

IV. COUNTIES & CITIES PARTICIPATING AS JURISDICTIONS

E. Woodbury County

PROFILE – UNINCORPORATED AREA & COUNTY

[woodbury topography map]

a. Rivers & Watersheds

The western border of Woodbury County is the Missouri River. Other significant rivers in the County include the Floyd River, Maple River, Perry Creek, Pierson Creek, and the West Fork of the Little Sioux River.

There are six (6) watersheds within the County that drain storm water and snow melt into streams and lakes, wetland areas, or into groundwater reserves. These watersheds starting west and heading east are Lower Big Sioux Watershed, Blackbird-Soldier Watershed, Floyd Watershed, Monona-Harrison Ditch Watershed, Little Sioux Watershed, and Maple Watershed as shown in the map in the Region portion of this Plan. The following map depicts the sub-watersheds within those as listed above. Sub-watersheds are determined based on hydrologic unit code (HUC) level 12, which includes more detail including tributary data.

[watershed water resource map]

b. Landform Regions & Geology

Woodbury County is composed of four (4) distinct landform regions – Northwest Iowa Plains, Southern Iowa Drift Plains, Loess Hills, and Missouri Alluvial Plain.

c. Transportation Network

On the western side of the County is Interstate 29, which generally runs north to south. US Highways 20 and 75. State Highways 12, 31, 140, 14, and 175 are also included in the County's road network.

The County's secondary road system is composed of 1,353.48 miles. Within this category, Farm-to-Market roads make up 395.56 miles, while Area Service roads account for 957.92 miles. Gravel or earth surface types account for 938.85 miles of the secondary road system. The remaining 331.37 miles are composed of bituminous, asphalt, or PCC surface types.

d. County Governance & Supports

The county seat is located in Sioux City, in the northwest portion of the County. Its jurisdiction covers all unincorporated portions within county boundaries. Woodbury County is governed by a five (5)-person Board of Supervisors, supported by an administrative staff. The Board exercises power characteristic of each of the three branches of government: executive, legislative, and judicial. Additional county offices include the following departments.

- Assessor
- Attorney
- Auditor
- Communication Center (911)
- Conservation Board
- Elections
- Emergency Management
- Emergency Services
- Human Resources
- Motor Vehicle
- Recorder
- Secondary Roads
- Sheriff's Department
- Siouxland District Health
- Social Services
- Treasurer
- Veteran Affairs
- Weed Commissioner
- Planning & Zoning Commission/CED

The Woodbury County Department of Emergency Management supports and coordinates between local departments and emergency responses units. The Woodbury County Sheriff's Office (WCSO) provides law enforcement services to the county. The office has 120 employees and covers 872 miles.

County Facilities

<i>Facility Name/Type</i>	<i>Address</i>	<i>City</i>
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Anthon Shed; Storage	NW Corner of Bridge St & Miller Ave	Anthon
Climbing Hill Shed	75 Deer Run Trail	Climbing Hill
Public Safety; Emerg Services Bldgs	121 Deer Run Trail	Climbing Hill
Correctionville Shed; Storage (PNBR)	112 Knotty Pine	Correctionville
Multiple structures	Little Sioux Park	Correctionville
Danbury Shed	NE Corner of 1st St & Thomas St	Danbury
Danbury Tower	3077 Osceola Ave	Danbury
Library - Leased Space	221 Main St	Danbury
Hornick Shed; Storage Shed (PNBR)	220 Main	Hornick
Library/City Hall - Rented Space	510 Main St	Hornick
Lawton Shed	Hwy 20	Lawton
Miller Township Shed	SW Corner of 250th & O'Brien Ave	Millersburg
Library - Leased Space	825 Main St	Moville
Moville Shed; Storage	Hwy 20	Moville
Secondary Roads Office	759 E Frontage Rd	Moville
Multiple structures	NE Corner of Hwy 31 & 290th St	Oto
Oto Radio Building	Corner of 2nd & Royal Sts	Oto
Oto Shed	205 Washington St	Oto
Library - Leased Space	321 4th St	Pierson
Pierson Shed	106 Summit St	Pierson
Cabins	2924 Snyder Bend Rd	Salix
Luton Shed	2508 Dallas Ave	Salix
Multiple structures	Snyder Bend	Salix
Multiple structures	Bigelow Park	Salix
County Building	401 - 8th St	Sioux City
County Building	1211 Tri-View Ave	Sioux City
Courthouse	620 Douglas St	Sioux City
Dorothy Pecaut Nature Ctr.	4500 Sioux River Rd	Sioux City
Law Enforcement Center	407 7th St	Sioux City
Law Enforcement Training Center	1600 County Home Rd	Sioux City
Prairie Hills facility & related	1600 County Home Rd	Sioux City
Siouxland District Health	1014 Nebraska St	Sioux City
Trosper-Hoyt County Serv Bldg	822 Douglas St	Sioux City
Comfort Station Storage; Open Shelter	Fowler Forest	Smithland
Multiple structures	Southwood, 1 Mi SW of Smithland	Smithland

Education

Within Woodbury County there are 48 public schools divided into six (6) school districts. These districts include:

- Lawton-Bronson Community School District, Lawton
- River Valley Community School District, Correctionville
- Sergeant Bluff-Luton Community School District, Sergeant Bluff
- Sioux City Community School District, Sioux City
- Westwood Community School District, Sloan
- Woodbury Central Community School District, Merville

In addition, there are eight (8) private schools located within the County. The Sioux City Career Academy provides an alternative learning environment for students within the Sioux City Community School District.

While there are no public universities located with Woodbury County, there are a several other higher education institutions. Western Iowa Tech Community College is a public two-year college located in Sioux City. Private non-profit institutions include Briar Cliff University and Morningside College, also located in Sioux City.

[insert co school district map]

Woodbury County generally has a higher percent of residents with a high school degree or some college compared to the state of Iowa. However, the County falls behind within the categories of bachelor's degree and graduate or professional degree.

Educational attainment in Woodbury County shows a higher percentage of residents without a high school diploma compared to the state average. However, the county has a relatively strong proportion of individuals who have completed high school or pursued some college education. The number of people with an associate's degree is close to the state average, but Woodbury County has a lower percentage of residents with bachelor's and graduate degrees compared to

the state. This indicates that while there is a solid foundation in basic and postsecondary education, there are opportunities for growth in higher education attainment within the county.

<i>Level of Education</i>	<i>Woodbury</i>	<i>Iowa</i>
No high school diploma	12.8%	6.8%
High school degree (includes equivalency)	32.6%	30.4%
Some college, no degree	19.8%	19.9%
Associate's degree	11.4%	12.1%
Bachelor's degree	15.6%	20.6%
Graduate or professional degree	7.8%	10.2%

Population

CensusReporter.org provides the following population¹ and household statistics for Woodbury County. It's important to note the data as provided is a snapshot of available information at the time drawn. Number fluctuate as data is more thoroughly assessed over time, accounting for variations in using the same source with the same search criteria and retrieving varying results. For consistency, the point in time results are reflected as pulled and are presented as estimates.

<i>Community Characteristics</i>	
Population (2023)	105,760
Population (2020)	105,941
Total Households	40,348
Median Household Income	\$64,913
Median Household Income – Iowa	\$71,433

Healthcare Facilities

Woodbury County holds numerous healthcare facilities, clinics, and urgent care offices. There are a number of mental health services centers, eye doctors, dentists, orthodontists, surgery

¹ Source: <https://censusreporter.org/profiles/05000US19193-woodbury-county-ia/>

centers and more, geared to meet the needs of residents in the tri-state area. Some services are gradually consolidating, many with often changing management companies – especially nursing homes, rehab centers, and assisted living facilities.

The larger providers are listed below for reference. Several have branch offices/services and have more than one service location.

- Unity Point Health – St Luke’s
- MercyOne
- Siouxland Community Health Center
- Family Healthcare of Siouxland
- June E Nylen Cancer Center
- Briar Cliff University Physical Therapy Clinic
- CNOS

Housing

Woodbury County’s housing picture is best defined within its incorporated communities, with very little discernable information available for unincorporated entities. The county does have an active planning and zoning commission serving under the board of supervisors. In general terms, CensusReporter.org provides an estimate of 43,622 housing units with a 92% occupancy rate. Median home values show at \$182,900 in comparison to the state at \$213,300 and the national median value of \$340,200. The national range has a significant impact on local markets, especially after significant relocation trends stemming from the COVID-19 pandemic. Seeking smaller communities with less density, many large urban residents overpaid for homes due to relative value of a similar home in their city of origin. This is consistent throughout the region.

Income & Economics

<i>Industry for the Civilian Employed Population 16 and over</i>		
Civilian employed population (16 and older)	51,663	-
Agriculture, forestry, fishing and hunting, and mining	1,108	2.1%
Construction	4,4047	7.8%
Manufacturing	9,368	18.1%
Wholesale trade	1,787	3.5%
Retail trade	5,182	10%

Transportation and warehousing, and utilities	3,300	6.4%
Information	1,153	2.2%
Finance and insurance, and real estate and rental and leasing	2,836	5.5%
Professional, scientific, and management, and administrative and waste management services	3,303	6.4%
Education services and health care and social assistance	10,732	20.8%
Arts, entertainment, and recreation, and accommodation and food services	5,420	10.5%
Other services except public administration	2,528	4.9%
Public administration	899	1.7%

The budgeted projects outlined in the Capital Improvement Plan and the scheduled Equipment Replacement Plan play a significant role in mitigation efforts. These initiatives help ensure access, enhance security, and establish reliable infrastructure, all of which contribute to the county's ongoing resiliency through daily decision-making at the local level.

Valuation of County Assets

A valuation of county assets was not provided for this Plan update. To provide an accurate cost-benefit analysis prior to project implementation, the county will consider valuations of affected properties - both public and private, to validate project expense.

PARTICIPATION

SIMPCO facilitated a mitigation planning meeting at the Security Institute, WITCC on January 13, 2025 with the following in attendance.

- Mike Montino, EMA Coordinator
- John Holmes, Assistant EMA Coordinator
- Dan Priestly, Zoning Coordinator
- Laura Sievers, Engineer (via phone conference)

Woodbury County residents comprised 78 of the 251 primary survey respondents, offering public input for consideration herein.

CAPABILITIES

<i>Plans/Guidance Documents</i>	
<ul style="list-style-type: none"> Comprehensive Plan (May 2025) Builder's Plan Capital Improvement Plan 	<ul style="list-style-type: none"> Local/County Emergency Plan County Recovery Plan Land Use Plan
<i>Policies/Ordinance</i>	
Building Code	Roof Load Capacity Ordinance
Debris Management Plan	Storm Water Ordinance
Drainage Ordinance	Subdivision Ordinance
Floodplain Ordinance	Tree Trimming Ordinance
Nuisance Ordinance	Zoning Ordinance
<i>Programs</i>	
Zoning/Land Use Restrictions	
Codes Building Site/Design	
National Flood Insurance Program (NFIP) Participant	CID #190536
Hazard Awareness Program	
Property Acquisition	
<i>Programs</i>	
Planning/Zoning Boards	
Tree Trimming Program	
Mutual Aid Agreements	28E agreement with all communities within Woodbury County
<i>Staff/Department</i>	<i>Comments</i>
<ul style="list-style-type: none"> Building Code Official Building Inspector Mapping Specialist (GIS) Engineer Development Planner 	<ul style="list-style-type: none"> Emergency Management Coordinator NFIP Floodplain Administrator Emergency Response Team Historic Preservation
<i>Non-Governmental Organizations</i>	<i>Comments</i>
American Red Cross	Sioux City
Salvation Army	Sioux City
Veterans Groups	in communities
Homeowner Associations	in some cities
Neighborhood Associations	in some cities
Chamber of Commerce	Sioux City

Community Organizations (Lions, Kiwanis, etc.)	in communities
<i>County Funding Abilities & Authorities</i>	
Ability to apply for Community Development Block Grants	
Authority to levy taxes for a specific purpose	
Levy taxes for a specific purpose	
Impact fees for new development	
Incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities
Withhold spending in hazard prone areas	

Review of Actions Taken

[insert 2020 updates]

RISK ASSESSMENT

The county is undergoing the development of a continuity of government operations plan, anticipated for completion by 2026. Policy updates are integral to the plan. Woodbury County must take into account the actions, mitigative and otherwise, implemented in nearby communities and states. Substantial and unexpected flooding caused significant loss in several communities. Tributary flooding caused enactment of an antiquated water diversion plan on the South Dakota side of the river. A similarly unexpected levee breach in Smithland highlighted a gap in updated flood modeling. Otherwise protected areas are increasingly becoming exposed. This and other flooding events in 2024 emphasized the need for a feedback process within the county's scope of control – interdepartmental to start and interstate and regional in the long term. Process development includes continuous and practical review of procedures to gauge effectiveness and feasibility.

Demographic changes in the region dictate need for Woodbury County to assess capacity to communicate with visitors and occupants of county facilities in varying languages and modes. This factors into notifications of emergency situations, especially for new residents and the homeless population. Technology provides an opportunity for better in-time language

translation. However, tech may not be the best answer for those living in tents along the river and other hazard-prone locations.

Risk stemming from natural disasters and other hazards are generalized by an accounting of records as reported in the NOAA Storm Event database². A summary of events reported in Woodbury County includes 189 events between 11/01/2019 and 12/31/2024 (1888 days). Total reported property damage estimate is \$5,261,000 and crop damages are estimated at \$48,262,000.

<i>Summary</i>	
Number of County/Zone areas affected:	2
Number of Days with Event:	133
Number of Days with Event and Death:	0
Number of Days with Event and Death or Injury:	0
Number of Days with Event and Property Damage:	8
Number of Days with Event and Crop Damage:	19
Number of Event Types reported:	18

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
WOODBURY (ZONE)	11/26/2019	14:30	Winter Storm		0	0	0.00K	0.00K
WOODBURY (ZONE)	11/28/2019	18:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/29/2019	9:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/17/2020	5:30	Blizzard		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/19/2020	4:00	Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/22/2020	0:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/12/2020	16:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/12/2020	22:00	Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/19/2020	1:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	3/19/2020	18:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	4/12/2020	8:00	Winter Weather		0	0	0.00K	0.00K
LEEDS	5/24/2020	3:29	Thunderstorm Wind	52 kts. EG	0	0	0.00K	0.00K

² Source: www.ncdc.noaa.gov/stormevents/

BRONSON	6/21/2020	5:30	Hail	1.00 in.	0	0	0.00K	0.00K
BRONSON	6/21/2020	5:30	Hail	0.88 in.	0	0	0.00K	0.00K
LEEDS	7/14/2020	1:05	Lightning		0	0	25.00K	0.00K
WOODBURY (ZONE)	7/28/2020	0:00	Drought		0	0	0.00K	475.00K
WOODBURY (ZONE)	8/1/2020	0:00	Drought		0	0	0.00K	617.00K
MOVILLE	8/10/2020	7:40	Thunderstorm Wind	50 kts. MG	0	0	0.00K	4.00K
SIOUX CITY ARPT	8/10/2020	7:20	Thunderstorm Wind	50 kts. MG	0	0	0.00K	0.00K
SIOUX CITY ARPT	8/10/2020	7:24	Thunderstorm Wind	58 kts. MG	0	0	0.00K	0.00K
SPRINGDALE	8/10/2020	7:16	Thunderstorm Wind	56 kts. EG	0	0	1.00K	0.00K
WOODBURY (ZONE)	9/1/2020	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	10/6/2020	0:00	Drought		0	0	0.00K	47.00K
LEEDS	10/11/2020	17:59	Thunderstorm Wind	54 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	10/11/2020	12:00	Wildfire		0	0	300.00K	20.00K
WOODBURY (ZONE)	10/25/2020	2:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	11/1/2020	0:00	Drought		0	0	0.00K	107.00K
WOODBURY (ZONE)	11/9/2020	21:00	Ice Storm		0	0	6.00K	0.00K
WOODBURY (ZONE)	12/1/2020	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/23/2020	10:00	Blizzard		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/29/2020	7:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/1/2021	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/15/2021	3:00	Blizzard		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/23/2021	17:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/25/2021	11:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/1/2021	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/4/2021	2:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/15/2021	0:00	Extreme Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/21/2021	5:00	Winter Storm		0	0	0.00K	0.00K
WOODBURY (ZONE)	3/1/2021	0:00	Drought		0	0	0.00K	0.00K
PIERSON	6/22/2021	17:46	Hail	1.75 in.	0	0	0.00K	8.00K
WOODBURY (ZONE)	7/27/2021	0:00	Drought		0	0	0.00K	583.00K
WOODBURY (ZONE)	8/1/2021	0:00	Drought		0	0	0.00K	336.00K
SIOUX CITY	8/5/2021	23:22	Thunderstorm Wind	52 kts. EG	0	0	2.00K	0.00K
PIERSON	8/20/2021	17:16	Thunderstorm Wind	56 kts. EG	0	0	2.00K	0.00K
WOODBURY (ZONE)	9/1/2021	0:00	Drought		0	0	0.00K	76.00K

WOODBURY (ZONE)	12/10/2021	12:00	Winter Weather		0	0	0.00K	0.00K
ANTHON	12/15/2021	16:34	Thunderstorm Wind	74 kts. EG	0	0	75.00K	0.00K
BRONSON	12/15/2021	16:23	Thunderstorm Wind	61 kts. EG	0	0	25.00K	0.00K
BRONSON	12/15/2021	16:25	Tornado	EF2	0	0	500.00K	0.00K
DANBURY	12/15/2021	16:38	Thunderstorm Wind	64 kts. EG	0	0	10.00K	0.00K
HORNICK	12/15/2021	16:19	Thunderstorm Wind	65 kts. EG	0	0	25.00K	0.00K
LAWTON	12/15/2021	16:28	Thunderstorm Wind	70 kts. EG	0	0	25.00K	0.00K
LAWTON	12/15/2021	16:28	Thunderstorm Wind	69 kts. EG	0	0	25.00K	0.00K
LAWTON	12/15/2021	16:31	Thunderstorm Wind	69 kts. EG	0	0	10.00K	0.00K
MOVILLE	12/15/2021	16:35	Tornado	EF1	0	0	200.00K	0.00K
SALIX	12/15/2021	16:15	Tornado	EFU	0	0	0.00K	0.00K
SALIX	12/15/2021	16:20	Tornado	EF1	0	0	250.00K	0.00K
SIOUX CITY	12/15/2021	16:21	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY	12/15/2021	16:25	Thunderstorm Wind	65 kts. EG	0	0	10.00K	0.00K
SIOUX CITY ARPT	12/15/2021	16:23	Thunderstorm Wind	71 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	12/15/2021	20:20	High Wind	58 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	1/4/2022	18:20	High Wind	53 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	1/6/2022	5:00	Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/21/2022	17:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/22/2022	22:30	Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	3/15/2022	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	3/25/2022	10:00	Strong Wind	46 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	4/1/2022	0:00	Drought		0	0	0.00K	0.00K
CORRECTIONVILLE	4/12/2022	16:15	Hail	1.75 in.	0	0	0.00K	0.00K
HOLLY SPGS	4/12/2022	16:24	Hail	1.50 in.	0	0	0.00K	0.00K
HOLLY SPGS	4/12/2022	16:27	Hail	1.50 in.	0	0	0.00K	0.00K
HORNICK	4/12/2022	16:22	Hail	1.00 in.	0	0	0.00K	0.00K
WOODBURY (ZONE)	4/12/2022	19:20	High Wind	55 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	4/12/2022	19:25	High Wind	61 kts. EG	0	0	0.00K	0.00K
WOODBURY (ZONE)	4/23/2022	9:15	High Wind	59 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	5/1/2022	0:00	Drought		0	0	0.00K	937.00K
MOVILLE	5/12/2022	18:15	Thunderstorm Wind	50 kts. MG	0	0	0.00K	29.00K
SERGEANT BLUFF	5/12/2022	18:01	Tornado	EFU	0	0	0.00K	0.00K
SIOUX CITY	5/12/2022	15:54	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY ARPT	5/12/2022	18:09	Thunderstorm Wind	59 kts. MG	0	0	0.00K	0.00K

