

CITY OF JEFFERSON COMPREHENSIVE PLAN

ADOPTED FEBRUARY 9, 2021

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INTRODUCTION

The role of the comprehensive plan in the planning process is to bring together into one place the information, issues and policies that will shape the City's approach to dealing with future growth and development. The comprehensive plan provides detailed analysis of the current situation and provides an identification of the positives and negatives of the City. The plan shows the issues that are of concern to the City. The comprehensive plan includes a vision of what the people of the area hope it will be like in the future. The comprehensive plan sets forth goals and policies that are designed to help bring that future into being. The comprehensive plan also lays the legal basis for land regulations (zoning) and serves as a guide for growth and development.

The requirement for a comprehensive plan is set forth in Iowa Code Section 414.3:

Iowa Code Section 414.3 Basis of regulations.

The regulations shall be made in accordance with a comprehensive plan and designed to preserve the availability of agricultural land; to consider the protection of soil from wind and water erosion; to encourage efficient urban development patterns; to lessen congestion in the street; to secure safety from fire, flood, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to promote the conservation of energy resources; to promote reasonable access to solar energy; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. However, provisions of this section relating to the objectives of energy conservation and access to solar energy do not void any zoning regulation existing on July 1, 1981, or require zoning in a city that did not have zoning prior to July 1, 1981.

Such regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such area for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such city.

Iowa Smart Planning Act

The Iowa State Legislature passed the "Iowa Smart Planning Act" in Spring 2010. As part of the response to the 2008 flooding throughout the state, cities were encouraged to develop comprehensive plans that follow the ten Smart Planning principles, as listed below. Such comprehensive plans should include the thirteen elements listed in the legislation and shown below.

Smart Planning Principles

- Collaboration
- Efficiency, Transparency and Consistency
- Occupational Diversity
- Revitalization
- Housing Diversity
- Community Character
- Natural Resources and Agricultural Protection
- Sustainable Design
- Transportation Diversity

Comprehensive Plan Elements

- Public Participation
- Issues and Opportunities
- Land Use
- Housing
- Public Infrastructure and Utilities
- Transportation
- Economic Development
- Agricultural and Natural Resources
- Community Facilities
- Community Character
- Hazards
- Intergovernmental Collaboration
- Implementation

The Jefferson Comprehensive Plan was created in compliance with the guidelines of the Iowa Smart Planning Act. Each chapter is designed to consider one or more planning elements, including the existing conditions, desired vision for the future, and corresponding goals.

A comprehensive plan is primarily a document about the future. The purpose in preparing a comprehensive plan is to identify the future conditions that are desired in a city and to define policies and actions, which must be taken to reach that future condition. It is not possible to define the steps for accomplishing the vision for the future of the city, without first carefully identifying existing conditions, which are the starting point for the accomplishment of the plan.

HISTORY

Located in West Central Iowa, the City of Jefferson began to develop after the purchase of land in 1854. Jefferson sits in the center of Greene County and serves as the county seat. Greene County shares borders with six other Iowa counties; Boone, Calhoun, Carroll, Dallas, Guthrie and Webster. Jefferson is by far the most populated town in the county with 4,169 residents in 2016 compared to all other Greene County cities with less than 1,000 residents each. Highway 30 passes through Jefferson making the city an easily accessible destination. Jefferson's accessibility is increased by the close proximity to the cities of Ames and Des Moines. The city is approximately 42 miles from the popular college town of Ames and 66 miles from Iowa's Capitol City of Des Moines. The North Raccoon River cuts through Jefferson's southwest corner as it meanders from northeast to southwest Greene County.

Plans for Jefferson began in 1854. Originally named New Jefferson, Jefferson grew steadily in the following years. The first courthouse, town square, sawmill, and public school were all established in the year 1856. The railroad did not make its way to Jefferson until 1866. The rail ran from Boone to the Missouri River and appears to have accelerated population growth with the number of residents in Jefferson totaling 779 in 1870, and 1,444 just ten years later in 1880. Jefferson has maintained the largest percentage of Greene County's population consistently over the years. Jefferson's population peaked in 1980 at 4,854. Today the City of Jefferson makes up approximately 46% of Greene County's total population.

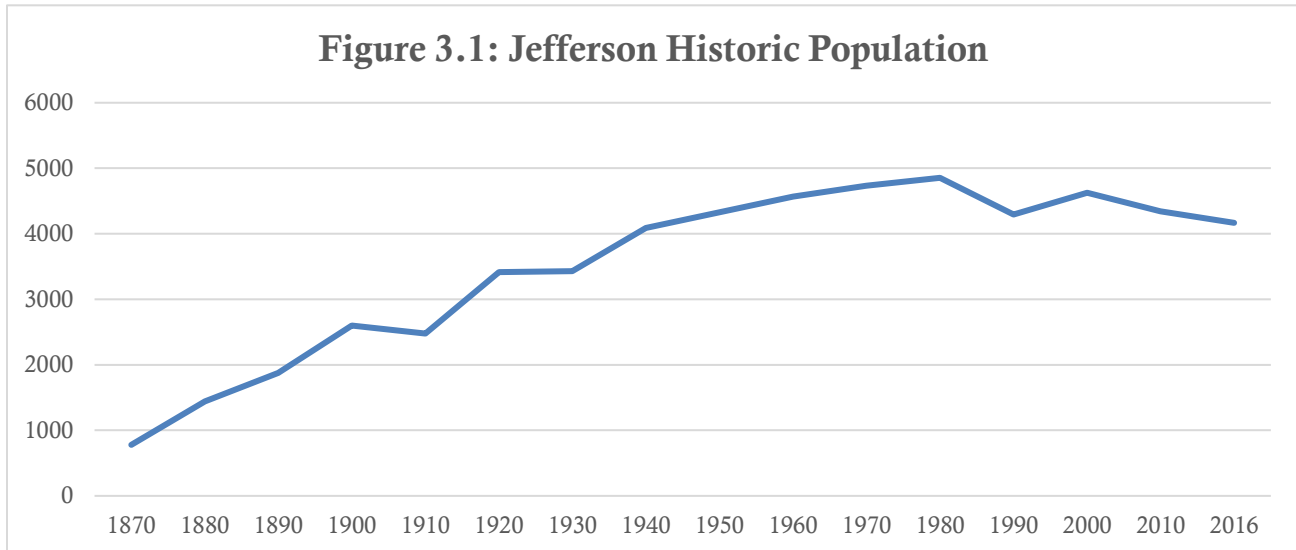
Figure 1-1: Greene County Courthouse, 1900



Source: <http://www.jeffersoniowanews.com/Links/thenandnow.htm>

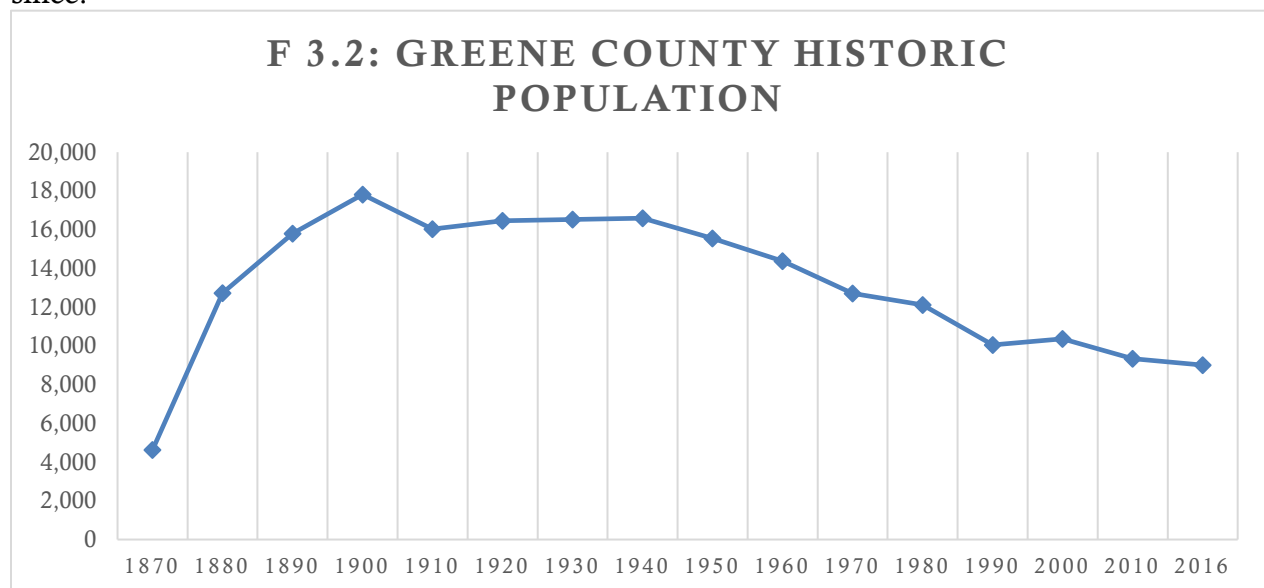
POPULATION

Jefferson had only 779 residents in 1870 during the first decennial census the city participated in. Over the next ten years, Jefferson's population nearly doubled. The 1880 census recorded the population as 1,444. Before 1980 the population of Jefferson steadily rose. The city has consistently had the largest population of all the cities in Greene County. While the population of Jefferson has been declining since its peak in 1980, Jefferson has taken up increasingly larger portions of Greene County's total population. Today, Jefferson has a population of 4,169 and makes up roughly 46% of Greene County's population.



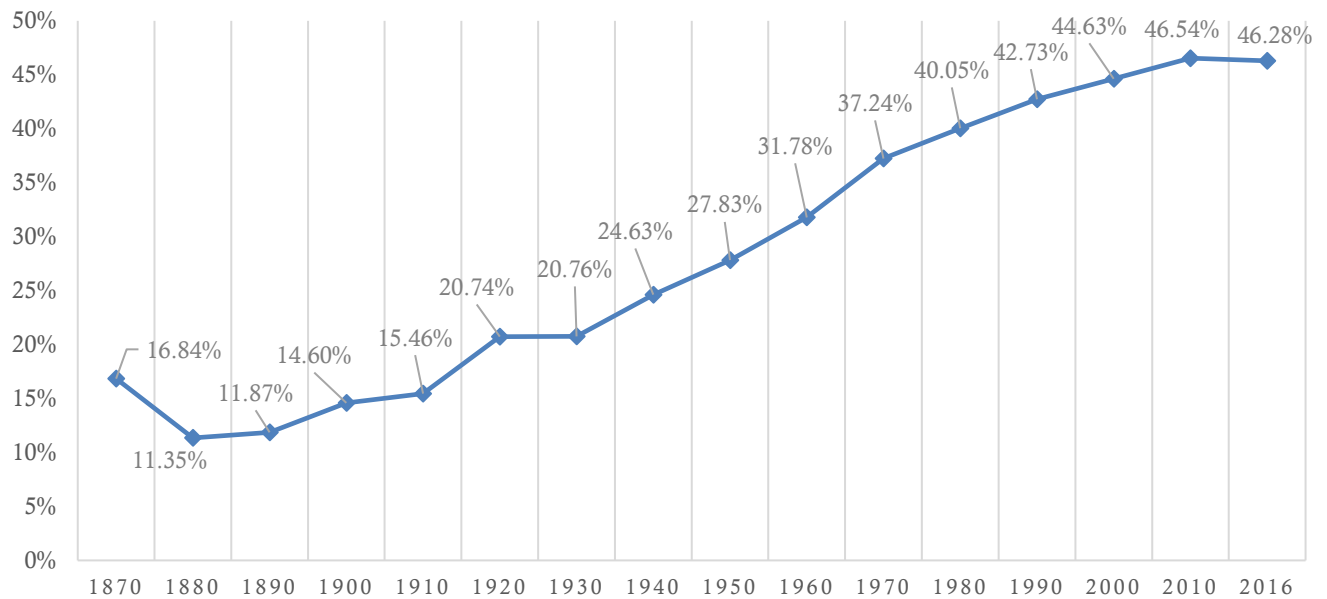
Source: census.gov

Greene County has displayed similar population trends to its county seat Jefferson. Greene County's population decline began shortly after 1940 and has been declining steadily ever since.



Source: census.gov

FIGURE 3.3: JEFFERSON AS A PERCENTAGE OF GREENE COUNTY

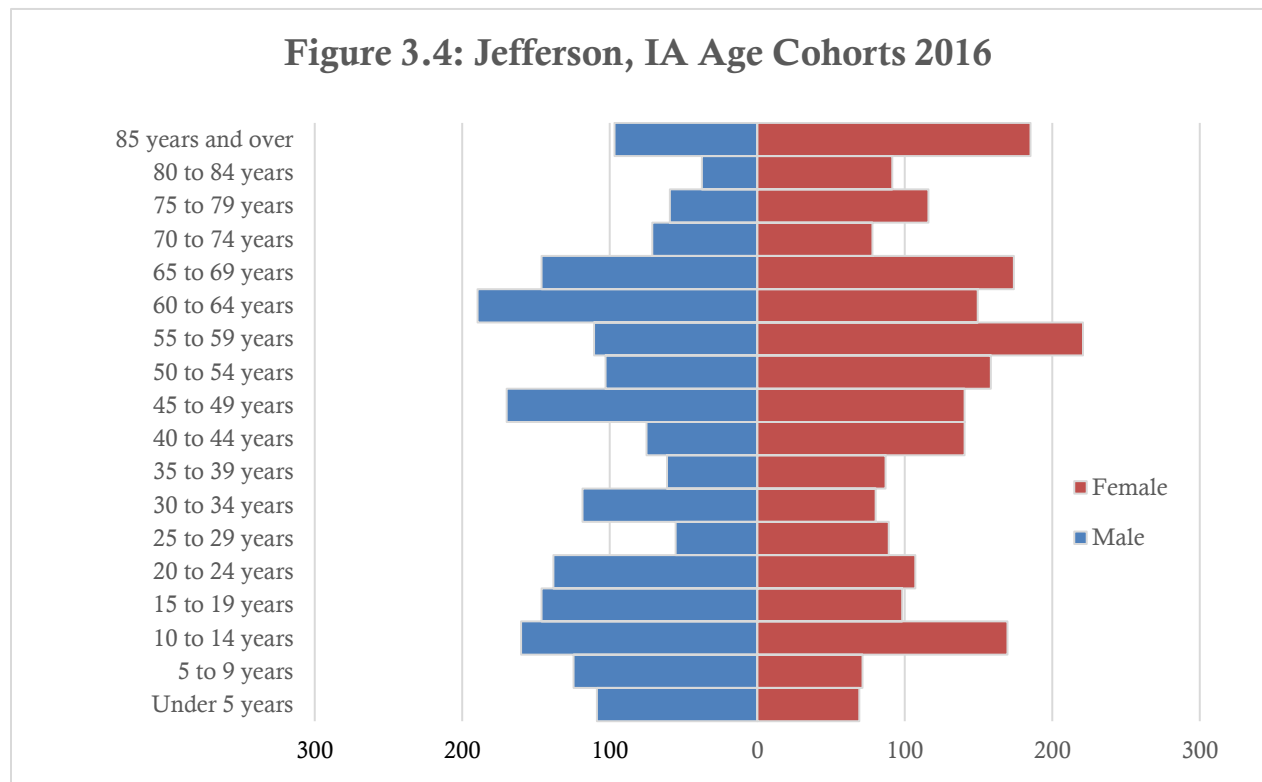


Source: census.gov

Population Cohorts

In figure 3-4 below the population of Jefferson is broken down by five-year age group.

Figure 3.4: Jefferson, IA Age Cohorts 2016

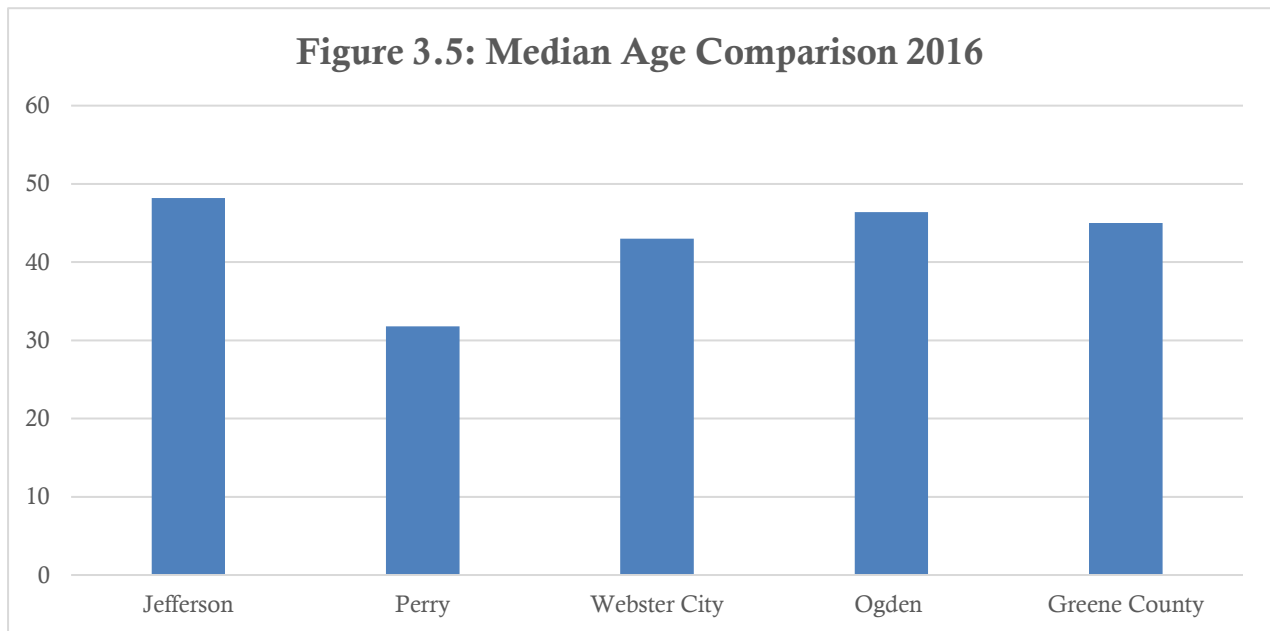


Source: census.gov

This analysis is crucial when comparing Jefferson to other towns in Iowa. The age pyramid demonstrates a shape typical of many rural cities in Iowa. There is a spike in population after the 45th year mark. The swell in population represents the baby boomer generation. Small rural communities in Iowa such as Jefferson often have a large population of these middle-aged cohorts. The male to female balance is typical with most age groups being even. There is a slightly larger number of males in the younger age group and more females in the older populations. This can be explained by the tendency for women to live longer lives than men. The large portion of middle-aged cohorts with a relatively equal balance between men and women suggests that many people in this age group are married. This pyramid is typical of a family and working aged town. There does not appear to be many young professionals or students as the population shrinks between the ages 15 and 30.

Median age

The median age of Jefferson suggests many of the same things suggested by the cohort age pyramid. Comparing Jefferson's median age with similar cities across Iowa can help add context and significance to the median age. The three cities picked for comparison: Perry, Webster City and Ogden, were selected due to the similar characteristics shared with Jefferson. This includes having similar economies and populations. Greene County is also used as a point of reference as it is the county Jefferson is located within. These cities are referenced throughout this report.



Source: census.gov

At 48.2 years, the median age of Jefferson residents is the highest of the four communities it has been compared to. The city of Ogden's median age is most similar at 46.4 years. Jefferson's median age is not far off that of Greene County, with a median age of 45. While there is some differing between the four towns and Greene County, all the median ages fall between 31.8 years and 48.2 years. This suggests that the age make up of Jefferson is typical of a town of its size and economy.

Race

As of 2016, 98.38% of Jefferson residents identified as white. This is slightly higher than the 97.84% of Greene County residents that identify as white. This suggests that while not incredibly diverse, the racial makeup of Jefferson is typical of the area. Unlike many other rural towns in Iowa there does not appear to have been a significant increase in Jefferson's Hispanic population in the past ten years. When comparing the racial composition of Jefferson with Greene County it can be seen that Jefferson's population makes up a significant portion of Greene County's total minority population. This likely means that Jefferson is more diverse than the other cities in Greene County.

Figure 3.6: Ethnicity of Jefferson and Greene County

Race and Hispanic Origin	Jefferson			Greene County		
	2010 Census	2016 ACS Estimates	2016 Percent	2010 Census	2016 ACS Estimates	2016 Percent
Total Population	4,360	4,207		9,448	9,083	
White	4,304	4,139	98.38%	9,352	8,887	97.84%
Black or African American	0	12	0.29%	4	14	0.15%
American Indian Alaska Native	0	9	0.21%	0	16	0.18%
Asian	0	31	0.74%	2	44	0.48%
Native Hawaiian and other Pacific Islander	0	5	0.12%	0	5	0.06%
Some Other Race	56	0	0.00%	69	0	0.00%
Two or More Race	0	68	1.62%	21	117	1.29%
Hispanic or Latino and Race						
Hispanic or Latino (of any race)	119	104	2.47%	150	232	2.55%

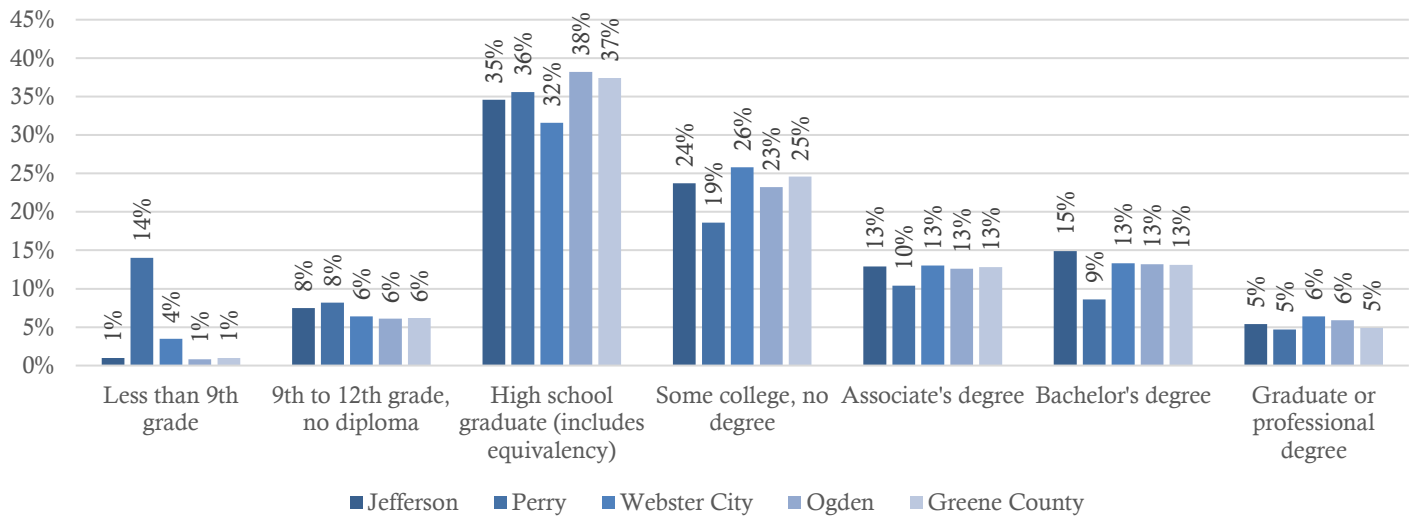
Source: census.gov

Population Projections

While there are many external factors that can impact population growth, it is possible to make estimates of future population based off historic growth patterns. These population projections are helpful in further understanding the current and future needs of a town. To create Jefferson's population projection, the exponential growth method was used. According to the exponential growth method Jefferson's population will likely continue to shrink. The population projection for 2020 is 4,081 and 3,833 in 2030. This is just an estimate and there are many unknown factors that can change the population trend. Currently Jefferson's population is experiencing a downward trend, as is Greene County as a whole. However, Greene County is losing population faster than Jefferson is.

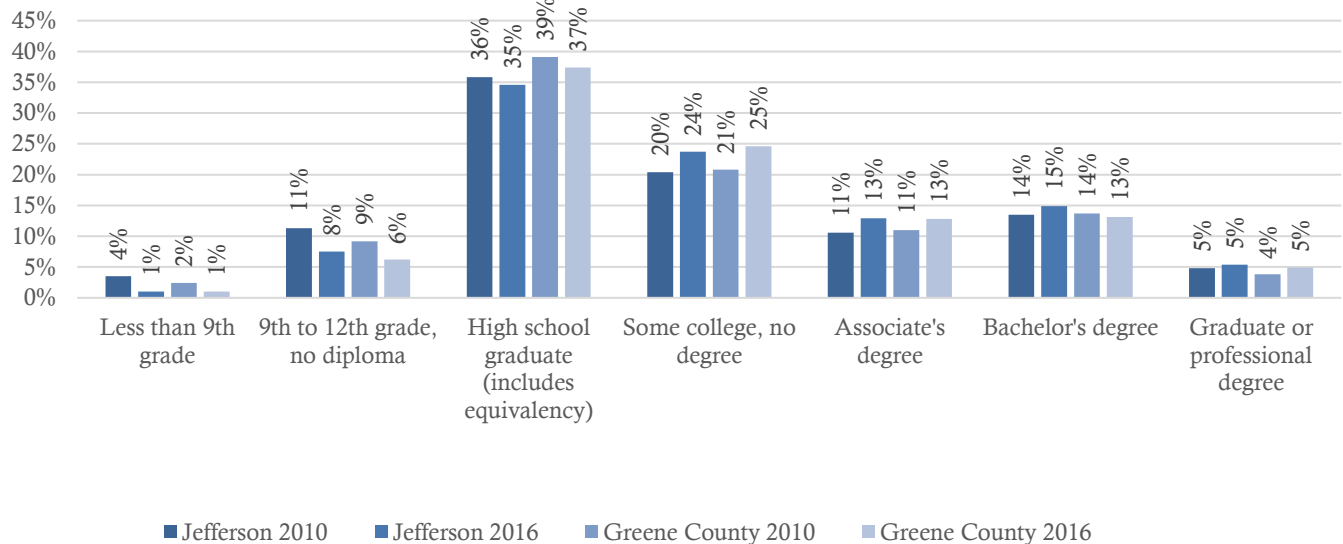
Educational Attainment

Figure 3.7: Educational Attainment 2016



Source: census.gov

Figure 3.8: Educational Attainment Greene County and Jefferson 2010 & 2016



Source: census.gov

Jefferson is showing trends with residents increasing their level of educational attainment. Since 2010 there has been a reduction in groups with less than 9th grade education, high school without a degree, and high school graduates. There has been an increase in Jefferson residents pursuing higher education. Between 2010 and 2016 there has been an increase of residents that have some college, associate degrees, bachelor's degrees, or graduate or professional

degrees. Greene County has seen a very similar education trend as Jefferson. These trends are a positive sign for the communities as high levels of educational attainment often correlate with successful economies.

Summary

Jefferson's population trends are relatively typical in relation to other similar cities. It follows the patterns exhibited by many rural cities in Iowa and is consistent with the trends of Greene County. Jefferson's population decline is the current norm of comparable rural Iowa cities. An interesting aspect of Jefferson's current population trend is the increasingly larger portion of Greene County's population that Jefferson is making up. While Jefferson is losing population, it has been at a slower rate than the other communities in Greene County. Another positive trend has been the increase in residents achieving higher education.

HOUSING

Housing is an important factor to a community during the planning process. Being able to assess the current housing characteristics of a city and being able to identify where improvements need to be made for the future is imperative. Making sure that Jefferson has available and affordable housing is important for a city’s economic success as it can attract potential employers and their employees to the community.

Housing Units

The table on the right shows the percentage of housing units in Jefferson by three year increments starting in 2010. It also shows how Jefferson compares to other regional cities and Greene County as a whole. Since 2014, Jefferson has seen a decrease in the number of housing units being built, however, the number of housing units in 2010 is slightly less than the number of housing units in 2017.

Table 4.1: Total Housing Unit Percent Change

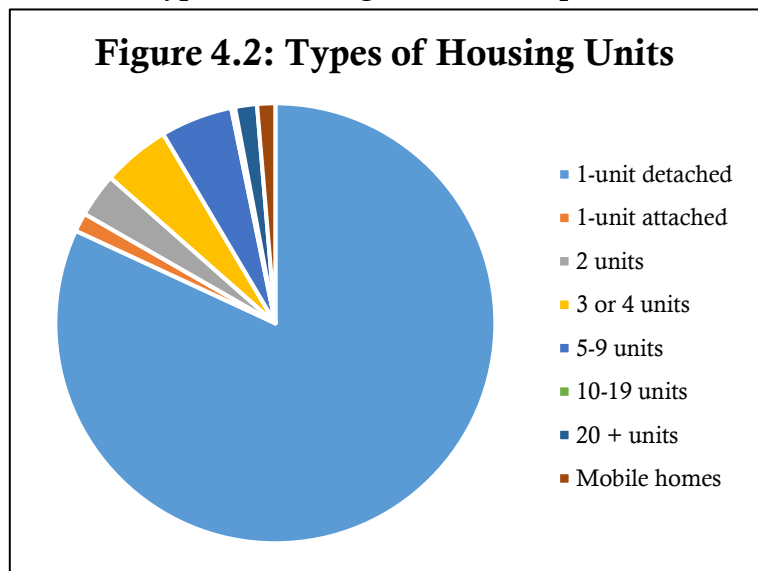
	2010-2013	2014-2017
Jefferson	4.72%	-3.51%
Osceola	2.61%	-3.58%
Carroll	0.00%	1.14%
Perry	-6.18%	2.14%
Sioux Center	1.00%	10.35%
Greene County	-0.50%	0.31%

Source: census.gov

While the number of housing units is important for a community, it is also necessary to consider the types of housing units and who lives in them. Knowing this information is crucial especially if you’re trying to attract new members to your community.

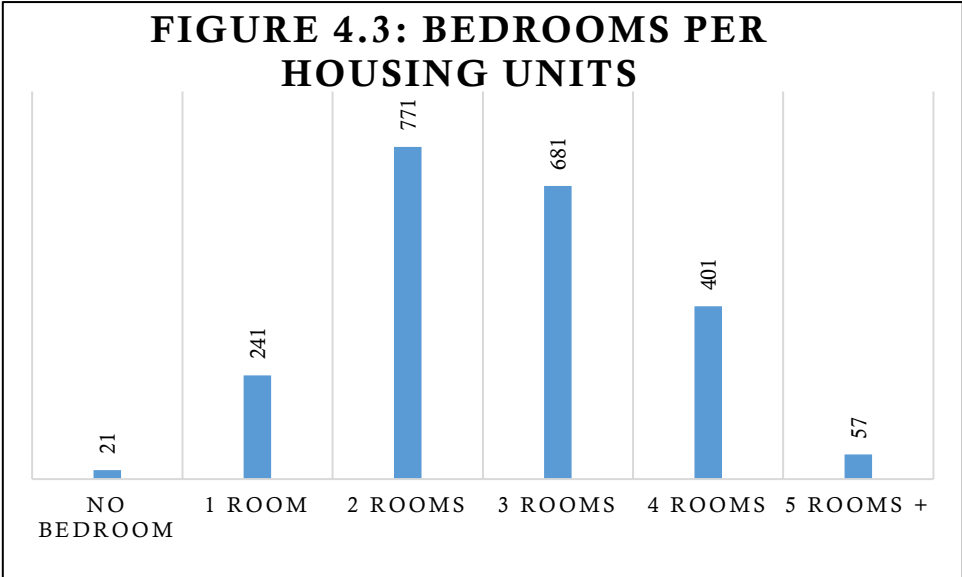
The chart to the right gives a breakdown of what types of housing units make up Jefferson’s housing stock. The largest percentage of housing type is 1-unit detached, also known as single-family homes, with 82% of the total housing stock, followed by 5-9 units and 3 or 4 units with 5% each of the housing stock. Over the past 10 years Jefferson has issued permits for the construction of one duplex and three 4-plexes. The recent increase in multi-family housing should be a trend that Jefferson experiences more of; it provides a greater variety of housing options for its residents and it addresses a need from the community.

Figure 4.2: Types of Housing Units



Source: census.gov

One of the biggest considerations people have when buying a new home is the number of bedrooms. This factor is important for the family to decide if a particular home has enough bedrooms to fulfill their wants and needs. The graph on the right breaks down the number of bedrooms in Jefferson's housing stock, having a wide range of options makes the housing stock more attractive to households of different sizes.

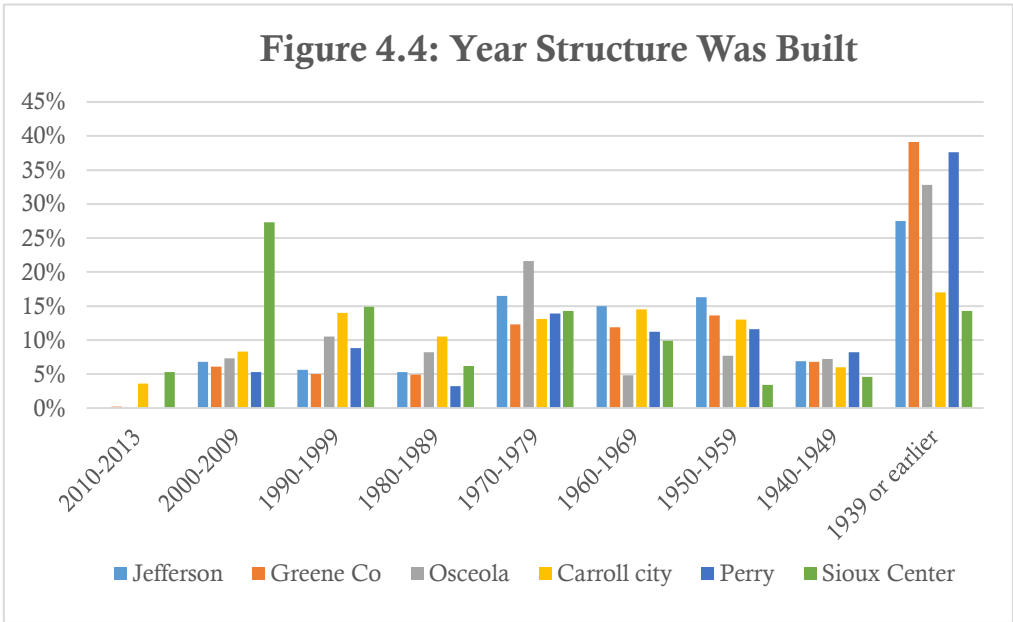


Source: census.gov

Structural Age

A majority of homes were built prior to 1939 in Jefferson and is consistent among other cities in the region and Greene County; Sioux Center is the only city whose majority of homes were not built in 1939 or earlier.

