary kids in the school, maybe it could be extended/incorporated at the Rec center or summer library programs.
8. Fresh Produce Variety & Quality

APPENDIX

TRANSPORTATION RESULTS

Q12: How would you rate the following transportation systems in Holstein? (43)



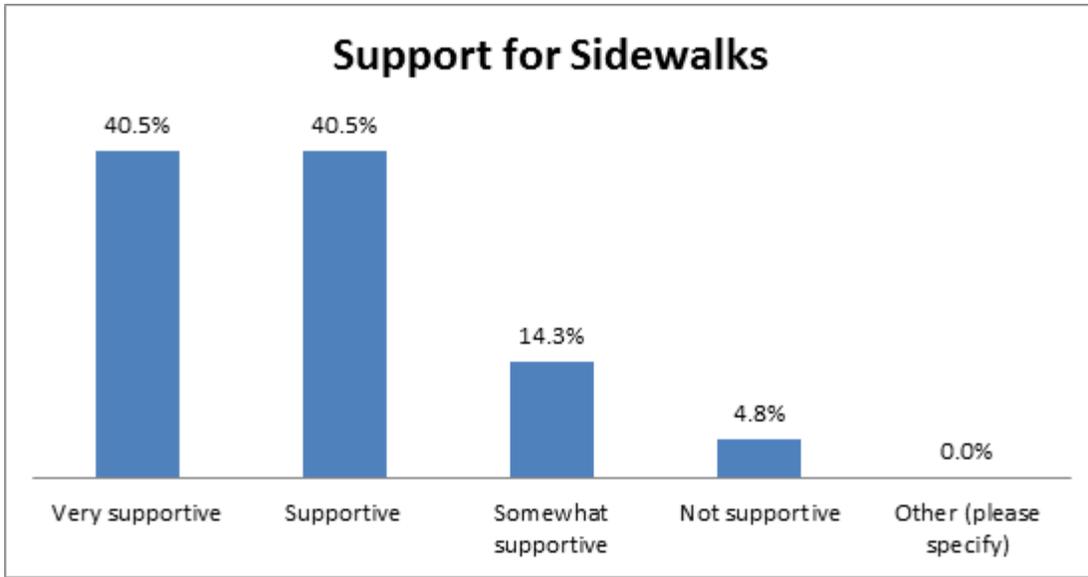
Answer Options	Excellent	Good	Fair	Poor	Not Applicable	Response Count
Street system and maintenance	3	22	17	1	0	43
Sidewalk system and maintenance	2	14	22	5	0	43
Trail system and maintenance	9	28	5	0	0	42
Bike lanes	1	8	5	2	21	37
Snow removal	12	20	8	2	0	42
Street lighting, benches and garbage bins	8	25	6	4	0	43
Street trees and landscaping	4	24	10	4	0	42
Taxi	17	21	0	0	3	41
Bus	0	1	0	0	35	36

Other:

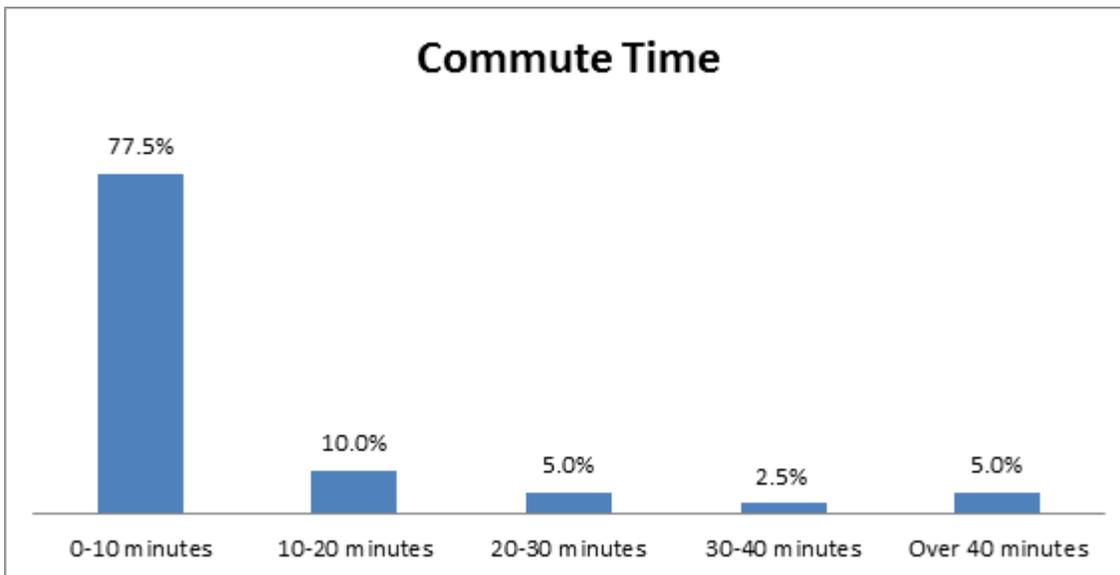
1. Majority of people keep sidewalks clear but some don't
2. Would be nice to have taxi services to take elderly folks to Ida Grove for appointments. Would be nice to have this service available after 5 p.m. as well
3. Our taxi system is a great and MUCH appreciated asset to parents who work outside of town
4. More running/biking trail options that takes us outside residential areas into the country or through nature

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Q13: Please describe your level of support for improved sidewalks and trails in Holstein (42)