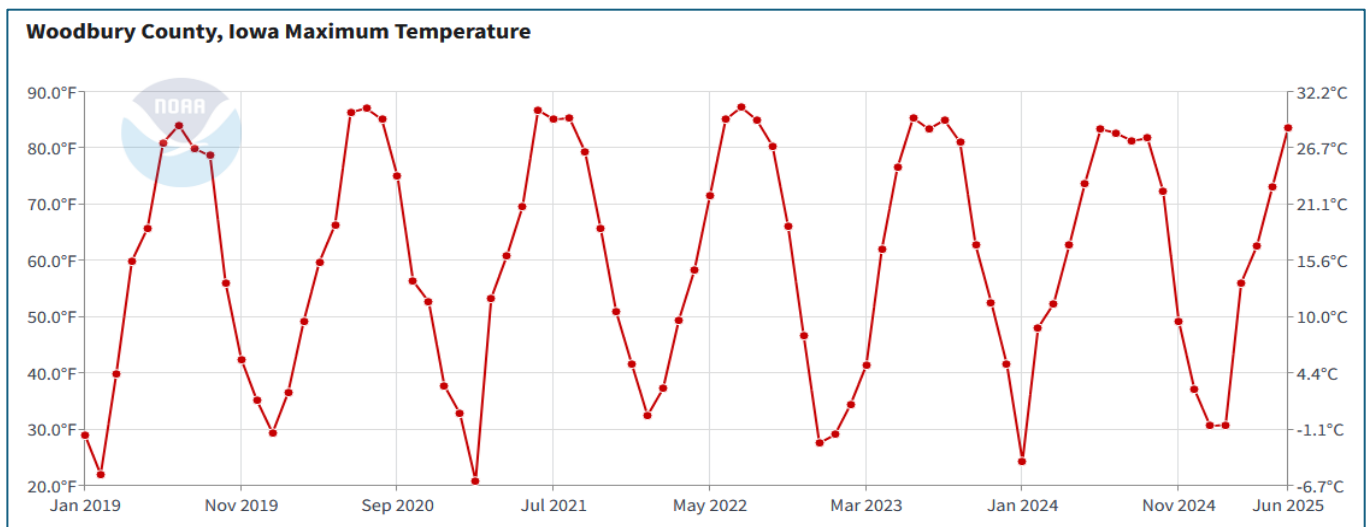
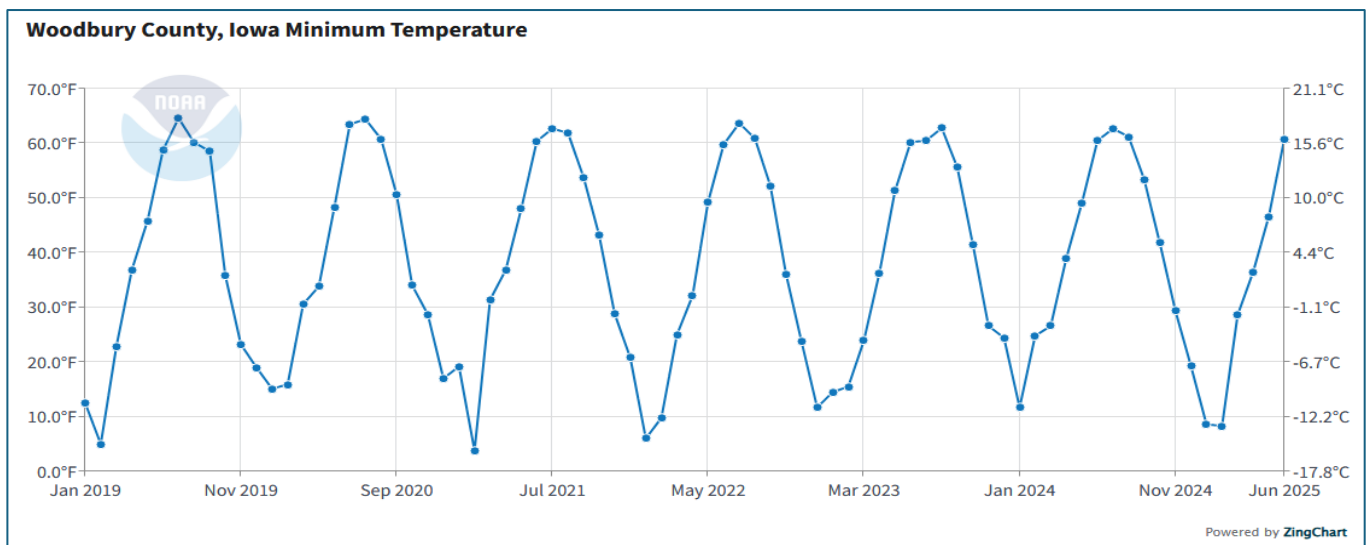
SIOUX CITY	5/30/2022	13:41	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
WOODBURY (ZONE)	6/1/2022	0:00	Drought		0	0	0.00K	500.00K
WOODBURY (ZONE)	7/1/2022	0:00	Drought		0	0	0.00K	5.020M
SIOUX CITY ARPT	7/5/2022	15:49	Thunderstorm Wind	51 kts. MG	0	0	0.00K	80.00K
SIOUX CITY	7/7/2022	16:40	Flash Flood		0	0	0.00K	0.00K
WOODBURY (ZONE)	8/1/2022	0:00	Drought		0	0	0.00K	5.090M
WOODBURY (ZONE)	9/1/2022	0:00	Drought		0	0	0.00K	1.260M
WOODBURY (ZONE)	10/1/2022	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	11/1/2022	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	11/29/2022	6:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/1/2022	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/8/2022	15:30	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/22/2022	1:00	Extreme Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/1/2023	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/2/2023	18:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/18/2023	17:00	Winter Storm		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/27/2023	22:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/1/2023	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/15/2023	3:20	High Wind	50 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	2/22/2023	12:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	3/1/2023	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	3/8/2023	16:30	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	3/22/2023	21:30	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	4/1/2023	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	4/18/2023	22:16	High Wind	57 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	4/19/2023	19:14	Hail	1.00 in.	0	0	0.00K	0.00K
WOODBURY (ZONE)	4/30/2023	8:00	Strong Wind	48 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	5/1/2023	0:00	Drought		0	0	0.00K	0.00K
SIOUX CITY	5/10/2023	22:54	Hail	1.00 in.	0	0	0.00K	0.00K
LEEDS	5/10/2023	22:53	Hail	1.00 in.	0	0	0.00K	0.00K
LEEDS	5/10/2023	22:54	Hail	1.00 in.	0	0	0.00K	0.00K
SLOAN	5/12/2023	18:46	Thunderstorm Wind	52 kts. EG	0	0	0.00K	0.00K
WOODBURY (ZONE)	6/1/2023	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	7/1/2023	0:00	Drought		0	0	0.00K	0.00K

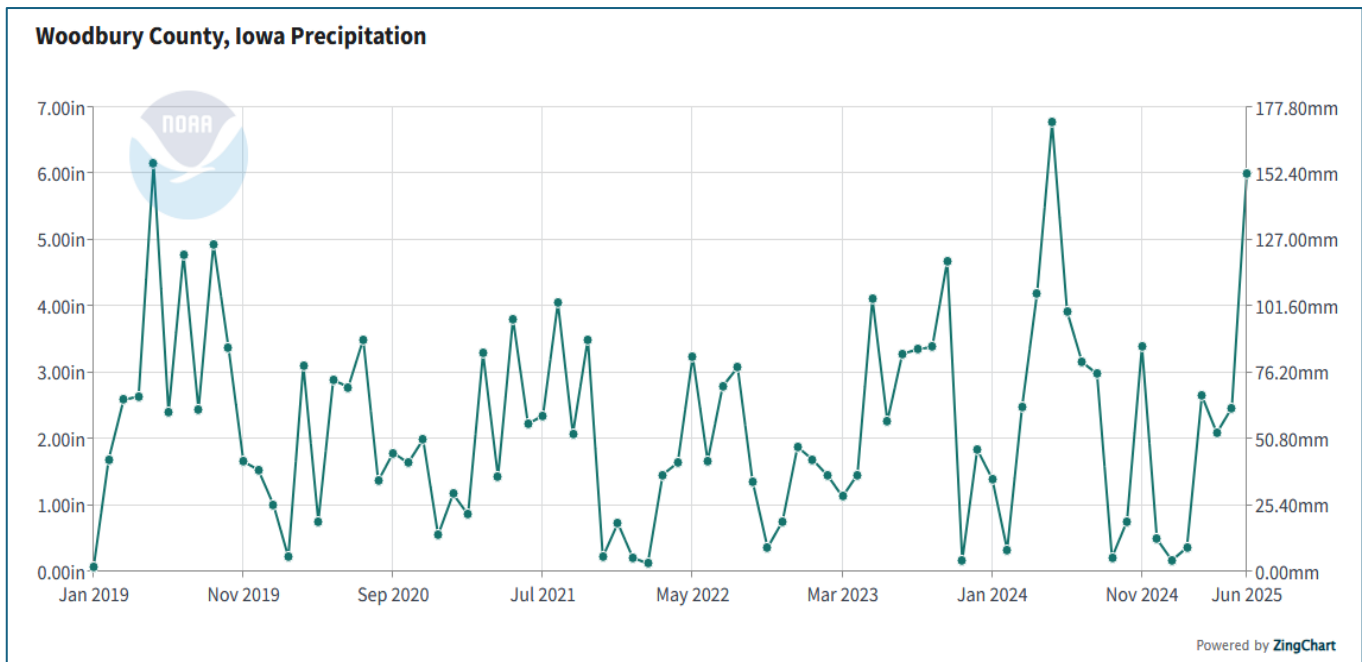
SERGEANT BLUFF	7/4/2023	16:56	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SERGEANT BLUFF	7/12/2023	4:28	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	7/12/2023	4:20	Thunderstorm Wind	56 kts. EG	0	0	0.00K	0.00K
SIOUX CITY ARPT	7/12/2023	4:26	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
SLOAN	7/12/2023	4:35	Thunderstorm Wind	52 kts. EG	0	0	0.00K	0.00K
WOODBURY (ZONE)	7/25/2023	10:00	Excessive Heat		0	0	0.00K	0.00K
WOODBURY (ZONE)	8/1/2023	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	8/19/2023	12:00	Excessive Heat		0	0	0.00K	0.00K
WOODBURY (ZONE)	8/21/2023	11:00	Excessive Heat		0	0	0.00K	0.00K
WOODBURY (ZONE)	9/1/2023	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	9/2/2023	12:00	Heat		0	0	0.00K	0.00K
MOVILLE	9/18/2023	23:50	Hail	1.00 in.	0	0	0.00K	0.00K
SIOUX CITY	9/23/2023	11:30	Hail	1.25 in.	0	0	0.00K	0.00K
WOODBURY (ZONE)	10/1/2023	0:00	Drought		0	0	0.00K	33.070M
SERGEANT BLUFF	10/3/2023	19:29	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY	10/3/2023	19:25	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
WOODBURY (ZONE)	10/28/2023	10:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/9/2023	9:00	Strong Wind	39 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	12/25/2023	3:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/8/2024	3:00	Winter Storm		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/10/2024	16:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/11/2024	15:00	Winter Storm		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/12/2024	15:00	Blizzard		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/12/2024	18:00	Extreme Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/18/2024	10:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	1/19/2024	22:00	Cold/wind Chill		0	0	0.00K	0.00K
WOODBURY (ZONE)	2/27/2024	17:00	Winter Weather		0	0	0.00K	0.00K
WOODBURY (ZONE)	4/2/2024	19:00	High Wind	50 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	4/6/2024	14:30	High Wind	50 kts. MG	0	0	0.00K	0.00K
LEEDS	4/16/2024	12:50	Hail	1.00 in.	0	0	0.00K	0.00K
ANTHON	4/26/2024	11:06	Hail	1.00 in.	0	0	0.00K	0.00K
SERGEANT BLUFF	5/20/2024	21:42	Hail	1.25 in.	0	0	0.00K	0.00K
SERGEANT BLUFF	5/20/2024	21:42	Thunderstorm Wind	65 kts. EG	0	0	0.00K	0.00K
SIOUX CITY ARPT	5/20/2024	21:42	Thunderstorm Wind	63 kts. MG	0	0	0.00K	0.00K

SIOUX CITY	5/21/2024	5:26	Thunderstorm Wind	52 kts. MG	0	0	0.00K	0.00K
SIOUX CITY ARPT	5/21/2024	5:19	Thunderstorm Wind	62 kts. MG	0	0	0.00K	0.00K
LEEDS	5/21/2024	5:24	Thunderstorm Wind	65 kts. EG	0	0	0.00K	0.00K
SALIX	6/12/2024	17:25	Hail	1.50 in.	0	0	0.00K	0.00K
SALIX	6/12/2024	17:25	Hail	1.25 in.	0	0	0.00K	0.00K
SERGEANT BLUFF	6/12/2024	17:04	Hail	1.25 in.	0	0	0.00K	0.00K
SLOAN	6/12/2024	17:29	Hail	1.50 in.	0	0	0.00K	0.00K
SLOAN	6/12/2024	17:33	Hail	1.50 in.	0	0	0.00K	3.00K
SLOAN	6/12/2024	17:49	Hail	1.75 in.	0	0	0.00K	0.00K
SLOAN	6/12/2024	17:50	Hail	2.00 in.	0	0	0.00K	0.00K
CORRECTIONVILLE	6/15/2024	20:08	Thunderstorm Wind	70 kts. EG	0	0	0.00K	0.00K
SLOAN	6/22/2024	22:00	Flood		0	0	4.130M	0.00K
PIERSON	6/23/2024	4:00	Flood		0	0	0.00K	0.00K
LEEDS	6/23/2024	3:00	Flood		0	0	0.00K	0.00K
LEEDS	6/23/2024	10:00	Flood		0	0	0.00K	0.00K
SIOUX CITY	6/24/2024	19:00	Flood		0	0	0.00K	0.00K
SERGEANT BLUFF	7/7/2024	16:50	Hail	1.25 in.	0	0	0.00K	0.00K
WOODBURY (ZONE)	7/13/2024	12:00	Excessive Heat		0	0	0.00K	0.00K
SIOUX CITY	7/28/2024	14:40	Flash Flood		0	0	0.00K	0.00K
LEEDS	7/28/2024	15:00	Flash Flood		0	0	0.00K	0.00K
LAWTON	7/29/2024	23:02	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
PIERSON	7/29/2024	23:06	Thunderstorm Wind	56 kts. EG	0	0	0.00K	0.00K
SIOUX CITY	7/29/2024	22:39	Thunderstorm Wind	52 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	7/29/2024	22:40	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY	7/29/2024	22:46	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
SIOUX CITY ARPT	7/29/2024	22:45	Thunderstorm Wind	60 kts. MG	0	0	0.00K	0.00K
LEEDS	7/29/2024	22:44	Thunderstorm Wind	62 kts. MG	0	0	0.00K	0.00K
SMITHLAND	7/29/2024	23:08	Thunderstorm Wind	56 kts. EG	0	0	0.00K	0.00K
SPRINGDALE	7/29/2024	22:45	Thunderstorm Wind	65 kts. EG	0	0	0.00K	0.00K
WOODBURY (ZONE)	7/31/2024	11:00	Excessive Heat		0	0	0.00K	0.00K
WOODBURY (ZONE)	8/2/2024	12:00	Heat		0	0	0.00K	0.00K
WOODBURY (ZONE)	8/5/2024	12:00	Excessive Heat		0	0	0.00K	0.00K
WOODBURY (ZONE)	8/25/2024	12:00	Excessive Heat		0	0	0.00K	0.00K
SIOUX CITY	8/29/2024	15:30	Flash Flood		0	0	0.00K	0.00K
WOODBURY (ZONE)	10/8/2024	0:00	Drought		0	0	0.00K	0.00K

WOODBURY (ZONE)	11/1/2024	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	11/20/2024	4:00	Strong Wind	43 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	12/1/2024	0:00	Drought		0	0	0.00K	0.00K
WOODBURY (ZONE)	12/4/2024	12:00	Strong Wind	48 kts. MG	0	0	0.00K	0.00K
WOODBURY (ZONE)	12/19/2024	10:30	Strong Wind	47 kts. MG	0	0	0.00K	0.00K

The vast list of weather events as recorded in NOAA does not include all incidents and effects of extreme weather in Woodbury County, but it does offer a base for consideration of what extreme events occur as well as frequency. The following charts depict Woodbury County's maximum temperature, minimum temperature, and precipitation by month from November 2019 through December 2024.





Priority Hazards

The county maintained the following as priority hazards.

- Flood – River and Flash
- Dam Failure/Levee Failure
- Tornado/Windstorm

From survey responses, Severe Winter Storms can be added for consideration. The highest frequency of *Very Concerned* was indicated for Flooding, both Flash (45/78) and Riverine (46/78), and Tornado / Windstorm (43/78). When asked to mark the top three priority hazards, Tornado / Windstorm (45/78), Flash Flooding (40/78) Severe Winter Storm (28/78). Dam and Levee Failure figured into many community conversations, however, other risks as indicated were given precedence.

MITIGATION ACTIONS, STRATEGIES, & PROJECTS

[insert project table]

JURISDICTIONS

1. ANTHON

a. Profile

The city of Anthon is situated in the center of the east half of Woodbury County. The City is located along State Highway 31, with the majority of the total area situated southeast of the highway. The Little Sioux River serves as the eastern border. Go to www.cityofanthon.com for more local details.

City Governance & Community Supports

Anthon is governed by a five (5)-person elected City Council and the Mayor. Offices in addition to Mayor and Council include City Clerk and Public Works. The Anthon Fire Department is independent of the city but does receive some funding from Anthon. The City contracts with the County for law enforcement and maintains a 28E agreement with Anthon Community Ambulance Service, Inc. for medical response services. This ambulance service is staffed by volunteers. The city of Anthon is a member of the NFIP program.

Demographics, Housing, & Economics

In 2023, CensusReporter.gov³ estimates Anthon's population at 531, reflecting an assumed decrease from 545 residents as reported in decennial census data from 2020. The city is home to 277 households and has a median household income of \$52,500, which is below the median for Woodbury County. The community includes a notable number of residents who are age 65 or older, as well as individuals living with disabilities. Additionally, some residents live below the poverty line, indicating ongoing economic challenges for a portion of the population.

<i>Community Characteristics</i>	
Population (2023)	531
Population (2020)	545
Total Households	277
Median Household Income	\$52,500
Median Household Income – Woodbury County	\$64,913

³ Source: <https://censusreporter.org/profiles/16000US1902350-anthon-ia/>

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	32	6.6%	7.3%	6.3%
65 years and older	123	25.2%	14.3%	16.0%
Below the poverty level	87	13.4%	14.0%	12.0%
Living with a disability	87	13.4%	12.4%	11.6%

Anthon has a total of 296 housing units, with 277 currently occupied and 19 vacant. The housing stock includes a small number of mobile homes. Most of the residential structures were built in 1969 or earlier, with a smaller portion constructed between 1970 and 1999, and only a few built after 2000. This suggests that much of the town's housing is older, reflecting a more established residential landscape.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	296	-
Occupied	277	93.6%
Vacant	19	6.4%
Mobile Homes	5	1.7%
<i>Age of Residential Structure</i>		
Built 2000 or later	9	3.0%
Built 1970 – 1999	44	14.9%
Built 1969 or earlier	243	82.1%

More demographic and community data can be found on the [U.S. Census webpage for Anthon](#).

Leading Employers

- Maple Valley-Anthon Oto Community Schools
- Fireside Steak and Lounge

Critical Facilities

City Hall	301 E Main St,
Substation	Hwy 31 South
(Community) Event Center	110 N 5th Ave
Stahl Park	510 State St
Sewer Plant/Lift Station	
House, Pump, & Well	506 W Main St
Warehouse/Office	200 W Main St
Pump House/Warehouse	504 W Main St
Town Hall	301 E Main St
Town Garage	510 W Main St
Water Treatment Plant	508 W Main St
Water Tower	501 W Bridge St
Well & Control Panel	601 E Bridge St
Honey House	506 State St
Hamann Memorial Library	311 E Main St
Sand Bunker	South End of Town @ Tree Dump
O'Neil Park	
Lee Schroeder Memorial Park	203 Westgate Rd
Forsling Park	

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

Anthon Fire-Rescue	4035 Fox Ave
US Post Office	109 N 2nd Ave
MVAO Elementary School	110 West Division
Anthon United Methodist Church	401 E Bridge St
St Joseph's Church	400 E Randolph St
Trinity Lutheran Church	106 E Arnold St

Valuation of City Assets

Total Building	\$	8,754,141	RC
Personal Property	\$	30,3160	RC
Property in the Open	\$	<u>2,074,473</u>	<u>RC</u>

Total \$ 11,128,930

b. Participation

A mitigation planning meeting was facilitated by SIMPCO at Anthon City Hall on December 17, 2024 with Nikki Kelsheimer, City Clerk in attendance. Follow up information and additional data was provided by Amy Buck, Deputy Clerk via phone and email.