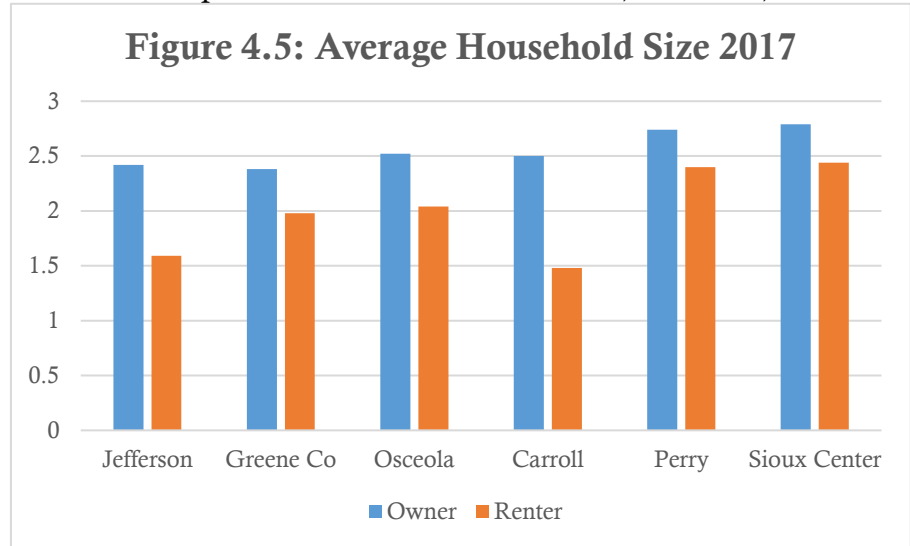
Older homes do not necessarily mean that they are poor in quality but newer homes are built with updated building techniques and materials. Usually these updated materials and techniques are translated into higher efficient homes and can last longer than older homes. The older a home is the more likelihood there is for potential hazards to reside in the home (i.e. asbestos, lead paint, outdated electrical wiring). Not only do these hazards put the occupants and the structure itself in danger but it can be costly to replace as a homeowner.



Source: census.gov

Average Household Size

The average household size of a community can help determine the number of housing units needed to ensure that the future housing needs are met. As you can see, Jefferson is last in average owner household size when compared to cities of similar size, however, when compared to Greene County it is slightly larger. The city's renter occupied household is also the second lowest in the group, only ahead of Carroll, 1.59 to 1.48 persons respectively. These numbers mean that Jefferson will need to address this housing issue by increasing the number of owner occupied housing units in the future if growth is to be ensured.



Source: census.gov

Household Type

It is important to know what types of households are living within the city's units as different households may prefer or require different amenities. The table below breaks down the different housing types in Jefferson. The majority (72.6%) of Jefferson's housing units are occupied by family households. Of that number, 64.3% are married-couple families, and the highest range percentage of age falls between 35 to 64 years old at 39.9%. The lowest age group in the family occupied group are those aged 15 to 34 years of age at 4.2%. This is important to know if the city wants to attract younger professionals to the area. People will generally gravitate toward other people of the same age group.

While owner occupied housing is important to a city's growth and sustainment, it is also important to be aware of the renter occupied housing. It is clear in Jefferson that a greater majority of married-couple families live in owner occupied units than in renter occupied units, 64.3% to 15.4% respectively. However, when looking at the nonfamily households, renter occupied units make up the majority at 58.1% compared to 27.4% of owner occupied units. This pattern continues when looking at the various age groups as well as those that live alone.

Household Type	All Occupied Units	Owner Occupied Units	Renter Occupied Units
Family Households	63.1%	72.6%	41.9%
Married-couple family	49.2%	64.3%	15.4%
Householder 15 to 34 years	3.5%	4.2%	1.9%
Householder 35 to 64 years	29.5%	39.9%	6.2%

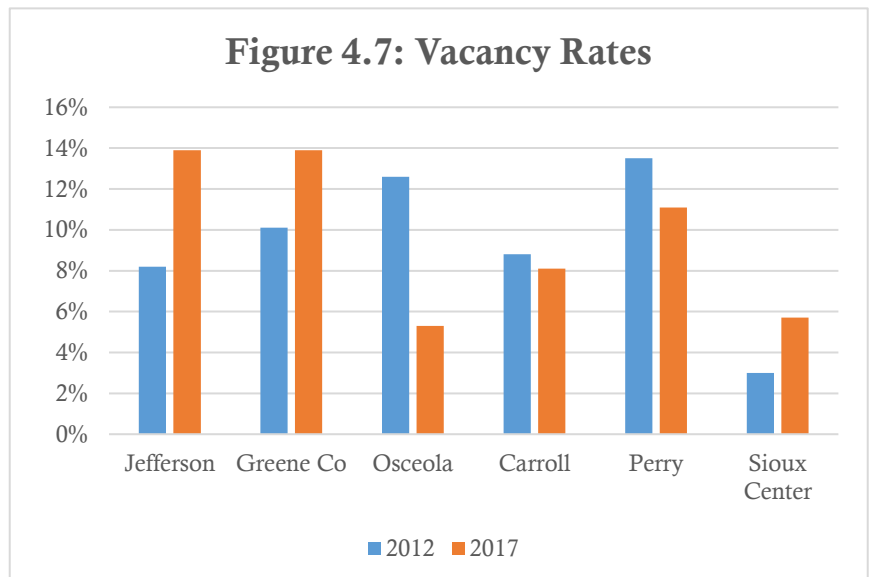
Householder 65 years and over	16.2%	20.3%	7.3%
Other Family	13.9%	8.3%	26.5%
Male householder, no wife present	2.0%	0.5%	5.5%
Householder 15 to 34 years	0.9%	0.5%	1.7%
Householder 35 to 64 years	0.9%	0.0%	2.8%
Householder 65 years and over	0.3%	0.0%	1.0%
Female householder, no husband present	11.9%	7.8%	20.9%
Householder 15 to 34 years	1.8%	0.9%	3.8%
Householder 35 to 64 years	7.3%	3.7%	15.4%
Householder 65 years and over	2.7%	3.2%	1.7%
Nonfamily Households	36.9%	27.4%	58.1%
Householder living alone	32.0%	25.7%	46.2%
Householder 15 to 34 years	2.3%	1.4%	4.3%
Householder 35 to 64 years	11.5%	6.5%	22.7%
Householder 65 years and over	18.2%	17.8%	19.2%
Householder not living alone	4.9%	1.7%	11.9%
Householder 15 to 34 years	3.6%	1.1%	9.3%
Householder 35 to 64 years	1.2%	0.6%	2.6%
Householder 65 years and over	0.0%	0.0%	0.0%

Source: census.gov

Vacancy Rates

According to the 2017 American Community Survey Estimates, Jefferson has 2,172 housing units. During that same time, the city had a vacancy rate of 13.9% or 301 housing units. The vacancy rate in 2017 is a 5.7% increase from 2012. This information is shown in the chart below and it compares Jefferson to comparable cities.

In 2012, Jefferson had the second lowest vacancy rate among the comparable cities with 8.2%, however, Jefferson has since tied with Greene County for the highest rate after five years.



Source: census.gov

It is important for cities to have some vacant units throughout the city. Some vacancy allows for new residents to move into the city without having to wait for a family to move out. It also allows for Jefferson residents to move throughout the city if they would prefer to move

out of their current homes but not want to leave the city. While having a high vacancy rate isn't wanted for smaller communities, having zero vacancy rate isn't the goal either. A vacancy rate can mean different things; it could mean that new housing was recently constructed but not yet occupied, it could also mean that there has been steady migration out of the community.

Monthly Housing Costs

Jefferson, when compared regionally to other similar sized communities, has an average monthly housing cost. The table below compares the median monthly housing costs for Jefferson with comparable cities and Greene County in 2017. In 2017, homeowners with a mortgage spent around \$59 less a month (\$708 per year) than the City of Carroll which had the next highest monthly housing cost with a mortgage. Homeowners in Sioux Center experienced the highest monthly average, spending around \$1,228 per month. When looking at the data for monthly housing costs without a mortgage, Jefferson again ranks in the middle when compared to similar communities (\$440 per month). Residents in Perry spend on average \$27 more per month than those in Jefferson; conversely, those in Osceola spend on average \$54 less per month. When looking at the median gross rent amongst Jefferson and other comparable cities, Jefferson has the lowest rent at \$546 per month. People who rent in Carroll, the next highest city, spend on average \$32 more per month than those in Jefferson.

Potential and current residents of a city need to be able to afford the housing within that city to strongly consider moving into or staying within that particular city. Lower monthly costs allow for city residents to spend their money elsewhere which is vital for creating a strong, diverse economy which is attractive to businesses as well as residents.

Table 4.8: Regional Monthly Housing Costs 2017

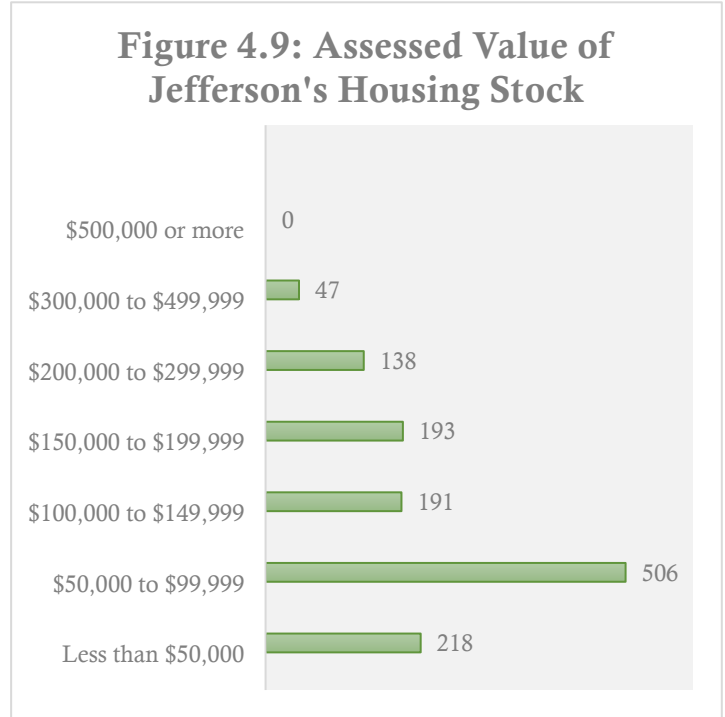
	Jefferson	Greene County	Osceola	Carroll	Perry	Sioux Center
Median Monthly Costs for Owner-Occupied Units with a Mortgage	\$991	\$964	\$949	\$1,050	\$992	\$1,228
Median Monthly Costs for Owner-Occupied Units without a Mortgage	\$440	\$408	\$386	\$354	\$467	\$578
Median Gross Rent for Renter-Occupied Units Paying Rent	\$546	\$605	\$703	\$578	\$733	\$730

Source: census.gov

Housing Assessed Values

Cost is another important aspect surrounding housing in a community. The chart below shows the assessed values of the owner-occupied single family homes within Jefferson’s city limits. The current (2017) median assessed value is \$92,900 which is a 10.22% increase from 2010 when the median assessed value was \$83,400.

The assessed range of Jefferson’s housing stock has grown since 2010. In 2010, 18.9% of Jefferson’s housing stock was assessed at less than \$50,000; in 2017 that percentage decreased to 16.9%. According to the ACS, in 2017, there is a more even distribution of home values among all ranges than there was in 2010. This wide range of housing values makes the city attractive to homebuyers from all income levels.



Source: census.gov

Future Housing Demands

The future projection of future housing units must be based on the expected rate of growth and the current condition of the city’s housing stock as well as other population characteristics. The table below shows the population growth potentials as well as the housing demands that those populations will require.

Approximate Yearly Assumed Growth Rate	1%	2%	3%	4%	5%
2030 Population Projection	4,659	5,158	5,658	6,157	6,656
Minus People Living in Group Quarters (3.2% of city pop.)	149	165	181	197	213
Equals Population to be Housed 2030	4,510	4,993	5,477	5,960	6,443
Divided by Persons Per Household (2.49)	4,510/2.49	4,993/2.49	5,477/2.49	5,960/2.49	6,443/2.49
Equals Total Housing Units Needed	1811	2005	2199	2393	2588
Plus Projected Vacancy Rate of 12%	217	241	264	287	311

Plus Replacement Housing	40	40	40	40	40
Equals Required Number of Housing Units	2069	2286	2503	2721	2938
Minus Available Number of Housing Units (2018 ACS Estimate)	2,102	2,102	2,102	2,102	2,102
Equals Total Number of New Housing Units Needed in City for the Year 2030	-33	184	401	619	836
Number of New Units Required Per Year from 2018 to 2030 to Meet Demand	-3	15	33	52	70

Source: census.gov

The replacement housing number is derived from a windshield survey where homes that ranked 4 or 5 are recognized as homes which by 2030 will need to be replaced. A vacancy rate of 12% allows for new residents to move into the city with options as well as provides options for those who live in the city to move within the city if they want to.

Available Programs

Neighborhood Improvement Incentive Program

The purpose of this grant program is to assist organizations, residents, and business owners within the City of Jefferson to strengthen their neighborhood’s appearance, to promote the area to visitors, and to improve the quality of life. Eligible applicants are property owners in the City of Jefferson who are committed to improve neighborhoods, promote the area, and improve the quality of life. There are a couple types of projects that can be considered for funding, those projects are: projects that demolish a structure, including grading and seeding the area, in residential or commercial and public or private property, and projects that correct violations of the 2012 International Property Maintenance Code. The project must be completed one year from application approval date.

For more information, contact the City Administrator, City Clerk or Building Official in Jefferson at 515-386-3111.

Habitat for Humanity

Homeownership Program

Habitat for Humanity partners with qualified families and individuals to help them purchase new construction and previously-owned homes. The program lends aid to families who meet income requirements as well as a need for housing.

Helping Hands Home Repair

The Helping Hands Home Repair program pairs volunteers with existing low and moderate-income homeowners to perform critical home repairs and maintenance. Examples include: painting, siding, new windows and doors, roofing, gutter and downspouts, general carpentry, landscaping, and property clean-up.

To maintain homeowner dignity and provide for future Helping Hands projects, each homeowner is asked to repay the cost of materials and subcontracted services used in completing their project through a five-year, zero-interest loan with monthly payments typically between \$50 and \$100. Helping Hands partner families also contribute sweat equity working alongside volunteers in completing their projects. If this is not physically possible, family and friends can contribute on the homeowner's behalf, or creative opportunities for homeowner participation can be worked out.

For more information contact: Heart of Iowa Habitat for Humanity at 515-432-1168 or at Admin@heartofiowahabitat.org. The mailing address for the Habitat for Humanity which serves Jefferson is 114 S. Chestnut, Jefferson, IA 50129.

Section 8 Housing

Region XII Housing Authority is the administrative body for the Section 8 Housing Choice Voucher Program for the City of Jefferson. This program helps provide rental assistance for low income families. The program requires renters to pay between 30 and 40 percent of the rent, and the housing authority forms a contract with the landlord to pay the difference directly to the landlord on behalf of the family. To be eligible for this program, rental units must meet HUD's standards for safe and sanitary living conditions. Aside from the Section 8 program, the housing authority offers low income housing programs for those who meet program guidelines.

For more information contact: Region XII Housing Authority at 712-792-5560 or rgnxiiha@qwestoffice.net. Region XII Housing Authority is located at 320 East 7th Street, Carroll, IA 51401.

Community Development Block Grant

The Community Development Block Grant Program (CDBG) through the Iowa Economic Development Authority (IEDA) provides rehabilitation assistance for owner-occupied housing units. This program aims to assist households that meet the income requirements. The CDBG program is designed to rehabilitate homes to ensure the unit meets IEDA Quality

Standards. The city applies and can potentially have 6 projects funded with \$24,999 available for each project. The applications for this grant program are due in May annually.

For more information contact: the Housing Programs Coordinator at Region XII COG at 712-792-9914 or kjanning@region12cog.org.

New Opportunities

Weatherization

The Weatherization Program aims to reduce energy costs for low-income families by improving the efficiency of their homes at no cost to the family. This program provides energy efficiency through insulating attics and sidewalls, air sealing, furnace and water heater replacements, minor repairs, as well as health and safety measures.

Energy Assistance

The Low-Income Home Energy Assistance Program (LIHEAP) is a federally-funded program that has been established to help qualifying low-income Iowa homeowners and renters pay for a portion of their primary heating costs for the winter heating season. By doing so, you can reduce the risk of health and safety problems (such as illness, fire or eviction). The assistance is based on household income, household size, type of fuel, and type of housing. The application for energy assistance is also an application for weatherization of the home.

For more information contact: Greene County Family Development Center Coordinator at 515-386-2719. The Greene County Family Development Center is located at 1401 N. Elm Str. Suite A, Jefferson, IA 50129.

Region XII Revolving Loan Funds

Loans are available to income-qualified homeowners in any of Region XII's member communities for down payment assistance and/or home repairs to eliminate health and safety hazards including windows, doors, roofs, furnaces, etc.

For more information contact: the Housing Programs Coordinator at Region XII COG at 712-792-9914 or kjanning@region12cog.org.

Housing Trust Fund

The COG Housing Trust Fund can assist potential homeowners located within Jefferson with down payment assistance and/or rehabilitation. This assistance can be in the form of a loan, grant, or a half grant half loan. The form of assistance is income based and participants of this program can receive up to \$10,000.

For more information about the COG Housing Trust Fund contact: the Housing Programs Coordinator at Region XII COG at 712-792-9914 or kjanning@region12cog.org.

Workforce Housing Loan

The Iowa Finance Authority (IFA) will provide financial assistance in the form of a repayable loan to cities and counties that demonstrate a need for additional workforce rental housing for Iowans as a result of employment growth within the local unit of government's jurisdictional boundaries. Only cities and counties in Iowa are eligible applicants for Workforce Housing Loan Program assistance.

Main Street Loan Program

Loans are made for the rehabilitation of upper floor housing or commercial properties or for new construction on infill lots in downtown areas of communities that participate in the Main Street Iowa program. Up to \$250,000 can be loaned for the purpose of this program and applications are reviewed on an ongoing basis.

For more information about the Main Street Loan Program contact: Main Street Iowa at 515-725-3077.

IEDA Workforce Housing Tax Credit Program

This program provides tax benefits to developers to provide housing in Iowa communities, focusing especially on those projects using abandoned, empty or dilapidated properties.

The tax incentives include a refund of sales, service or use taxes paid during construction. Developers may receive a state investment tax credit of up to 10% of the investment directly related to the construction or rehabilitation of the housing. The tax credit is based on the new investment used for the first \$150,000 of value for each home or unit. This tax credit is earned when the home or unit is certified for occupancy and can be carried forward for up to five additional years or until depleted, whichever occurs first.

For more information, contact the IEDA Project Manager at 515-725-3066 or whtip@iowaeda.com.

Federal Home Loan Bank (FHLB)

Competitive Affordable Housing Program

The Competitive Affordable Housing Program encourages partnerships between member financial institutions and local housing providers to secure funds for the purchase, construction or rehabilitation of affordable homeownership or rental housing units. Grants are available to sponsors including nonprofits, governments, housing authorities and other qualifying organizations.

Down Payment Programs

This program aims to help families achieve homeownership by providing down payment and closing cost assistance to eligible home buyers.

For more information contact the Des Moines FHLB at 800-544-3452.

USDA

Single Family Housing Guaranteed Loan Program

This program assists approved households the opportunity to own dwellings as their primary residence in eligible areas. Applicants may build, rehabilitate, improve or relocate a dwelling. Funds may be used towards reasonable closing costs as well as repairs and rehabilitation.

For more information contact the Iowa Housing Programs Director for the USDA at 515-284-4667 or rd-grhia@ia.usda.gov.

Summary

Since 2010, Jefferson has seen a decrease in available housing units within in the city. This is typical with cities in the region, however, with the recent push of economic development in downtown Jefferson the available housing trend will need to be reversed to accommodate for the expected growth. Increasing the number of rental units within Jefferson should be a priority, it will not only attract younger professionals to the area but it will further balance the type of available housing. The city would also do well by investing in helping renovate its older housing stock to prevent the look of decay within the city. Doing this will help keep Jefferson's charm while simultaneously attracting potential residents.

Goals

Explore Options to Improve Existing Housing Stock

Jefferson's current housing stock has a lot to offer current and potential residents. The city's housing stock is aging, and aging homes require upkeep. The city would like to keep its current housing stock up-to-date and attractive in order to keep attracting new residents. There are many programs available to help current and potential homeowners rehabilitate their homes.

- Action items:
- Address abandoned/vacant homes
 - Utilize RLF and CDBG funds for current home rehabilitations
 - Explore options for renovating current housing stock

Address the Need for New Affordable Housing

One issue that is seen all over the country and Jefferson in particular is finding affordable single family homes. The desire for newer affordable housing was expressed in a recent community survey where over 50% of responders thought that additional single family residential homes under \$100,000 needed to be added. If Jefferson is serious about attracting new and younger residents it should consider acting on it.

- Action items:
- Ensure potential lot locations are buildable
 - Start with building any number and continue as long as demand allows
 - Offer down-payment assistance for first-time home buyers
 - Utilize the IEDA Workforce Housing Tax Credit program to encourage new builds within the city

Increase the Number of Market Rate Housing

While quality affordable housing is necessary in addressing housing issues for lower and middle income residents, market rate housing is important in attracting new businesses and industries to the area to show that the city is a positive investment opportunity.

- Action items: -Conduct a survey to find where more market rate housing makes sense
- Determine what the market rate is for Jefferson

Diversify Housing Stock in Jefferson

There aren't one or two types of housing that provides a positive impact on cities; townhomes and duplexes, multi-family, retiree/senior oriented housing, downtown housing, and small lot single-family housing are all viable housing options in Jefferson. New construction on several of these options would be necessary and the locations should be concentrated to areas of Jefferson where rehabilitation and infill is needed. Funding and recruitment will be necessary to tackle this project. Funding sources include, TIF and tax abatement, State Trust Fund, Workforce Tax Credit, and other IFA programs.

- Action items: -Locate areas in Jefferson where rehabilitation and infill is a priority
- Identify developers with experience in diverse housing projects

Address the Need for Additional Rental Units

The difference between Jefferson's owner occupied units compared to its renter occupied units is staggering; roughly one third of the housing in Jefferson is renter occupied thus creating a need for additional rental units. With the recent revitalization in Jefferson's downtown area, new rental units will be necessary for those who want it. There are multiple ways that this can be accomplished: new apartment buildings can be built, businesses located downtown can convert their second story space and create a mixed use building, or current available buildings can be retrofitted to accommodate living space.

- Action items: -Explore the option of additional second/multi story apartments downtown
- Identify what type of rental unit works best in Jefferson

Create a Vacant Building Registry

The Vacant Building Registry will be used to prevent homes and businesses from becoming dilapidated and no longer salvageable. How it will work is once a building is vacant for a certain period of time they are subject to a permit and inspection. The inspections will reoccur until the building is no longer vacant. The time frames and fees associated with inspections will be up to the City Council.

- Action items: -Create rules and guidelines, outlining program
- Distribute program details to all residents; conduct an open city council session for residents to attend and ask questions
- Conduct survey of current vacant properties

- Contact and inform vacant property owners of their responsibility to maintain the property until no longer vacant
- Detail repercussions to property owners if they fail to comply

Start Rental Inspections

Proper and regular rental inspections are important to any city with rental properties. Without them, landlords wouldn't be aware of any unreported maintenance issue and tenants could violate certain terms of the lease agreement. By increasing the inspections, the City maintains a positive image by ensuring the properties are well managed. Any rental properties are subject to inspections for a fee and timeframe set by the City Council for safe rental housing.

- Action items:
- Create a fair and regular schedule of inspections
 - Inform tenants and property owners of new guidelines and any consequences for failed inspections
 - Research funding sources for increased city-employee duties

Parks and Culture

The extra amenities such as parks, recreational opportunities, and historic attractions are part of what makes a city home for a large number of people. Jefferson has a wide variety of resources available to both residents and visitors. The city's large number of historic, recreational, and cultural resources ensure that there is something for everyone of all ages to enjoy.

Parks and Recreation

The City of Jefferson makes the most of its green spaces within the city, and has many parks with different uses for all kinds of people.

Chautauqua Park is located at 710 South Maple St. and is popular in the summer as it is the location of the city pool. Other amenities include a shelter with picnic tables, playground equipment, and a basketball court.

Kelso Park is located west of Chautauqua Park along South Walnut St. has a small park with playground equipment, shelter with picnic tables, soccer fields, and a backstop for baseball, softball, or kickball.

Daubendiek Park is located near the intersection of South Grimmell Rd. and West Russell St. It lies along the North Raccoon River and has a short looped trail that goes to the banks of the river.

Head Park is located at the intersection of Head and Walnut Streets and has many amenities such as, three baseball diamonds, a sand volleyball court, playground equipment and a large grassy area.

Washington Park is located a couple blocks south of Head Park near the intersection of High and Washington Streets, it has a shelter, blacktop with a basketball hoop, open grassy area, and playground equipment.

Russell Park is located at the intersection of South Wilson Ave. and East Park St. It has both tennis and basketball courts, benches, playground equipment, and a picnic shelter.

St. Joseph's Catholic Church is located at 501 North Locust St. and has a playground as well as a shelter area that is available to residents and visitors.

Henderson County Park is located on the very southern edge of Jefferson. Visitors to the park can camp, fish, canoe and kayak along the North Raccoon River.

Seven Hills County Park is located at the intersection of 7 Hills Rd. and Park Rd. It is a remote park with a large wooded area.

The **Jefferson Softball Park** is located on the east edge of town on East Lincoln Way next to the Greene County Fairgrounds and serves as a wonderful resource for the young and old of Jefferson. It has two softball fields and a large open grassy area.

The **Green County Elementary School** located at 401 East Russell St. has playground equipment and an open grassy area.

The current **Greene County High School** located at 101 Ram Dr. has a football field, baseball diamond, and large open grassy areas.

For other recreation options, the **Greene County Community Center** offers not only an indoor track, racquetball court, aerobic classes, and free-weight lifting room, but also offers meeting room rentals, child care, batting cage, and a variety of programs both physical and educational for all ages. There is also the **Jefferson Skate Park** located on E Lincoln Way and **Sparetime Lanes Bowling** at 118 S. Chestnut Street for more indoor fun. The **Jefferson Community Golf Course** located at 501 West Greenwood Rd, it offers an impressive 9-hole course with beautiful scenery. The clubhouse has a full-service pro shop as well as a dining area for guests.

The City of Jefferson is also home to the **Raccoon River Valley Trail**. The 89-mile trail begins in Jefferson. It is a historic testament to the innovation of the 1800's railroad system as it uses the former train route built in 1870 that once took passengers from Des Moines to the Iowa Great Lakes Region. Over a hundred years after the initial construction, in 1987 the right of way was purchased by Central Iowa Energy Cooperative. Many Iowa nonprofits worked together over a number of years to make the Raccoon River Valley Trail the wonderful recreational asset it is today. There is a camp site located at the trailhead making Jefferson an important stop for bikers embarking on the 89 mile ride. There is also the **North Raccoon River** for recreation activities such as fishing, kayaking, and canoeing.

The many parks within Jefferson make recreation within the city very accessible. As can be seen in the map, most of the city is within a quarter of a mile of one of Jefferson's parks.



Tourism, Historical, and Cultural Resources

Wild Rose Casino

After opening in August of 2015, the Wild Rose Casino located off Highway 30 has quickly become a popular attraction and economic asset for Jefferson. The casino is both a day and night destination that draws people from across Iowa to the city of Jefferson.

Greene County Courthouse

Since its construction in 1917, The Greene County Courthouse has been an important historic feature of the city. The courthouse is located in the center of Jefferson in the city square. Other historic markers similar to the one on its cornerstone feature have been installed around the historic town square just off the Historic Lincoln Highway. The exterior's classic architecture makes the building a unique historic sight, as well as the Midwest inspired artwork lining the interior. The center of the courthouse features a mosaic with the image of a cornucopia overflowing with corn and the line, "Land of Plenty".

Outside of the courthouse is a statue dedicated to President Lincoln. It was erected in 1918, a year after the courthouse, and was built to commemorate the newly built Lincoln Highway that cut right through Jefferson.

Mahanay Memorial Carillon Tower

Located close to the historic courthouse, the Mahanay Memorial Carillon Tower was erected in 1966 as a memorial for a faithful Jefferson resident, Floyd Mahanay, with funds dedicated to the tower in his will. Today, it is one of the greatest attractions in Jefferson. The bell tower plays music daily and on special holidays, per the request of Mahanay. Jefferson currently hosts concerts at the Mahanay Memorial Carillon Tower. There are tours offered of the tower during the summer season, as well as an annual Bell Tower Festival the first week of June. In 2016, the Mahanay Memorial Carillon Tower underwent an expansion that included the completion of the four-octave 47-bell carillon with new and upgraded bells. Additional changes included repairs to the frame that house the bells, a new roof coating, and a replacement atrium door.

RVP-1875

RVP-1875 is a historic furniture store and museum. The furniture is created using the tools and techniques of 1875 Iowa. The museum features over 100 pieces of historic furniture and an assortment of furniture making tools that give visitors a glance into what 19th century Jefferson was like.

Jefferson City Square

In 2012, the City of Jefferson formed the Jefferson Matters: Main Street organization that works in collaboration with the Main Street America community and the Iowa Main Street community. The Main Street America program works to revive the small businesses and spirits of small but strong communities across the country. As an Iowa Main Street

community, Jefferson's historic square is an important part of what makes the City special. Grant funding has allowed Jefferson to cultivate the Jefferson square in recent years. There are events hosted throughout the year for the community to get involved in. The square has local businesses and a rich history to appreciate.

Jefferson Historic Downtown

Jefferson's Courthouse Square, listed on the National Register of Historic Places, is one of the few still fully intact town squares in Iowa. Jefferson is a Main Street Community, earning the designation from the National Trust for Historic Preservation in 2012, and in 2020 was a semifinalist for the Great American Main Street Award, a top honor for commercial district revitalization. Community involvement, investment and grant funding have led to a renaissance of façade improvements, art installations, building rescue and renovation, and thriving new and existing businesses. Events hosted throughout the year welcome citizen and tourists to enjoy the vibrant center to the community.

Greene County Historical Society Museum

As the county seat, Jefferson serves as a historic center for Greene County. The Greene County Historical Society Museum helps organize events celebrating and preserving the history of the Greene County Area.

Thomas Jefferson Gardens of Greene County

The Thomas Jefferson Gardens of Greene County serve the people of Jefferson, and Greene County in a multitude of ways. The garden functions as Greene County's welcome center, a history museum detailing the life of the third President of the United States, and education center. Modeled after Jefferson's famous Monticello estate, the gardens also showcase the native species of Iowa's prairies. Near the entrance of the gardens is a statue and bench of Thomas Jefferson.

Old Highway 30

Lincoln Highway is a true piece of classic Americana that runs across Iowa, from Clinton to Council Bluffs. The road runs through Jefferson as it bisects the state. Some attractions that are located along the road in Jefferson are: the Raccoon River Valley Trailhead, the Thomas Jefferson Gardens of Greene County, the Mahanay Memorial Carillon Tower, and the Greene County Courthouse.

Summary

Jefferson offers a wide variety of options for parks and recreation within its city limits. There are twelve parks within the city and the Raccoon River Valley Trail begins its 89-mile trail in Jefferson. When you include the numerous historical locations around the city and the Wild Rose Casino, Jefferson is making a strong argument as a destination location for current and future residents.

Goals

Maintain Existing Facilities Throughout the City

Jefferson already has an excellent variety of facilities that are designed for all ages and physical abilities. Ensuring the maintenance of these is very important.

- Action items:
- Survey residents to identify where improvements need to be made
 - Identify funding sources

Continue Developing the City's Recreation Center Amenities

Jefferson's Recreation Center is a major source for physical activity within the community. Based on a recent survey, it is the second most used facility on a weekly basis in Jefferson behind only public sidewalks for walking/running. For this reason, continued development is important to keep the recreation center attracting new users and continue bringing back existing users.

- Action items:
- Install splash pad
 - Install indoor aquatic center
 - Prioritize "needs" vs "wants" with rec center projects
 - Identify funding sources

Increase Bike & Pedestrian Friendly Amenities in the Community

Alternative modes of transportation are proving to be indicators of prosperous and resilient communities. Jefferson has already taken steps in this direction and can make even more progress. The Raccoon River Valley Trail (RRVT), that runs for 89 miles, has a trailhead in Jefferson off of Lincoln Way. There is also a bike lane that runs along Lincoln Way from the RRVT trailhead to downtown. Expanding and updating the RRVT and installing bike lanes offers a healthy alternative for residents to commute to work, shop, or explore the local area.