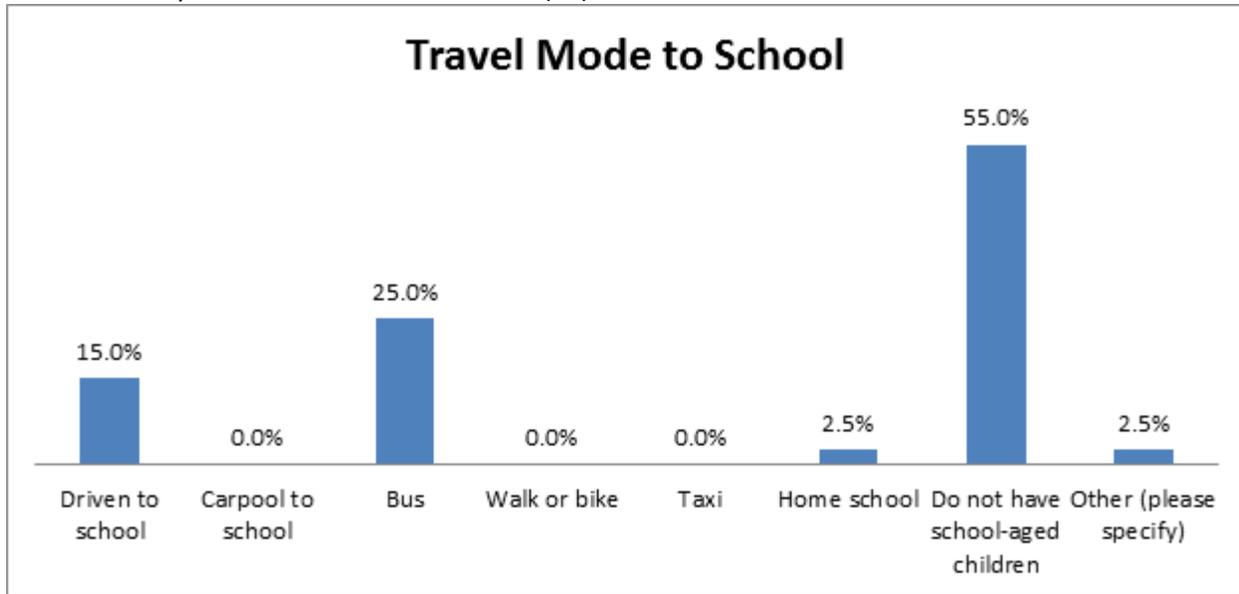


Q14: How far is your commute to work? (40)



APPENDIX

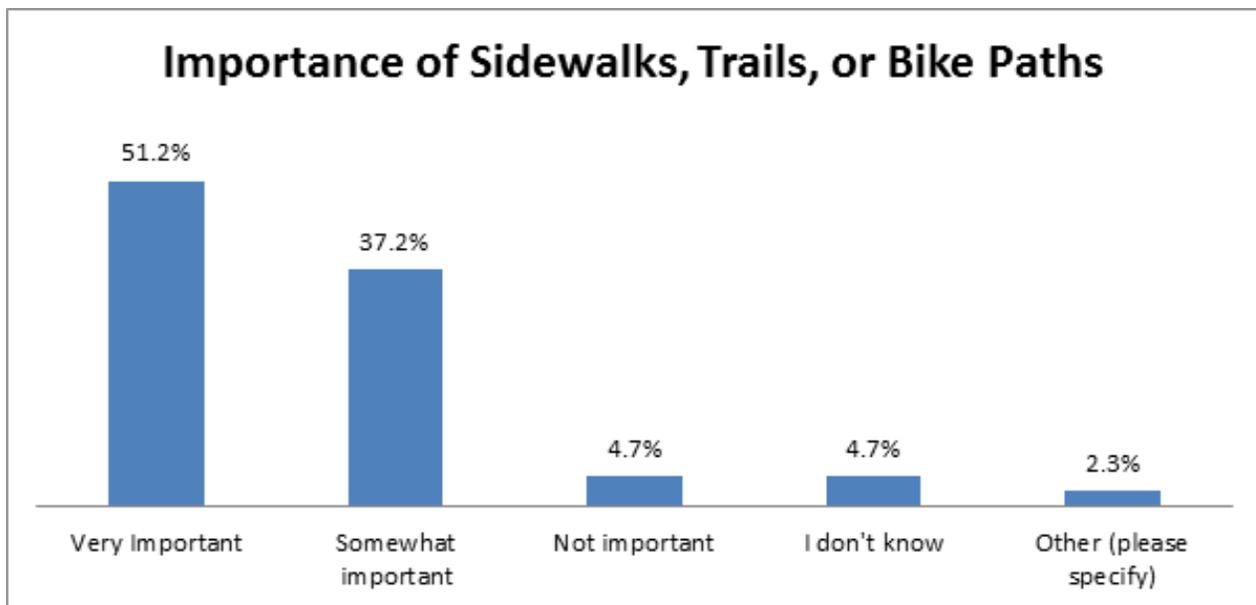
Q15: How do your children travel to school? (40)



Other:

1. We have 3 kids, one takes taxi, one walks, and one is driven! Age range and times of departure vary for each child.

Q16: How important is it for you to live in a community that has sidewalks, bike paths, and/or trails that connect your home to school, work, shopping, and use for recreation? (40)