One survey respondent of 251 submissions indicated Anthon as jurisdiction of residence.

c. Community Capabilities

<i>Capabilities</i>	
Comprehensive Plan (2020)	
Local Emergency Plan	
County Recovery Plan	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none">• Building Code• Drainage Ordinance• Floodplain Ordinance• Nuisance Ordinance	<ul style="list-style-type: none">• Storm Water Ordinance• Subdivision Ordinance• Tree Trimming Ordinance• Zoning Ordinance
<i>Programs</i>	
<ul style="list-style-type: none">• Tree Trimming Program	<ul style="list-style-type: none">• Zoning/Land Use Restrictions
Codes Building Site/Design	Refer to State's Code
National Flood Insurance Program (NFIP) Participant	CID #190236
ISO Fire Rating	Anthon Class 8, eff 3/1/1995; Anthon FD, class 8/9, eff 3/1/95
<i>Staff/Department</i>	
Building Code Official	Mayor
Building Inspector	Mayor
Public Works Official	Public Works Superintendent
Emergency Manager	City Clerk @ city level
Emergency Response Team	Anthon Fire and Rescue
<i>Non-Governmental Organizations</i>	
Veterans Groups	McNiff Post 389
Community Organizations	Anthon Community Development Corporation

<i>Local Funding Availability</i>	
Ability to apply for Community Development Block Grants	
Ability to fund projects through Capital Improvements funding	
Authority to levy taxes for a specific purpose	
Fees for water, sewer, and electric services	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities

Review of Actions Taken (Since 2019)

[insert update table (1 project)]

Additional actions taken to introduce mitigation measures include:

- The city has designated the Event Center as refuge/shelter location in the event of an emergency.
- For waterway emergencies, the city has access to the fire department's boat.
- The city completed upgrades to the water plant in recent years
- Utility service transition to underground electric is in progress.
- The city actively promotes Alert Iowa to residents using community messaging network of signage, city website, and social media.

d. Risk Assessment

Contributing Factors

Floodplain wraps around the east side of Anthon, covering a good portion of the city's southeast quadrant. Most affected land is designated for agriculture use. Only two events are reported showing Anthon in the NOAA Storm Event database between 11/01/2019 and 12/31/2024.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
ANTHON	12/15/2021	16:34	Thunderstorm Wind	74 kts. EG	0	0	75.00K	0.00K
ANTHON	4/26/2024	11:06	Hail	1.00 in.	0	0	0.00K	0.00K

Priority Hazards

- Flood – Flash and River
- Thunderstorm w/Hail & Lightning
- Tornado/Windstorm

The city's determination of priority hazards is consistent with the record of events and the single survey as submitted for Anthon. Extreme heat is also indicated as a priority concern.

e. Mitigation Needs, Actions, & Strategies

One stabilization project is included for Anthon in this HMP.

[insert project table]

2. BRONSON

a. Profile

The city of Bronson is centrally located in the western half of Woodbury County. County Highways K42 and D38 intersect in Bronson. Elliot Creek runs through the southeast corner of city limits, and Elliot Creek and Deer Creek converge just east of the City.

City Governance & Community Supports

Bronson is governed by a five (5)-person elected City Council and the Mayor. Offices in addition to Mayor and Council include City Clerk. Fire and rescue services are provided by the Bronson Fire Station, which is staffed by volunteers. The City contracts with the County for police protection services.

Bronson is a member of the NFIP program. The Municipal Code of Ordinances and the Comprehensive Plan are both in the process of being updated. The Municipal Code of Ordinances were updated in 2019.

Demographics, Housing, & Economics

CensusReporter.org estimates Bronson's population reached 302 in 2023⁴, showing a modest increase from 294 residents in 2020. The community includes 116 households and reports a median household income of \$83,500, notably higher than the median for Woodbury County. While a small portion of the population lives below the poverty line or lives with a disability, Bronson appears to be a relatively affluent and stable community. The age distribution includes a mix of young children and older adults, reflecting a balanced demographic.

<i>Community Characteristics</i>	
Population (2023)	302
Population (2020)	294
Total Households	116
Median Household Income	\$83,500
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	19	6.3%	7.3%	6.3%
65 years and older	33	10.9%	14.3%	16.0%
Below the poverty level	12	3.6%	14.0%	12.0%
Living with a disability	19	6.3%	12.4%	11.6%

Bronson has a total of 118 housing units, with nearly all of them occupied, indicating a high demand for housing and a stable residential base. The community does not include any mobile homes, and most homes were built before 1970, giving the town a more established and historic character. A significant portion of the housing stock was also constructed between 1970 and 1999, while a smaller number of newer homes have been added since 2000. This mix of housing ages suggests a blend of long-standing residences alongside some newer development.

Housing Characteristics	Count	Percent
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⁴ Source: <https://censusreporter.org/profiles/16000US1908650-bronson-ia/>

Total Housing Units	118	-
Occupied	116	98%
Vacant	2	2%
Mobile Homes	0	0%
<i>Age of Residential Structure</i>		
Built 2000 or later	9	8.1%
Built 1970 – 1999	43	38.7%
Build 1969 or earlier	59	53.2%

Leading Employers

City of Bronson City Hall
Randy's Auto
Lawton-Bronson Community School District
Bronson Bar

Critical Facilities

City Hall/Community Center	100 1st St E
City Maintenance Shed	90 Pine St
Water Tower	214 3rd St
Lift Stations & Related	524 E Front St
	Front St (West End)
Parker-Smith Athletic Complex	100 Walnut
Well House	213 3rd St
Lagoon	
Bronson Ambulance	
Bronson Ball Park	100-198 Maple Street,

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

City of Bronson City Hall

Randy's Auto
Bronson Bar
Lawton-Bronson Community School District

Valuation of City Assets

For the purpose of cost-benefit considerations, a valuation of the City's assets was compiled based on its insured properties, personal property, and facilities. The value as provided does not include private properties, equipment, or non-city funded investments that may contribute to project determinations. Separately catalogued assets and equipment may not be represented in this value.

Total Blanket TIV	\$	2,325,948
Building	\$	2,253,084
Personal Property	\$	91,740
Misc Property Sched	\$	101,640
Misc Property Unsched	\$	<u>32,340</u>
APD TIV	\$	149,215
Total TIV	\$	<u>2,478,804</u>

b. Participation

A planning meeting facilitated by SIMPCO was held via phone conference on December 11, 2024 with the following in attendance.

- Lindy Jessen, City Clerk
- Jason Garnand, Mayor
- Dave West, Councilman

c. Community Capabilities

Locally developed and available supports in the table below are supplemented by resources available through county, region, and state programs.

<i>Plans/Guidance Documents</i>

Comprehensive Plan (2020)	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none"> • Building Code • Floodplain Ordinance • Nuisance Ordinance 	<ul style="list-style-type: none"> • Subdivision Ordinance • Zoning Ordinance
<i>Programs</i>	
Zoning/Land Use Restrictions	
National Flood Insurance Program (NFIP) Participant	CID #190287
Floodplain management program (updated 2023)	
<i>Response</i>	
ISO Fire Rating	Bronson class 9; Bronson FD, class 9/10
<i>Staff/Department</i>	
Public Works Official	
NFIP Floodplain Administrator	role filled by City Clerk
<i>Local Funding Availability</i>	
Ability to apply for Community Development Block Grants	
Authority to levy taxes for a specific purpose	
Fees for water, sewer services	
Ability to incur debt through:	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities
Ability to withhold spending in hazard prone areas	

Among efforts to improve its capacity for resilience, the city is in the process of updating its tree ordinance to include pre-disaster designation of a scrap site for tree-related debris. The city also added a generator at the city water pump. The installation of a second warning siren has reduced some concern about tornado activity as audible warnings cover the whole community into the immediate surrounding area.

Review of Actions Taken (Since 2019)

[Update table]

In addition to the activities noted in response to the 2020 HMP, Bronson Fire Department added a new pump truck.

d. Risk Assessment

Contributing Factors

Bronson has floodplain designation for nearly half of its incorporated boundaries. Most property to the south of Front Street is agricultural; however, some developed properties are impacted.

Reports to the NOAA Storm Event database⁵ from 11/01/2019 through 12/31/2024 includes the following events.

<u>Location</u>	<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
BRONSON	6/21/2020	5:30	Hail	1.00 in.	0	0	0.00K	0.00K
BRONSON	6/21/2020	5:30	Hail	0.88 in.	0	0	0.00K	0.00K
BRONSON	12/15/2021	16:23	Thunderstorm Wind	61 kts. EG	0	0	25.00K	0.00K
BRONSON	12/15/2021	16:25	Tornado	EF2	0	0	500.00K	0.00K

Priority Hazards

- Flood
- Grass or Wildland Fire (and its potential effects on local business and residential structures)
- Severe Winter Storms (roadway clearing)

e. Mitigation Needs, Actions, & Strategies

[insert project table]

⁵ Source: <https://www.ncdc.noaa.gov/stormevents/>

3. CORRECTIONVILLE

a. Profile

The city of Correctionville is located in the northeastern portion of Woodbury County, near the county border. Most of the City is located south of and adjacent to U.S. Highway 20, with a small portion situated north of the highway. IA-31 intersects the city as Driftwood Street, connecting the city to Washta to the north and Anthon to the southwest.

Meandering to the north and west is the Little Sioux River. Bacon Creek is located south of the City. The Sioux Bend Wildlife Area is just west of Correctionville and shares a border with the west bank of the Little Sioux River. South of that is Copland Park, a significant green space. More information can be found at the City of Correctionville website⁶.

City Governance & Community Supports

Correctionville is governed by a five-person City Council and the Mayor. In addition to these offices, the city is also supported by City Hall (City Clerk) Board of Adjustment, Zoning Commission, and two maintenance personnel. Correctionville is also served by two municipal boards, which are the Zoning Commission and the Board of Adjustments. The City contracts with the county for law enforcement services. Fire and rescue services are provided by the Correctionville Fire Department, which is staffed by volunteers. The response team consists of an average of 18 firefighters, with 6 at FF1 status (+4 in training), 1 at FF2 status (+2 in training), and 4 EMTs. Numbers fluctuate with changes in volunteer availability.

Demographics, Housing, & Economics

In 2023, CensusReporter.gov estimated Correctionville's population⁷ at 746, showing a slight decline from 766 residents in 2020. The community includes 293 households, with a median household income of \$51,125—just below the county median. While the town supports a diverse range of residents, it has a significant number of individuals over 65 and several residents living with disabilities. Additionally, a portion of the population lives below the poverty line, reflecting some economic challenges despite an otherwise modest income level.

⁶ <https://correctionville.govoffice2.com/>

⁷ Source: <https://censusreporter.org/profiles/16000US1916545-correctionville-ia/>

<i>Community Characteristics</i>	
Population (2023)	746
Population (2020)	766
Total Households	293
Median Household Income	\$51,125
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	65	8.5%	7.3%	6.3%
65 years and older	185	24.1%	14.3%	16.0%
Below the poverty level	112	14.8%	14.0%	12.0%
Living with a disability	108	14.7%	12.4%	11.6%

Correctionville contains 336 total housing units, with 299 of those currently occupied and 37 remaining vacant. The housing stock features a mix of structures, with a notable portion built before 1969. A smaller number of homes were constructed between 1970 and 1999, and some more recent development has taken place since 2000. Mobile homes are also present in the community, contributing to the variety of housing options available.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	336	-
Occupied	299	89%
Vacant	37	11%
Mobile Homes	134	4%
<i>Age of Residential Structure</i>		
Built 2000 or later	40	9.6
Built 1970 – 1999	95	22.9
Build 1969 or earlier	280	67.5

More demographic and community data can be found on the US Census Bureau webpage for Correctionville.

Leading Employers

City of Correctionville
River Valley Community School District
Correctionville Nursing & Rehabilitation
Valley Lodge Assisted Living
Nursing Home
Western Iowa Cooperative
Dixon Construction Co
Mathers Construction Co
VT Industries (Holstein)

Critical Facilities

City Hall/Community Bldg	312 Driftwood
Firehouse/Ambulance	315 Cedar
Garage/Storage	
Warehouse	701 5th St
Tennis Court	824 Hackberry
Library	532 Driftwood
City Maintenance	705 5th St
Water Tower	
Water Treatment Plant	
Pump House	
Pool Facility & Related	815 8th St
Pump House	
Emergency Well	416 7th St
Generator Bldg/Lift Station	4138 160th St
American Legion Bldg	119 Driftwood
Military Displays	
Copeland Park	4173 S Hwy 31
Storm Siren	522 Driftwood
Van Houten-Southwell Roadside Park	4138 160 St

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

River Valley High School
Correctionville Nursing & Rehabilitation
Valley Lodge Assisted Living
MercyOne Correctionville Family Medicine
Los Amigos
GAR Hall / Vet Center
Church of Christ
Grace Lutheran Church
Grace United Methodist Church

Valuation of City Assets

Total Blanket TIV	\$	6,714,061
Building	\$	6,158,635
Personal Property	\$	679,964
Misc Property Sched	\$	363,248
Misc Property Unsched	\$	<u>176,256</u>
Total TIV	\$	7,378,102
APD TIV	\$	1,843,944
Grand Total TIV	\$	<u>9,222,046</u>

Both public and private properties directly affected by a given project will be considered in appropriate context. A Water Systems Improvements project, for example, is in the planning stages and includes replacement of the water tower, well, and water mains – all of which were impacted in the 2019 and 2024 flood events. Generators and/or connections for generator hookups where applicable will be included in final project plans.

b. Participation

SIMPCO facilitated a mitigation planning meeting Correctionville City Hall December 23, 2024 with the following in attendance.

- April Putzier, City Clerk
- Amanda Curtin, Deputy Clerk
- Pat Langschwager, Roads/Sewer (City Maintenance)

Three surveys of the 78 submitted for Woodbury County indicated residence in Correctionville.

c. Community Capabilities

<i>Capabilities</i>	
Comprehensive Plan	
Local Emergency Plan	
Watershed Plan	
Firewise or other fire mitigation plan	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none"> • Floodplain Ordinance • Nuisance Ordinance • Subdivision Ordinance • Provision for Historic Preservation 	<ul style="list-style-type: none"> • Tree Trimming Ordinance • Zoning Ordinance (2023 – new map) • Provision for Drainage
<i>Programs</i>	
Zoning/Land Use Restrictions	
National Flood Insurance Program (NFIP) Participant	Yes, CID #190288
ISO Fire Rating (not updated)	Class 8/9
Property Acquisition	as needed
Planning/Zoning Boards	
Tree Trimming Program	
<i>Staff/Department</i>	
Public Works Official	
Emergency Management Coordinator	City Clerk is the emergency manager for the city
Emergency Response Team	Fire and Rescue
Historic Preservation	
<i>Non-Governmental Organizations</i>	
<ul style="list-style-type: none"> • Chamber of Commerce • Community Betterment Club 	<ul style="list-style-type: none"> • Veterans Groups •
<i>Local Funding Availability</i>	
Ability to apply for Community Development Block Grants	

Ability to fund projects through Capital Improvements funding	
Authority to levy taxes for a specific purpose	
Fees for water, sewer services	
TIF Districts (implemented in 2018 and 2024)	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities

A Municipal Code of Ordinances update is in progress. Removal of dead/diseased trees is ongoing with priority given to visibly distressed trees. The Watershed plan is under review with implementation planned to include mitigation projects as identified in the Mitigation Needs, Actions, and Strategies table at the end of this profile.

Review of Actions Taken (Since 2019)

[insert updates table]

d. Risk Assessment

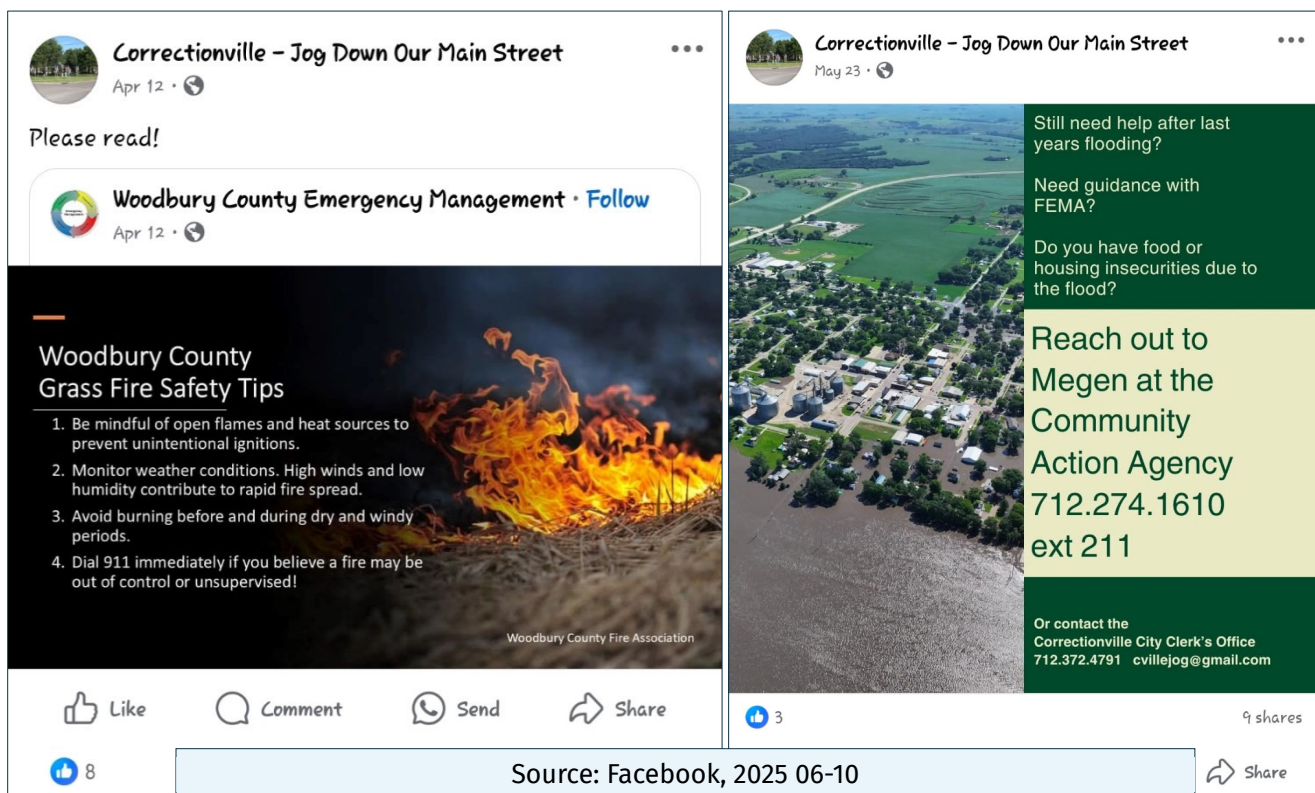
Contributing Factors

A review of reports in the NOAA Storm Event database from 11/01/2019 through 12/31/2024 provided only two records specific to Correctionville. However, local records provide a different picture. It is important to note that the NOAA database is contributor-sourced and is therefore somewhat limited. Those experiencing extreme effects of natural disasters, such as the severe flooding that occurred 6/24/2024, rarely have the afterthought of updating such reports. The following table under represents both property and crop losses due to that specific flood event.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
CORRECTIONVILLE	4/12/2022	16:15	Hail	1.75 in.	0	0	0.00K	0.00K
CORRECTIONVILLE	6/15/2024	20:08	Thunderstorm Wind	70 kts. EG	0	0	0.00K	0.00K

Correctionville is substantially affected by flooding potential, surrounded on the north, west and south by floodplain. While still in the preliminary stages, the Iowa Flood Center map shows a significant area on the city's west and south sides in the floodway. Such designation is restrictive to community growth and recovery opportunities within that zone. The north end of town is protected from riverine flooding by a hill that serves as a natural berm. However, the Little Sioux River continues through lower-level land areas, as does Bacon Creek, enabling accumulated collection of flood waters in both river flooding and flash flood events. Property acquisition is under consideration by the city as means of mitigating future loss and damages. If pursued, acquired property in part will be designated and maintained as a wetlands conservation area, and will likely evolve into an education site.

As flood and other natural events continue to intensify in frequency and severity, the city uses existing resources to further awareness for such events. The city provides education to residents on disaster preparedness through promotion of the Alert Iowa system, sharing information on Facebook, and having info cards available at City Hall.



Priority Hazards

The city maintained the priority hazard designations as indicated in the 2020 plan as follows.

- Flood
- Tornado/Windstorm
- Grass and Wildland Fire

Survey respondents indicated Flooding – both Flash and Riverine at the highest frequency under “Very Concerned”. When asked to choose top hazards, Drought and Flood topped the list.

e. Mitigation Needs, Actions, & Strategies

[Insert new projects table]

4. CUSHING

a. Profile

The city of Cushing is located near the eastern border of Woodbury County, occupying about .3 square miles. The city is south of US Highway 20 and bisected by 160th Street. Several small creeks and streams travel through city boundaries including Bacon Creek to the north.

City Governance & Community Supports

Cushing is governed by a five (5)-person elected City Council and a Mayor. Offices in addition to the Mayor and Council includes the City Clerk and Maintenance. The Cushing Fire Department is staffed by volunteers and provides emergency response services. The City contracts with the county for law enforcement services.

Demographics, Housing, & Economics

For 2023, CensusReporter.org estimates Cushing's population⁸ at 223, reflecting a slight decrease from 230 residents in 2020. The community includes 75 households and reports a median household income of \$70,139, which is notably higher than the county median. Despite this relatively strong income level, some residents face challenges, including those living with disabilities or below the poverty line. Additionally, the town is home to both young children and older adults, highlighting a diverse age range among its population.