- Action items:
- Map out a possible route(s) within Jefferson
 - Survey the RRVT for areas to repair in Jefferson
 - Gather community input for trail/bike lane locations
 - Identify funding sources (DOT, IEDA, IDNR, etc.)

Transportation

The City of Jefferson is located in West Central Iowa. Its central location, along with the road patterns of the area make Jefferson a very accessible community. The city sits at the intersection of two highways, Highway 4 and US 30. Not only is Jefferson accessible by motor vehicle, but its proximity to bike trails makes it pedestrian friendly as well. Bike trails, city streets, state highways, and city sidewalks are just some of the transportation routes that help create a strong transportation system within the city. Easy access and convenient travel times contribute to Jefferson's ability to attract new residents, workers, shoppers and businesses.

Highways and Streets

Jefferson is well connected to the state of Iowa via Iowa's highway system. U.S. 30 runs through the very northern edge of Jefferson, connecting the city directly to Ames, and making access to Des Moines easy. Intersecting US-30 is Highway 4, which connects Jefferson with Lake Panorama to the south and the Twin Lakes in northern Iowa. According to Iowa's Department of Transportation, in 2016 there was an annual average daily traffic (AADT) count of 4,590-3,880 vehicles that traveled on US- 30 in Jefferson and 6,500-2,690 that traveled on Highway 4 through Jefferson.

The traffic count in downtown was significantly less. Along Lincoln Way in front of the courthouse the traffic count was between 3,140-2,870. Along Chestnut Street at the same location the traffic count was 1,360-1,210 in 2016.

Table 6.1: Travel Time Among Communities

Travel Times	Miles	Travel Time
Carroll, IA	27.2	32 minutes
Ames, IA	42.6	50 minutes
Des Moines, IA	66.2	1 hr 10 min
Boone, IA	28.7	32 minutes
Perry, IA	26.8	30 minutes
Fort Dodge, IA	40.3	50 minutes

Source: census.gov

Jefferson is located only an hour and a half from Iowa's capital Des Moines. In addition, Jefferson is located within just under 30 miles of two county seats, Carroll and Boone. The college town of Ames is just 50 minutes outside of Jefferson, a straight shot along U.S. 30.

Rail Transportation

Jefferson is served by the Union Pacific Railroad which bisects the city as it parallels U.S. Highway 30. This east-west double track mainline corridor provides a direct route from Chicago to the West Coast. An estimated 400 trains travel through Jefferson per week. According to the Iowa DOT, the Union Pacific Railroad carries 140.3 annual gross tons per mile. This rail line provides transportation of freight, grain, feed, corn refining, and meals and oils to and from surrounding communities. Landus Cooperative has the capacity to hold 100 or more hopper rail cars at their facility in Jefferson.

Western Iowa Transit

The Western Iowa Transit (WIT) services the City of Jefferson. WIT is a service of Region XII Council of Governments out of Carroll which aims to provide safe, dependable, and efficient public transportation for all citizens within the system's service area while helping the citizens maintain and improve their quality of life. This service is demand responsive and serves all ability and age levels. WIT has over 60 buses, vans and cars throughout Audubon, Carroll, Crawford, Greene, Guthrie, and Sac County.

Air Transportation

The Jefferson Municipal Airport, also known as the Don Monthei Airfield, has been serving the community and surrounding areas since 1937. While the airport serves mainly local aviation needs, visitors will find: a 3,200 foot lighted concrete runway, GPS and NDB instrument approaches, fixed base operation with full services, and a courtesy car. The airport is located 2 miles to the east of Jefferson on Lincoln Highway. The City of Jefferson is



currently working to extend the runway by 800 feet, for a total of 4,000-feet of runway. The longer runway will improve safety to current aircraft and accommodate small jet aircraft as well as larger propeller aircraft.

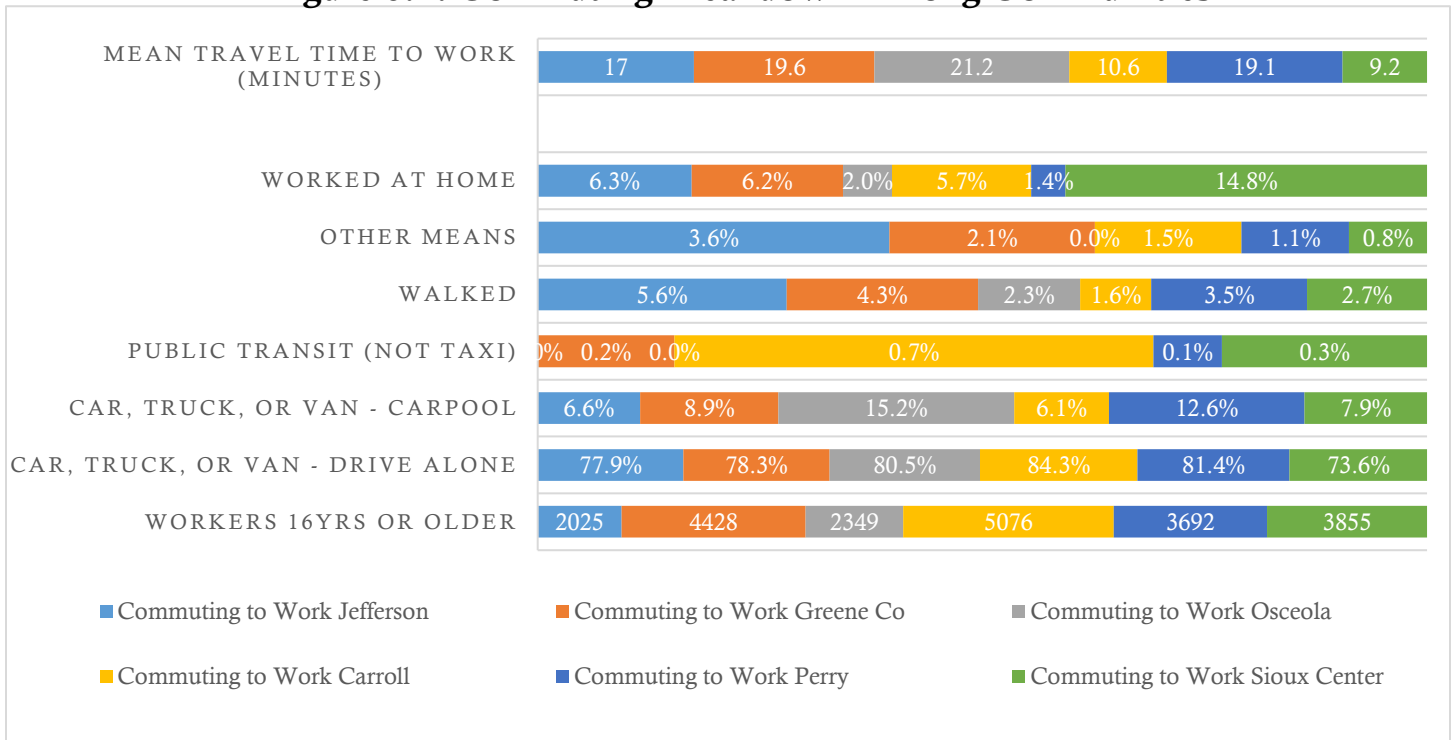
Bike/Pedestrian

At only 6 square miles, Jefferson is a pedestrian accessible city. Most of Jefferson's businesses are located in the town square area making access easy. While there are not many established bike and walking paths throughout the city, there is the starting point to the Raccoon River Trail with several locations to access the trail in Jefferson. The Raccoon River Trail is a loop bike trail that connects to many other bike trails that cross the state. The Raccoon River Valley trail connects Jefferson with Des Moines.

Commuting

One of the most important aspects to consider when dealing with transportation is how Jefferson citizens commute to work every day. The figure below breaks down the commuting patterns of Jefferson and its cohorts.

Figure 6.2: Commuting Breakdown Among Communities



Source: census.gov

84.5% of Jefferson residents use a car, truck or van to commute to work. Of those residents, 77.9% drive alone and 6.6% carpool. This is common among communities that don't have significant public transportation options. The next largest commuting category in Jefferson is walking at 5.6%, followed by other means with 3.6%. Compared to other cities, Jefferson has the highest percentage of workers who walk to work. This is a positive quality that newer younger residents are looking for in their communities, not needing an automobile to go everywhere is considered a perk.

Another important factor to pay attention to is where Jefferson residents are commuting. According to the U.S. Census, in 2017, 61.1% of Jefferson residents work in Jefferson, while 38.9% work outside the City of Jefferson. This is important because a community that employs its residents will do better economically and socially than those that are considered "commuter cities".

Goals

Expand U.S. 30 to 4 lanes

A vast majority of Jefferson residents and people who commute to Jefferson for work use U.S. 30. Expanding the highway to 4 lanes alleviates traffic congestion around Jefferson and cuts down on travel times. In 2018, a survey was conducted with Jefferson residents and 76% of respondents said a 4 lane expansion would be important to very important for future investment in Jefferson.

- Action items:
- Coordinate with state and regional project managers on efforts to expand in Jefferson
 - Promote the need of expanding U.S. 30 in Jefferson area

Improve the Streets in Jefferson

Not unlike other cities in Iowa, Jefferson primarily uses its streets to navigate the city. This underlines the importance of proper street maintenance that is necessary for a functioning city. Repairs and expansion will be a reoccurring theme for Jefferson's infrastructure.

- Action items:
- Survey the streets in Jefferson and identify areas for immediate and future repairs
 - Develop a function on the city website to allow residents to report issues
 - Identify areas for street expansion

Research Alternate Forms of Transportation for Around Jefferson

Ride sharing has become a popular mode of transportation in the last few years in major cities across the country. In smaller communities there is a very low supply of ride sharing opportunities but that doesn't mean that the demand for them is low. While Uber, Lyft and other companies rely on individuals using their own vehicles, Jefferson could use something that would add to its image like a trolley or shuttle. This would give individuals the opportunity to safely travel to and from the casino or shop at local establishments.

- Action items:
- Survey residents about popular destinations
 - Coordinate with the DOT when creating the route map and stops
 - Research funding sources for a vehicle(s)

NATURAL ENVIRONMENT

The incorporated limits of the City of Jefferson covers 6.1 square miles and is surrounded primarily by agricultural land. The following will describe the natural environment in and around Jefferson.

Climate

Climatic data for the City of Jefferson and Greene County is illustrated in the Table 7.1.

Table 7.1: Temperature and Precipitation			
Month	Average Daily High Temperature*	Average Daily Low Temperature*	Average Total Precipitation**
January	29.2	10	1
February	34.2	14.5	1
March	46.4	25.4	1.9
April	62	37.8	2.9
May	73	49.1	4.1
June	81.5	58.9	4.6
July	86.3	63.2	3.8
August	83.9	60.9	3.8
September	76.6	52.1	3.4
October	64.7	40.6	2.2
November	47.7	27.5	1.6
December	33.8	15.5	1.1
Year	59.9	37.9	31.5
*Shown in Degrees Fahrenheit			
**Shown in Inches			

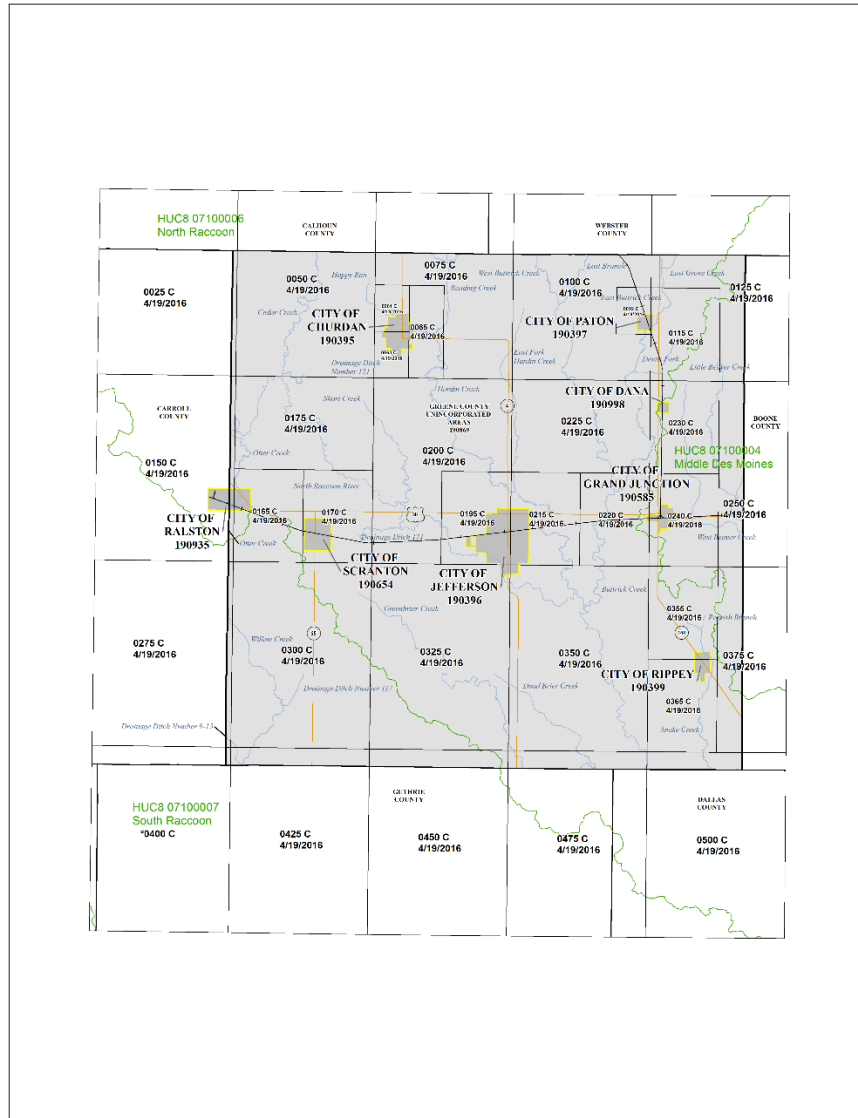
Source: www.weatherbase.com

The average annual precipitation for Greene County is 31.5 inches, with an average annual snowfall of 29.7 inches. The average high temperature for the year is 59.9 degrees Fahrenheit while the average low temperature is 37.9 degrees Fahrenheit. The average number of days above 90 degrees Fahrenheit is 25.1 and 148.8 average numbers of days with temperature readings below 32 degrees Fahrenheit.

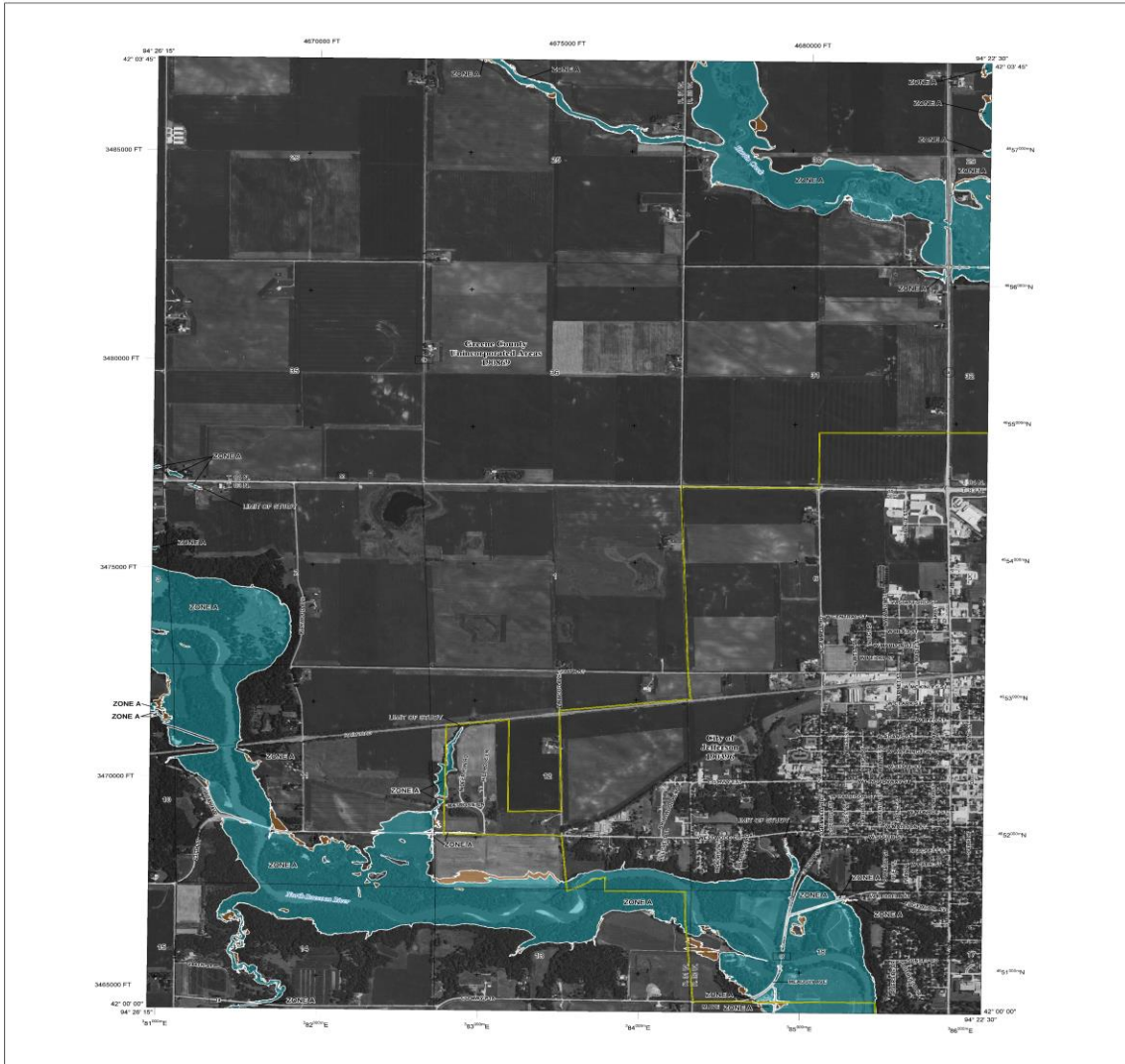
Flooding

The City of Jefferson is mapped by FEMA to indicate the 100-year Flood Zones. Figure 7.1 illustrates the areas that area included in the 100-year flood zone.

Figure 7.1: City of Jefferson FEMA Flood Zone Map



<p>1 inch = 4 miles</p> <p>Map Projection: NAD 1983 StatePlane Iowa North FIPS 1401 Feet North American Datum of 1983</p> <p><small>THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT</small></p> <p>HTTP://MSC.FEMA.GOV</p> <p><small>SEE HIS REPORT FOR ADDITIONAL INFORMATION</small></p> <p><small>* PANEL NOT PRINTED - NO SPECIAL FLOOD HAZARD AREAS</small></p>		<p>NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP INDEX GREENE COUNTY, IOWA AND INCORPORATED AREAS</p> <p>PANELS PRINTED: 0025, 0050, 0061, 0063, 0065, 0075, 0092, 0100, 0115, 0125, 0150, 0165, 0170, 0175, 0195, 0200, 0215, 0220, 0225, 0230, 0240, 0250, 0275, 0300, 0325, 0350, 0355, 0365, 0375, 0425, 0450, 0475, 0500</p> <p>MAP NUMBER 19073CND0A EFFECTIVE DATE APRIL 10, 2015</p>
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FLOOD HAZARD INFORMATION

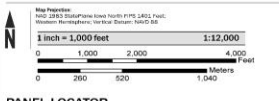
SEE THIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

- SPECIAL FLOOD HAZARD AREAS**
 - Without Base Flood Elevation (BFE)
 - With BFE or Depth (Zone AE, AO, AH, VE, AR)
 - Regulatory Floodway
 - 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
 - Future Conditions 1% Annual Chance Flood Hazard (Zone X)
 - Area with Reduced Flood Risk due to Levee (See Notes, Zone X)
 - Areas Determined to be Outside the 0.2% Annual Chance Floodplain (Zone X)
 - Area of Undetermined Flood Hazard (Zone D)
- OTHER AREAS OF FLOOD HAZARD**
 - NO SCREENS
- OTHER AREAS**
 - Channel, Culvert, or Storm Sewer Accredited or Provisionally-Accredited Levee, Dike, or Floodwall
 - Non-accredited Levee, Dike, or Floodwall
 - Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
 - Coastal Tract
 - Coastal Tract Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
 - Limit of Study
 - Jurisdiction Boundary
- GENERAL STRUCTURES**
- OTHER FEATURES**

NOTES TO USERS

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SCALE



PANEL LOCATOR



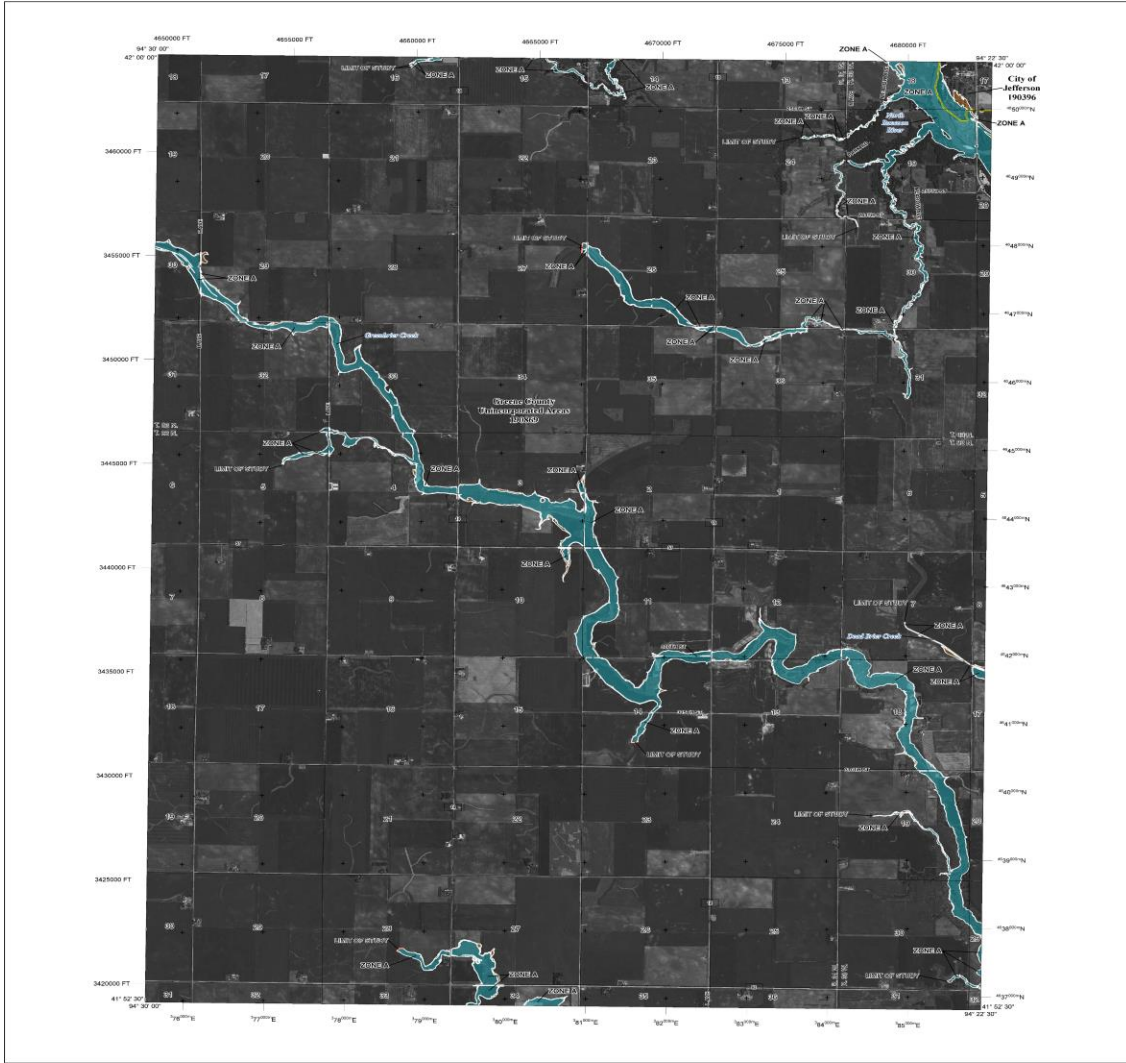
FEMA
 National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP

Green County, Iowa
 AND INCORPORATED AREAS
 PANEL 195 of 500

Panel Contains:
 COMMUNITY NUMBER PANEL SUFFIX
 GREENE COUNTY 190800 0305 C
 JEFFERSON CITY 190700 0205 C

VERSION NUMBER 2.3.2.2
 MAP NUMBER 19073C0195C
 EFFECTIVE DATE APRIL 19, 2016



FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
 THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
 DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) With BFE or Depth (Zone AE, AO, AH, VE, AP)
- Regulatory Floodway
- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X)
- Future Conditions 1% Annual Chance Flood Hazard (Zone X)
- Area with Reduced Flood Risk due to Levee (Zone X)
- NO SCREENS
- Areas Determined to be Outside the 0.2% Annual Chance Floodplate (Zone D)
- Area of Undetermined Flood Hazard (Zone D)

OTHER AREAS OF FLOOD HAZARD

- Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
- Non-accredited Levee, Dike, or Floodwall

OTHER AREAS

- Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
- Coastal Transect
- Coastal Transect Baseline
- Facility Elevation
- Hydrographic Feature
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

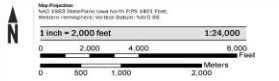
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For information and questions about this map, available products associated with this FIRM including future updates of the FIRM, visit us online through our National Flood Insurance Program or general access via the FEMA Web Information Exchange at 1-877-345-6273 or visit the FEMA Web, Email, Social Media or the Information, Systems, Services and Support, or regularly scheduled webinars for the purpose of general inquiry. For the website, users may determine the current map date for each FIRM panel by visiting the FEMA Web Services Center, located at the top left of the National Flood Insurance Program's homepage.

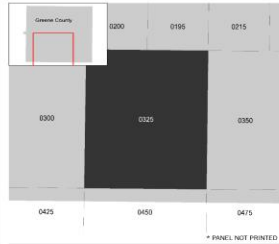
Consistent with the National Flood Insurance Program's policy, the National Flood Insurance Program does not discriminate on the basis of race, color, sex, religion, national origin, or ancestry in its flood insurance programs. For additional information, please refer to the Flood Insurance Study report for the jurisdiction. The National Flood Insurance Program is available to the community, contact your insurance agent or call the National Flood Insurance Program at 1-800-358-6423.

This information was derived from digital orthorectification at a 2-foot resolution from photography dated 2011.

SCALE



PANEL LOCATOR



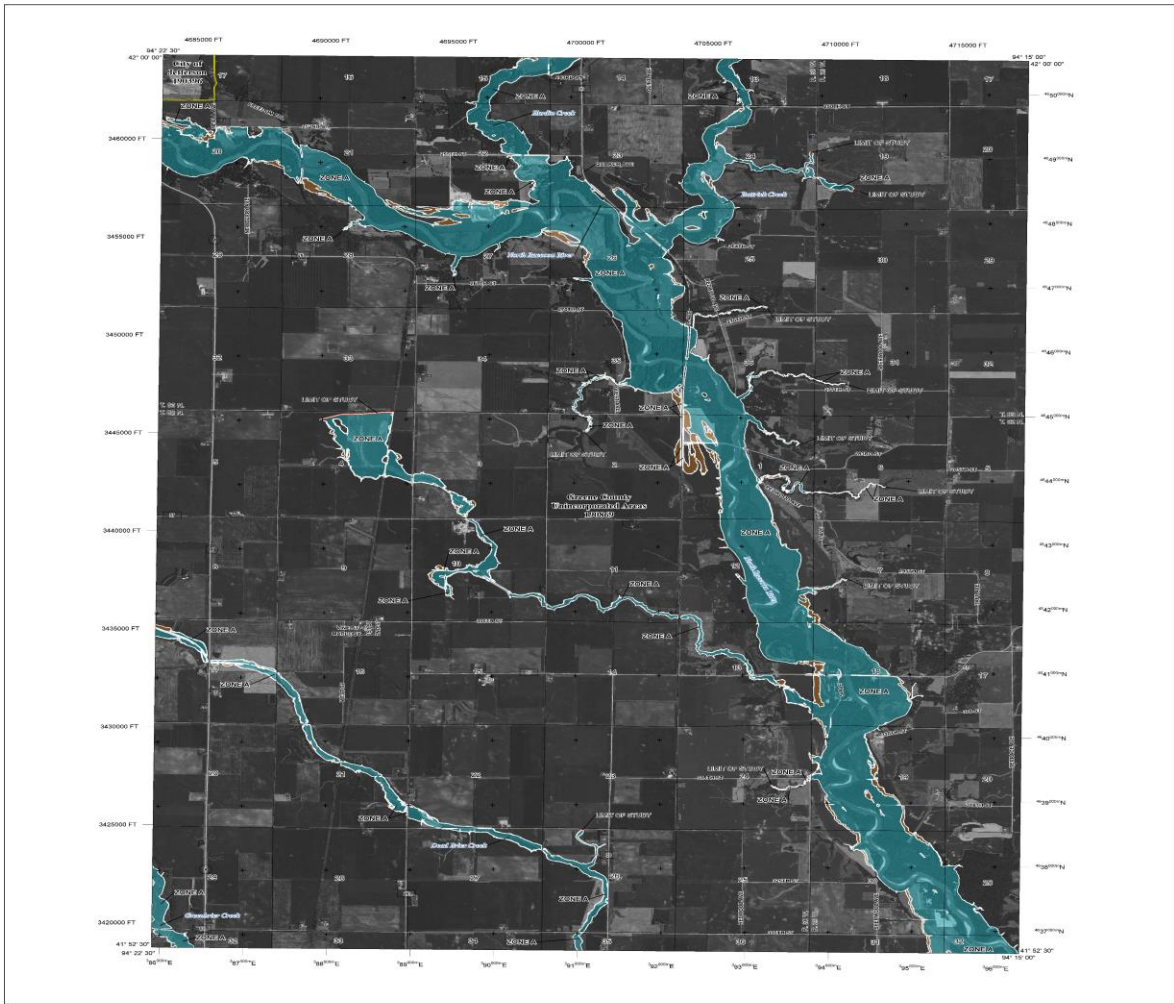
FEMA
 National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP**

Greene County, Iowa
 PANEL 325 of 500

FIGURE CONTAINS:
 COMMUNITY NUMBER: 100366
 GREENE COUNTY NUMBER: 100356
 JEFFERSON CITY OF NUMBER: 100325
 PANEL: 0325
 SUFFIX: C

VERSION NUMBER: 2.3.2.2
 MAP NUMBER: 1907300325C
 EFFECTIVE DATE: APRIL 19, 2016



FLOOD HAZARD INFORMATION

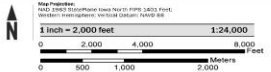
SEE THIS REPORT FOR ZONE DESCRIPTIONS AND INDEX MAP
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- SPECIAL FLOOD HAZARD AREAS**
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 - Area of Undetermined Flood Hazard (Zone U)
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 - Channel, Culvert, or Storm Sewer Accredited or Provisionally Accredited Levee, Dike, or Floodwall
 - Non-accredited Levee, Dike, or Floodwall
- GENERAL STRUCTURES**
 - Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
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 - Coastal Transact Baseline
 - Profile Baseline
 - Hydrographic Feature
 - Base Flood Elevation Line (BFE)
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 - Limit of Study
 - Jurisdiction Boundary

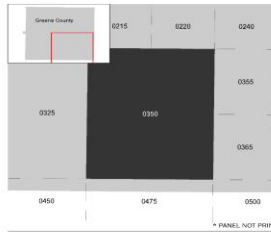
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SCALE



PANEL LOCATOR



FEMA National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM
 FLOOD INSURANCE RATE MAP**

Greene County Iowa
 AND SUBDIVISION OF JEFFERSON

Panel Contains:
 COMMUNITY NUMBER PANEL SUFFIX
 GREENE COUNTY 28089 0300
 JEFFERSON, CITY OF 28089 0300

VERSION NUMBER
 2.3.2.2
 MAP NUMBER
 19073C0350C
 EFFECTIVE DATE
 APRIL 15, 2010

Source: National Flood Insurance Program

The North Raccoon River meanders through the southern portion of the City creating a large flood-prone area. Several drainage districts have been established through Greene County and inside the City of Jefferson to assist with drainage.

HAZARDS

Hazard mitigation planning is a process guided by the Federal Emergency Management Agency (FEMA) to prepare communities for potential hazards and disasters. The City of Jefferson has established hazard mitigation goals that were developed as part of the Greene County Multi-Jurisdictional Hazard Mitigation Plan that covers all of Greene County, including each city and school district. FEMA requires that all communities be covered by an approved hazard mitigation plan before certain funding is available.