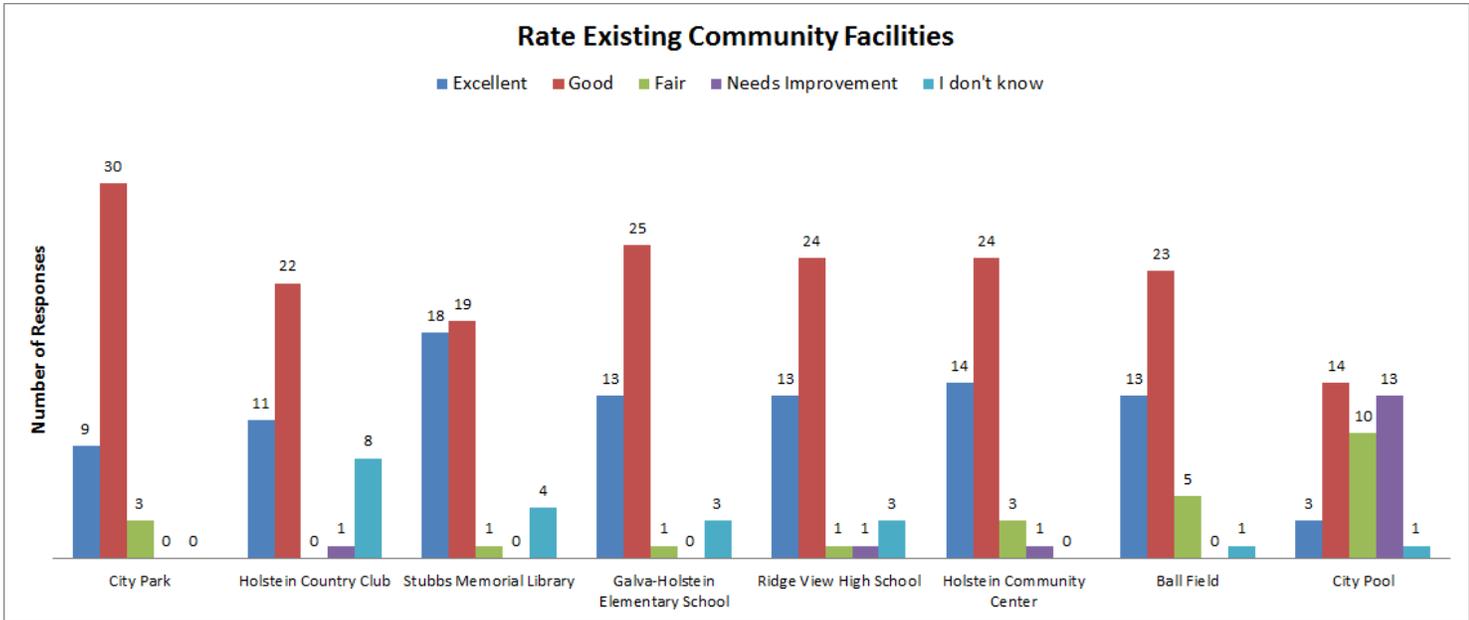
Other:

1. Would love to see the trail completed out to VT so it would be easy to either walk to work or ride a bike safely there.

APPENDIX

COMMUNITY FACILITIES RESULTS

Q17: How would you rate the following existing community facilities in Holstein? (42)

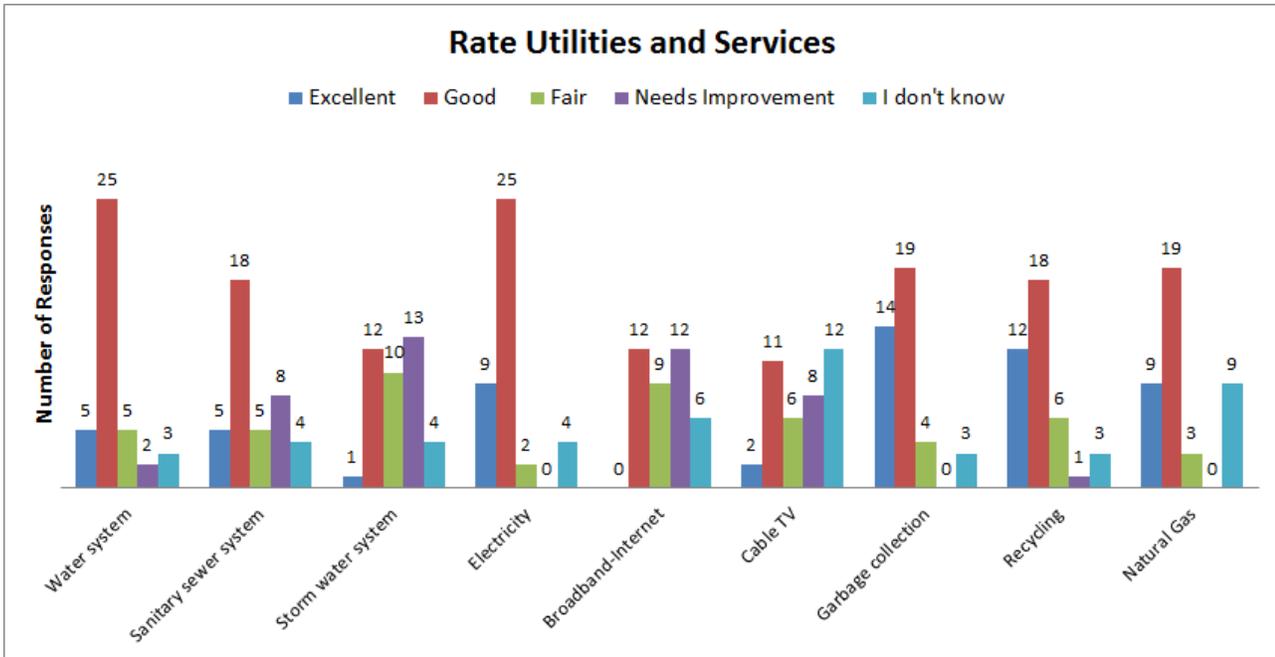


Other:

1. Update pool (3) with slides etc. Resurface pool bottom - Many children complain of open sores caused by the rough bottom of the pool, heat pool (2), replace deck
2. Extend hours of Lohff gym or extend open gym hours
3. Utilize southwest corner of the city park such as small t-ball field (not enough fields for that age of child to practice on each spring) or a small basketball court for kids to be active
4. Update and clean park's restrooms and unlock sooner each spring
5. The empty lot at the ball field should either be used for parking (currently parking is horrible and dangerous for kids) or an additional field with retaining wall along the outfield fence
6. An indoor pool or small water park would be worth the investment

APPENDIX

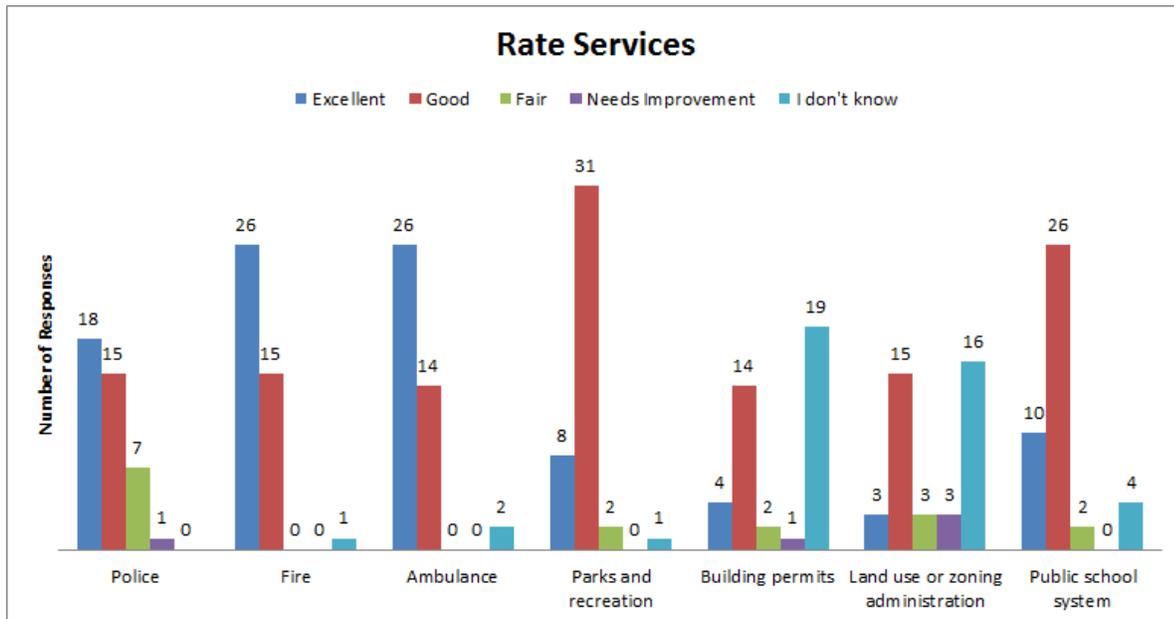
Q18: How would you rate the utilities and services in Holstein? (40)



Other:

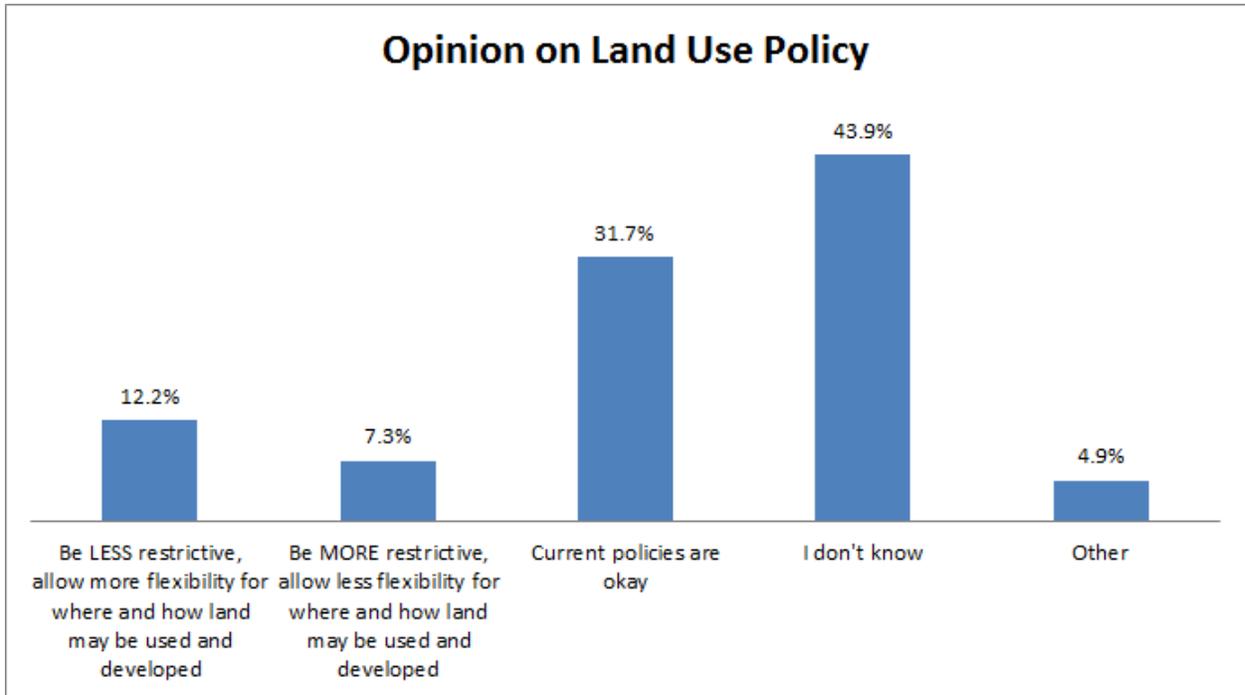
1. Recycle glass in town (2), recycle other items
2. Improve smell of sewer system