<i>Community Characteristics</i>	
Population (2023)	223
Population (2020)	230
Total Households	75
Median Household Income	\$70,139
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	18	8.5%	7.3%	6.3%
65 years and older	32	15%	14.3%	16.0%
Below the poverty level	49	22.1%	14.0%	12.0%
Living with a disability	21	9.9%	12.4%	11.6%

Cushing has a total of 77 housing units, the majority of which are occupied, with only a small number of vacancies. The housing stock is primarily composed of older homes, with most residential structures built before 1970. A smaller number of homes were constructed between 1970 and 1999, and only a few have been built since 2000. The community does not have any mobile homes, reflecting a housing landscape made up entirely of traditional residential structures.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	77	-
Occupied	75	97%
Vacant	2	3%

⁸ Source: <https://censusreporter.org/profiles/16000US1917940-cushing-ia/>

Mobile Homes	0	0%
<i>Age of Residential Structure</i>		
Built 2000 or later	4	3.9%
Built 1970 – 1999	36	35.0%
Build 1969 or earlier	63	61.2%

Leading Employers

Wiese Construction
Anfinson Farm Store
United Bank of Iowa
Shever Family Trans, Inc.
Squatch Construction
Old 20 Bar

Critical Facilities

City Hall	200 Main St,
Fire Department	201 Main St
City Maintenance Shop	203 Main St
Water Tower	302 Hill St
Pump House/Pump	1 st St
Pump House	90 Valley St
	101 Valley St
Library	202 Main St
Storage Shed	204½ Main St
City Park	

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

Fire Station / Community Center
Legion Hall

St. John Evangelical Lutheran Church	206 School Street
Cushing Methodist Church	506 2 nd Street
Old 20 Bar	310 3 rd Street

Valuation of City Assets

Total Building	\$ 375,112	ACV
	\$ 2,428,154	RC
Total Personal Property	\$ 7,492	ACV
	\$ 231,969	RC
Total Property in the Open	\$ <u>1,171,720</u>	RC
Combined Total	\$ <u>4,214,447</u>	

b. Participation

A mitigation planning meeting was facilitated by SIMPCO on January 7, 2025 at Cushing Town Hall. The following city representatives were in attendance.

Jesse VanHouten, Mayor

Brennan Hoaglund, Councilmember

Nicole Huisinga, City Clerk

Keith Jackson, Councilmember

Shawn M Joy, Councilmember

Mary Tyler, Councilmember

Cushing residents accounted for five of Woodbury County's 78 surveys as submitted for public input. Responses are included in section summaries where applicable.

c. Community Capabilities

<i>Plans/Guidance Documents</i>	
• Comprehensive Plan	• Flood Mitigation Assistance (FMA) Plan
<i>Policies/Ordinance Updated 2023</i>	
• Building Code	• Nuisance Ordinance
• Drainage Ordinance	• Storm Water Ordinance
• Floodplain Ordinance	• Tree Trimming Ordinance
• Landscape Ordinance	
<i>Programs</i>	
Codes Building Site/Design	<i>Included in Code of Ordinances Residential Dwelling Standards</i>

National Flood Insurance Program (NFIP) Participant		CID# 190289
ISO Fire Rating	Cushing class 8, Cushing FD class 9/9	
Staff/Department		
Public Works Official		
Emergency Management Coordinator	City Clerk is the emergency manager for the city	
NFIP Floodplain Administrator	Authority of the Mayor or Fire Chief	
Emergency Response Team	Cushing Fire and Rescue	
Law enforcement contracted through County		
Non-Governmental Organizations		
Veterans Groups	F Roger Baumann Legion and Auxiliary	
Community Organizations	<ul style="list-style-type: none">Betterment ClubBusiness ClubOld 20 Community Development Corp	
Local Funding Availability		
Ability to apply for Community Development Block Grants		
Ability to fund projects through Capital Improvements funding		
Authority to levy taxes for a specific purpose		
Fees for water and sewer services		
Impact fees for new development by way of sewer and water connection fees for new homes		
Ability to incur debt through	<ul style="list-style-type: none">general obligation bondsspecial tax bondsprivate activities	

Review of Actions Taken (Since 2019)

[insert project update table]

Tree removals are in progress with 9 complete and 13 remaining in the park. Approximately 10 in parking and rights of way not yet addressed. A replacement plan is not in place, however the city is in communications with the state arborist.

d. Risk Assessment

Contributing Factors

Geographically, Cushing sits with its north and west borders adjacent to floodplain, along with much of its east border. Old Hwy 20 is particularly prone to flash flooding in heavy rain.

A review of the NOAA Storm Event database provided zero reports directly associated with Cushing between 11/01/2019 and 12/31/2024, however, residents likely experienced the effects of the 104 Woodbury (Zone) events. It is important to note that NOAA is a user-fed data base where individuals submit reports of local weather events. It is possible that no current residents are contributors.

Priority Hazards

- Infrastructure Failure (facilities and streets repair needs)
- Tornado / Windstorm
- Severe Winter Storm

Tornado/Windstorm figured in at the highest frequency of Very Concerned. When asked to indicate the respondents' top three hazards, Infrastructure Failure and Drought followed Tornado/Windstorm.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

5. DANBURY

a. Profile

The city of Danbury is located in the southeastern corner of Woodbury County. State Highway 175 runs diagonally through the southeastern portion of the city. Maple River is located south and east of city limits, and several smaller streams are present to the north and west. More information can be found on the Danbury website.

City Governance & Community Supports

Danbury is governed by an elected five (5)-person City Council and a Mayor. Offices include City Clerk/Treasurer and City Maintenance. The City contracts with the County for law enforcement. Danbury has a volunteer fire department, which is supported by surrounding communities. Danbury contracts with Danbury Ambulance Service for emergency response.

Portions of Danbury are located within the floodplain (Zone A); however, the city is not a member of the NFIP program.

Demographics, Housing, & Economics

CensusReporter.org estimates Danbury's 2023 population⁹ at 311, reflecting a slight decrease from 320 in 2020. The town is home to 172 households, with a median household income of \$64,028, which is well above the county average of \$51,350. Despite this relatively strong economic position, a portion of the population lives below the poverty line. The community also includes a significant number of seniors, and many residents are living with a disability. Overall, while Danbury boasts a solid economic foundation, there are still challenges, particularly among its older residents.

<i>Community Characteristics</i>	
Population (2023)	311
Population (2020)	320
Total Households	172
Median Household Income	\$64,028
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	19	6.5%	7.3%	6.3%
65 years and older	74	25.4%	14.3%	16.0%
Below the poverty level	34	11.3%	14.0%	12.0%
Living with a disability	49	16.8%	12.4%	11.6%

⁹ Source: <https://censusreporter.org/profiles/16000US1918390-danbury-ia/>

Danbury has a total of 162 housing units, with the majority being occupied and a smaller portion vacant. Most of the homes were built prior to 1970, with a significant number also constructed between 1970 and 1999. A small number of homes were built after the year 2000. The town does not currently have any mobile homes, reflecting a predominantly traditional housing structure.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	162	
Occupied	139	86%
Vacant	23	14%
Mobile Homes	0	0.0%
<i>Age of Residential Structure</i>		
Built 2000 or later	8	4.2%
Built 1970 – 1999	58	30.2%
Build 1969 or earlier	126	65.6%

More demographic and community data can be found on the US Census Bureau webpage for Danbury.

Leading Employers

- Barry Motors
- Bluejay Boutique
- Colbert's Market
- Danbury Catholic Schools
- First Security Bank
- GFG
- KCK Convenience Store
- Nutrien Solutions
- Premier Roofing Systems
- Sexton Oil
- Shelby County State Bank
- Shrank's Bar & Grill
- Welte Vault Co.

Critical Facilities

City Hall	207 1st St,
Danbury Fire Department	201 Main St

Danbury Ambulance Service	201 Main St
Library	215 Main St
Storage Facility	
Water Tower	
Shop/Water Treatment Plant	108 2nd St
Well House	
Water Treatment Tank	
Lagoon	
Lift Station	L37
City Ballpark	West edge of 3rd St
City Park	W 2nd & 4th Sts
Dana Apartment Bldg	303 Main St
Health & Recreation Facility	206 East St

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

St. Mary's Catholic Church and School	604 Peach Street
Danbury United Methodist Church	200 Liston St
Schrank's Bar & Grill	117 Main St

Valuation of City Assets

Total Blanket TIV	\$	5,468,785
Building	\$	4,553,509
Personal Property	\$	949,824
Misc Property Sched	\$	104,907
Misc Property Unsched	\$	<u>32,533</u>
Total TIV	\$	5,640,773
APD TIV	\$	89,703
Grand Total TIV	\$	<u>5,730,476</u>

b. Participation

SIMPCO facilitated an online mitigation planning meeting via Teams on February 25, 2025 with Cristy Nelson, Danbury City Clerk in attendance.

One survey was returned indicating Danbury as jurisdiction of residence.

c. Community Capabilities

<i>Plans/Guidance Documents</i>	
Comprehensive Plan	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none"> • Drainage Ordinance • Nuisance Ordinance • Storm Water Ordinance 	<ul style="list-style-type: none"> • Subdivision Ordinance • Tree Trimming Ordinance • Zoning Ordinance
<i>Programs</i>	
ISO Fire Rating	Danbury class 7; Danbury FD class 9/9
Property Acquisition	
<i>Staff/Department</i>	
Public Works Official	
Emergency Management Coordinator	City Clerk @ local level
Emergency Response Team	Fire and Rescue
<i>Non-Governmental Organizations</i>	
Veterans Groups	Carlson-Frum American Legion
Community Organizations	Danbury Community Club
<i>Local Funding Availabilities and Authorities</i>	
Apply for Community Development Block Grants	
Fund projects through Capital Improvements funding	
Levy taxes for a specific purpose	
Fees for water and sewer services	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities

Danbury's Municipal Code of Ordinances is currently under revision. An urban renewal area has been designated, however, the program has not been utilized. At the time of the planning meeting, the city was in the process of filling the vacant Public Works position.

Review of Actions Taken (Since 2019)

Other projects completed or in progress:

- New lagoon with dedicated generator
- Most dead/diseased/at risk trees in city parks and rights of way have been removed
- Community Club has been gradually adding trees since 2022+/- to balance those removed. No formal plan in place.

d. Risk Assessment

Contributing Factors

A review of the NOAA Storm Event database includes one report specific to Danbury. It is important to note that the database is user-based record of events, not necessarily a collection of all known events. Due to proximity, Danbury likely experienced of all recorded county zone events for Woodbury, Ida, Monona, and Crawford Counties.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
DANBURY	12/15/2021	16:38	Thunderstorm Wind	64 kts. EG	0	0	10.00K	0.00K

Preliminary Iowa Flood Plain maps, a coordinated effort between Iowa DNR and the Iowa Flood Center, indicate a significant amount of floodplain surrounding Danbury, but not affecting any current structures.

Priority Hazards

- Tornado/Windstorm
- Thunderstorm w/Hail & Lightning
- Severe Winter Storm
- Drought

Additional concerns in discussion and through survey response include Flood (both flash and riverine), Animal/Plant/Crop Disease, Hazardous Materials Incidents, and Transportation Incidents.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

6. HORNICK

a. Profile

The city of Hornick is situated near the southernmost border of Woodbury County, just west of center. Most of the city lies north of Highway 141, with about 20% of the total area extending south of the highway.

City Governance & Community Supports

Hornick is governed by a five (5)-person elected council and the Mayor. Offices in addition to Mayor and Council include City Clerk and Public Works. The Hornick Volunteer Fire Department is independent of the City but does receive some funding from Hornick. City staff designates the Legion Hall and the United Methodist Church as significant support entities to community well-being. These and additional community supports are specified in the discussion of Community Capabilities. The City contracts with the County for law enforcement and maintains a 28E agreement with regional emergency response providers.

The City of Hornick is a member of the NFIP program, though the majority of residents are known to be inactive under flood insurance.

Demographics, Housing, & Economics

CensusReporter.org estimates Hornick's 2023 population¹⁰ at 335, a noticeable increase from 255 residents in 2020. The town is home to 117 households, with a median household income of \$77,917, reflecting a relatively stable economic base. However, a portion of the population lives below the poverty line, suggesting that some households may face economic challenges.

Hornick has a total of 128 housing units, with 116 of them occupied. The town has a relatively low vacancy rate, with only 12 vacant units. A small portion of the housing units are mobile homes. The majority of the homes were built in 2000 or later, with a smaller number constructed between 1990 and 1999, and a few built before 1990.

Leading Employers

New Cooperative
3-Speed Repairs
Chance "R" Bar

Critical Facilities

City Hall; Fire Dept Garage	400 Main St
Community Center	419 Main St
Water treatment Facility	420 Main St
Maintenance Shop	
Water Tower	Lots 16-18, Block 7
Museum	201 Main St
City Park	405 4 th St, Ste 1
Library	510 Main St
Lift Station	208 4 th St
Garage	406 5 th St

¹⁰ Source: <https://censusreporter.org/profiles/16000US1937200-hornick-ia/>

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

In addition to businesses designated as Leading Employers, the following serve as community centers and gathering locations.

Legion Hall	306 Main St
United Methodist Church	411 5 th St

Valuation of City Assets

Total Building	\$	3,390,402
Total Personal Property	\$	301,066
Total Property in the Open	\$	<u>712,592</u>
Combined Total	\$	<u>4,404,060</u>

b. Participation

A mitigation planning meeting, facilitated by SIMPCO, was held at Hornick City Hall on February 10, 2025 with the following in attendance.

- Scott Mitchell, Mayor
- Lori Teel, City Clerk
- Mat Andresen, City Council
- Scott Mathias, City Council
- Eric Bebee, City Council
- Steve Holst, City Council
- Dustin Johnson, City Council

Hornick residents accounted for 7 of Woodbury County's 78 survey responses, providing additional consideration regarding natural hazard concerns.

c. Community Capabilities

<i>Plans/Guidance Documents</i>
Comprehensive Plan
<i>Policies/Ordinance</i>
<ul style="list-style-type: none">• Floodplain Ordinance (updated per DNR)• Subdivision Ordinance

<ul style="list-style-type: none">• Nuisance Ordinance• Restricted Residence District• Storm Water Ordinance		<ul style="list-style-type: none">• Tree Trimming Ordinance• Subdivision Regulation
<i>Programs</i>		
NFIP	CID #190291	
ISO Fire Rating	Hornick, Class 8; Hornick FD, Class 8/9	
<i>Staff/Department</i>		
Engineer	County representation; Contracted consult as needed	
Public Works Official	Public Works Superintendent	
Emergency Management Coordinator	City Clerk @ local level	
Emergency Response Team	Hornick Fire and Rescue	
<i>Non-Governmental Organizations</i>		
Veterans Groups	<ul style="list-style-type: none">• Hindman-Steele American Legion and Auxiliary• Sons of the Legion	
Community Organizations	Library Group	
<i>Local Funding Availabilities & Authorities</i>		
Community Development Block Grants		
Capital Improvements funding		
Authority to levy taxes for a specified purpose		
TIF District allocations as applicable		
Fees for water, sewer		
Incur debt through	<ul style="list-style-type: none">• general obligation bonds• private activities• special tax bonds	
Withhold spending in hazard prone areas is in place but unlikely to be used.		

Review of Actions Taken (Since 2019)

[insert project update table]

Other projects completed since 2019 include the following.

<i>Project description</i>	<i>Funding Sources</i>	<i>Cost</i>
----------------------------	------------------------	-------------

1. Raised generator at lift station 3.5'. Included new generator.	local funds, MRHD Grant	\$50K
2. New water plant. Project began prior to 2019 flood, finally completed. Includes additional shop space.		\$360K
3. Drainage issues overall improved with berm-raising project		
4. Road work repairs/replacement due to 2019 flood in progress. Repairs include improved storm runoff controls through sloped channel, and ditch clearing. Anticipated completion: Fall 2025	FEMA 404 project	\$2.4M
5. Ash trees treated to sustain current tree canopy		
6. County re-did Main St . City addressed ADA improvements to sidewalk concurrently.	Federal Hwy program funds, local funds	
7. Improved response equipment with purchase of		
• Payloader	MRHD	
• Skid loader	local funds, community grants	

d. Risk Assessment

Contributing Factors

The events related to the flood in 2019 are still primary consideration in city planning efforts as Hornick pulls itself back together. NOAA Storm Event database records between 11/01/2019 and 12/31/2024 include only 2 reports specific to Hornick, though the city likely experienced the effects categorized as “Zone” under Woodbury County and Monona County.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
HORNICK	12/15/2021	16:19	Thunderstorm Wind	65 kts. EG	0	0	25.00K	0.00K
HORNICK	4/12/2022	16:22	Hail	1.00 in.	0	0	0.00K	0.00K

Priority Hazards

- Tornado / Windstorm
- Flood – Flash and River
- Grass and Wildland Fire

Survey responses include Thunderstorm with Hail & Lightning at a relatively high frequency in addition to those as determined above. When asked to choose top three hazards, Infrastructure Failure joins all those as listed.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

7. LAWTON

a. Profile

The city of Lawton is centrally located in the northwestern quarter of Woodbury County. Covering about .7 square miles, the majority of the city is situated north of U.S. Highway 20, with a small portion including an assisted living facility located south of the highway. Elliott Creek is located in the western portion of the city and runs north to south. More information can be found on the City of Lawton website at <https://www.lawtoniowa.com/>.

City Governance & Community Supports

Lawton is governed by a Mayor and City Council who are elected by city residents. City Council is composed of five (5) members. Offices in addition to the Mayor and Council include City Clerk and Public Works. The Lawton Community Fire Department is staffed by volunteers and provides fire suppression and rescue services to Banner Township and Concord Township in addition to the City. Lawton has its own ambulance service, the Provisional Paramedic Service, which includes 10 responders and one ambulance. It serves the surrounding 72 square miles. The city's volunteer fire department has an average of 22 firefighters, ready to serve.

Demographics, Housing, & Economics

Based on Census Reporter's 2023 estimates¹¹, Lawton's population is 938, reflecting a slight decrease from 943 in 2020. The town is home to 352 households, with a median household

¹¹ Source: <https://censusreporter.org/profiles/16000US1943905-lawton-ia/>

income of \$90,278, significantly higher than the Woodbury County median of \$51,350. Vulnerable populations in Lawton include 44 children aged 5 years and younger, and 157 residents aged 65 or older. About 75 residents live below the poverty level, and 65 residents are living with a disability. While Lawton shows a relatively strong economic foundation, these figures suggest that there are still some challenges faced by certain segments of the community.

<i>Community Characteristics</i>	
Population (2023)	938
Population (2020)	943
Total Households	352
Median Household Income	\$90,278
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	44	4.9%	7.3%	5.7%
65 years and older	157	17.3%	14.3%	16.0%
Below the poverty level	75	8.3%	14.0%	11.3%
Living with a disability	65	7.2%	12.4%	18.5%

Lawton has a total of 390 housing units, with 351 of them occupied and 39 units vacant. The town does not have any mobile homes. A significant portion of the housing stock (102 units) was built in 2000 or later, while the remaining homes are older. This reflects a mix of newer and more established homes in the community.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	390	-
Occupied	351	90%
Vacant	39	10%
Mobile Homes	0	0.0%
<i>Age of Residential Structure</i>		
Built 2000 or later	102	26.6%
Built 1970 – 1999	128	33.3%
Build 1969 or earlier	154	40.1%

More demographic and community data can be found on the US Census Bureau site for Lawton.

Leading Employers

Agrivision Equipment
Lawton-Bronson Community Schools
Lawton Senior Living
Pronto Market
Scarecrow Farms (Seasonal)
Western Iowa Telecom

Critical Facilities

Garage	206 W Main
City Hall/Community Center	315 Ash St
Friendship Center	300 Cedar St
Fire Station	104 W Maple
Pump House	300 W Main
City Park	111-113 Tara Way
Water Tower	
Park, Gazebo	SE Corner - Cedar & Maple
Ballpark	1592 Eastland Ave
Water Treatment Facility	321 Ash St
Well Heads; Related	
Sewer Lift Station	301 W Main
Emergency Siren	Maple St

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

Lawton-Bronson Junior High School	100 Tara Way
Lawton-Bronson High School	
American Family Insurance	101 E Maple St
Bethel Lutheran Church	322 Pine St
Bob & Ellen's	311 Cedar St
Community Presbyterian Church	411 E Birch St
The Friendship Center	300 Cedar St

Security National Bank	315 Cedar St
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Valuation of City Assets

Total Blanket TIV	\$	6,294,860
Building	\$	6,110,316
Personal Property	\$	239,825
Misc Property Sched	\$	433,696
Misc Property Unsched	\$	251,455
APD TIV	\$	1,503,087
Grand Total TIV	\$	7,035,292

b. Participation

SIMPCO facilitated a virtual mitigation planning meeting via Teams on December 18, 2024. The following were in attendance.

- Tricia Jernberg, City Clerk
- Jesse Pedersen, Mayor
- Justin Dunnington, Public Works Supervisor
- Travis Ludwig, Fire Chief

For additional consideration, four surveys were submitted with jurisdiction indicated as Lawton.