The hazard mitigation planning process includes three basic steps:

- Critical infrastructure—identify what needs to be protected and what could potentially cause a hazard or disaster
- Risk Assessment—consider what hazards could happen, how frequently they could occur, and what the damage would be
- Goals and Action Steps—what can be done to prepare and protect the community from hazards and disasters

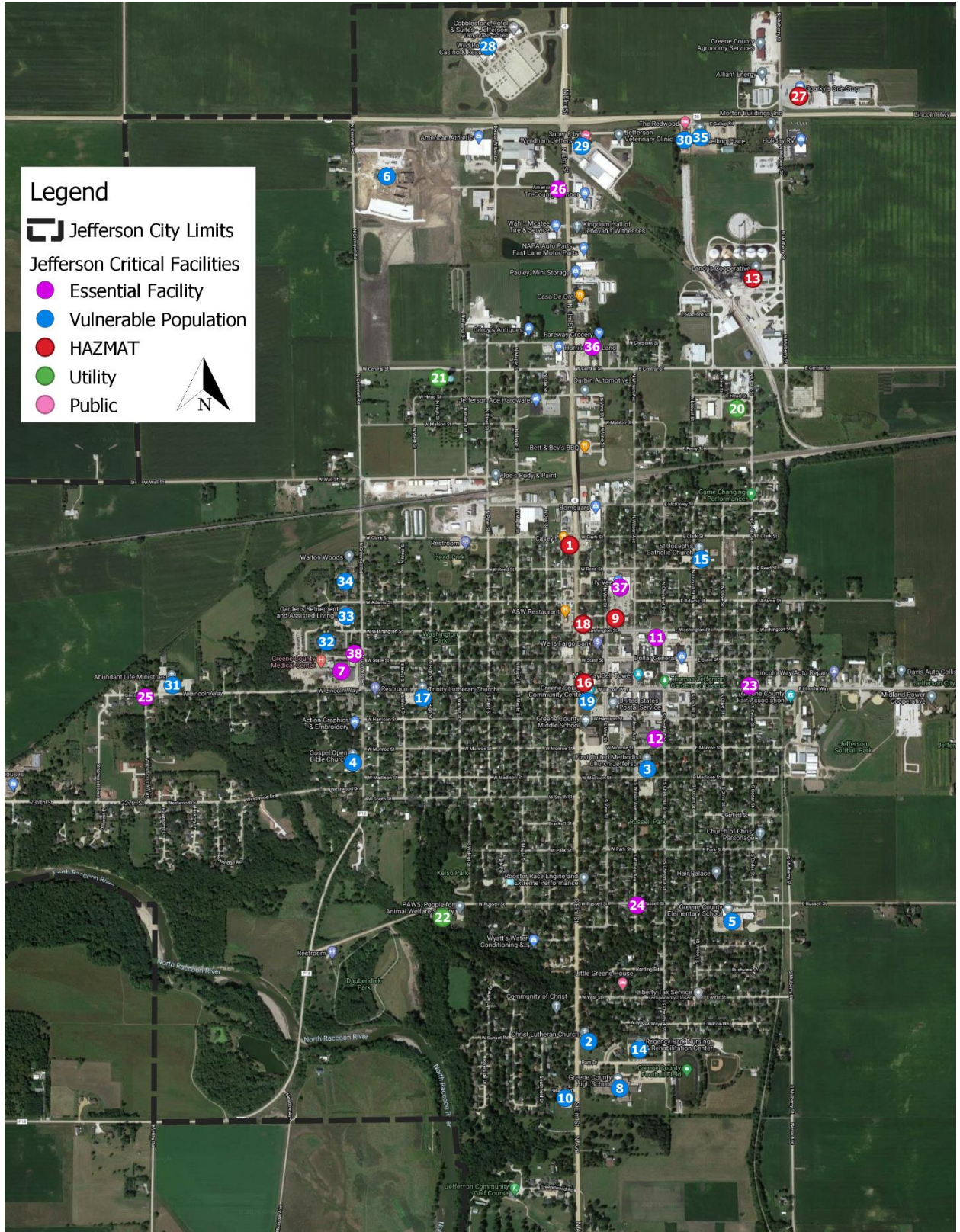
Critical Infrastructure

Critical infrastructure includes facilities that are essential to the continued operation of the community or are extremely important to the community, as well as facilities that could pose a hazard. The following facilities were identified as critical facilities for the City of Jefferson.

Number on Map	Name	Address	Type
1	Casey's	508 N Elm Street	HAZMAT
2	Christ Lutheran Church	1201 S Elm Street	Vulnerable Population
3	First United Methodist Church	307 S Wilson Avenue	Vulnerable Population
4	Gospel Open Bible Church	302 S Grimmell Road	Vulnerable Population
5	Greene County Elementary School	401 E Russell Street	Vulnerable Population
6	Greene County High School	1901 N Grimmell Road	Vulnerable Population
7	Greene County Courthouse	114 N Chestnut Street	Essential Facility
8	Greene County Medical Center	1000 W Lincoln Way	Essential Facility

9	Greene County Middle School	204 W Madison Street	Vulnerable Population
10	Hy-Vee Fast & Fresh Express	106 W Washington Street	HAZMAT
11	Jefferson Church of Christ	1210 Elm Street	Vulnerable Population
12	Jefferson City Hall/Fire Department	220 N Chestnut Street	Essential Facility
13	Jefferson Police Department/Communication Tower	204 S Chestnut Street	Essential Facility
14	Landus Cooperative	1500 N Mulberry Street	HAZMAT
15	Midland Power Cooperative	1005 E Lincoln Way	HAZMAT
16	Post Office	106 W Harrison Street	Vulnerable Population
17	Regency Park Nursing & Rehabilitation Center	100 Ram Drive	Vulnerable Population
18	Saint Joseph's Catholic Church	501 N Locust Street	Vulnerable Population
19	Shell	208 W Lincoln Way	HAZMAT
20	Trinity Lutheran Church	801 W Lincoln Way	Vulnerable Population
21	White Oak Station	303 N Elm Street	HAZMAT
22	Rec Center	204 W Harrison Street	Vulnerable Population
23	Water Treatment Plant	N Cedar	Utility
24	Water Tower	W Central Street	Utility
25	Wastewater Treatment Plant	702 W Russell Street	Utility
26	Storm Siren	Cedar & Lincolnway	Essential Facility
27	Storm Siren	Wilson & Russell	Essential Facility
28	Storm Siren	W Lincolnway & Briarwood	Essential Facility
29	Storm Siren	American Ave & Elm St.	Essential Facility

30	Sparky's	606 Highway 30 East	HAZMAT
31	Wild Rose Casino/Cobblestone Hotel	777 Wildrose Road	Vulnerable Population
32	Super 8	207 W Gallup Road	Vulnerable Population
33	Redwood Hotel	209 E Gallup Road	Vulnerable Population
34	Abundant Life Church	1308 W Lincolnway	Vulnerable Population
35	Ever Greene Ridge	1000 W Lincolnway	Vulnerable Population
36	The Gardens	1000 W Washington	Vulnerable Population
37	Greenwood Homes	1000 W Adams Street	Vulnerable Population
38	The Dwelling Place	303 E Gallup Road	Vulnerable population
39	Fareway	1207 N Elm Street	Essential Facility
40	Hy-Vee	106 W Washington Street	Essential Facility
41	Ambulance Garage	204 N Grinnell	Essential Facility



Hazard Risk Assessment

The City’s hazard mitigation plan includes a risk assessment to rank the hazards that could affect the community. The following table lists the overall results of the hazard analysis for Jefferson. The scoring was based on local records, first-hand knowledge, local and national records, and best available data. The results are organized from the highest risk rating to the lowest.

Table 8.1: Jefferson Risk Assessment Scoring

Hazard	Previous Occurrence?	Likely to Experience?	Probability	Magnitude/Severity	Warning Time	Duration	Hazard Score
Grass or Wild Land Fire	Y	Y	4	1	4	1	2.80
Thunderstorm and Lightning	Y	Y	4	1	4	1	2.80
River Flooding	Y	Y	3	2	3	3	2.70
Severe Winter Storms	Y	Y	4	1	2	2	2.60
Extreme Heat	Y	Y	4	1	1	3	2.55
Drought	Y	Y	3	2	1	4	2.50
Tornado	N	Y	2	3	4	1	2.50
Hailstorm	Y	Y	3	1	4	1	2.35
Transportation Incident	Y	Y	2	2	4	2	2.30
Animal/Plant/Crop Disease	Y	Y	3	1	1	4	2.20
Windstorm	Y	Y	3	1	3	1	2.20
Flash Flood	Y	Y	1	2	4	3	1.95
Infrastructure Failure	Y	Y	1	2	4	2	1.85
Radiological	N	N	1	2	4	2	1.85
Terrorism	N	N	1	2	4	2	1.85
Hazardous Material	Y	Y	1	1	4	2	1.55
Human Disease	Y	Y	1	1	1	4	1.30

Table 8.2 below describes the scoring criteria used for the risk assessment.

Table 8.2 Risk Assessment Criteria

Probability: Likelihood of the hazard occurring again in the future considering both the hazard's historical occurrence and the projected likelihood of the hazard occurring in any given year		
Score	Description	
4	Highly Likely	Event is probable within the calendar year. History of events is greater than 33% likely per year.
3	Likely	Event is probable within the next three years. History of events is at least 20% but less than or equal to 33% likely per year.
2	Occasional	Event is probable within the next five years. History of events is at least 10% but less than or equal to 20% likely per year.
1	Unlikely	Event is possible within the next 10 years. History of events is less than 10% likely per year.

Magnitude/Severity: Assessment of severity in terms of injuries and fatalities, personal property and infrastructure and the degree and extent with which the hazard affects the area		
Score	Description	
4	Catastrophic	More than 50% of property severely damaged Shutdown of facilities and services for more than 30 days Multiple deaths
3	Critical	25% to 50% of property severely damaged Shutdown of facilities and services for at least 2 weeks Injuries/illnesses that result in permanent disability
2	Limited	10% to 25% of property severely damaged Shutdown of facilities and services for more than a week Injuries/illnesses that do not result in permanent disability
1	Negligible	Less than 10% of property severely damaged Shutdown of facilities and services for less than 24 hours Injuries/illnesses treatable with first aid
Warning Time: Rating of the potential (average) amount of warning time before the hazard occurs		
Score	Description	
4	Less than 6 hours	
3	6 to 12 hours	
2	12 to 24 hours	
1	More than 24 hours	
Duration: A measure of the duration of time that the hazard will affect the area Ex. a snowstorm will likely last several hours, whereas a lightning strike would last less than a second		
Score	Description	
4	More than 1 week	
3	Less than 1 week	
2	Less than 1 day	
1	Less than 6 hours	

The following goals, objectives, and actions were developed as part of the 2020 hazard mitigation planning process.

- Goal 1: Minimize damage to critical facilities, infrastructure, and other community assets from the effects of hazards
 - Objective 1: Increase Public Awareness of Impending Storm
 - Objective 2: Maintain Adequate Water during a Drought
- Goal 2: Minimize injuries and loss of life due to the impacts of hazards
 - Objective 1: Educate Communities on Tornadoes
- Goal 3: Improve coordination and communication with other relevant organizations and build support for hazard mitigation
 - Objective 1: Create Central Network
- Goal 4: Maintain and support public safety facilities, including equipment and training
 - Objective 1: Fund Fire and Police Departments at Feasible Levels

LAND USE

The incorporated City of Jefferson comprises 6.1 square miles of land. Jefferson has a population density of 712.3 persons per square mile according to the U.S. Census. Table 9-1 lists the number of acres by land use classification.

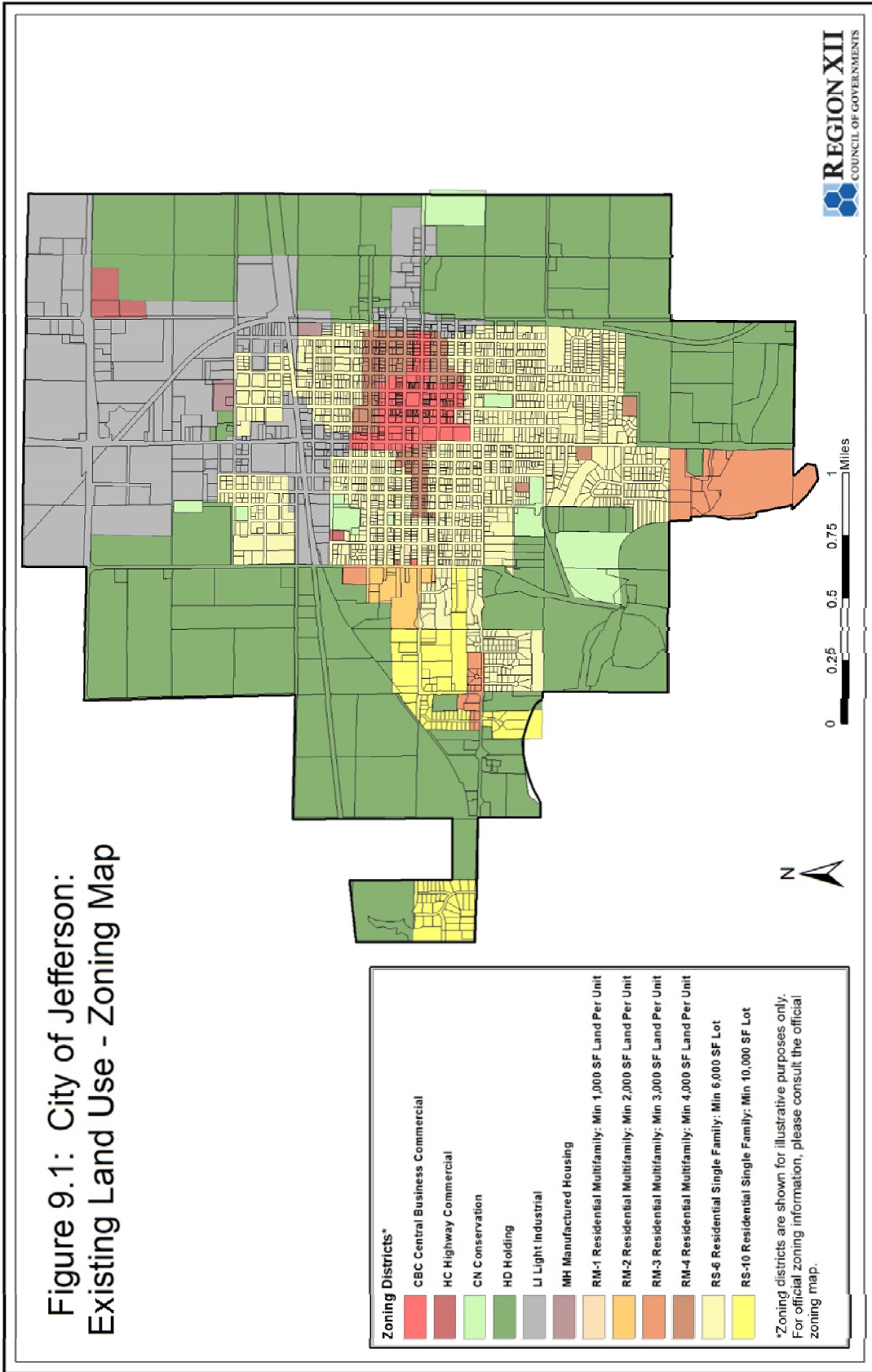
Table 9.1: Incorporated Land Use Acres

Land Use	Acres	Percentage of Total
AG	1859	47.8%
Residential	1065	27.4%
Industrial	773	19.9%
Commercial	97	2.5%
Conservation	95	2.4%
Total	3889	

The majority of the land areas surrounding Jefferson is agriculture. Other uses in this extraterritorial area are primarily agricultural and residential land uses.

Figure 9.1 on the following page illustrates the existing land uses in Jefferson.

**Figure 9.1: City of Jefferson:
Existing Land Use - Zoning Map**



Future Land Use

Future land use planning's main function is to develop a cohesive land use pattern throughout a community that allows for efficient and compatible uses for land. Often times, it is difficult to strike harmony between neighboring land uses, especially when pre-established, non-conforming uses currently exist in a certain land use district. The future land use map is the basis for the zoning districts and ordinances.

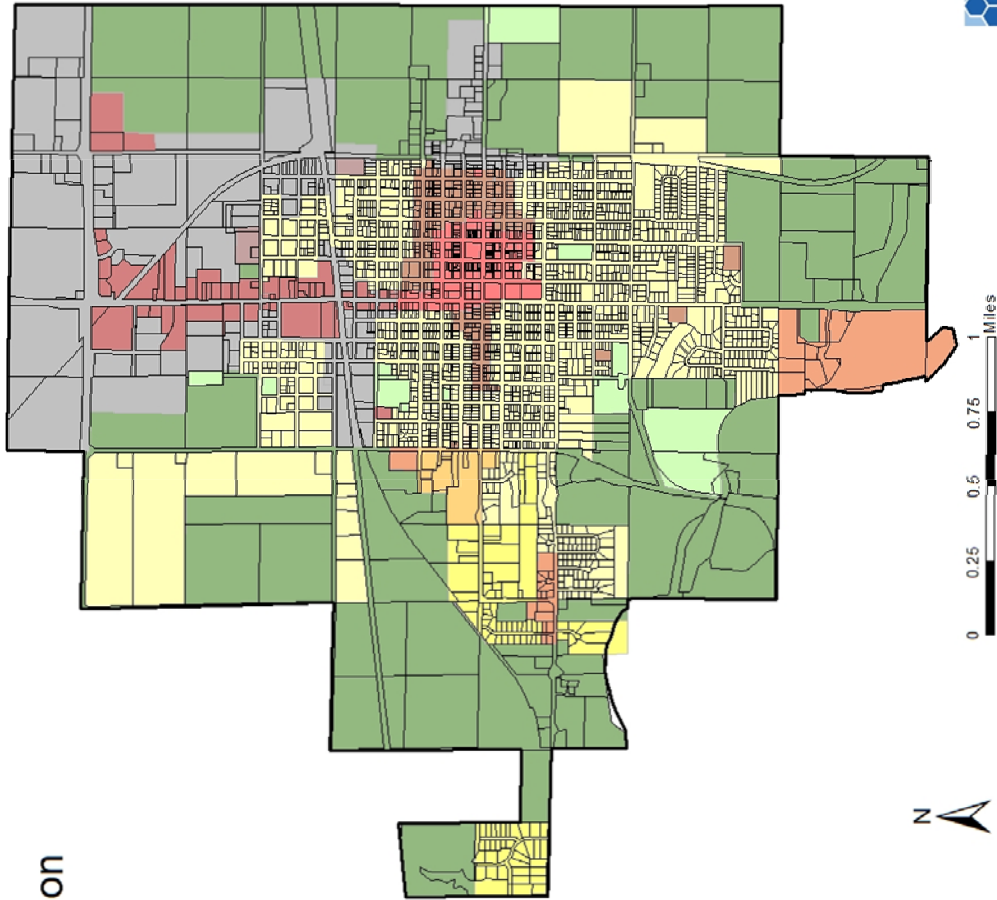
Land Use Policies

The Iowa code in Chapter 414.3 lists twelve areas which must be addressed in an adopted city comprehensive plan which is used as the basis for local zoning. These areas are:

1. Preserve the availability of agricultural land
2. Consider the protection of soil from wind and water erosion
3. Encourage efficient urban development patterns
4. Lessen congestion in the street or highway
5. Secure safety from fire, flood, panic and other dangers
6. Protect health and the general welfare
7. Provide adequate light and air
8. Prevent the overcrowding of land
9. Avoid undue concentration of population
10. Promote conservation of energy resources
11. Promote reasonable access to solar energy
12. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements.

Zoning regulations are to be based on a consideration of the character of the area in each of the districts, and the suitability of the area for particular uses. Preserving building values and encouraging the most appropriate use of land should be considered in the development of zoning.

**Figure 9.2: City of Jefferson
Future Land Use Map**



Legend	
[Red]	CBC Central Business Commercial
[Dark Red]	HC Highway Commercial
[Light Green]	CN Conservation
[Green]	HD Holding
[Grey]	LI Light Industrial
[Brown]	MH Manufactured Housing
[Light Orange]	RM-1 Residential Multifamily: Minimum 1,000 SF Land Per Unit
[Orange]	RM-2 Residential Multifamily: Minimum 2,000 SF Land Per Unit
[Dark Orange]	RM-3 Residential Multifamily: Minimum 3,000 SF Land Per Unit
[Brownish Orange]	RM-4 Residential Multifamily: Minimum 4,000 SF Land Per Unit
[Yellow]	RS-6 Residential Multifamily: Minimum 6,000 SF Lot
[Light Yellow]	RS-10 Residential Multifamily: Minimum 10,000 SF Lot

Infrastructure

Providing sufficient infrastructure to the community can improve individuals' living environments and experiences. Systems which provide reliable and quality service to the homes and businesses throughout the city are vital to making a city attractive to current and potential residents and businesses. Jefferson's residents are provided with superior and efficient facilities that keep the community running smoothly.

Water

Water service is provided by the city of Jefferson. The water treatment plant, built in 1996-97, is located at 1000 North Cedar Street. The city has six wells to draw water from for its residents. Within the city there is one water tower at the corner of North Walnut Street and West Central Street.

The city's water system has an average usage of 400,000 gallons a day and has a capacity of over 1,000,000 gallons per day which shows that there is adequate capacity to accommodate residential, commercial, or industrial growth. The city's current base rate for water is \$11.84 for 134 cubic feet or 1000 gallons of water.

Sewer

Sewer services within Jefferson are provided by the city. The wastewater treatment plant is located on West Russell Street, south of Kelso Park. The wastewater treatment plant utilizes a mechanically cleaned bar screen, a grit classifier, an aerated grit tank, fine bubble diffusers, a bio-solids building with WAS pumps, decant pumps, an aeration blower and a sludge thickener, a final clarifier with aluminum covers for stop freezing, and ultraviolet light disinfection. The average daily flow is 1,000,000 gallons per day with a capacity for 2,400,000 gallons a day.

Electric

Electricity to Jefferson is provided through Alliant Energy and Midland Energy Co-op. The following are Jefferson's electric rates compared to the state averages:

Table 10.1

City Rates 2019		State Rates 2019	
Commercial Jefferson	9.01¢/kWh	Commercial Iowa	8.01¢/kWh
Residential Jefferson	12.99¢/kWh	Residential Iowa	10.82¢/kWh
Industrial Jefferson	5.78¢/kWh	Industrial Iowa	5.3¢/kWh

Source: <https://www.electricitylocal.com/states/iowa/jefferson/>

Gas

Jefferson's natural gas is provided by Alliant Energy. As of October 2019, an estimated 6 million cubic feet of natural gas was used in Jefferson, that is about 0.14% of the overall usage for Iowa in that month. The rates for natural gas have been declining over the last year, the

residential rate for the month of October 2019 was \$9.70 per thousand cubic feet, a 21.2% decrease. The industrial rate for the month of October 2019 was \$4.44 per thousand cubic feet, a 12.08% decrease from the previous year.

Telecommunications

In 1938 the Jefferson Telephone Company was formed via the merger of the Cockerill Telephone Company (later bought out by Northwestern Bell Telephone Company) and Farmers Mutual Company (later changed to Citizens Mutual Company). In 1991, Jefferson Telephone Company became an agent of U.S. Cellular. In 1996, dial up internet was first introduced to local customers and the switch to high speed internet was available in 1999. In 2001, fiber optic cable replaced the older copper cable and helped rural areas with available high speed internet. In 2004, Jefferson Telephone Company started offering cable TV to their customers, additional high definition channels were added later on and the company changed their name to Jefferson Telephone and Cablevision. In 2009, ground was broken to add a 5,200 square foot retail center to the existing facility. The additional retail center caters to the customer by being at ground level and offering an array of additional products to make buying options easier for the customer. A large selection of cellular smartphones with the latest Apple and Android devices plus an assortment of accessories is available in the showroom. The name was changed to Jefferson Telecom to better encompass the services that are offered. Recently, Jefferson Telecom was named a Smart Rural Community (SRC) provider by NTCA – The Rural Broadband Association. SRC is a national network of communities powered by innovative rural broadband providers that are building a brighter future for small-town America. The program promotes rural broadband and its role in supporting innovative economic development, effective education, efficient energy distribution and use, state-of-the-art health care and other important issues for rural America. In order to receive recognition as a SRC provider, Jefferson Telecom was required to affirm that it offers 25/3 Mbps broadband to at least 50% of its service area; that it has broadband subscription rates of at least 50%; and that it is committed to program principles of collaboration and innovation.

Summary

Jefferson's infrastructure is not unlike other medium sized rural communities. In order to accommodate for additional growth, updates to the city's infrastructure will be necessary. With adequate funding available, Jefferson has the opportunity to invest in its infrastructure for the future that could pay dividends in the years to come.

Goals

Improve and Expand the City's Sidewalks

Walkability is a crucial aspect in maintaining a city's success; this can be seen as economic, social and physical success. Having structurally efficient sidewalks is imperative for this success.

- Action items:
- Complete a survey of all sidewalks in Jefferson
 - Repair sidewalks where necessary
 - Identify areas where sidewalk expansion is most effective

Continue to Improve the City's Telecommunication Network

Having high speed internet is constantly in demand for residential areas but is even more important for businesses currently located within the city and businesses looking to relocate to Jefferson. This capability makes Jefferson businesses more competitive with larger businesses and makes the local economy stronger. Jefferson has already made progress in this area but that doesn't mean improvements shouldn't be made. Technology is always advancing and cities like Jefferson need to stay up to date on current capabilities in order to be competitive.

- Action items:
- Identify areas in Jefferson that need improvement
 - Stay current on different telecommunication capabilities that would benefit residents and businesses in Jefferson
 - Survey other cities to see what has worked and not worked

Identify Short, Medium, and Long Range Infrastructure Projects

Improving a city's infrastructure isn't something that can be done overnight; weeks of planning and organizing is often necessary to determine what needs to be accomplished first. Having a plan in place keeps the city on track and utilizes resources efficiently and effectively for the continuous improvements of Jefferson's infrastructure.

- Action items:
- Complete a study of Jefferson's current infrastructure
 - Identify what areas are most urgent and what areas are less urgent
 - Identify funding sources (grants, CDBG, EDA, etc.)

Economics

A strong economy is essential for the City of Jefferson to grow and prosper. Understanding the City’s current economic conditions is important before determining ways to increase the number of economic opportunities within the city.

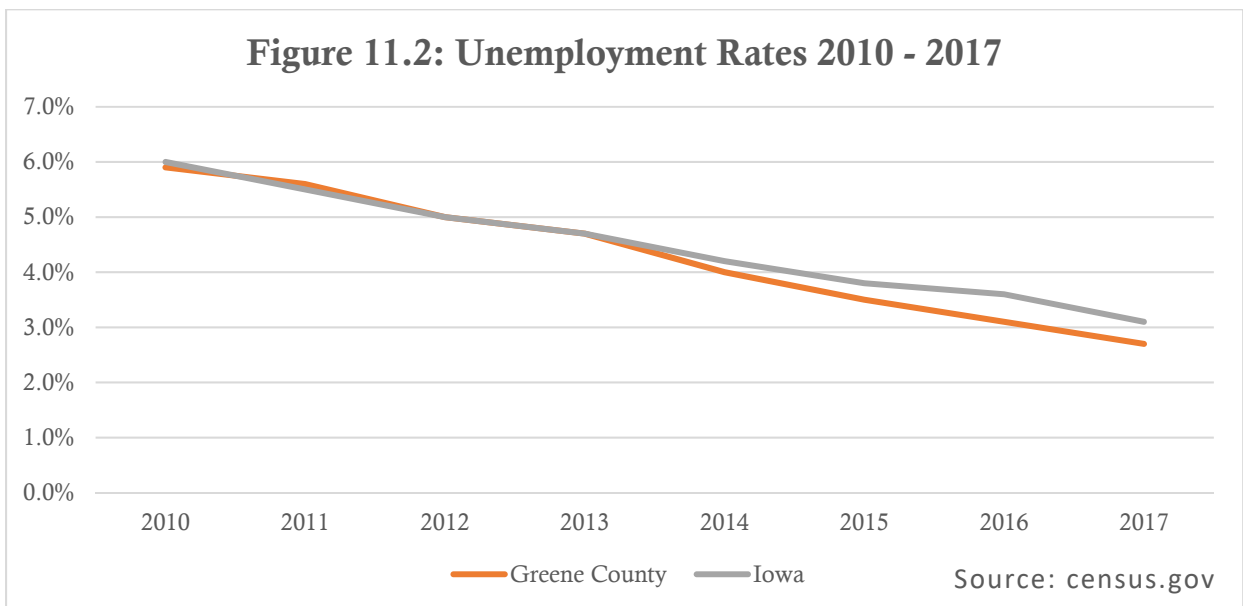
Employment

The number of people in the City’s labor force has decreased by 148 since 2010. While that figure looks concerning, it is important to look at the whole picture. Looking at the table below shows that even with a drop in population of nearly 150 people aged 16 years and over, the rate of employment has gone relatively unchanged while the unemployment rate dropped from 4.1% to 3.6%.

Table 11.1: Jefferson Employment Status					
2010			2017		
Population 16 years and over	3,626	100.0%	Population 16 years and over	3,483	100.0%
In labor force	2,360	65.1%	In labor force	2,186	62.8%
Employed	2,210	60.9%	Employed	2,062	59.2%
Unemployed	150	4.1%	Unemployed	124	3.6%
Not in labor force	1,266	34.9%	Not in labor force	1,297	37.2%

Source: census.gov

The unemployment rate of Greene County has been steadily consistent with the state of Iowa as a whole from 2010 to 2017. In 2015, the unemployment rate reached its lowest since the year 2000, after the Great Recession that hit the hardest in 2009, unemployment has been on the decline.



Within Jefferson, the largest industry is the educational services, and healthcare and social assistance industry which employs 572 residents (27.7% of the population). The next largest industry by employment is manufacturing, employing 239 residents (11.6% of the city's employed population). The complete breakdown of employment by industry is in the table below.

Table 11.3: Employment in Jefferson by Industry	Number	Percentage
Agriculture, forestry, fishing and hunting, and mining	124	6.0%
Construction	105	5.1%
Manufacturing	239	11.6%
Wholesale trade	58	2.8%
Retail trade	224	10.9%
Transportation and warehousing, and utilities	72	3.5%
Information	84	4.1%
Finance and insurance, and real estate and rental and leasing	93	4.5%
Professional, scientific, and management, and administrative and waste management services	139	6.7%
Educational services, and health care and social assistance	572	27.7%
Arts, entertainment, and recreation, and accommodation and food services	138	6.7%
Other services, except public administration	139	6.7%
Public administration	75	3.6%

Source: census.gov

The table below breaks down the employment by occupation for Jefferson residents in 2017. The largest employers by occupation within Jefferson are careers in management, business, science and arts occupations. These occupations employ 712 members, 34.5% of the city's employed population. Service occupations are the second largest with 435 employees. Sales and office occupations is the third largest category with 411 employed residents. The second smallest category is production, transportation, and material moving occupations with just over 16% of the city's employed population. The smallest occupational category within Jefferson is the natural resources, construction, and maintenance occupations. This information is important when considering economic and development strategies that focus on and directly benefit the overall workforce in Jefferson.

Table 11.4: Employment by Occupational Category	Number Employed	Percent
Management, business, science, and arts occupations	712	34.5%
Service occupations	435	21.1%
Sales and office occupations	411	19.9%
Natural resources, construction, and maintenance occupations	168	8.1%
Production, transportation, and material moving occupations	336	16.3%

Source: census.gov

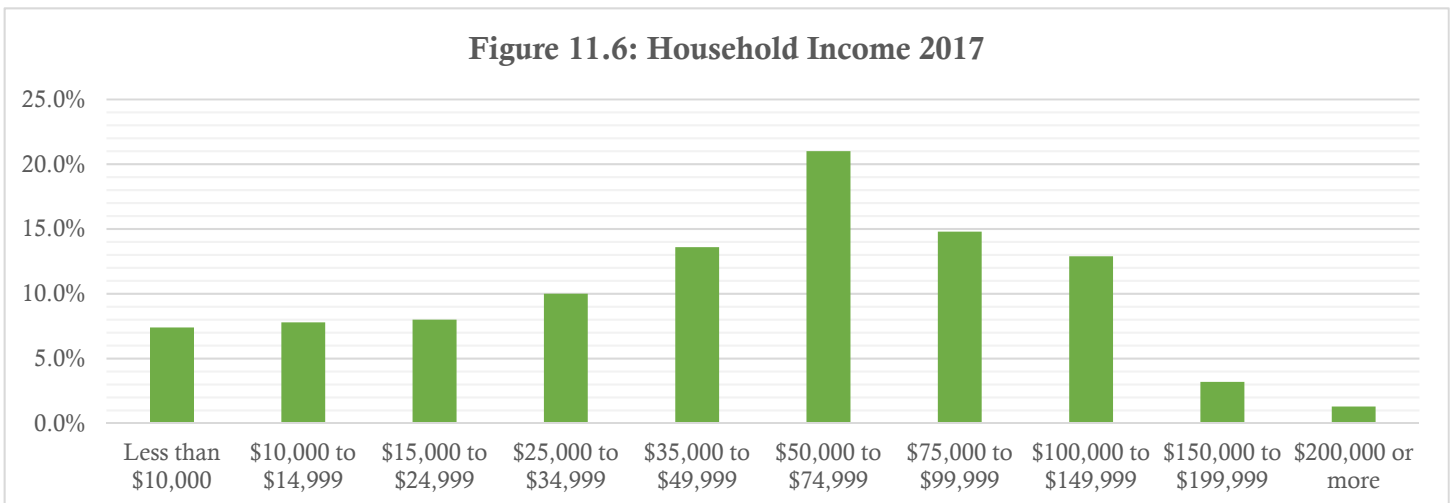
This table shows the breakdown of employment in place for the employed residents of Jefferson in 2017. Nearly two thirds of Jefferson’s working residents live and work within the city. Seventy-two percent of the city’s working residents live in Jefferson and work within Greene County.