Q19: How would you rate the following services in Holstein? (42)



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Q20: How would you direct Civic leaders with regard to land use policies and regulations? (41)

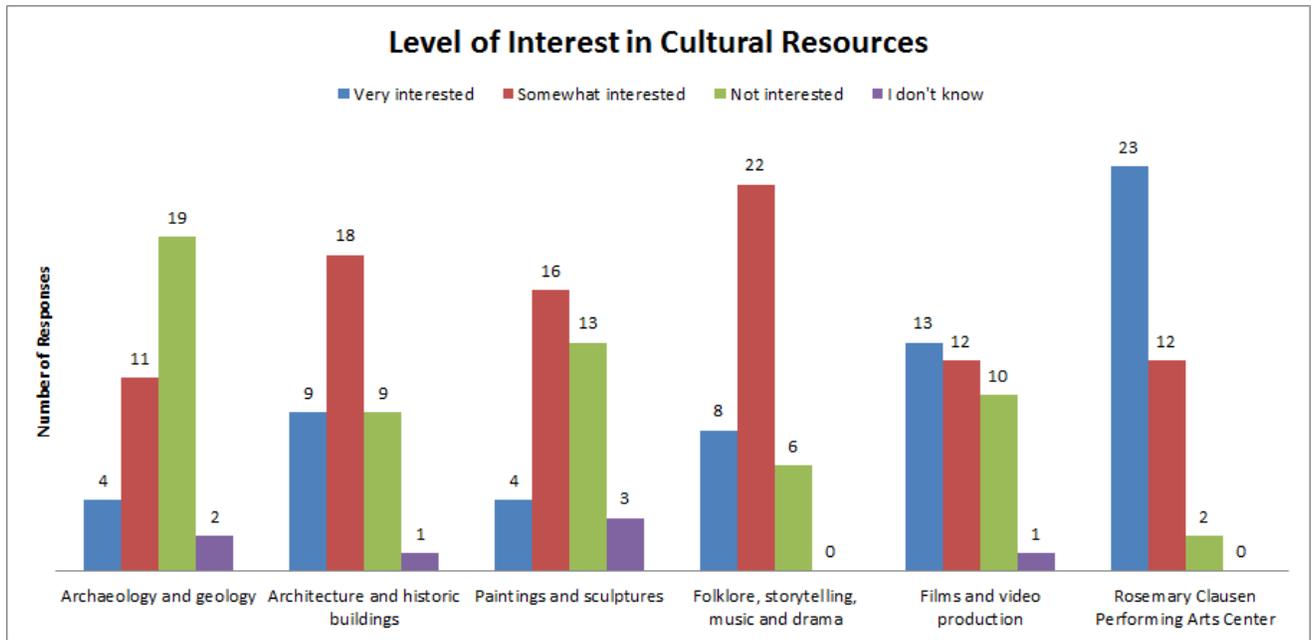


Other:

1. City is relying on I & S too much for support, they are only padding their pocket, not helping city with expansion.
2. Be thoughtful and purposeful about restrictions. For example: Main Street and 2nd Street should have pleasing facades and more tightly controlled.
3. Residential property, presentation, and appearance should be closely monitored and enforced.
4. Allow flexibility with industrial, manufacturing, and residential-based businesses.

APPENDIX

Q21: Cultural resources include both physical assets such as archaeology, architecture, historic buildings or artifacts, painting and sculptures and also intangible culture such as folklore and interpretative arts, such as storytelling, music and drama. What cultural resources would you like to see in your community in the future? Please indicate your level of interest below. (39)



Other:

1. For kids, expand local channel, add to movie theatre use
2. Events that tell children the cultural history of this town would be great! Most only know Holstein as a dairy cow, they don't know about the German heritage.
3. more children/family shows

APPENDIX

Existing Cultural Resources

Q22: What cultural resources exist in your community that you would like to preserve or enhance? How? (21)

1. Kinderfest (4) good times. Brings families together, include the history behind it
2. Rosemary Clausen Performance Arts Center (10)
3. Parks (2) update all
4. Rec center (2) update
5. The Douglas school house and Holstein history
6. Teach children hard work and community service by picking up litter
7. Library (2)
8. State Theater (4)
9. Educate about existing cultural resources (3)
10. movie theater (3) - place for performances
11. German heritage
12. The historic buildings on Main & 2nd Streets should be preserved and maintained in congruence with functionality and historic accuracy. The murals could be revamped or completely repainted. Continue with Avenue of Flags.