The city’s signed Voluntary Participation Agreement, dated 12/18/2024, is on file.

c. Community Capabilities

<i>Plans/Guidance Documents</i>
Comprehensive Plan

<i>Policies/Ordinance</i>	
<ul style="list-style-type: none"> • Building Code (Standard by reference: IBC) • Floodplain Ordinance (2024) • Nuisance Ordinance • Subdivision Ordinance • Tree Trimming Ordinance 	
Some provisions for Stormwater included in the Code of Ordinances	
Some provisions for Debris Management included in the Codes of Ordinances	
<i>Programs</i>	
Some provisions for Drainage included in the Codes of Ordinances	
National Flood Insurance Program (NFIP) Participant	CID #190292
ISO Fire Rating	Class 5/5x
Property Acquisition	
<i>Staff/Department</i>	
Public Works Official	Water Superintendent
Emergency Management Coordinator	City Clerk @ local level
Emergency Response Team	Fire and Rescue
<i>Non-Governmental Organizations</i>	
Veterans Groups	American Legion Post 718
<i>Local Funding Availability</i>	
Apply for Community Development Block Grants	
Fund projects through Capital Improvements funding	
Levy taxes for a specific purpose	
Fees for water and sewer services	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities

The city is actively implementing mitigation strategies into planned projects. They have a tree removal plan in place addressing dead/diseased trees in public rights of way and parking. In 2024, approximately \$15,000 was invested, which included replacements in the City Park.

The city has a collaborative relationship with Lawton Senior Living Center to work with response teams to coordinate transfers to the Holstein facility as may be needed in the event of a disaster. The school facilities throughout town host potential for a helipad should such equipment be needed.

The schools are partners with the city in community development efforts. The community center is an identified refuge location if students are displaced during the school day or during school activities. The district has an active Safe Routes to School program reducing the risk of pedestrian/bicyclist vs vehicle crashes.

Review of Actions Taken (Since 2019)

In addition to completion of a new city building (housing City Hall, the Community Center, and Maintenance), Lawton repaired their warning siren to full function. Approximate cost was \$5,000.

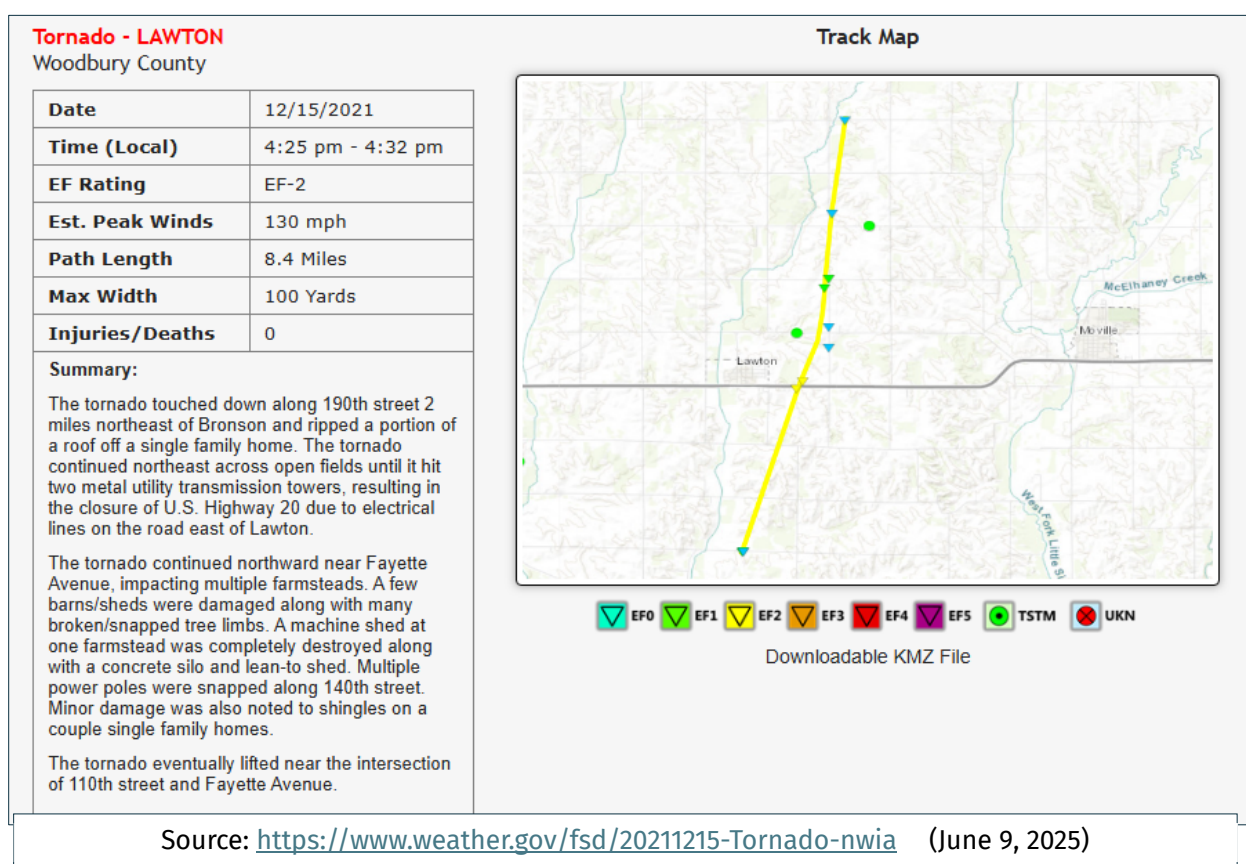
d. Risk Assessment

Contributing Factors

The NOAA Storm Event database included four reports specific to Lawton. The city likely suffered the effects of the 104 Woodbury (Zone) events as well.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
LAWTON	12/15/2021	16:28	Thunderstorm Wind	70 kts. EG	0	0	25.00K	0.00K
LAWTON	12/15/2021	16:28	Thunderstorm Wind	69 kts. EG	0	0	25.00K	0.00K
LAWTON	12/15/2021	16:31	Thunderstorm Wind	69 kts. EG	0	0	10.00K	0.00K
LAWTON	7/29/2024	23:02	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K

Below is a depiction of the Dec 2021 storms that affected much of the region. Storm activity cut through Lawton resulting in extensive damage. The NOAA system, which relies on residential reports, does not include the accurate Tornado designation as determined following the events of that day.



Priority Hazards

- Tornado / Windstorm
- Severe Winter Storm
- Grass and Wildland Fire

Priority hazards remain consistent with those specified in 2020. A greater emphasis is place on concern of Windstorms as well as Thunderstorms with Hail and Lightning. Survey responders aligned their top three concerns with the priorities indicated by the City.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

8. MOVILLE

a. Profile

The city of Movable is centrally located in the northern half of Woodbury County. The majority of the City is situated north of U.S. Highway 20, with a small portion located south of the highway. Several streams are located to the west of the city including McElhaney Creek, West Mud Creek, Mud Creek, and West Fork Little Sioux River. Only McElhaney Creek passes through city limits. More information can be found on the City of Movable website.

City Governance & Community Supports

Movable is governed by a Mayor and City Council who are elected by city residents. A Mayor Pro Tem is appointed by the mayor and may vote as a member of the Council. Five (5) additional members serve on Council. Offices in addition to Mayor and Council include City Clerk, Public Works, Police, Fire and Rescue, and Ambulance Services.

Demographics, Housing, & Economics

In 2023, Movable's population was 1,840¹², showing a slight increase from 1,687 in 2020. The city has 666 households, with a median household income of \$96,250, significantly higher than the median income of Woodbury County, which is \$51,350. The community includes a notable portion of vulnerable populations, with a significant number of residents aged 5 years and younger, as well as a considerable percentage of individuals aged 65 and older. Additionally, some residents are living below the poverty level, and a portion of the population is living with a disability.

<i>Community Characteristics</i>	
Population (2023)	1840
Population (2020)	1,687
Total Households	666
Median Household Income	\$96,250

¹² Source: <https://censusreporter.org/profiles/16000US1954930-moville-ia/>

Median Household Income – Woodbury County	\$51,350
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<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	177	9.6%	7.3%	5.7%
65 years and older	208	11.3%	14.3%	16.0%
Below the poverty level	143	3.2%	14.0%	11.3%
Living with a disability	204	11.2	12.4%	18.5%

Moville has a total of 624 housing units, with 612 occupied and 12 vacant. There are 25 mobile homes, comprising a small portion of the housing stock. The majority of homes in Moville were built before 1999, with a significant number constructed in 1969 or earlier, and a sizable portion built between 1970 and 1999. A smaller number of homes were built in 2000 or later.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	624	-
Occupied	612	98%
Vacant	12	2%
Mobile Homes	25	4%
<i>Age of Residential Structure</i>		
Built 2000 or later	52	7.4%
Built 1970 – 1999	277	39.2%
Build 1969 or earlier	378	53.5%

Leading Employers

The largest employer in the City of Moville is the Woodbury Central Schools, which employs approximately 75 people. In addition to education, the manufacturing and retail trade industries employ the next greatest amount of people.

EGR Insurance, Inc.

MF Construction
Nutrien AG Solutions
Western Iowa Telephone Association
Woodbury Central Community School District

Critical Facilities

City Hall	21 Main St
Police	
Ambulance	24 W Main St
Fire & Rescue	
Lift Station	1 Hwy 140
Haskell Pool; Park	2 Hwy 140
Community Center/Library	815 Main St
Fire Station #2; Vehicle Storage	19 S 1st
Well House	111 N 3rd St
Siren	
Well House; Well Heads	211 N 4 th St
N Lift Station	112 N 2 nd St
Lagoon Bldg	2431 160 th St
Water Tower & Control Panel	111 Fair St
Pumps	
Midway Park	N 4 th St
Ball Fields	221 N 2 nd St
Main St Park	Main St
The Ridge Park	845 Park Ridge Pl
Memorial Park	
Veterans Park	
Post Office	
Woodbury Co RAC	
Woodbury Co Engineer's Office	

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

Woodbury County Fairgrounds	206 Fair St
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Woodbury Central High School	408 S 4 th St
Woodbury Central Middle School	
Moville Elementary School	
Eastside Acres Campground	811 E Frontage Rd
Mobile Home Park	
County Conservation Board	State Highway 140
Churches	
• New Hope Church	516 Main St
• Moville United Methodist Church	450 S 1st St
• Trinity Lutheran Church	323 S 4th St
• Immaculate Conception Church	419 Jones St
Family Health Care of Siouxland	410 Main St
CNOS Medical Clinic	
Dollar General	
Lewis Drug	
Senior Center / American Legion Hall	11 S 2nd St

County and private entities are included here as areas of interest, essential services, and/or where places with increased vulnerability during a disaster. Additional County Facilities as may be located in Moville are itemized in the County Profile.

Valuation of City Assets

A partial valuation of assets at \$2,511,868 was provided as preliminary base for cost-benefit analysis. This value does not include all city property and facilities. An assessment of values will accompany project plans including public as well as private assets as may be affected by a given action.

b. Participation

A mitigation planning meeting was held at Moville City Hall on August 26/2024. SIMPCO facilitated the discussion and the following people were in attendance.

- Michaela Peterson, City Clerk
- Mike Montino, Co EMA Coordinator
- Jerry Sailer, Fire Chief
- Casey Stratten, EMT

- Pat Rogers, Agent
- Bret Hayworth, Council
- Dave Christensen, Bldg Inspector
- Joe Barnes, Chief, PD
- Pat Smith, PWD

c. Community Capabilities

Moville has the following local supports in place in addition to resources as uniformly available through county, region, and state programs.

<i>Plans/Guidance Documents</i>	
Comprehensive Plan	
Capital Improvement Plan (5-yr update in progress as of 8/26/24)	
Land Use Plan	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none"> • Building Code • Nuisance Ordinance • Subdivision Ordinance 	<ul style="list-style-type: none"> • Tree Trimming Ordinance • Zoning Ordinance
<i>Programs</i>	
Zoning/Land Use Restrictions	
National Flood Insurance Program (NFIP) Participant	CID #190293
ISO Fire Rating	FD Class 5/5 Rural
Planning/Zoning Board	
<i>Staff/Department</i>	
Building Code Official	Independently contracted
Building Inspector	Independently contracted
Public Works Official	Public Works Directors
NFIP Floodplain Administrator	City Clerk
Emergency Response Team	Fire and Rescue
<i>Local Funding Availabilities & Authorities</i>	
Apply for Community Development Block Grants	
Fund projects through Capital Improvements funding	
Levy taxes for a specific purpose	
Fees for water and sewer services	
Impact fees for new development	

Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities
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Review of Actions Taken (Since 2019)

[insert 2020 table updates]

In addition to actions in response to the 2020 HMP, Merville has implemented other projects affecting community wellbeing. A generator is in place at the water treatment plant. There is a portable generator dedicated for use at the well house and lift station. A new water plant and tower are in the planning stages. A new floodplain ordinance was enacted in 2024. An ash tree replacement plan is in place in response to Ash Borer Beetle concerns.

d. Risk Assessment

Contributing Factors

Nutrien operations in town, while vital to local economy, does pose concern due to on-site propane product tanks. Traffic volume along US 20 heightens threat of not only transportation incidents, but hazardous materials incidents as well. The city is looking at formalizing refuge options through conversations with churches, the fairgrounds board, and schools. Current understanding is no pets may accompany residents to refuge locations, however lack of formal plan makes that difficult to maintain. Residents would benefit from full awareness enabling them to make alternate arrangements. The ball diamonds and a single residence on S Pearl are flood prone properties.

The NOAA Storm Event database shows four reports for Merville between 11/01/2019 and 12/31/2024¹³.

¹³ Source: <https://www.ncdc.noaa.gov/stormevents/>

<u>Location</u>	<u>Date</u>	<u>Time</u>	<u>Type</u>	<u>Mag</u>	<u>Dth</u>	<u>Inj</u>	<u>PrD</u>	<u>CrD</u>
<u>MOVILLE</u>	8/10/2020	7:40	Thunderstorm Wind	50 kts. MG	0	0	0.00K	4.00K
<u>MOVILLE</u>	12/15/2021	16:35	Tornado	EF1	0	0	200.00K	0.00K
<u>MOVILLE</u>	5/12/2022	18:15	Thunderstorm Wind	50 kts. MG	0	0	0.00K	29.00K
<u>MOVILLE</u>	9/18/2023	23:50	Hail	1.00 in.	0	0	0.00K	0.00K

Priority Hazards

- Flood (riverine)
- Tornado / Windstorm
- Hazardous Materials Incident
Transportation Incident

Difficult to narrow concerns to a top three priority, haz mat and traffic accidents stem from a common source: traffic volume on US 20. Thunderstorms with Hail & Lightning are prevailing issues as well with incidents often resulting in at least some damage.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

9. Oto

a. Profile

The city of Oto is centrally located in the southeastern quarter of Woodbury County. State Highway 31 and County Highway D54 intersect in Oto. The city is situated west of the Little Sioux River. To the west is Oak Ridge Conservation Area, and to the north is Curtin Timber Public Wildlife Area.

City Governance & Community Supports

Oto is governed by a Mayor and City Council. The Council is composed of three (3) voting members. In addition to these offices, Oto is served by the following departments: Clerk/Treasurer and Maintenance. The City contracts with Woodbury County for law

enforcement services. Oto is served by independently operated, volunteer emergency response teams -- Oto Ambulance and Oto Fire Department.

Although portions of the City are located within a floodplain (Zone A), Oto is not a member of the NFIP program. Both the Municipal Code of Ordinances and the Comprehensive Plan have been recently updated.

Demographics, Housing, & Economics

CensusReporter.org shows Oto with a population of 66 in 2023¹⁴, showing a slight decrease from 72 residents in 2020. The town is home to 33 households, though the median household income is not available. A significant portion of Oto's population is 65 years or older, and many residents face economic challenges, with a notable number living below the poverty line. Additionally, a considerable number of residents are living with a disability, highlighting some of the community's unique needs.

<i>Community Characteristics</i>	
Population (2023)	66
Population (2020)	72
Total Households	33
Median Household Income	n/a
Median Household Income (all of Woodbury County)	\$51,350

Available estimates are disparate and not reflective of what is likely the actual per capita income level, especially when paralleled with an estimate more reflective of local perception of the poverty rate. The CensusReporter.org site estimates per capita at more than double the state and Sioux City metro area numbers, with poverty rate also more than double the metro and state rates. Local summation is more consistent with estimated poverty rate as included in the following table.

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	2	3%	7.3%	6.3%

¹⁴ Source: <https://censusreporter.org/profiles/16000US1960240-oto-ia/>

65 years and older	18	27.3%	14.3%	16.0%
Below the poverty level	17	25.8%	14.0%	12.0%
Living with a disability	21	31.8%	12.4%	11.6%

Oto's housing stock is largely made up of homes that are 50 or more years old, with minimal new construction in recent years. Only one house has been built in the 21st century. The city also has a relatively high vacancy rate, with 15 of the 50 total housing units currently unoccupied.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	49	-
Occupied	33	67%
Vacant	16	33%
Mobile Homes	2	4%
<i>Age of Residential Structure</i>		
Built 2000 or later	1	2.0%
Built 1970 – 1999	12	24.0%
Build 1969 or earlier	37	74.0%

More information regarding demographics can be found on the U.S. Census webpage for Oto.

Leading Employers

While not hosting a large number of employees, the following businesses operate and have established a necessary presence in Oto.

- Lyle's Auto Salvage
- Oto Pub & Grub

Critical Facilities Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

City Hall	215 1st Ave
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Ambulance Service	27 Washington
Sewage Lift Station	242 Water St
Fire Department	
Pump/Well #3	300 3rd Ave
Town Mtnc Bldg	Washington St
Water Tower	Royal St
Pump House #2	110 2nd Ave

In addition to city facilities, private establishments including but not limited to the leading employers as listed are critical to the function of the city as community supports.

Valuation of City Assets

Total Building	\$	140,065	RC
Total Personal Property	\$	52,634	RC
Total Property in the Open	\$	<u>310,221</u>	RC
Total	\$	<u>502,920</u>	

b. Participation

A planning meeting, facilitated by SIMPCO, was held at Oto City Hall on December 17, 2024. City Clerk Nikki Kelsheimer was present.

c. Community Capabilities

In addition to state, region, and county programs, the City of Oto has the following identified as locally available resources.

<i>Plans/Guidance Documents</i>	
Comprehensive Plan	
<i>Policies/Ordinance</i>	
Nuisance Ordinance	Trees Ordinance
Building and Land Use Regulations	
<i>Programs</i>	

National Flood Insurance Program (NFIP) Participant	Yes, 190294C
ISO Fire Rating (updated class not provided)	Oto Class 9; Oto FD Class 9/10
<i>Staff/Department</i>	
Public Works Official	Superintendent for the City
Emergency Response Teams (Independent of City)	Ambulance
	Fire Rescue
<i>Non-Governmental Organizations</i>	
Veterans Groups	Henry V McKenna American Legion
Oto Days Committee	
<i>Local Funding Availabilities & Authorities</i>	
Apply for Community Development Block Grants	
Fund projects through Capital Improvements funding	
Levy taxes for a specific purpose	
Fees for water, sewer, gas, or garbage collection services	
Assess impact fees for new development	
Incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities
Withhold spending in hazard prone areas	

The ambulance building is designated as a cooling station during extreme heat events. Oto now participates in NFIP. The city follows state codes for building standards and floodplain regulations. Active promotion of the Alert Iowa system is ongoing through Facebook and neighbor to neighbor.

Review of Actions Taken (Since 2019)

d. Risk Assessment

A review of events recorded in the NOAA Storm Event database did not show any reports for Oto between 11/01/2019 and 12/31/2024. It can be expected that Oto did experience the effects of all 104 events reported for the Woodbury “Zone”.

Contributing Factors

Weather extremes of all kinds are troublesome for Oto and most small communities. The city is making strides in coordinating planning effort to ensure mitigation efforts are incorporated into all planning projects where applicable.

Priority Hazards

- Tornado/Windstorm
- Severe Winter Storm
- Thunderstorm w/Hail & Lightning

e. Mitigation Needs, Actions, & Strategies

[insert project table]

10. PIERSON

a. Profile

The city of Pierson is situated in the northeast quarter of the Woodbury County, near the northern border. County Highways D12 and L25 intersect at the northeastern corner of the city. Several small streams meander through city limits. More local details can be found on the City of Pierson website at <https://www.piersonia.com/>.

City Governance & Community Supports

Pierson is governed by a five (5) person elected City Council and the Mayor. Offices in addition to the Mayor and Council include City Clerk and Public Works. Fire and rescue services are provided by the Pierson Fire Department, which is staffed by volunteers. This department provides fire response services to surrounding communities. Pierson contracts with Woodbury County for police protection services.

Demographics, Housing, & Economics

Pierson, Iowa, had a population of 331 in 2023, showing a slight decline from 337 in 2020. The town includes 103 households and has a median household income that exceeds the average for Woodbury County. Pierson has a relatively large number of young children compared to the surrounding area, while the number of older adults is somewhat lower. Fewer residents live below the poverty line than in both the county and the state, indicating a relatively stable economic situation. However, the town has a higher number of individuals living with disabilities, which may point to a greater need for supportive services and accessibility resources in the community.