Place of Employment	Number of Employees	Percent
State of Iowa	2009	99.2%
Greene County	1458	72.0%
City of Jefferson	1238	61.1%
Outside City of Jefferson	787	38.9%
Outside Greene County	567	27.2%
Outside Iowa	16	0.8%

Source: census.gov

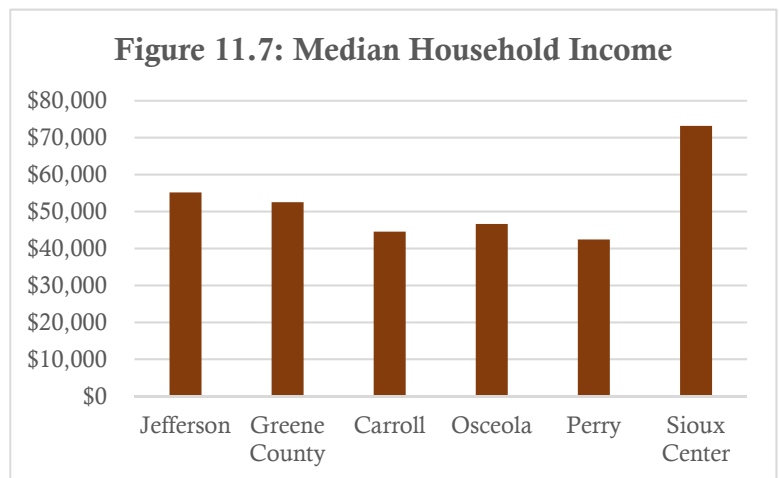
Income

Income is another indicator of the strength of an economy within the city. The chart below shows the distribution of the household income within Jefferson. As of 2017, just over 23% of Jefferson’s households had an income under \$25,000. At the same time, about the same percentage (23.6%) made between \$25,000-\$49,999 per year. On the higher end of the spectrum, 17.4% made over \$100,000 per year.



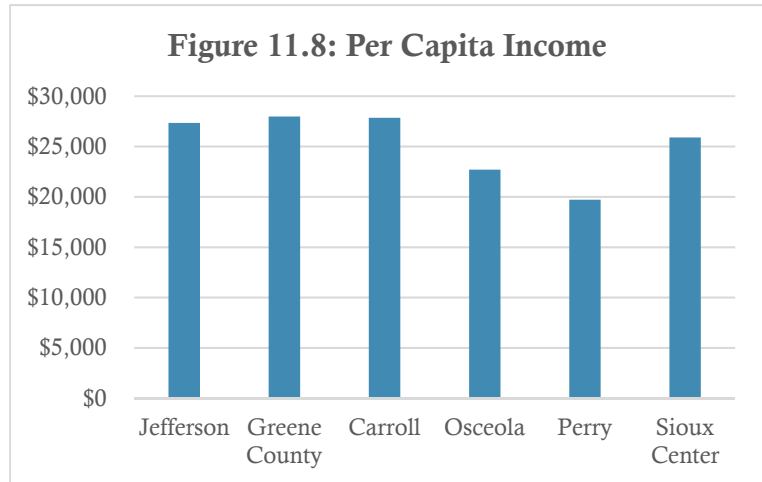
Source: census.gov

In 2017, Jefferson’s median household income was \$55,170. This is a significant increase over the last five years; in 2012, the median household income was \$44,049, this is a 20% increase. Compared to similar cities in the region and Greene County, Jefferson ranks second highest. Sioux Center has the highest median household income with \$73,185 and the City of Perry ranks lowest with \$42,442 per household.



Source: census.gov

Per capita income, or income per person, is another way to consider income within the community. Jefferson's per capita income in 2017 was \$27,343, down 5.5% from the per capita income of \$29,033 in 2012. The chart to the right shows the comparison of Jefferson to other similar cities and Greene County for 2017.



Source: census.gov

Retail Sales

Retail sales within the community can indicate both the success of local businesses and the community's ability to provide daily needs. Annually, the staff at the Iowa State University Department of Economics prepares reports analyzing the retail trade for cities and counties throughout Iowa. The report for fiscal year 2017 showed that Jefferson's taxable retail sales per capita, or amount of retail spending per person, decreased from \$14,783 in fiscal year 2016 to \$14,371 in fiscal year 2017, a change of -2.8%. Jefferson's current taxable retail sales are higher than the state's \$12,413. In the report, Jefferson is grouped with 62 peer cities. Of those 100 cities, Jefferson ranked 26th.

Comparing the city to the county is also useful. In fiscal year 2016, Jefferson accounted for 46% of Greene County's population and accounted for 74% of the county's taxable sales. This indicates that Jefferson is over performing in terms of sales and there isn't much room for expansion. Jefferson's significantly higher proportion of sales than population indicates that much of the population outside of Jefferson, as well as individuals from other communities, shop in Jefferson.

Summary

The City of Jefferson is doing well economically; they have a lower unemployment rate than the State of Iowa, among similar regional cities compared in this chapter it is ranked second in median household income and is in a near three-way tie for first in per capita income. It shouldn't come as a surprise in the next few years that Jefferson takes an economic step forward by attracting higher paying jobs and companies that offer more vertical movement. This economic boost will certainly add to Jefferson's resume as a destination city in Iowa.

Goals

Continue to Promote Local Businesses

Rural cities survive by having a strong local economy; by promoting local businesses the city encourages residents to spend their money there instead of driving to a neighboring city for dining out or going online to shop from international corporations.

- Action items: -Advertise local businesses through community website
-Install billboards near US 30 in Jefferson to advertise local businesses

Grow Downtown Jefferson

A priority identified for economic development is assisting with new business start-up. Attracting new businesses will assist in meeting the larger goal of continued population growth by providing additional jobs needed to support a growing population. As the City continues to work towards attracting new businesses, it is important to look for businesses that would complement the current existing businesses.

- Action items: -Offer tax incentives for businesses moving into Jefferson
-Include incentives for opening businesses in downtown buildings
-Focus on attracting businesses that the city's available resources can support
-Keep open storefronts available for use instead of allowing storage
-Survey need for service and construction workers and develop a recruiting plan for skilled trade workers

Diversify Jefferson's Industries

Cities of all different sizes have economies built on a diverse industry; having just one or two types of businesses within a community does not make a local economy strong or grow. By boasting of a large variety of businesses, it shows that that city is capable of growth in the future and can attract new residents and new businesses to the community. Jefferson should continue to promote itself as a location for new businesses not only on Main Street but in the industrial areas and the agricultural areas of the city.

- Action items: -Promote Jefferson's capability of supporting a diverse industry
-Develop future land use maps outlining areas of growth
-Create a plan for when new land acquisition is necessary

Support existing businesses

Assisting existing businesses continues to be a priority for economic development throughout the city. Supporting existing local businesses is important as successful businesses will assist with the attraction of new businesses. A revolving loan fund can be utilized for business expansion and retention in addition to business start-up. The fund is heavily used and it is recommended that the city utilizes this fund in every way possible.

- Action items: -Continue and expand RLF
-Continue to utilize TIF and tax abatement
-Monitor and implement opportunities from the State
-Support and continue business retention and expansion visits

Community Resources

City Hall

The City of Jefferson elects a five-member city council and a mayor. Overseeing the daily operations is the city administrator. The council and administrator are responsible for city policies and their administration. In addition, Jefferson has the following city departments: Water, Wastewater, Parks/Recreation, Cemetery, Police, Streets, Sanitation, Recycling, Library, and Administration (City Hall) The departments have paid staff to oversee their operations. Jefferson also has regulatory boards and commissions that have specific areas of jurisdiction. The planning and zoning commission and zoning board of adjustments are two of those boards. There is also: Library Board of Trustees, Parks/Recreation Commission, Airport Commission, City Council, and Building Department.

Greene County Community Center

Jefferson's community center offers not only an indoor track, racquetball court, aerobic classes, and free weight lifting room, but also offers meeting room rentals, child care, batting cage, and a variety of programs both physical and educational for all ages.

Fire Department

Jefferson has a volunteer fire department that comprises of 28 firefighters, all members are members of the Greene County Fire Association and The Iowa's Fireman's Association. The department is located at the intersection of Chestnut Street and Washington Street with a satellite station located in the northern part of Jefferson. Their coverage is approximately 180 square miles as well as mutual aid agreements with all county wide cities and with several other outlying counties.

EMS services are provided to Jefferson from Greene County. This is a new service provided by the County. Previously, EMS services were privately contracted to Jefferson.

Police Department

The Jefferson Police Department (JPD) has eight members: one chief, one captain, one sergeant, and five patrol officers. The officers are trained to handle routine activity and are specialized in limited areas, they call in specialized officers at the county, state or federal level when necessary. The police department is housed in the Greene County Law Enforcement Center, located at 204 S Chestnut St in Jefferson. The JPD shares the building with the Greene County Sheriff's Office, the Communications Center (for dispatch purposes), and the Greene County Jail.

Senior Center

Within Jefferson there are several care facilities, the Regency Park Nursing & Rehab Center of Jefferson at 100 Ram Dr., The Walton Woods Apartments at 1000 W. Adams St, Ever Greene Ridge - an independent living community associated with the Greene County Medical

Center, the Greenwood Homes and Center at 308 Greenwood Rd, The Gardens Retirement Community at 1000 W. Washington St., and the Long-Term Care at the Greene County Medical Center located at 1000 W. Lincoln Way. Each facility provides various opportunities to its senior population for comfortable living both medically and socially. Jefferson also has a Meals on Wheels program based out of the Greenwood Center near the golf course.

Post Office

There is one Post Office in Jefferson, it is located at 106 W Harrison Street.

Education

There is one primary and secondary education entity for the residents of Jefferson, it is the Greene County Community School District. Located at 204 W. Madison Street, it serves the cities of Grand Junction, Rippey, Scranton, and Jefferson. There are four buildings within the school district with a total of 200 staff members and approximately 1,100 students from Kindergarten to 12th grade. On April 15, 2019, ground was broken for the new Greene County High School located at 1901 North Grimmell Road and was completed in time for the start of the 2020 school year. The new high school houses a Career Academy facility where students are taught courses on construction, health care, agriculture, information technology, computer software/programming, culinary/hospitality, and advanced manufacturing/welding. These classes will enable students to find employment in those areas immediately after graduation.

Cemeteries

There are two cemeteries in Jefferson, the Jefferson Municipal Cemetery and the St. Joseph's Catholic cemetery located in the northwest portion of the city. The cemeteries are open to visitors at all times. More information can be found at the City's website.

Healthcare

Jefferson is home to the Greene County Medical Center. Opened in 1938, it originally held enough space for 32 beds. Throughout the decades, multiple renovations driven by the hospital's popularity in the area and the advances of technology led Greene County Medical Center to what it is today, a state of the art facility that was named one of the Des Moines Register's Top 150 Iowa Workplaces in 2015. Also located in Jefferson is a McFarland Clinic, located at 106 West Washington Street. It provides various types of care such as cardiology, allergy/immunology, family services, imaging, physical therapy, and many more.

Child Care

There are several child care facilities located in Jefferson, the main facility is the Greene County Early Learning Center located at 204 W. Madison Street. Others include, Natural Wonders Learning Center located at 1512 Westwood Drive, and many in home childcare providers throughout the city.

Churches

Jefferson has 14 churches within its city limits, they include: Abundant Life Ministries at 1308 W Lincoln Way, Central Christian Church at 108 N Elm St., Christ Lutheran (ELCA) at 1201 S Elm St., Church of Christ at 1210 S Elm, Hwy 4 South, Community of Christ at 1131 McDuffie Dr., First Baptist Church at 104 W Central Ave., First Presbyterian Church at 208 W State St., First United Methodist Church at 307 S Wilson Ave., Gospel Open Bible at 302 S Grimmell Rd., Kingdom Hall of Jehovah's Witnesses at 701 W Adams St., St. Joseph's Catholic Church at 503 N Chestnut St., The Dwelling Place at 303 Gallup Rd., and Trinity Lutheran Church at 801 W Lincoln Way.

Goals

Meet the Childcare Needs of the Community

As the City continues to pursue residential and commercial growth, it is important that the childcare services also expand to accommodate new residents and businesses. All other facilities could handle additional population.

- Action Items:
- Regularly review the needs of the community
 - Make the appropriate changes if an increase of services is recognized
 - New Early Learning Center facility
 - Research grants applicable for childcare and/or early learning centers

Intergovernmental Collaboration

Law Enforcement

The Jefferson Police Department (JPD) is housed in the Greene County Law Enforcement Center, (LEC). The building was constructed in 1974. The JPD share the facility with the Greene County Sheriff's Office; the Communications Center, which dispatches all Fire, EMS and Law Enforcement for Greene County; and the Greene County Jail. The Communications Center and the jail are controlled by the Sheriff's Office. They also share many of the costs related to expensive office equipment. The JPD also maintains a close relationship with the other local emergency response departments such as: The Greene County Emergency Medical Services, Jefferson Volunteer Fire Department, and other outlying police departments. Each department recognizes their responsibilities and the other departments work to enhance the quality of service to the public through cooperation and with each other.

City-Greene County Community School District

The City and the GCC School District collaborate in numerous ways. The Police Department collaborates with the school on a number of different instances. Drug awareness classes at the school are provided by the Jefferson Police Department. The Police, Fire, and EMS also assist the school with emergency planning and drills. During school events, Jefferson Police provide traffic control.

Summary

Aside from the Police Department, there are other collaborations between the school and city. City facilities are shared with the school, and school facilities are shared with the city. Equipment is shared between the two entities on an informal basis.

Implementation

The final step in the comprehensive planning process is to consider how the goals will be implemented. The specific action goals laid out in each chapter are the first step in determining how the goals will be implemented. Also important is who will be responsible for implementing those actions, how the actions will be funded, and what the time frame will be for completing the action items. The following list does not prioritize actions, but provides guidance on what projects and actions should be considered. As the Council discusses future budgets and strategic planning updates, it is recommended that this portion of the plan be reviewed.

The following pages involve an implementation matrix. The goals and action items are laid out in each chapter, the matrix is to be used for implementing the action items. The goals are listed along with action items. Responsible parties are indicated as well as what funding is available to assist with completing each individual action item within the specified time frame. Time frame options are:

- On-going: actions that will be continual; may already be underway or will begin shortly
- Short: actions that will be completed within three years
- Mid: actions that will be completed in three to five years
- Long: actions that will take at least five years to complete.
- TBD: On an as needed basis, or will be determined by other factors at an unforeseeable date

Housing Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Address the need for additional rental housing	Explore the option of second/multi story apartments downtown	Business owners, City	Business owners, grants	Ongoing
	Identify what type of rental unit works best for Jefferson	City	TBD	Ongoing
Update current housing	Explore options for renovating current housing stock	City	Grants, tax credits	Long
	Address abandoned/vacant homes	City	Grants	Ongoing
	Utilize RLF and CDBG funds for current home rehabilitations	City	Grants	Long
Address the need for affordable homes	Find options for new affordable single family homes	Developer	Developer, tax credits	Long
	Ensure potential lot locations are buildable	City	City	Mid-Long
	Start with building any number and continue as long as demand allows	Developers	Developers	Ongoing

	Utilize the IEDA Workforce Housing Tax Credit program to encourage new builds within the city	City, developers	IEDA, developers	Ongoing
Vacant Building Registry	Create rules and guidelines, outlining program	City	City	Short
	Distribute program details to all residents; conduct an open city council session for residents to attend and ask questions	City	City	Short
	Conduct survey of current vacant properties	City	City	Short
	Contact owners of vacant properties of their responsibilities to maintaining the property until no longer vacant	City	City	Short
	Detail repercussions to property owners if they fail to comply	City	City	Short
Start Rental Inspections	Create a fair and regular schedule of inspections	City	City	Short
	Inform tenants and property owners of new guidelines and any consequences for failed inspections	City	City	Short
	Research funding sources for increased city-employee duties	City	TBD	Short
Diversify housing stock	Locate areas in Jefferson where rehabilitation and infill is a priority	City	City	Long
	Identify developers with experience in diverse housing projects	City	TBD	Long
Increase market rate housing	Conduct a survey to find where more market rate housing makes sense	City	City	Long
	Determine what the market rate is for Jefferson	City, developers	TBD	Long

Parks and Culture Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Maintain existing facilities	Survey residents to identify where improvements need to be made	City	TBD	Short
	Identify funding sources	City, managers	TBD	Mid
Continue Developing the City's Recreation Center Amenities	Install splash pad	Rec Manager, developers	TBD	Long
	Install indoor aquatic center	Rec Manager, developer	TBD	Long

	Prioritize “needs” vs “wants” with rec center projects	Rec Manager, City	TBD	Short
	Identify funding sources	City	TBD	Short
Increase Bike and Pedestrian Friendly Amenities in the Community	Map out a possible route(s) within Jefferson	City, DOT	CDBG, DOT	Mid
	Survey the RRVT for areas to repair infrastructure	DOT	TBD	Mid
	Gather community input for trail/bike lane locations	City	TBD	Long
	Identify funding sources	City	TBD	Long

Transportation Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Expand U.S. 30 to 4 lanes	Coordinate with state and regional project managers on efforts to expand in Jefferson	City	TBD	Long
	Promote the need of expanding U.S. 30 in Jefferson area	City	City	Short
Improving the Streets	Survey the streets in Jefferson and identify areas for immediate and future repairs	City, DOT	DOT	Mid
	Develop a function on the city website to allow residents to report issues	City, website developer	TBD	Short
	Identify areas for street expansion	City, DOT	DOT	Long
Research Alternate Forms of Transportation	Survey residents about popular destinations	City	TBD	Long
	Coordinate with the DOT when creating the route map and stops	City	TBD	Long
	Research funding sources for a vehicle(s)	City	TBD	Long

Infrastructure Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Improve and Expand the Sidewalks	Complete a survey of all sidewalks in Jefferson	City	TBD	Short
	Repair sidewalks where necessary	City	TBD	Mid

	Identify areas where sidewalk expansion is most effective	City	TBD	Mid-Long
Continue to Improve the City's Telecommunication Network	Stay current on different telecommunication capabilities that would benefit residents and businesses in Jefferson	City	TBD	Mid
	Identify areas in Jefferson that need improvement	City, Telecomm Co.	TBD	Short
	Survey other cities to see what has worked and not worked	City	TBD	Short
Identify Short, Medium, and Long Range Projects	Complete a study of Jefferson's current infrastructure	City	City	Mid
	Identify what areas are most urgent and what areas are less urgent	City	TBD	Mid
	Identify funding sources	City	CDBG, DOT	Mid

Community Facility Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Meet the Childcare Needs of the Community	Regularly review the needs of the community	City	TBD	Short
	Make the appropriate changes if an increase of services is recognized	City	TBD	Mid
	New Early Learning Center facility	City, developer	CDBG, other grants	Long
	Research grants applicable for childcare and/or early learning centers	City	TBD	Short

Economic Development Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Continue to Promote Local Businesses	Advertise local businesses through community website	City, businesses	TBD	Ongoing
	Install billboards near US 30 in Jefferson to advertise local businesses	City, businesses	TBD	Mid
Grow Downtown Jefferson	Offer tax incentives for businesses moving into Jefferson	City	TBD	Short
	Include incentives for opening businesses in downtown buildings	City	TBD	Short

	Focus on attracting businesses that the city's available resources can support	City	TBD	Mid
	Keep open storefronts available for use instead of allowing storage	City	TBD	Ongoing
Diversify Jefferson's Industries	Promote Jefferson's capability of supporting a diverse industry	City	TBD	Ongoing
	Develop future land use maps outlining areas of growth	City	TBD	Mid
	Create a plan for when new land acquisition is necessary	City	TBD	Long
Support existing businesses	Continue and expand RLF	City	TBD	Ongoing
	Continue to utilize TIF and tax abatement	City	TBD	Ongoing
	Monitor and implement opportunities from the State	City	TBD	Short
	Support and continue business retention and expansion visits	City	TBD	Mid

Appendix 1: S.W.O.T. Analysis Summary

Member of the Jefferson Planning Committee participated in a Strengths, Weaknesses, Opportunities, and Threats (S.W.O.T.) analysis and goal setting activities to identify good and weak points in the community and identify future projects. A summary of this activity follows.

Strengths

- City amenities (5)
 - New school
 - Hospital
 - Senior Living
 - Two grocery stores
 - Several restaurants
- Recreational activities (4)
 - Bike trail
 - Parks
 - Greene County Community Center
- Volunteer base/local groups/involvement, continuous improvements to better the city (art, flowers, etc.) (4)
- Removal of dilapidated houses/general upkeep/downtown remodeling (3)
- The people/friendly community atmosphere (2)
- Strong manufacturing companies/ plethora of jobs (2)
- Forward thinking, not just a retirement community anymore, younger generation involvement (2)
- The city invests in infrastructure
- Clean streets
- Large enough to have most services, small enough to still be intimate
- Affordable housing
- Proximity to Des Moines metro area
- Willingness of the County seat elected officials to invest in community development
- Beautiful courthouse

Weaknesses

- Housing: (6)
 - Lack of units
 - Lack of middle-income housing
 - Low property values
 - Lack of housing upkeep
 - No focus on preservation of historic homes/buildings
- Downtown businesses; vacant (3)
- Lack of pedestrian/bike trail throughout town (2)
- Lack of young people; growing pains—was a retirement community for too long (2)
- Retail not diverse
- Low wages
- Proximity to the Des Moines metro area
- Lack of finances to upgrade the pool/parks
- Lack of coordination among civic organizations

Opportunities

- New school (2)
- Motivated small group of young people/attract young people (2)
- Bike trail (2)
 - Exploit position as the head of the Raccoon River Bike Trail
 - Make Jefferson a destination for cyclists
- Development in business park
- Build homes on empty lots
- Develop Hwy 30 corridor
- Improve infrastructure (roads, sidewalks)
- Wonderful old housing stock; preserve/incentivize upkeep
- Affordable housing/apartments

Threats

- Aging population/loss of younger population, city could lose population base to support businesses (3)
- Shrinking downtown businesses
- No money for expansion
- Businesses want to build north and west of the new school; city would have to run sewer/water there
- Continued pull from nearby, larger communities' ability to incorporate green infrastructure
- Grain prices below the cost of production/reduction of ethanol production
- Citizen apathy
- Many people don't want to spent taxes/city revenue on projects that would benefit younger people
- Absentee landlords
- Some business owners aren't interested in bettering their properties
- Lack of housing
- People don't want to move to Jefferson
- If we build projects, who will pay to maintain and staff them?
- Inadequate storm water systems to the north
- Limited debt services proving difficult to invest in projects

What recent programs or projects (those of community groups, the City, or others) do you feel have been the most successful in making Jefferson a better place to live, work, or do business?

- Downtown façade/Main Street programs/revitalization grant (6)
- Artwork: school classes, buildings, on the square, alleys, rooftops (3)
- High school bond (2)
- Trail study/east entry (2)
- Career academy/ new school (2)
- Neighborhood improvement grants
- Casino

If you had \$100,000 to spend in Jefferson – money that could be used for a physical improvement, a new or existing community program, an amenity, or any other project in town, how would you spend it?

- East entry project, plants, trails, sidewalks, street lamps (2)
- Bike trail: through and around city, to new school (2)
- Improve swimming pool
- Incentivize younger adults to move to Jefferson
- Expand food pantry program
- Upgrade park equipment
- Frisbee golf course

If you instead had \$1 million to spend in town, how would you spend that?

- Sidewalks/trail system around town (2)
- Splash pad
- Incentivize young adults to move to Jefferson
- Continue to improve infrastructure
- Have city purchase and fix abandoned properties and sell to homeowners for a subsidized price
- Upgrade pool
- New housing subdivision

Appendix 2: Jefferson Community Survey Summary

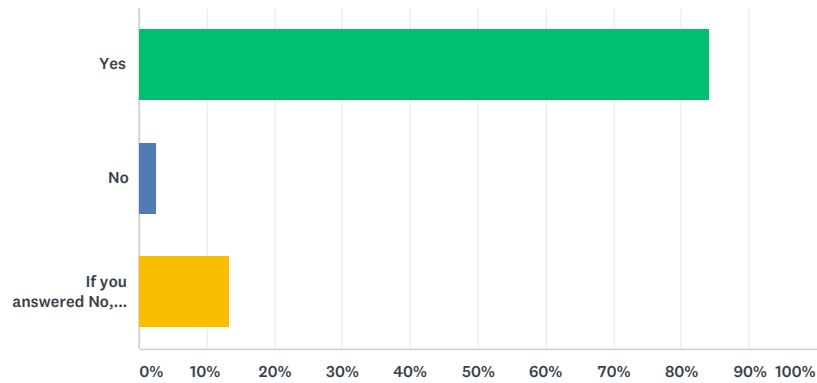
A community survey was distributed, collected, and tabulated as part of the planning process. This survey helps to identify community needs, projects, and goals for the future. A summary of the survey follows.

Appendix 2: Jefferson Community Survey Summary

A community survey was distributed, collected, and tabulated as part of the planning process. This survey helps to identify community needs, projects, and goals for the future. A summary of the survey follows.

Q1 Do you live in the City of Jefferson?

Answered: 283 Skipped: 6



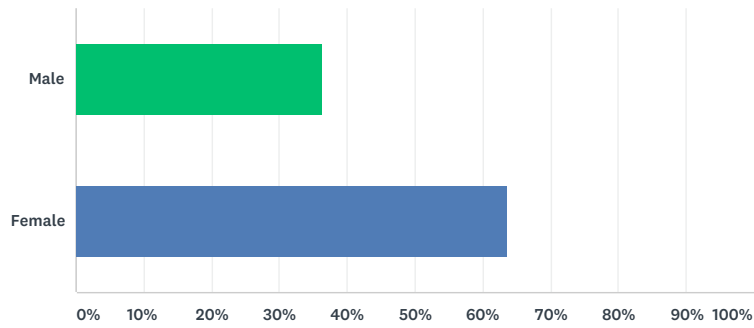
ANSWER CHOICES	RESPONSES	
Yes	84.10%	238
No	2.47%	7
If you answered No, where do you live?	13.43%	38
TOTAL		283

#	IF YOU ANSWERED NO, WHERE DO YOU LIVE?	DATE
1	Rural Greene County	12/4/2018 11:03 AM
2	Rural Greene County by bike trail	12/3/2018 5:09 PM
3	Rural Greene County	12/3/2018 3:58 PM
4	in the country	11/6/2018 1:04 PM
5	2 miles outside of Jefferson	11/5/2018 11:35 AM
6	Gowrie	11/2/2018 4:38 AM
7	Scranton	11/1/2018 9:46 PM
8	Rural Jefferson	11/1/2018 8:42 PM
9	Three miles east of town.	11/1/2018 5:21 PM
10	Scranton	11/1/2018 5:13 PM
11	Grand Junction	11/1/2018 3:57 PM
12	Rural Greene County	11/1/2018 2:45 PM
13	Churdan	11/1/2018 2:19 PM
14	On an acreage	11/1/2018 10:09 AM
15	Scranton	11/1/2018 6:18 AM
16	Grand Junction	10/31/2018 7:48 PM
17	Rural Jefferson	10/31/2018 7:11 PM
18	rural Jefferson	10/31/2018 5:30 PM
19	rural Jefferson	10/31/2018 3:22 PM
20	Rural address of Jefferson	10/31/2018 12:51 PM
21	Coon Rapids	10/31/2018 9:25 AM
22	3 miles from Jefferson	10/31/2018 8:30 AM
23	Farm	10/30/2018 11:15 AM
24	SE of Jefferson 8 mi	10/30/2018 5:20 AM
25	Cooper	10/29/2018 8:32 PM
26	Rural Greene County	10/29/2018 8:10 PM
27	Acreage	10/29/2018 6:19 PM
28	Grant	10/29/2018 2:49 PM
29	North Liberty IA	10/29/2018 2:34 PM

30	Rural Dana	10/29/2018 2:22 PM
31	rural Jefferson	10/29/2018 1:40 PM
32	Perry	10/29/2018 11:35 AM
33	Greene County	10/29/2018 11:02 AM
34	Perry	10/29/2018 10:51 AM
35	Churdan	10/29/2018 10:50 AM
36	outside of town	10/29/2018 9:45 AM
37	within 5 miles of town	10/23/2018 1:41 PM
38	7 miles north west of Jefferson	10/22/2018 1:55 PM

Q2 Are you male or female?

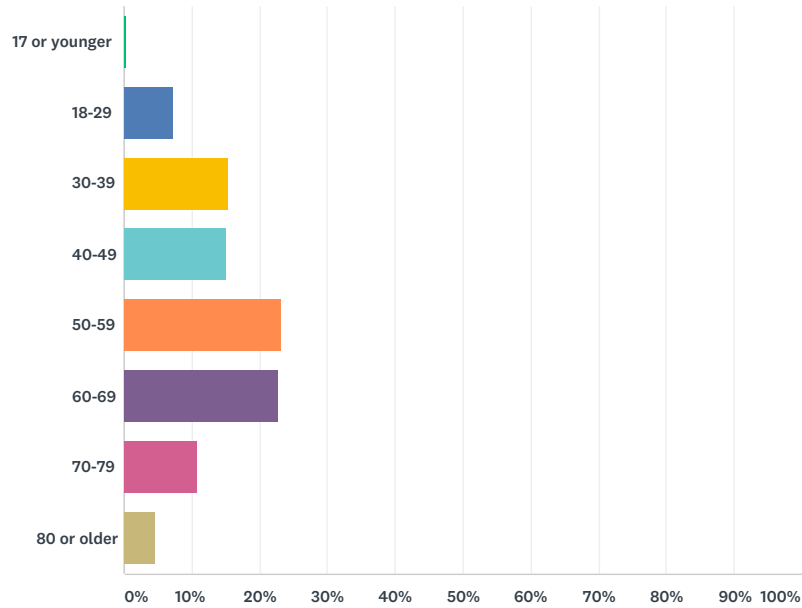
Answered: 283 Skipped: 6



ANSWER CHOICES	RESPONSES	
Male	36.40%	103
Female	63.60%	180
TOTAL		283

Q3 Which category below includes your age?

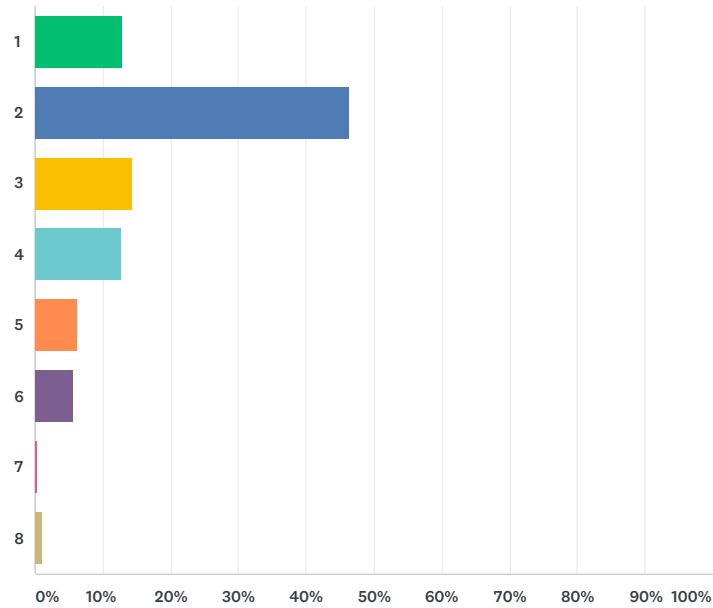
Answered: 284 Skipped: 5



ANSWER CHOICES	RESPONSES	
17 or younger	0.35%	1
18-29	7.39%	21
30-39	15.49%	44
40-49	15.14%	43
50-59	23.24%	66
60-69	22.89%	65
70-79	10.92%	31
80 or older	4.58%	13
TOTAL		284

Q4 How many people are in your household?

Answered: 284 Skipped: 5



ANSWER CHOICES	RESPONSES	
1	13.03%	37
2	46.48%	132
3	14.44%	41
4	12.68%	36
5	6.34%	18
6	5.63%	16
7	0.35%	1
8	1.06%	3
TOTAL		284

#	OTHER (PLEASE SPECIFY)	DATE
1	Temporary family situation	10/31/2018 6:27 AM

Q5 How many children age 17 or younger live in your household?