New or Improved Cultural Resources

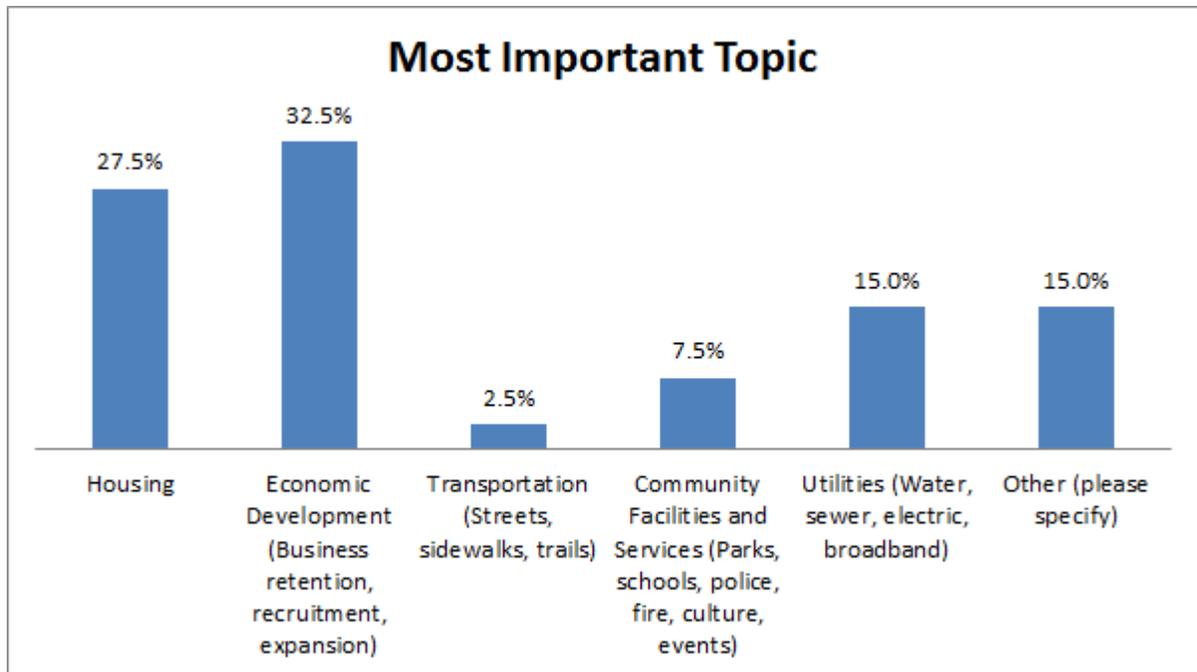
Q23: What new or improved community facilities, cultural opportunities or events would you like to see in Holstein? (22) Removed existing cultural resources mentioned above.

1. New splash pad by rec center
2. Christmas parade and businesses be open during the event
3. Neighborhood or block parties.
4. Artistic showcases like 'Art in Vineyard' in Ida Grove or festivals like Junkstock in Omaha, NE
5. New outdoor pool (7), update (2), add splash pad, Heated pool, slide at pool
6. Sledding, ice skating, swimming
7. Band stand/shell in the park,
8. Expand walk/bike trail (2)
9. Ball field, parking near rec center
10. Need more parking for the Legion Bldg
11. Having Children's day like it use to be
12. More cultural heritage events e.g. Octoberfest woven into Kinderfest
13. Indoor rec center pool (2), resistance pool at L/S Center
14. Daycare
15. German history and Ag. Resources for kids
16. An addition to the southwest corner of the park
17. Tear down the eye sore on the Highway (former motel)
18. Incorporate Appreciation for Veterans in town (besides the Avenue of Flags)
19. Grow Kinderfest.
20. Gathering and lingering spaces, nature development/preservation
21. Well manicured country pond accessible by bike path
22. Bands that appeal to someone under the age of 80 (seriously...)
23. Greater public access to the Rosemary Claussen

APPENDIX

24. Legion should be in better condition (inside & out)
25. More benches and flowers and nicer presentation of main streets
26. Seasonal/holiday events (e.g. a lighted tribute to armed forces and veterans along Hwy 20 at night on Memorial Day after Freedom Rock arrives)
27. An indoor play area/park for winter months open to the public
28. Diversity and heritage days tied in with the school
29. Disc golf course (a good one that's thoughtfully set-up and accessible by trail)

Q24: What is the most important topic for the City of Holstein? (40)



Other:

1. Walking trails are nice, but if you expand economic development it will pay for itself better, instead of using funds now to pay for this.
2. Economic development combined with housing and child care options
3. Storm sewers
4. affordable housing
5. Child Care Facility - would highly affect business retention and expansion.
6. Housing, Marketing, Presentation of the Community, purpose-oriented and unique shops/places, nature - we're at the intersection of 20 & 59, people see us as a "pass-through" town, how can we make it a "linger here" town?

APPENDIX

Biggest Positive Impact Ideas

Q25: What is the one thing you would do, or change, or preserve that would have the biggest positive impact on the community? Why? How? (23)

1. Enhanced, consistent internet connectivity (2)
2. Computer training for businesses - maximize their advertising face
3. Create subdivision and encourage spec homes to be built. (2) Secure land and tax incentives.
4. Encourage community to fully support our existing businesses.
5. Build high quality rental housing
6. Promote more diversity in our town. Accept different cultures. Educate our children
7. Businesses support one another. Recognize interconnectedness. When one succeeds, the community and the people succeed.
8. Better relationships with the rural community! They have lots of assets,.
9. Provide housing, childcare, and employment to attract people to our community.
10. Affordable housing for all ages and open buildings for businesses.
11. Pharmacy
12. Find more innovative approaches to update and fix infrastructure, and improve our tap water quality in town. Cities backing rain water collection and supporting integration of solar panels, etc.
13. Improve condition of existing rental housing and add more housing
14. lower taxes
15. Have more "bite" in the maintenance and use of existing buildings to inspire more to businesses to open and people to live as well as work in Holstein.
16. Continue to increase involvement of youth in community programs, events, etc.
17. Expand youth opportunities.
18. Expand library and add another youth field to host more youth events.
19. Increase park equipment and open space
20. Ordinances for property maintenance
21. Update Website
22. Address storage units in downtown with time limit 5 years
23. Develop an economic development group
24. Cultivate the heritage of the town and maintain it!
25. Increase the cash flow of the city budget and make it available to committed and duly authorized city staff (Parks & Rec and City Administrator) or volunteer-based organizations (e.g. Chamber of Commerce & their committees, Holstein Developmental Authority, Ida County & Holstein Economic Development Board, Churches)
26. Manage funds for future growth and expansion