<i>Community Characteristics</i>	
Population (2023)	331
Population (2020)	337
Total Households	103
Median Household Income	\$56,563
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	29	10%	7.3%	6.3%
65 years and older	34	11.7%	14.3%	16.0%
Below the poverty level	25	7.6%	14.0%	12.0%
Living with a disability	41	14.1%	12.4%	11.6%

Pierson, Iowa has a total of 120 housing units, with 103 currently occupied and 17 standing vacant. The vast majority of these homes are older, with nearly all residential structures built before 1970, and none constructed after the year 2000. Only a small portion of the housing stock was built between 1970 and 1999. Mobile homes make up a very small share of the housing, reflecting a predominantly traditional housing landscape. This aging housing inventory may present challenges related to maintenance, energy efficiency, and modernization, but also suggests a community with deep roots and long-standing character.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	120	-

Occupied	103	86%
Vacant	17	14%
Mobile Homes	4	3%
<i>Age of Residential Structure</i>		
Built 2000 or later	0	0.0%
Built 1970 – 1999	21	11.4%
Build 1969 or earlier	163	88.6%

More demographic and community data can be found on the US Census Bureau webpage for Pierson.

Leading Employers

- NEW Co-op
- Culligan Water
- United Bank of Iowa
- Mahoney Auto

Critical Facilities

City Hall/Library	201 Main St
Community Center	514 2nd St
Fire Station	
Water Tower; Pump House	300 Main St
City Park	Main St
Tennis Courts/Sand Volleyball	208 Maple St
Maintenance Bldg	601 Front St
Pump house & Related	290 Maple
Utility Bldg	
Pump House; Control Panel	Lenox Ave
Sewage Treatment Plant	Minnesota Ave
Ballpark	210 Maple St
Cemetery	

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

US Post Office
Pierson Elementary & Middle School (4-8)
Pierson United Methodist Church
Gas Lantern Restaurant
Thonny's Bar and Grill

Valuation of City Assets

A valuation of city assets was not provided for this plan. However, a base value of \$2,251,801 from the 2020 HMP can be estimated to have doubled based on improvements and across the board building/property increases in recent years. A full assessment of values of public and private properties as may be impacted by mitigation actions/strategies will be formed for cost benefit analysis to be incorporated into project plans and funding requests.

b. Participation

A formal mitigation planning meeting was not held, however, communications regarding mitigation planning were conducted between SIMPC, and the City of Pierson with Jeanette Beekman, City Clerk and Mayor Dallas Groen providing input. Information was provided via email and completion of the jurisdiction update survey.

c. Community Capabilities

<i>Plans/Guidance Documents</i>	
Comprehensive Plan	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none">• Floodplain Ordinance• Nuisance Ordinance	<ul style="list-style-type: none">• Storm Water Ordinance• Subdivision Ordinance
<i>Programs</i>	
National Flood Insurance Program (NFIP) Participant	CID #190295
ISO Fire Rating (not updated)	Pierson Class 5; Pierson FD, Class 8/9
Tree Trimming Program	In effect @ parkings
<i>Staff/Department</i>	
Public Works Official	

Emergency Management Coordinator	City Clerk @ local level
Emergency Response Team	Fire and Rescue
<i>Non-Governmental Organizations</i>	
Veterans Groups	American Legion Harrison/Pedersen Post #291
	American Legion Auxiliary
Community Organizations	Pierson Town and Country
<i>Local Funding Availability</i>	
Ability to apply for Community Development Block Grants	
Ability to fund projects through Capital Improvements funding	
Authority to levy taxes for a specific purpose	
Fees for water and sewer services	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities
Ability to withhold spending in hazard prone areas	

Review of Actions Taken (Since 2019)

[insert updates from 2020]

Pierson has taken steps implementing drainage improvements, however more work is needed. The city has completed their 4th Street Drainage Improvements project, and is moving ahead in planning drainage improvements on Front Street. Front Street strategies are included in the project table. The city does have a CIP that is guided by city planning documents and short/long-term goals. An IDNR Tree Assessment has been completed with removals completed as needed and replacement taking place on an intermittent schedule pending funding. Generators and SCADA (Supervisory Control and Data Acquisition) have been added to the water plant to ensure availability of water in case of an electrical outage. The city is also in the planning and approval stages of a new wastewater treatment system. Mitigative protections and a generator connection are anticipated components.

d. Risk Assessment

Contributing Factors

An assessment of NOAA Storm Event database provides record of four reports specific to Pierson between 11/01/2019 and 12/31/2024. Due to its location, it can be assumed that the community experienced effects of “Zone” classified events as declared for Woodbury, Plymouth, Cherokee, and Ida Counties.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
PIERSON	6/22/2021	17:46	Hail	1.75 in.	0	0	0.00K	8.00K
PIERSON	8/20/2021	17:16	Thunderstorm Wind	56 kts. EG	0	0	2.00K	0.00K
PIERSON	6/23/2024	4:00	Flood		0	0	0.00K	0.00K
PIERSON	7/29/2024	23:06	Thunderstorm Wind	56 kts. EG	0	0	0.00K	0.00K

Pierson is surrounded on three sides with floodplain. Current flood concerns are more relevant to runoff and flash flood events, especially when preceded by periods of drought and extremely dry conditions. The same conditions intensify riverine flooding when concurrent.

Priority Hazards

- Tornado/Windstorm
- Severe Winter Storm
- Flood

Pierson maintained declared priority hazards as included in the 2020 HMP, though flood is currently at a somewhat lower level of concern.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

11. SALIX

a. Profile

The city of Salix is centrally located in the southwestern quarter of Woodbury County. Interstate 29 bisects the city, although most of the commercial and residential structures are located east of the interstate.

Along the western border is Browns Lake, and beyond that is the Missouri River. Brown's Lake, Bigelow Park, and Woodbury County Conservation are also located west of city boundaries. Further from city limits and to the east is the Luton Wildlife Management Area, and to the south is the Lakeport Area. More information can be found on the City of Salix's website at <https://salixiowa.com/>.

City Governance & Community Supports

Salix is governed by a Mayor and City Council who are elected by residents. The Mayor appoints a Mayor Pro Tem who serves as a voting member of Council. In addition, Council is composed of five (5) voting members. Staffed positions include City Clerk and Maintenance. Salix Fire & Rescue is located in the center of town, staffed by an average of 35 volunteers. This department also provides ambulance services. The city contracts with the County for law enforcement.

Demographics, Housing, & Economics

Salix's population in 2023¹⁵ according to CensusReporter.org is estimated at 413, showing what is locally considered a more accurate depiction of city population. With 184 households, the city enjoys a median household income of \$62,143 – well above the Woodbury County average – indicating a relatively strong economic base. The community has a significant number of older adults, making up nearly a quarter of the population, while the number of young children is comparatively low. Despite its aging population, Salix reports a very low poverty rate, suggesting a generally stable and well-supported community. A notable portion of residents live with a disability, which may signal a need for accessible infrastructure, healthcare services, and community support tailored to these individuals.

¹⁵ Source: <https://censusreporter.org/profiles/16000US1970320-salix-ia/>

<i>Community Characteristics</i>	
Population (2023)	413
Population (2020)	295
Total Households	184
Median Household Income	\$62,143
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	21	5.1%	7.3%	6.3%
65 years and older	96	23.2%	14.3%	16.0%
Below the poverty level	9	3.4%	14.0%	12.0%
Living with a disability	60	14.5%	12.4%	11.6%

Salix, Iowa has a total of 193 housing units, with 183 currently occupied and only 10 vacant, reflecting a high occupancy rate. The housing stock in Salix is fairly well-distributed in age, with over half of the homes built before 1970 and more than a third constructed between 1970 and 1999. A smaller share of homes – about 9% – have been built since 2000, indicating some recent development activity. Mobile homes make up a small portion of the housing, suggesting a predominance of traditional, single-family structures. Overall, Salix’s housing profile shows a stable and well-maintained community with a mix of older homes and gradual new growth.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	193	-
Occupied	183	95%
Vacant	10	5%
Mobile Homes	8	4%
<i>Age of Residential Structure</i>		
Built 2000 or later	15	8.7%
Built 1970 – 1999	63	36.4%
Build 1969 or earlier	95	54.9%

More demographic and community data can be found on the US Census webpage for Salix.

Leading Employers

- Walkers
- Steinhoff Construction

Critical Facilities

City Hall	317 Tipton St,
Salix City Park	
Filtration House	203 Tipton St
Pump House	110 Tipton St
Pump House	120 Tipton St
Water Tower	130 Tipton St
Lift Station, West	Tama St at Willow St
Lift Station, East	Hwy 75 at Walnut
Aspen Lift Station	Lakeport & Aspen Sts
Park Buildings	303 Walnut
City Maintenance Shed	311 Tipton

The city has other holdings including but not limited to the old Pioneer Bank Building at 405 Poplar. As the property is expected to be sold, it is not specified on the above critical facilities list.

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

Arnold's Trailer Sales & Service	Walker's Restaurant and Bar
Head and Nails Beauty Shop	Salix Community United Methodist Church
Roger's I-29 Auto Repair	St. Joseph Catholic Church
Steinhoff Landscape & Construction	
Brown's Lake (State Park)	722 Bigelow Park Rd
Snyder Bend Park (State Park)	2924 Snyder Bend Rd

Valuation of City Assets

Total Blanket TIV	\$	2,889,134
Building	\$	2,855,091
Personal Property	\$	34,043
Misc Property Sched	\$	89,760
Misc Property Unsched	\$	<u>36,905</u>
APD TIV	\$	2,500
Total TIV	\$	<u>3,015,799</u>

b. Participation

SIMPCO facilitated a virtual mitigation planning meeting on December 19, 2025, via Teams, with City Clerk Kathy Brouillette in attendance. The survey was completed with Salix indicated as jurisdiction of residence.

c. Community Capabilities

<i>Plans/Guidance Documents</i>		
• Capital Improvement Plan	• Flood Mitigation Assistance (FMA) Plan	
• Comprehensive Plan	• Land Use Plan	
<i>Policies/Ordinance</i>		
• Debris Management Plan	• Storm Water Ordinance	
• Drainage Ordinance	• Subdivision Ordinance	
• Floodplain Ordinance	• Tree Trimming Ordinance	
• Nuisance Ordinance	• Zoning Ordinance	
<i>Programs</i>		
Zoning/Land Use Restrictions		
National Flood Insurance Program (NFIP) Participant		CID #190296
ISO Fire Rating (<i>Not updated</i>)		4 (in town)/4Y (Brown's Lake area)
Planning/Zoning Boards		
Tree Trimming Program		
<i>Staff/Department</i>		
Building Code Official		
Building Inspector		
Public Works Official		Public Works Director
NFIP Floodplain Administrator		

Emergency Response Team	Fire and Rescue
<i>Non-Governmental Organizations</i>	
Community Organizations	• Park Committee
<i>Local Funding Availability</i>	
Ability to apply for Community Development Block Grants	
Ability to fund projects through Capital Improvements funding	
TIF funding for designated use	
Authority to levy taxes for a specific purpose	
Fees for water, sewer, gas, or electric services	
Impact fees for new development	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities
Ability to withhold spending in hazard prone areas	Yes

Review of Actions Taken (Since 2019)

[insert project updates]

The city added a lift station to accommodate the new Aspen development which is set to include 4-5 townhomes when complete. The interior of the water tower was painted to improve longevity. The project was funded through a loan which will be paid out using TIF. Dead/diseased trees are tracked and removed as necessary. Replacements are planned for the city park. The floodplain ordinance was updated in 2024 under direction of IDNR. Several projects were implemented affecting the city's ability to respond to emergency incidents including but not limited to the following.

- The city has added two AED units – one at the park and one at city hall. Project is funded through a Railroad grant (an offset for the effects of a derailment incident) and is set to align with Woodbury County 911/Communication Center for a coordinating unlocking process.

- Keyless entry locking system was installed at fire station. Remote capabilities enable resident access to tornado room when building otherwise closed.
- Several major improvements to the city's water infrastructure led to an improvement in the city's fire ISO rating. The City's ISO Fire Rating improved from 7 to 4.
- A new truck, equipped for plowing, was added to city inventory.

d. Risk Assessment

Contributing Factors

An assessment of the NOAA Storm Event database provided four reports specific to Salix.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
SALIX	12/15/2021	16:15	Tornado	EFU	0	0	0.00K	0.00K
SALIX	12/15/2021	16:20	Tornado	EF1	0	0	250.00K	0.00K
SALIX	6/12/2024	17:25	Hail	1.50 in.	0	0	0.00K	0.00K
SALIX	6/12/2024	17:25	Hail	1.25 in.	0	0	0.00K	0.00K

Salix has corporate boundaries that are disjointed at the I-29 on/off ramp area. The western area of the city does have some floodplain including ag lands and into Brown's Lake. Proximity to businesses involving volatile products/ingredients/components (MidAmerican, Port Neal, and CF Industries, for example) and historical events (1996 Terra Industries explosion) serve as impetus for concern over hazardous materials incidents. Not only the production and use of such products, but the transport through the city's cross section at I-29 and Old Hwy 75 are factors in city emergency preparedness considerations.

Priority Hazards

- Flood
- Severe Winter Storm
- Tornado/**Windstorm**

Infrequency of hazardous materials incidents, as well as potentially exorbitant costs keep this from being a higher priority in mitigative action planning.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

The city has adopted by reference the IPMC, IBC, IFGC, and IMC standards as adopted at state level, with exceptions. A full code update is budgeted for 2026.

12. SERGEANT BLUFF

a. Profile

The city of Sergeant Bluff is located in western Woodbury County. The city is bordered by Interstate 29 to the west, and is bisected by County Highway D38. The Sioux Gateway Airport is located to the west of the City and separates Sergeant Bluff from the Missouri River. More information can be found on the City of Sergeant Bluff website.

City Governance & Community Supports

Sergeant Bluff is governed by a Mayor and City Council who are elected by city residents. The Mayor serves as a non-voting member of the City Council. Voting members include the five (5) members of the Council including the Mayor Pro Tem. Offices, Departments, and Boards include the following.

<i>Staff and Departments</i>	
Building Inspector	Human Resources
City Administrator	Library Director
Assistant City Administrator	Planning & Zoning
City Clerk	Police Department
Finance Director	Public Works (& Maintenance Crew)
Fire Department	Receptionist

<i>Boards, Commissions, & Programs</i>	
Board of Adjustment	Planning & Zoning Commission
Mayor Committee Board	Senior Committee Board
Parks & Recreation Board	Urban Revitalization

The Sergeant Bluff Police Department is staffed by a Police Chief, Assistant Police Chief, Office Manager, and eight (8) Police Officers. The city also has a volunteer Fire Department. The Fire Department provides ambulance services. A 28E agreement exists between Sergeant Bluff and Woodbury Township, ensuring that Sergeant Bluff will provide fire protection and other emergency services for all property within the Township. The city also participates in the Enhanced 911 system through the Woodbury County Communication Center in Sioux City. The city conducts an annual review and update of its Municipal Code of Ordinances.

Demographics, Housing, & Economics

CensusReporter.gov estimates Sergeant Bluff, Iowa, had a population of 5,274¹⁶ in 2023, up from 5,009 in 2020, reflecting steady growth over the past decade. The city includes 1,734 households and boasts a strong median household income of \$122,610—more than double the average for Woodbury County—indicating a high level of economic prosperity. The population includes a balanced number of young children and a lower-than-average share of older adults compared to both the county and state, suggesting a relatively youthful and family-oriented community. While past estimates indicated a higher poverty rate, more recent data shows only 7.7% of residents living below the poverty level, well below county and state averages. Additionally, the percentage of residents living with a disability is in line with the county and significantly lower than the state average. Overall, Sergeant Bluff presents as a growing, economically strong community with a solid quality of life and relatively low rates of poverty and vulnerability.

<i>Community Characteristics</i>	
Population (2023)	5,274
Population (2020)	5,009
Total Households	1,734
Median Household Income	\$122,610

¹⁶ Source: <https://censusreporter.org/profiles/16000US1971625-sergeant-bluff-ia/>

Median Household Income – Woodbury County	\$51,350
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<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	371	7.3%	7.3%	6.3%
65 years and older	588	11.6%	14.3%	16.0%
Below the poverty level	369	7.7%	14.0%	12.0%
Living with a disability	615	12.2%	12.4%	11.6%

Sergeant Bluff, Iowa, has a total of 1,837 housing units, with 1,727 of them currently occupied, indicating a strong demand for housing in the area. The city also has a relatively low vacancy rate, with just 110 units vacant. Mobile homes make up a small portion of the housing stock, while the majority of homes were built between 1970 and 1999. A significant portion of the housing was constructed after 2000, reflecting ongoing development and modernization in the community. Additionally, many homes were built prior to 1970, contributing to a mix of older and newer homes that offer diverse housing options for residents.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	1,837	-
Occupied	1,727	94%
Vacant	110	6%
Mobile Homes	110	6%
<i>Age of Residential Structure</i>		
Built 2000 or later	462	28.5%
Built 1970 – 1999	705	43.5%
Build 1969 or earlier	453	28.0%

More demographic and community data can be found on the U.S. Census webpage for Sergeant Bluff.

Leading Employers

Embassy Rehabilitation and Care Center
Fareway food Stores
Pioneer Valley Living and Rehab

Sergeant Bluff-Luton Community Schools
Sioux City Brick and Tile
185 th ARW (within planning boundaries)
CF Industries (within planning boundaries)
Gelita USA, Inc (within planning boundaries)

Critical Facilities

An itemized listing of city properties and facilities was not provided for this update. Included for discussion are the many improvements and additions completed within the past five years. The following list is not exhaustive, however, it does present a summary of newer investments, improvements, and amenities.

- Dog Park
- Library
- City Hall (new facility)
- School Sports Complex – East Campus (new)
- Police Department (Relocated to former City Hall building)
- Lift station (new)
- Splash Pad

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

Sergeant Bluff-Luton Elementary School	Floyd Place
Sergeant Bluff-Luton Primary School	Elevate Community Church
Sergeant Bluff-Luton Middle School	
Sergeant Bluff-Luton High School	Pioneer Valley Living/Rehab
American Legion	River Bend Apartments & Townhomes
Bluff View Home	Shepherd of Peace Lutheran Church
Community United Methodist Church	Eye Doctor
Embassy Rehab & Care Center	Dentist

Valuation of City Assets

A current valuation of assets was not provided for this update. Using the 2019 total of \$26,041,575, current estimated valuation with all investments and improvements considered, can easily increase that number by 50%. The city will provide appropriate valuations for cost-benefit analyses for not only city assets, but also for private properties as may be affected by mitigative actions.

b. Participation

Facilitated by SIMPCO, a mitigation planning meeting was held December 11, 2024 at Sgt Bluff City Hall. In attendance were:

- Aaron Lincoln, City Administrator
- John Robinson, Crew Chief
- Anthony Gaul, Fire Chief

Of the 78 Woodbury County survey respondents, 7 indicated residence in Sgt Bluff.

c. Community Capabilities

Sergeant Bluff has in place several supports to guide planning focused on resiliency. In addition to those listed, county, region, and state programs are also available.

<i>Plans/Guidance Documents</i>	
Comprehensive Plan (2024)	
Capital Improvement Plan	
Land Use Plan	
<i>Policies/Ordinance</i>	
• Building Code (IBC 2021)	• Nuisance Ordinance
• Debris Management Plan	• Storm Water Ordinance
• Drainage Ordinance	• Subdivision Ordinance
• Floodplain Ordinance	• Tree Trimming Ordinance
• Historic Preservation Ordinance	• Zoning Ordinance

<ul style="list-style-type: none"> Landscape Ordinance 	
<i>Programs</i>	
Zoning/Land Use Restrictions	
Codes Building Site/Design	
National Flood Insurance Program (NFIP) Participant	Yes, CID #190297
ISO Fire Rating	Sergeant Bluff Class 2; Sergeant Bluff FD, Class 2
Property Acquisition	
Planning/Zoning Boards	
Tree Trimming Program	
Mutual Aid Agreements	County & Surrounding communities
	North Sioux City SD
	South Sioux City NE
<i>Staff/Department</i>	
Building Code Official	Engineer
Building Inspector	Historic Preservation
Development Planner	Public Works Official
Emergency Management Coordinator	City Clerk @ Local Level
Emergency Response Team	Fire and Rescue
<i>Non-Governmental Organizations</i>	<i>Comments</i>
Veterans Groups	George Nelson American Legion
Community Organizations	
<ul style="list-style-type: none"> Community Action Team Sgt Bluff Community Foundation 	<ul style="list-style-type: none"> Sgt Bluff-Luton Community School Foundation Sgt Bluff-Luton PTO
<i>Local Funding Availabilities & Authorities</i>	
Ability to apply for Community Development Block Grants	
Ability to fund projects through Capital Improvements funding	
Authority to levy taxes for a specific purpose	
Fees for water and sewer services	
Impact fees for new development	
TIF (for specified projects)	
Ability to incur debt through	<ul style="list-style-type: none"> general obligation bonds special tax bonds private activities
Ability to withhold spending in hazard prone areas	

Review of Actions Taken (Since 2019)

Sergeant Bluff has an extensive list of community investments completed since 2019 that include resiliency building and mitigative action. The following table provides updates to projects as included in the 2020 HMP.