Answered: 237 Skipped: 52

#	RESPONSES	DATE
1	1	12/5/2018 8:57 AM
2	1	12/5/2018 8:34 AM
3	0	12/5/2018 8:29 AM
4	0	12/5/2018 8:25 AM
5	0	12/4/2018 5:10 PM
6	3	12/4/2018 4:58 PM
7	2	12/4/2018 4:50 PM
8	0	12/4/2018 4:44 PM
9	0	12/4/2018 4:37 PM
10	0	12/4/2018 4:30 PM
11	0	12/4/2018 4:25 PM
12	0	12/4/2018 4:18 PM
13	0	12/4/2018 11:09 AM
14	0	12/4/2018 11:03 AM
15	0	12/4/2018 10:58 AM
16	0	12/3/2018 5:25 PM
17	1	12/3/2018 5:09 PM
18	0	12/3/2018 4:57 PM
19	0	12/3/2018 4:50 PM
20	3	12/3/2018 4:03 PM
21	0	12/3/2018 3:58 PM
22	0	12/3/2018 3:51 PM
23	0	12/3/2018 3:42 PM
24	0	12/3/2018 3:39 PM
25	0	11/12/2018 3:28 PM
26	0	11/11/2018 6:14 AM
27	0	11/8/2018 8:23 AM
28	0	11/8/2018 8:15 AM
29	0	11/8/2018 6:08 AM
30	0	11/7/2018 8:37 PM
31	0	11/7/2018 7:45 PM
32	0	11/7/2018 6:42 PM
33	0	11/7/2018 4:58 PM
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46	0	11/6/2018 9:03 AM

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61	0	11/3/2018 9:25 PM
62	3	11/3/2018 8:08 PM
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84	3	11/1/2018 8:20 PM
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89	0	11/1/2018 7:12 PM
90	0	11/1/2018 7:11 PM
91	2	11/1/2018 6:45 PM
92	1	11/1/2018 5:43 PM
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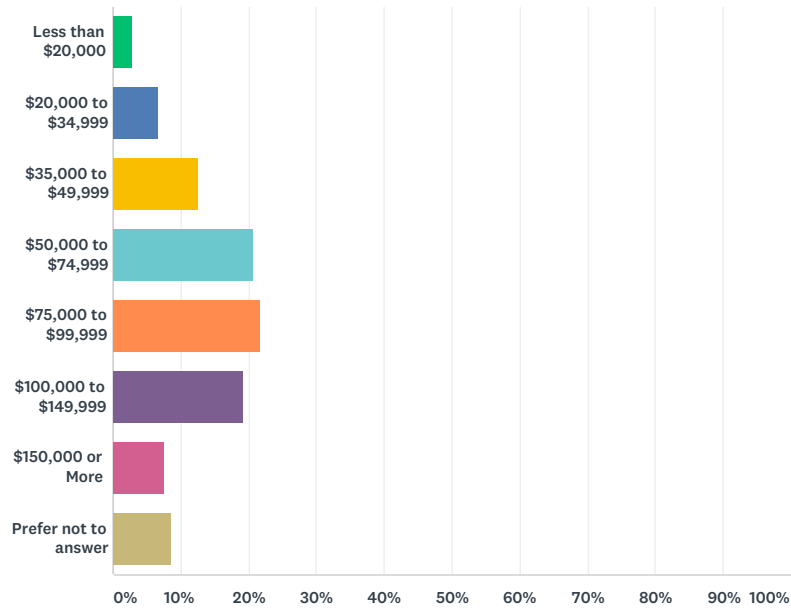
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115	0	11/1/2018 6:34 AM
116	1	11/1/2018 6:18 AM
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127	0	10/31/2018 7:24 PM
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143	0	10/31/2018 12:51 PM
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145	0	10/31/2018 12:27 PM
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147	3	10/31/2018 11:42 AM
148	0	10/31/2018 11:26 AM
149	4	10/31/2018 9:43 AM
150	1	10/31/2018 9:25 AM

151	0	10/31/2018 9:25 AM
152	0	10/31/2018 8:45 AM
153	0	10/31/2018 8:30 AM
154	1	10/31/2018 7:48 AM
155	2	10/31/2018 6:27 AM
156	0	10/30/2018 8:29 PM
157	3	10/30/2018 5:01 PM
158	0	10/30/2018 3:46 PM
159	0	10/30/2018 3:30 PM
160	0	10/30/2018 3:00 PM
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173	0	10/29/2018 10:27 PM
174	2	10/29/2018 10:01 PM
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183	1	10/29/2018 8:41 PM
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186	1	10/29/2018 8:32 PM
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189	2	10/29/2018 4:23 PM
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194	0	10/29/2018 2:49 PM
195	0	10/29/2018 2:34 PM
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197	2	10/29/2018 2:08 PM
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199	0	10/29/2018 1:40 PM
200	0	10/29/2018 1:37 PM
201	3	10/29/2018 1:37 PM
202	0	10/29/2018 1:29 PM

203	4	10/29/2018 1:19 PM
204	0	10/29/2018 12:41 PM
205	2	10/29/2018 12:11 PM
206	2	10/29/2018 11:35 AM
207	0	10/29/2018 11:02 AM
208	3	10/29/2018 10:51 AM
209	0	10/29/2018 10:50 AM
210	0	10/29/2018 10:35 AM
211	4	10/29/2018 10:34 AM
212	0	10/29/2018 10:22 AM
213	3	10/29/2018 10:16 AM
214	0	10/29/2018 10:15 AM
215	0	10/29/2018 10:13 AM
216	0	10/29/2018 10:03 AM
217	0	10/29/2018 9:46 AM
218	2	10/29/2018 9:45 AM
219	0	10/29/2018 9:42 AM
220	0	10/29/2018 9:41 AM
221	0	10/29/2018 9:41 AM
222	2	10/29/2018 9:37 AM
223	6	10/29/2018 9:37 AM
224	3	10/28/2018 10:02 PM
225	0	10/23/2018 1:41 PM
226	0	10/23/2018 1:19 PM
227	10	10/23/2018 8:22 AM
228	3	10/23/2018 5:44 AM
229	0	10/23/2018 5:37 AM
230	0	10/22/2018 7:13 PM
231	2	10/22/2018 3:38 PM
232	1	10/22/2018 2:34 PM
233	0	10/22/2018 2:17 PM
234	0	10/22/2018 1:55 PM
235	0	10/22/2018 1:43 PM
236	0	10/22/2018 1:39 PM
237	0	10/18/2018 7:00 AM

Q6 Please estimate your total household income in 2017? This includes money from jobs; net income from business, farm, or rent; pensions; dividends; interest; social security payments.

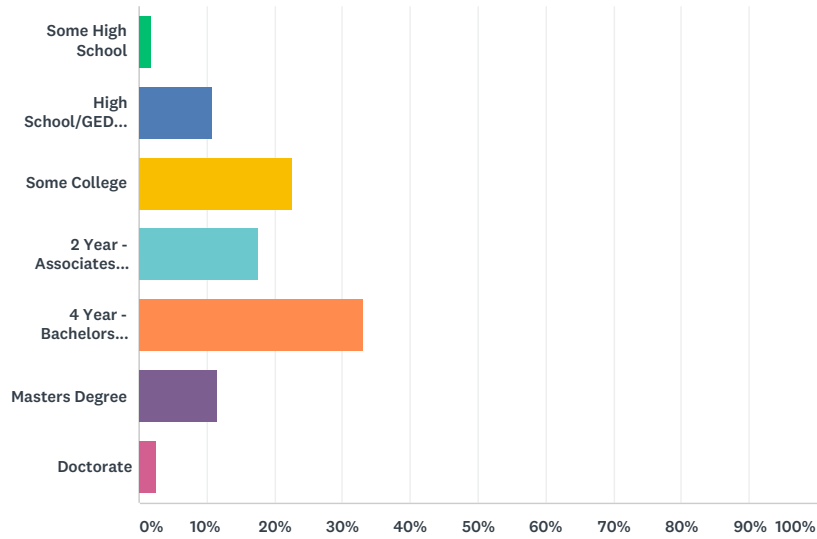
Answered: 280 Skipped: 9



ANSWER CHOICES	RESPONSES
Less than \$20,000	2.86% 8
\$20,000 to \$34,999	6.79% 19
\$35,000 to \$49,999	12.50% 35
\$50,000 to \$74,999	20.71% 58
\$75,000 to \$99,999	21.79% 61
\$100,000 to \$149,999	19.29% 54
\$150,000 or More	7.50% 21
Prefer not to answer	8.57% 24
TOTAL	280

Q7 What is your level of education?

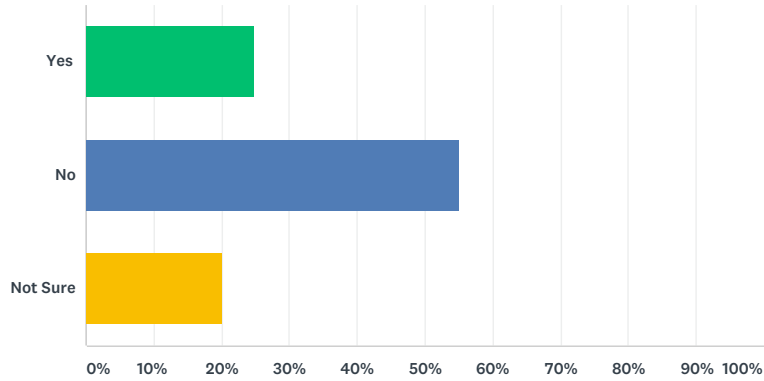
Answered: 278 Skipped: 11



ANSWER CHOICES	RESPONSES	
Some High School	1.80%	5
High School/GED Degree	10.79%	30
Some College	22.66%	63
2 Year - Associates Degree	17.63%	49
4 Year - Bachelors Degree	33.09%	92
Masters Degree	11.51%	32
Doctorate	2.52%	7
TOTAL		278

Q8 Do you believe that there is adequate access to post-high school educational opportunities in Jefferson?

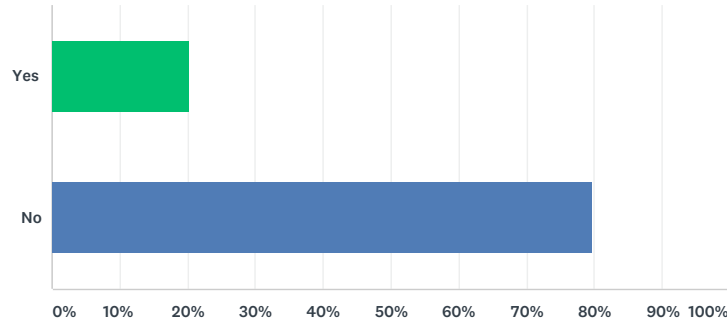
Answered: 273 Skipped: 16



ANSWER CHOICES	RESPONSES	
Yes	24.91%	68
No	54.95%	150
Not Sure	20.15%	55
TOTAL		273

Q9 Have you, or any of your family members accessed post-high school educational opportunities in Jefferson?

Answered: 272 Skipped: 17



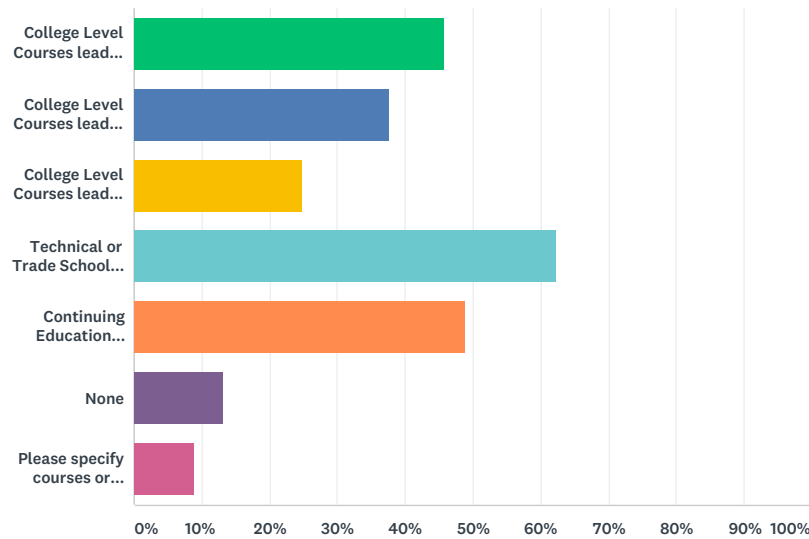
ANSWER CHOICES	RESPONSES	
Yes	20.22%	55
No	79.78%	217
TOTAL		272

#	IF SO, WHAT TYPE?	DATE
1	Blue print reading, 1968	12/4/2018 4:25 PM
2	Extension Service	12/3/2018 5:12 PM
3	Our kids took college classes while in high school.	11/7/2018 8:39 PM
4	Online classes and .college level classes offered in Jefferson	11/7/2018 6:43 PM
5	College Courses in High School	11/7/2018 4:05 PM
6	ICCC Classes taken while in High School	11/7/2018 3:42 PM
7	General college courses for credit while in high school.	11/7/2018 11:01 AM
8	Classes offered at the high school through Iowa Central	11/7/2018 9:45 AM
9	Vocational, education classes	11/4/2018 1:38 PM
10	College Credit	11/2/2018 9:31 AM
11	continuing education classes offered thru high school	11/2/2018 9:07 AM
12	College courses at the high school	11/1/2018 9:47 PM
13	Work related job training and college classes.	11/1/2018 8:25 PM
14	College classes while in high school	11/1/2018 8:08 PM
15	ICCC courses when in high school	11/1/2018 6:47 PM
16	Some SO classes at the U.S. My kids took	11/1/2018 5:16 PM
17	COMPUTER CLASSES THRU HIGH SCHOOL	10/31/2018 2:54 PM
18	Sons took college classes during high school which transferred on to college.	10/31/2018 12:53 PM
19	kids took college courses at high school	10/31/2018 12:29 PM
20	credits from ICCC in high school	10/31/2018 8:34 AM
21	My husband went to ISU. I went to UNI.	10/30/2018 1:20 PM
22	ICCC on-line courses	10/30/2018 12:58 PM
23	Adult Ed, High School college classes	10/30/2018 7:18 AM
24	ICCC did night classes at the high school	10/30/2018 7:17 AM
25	College classes through high school	10/29/2018 9:36 PM
26	Continuing ed, dual credit classes	10/29/2018 9:17 PM
27	Our children took college credit courses during high school.	10/29/2018 8:39 PM
28	College English credits	10/29/2018 8:34 PM
29	General college classes	10/29/2018 8:11 PM
30	extension classes	10/29/2018 3:48 PM
31	agriculture related	10/29/2018 2:23 PM

32	Thru high school classes	10/29/2018 2:11 PM
33	dual credit high school courses	10/29/2018 1:41 PM
34	DMACC Courses at the High School	10/29/2018 11:37 AM
35	College Math while in high school through ICCC / DMACC	10/29/2018 10:17 AM
36	HS classes	10/29/2018 9:43 AM
37	Children have taken college courses through Greene County High School and Iowa Central	10/29/2018 9:42 AM
38	ISU Ext programs, library programs, TJ Gardens programs	10/29/2018 9:39 AM
39	Classes through high school	10/23/2018 5:46 AM
40	Teaching	10/22/2018 2:20 PM

Q10 What additional educational opportunities is Jefferson lacking?

Answered: 257 Skipped: 32



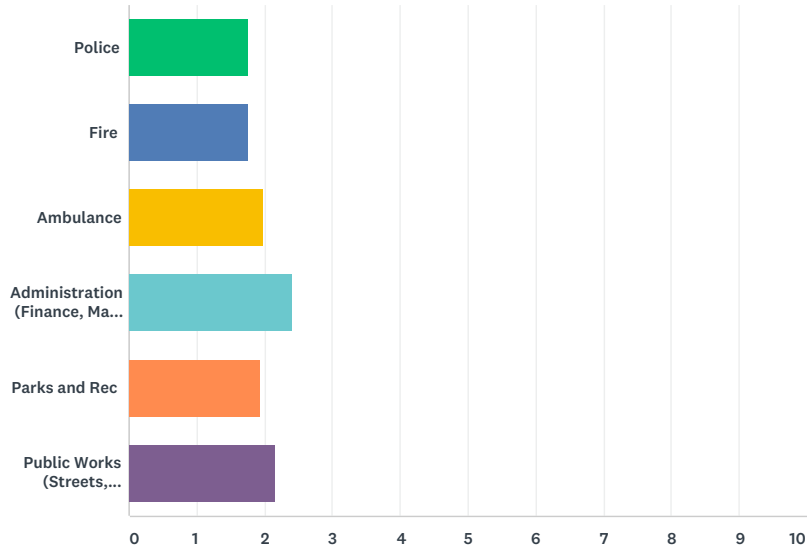
ANSWER CHOICES	RESPONSES
College Level Courses leading to an Associate's Degree	45.91% 118
College Level Courses leading to a Bachelor's Degree	37.74% 97
College Level Courses leading to a Master's Degree	24.90% 64
Technical or Trade School Courses	62.26% 160
Continuing Education Courses	49.03% 126
None	13.23% 34
Please specify courses or training that were needed.	8.95% 23
Total Respondents: 257	

#	PLEASE SPECIFY COURSES OR TRAINING THAT WERE NEEDED.	DATE
1	Don't know	12/4/2018 4:37 PM
2	College level leading to PhD.	12/4/2018 10:58 AM
3	farming/accounting is held but the market for anything else doesn't hold steady. Medical training is held out of Jefferson as is retail other than cashiering	12/3/2018 5:12 PM
4	Variety of topics of interest to adults such as were previously offered at high school thru community college adult education program.	12/3/2018 3:44 PM
5	Electrical repair,carpenters,plumbers and home maintenance repair,	11/7/2018 12:27 PM
6	With all the online classes available, people are able to take classes that lead to BA and MA degree	11/7/2018 9:45 AM
7	Increase number of offerings for a BA and MA. Make more apprenticeships available.	11/4/2018 8:39 PM
8	Welding, basic machining skills, shop operations, ag related maintainance, farm chemical use and application , soils and fertilizer application and equipment computer programing	11/4/2018 1:38 PM
9	Cosmetology Continuing Ed.	11/1/2018 8:43 PM
10	N	11/1/2018 7:19 PM
11	Spanish and Sign language adult ed classes	11/1/2018 7:30 AM
12	Horticulture	11/1/2018 5:37 AM
13	Actually caring about students who have different learning styles than the outdated non-interactive, adverse to critical thinking and authoritarian teaching styles they let complacent teachers get away with	10/31/2018 6:57 PM
14	Nursing. EMS training, dog grooming courses.foof prep courses..robotic welding.welding. Communication courses	10/31/2018 2:23 PM
15	Any area would assist the students.	10/31/2018 12:53 PM

16	Technology for businesses - such as social media, Word Press & website design, Google Docs, Mass Mailing such as MailChimp. Training for jobs in local industries. Child Care business education as well as certifications.	10/31/2018 8:34 AM
17	I think having an Iowa Central location here will be fantastic.	10/30/2018 1:20 PM
18	We need more educational opportunities in Jefferson	10/30/2018 11:18 AM
19	Give students a chance that may not be the best test takers a chance to take college level classes let their attendance graded and input from teachers to decide whether they can get into a college level class. Some students just don't take good tests	10/30/2018 7:08 AM
20	If I were to look for further education, I would travel to DM or Ames. What I feel are most lacking here: trades people, plumbers, carpenters and electricians, mechanics.	10/30/2018 5:25 AM
21	Financial Peace - Dave Ramsey	10/29/2018 1:20 PM
22	Healthcare	10/29/2018 10:35 AM
23	The Jr. College academy should fill the gaps once the facility is built and ICCC implements the programs they have pledged to do.	10/29/2018 10:17 AM

Q11 Please rate the quality of the following governmental services in Jefferson:

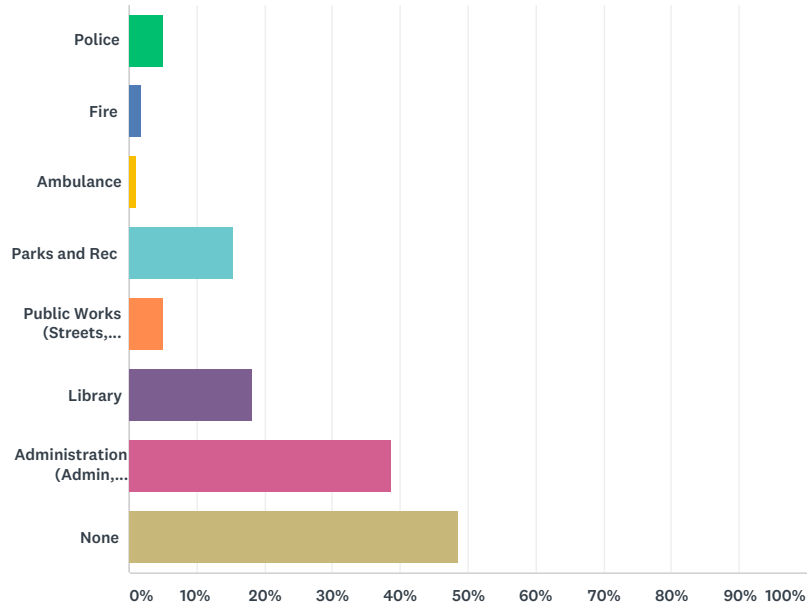
Answered: 266 Skipped: 23



	EXCELLENT	GOOD	FAIR	POOR	TOTAL	WEIGHTED AVERAGE
Police	35.50% 93	54.58% 143	8.40% 22	1.53% 4	262	1.76
Fire	36.02% 94	54.02% 141	9.20% 24	0.77% 2	261	1.75
Ambulance	28.08% 73	51.54% 134	15.00% 39	5.38% 14	260	1.98
Administration (Finance, Mayor and Council, etc)	9.06% 24	51.70% 137	29.06% 77	10.19% 27	265	2.40
Parks and Rec	26.54% 69	55.00% 143	15.00% 39	3.46% 9	260	1.95
Public Works (Streets, Water, Sewer)	20.16% 52	50.39% 130	23.26% 60	6.20% 16	258	2.16

Q12 What city governmental services would you be willing to reduce due to financial constraints?

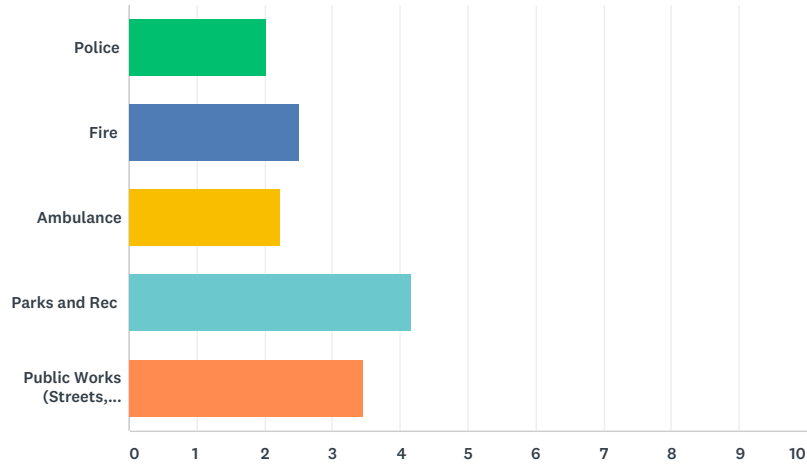
Answered: 264 Skipped: 25



ANSWER CHOICES	RESPONSES	
Police	4.92%	13
Fire	1.89%	5
Ambulance	1.14%	3
Parks and Rec	15.53%	41
Public Works (Streets, Water, Sewer)	4.92%	13
Library	18.18%	48
Administration (Admin, Finance, Code Enforcement)	38.64%	102
None	48.48%	128
Total Respondents: 264		

Q13 What governmental services are the most important to you? (Only one answer per column)

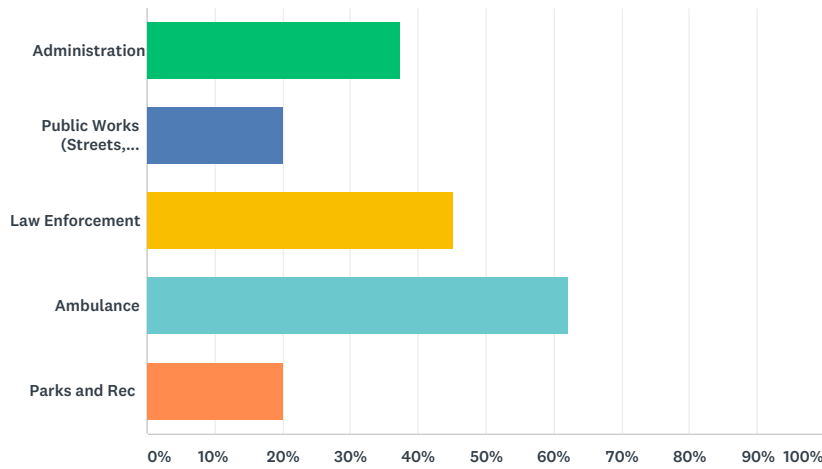
Answered: 250 Skipped: 39



	MOST IMPORTANT	(NO LABEL)	(NO LABEL)	(NO LABEL)	LEAST IMPORTANT	TOTAL	WEIGHTED AVERAGE
Police	40.97% 93	29.07% 66	19.82% 45	7.05% 16	3.08% 7	227	2.02
Fire	16.24% 32	34.01% 67	35.53% 70	11.17% 22	3.05% 6	197	2.51
Ambulance	36.76% 75	24.02% 49	22.55% 46	11.76% 24	4.90% 10	204	2.24
Parks and Rec	6.76% 14	6.28% 13	8.21% 17	20.29% 42	58.45% 121	207	4.17
Public Works (Streets, Water, Sewer)	13.18% 29	10.91% 24	14.09% 31	40.45% 89	21.36% 47	220	3.46

Q14 In what areas do you believe that the City and Greene County could increase cooperation?

Answered: 243 Skipped: 46



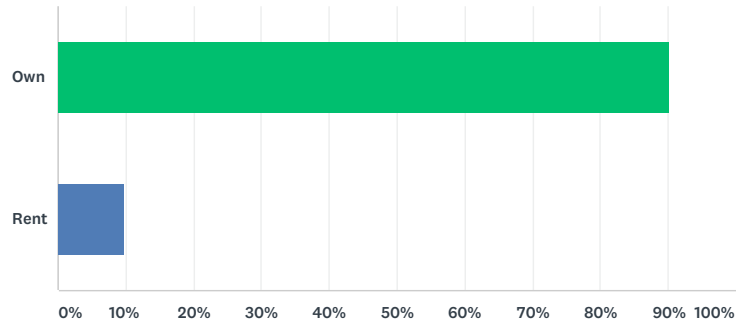
ANSWER CHOICES	RESPONSES
Administration	37.45% 91
Public Works (Streets, Water, Sewer)	20.16% 49
Law Enforcement	45.27% 110
Ambulance	62.14% 151
Parks and Rec	20.16% 49
Total Respondents: 243	

#	OTHER (PLEASE SPECIFY)	DATE
1	Reduce the number of city council members and the number of county supervisors	12/5/2018 8:35 AM
2	Don't know	12/4/2018 5:12 PM
3	Water and sewer cost way too much	12/4/2018 4:59 PM
4	Don't know	12/4/2018 4:38 PM
5	Together we can be greater	12/4/2018 4:20 PM
6	Please consider hiring a county executive.	12/3/2018 4:58 PM
7	Fire department should be county-wide.	11/7/2018 4:12 PM
8	Only certain people in Jefferson have their voices heard which is wrong,people are tired of wasteful spending	11/7/2018 12:32 PM
9	Fix the streets and sidewalks	11/7/2018 8:07 AM
10	Mental health funding	11/4/2018 8:42 PM
11	Clean up more houses, junk cars parked around houses	11/4/2018 10:35 AM
12	I don't know.	11/1/2018 7:32 AM
13	Unsure	10/31/2018 7:39 PM
14	Fix sewer and water,sidewalks and streets.need ambulance	10/31/2018 2:26 PM
15	WE need to better care for the unwanted animals in our county. Where they are housed is a disgrace!! You should be ashamed!!!!	10/31/2018 12:55 PM
16	The City should be working with the Supervisors for the good of the county. Law enforcement is needed throughout the county. Each community can deal with their own public works.	10/31/2018 8:38 AM
17	The current leader at the parks department has done nothing to help promote and enhance the opportunities we have through a wonderful rec center that we have within a community of our size. There is SO much potential within that facility, but the leader and the board have not stood up to board members that have a conflict of interest with employees. A current employee has a competitive business in town and is never at the rec center, yet gets paid by the city (tax payers money) and receives benefits, though is not putting in close to 40 hours a week and has taken programs from the facility. The leadership has turned a blind eye to all of these issues causing valuable employees to leave. We have a great facility that could have great opportunities, but the city is doing nothing to ensure that can happen.	10/30/2018 10:53 AM

18	Need to be more reasonable.	10/30/2018 7:20 AM
19	Fire	10/30/2018 7:09 AM
20	A county of 10K is a small base, and could/should work together to provide vital services	10/30/2018 5:36 AM
21	Look into job performance,working environment and conflict of interest at the rec center	10/29/2018 11:26 PM
22	realistic not power happy officers	10/29/2018 1:43 PM
23	Economic Development	10/29/2018 1:21 PM
24	One can ALWAYS increase cooperation!!!	10/29/2018 10:18 AM
25	Animal shelter & dog park	10/29/2018 9:43 AM
26	Housing	10/23/2018 8:43 AM

Q15 Do you own or rent where you currently live?

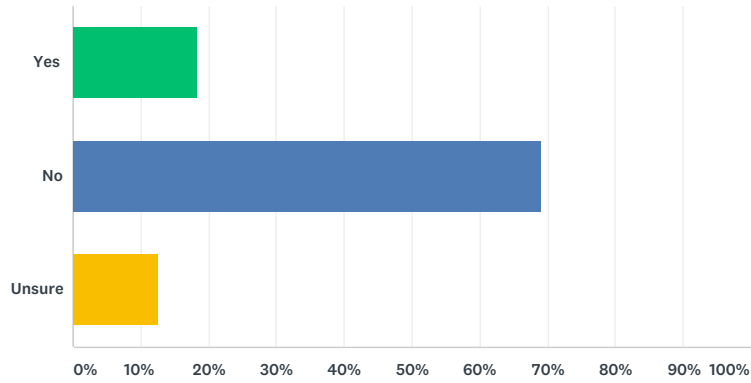
Answered: 266 Skipped: 23



ANSWER CHOICES	RESPONSES	
Own	90.23%	240
Rent	9.77%	26
TOTAL		266

Q16 Are you considering moving within the next 24 months?

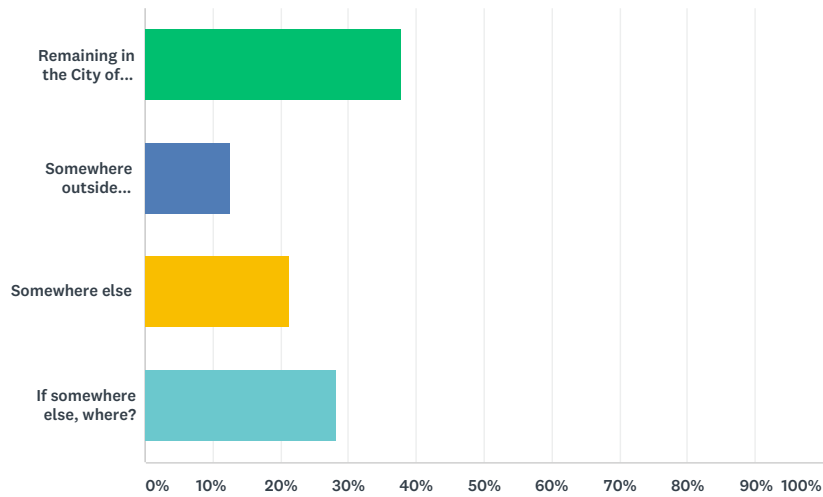
Answered: 265 Skipped: 24



ANSWER CHOICES	RESPONSES	
Yes	18.49%	49
No	69.06%	183
Unsure	12.45%	33
TOTAL		265

Q17 If you are considering moving, where are you considering moving to?

Answered: 127 Skipped: 162



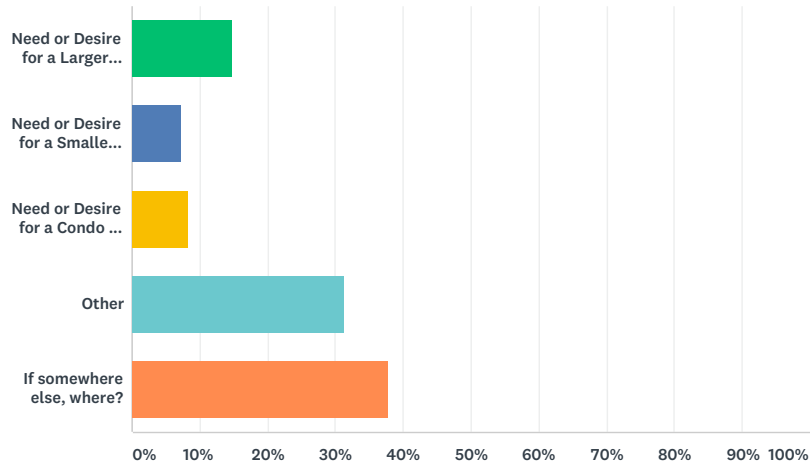
ANSWER CHOICES	RESPONSES
Remaining in the City of Jefferson	37.80% 48
Somewhere outside Jefferson, but in Greene County	12.60% 16
Somewhere else	21.26% 27
If somewhere else, where?	28.35% 36
TOTAL	127

#	IF SOMEWHERE ELSE, WHERE?	DATE
1	Ames	12/4/2018 4:53 PM
2	Scranton Cemetery	12/4/2018 4:32 PM
3	considering eastern Iowa, Vermont, Wisconsin	12/3/2018 5:14 PM
4	Des Moines	12/3/2018 4:05 PM
5	Altoona area	11/7/2018 12:34 PM
6	somewhere with drinkable water	11/5/2018 9:20 AM
7	Toward a city	11/4/2018 10:41 AM
8	Jefferson County	11/3/2018 8:13 PM
9	?	11/2/2018 9:36 PM
10	Texas	11/2/2018 7:27 PM
11	Outside of greene county	11/2/2018 4:34 AM
12	Nearer to our kids or a bigger city	11/1/2018 5:19 PM
13	Out of Jefferson/Greene County	11/1/2018 3:58 PM
14	Out of State	11/1/2018 3:54 PM
15	Polk city	11/1/2018 3:45 PM
16	not moving	11/1/2018 7:34 AM
17	Property taxes matter. Ours are over 2% of our home's value now. That's too high. Prop taxes are a factor in whether we stay or not.	11/1/2018 7:11 AM
18	Warmer climate	11/1/2018 7:03 AM
19	anywhere outside of Jefferson, Iowa	10/31/2018 7:03 PM
20	Altoona	10/31/2018 2:31 PM
21	Some other community that gives a voice to the suffering of unwanted animals.	10/31/2018 12:58 PM
22	Dallas County	10/31/2018 9:28 AM
23	I would move to Jefferson from the rural area.	10/31/2018 8:40 AM
24	Des Moines area	10/30/2018 8:40 PM

25	Des Moines	10/30/2018 1:04 PM
26	Unsure but relocating for school:jobs	10/30/2018 10:54 AM
27	Where works takes us.	10/29/2018 9:42 PM
28	Ames	10/29/2018 8:46 PM
29	out of state	10/29/2018 3:52 PM
30	Provo, Utah	10/29/2018 2:54 PM
31	Ames for college	10/29/2018 2:54 PM
32	Possible Move to Jefferson or Greene County	10/29/2018 11:42 AM
33	Cedar Rapids	10/29/2018 11:07 AM
34	Did you read the answer to 16?	10/29/2018 10:09 AM
35	Access to more ametties	10/29/2018 9:45 AM
36	Bigger city	10/22/2018 2:23 PM

Q18 If you are considering moving, why are considering moving?