APPENDIX

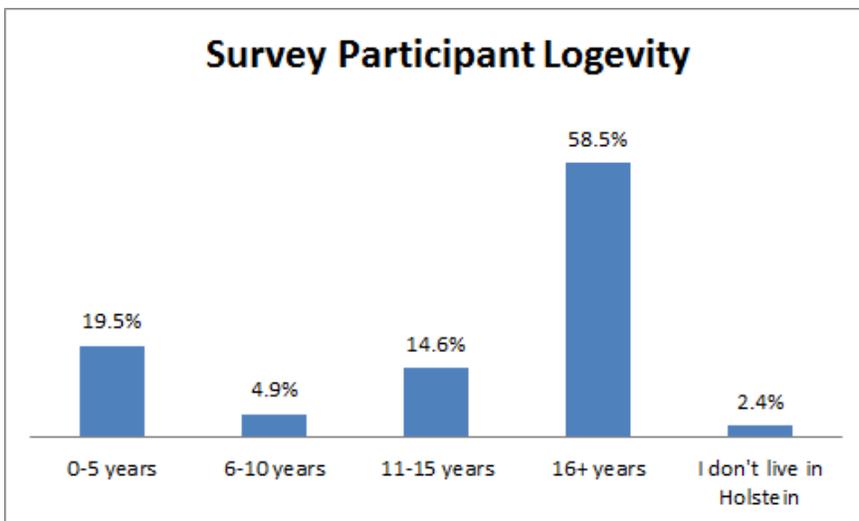
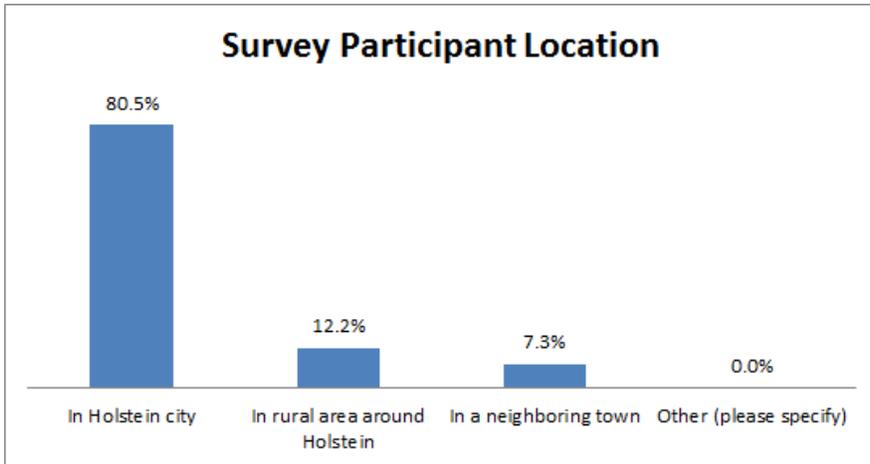
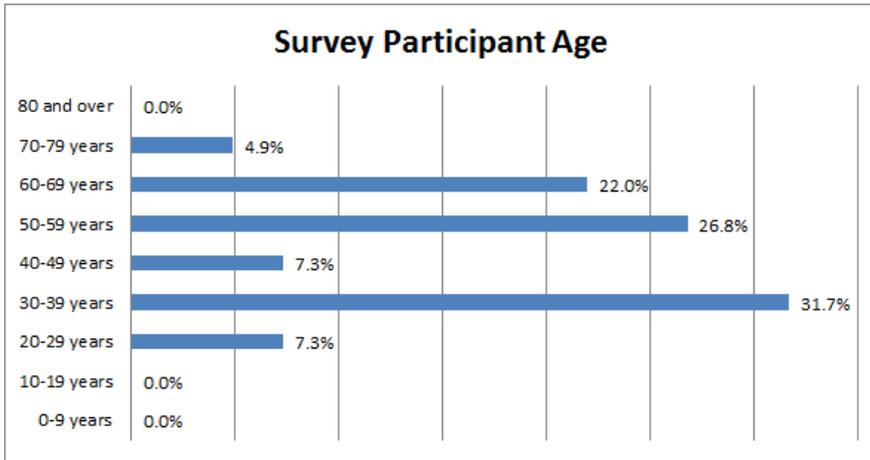
Additional Comments

Q26: Please share any additional comments or feedback on the survey. (8)

1. Laws followed across the board by the whole community and not have the Sheriff's department play favorites to those with financial resources or the "right" name.
2. Members of the rec center should have access to the facility 24/7.
3. Old McGuire hotel/gas station torn down
4. Make downtown spaces available
5. Thanks for all of your hard work!
6. Not sure why so much of our financial resources have been applied to a web-site and internet service. Or such a long term contract for services that could be out-dated well before the contract is up. Yes, both are needed but there have to be less costly alternatives where the monies could then be used elsewhere.
7. Common sayings about Holstein:
 - a. "big beautiful houses that are well-maintained"
 - b. " is that the town with the old dilapidated hotel"
 - c. Love Teifenthaler Meats
 - d. Oh yeah the cow town
8. Holstein is a clean well kept community. City employees keep things looking excellent and property owners do the same.
9. Infrastructure needs improvements - explore costs and how to accomplish. Fill up existing housing lots before new lots developed.