[project update table]

Infrastructure investments outside of those indicated in 2020 include mitigative measures. Some significant projects include:

- \$1M investment in moving electric utilities underground. Process is reducing redundancy in service lines as well as outages. Lines are looped with water mains streamlining access points for maintenance.
 - Side effect: update water modeling / systems to assess southend for fire response
- Cyber-threat preventions with a migration to independent VPN-based systems with IT firm
- Active shooter/intruder collaboration with schools including designating evacuation / refuge meet-up locations as a coordinated effort with strategic community partners
- Standardized hydrants in place with all fire protections monitored/tracked on scheduled maintenance

d. Risk Assessment

Contributing Factors

First consideration for risk awareness is summarizing the impact of extreme weather events and other hazards. NOAA Storm Event database includes 8 reports specific to Sergeant Bluff between 11/1/2021 and 12/31/2024. It is important to note that the city's response teams are among those first on the scene for emergencies in nearby communities and rural areas. Therefore, incidents recorded for the much of Woodbury and Monona Counties also affect Sgt Bluff's resources.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
<u>SERGEANT BLUFF</u>	5/12/2022	18:01	Tornado	EFU	0	0	0.00K	0.00K
<u>SERGEANT BLUFF</u>	7/4/2023	16:56	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
<u>SERGEANT BLUFF</u>	7/12/2023	4:28	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
<u>SERGEANT BLUFF</u>	10/3/2023	19:29	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
<u>SERGEANT BLUFF</u>	5/20/2024	21:42	Hail	1.25 in.	0	0	0.00K	0.00K
<u>SERGEANT BLUFF</u>	5/20/2024	21:42	Thunderstorm Wind	65 kts. EG	0	0	0.00K	0.00K
<u>SERGEANT BLUFF</u>	6/12/2024	17:04	Hail	1.25 in.	0	0	0.00K	0.00K
<u>SERGEANT BLUFF</u>	7/7/2024	16:50	Hail	1.25 in.	0	0	0.00K	0.00K

Sgt Bluff has benefited from lessons learned and in-time response based on outcomes. Hosting large gatherings for special events (such as RAGBRAI) offers a trial-by-fire scenario requiring in-time adaptations and recovery. These experiences with an exponential (albeit temporary) growth in local population trigger other considerations. In particular – specifically a change in local demographics and a steady population increase. Several actions implemented in Sgt Bluff have reduced the risk of damages to/loss of property and offer protections to residents and visitors. Continuing a mindful approach to resiliency, the city is considering assessment of relatively new circumstances.

- Continuous growth in residential development. Population has steadily increased expanding the number of residential units (single- and multiple family) and all that goes with such growth – use of resources, utilities, facilities, and schools.
- Communication to migrant populations and homeless persons. As homelessness (by choice and circumstantial) rises, the city recognizes
 - The need to be able to communicate preparedness information and warnings of imminent dangers in multiple formats so that neither lack of technology nor language are barriers to safety.
 - Citizen rights and responsibilities. The city is assessing means of informing new residents, visitors, and migrant populations of their rights and responsibilities to better define mutual expectations between them and the city as well as their neighbors.

- Consideration of proposed economic development measures as may be implemented at county and state levels.
 - CO2 pipeline plans will directly affect local response teams requiring additional training and equipment
 - Discussion of potential nuclear energy plant. While just introduced as an option, proactive measures are needed to prepare response units and residents for related awareness, including protocol for worst-case-scenario situations.

Priority Hazards

The city maintains the following as priority hazard concerns, largely due to cost of cleanup and broad impact on entire community.

- Tornado/Windstorm
- Severe Winter Weather
- Thunderstorm w/Hail & Lightning

Survey respondents indicated a high frequency of Very Concerned for Severe Winter Storm (5/7) and Tornado/Windstorm (5/7). Also notable concern was indicated for Expansive Soils (4/7), Infrastructure Failure, and Transportation Incidents. The hazards chosen when asked for the top three priority concerns are Thunderstorm with Hail & Lightning (5/7), Tornado/Windstorm, (4/7), and Infrastructure Failure (4/7).

e. Mitigation Needs, Actions, & Strategies

[insert new project table]

Mitigation-specific projects are provided in the preceding project table. Other new projects

- Implementation of new Thorgaard lightning prediction system
- Additional generator for city facilities needed at City Hall, Public Works, Parks & Rec, and Police Department
- C Street road project planned to include flow control

- West Ridge Rd drainage project (collaboration with Sioux City) – across railroad and MidAmerican gas line
- Tree removal at a cost of \$20,000 per year. City is underequipped to handle volume.

13. SIOUX CITY

a. Profile

Sioux City is the largest city in Woodbury County. It is located in the northwestern quarter of the county. Interstate 29 runs along the western edge of the City. U.S. Highway 20 and State Highway 75 converge in Sioux City, as do several other County Roads and Highways. North Sioux City, South Dakota and South Sioux City, Nebraska contribute to the greater Sioux City metro region.

The Missouri River is located to the west of Sioux City and acts as a portion of its western border. This river also divides Iowa from Nebraska. The Big Sioux River meets with the Missouri River along the west side of the northern half of the City. The Floyd River meets with the Missouri in the Center of Sioux City. Several significant greenspaces include Stone State Park, Bacon Creek Park, Sioux City State Prairie Preserve, Riverside Park, South Ravine Park, Sertoma Park, Cone Park, and Chautauqua Park. More information can be found on the City of Sioux City website.

City Governance & Community Supports

Sioux City is governed by a five (5)-person City Council, which includes the Mayor and Mayor Pro-Tem. Offices in addition to Council include the following.

- | | | |
|-------------------------|--------------------------|----------------------|
| • Airport | • Engineering | • Legal |
| • Art Center | • Environmental Services | • Library |
| • City Clerk | • Events Facilities | • Museum |
| • City Manager | • Field Service | • Parking |
| • Com Center (911) | • Finance | • Parks & Recreation |
| • Community Development | • Fire Rescue | • Police |
| • Customer Service | • Human Resources | • Public Works |
| • Economic Development | • Human rights | • Transit |

- Underground Utilities
- Utilities
- Water Plant
- Waste Water Treatment

Sioux City is also served by several municipal boards including:

- Active Transportation Advisory Committee
- Airport Board of Trustees
- Art Center Board of Trustees
- Board of Adjustment
- Building & Housing Code Board
- Civil Service Commission
- Effective Fiscal & Public Policy Committee
- Environmental Advisory Board
- Events Facilities & Tourism Advisory Board
- Gjilan Kosovo Sister City Committee
- Historic Preservation Commission
- Human Rights Commission
- Library Board of Trustee
- Mayor's youth Commission
- Museum Board of Trustees
- Parking & Skywalk System Board of Trustees
- Parks and Recreation Advisory Board
- Planning & Zoning Commission
- Senior Advisory Committee
- Transit System Advisory Board
- Woodbury County Information & Communication Commission
- Yamanashi City Sister City Committee

The Sioux City Police Department is composed of 119 sworn officers and 25 civilian personnel. The City also has a Fire and Rescue Department. Services performed by this department include fire suppression, emergency medical services, prevention and education, and training. Fire Personnel are employed by the city. There are eight (8) stations throughout the city and one training center. Several 28E agreements exist between Sioux City and surrounding communities and counties in regard to fire response and emergency response. Hazardous materials response serves other communities as a contracted service.

Demographics, Housing, & Economics

Sioux City, Iowa population from CensusReporter.gov¹⁷ is estimated at 85,651 in 2023, presuming a decrease from 85,776 in 2020. The city has 32,843 households and a median household income of \$65,473, which is notably higher than the average for Woodbury County, reflecting a relatively strong economic position. Sioux City's population includes a significant number of both young

¹⁷Source: <https://censusreporter.org/profiles/16000US1973335-sioux-city-ia/>

children and older adults, with a larger share of seniors compared to both the county and the state. The percentage of residents living below the poverty line is in line with the county but higher than the state average, indicating a moderate level of economic hardship within the community. Additionally, Sioux City has a higher percentage of residents living with a disability compared to both Woodbury County and the state, suggesting a need for targeted services and support for individuals with disabilities.

<i>Community Characteristics</i>	
Population (2023)	85,727
Population (2020)	85,776
Total Households	32,843
Median Household Income	\$65,473
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	5,221	6.1%	7.3%	6.3%
65 years and older	12,744	15%	14.3%	16.0%
Below the poverty level	12,859	14.6%	14.0%	12.0%
Living with a disability	13,304	15.8%	12.4%	11.6%

Sioux City, Iowa, has a total of 34,901 housing units, with 32,807 of them occupied, reflecting a strong housing demand. This estimate indicates an increase of over 1000 housing units since the 2020 HMP which reflected 2010 decennial census estimates. The city has a relatively low vacancy rate of 6%, indicating stability in its housing market. Mobile homes make up a small portion of the housing stock. The majority of homes in Sioux City were built before 1970, with a significant number constructed between 1970 and 1999. A smaller share of the housing was built after 2000, suggesting that while there is some new development, the housing stock is largely composed of older homes. This mix of housing ages provides a variety of living options for residents, though it may also highlight potential needs for updating and modernization in some areas.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	34,901	-

Occupied	32,807	94%
Vacant	2,094	6%
Mobile Homes	1,047	3%
<i>Age of Residential Structure</i>		
Built 2000 or later	2,122	6.3%
Built 1970 – 1999	8,851	26.2%
Build 1969 or earlier	22,836	67.5%

More demographic and community data can be found on the U.S. Census webpage for Sioux City.

Leading Employers

Large-scale employers operating within the City include but are not limited to:

- City facilities/offices
- 185th Air Refueling Wing / IA ANG
- Woodbury County offices/operations
- Bomgaars
- Hard Rock Hotel & Casino Sioux City
- Hy-Vee
- Mercy One
- Unity Point Health
- MidAmerican Energy
- Sabre Industries
- Wilson Trailer
- Seaboard Triumph Foods
- Smithfield Foods
- Sioux City Community School District
- Briar Cliff University
- Morningside University
- Western Iowa Tech Community College

Critical Facilities

<i>Miscellaneous City Facilities</i>	
City Hall	405 6 th St.
Animal Control Shelter	2400 Hawkeye Dr
Roth Fountain	924 4 th St
Martin Towers (bsmt + 2 flrs)	4th & Pierce St
SFD w/attached single car garage	2804 S Lewis Blvd
Transit Office & Garage	2505 4 th St.

Sign & Signal Shed; Shed	717-723 Omaha St.
<i>Airport Facilities</i>	
Airport Terminal	Duplex (21 units)
Passenger Loading Bridges (2)	Dwellings (4 units)
Parking Booth	Hangars (133 units)
Misc Bldgs, Equipment Storage, Offices	
<i>Police Department Facilities</i>	
Police Training Center	6602 Allison Ave
Police/Fire Headquarters	601 Douglas St
Police/Fire/Sheriff Memorial Monument	405 6th St
<i>Fire Department Facilities</i>	
Fire Stations (7)	<i>varied</i>
Fire Training Center	1701 Terminal Dr
Fire Storage Building	2119 18 th St
Regional Training Tower	6608 Allison Ave
<i>Central Maintenance</i>	
CM Garage; Fuel Station	1823 18 th St
CM Storage Building 10	1723 18 th St
<i>Public Works Facilities</i>	
Public Works HQ Field Office	1723 18 th St
Salt Storage Building	
Asphalt Plant	
Mntc & Storage Building	1823 18 th St
Public Service Garage & Storage, Bldg	1821 18 th St
<i>Environmental Services</i>	
ES Field Hdqtrs	1921 18 th St
Multiple Facilities & Bldgs	<i>(36 addresses)</i>
<i>Parking Ramps</i>	
<ul style="list-style-type: none"> Heritage Parking (Ramp A) Discovery Parking (Ramp B) River's Landing Parking (Ramp D) Martin Luther King, Jr Transportation Center 	
<i>Skywalk</i>	
Skywalk network - 13 connections	
<i>Libraries</i>	
Morningside Branch	4005 Morningside Ave
Perry Creek Branch	2912 Hamilton Blvd Lower B

Wilbur Aalfs Library	529 Pierce St
<i>Museums/Arts</i>	
Art Center	225 Nebraska St
Gilchrist Learning Center	220 Pierce St
Lamb Productions	417 Market St
Peirce Mansion	2901 Jackson St
Sgt. Floyd Welcome Center	1100 Larsen Park Rd
Sioux City History Museum	607 4 th St
<i>Indoor Rec/Event Centers</i>	
Convention Center	801 4 th St
IBP Ice Center	3808 Stadium Dr
Long Lines Family Center	401 Gordon Dr
Tyson Events Center	
Expo Center	
<i>Cemeteries</i>	
Floyd Park Cemetery	2500 7th St
Graceland Park Cemetery	2651 S Lakeport St
Logan Park Cemetery	3901 Stone Park Blvd

<i>City Parks, Pools, Splash Pads</i>		
Parks Storage/Misc Bldgs		1665 18th Street
• Anderson Dance Pavilion	• Floyd Monument, Park	• Lewis & Clark Stadium
• Bacon Creek Park	• George St Children's Park	• Lewis Park, Pool
• Boat Ramp	• Grandma Moos Park	• Lyons Park
• Cecelia Park	• Grandview Park	• Macomb Park
• Chautauqua Park	• Headington Park	• MidCity Park
• Chris Larsen Park (expanded)	• Hillcrest Park	• Riverfront Playground
• Cone Park (expanded)	• Hi-View Park	• Riverside Park, Aquatic Center
• Cook Park, Skate Park, Splash Pad	• Kelly Park	• Rose Hill Park, Splash Pad
• Dale St Park; Splash Pad	• Kiddie Park	• Sanford Center Park
• Dinosaur Park	• Krumann Park	• Sertoma Park
• Emerson Park	• Leeds Park, Splash Pad	• Smith Villa Playground
• Fairmount Park	• Legacy Park	• Thompson Park

• Flight 232 Memorial	• Leif Erickson Park, Pool	• War Eagle Monument
<i>Ball Parks/Recreation Fields</i>		
• Center St. Park	• Kirk Hansen Park	• Riverside Recreational Complex
• Chautauqua Park	• Merch Headid Park	• Rueger Field
• Goldie Park	• Miracle Field	• Strikers Field
• Hubbard Park	• Pulaski Park	

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

- Schools:
 - Bryant Elementary School, 3040 Jones Street
 - Clark Early Childhood Center, 4315 Hamilton Boulevard
 - Hunt Elementary School, 2002 Nebraska Street
 - Irving Elementary School, 901 Floyd Boulevard
 - Leeds Elementary School, 3919 Jefferson Street
 - Liberty Elementary School, 1623 Rebecca Street
 - Loess Hills Elementary School, 1717 Casselman Street
 - Morningside Elementary School, 3601 Bushnell Avenue
 - Nodland Elementary School, 3300 S. Cypress Street
 - Perry Creek Elementary School, 3601 Country Club Boulevard
 - Riverside Elementary School, 2303 Riverside Boulevard
 - Spalding Park Elementary School, 4101 Stone Avenue
 - Sunnyside Elementary School, 2700 S Maple Street
 - Unity Elementary School, 1901 Unity Avenue
 - East Middle School, 5401 Lorraine Avenue
 - North Middle School, 2101 Outer Drive North
 - West Middle School, 3301 W. 19th Street
 - East High School, 3200 S. Cypress Street
 - North High School, 4200 Cheyenne Boulevard
 - West High School, 2001 Casselman Street
 - Sioux City Career Academy, 627 4th Street
- Colleges & Universities
 - Briar Cliff University, 3303 Rebecca Street
 - Morningside College, 1501 Morningside Avenue
 - St. Luke's College – UnityPoint Health, 2800 Pierce Street

- Western Iowa Tech Community College, 4647 Stone Avenue
- Hospitals
 - MercyOne Siouxland, 801 5th Street
 - UnityPoint Health – St. Luke’s, 2720 Stone Park Boulevard
 - Siouxland Surgery Center, 600 Sioux Point Road
- American Legion, 4021 Floyd Boulevard
- Churches (numerous)
- Hotels and conferences centers (numerous)

This list is not exhaustive. Additional community supports may include private businesses and individuals. Residents of Sioux City can also utilize facilities and services provided by nearby communities. Cumulatively, these all add to the city’s network of support and communication in times of crisis.

Valuation of City Assets

A current valuation of assets was not provided for this update. Using the 2019 total of \$311,964,787, current estimated valuation with all investments and improvements considered, can increase that number by as much as 50%. The city will provide appropriate valuations for cost-benefit analyses for not only city assets, but also for private properties as may be affected by mitigative actions.

b. Participation

Facilitated by SIMPCO, Sioux City’s mitigation planning meeting was held at City Hall on October 30, 2024 with the following participants in attendance.

- | | |
|-------------------------------------|--------------------------------|
| • Brad Bollinger, Police Lieutenant | • Gordon Phair, Public Works |
| • Brad Puetz, Utilities | • Robert Padmore, City Manager |
| • Jeremy McClure, Police Lieutenant | • Tom Pingel, Utilities |

- Aaron Lisle, Fire Captain

- Chris Madsen, Senior Planner

Survey participation for the city accounted for 43 of 78 Woodbury County submissions. It is important to note that many of the responses were received during the Riverside Flood Recovery Resources Fair. As the recent disaster was the focus of the gathering, those responses are reactive but also particularly relevant, offering significant input on how residents may be better prepared for future like events.

c. Community Capabilities

<i>Plans/Guidance Documents</i>	
<ul style="list-style-type: none"> • Comprehensive Plan (2024) • Capital Improvement Plan (annual) 	<ul style="list-style-type: none"> • City Economic Development Plan • Land Use Plan
Critical Facilities Plan (Mitigation/Response/Recovery)	
Emergency Response Plan (water systems)	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none"> • Building Code • Drainage Ordinance • Floodplain Ordinance • Historic Preservation Ordinance • Landscape Ordinance • Nuisance Ordinance 	<ul style="list-style-type: none"> • Open Burn Restrictions • Storm Water Ordinance • Subdivision Ordinance • Tree Trimming Ordinance • Zoning Ordinance
<i>Programs</i>	
Zoning/Land Use Restrictions	
Codes Building Site/Design	
National Flood Insurance Program (NFIP) Participant	CID #190298
ISO Fire Rating (not updated)	Class 2/9
Property Acquisition	For funded flood control projects (permanent easement plan, not implemented)
Planning/Zoning Boards	
<i>Staff/Department</i>	
<ul style="list-style-type: none"> • Building Code Official • Building Inspector • Development Planner • Emergency Management Coordinator 	<ul style="list-style-type: none"> • Engineer • Mapping Specialist (GIS) • NFIP Floodplain Administrator • Public Works Official

<ul style="list-style-type: none">Emergency Response TeamHistoric Preservation	<ul style="list-style-type: none">Sioux City Fire RescueCommission and staff liaison
<i>Non-Governmental Organizations</i>	
American Red Cross	
Salvation Army	
Veterans Groups <ul style="list-style-type: none">American Legion Post 307Veterans of Foreign Wars Post 10753VFW Post 1973Daughters of the American Revolution (Martha Washington Chapter)Children of the American Revolution (Sgt. Charles Floyd Society)	
Homeowner Associations	Yes, In certain subdivisions
Neighborhood Associations	approximately 11 Neighborhood Coalitions
Chamber of Commerce	Siouxland Chamber of Commerce
<i>Community Organizations</i>	
<ul style="list-style-type: none">Junior League of Sioux CitySioux City Lions ClubRotary Club-Downtown Sioux CityDowntown Partners	<ul style="list-style-type: none">Downtown KiwanisFraternal Order of Eagles Sioux City #77Quota International of Sioux CityRotary Club-Suburban Sioux City
<i>Local Funding Availabilities & Authorities</i>	
Apply for Community Development Block Grants	
Fund projects through Capital Improvements funding	
Levy taxes for a specific purpose	
Collect fees for water and sewer services	
Impact fees for new development	
Incur debt through	<ul style="list-style-type: none">general obligation bondsspecial tax bondsprivate activities
Withhold spending in hazard prone areas	

Capabilities specific to Sioux City Fire & Rescue include:

- 137 Uniformed personnel and 4 Civilian personnel, Total 141

- These are all the first response vehicles-7 fire engines, 2 Trucks, 1 Heavy Rescue vehicle, 1 Command vehicle, 2 EMS Response vehicles, 4 first due Ambulances, Boats and 3 Fire Prevention vehicles.
- Also 4 Reserve Engines , 1 Truck, and 4 reserve ambulances.

Review of Actions Taken (Since 2019)

The following table updates the status of projects as identified in the 2020 HMP including those added by amendment in 2025.

[insert update table]

Additional mitigation-related projects completed since 2019 include the following.