Answered: 108 Skipped: 181



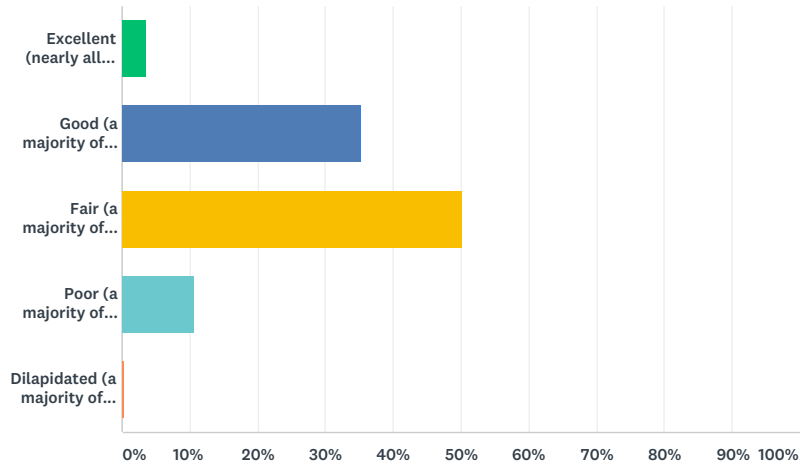
ANSWER CHOICES	RESPONSES
Need or Desire for a Larger House	14.81% 16
Need or Desire for a Smaller House	7.41% 8
Need or Desire for a Condo or Apartment	8.33% 9
Other	31.48% 34
If somewhere else, where?	37.96% 41
TOTAL	108

#	IF SOMEWHERE ELSE, WHERE?	DATE
1	somewhere with lower property taxes	12/5/2018 8:57 AM
2	Better job	12/5/2018 8:35 AM
3	More things to do in a larger town	12/4/2018 5:00 PM
4	People are not friendly here	12/4/2018 4:53 PM
5	Better job	12/4/2018 11:11 AM
6	Warmer weather	12/4/2018 10:59 AM
7	Better job, lower taxes	12/3/2018 5:26 PM
8	Lower taxes, better job	12/3/2018 4:52 PM
9	Better paying job	12/3/2018 4:05 PM
10	Better job	12/3/2018 4:00 PM
11	Better housing less taxes and fees	11/8/2018 6:14 AM
12	Don't want to rent anymore	11/7/2018 3:14 PM
13	Altoona area	11/7/2018 12:34 PM
14	everything has gone up so much since i moved her might as well live somewhere i want to for this cost of living.	11/7/2018 9:09 AM
15	Living in Jefferson is too expensive - had another hike rate in the water bill - so now I pay almost 75 dollars for a single person and don't even use the "base amount" - also the telephone company is a monopoly because we can't get anyone else in here to give us cheaper rates - this town is too controlled by the city and it's no wonder we don't have new businesses because Jefferson dropped the ball on that a long time ago - rent is too high and they want to put in new people when they can pay for the same amount of rent in another town and have better options to living - et - shopping, gas, dining	11/5/2018 9:29 AM
16	Potable water and local, organic food is unavailable	11/5/2018 9:20 AM
17	Paton	11/4/2018 3:23 PM
18	Lower taxes	11/3/2018 8:33 AM
19	tax money use	11/2/2018 9:04 AM
20	Closer to family	11/2/2018 6:55 AM

21	Taxes going too high	11/2/2018 4:34 AM
22	We don't care for Iowa	11/1/2018 3:54 PM
23	Outside of city limits, too many city ordinances	11/1/2018 3:22 PM
24	not moving	11/1/2018 7:34 AM
25	Larger area with more shopping	11/1/2018 6:22 AM
26	Want country land	10/31/2018 7:40 PM
27	bad cops/deputies (does not include Mark Clouse, Nate Chapman or Heah Enns	10/31/2018 7:03 PM
28	Lack of things to do for older people	10/31/2018 2:31 PM
29	Some place that isn't controlled by Grow Greene County Committee	10/31/2018 1:08 PM
30	A community that cares about the helpless animal that need help!	10/31/2018 12:58 PM
31	Way to conservative (red). Lack of the ability to embrace diversity. You will never grow green county with Steve King views.	10/30/2018 8:40 PM
32	Better Housing Options and Amenities	10/30/2018 1:04 PM
33	Job	10/29/2018 9:42 PM
34	We have worked out of town for decades.	10/29/2018 8:46 PM
35	college	10/29/2018 2:54 PM
36	college	10/29/2018 2:54 PM
37	Chicago	10/29/2018 2:37 PM
38	Jefferson Telecom is ripping everyone off	10/29/2018 11:07 AM
39	See above	10/29/2018 9:45 AM
40	taxes too high	10/23/2018 8:25 AM
41	Job	10/22/2018 2:23 PM

Q19 Overall, how would you rate the condition of the houses Jefferson?

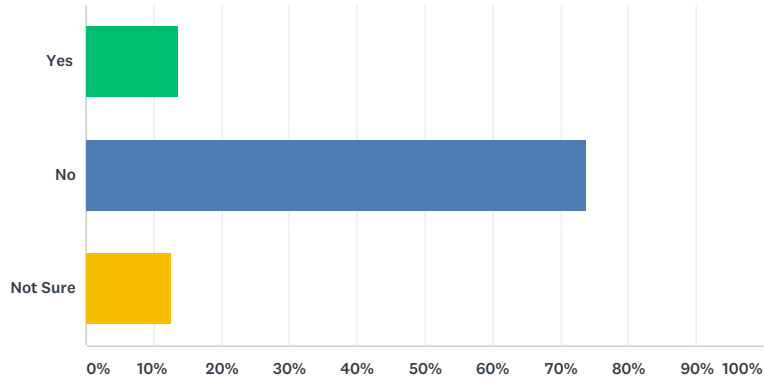
Answered: 255 Skipped: 34



ANSWER CHOICES	RESPONSES	
Excellent (nearly all housing units need very little work or improvements)	3.53%	9
Good (a majority of units need repair of one component, example: roof, siding, or windows)	35.29%	90
Fair (a majority of units need repair of more than one component, example: roof, siding, or windows)	50.20%	128
Poor (a majority of units need major repairs)	10.59%	27
Dilapidated (a majority of units should be demolished)	0.39%	1
TOTAL		255

Q20 Do you think there is an adequate supply of available housing choices (type, cost, condition) in Jefferson?

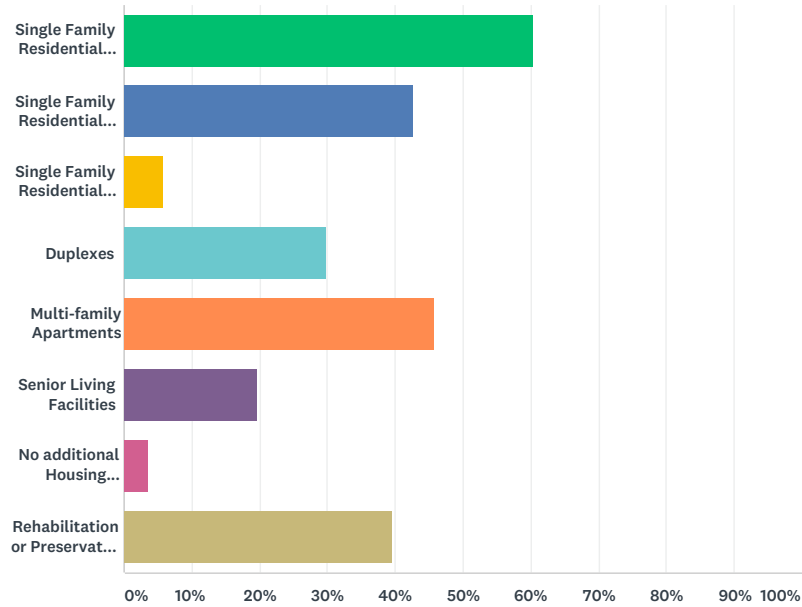
Answered: 263 Skipped: 26



ANSWER CHOICES	RESPONSES	
Yes	13.69%	36
No	73.76%	194
Not Sure	12.55%	33
TOTAL		263

Q21 What type(s) of housing do you think needs to be added, or available, in Jefferson (if any)? Please check all that apply.

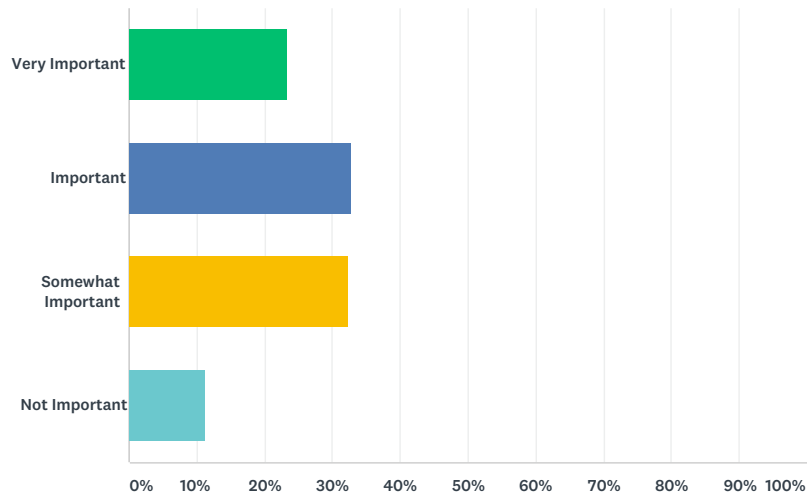
Answered: 258 Skipped: 31



ANSWER CHOICES	RESPONSES
Single Family Residential (under \$100,000 value)	60.47% 156
Single Family Residential (\$100,000 - \$200,000 value)	42.64% 110
Single Family Residential (over \$200,000 value)	5.81% 15
Duplexes	29.84% 77
Multi-family Apartments	45.74% 118
Senior Living Facilities	19.77% 51
No additional Housing Inventory is needed	3.49% 9
Rehabilitation or Preservation of Existing Housing Units	39.53% 102
Total Respondents: 258	

Q22 How important are recreational facilities to you and your family?

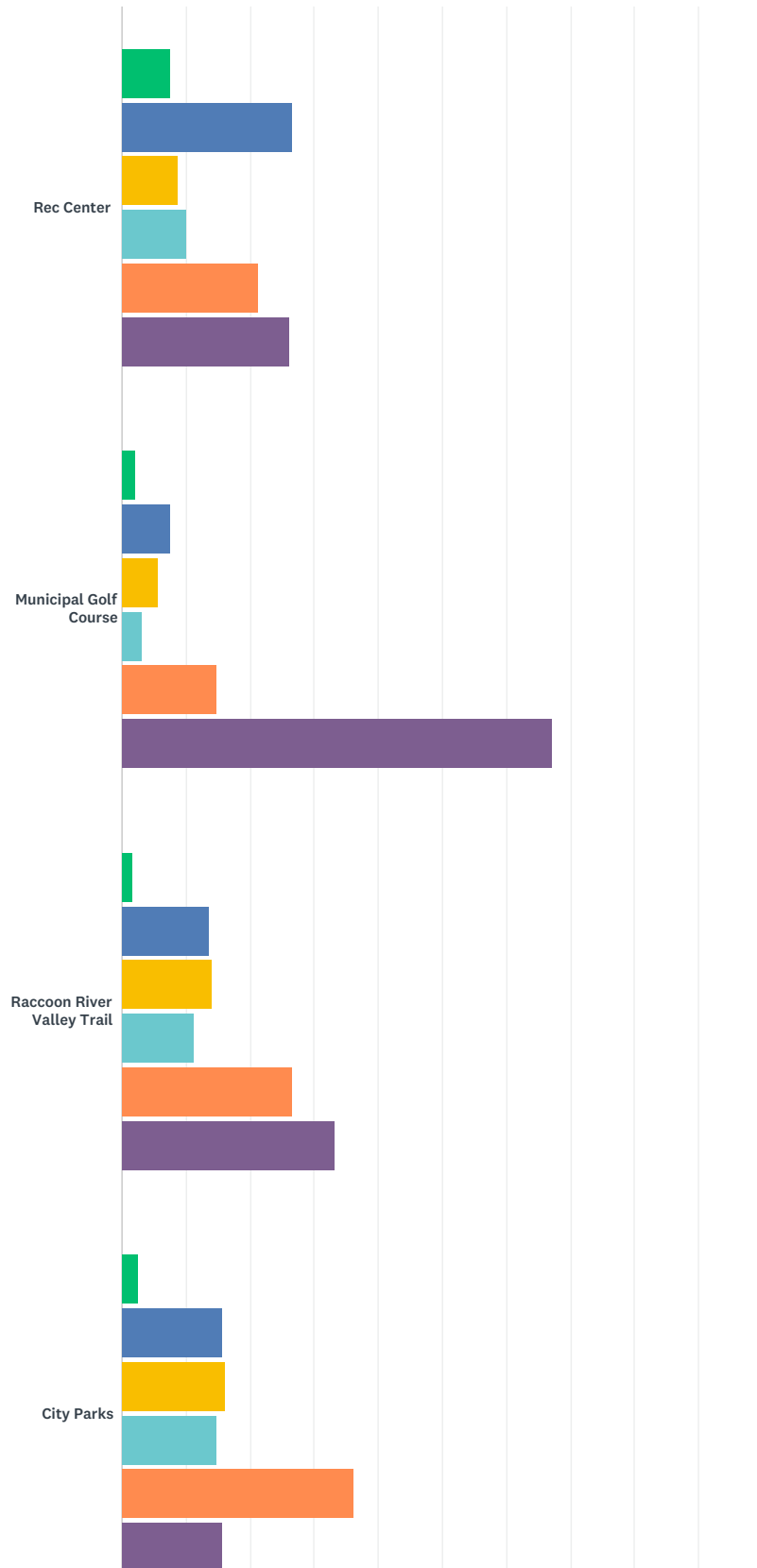
Answered: 256 Skipped: 33

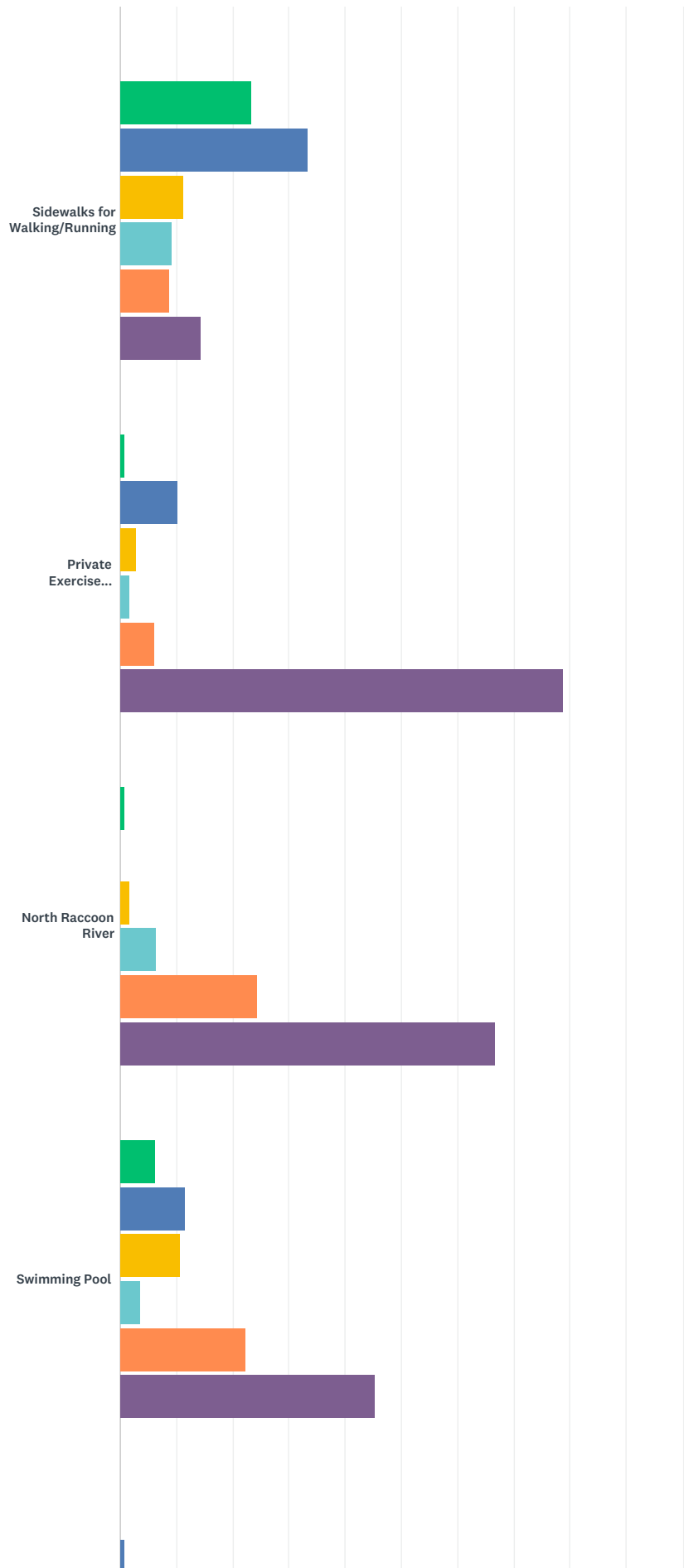


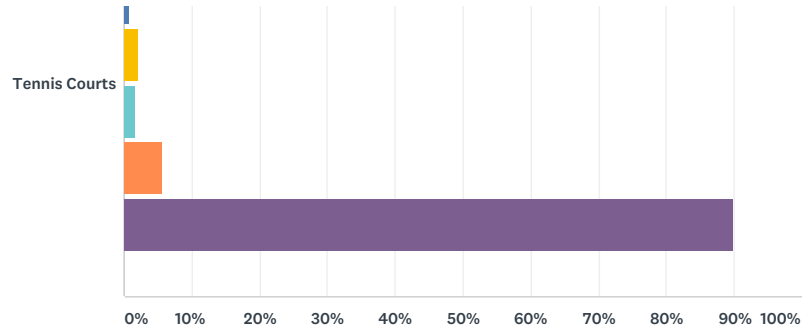
ANSWER CHOICES	RESPONSES	
Very Important	23.44%	60
Important	32.81%	84
Somewhat Important	32.42%	83
Not Important	11.33%	29
TOTAL		256

Q23 How often do you or your family members utilize the following recreational facilities (when open if a seasonal activity facility) in and around Jefferson?

Answered: 255 Skipped: 34





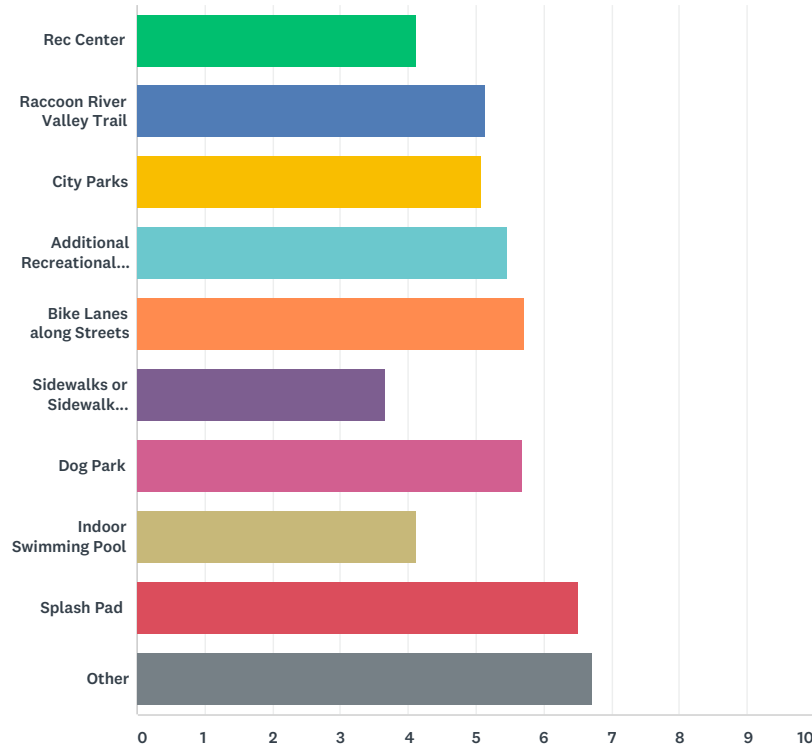


■ Daily
 ■ 2-4 Times per week
 ■ 2-4 Times per month
 ■ Monthly
■ 2-4 Times per year
 ■ Never

	DAILY	2-4 TIMES PER WEEK	2-4 TIMES PER MONTH	MONTHLY	2-4 TIMES PER YEAR	NEVER	TOTAL RESPONDENTS
Rec Center	7.63% 19	26.51% 66	8.84% 22	10.04% 25	21.29% 53	26.10% 65	249
Municipal Golf Course	2.00% 5	7.60% 19	5.60% 14	3.20% 8	14.80% 37	67.20% 168	250
Raccoon River Valley Trail	1.61% 4	13.65% 34	14.06% 35	11.24% 28	26.51% 66	33.33% 83	249
City Parks	2.41% 6	15.66% 39	16.06% 40	14.86% 37	36.14% 90	15.66% 39	249
Sidewalks for Walking/Running	23.39% 58	33.47% 83	11.29% 28	9.27% 23	8.87% 22	14.52% 36	248
Private Exercise Facilities	0.82% 2	10.20% 25	2.86% 7	1.63% 4	6.12% 15	78.78% 193	245
North Raccoon River	0.81% 2	0.00% 0	1.63% 4	6.50% 16	24.39% 60	66.67% 164	246
Swimming Pool	6.37% 16	11.55% 29	10.76% 27	3.59% 9	22.31% 56	45.42% 114	251
Tennis Courts	0.00% 0	0.80% 2	1.99% 5	1.59% 4	5.58% 14	90.04% 226	251

Q24 Please rank which recreational facilities should be upgraded or added? (Only one answer per column)

Answered: 236 Skipped: 53



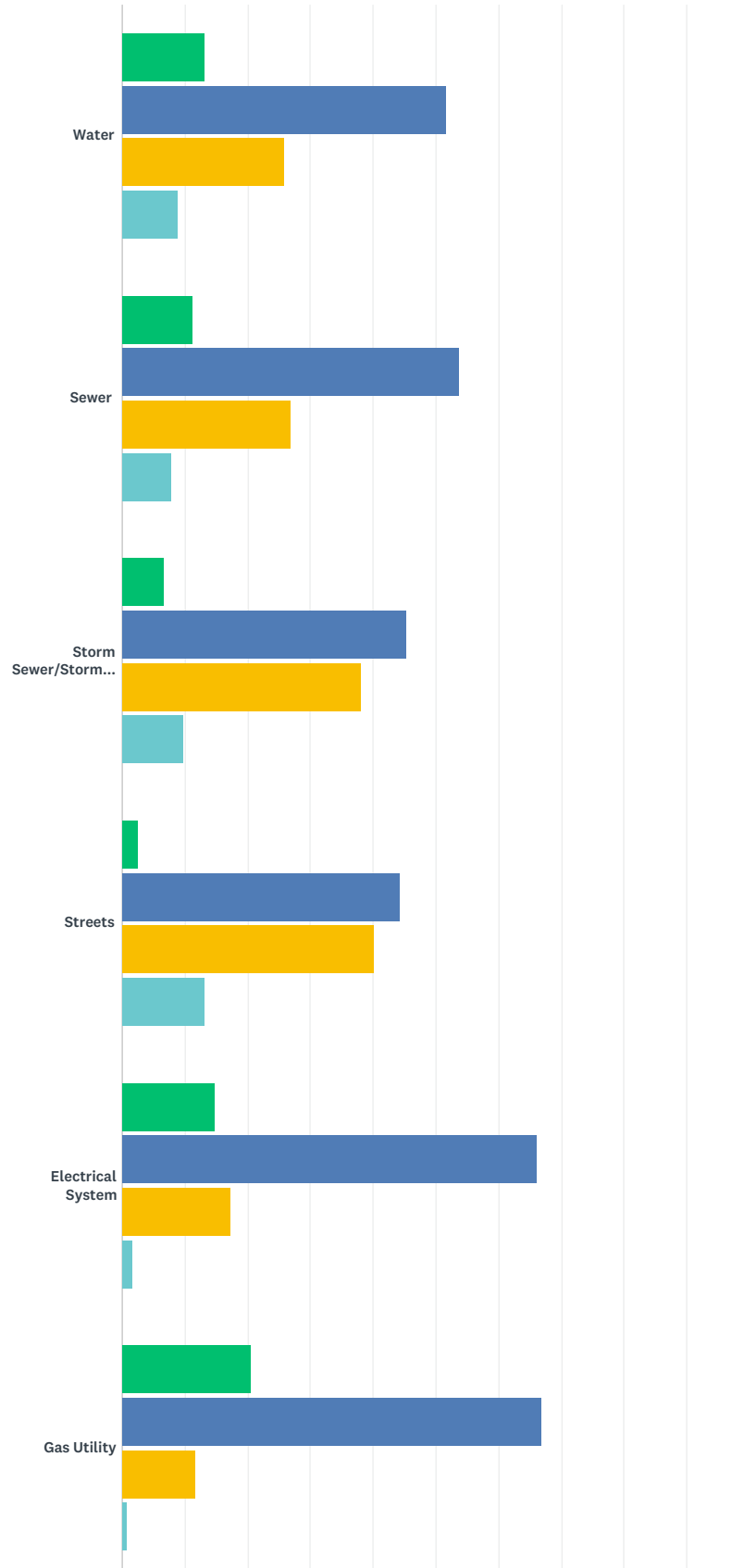
	MOST IMPORTANT TO BE IMPROVED/ADDED	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	(NO LABEL)	LEAST IMPORTANT TO BE IMPROVED/ADDED	TOT.
Rec Center	13.11% 24	21.31% 39	12.57% 23	10.93% 20	12.02% 22	12.57% 23	4.92% 9	7.65% 14	4.92% 9	0.00% 0	1	
Raccoon River Valley Trail	5.99% 10	8.38% 14	8.38% 14	15.57% 26	16.17% 27	19.16% 32	8.98% 15	11.38% 19	5.99% 10	0.00% 0	1	
City Parks	1.16% 2	8.67% 15	15.03% 26	16.76% 29	21.97% 38	10.98% 19	8.09% 14	12.14% 21	4.62% 8	0.58% 1	1	
Additional Recreational Trails	6.25% 10	12.50% 20	9.38% 15	13.75% 22	9.38% 15	8.13% 13	13.13% 21	10.00% 16	9.38% 15	8.13% 13	1	
Bike Lanes along Streets	6.47% 11	8.82% 15	11.76% 20	11.76% 20	9.41% 16	7.06% 12	12.94% 22	10.59% 18	12.35% 21	8.82% 15	1	
Sidewalks or Sidewalk Ordinance Enforcement	28.79% 57	16.16% 32	13.13% 26	10.61% 21	8.59% 17	4.55% 9	6.57% 13	1.52% 3	6.57% 13	3.54% 7	1	
Dog Park	11.41% 21	8.15% 15	7.61% 14	9.78% 18	12.50% 23	9.24% 17	7.07% 13	8.70% 16	11.96% 22	13.59% 25	1	
Indoor Swimming Pool	27.18% 53	12.31% 24	15.38% 30	6.67% 13	5.13% 10	7.69% 15	6.15% 12	7.69% 15	5.64% 11	6.15% 12	1	
Splash Pad	5.00% 9	6.67% 12	11.11% 20	8.89% 16	6.11% 11	7.22% 13	7.78% 14	11.11% 20	15.00% 27	21.11% 38	1	
Other	16.67% 7	4.76% 2	7.14% 3	4.76% 2	4.76% 2	2.38% 1	2.38% 1	2.38% 1	16.67% 7	38.10% 16		

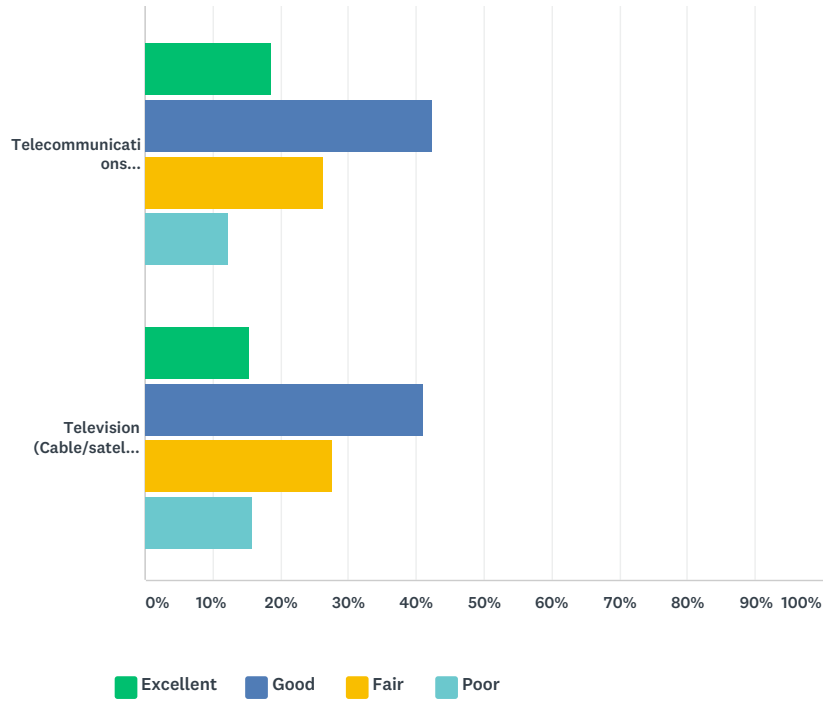
#	OTHER (PLEASE SPECIFY)	DATE
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1	Swimming Pool	12/4/2018 5:02 PM
2	Rec center's weights/exercise area is too crowded.	12/3/2018 5:17 PM
3	Bandshell	11/11/2018 6:23 AM
4	Golf course	11/8/2018 6:15 AM
5	RRVT trailhead facilities improved in Jefferson and Cooper	11/7/2018 5:09 PM
6	We do not need a splash park!!!!!!we already have unused parks to maintain	11/7/2018 12:39 PM
7	lower rates for the rec center	11/7/2018 7:04 AM
8	All options are a waste of money. The city needs to do more to help with ambulance service. Has our city leaders ever gave any thought to updating a fire station?? No I'm not a firefighter	11/6/2018 10:01 PM
9	An indoor swimming pool would be used by all generations and improve the overall health of the community	11/6/2018 6:53 PM
10	Free indoor play area accessible to residents	11/5/2018 9:27 AM
11	Keep the out door pool cleaned and better staffed	11/4/2018 10:49 AM
12	Trail to Greenwood congregate meals	11/3/2018 1:27 PM
13	Disc golf course	11/1/2018 8:47 PM
14	Outdoor pool/poolhouse upgraded	11/1/2018 6:59 PM
15	Library	11/1/2018 5:32 PM
16	Hiking trails at 7 Hills	11/1/2018 5:21 PM
17	Stop charging so much for use	11/1/2018 3:55 PM
18	Sidewalks on the west end of town. This is where your more populated area is walking around the loop on W Lincolnway. The east entrance does not have the traffic nor the people to spend the funds that are being considered to be spent beautifying that end of town; place the sidewalks where the people are, especially young families that are walking on W Lincolnway and around those developments	11/1/2018 10:20 AM
19	Bike trail needs phones to call 911 to help people feel safe	11/1/2018 7:36 AM
20	Learning to live within our collective means as all of us have to do as individuals. Stop burdening us with additional government debt to build play toys for the few.	11/1/2018 7:17 AM
21	Take care of the pool we have!!!! NO SPLASH PARK!!!!!	10/31/2018 2:36 PM
22	*Not sure if additional recreational trails or sidewalks qualifies, but bike trail or walking path on the Lincoln Way Westwood Road. There is always a ton of walkers, families on bikes, runners out there and the traffic is fast.	10/31/2018 8:26 AM
23	Please put attention on the river, it's nasty. What a disgrace to waste a natural resource.	10/30/2018 8:44 PM
24	Camping	10/30/2018 11:20 AM
25	Ice rink!! Coating to prevent water loss, then actually FILL IT !!	10/30/2018 9:17 AM
26	I think we should concentrate on a new jail before we add any more recreational facilities	10/29/2018 1:51 PM
27	Miniature golf or other family oriented outdoor recreation	10/29/2018 10:43 AM
28	All of them are important!	10/23/2018 1:28 PM
29	Current Pool	10/23/2018 7:41 AM

Q25 Please rate the condition of the infrastructure in the City of Jefferson?