APPENDIX

SURVEY DEMOGRAPHICS



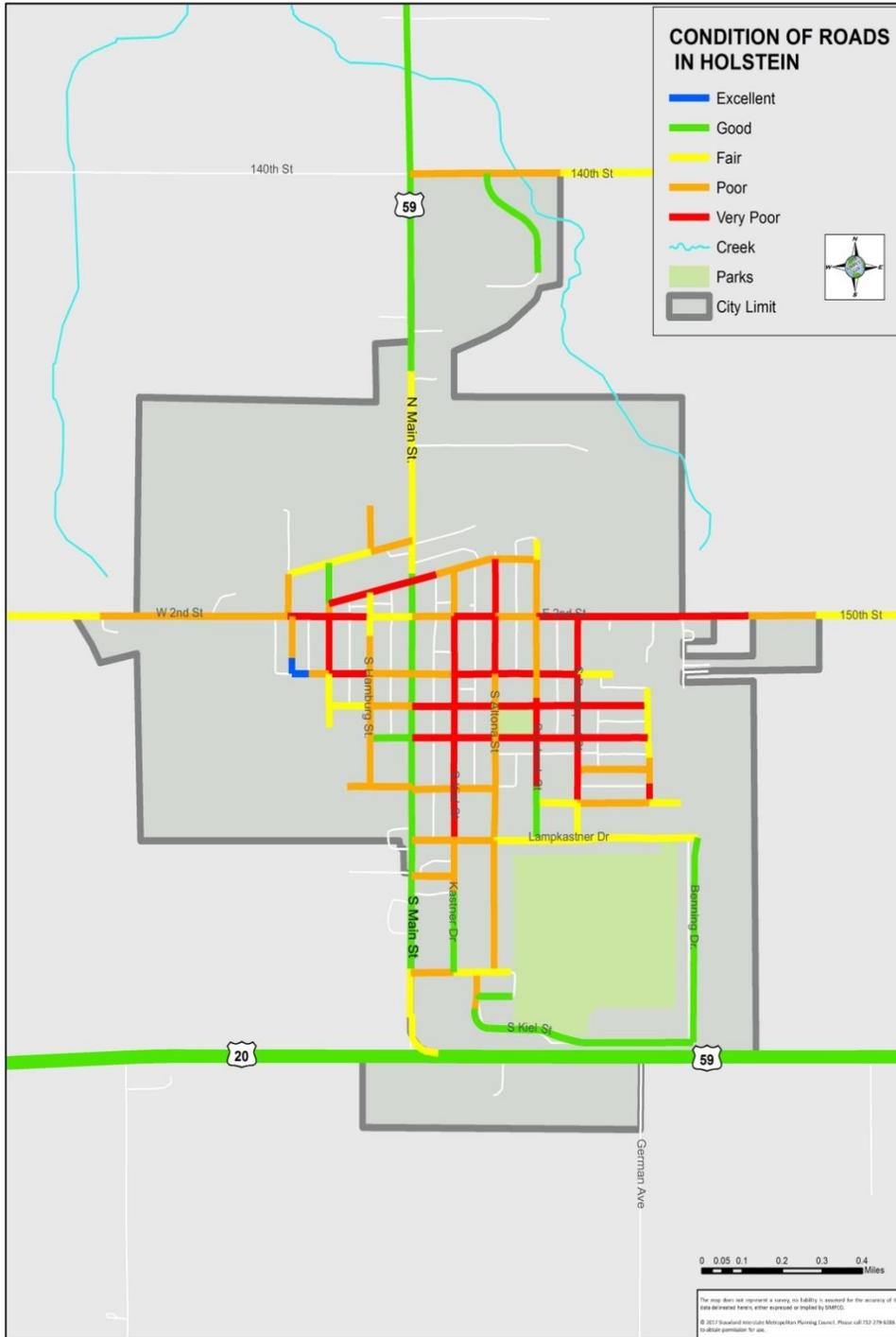
Q30: Do you own a business? 34.1% (14 of 41) own a business

APPENDIX

APPENDIX C ROADWAY CONDITIONS MAP

ROADWAY IMPROVEMENTS

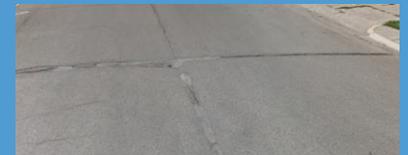
It is imperative for cities to invest in maintaining and improving the roadway system not only because of its role in the development of the city. But also because residents, visitors, pedestrians, passengers, commercial and private car drivers evaluate the performance of local government by the condition of their city streets. Holstein should assess the condition of their road network annually in conjunction with the utility network to ensure that efficient capital improvements are made and City funds are used wisely.



Measuring the Condition of a Road Network

The condition of a roadway system can be measured using a Pavement Condition Index (PCI) to measure the surface condition of the road network. PCI rates the condition of road segments where 0-20 is very poor, 21-40 is poor, 41-60 is fair, 61-80 is good, and 81-100 being Excellent. The criteria used in calculating PCI includes surface defects (raveling & loss of surface aggregate, flushing), surface deformations (rippling and showing, wheel track rutting, distortion), corrugation, bumps and sags, cracks and others.

Iowa Department of Transportation maintains up to date data on PCI for the entire road system in the State. This data was utilized to create the road condition map for the City of Holstein. The Map shows that majority of the road segments in the city are distressed.



E.g. Medium-severity longitudinal and transverse cracking located on E 2nd St, Holstein