- Updated power system needs are reflected in the CIP with a generator at the Police Department/Fire Department HQ facility.
- Fully equipped response UTV in place at training center – 2 more needed with 1 at urgent status.
- One well has been reconstructed with the addition of a flood barrier. **Cost and Funding sources were not specified.**

d. Risk Assessment

Contributing Factors

Review of the NOAA Storm Event database for Woodbury County between 11/1/2019 and 12/31/2024 provides 27 Sioux City/Sioux City Airport-specific events. Woodbury “Zone” records include 104 events generally impacting the city as well.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
SIOUX CITY ARPT	8/10/2020	7:20	Thunderstorm Wind	50 kts. MG	0	0	0.00K	0.00K
SIOUX CITY ARPT	8/10/2020	7:24	Thunderstorm Wind	58 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	8/5/2021	23:22	Thunderstorm Wind	52 kts. EG	0	0	2.00K	0.00K
SIOUX CITY	12/15/2021	16:21	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY	12/15/2021	16:25	Thunderstorm Wind	65 kts. EG	0	0	10.00K	0.00K

SIOUX CITY ARPT	12/15/2021	16:23	Thunderstorm Wind	71 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	5/12/2022	15:54	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY ARPT	5/12/2022	18:09	Thunderstorm Wind	59 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	5/30/2022	13:41	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY ARPT	7/5/2022	15:49	Thunderstorm Wind	51 kts. MG	0	0	0.00K	80.00K
SIOUX CITY	7/7/2022	16:40	Flash Flood		0	0	0.00K	0.00K
SIOUX CITY	4/19/2023	19:14	Hail	1.00 in.	0	0	0.00K	0.00K
SIOUX CITY	5/10/2023	22:54	Hail	1.00 in.	0	0	0.00K	0.00K
SIOUX CITY	7/12/2023	4:20	Thunderstorm Wind	56 kts. EG	0	0	0.00K	0.00K
SIOUX CITY ARPT	7/12/2023	4:26	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	9/23/2023	11:30	Hail	1.25 in.	0	0	0.00K	0.00K
SIOUX CITY	10/3/2023	19:25	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY ARPT	5/20/2024	21:42	Thunderstorm Wind	63 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	5/21/2024	5:26	Thunderstorm Wind	52 kts. MG	0	0	0.00K	0.00K
SIOUX CITY ARPT	5/21/2024	5:19	Thunderstorm Wind	62 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	6/24/2024	19:00	Flood		0	0	0.00K	0.00K
SIOUX CITY	7/28/2024	14:40	Flash Flood		0	0	0.00K	0.00K
SIOUX CITY	7/29/2024	22:39	Thunderstorm Wind	52 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	7/29/2024	22:40	Thunderstorm Wind	61 kts. EG	0	0	0.00K	0.00K
SIOUX CITY	7/29/2024	22:46	Thunderstorm Wind	51 kts. MG	0	0	0.00K	0.00K
SIOUX CITY ARPT	7/29/2024	22:45	Thunderstorm Wind	60 kts. MG	0	0	0.00K	0.00K
SIOUX CITY	8/29/2024	15:30	Flash Flood		0	0	0.00K	0.00K

Cumulative record of estimated property damage is \$12, 000 and crop damage is \$80,000. It is important to note that this system is record of reported incidents and related damages, not a full accounting of actual assessed damages. For example, the flooding event as recorded for June 24, 2024 resulted in significant damages in the Leeds and Riverside neighborhoods, including the complete loss of some homes. As of May 25, 2024, the city and many residents continue to work with FEMA and insurance providers to assess the full scope of loss.

Additional factors in determining risk include the following.

- Recent I-29 reconstruction improved roadway capacity and continues to serve as a north-south conductor from Kansas City to Canada.

- The Police Department specified a concern for turnover with 25 new appointments to the department within 2 years. At the time of the mitigation planning meeting, 119 of 131 positions are filled. Several factors contribute to high turnover including but not limited to retiring long-term employees, surplus of other employment opportunities, and it can be expected that there is some reduction of viable candidates due to overall low unemployment rates in the region. Other city department are experiencing similar staffing shortages. Where feasible, roles are consolidated to fill the gaps. The city is conducting ongoing assessment of organizational structure to efficiently serve the community with available human resources.

Priority Hazards

The city maintains the following as priority hazards .

- Flood
- Severe Winter Weather
- Thunderstorm w/Hail & Lightning

Considerable discussion was held regarding Drought and its strain on the city's water supply. As expected, Flooding - Riverine and Flash (34 of 43) and Levee /Dam Failure (23/43) figure highly in the frequency of Very Concerned indications. Sever Winter Storm (22/43) and Tornado/Windstorm (21/43) are also recognized as concerning. Overall, when asked what they consider their top three concerns, respondents indicated Flash Flood, Tornado/Windstorm, and Sever Winter Storm.

Specific open-ended responses to the Personal Impacts portion of the survey include the following. Again, this is notable due to relevance of severe impacts of flooding suffered by many respondents who were either victims of the flood or agents of the community programs that serve(d) them. Comments are provided in context of how they were written or discussed at time of survey where applicable. Some notes are added to clarify intent of comment.

- [note veteran & homeless impact] I am one of many that live on and off the river considered "non traditional housing" by FEMA, most call it homeless or encampment. When the waters hit a high point and flash flooding came from North of State or North levee gates releasing water many of us were took by surprise. Lack of access to "local news", "no emergency" or "early warning systems". The water rose quickly with little time to evacuate putting us between flood barriers and the water. Most of us lose gear critical to our survival. I am part of homeless vets not help by VA, westcare, but gave all at times.
- early notification of potential flooding -improved levee integrity
- Erosion-losing more of the riverbank. maybe putting red rock along the riverbank.
- Housing-displaced, needs accessible option -Not ready due to unknown
 - Note: Recommendation as noted per discussion with respondent: evac plan include actions for ADA
- IN NEED OF SUPPORT!!
- More notification of evacuation. More communication for City.
- Resident stated more warning would have been helpful.
- Resident stated sandbags were needed and not available.
- Resident stated earlier information would have been good
- It would have been prevented if it was sand bagged. It would help a lot if they would make fixing the appt, top priority.
- Concerned about extreme heat with regard to the low and moderate income populations
- We lack the staff and funding to respond to any issues at this point, existing infrastructure is overwhelmed and when the day comes, we will be face down and ass up.
- Investment in infrastructure is very important
- Notification from our natural disasters such as flooding and what plan the government plans to conduct. (2) For the people whose lives are in danger from the natural disaster (flood) have emergency crews contact them early so they have time to get out. (3) For tornadoes having more buildings around with basements for people that live in mobile homes.

- Financial extreme hardships and high increase in costs of living. That is making it harder and harder to continue with providing the basic needs
- economic uncertainty; resource consumption
- none at this time
- Hail damage
- Yard washed away in most recent flood

e. Mitigation Needs, Actions, & Strategies

The following table includes specific projects identified by the city.

[insert project table]

Additional projects identified as necessary include the following.

- Re-establish voice-over capacity to warning siren system
- Generators at firehouses – added in recent project but still needed at other stations
- Police dept needs:
 - High end drone with thermal imaging capacity (\$25,000)
 - UTV (\$30,000 fully equipped as PD unit)

Projects specific to SCFR department include:

- CIP 159-018 – Apparatus Replacement – In FY207, we will be replacing the squads, to include chassis and lift arm mechanisms/mounts. This is utilized both as EMS response vehicles, but also grass rigs, tow vehicles for rescue boats, and general utility functions. The estimated cost is \$392,094.
- CIP 159-031 Public Safety Generators – Station 1 will be replaced in 2025, so may be a little late on that one. But HQ is scheduled to be replaced in 2028 at an estimated cost of \$83,000.

- CIP 539-227 Bypass Pumping Equipment – According to Brad Puetz, the city is looking into purchasing a 10-inch portable dry prime trash pump and 400 feet of suction and discharge hose for use during flood emergencies. This project was proposed after the Riverside flood and has an estimated cost of \$120,000.
- Storm Sirens (unspecified locations)
 - Currently using old radio technology, interest in updating internal radios to be on 800 trunked system – HIGH PRIORITY
 - Update to the sirens to solar power to eliminate the need for MidAmerican feed.
 - Study to determine proper city coverage

14. SLOAN

a. Profile

The city of Sloan is located in the southwest corner of Woodbury County, just east of Interstate 29. State Highway 141 and Old Highway 75 intersect at the southwest corner of the city. Boyer Ditch continues south out of the City. More information about Sloan can be found on the city's website at <https://sloania.com/>.

City Governance & Community Supports

Sloan is governed by a five (5) person elected council and the Mayor. Offices in addition to the Mayor and Council include the following.

- Emergency Services (Fire & Rescue Department)
- Gas & Electric Utilities
- Local Phone / Cable / Internet Utilities
- Parks & Recreation
- Sanitation & Recycling

- Water Utility

The city is also served by the Planning & Zoning Commission. The City of Sloan Fire and Rescue Department is staffed by volunteers. Law enforcement is provided by the County.

Demographics, Housing, & Economics

CensusReporter.org estimates a population of 884 for Sloan in 2023¹⁸, showing a decline from decennial census estimate of 1,042 in 2020. With 372 households, the community enjoys a median household income of \$73,750, which is significantly higher than the Woodbury County average, reflecting a stronger local economy. Sloan's population includes a larger percentage of older adults compared to the county and state, with nearly 19% of residents aged 65 and over. The number of young children is relatively low, which is in line with the state average. While the poverty rate in Sloan is slightly below the county average, it still reflects some economic challenges. Additionally, the percentage of residents living with a disability is lower than the state average but slightly above the county's, indicating a moderate need for accessible services and support.

<i>Community Characteristics</i>	
Population (2023)	884
Population (2020)	1,042
Total Households	372
Median Household Income	\$73,750
Median Household Income – Woodbury County	\$51,350

<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	51	5.8%	7.3%	6.3%
65 years and older	167	18.9%	14.3%	16.0%
Below the poverty level	138	12.6%	14.0%	12.0%
Living with a disability	91	10.3%	12.4%	11.6%

¹⁸ Source: <https://censusreporter.org/profiles/16000US1973605-sloan-ia/>

Sloan, Iowa, has a total of 378 housing units, with 370 of them occupied, resulting in a high occupancy rate of 98%. The vacancy rate is quite low, with only 8 units vacant. Mobile homes make up a small portion of the housing stock. The majority of homes were built before 1970, while nearly half of the housing was constructed between 1970 and 1999. A smaller number of homes were built after 2000, indicating that most of the housing stock in Sloan is older. This mix of housing ages suggests a relatively well-established community, though there may be opportunities for updating and modernizing some of the older structures.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	378	-
Occupied	370	98%
Vacant	8	2%
Mobile Homes	4	1%
<i>Age of Residential Structure</i>		
Built 2000 or later	32	6.9%
Built 1970 – 1999	206	44.7%
Build 1969 or earlier	223	48.4%

More demographic and community data can be found on the U.S. Census webpage for Sloan.

Leading Employers

Sloan is primarily composed of smaller businesses and workplaces. Leading employers in/near the city include:

- Westwood Community School District
- Uncommon Grounds
- WinnaVegas Casino and Hotel (outside city limits)

Critical Facilities

City Hall	428 Evans St
Community Center	423 Evans St

Park & Splash Pad	418 Alderson St
Park Restrooms	403 Buckley
Water Treatment Plant	700 Johnson St
Maintenance Garage	
Sewage Treatment Plant	
Pump/Electric Switches	5th St @ Brown St
Water Tank	Old Hwy 75 @ Johnson St
Pump House	425 4th St
Sports Complex	400 8th St
Hopkins Bldg	502 Brown St
Library	502 Evans St
Lift Station	1870 Hwy 141
Golf Course/Clubhouse	3212 Old Hwy 75
Transformer	
Pump House	208 5th St
Water Tower	

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

Westwood Schools	1000 Rebel Way
Burgess Clinic	409 Evans St
Community Church of Christ	502 Beall
Skien Lutheran Church	11929 Aspen Ave
Evangelical Covenant Church	306 Buckley

This list is not exhaustive. Additional community supports may include other private businesses and individuals. Residents of Sloan can also utilize facilities and services provided by nearby communities. Cumulatively, these all add to the city's network of support and communication in times of crisis.

Valuation of City Assets

Total Blanket TIV	\$	10,685,053
Building	\$	10,031,530
Personal Property	\$	653,523
Misc Property Sched	\$	158,500
Misc Property Unsched	\$	<u>67,788</u>
Total TIV	\$	<u>10,911,341</u>

b. Participation

An in-person mitigation planning meeting, facilitated by SIMPCO was held at Sloan City Hall on February 18, 2025 with City Clerk Dixie Peters in attendance. One survey was submitted indicating Sloan as jurisdiction of residence.

c. Community Capabilities

<i>Plans/Guidance Documents</i>	
Comprehensive Plan	
<i>Policies/Ordinance</i>	
• Building Code	• Storm Water Ordinance
• Drainage Ordinance	• Subdivision Ordinance
• Floodplain Ordinance	• Tree Trimming Ordinance
• Landscape Ordinance (w/in covenants)	• Zoning Ordinance
• Nuisance Ordinance	
<i>Programs</i>	
Zoning/Land Use Restrictions	
Codes Building Site/Design	w/in covenants; restrictions when buying
National Flood Insurance Program (NFIP) Participant	CID #190299
ISO Fire Rating (not updated)	Sloan Class 6; Sloan FD, Class 6/9
Property Acquisition	
Planning/Zoning Boards	
Tree Trimming Program	
<i>Staff/Department</i>	
Building Code Official	

Building Inspector	
Public Works Official	
Emergency Management Coordinator	City clerk @ local level
Emergency Response Team	Fire and Rescue
<i>Non-Governmental Organizations</i>	
Veterans Groups	Smith-Rhodes American Legion
<i>Local Funding Availability</i>	
Apply for Community Development Block Grants	
Fund projects through Capital Improvements funding	
Levy taxes for a specific purpose	
Collect fees for water and sewer services	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities

Review of Actions Taken (Since 2019)

[project update table]

The city's comprehensive plan was completed in 2020. In time for anticipated housing development, Sloan has adopted the IBC and IPMC by reference with exceptions as means of increasing resiliency. The city installed a new bathroom at the city park serving dual purpose as a modest shelter. They have also added a splash pad to better offer residents and visitors respite from extreme heat.

The city is monitoring dead/diseased trees in easements, rights of way, and parking. Removal is drawn from the annual budget as needed. Replacement will be addressed through Parks and Recreation, as an ongoing assessment of need.

d. Risk Assessment

Contributing Factors

An assessment of the NOAA Storm Event database includes seven reports specific to Sloan, many for the same day.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
SLOAN	5/12/2023	18:46	Thunderstorm Wind	52 kts. EG	0	0	0.00K	0.00K
SLOAN	7/12/2023	4:35	Thunderstorm Wind	52 kts. EG	0	0	0.00K	0.00K
SLOAN	6/12/2024	17:29	Hail	1.50 in.	0	0	0.00K	0.00K
SLOAN	6/12/2024	17:33	Hail	1.50 in.	0	0	0.00K	3.00K
SLOAN	6/12/2024	17:49	Hail	1.75 in.	0	0	0.00K	0.00K
SLOAN	6/12/2024	17:50	Hail	2.00 in.	0	0	0.00K	0.00K
SLOAN	6/22/2024	22:00	Flood		0	0	4.130M	0.00K

Priority Hazards

- Tornado/Windstorm
- Severe Winter Storm
- Flood – *both river and flash flood issues as they impact residential basement flooding*

Survey response indicates significant concern about Dam / Levee failure.

e. Mitigation Needs, Actions, & Strategies

[insert project table]

Road projects are planned, with most consisting of routine maintenance. Drainage maintenance/improvements will be addressed as applicable. Projects that are not necessarily mitigative but essential for community health include a new housing development.

15. SMITHLAND

a. Profile

The city of Smithland is situated in south central Woodbury County. State Highways 141, 31, and 92 all converge near the center of Smithland. The Little Sioux River runs to the east and south of the City. An oxbow lake can be found just south of city limits.

City Governance & Community Supports

Smithland is governed by a five (5) person elected City Council and a Mayor. Offices in addition to Mayor and Council include City Clerk. The Little Sioux Grant Township Fire Department is located in Smithland and is staffed by volunteers. The City contracts with Woodbury County for law enforcement services. The City of Smithland is a member of the NFIP program.

Demographics, Housing, & Economics

For Smithland, Iowa, CensusReporter.gov shows an estimated population of 148 in 2023¹⁹, down from decennial census estimates of 187 in 2020. The same source shows town has 76 households and boasts a relatively high median household income of \$83,000, significantly higher than the average for Woodbury County. Smithland has a notably older population, with nearly 38% of its residents aged 65 and over, far above both the county and state averages. The town has a very small percentage of young children, consistent with a more mature demographic. The poverty rate in Smithland is low, reflecting overall economic stability, though the town does have a higher percentage of residents living with disabilities compared to the county. This may indicate a need for additional services and support for individuals with disabilities in the community.

<i>Community Characteristics</i>	
Population (2023)	148
Population (2020)	187
Total Households	76
Median Household Income	\$83,000

¹⁹ Source: <https://censusreporter.org/profiles/16000US1973650-smithland-ia/>

Median Household Income – Woodbury County	\$51,350
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<i>Vulnerable Populations</i>	<i>Count</i>	<i>Percent</i>	<i>Woodbury</i>	<i>Iowa</i>
5 years and younger	2	1.4	7.3%	6.3%
65 years and older	56	37.8%	14.3%	16.0%
Below the poverty level	9	4.7%	14.0%	12.0%
Living with a disability	36	17.6%	12.4%	11.6%

Smithland, Iowa, has a total of 93 housing units, with 76 currently occupied, resulting in an occupancy rate of 82%. The town has a relatively high vacancy rate of 18%, indicating some availability in the housing market. Mobile homes make up a small portion of the housing stock. The majority of the homes in Smithland were built before 1970, with a smaller number constructed between 1970 and 1999. Very few homes have been built since 2000, suggesting that most of the housing in the area is older. This aging housing stock may point to opportunities for renovation or updating to meet the needs of the community's current residents.

<i>Housing Characteristics</i>	<i>Count</i>	<i>Percent</i>
Total Housing Units	93	-
Occupied	76	82%
Vacant	17	18%
Mobile Homes	7	8%
<i>Age of Residential Structure</i>		
Built 2000 or later	2	2.2%
Built 1970 – 1999	22	24.2%
Build 1969 or earlier	67	73.6%

More demographic and community data can be found on the U.S. Census webpage for Smithland.

Leading Employers

Leading employers in town include the Country Store and Buffalo Joe's.

Critical Facilities

Smithland City Hall	110 Jackson St
Pump House	N Hickory
Ball Park	
City Maintenance Bldg	
Museum	S Hickory
Lagoon & Related	301 W Main St
Back-Up Well; Water Pump	210 Pine St

Community Supports, Vulnerable Populations, Gathering Locations, & Local Areas of Interest

No major gathering places outside those as included in the Leading Employers list were noted.

Valuation of City Assets

Valuation of assets based on the 2025 statement of valuations provided by Smithland's insurance company including Building and Business Personal Property is **\$816,510** – more than double the valuation provided in 2020.

b. Participation

Facilitated by SIMPCO, a mitigation planning meeting was held at the Clerk's Office on December 16, 2024 with the following in attendance.

- Courtney Schmitt, City Clerk
- Paul R Frahm, Maintenance Superintendent

Three surveys of the 251 total primary surveys submitted indicate Smithland as jurisdiction of residence.

c. Community Capabilities

<i>Plans/Guidance Documents</i>

Comprehensive Plan (2020)	
<i>Policies/Ordinance</i>	
<ul style="list-style-type: none"> • Building Code • Debris Management Plan • Floodplain Ordinance (updated 07/18/24) 	<ul style="list-style-type: none"> • Nuisance Ordinance • Subdivision Ordinance • Tree Trimming Ordinance
<i>Programs</i>	
National Flood Insurance Program (NFIP) Participant	CID #190300
ISO Fire Rating	Smithland Class 8; Smithland FD Class 8/9
<i>Staff/Department</i>	
Public Works Official	
Emergency Management Coordinator	City clerk @ Local level
Emergency Response Team	Fire Department; Oto Ambulance
<i>Non-Governmental Organizations</i>	
Veterans Groups	Leslie F Seaton American Legion and Auxiliary
<i>Local Funding Availabilities & Authorities</i>	
Apply for Community Development Block Grants	
Fund projects through Capital Improvements funding	
Levy taxes for a specific purpose	
Collect fees for water and sewer services	
Ability to incur debt through	<ul style="list-style-type: none"> • general obligation bonds • special tax bonds • private activities

Review of Actions Taken (Since 2019)

Smithland included one project in the 2020 HMP. The project described in the table below is carried over with modification to this Plan.

[insert update table]

Other actions taken since 2019 include a Floodplain Ordinance update.

d. Risk Assessment

Contributing Factors

The NOAA Storm Event database indicates one report specific to Smithland between 11/01/2019 and 12/31/2024. Events as categorized under Woodbury Zone and Monona Zone affected Smithland as well. Details of those events are included in respective county profiles under Risk Assessment.

<i>Location</i>	<i>Date</i>	<i>Time</i>	<i>Type</i>	<i>Mag</i>	<i>Dth</i>	<i>Inj</i>	<i>PrD</i>	<i>CrD</i>
SMITHLAND	7/29/2024	23:08	Thunderstorm Wind	56 kts. EG	0	0	0.00K	0.00K

Priority Hazards

- Tornado/Windstorm
- Flood
- Grass or Wildland Fire

Survey respondents provided a high frequency indication of Very Concerned about Tornado/Windstorm, Flood, and Thunderstorm with Hail & Lightning. Specific response to Top Three Concerns prioritized Infrastructure Failure, Flood, and Tornado/Windstorm.

e. Mitigation Needs, Actions, & Strategies

[insert project table]