Answered: 245 Skipped: 44

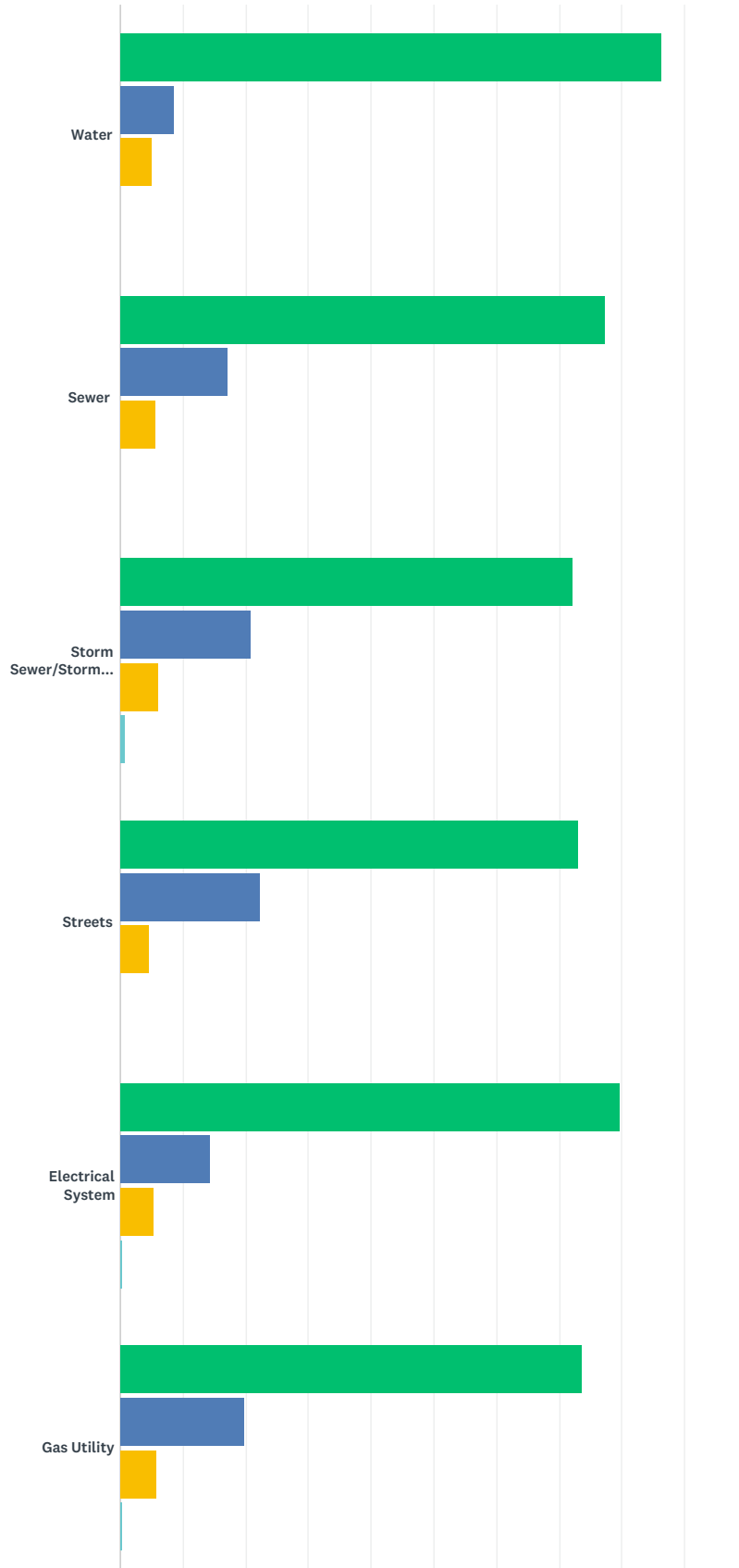


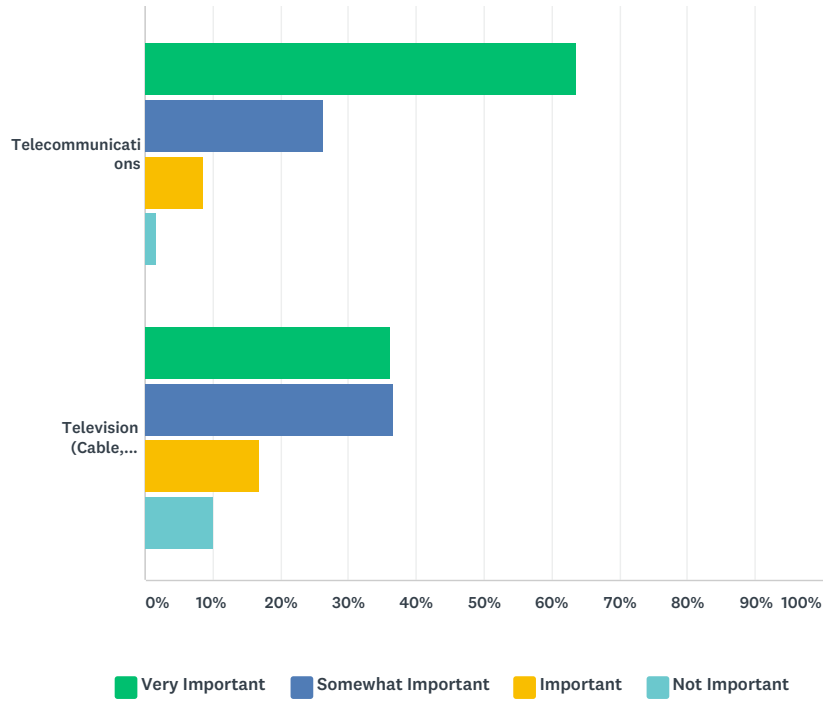


	EXCELLENT	GOOD	FAIR	POOR	TOTAL
Water	13.22% 32	51.65% 125	26.03% 63	9.09% 22	242
Sewer	11.25% 27	53.75% 129	27.08% 65	7.92% 19	240
Storm Sewer/Storm Water Drainage	6.61% 16	45.45% 110	38.02% 92	9.92% 24	242
Streets	2.46% 6	44.26% 108	40.16% 98	13.11% 32	244
Electrical System	14.88% 36	66.12% 160	17.36% 42	1.65% 4	242
Gas Utility	20.50% 49	66.95% 160	11.72% 28	0.84% 2	239
Telecommunications (Internet/phone)	18.60% 45	42.56% 103	26.45% 64	12.40% 30	242
Television (Cable/satellite)	15.48% 37	41.00% 98	27.62% 66	15.90% 38	239

Q26 Please rate how important the following services are to Jefferson's existing infrastructure?

Answered: 237 Skipped: 52

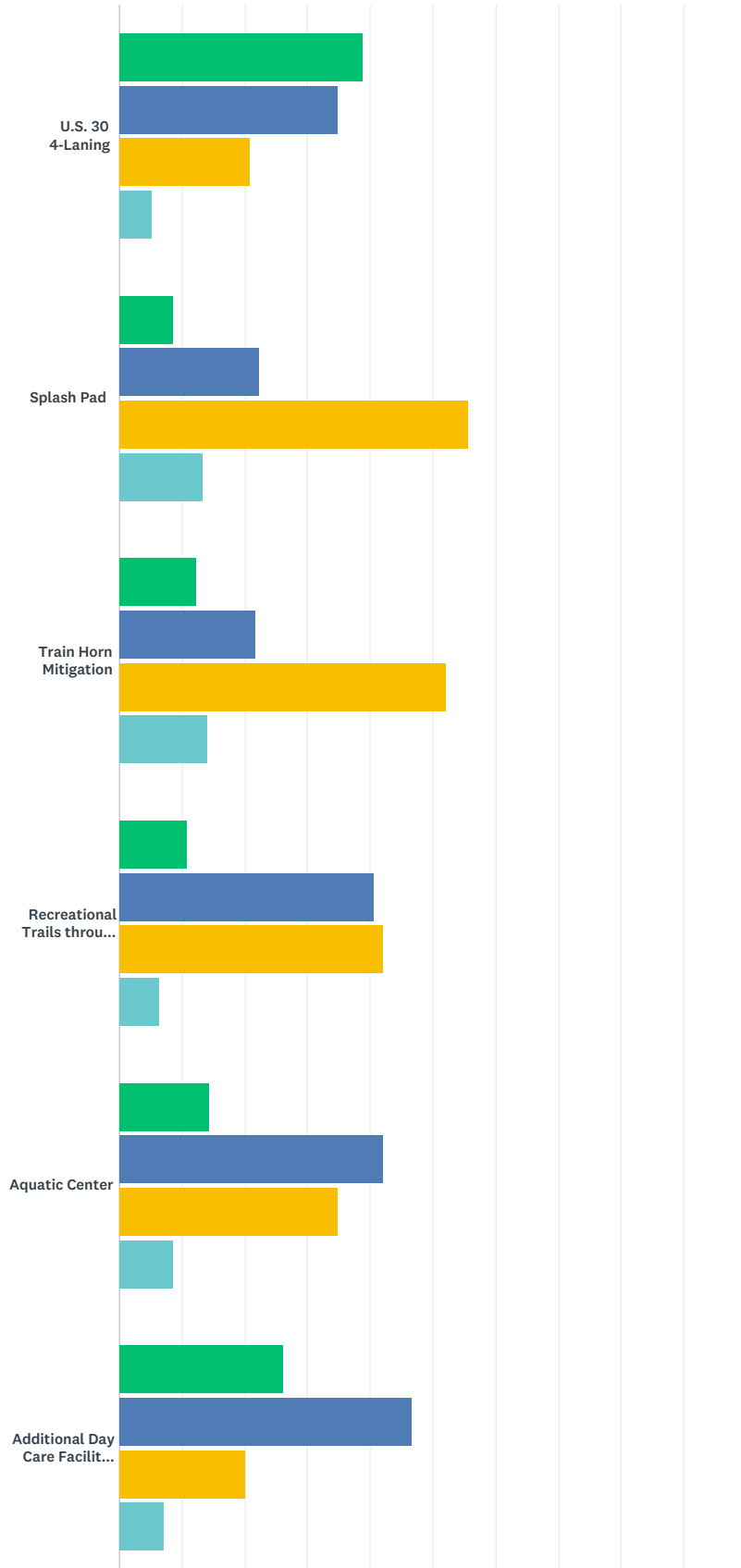


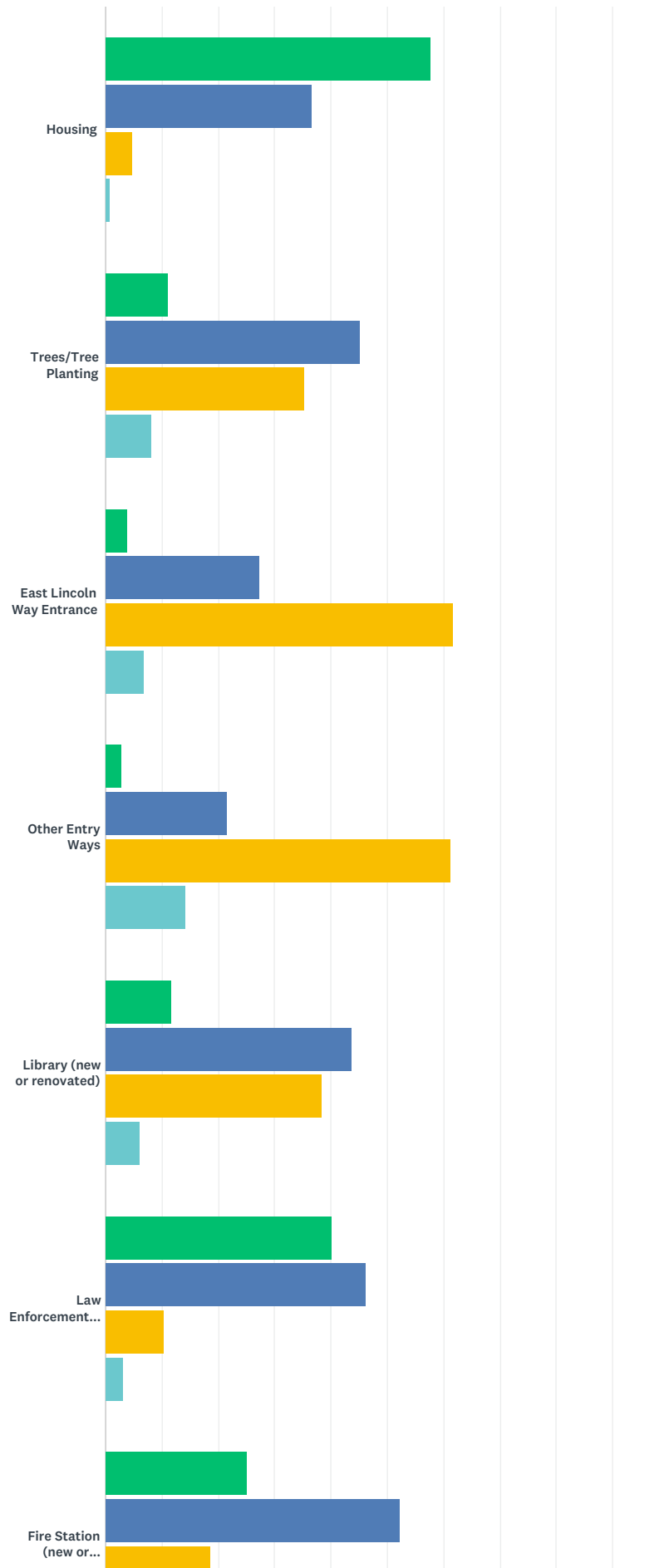


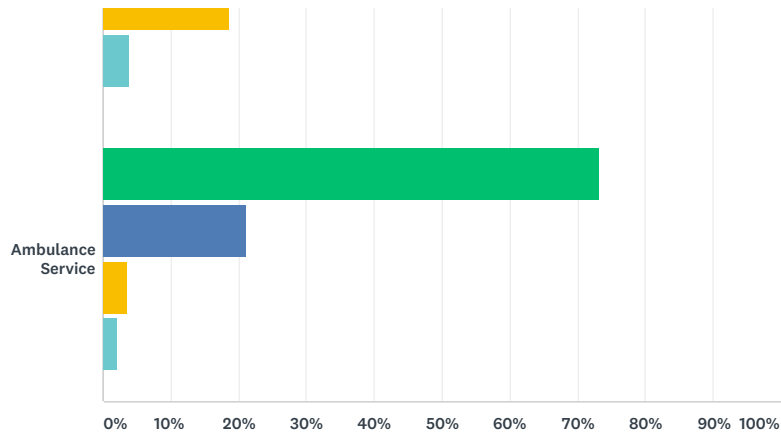
	VERY IMPORTANT	SOMEWHAT IMPORTANT	IMPORTANT	NOT IMPORTANT	TOTAL
Water	86.44% 204	8.47% 20	5.08% 12	0.00% 0	236
Sewer	77.35% 181	17.09% 40	5.56% 13	0.00% 0	234
Storm Sewer/Storm Water Drainage	72.22% 169	20.94% 49	5.98% 14	0.85% 2	234
Streets	73.00% 173	22.36% 53	4.64% 11	0.00% 0	237
Electrical System	79.66% 188	14.41% 34	5.51% 13	0.42% 1	236
Gas Utility	73.73% 174	19.92% 47	5.93% 14	0.42% 1	236
Telecommunications	63.56% 150	26.27% 62	8.47% 20	1.69% 4	236
Television (Cable, satellite)	36.29% 86	36.71% 87	16.88% 40	10.13% 24	237

Q27 Do you feel that the following projects are worthy of future investment?

Answered: 252 Skipped: 37





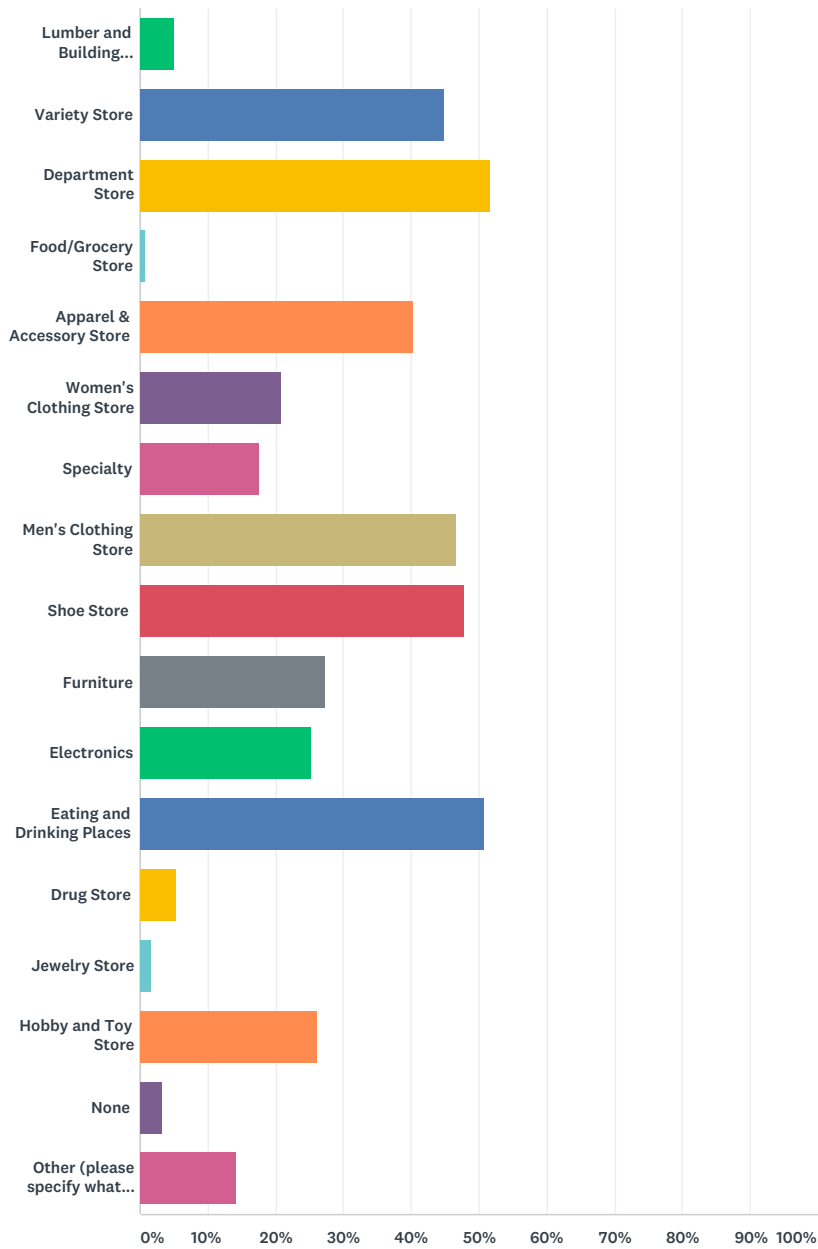


■ Very Important for Future Investment
 ■ Important for Future Investment
■ Not Important for Future Investment
 ■ Unsure

	VERY IMPORTANT FOR FUTURE INVESTMENT	IMPORTANT FOR FUTURE INVESTMENT	NOT IMPORTANT FOR FUTURE INVESTMENT	UNSURE	TOTAL
U.S. 30 4-Laning	38.93% 95	34.84% 85	20.90% 51	5.33% 13	244
Splash Pad	8.54% 21	22.36% 55	55.69% 137	13.41% 33	246
Train Horn Mitigation	12.30% 30	21.72% 53	52.05% 127	13.93% 34	244
Recreational Trails through the community	10.93% 27	40.49% 100	42.11% 104	6.48% 16	247
Aquatic Center	14.40% 35	41.98% 102	34.98% 85	8.64% 21	243
Additional Day Care Facilities (or expansion of existing)	26.25% 63	46.67% 112	20.00% 48	7.08% 17	240
Housing	57.72% 142	36.59% 90	4.88% 12	0.81% 2	246
Trees/Tree Planting	11.11% 27	45.27% 110	35.39% 86	8.23% 20	243
East Lincoln Way Entrance	4.03% 10	27.42% 68	61.69% 153	6.85% 17	248
Other Entry Ways	2.86% 7	21.63% 53	61.22% 150	14.29% 35	245
Library (new or renovated)	11.74% 29	43.72% 108	38.46% 95	6.07% 15	247
Law Enforcement Center/Jail	40.16% 100	46.18% 115	10.44% 26	3.21% 8	249
Fire Station (new or renovated)	25.10% 62	52.23% 129	18.62% 46	4.05% 10	247
Ambulance Service	73.20% 183	21.20% 53	3.60% 9	2.00% 5	250

Q28 What types of retail development do you feel Jefferson is lacking?

Answered: 240 Skipped: 49



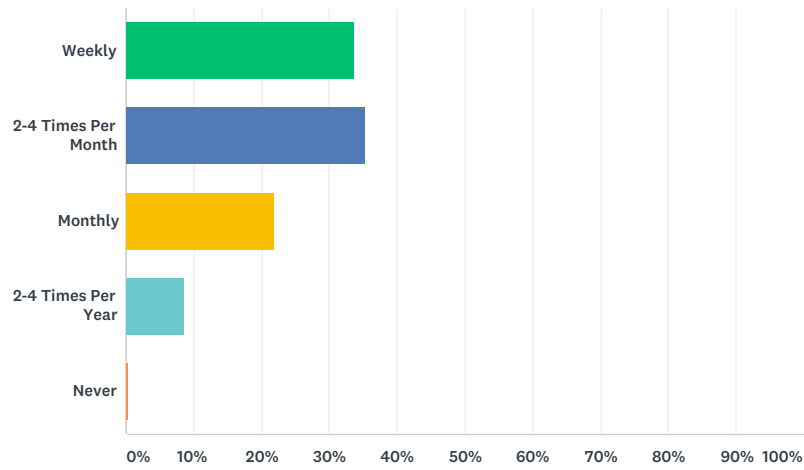
ANSWER CHOICES	RESPONSES	
Lumber and Building Materials	5.00%	12
Variety Store	45.00%	108
Department Store	51.67%	124
Food/Grocery Store	0.83%	2
Apparel & Accessory Store	40.42%	97
Women's Clothing Store	20.83%	50
Specialty	17.50%	42
Men's Clothing Store	46.67%	112
Shoe Store	47.92%	115

Furniture	27.50%	66
Electronics	25.42%	61
Eating and Drinking Places	50.83%	122
Drug Store	5.42%	13
Jewelry Store	1.67%	4
Hobby and Toy Store	26.25%	63
None	3.33%	8
Other (please specify what you would like to see)	14.17%	34
Total Respondents: 240		

#	OTHER (PLEASE SPECIFY WHAT YOU WOULD LIKE TO SEE)	DATE
1	Any store to fill the 12 void holes around the square and adjacent side streets	12/5/2018 8:37 AM
2	Lacking all retail	12/4/2018 4:57 PM
3	Wal-Mart	12/4/2018 4:49 PM
4	hunting, fishing, sports store, a yarn shop with sewing	12/3/2018 5:20 PM
5	It would be nice to have a decent restaurant beside Casa de Oro	12/3/2018 5:03 PM
6	stationary, business supplies, card shop	12/3/2018 3:56 PM
7	baby clothes and gifts, party/holiday decorations, office supplies	12/3/2018 3:50 PM
8	Book store	11/7/2018 7:55 PM
9	Building materials after 6 and open on weekends.	11/7/2018 5:13 PM
10	Retail is a thing of the past,destroyed by online shopping	11/7/2018 12:45 PM
11	a store to purchase items that dollar store doesnt have.	11/7/2018 7:08 AM
12	Larger variety of restaurants	11/6/2018 7:02 PM
13	Healthy/high quality options - food, reading material, clothing, etc.	11/5/2018 9:40 AM
14	Arby's	11/4/2018 11:52 PM
15	Walmart	11/2/2018 4:41 AM
16	Brew pub	11/1/2018 8:56 PM
17	Kids clothing	11/1/2018 7:28 PM
18	Like a Walmart	11/1/2018 5:24 PM
19	Book store	11/1/2018 5:22 PM
20	Pet groomer	11/1/2018 3:12 PM
21	This isn't the role of government or NGOs to decide. If the demand is there, the market will deliver.	11/1/2018 7:20 AM
22	People that shop locally...	10/31/2018 2:42 PM
23	Develop a better place to house our needy animals. Man is Judged on how they help the ones most in need. That includes animals!!!	10/31/2018 1:05 PM
24	Nail salon for a number of people at a time, Children's clothing, sporting goods,	10/31/2018 8:48 AM
25	A good quality eating/drinking place for example Charlie's in Carroll or 209 Main	10/31/2018 8:31 AM
26	Walmart	10/30/2018 11:29 AM
27	Office supplies	10/30/2018 6:05 AM
28	Book store	10/29/2018 9:36 PM
29	bookstore/Hallmark	10/29/2018 8:52 PM
30	Eating Establishment with Craft Beers from Iowa, Something like 209 Main or Other Type Menu.	10/29/2018 11:49 AM
31	Walmart	10/29/2018 10:42 AM
32	SOME of us like to eat healthy...Hy-vee got rid of Organic section so now I'm back to shopping in Ames!	10/29/2018 10:26 AM
33	Children's clothing store	10/29/2018 9:44 AM
34	Sporting goods store	10/18/2018 7:07 AM

Q29 How often do you shop outside of Jefferson?

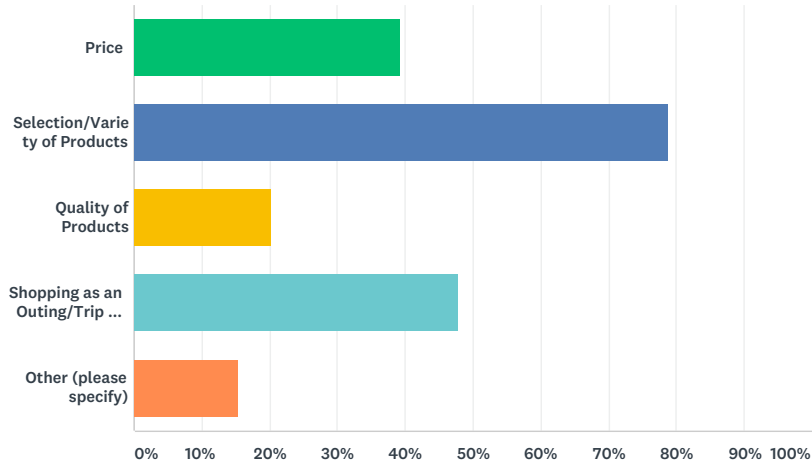
Answered: 246 Skipped: 43



ANSWER CHOICES	RESPONSES	
Weekly	33.74%	83
2-4 Times Per Month	35.37%	87
Monthly	21.95%	54
2-4 Times Per Year	8.54%	21
Never	0.41%	1
TOTAL		246

Q30 Why do you purchase items outside of Jefferson? Please check all that apply.

Answered: 246 Skipped: 43



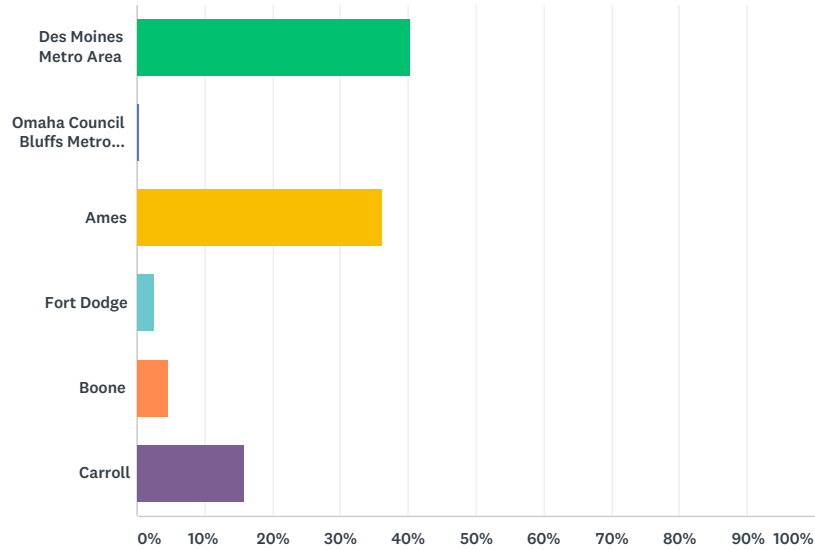
ANSWER CHOICES	RESPONSES
Price	39.43% 97
Selection/Variety of Products	78.86% 194
Quality of Products	20.33% 50
Shopping as an Outing/Trip or Part of Another Trip	47.97% 118
Other (please specify)	15.45% 38
Total Respondents: 246	

#	OTHER (PLEASE SPECIFY)	DATE
1	Many things are not available here	12/5/2018 8:33 AM
2	If I can't find it here.	12/4/2018 4:24 PM
3	It is impossible to buy the basics here, socks, nice women's clothes, men's wear, buttons	12/3/2018 5:03 PM
4	clothing no store carries items	11/8/2018 8:32 AM
5	Products not available in Jefferson	11/7/2018 6:52 PM
6	Hours open	11/7/2018 5:13 PM
7	nothing in jefferson available since shopko is closed	11/7/2018 7:08 AM
8	Unable to find needed item	11/5/2018 12:29 AM
9	It's difficult to find basic needs for families in Jefferson- for example, kids jeans and tennis shoes.	11/4/2018 9:14 PM
10	Not available in Jefferson	11/4/2018 2:04 PM
11	appliance is not offered here for men, and other products can not purchase in this community.	11/3/2018 6:04 PM
12	Items not available in jefferson	11/3/2018 8:40 AM
13	needed products not locally available	11/2/2018 9:22 AM
14	Lack of options in Jefferson	11/2/2018 8:14 AM
15	Not available in town	11/2/2018 7:03 AM
16	Can't buy it in town	11/2/2018 4:41 AM
17	There is no where to buy bulk items, men's clothing, shoes, blankets, sheets, baby items for a shower,	11/1/2018 10:38 PM
18	Can't get what we need here	11/1/2018 3:58 PM
19	There are no stores in Jefferson that carry product	11/1/2018 10:24 AM
20	Can not find items in Jefferson	11/1/2018 6:51 AM
21	Jefferson lacks basic necessities, such as printer paper, mens clothing, etc	10/31/2018 9:18 PM
22	No stores to shop	10/31/2018 2:42 PM
23	Nothing to buy in Jefferson.	10/31/2018 1:13 PM

24	Lack of being able to buy what I need in every thing.!	10/31/2018 1:05 PM
25	Not available in town.	10/31/2018 8:48 AM
26	Online	10/30/2018 8:51 PM
27	not available in Jefferson	10/30/2018 3:57 PM
28	THE ITEMS WE NEED ARE NOT AVAILABLE IN TOWN	10/30/2018 3:36 PM
29	To purchase what is not available here - ie: my haircut; ingredients; shoes/boots; Thai restaurant, office Max,	10/30/2018 6:05 AM
30	It's convenient because we work out of town our income doesn't come from here in town. When we did start a business here, the City didn't feel the need to enforce the building code for the building we rented uptown, and the utility co. had to red tag the furnaces. You can't operate a business with no heat, and sewage and mold in the basement.	10/29/2018 9:07 PM
31	convenience	10/29/2018 8:52 PM
32	not available in Jefferson	10/29/2018 8:46 PM
33	It's hard to find what you need in town, ie printer ink	10/29/2018 3:15 PM
34	Need	10/29/2018 2:33 PM
35	Organic and vegetarian food is not available in Jefferson!	10/29/2018 10:26 AM
36	Amazon -- large variety -- delivered quickly	10/29/2018 10:23 AM
37	Can't find the item in town. We always check Jefferson first.	10/29/2018 9:58 AM
38	not able to purchase in Jefferson	10/23/2018 9:48 AM

Q31 When you shop outside of Jefferson, what is your most frequent shopping destination?

Answered: 238 Skipped: 51

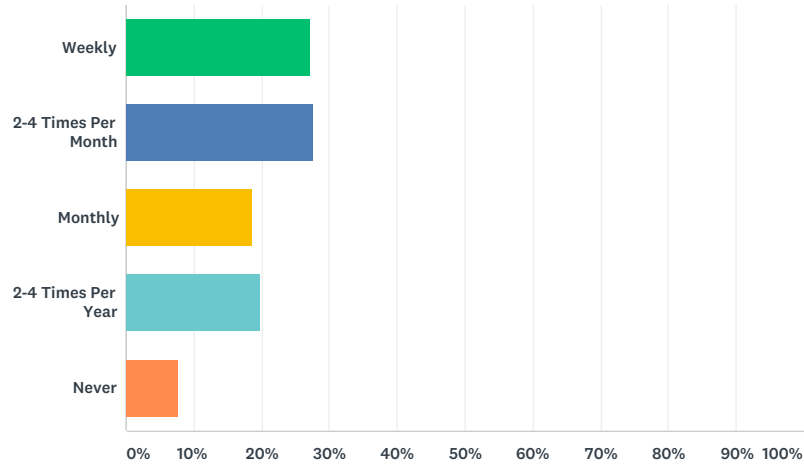


ANSWER CHOICES	RESPONSES
Des Moines Metro Area	40.34% 96
Omaha Council Bluffs Metro Area	0.42% 1
Ames	36.13% 86
Fort Dodge	2.52% 6
Boone	4.62% 11
Carroll	15.97% 38
TOTAL	238

#	OTHER (PLEASE SPECIFY)	DATE
1	None	12/4/2018 4:24 PM
2	Perry	12/3/2018 3:50 PM
3	a variety....depends on what we need or are doing	11/7/2018 9:55 AM
4	Online	11/3/2018 1:31 PM
5	Ankeny	11/1/2018 3:58 PM
6	Perry, Grimes	11/1/2018 10:24 AM
7	Amazon Prime	11/1/2018 7:40 AM
8	Online	10/30/2018 1:28 PM
9	AMAZON -- 1st	10/29/2018 10:23 AM

Q32 How often do you use the internet or a catalog to purchase items outside of Jefferson?

Answered: 246 Skipped: 43



ANSWER CHOICES	RESPONSES	
Weekly	27.24%	67
2-4 Times Per Month	27.64%	68
Monthly	18.70%	46
2-4 Times Per Year	19.92%	49
Never	7.72%	19
Total Respondents: 246		

Q33 Thank you for taking time to complete this survey. Please feel free to make any additional comments below.

Answered: 60 Skipped: 229

#	RESPONSES	DATE
1	jefferson will continue to decline in population. 29 fewer students this year.	12/5/2018 8:58 AM
2	Over spending on things we don't need. Jefferson/Greene County parks winners and losers. The newspaper is a disgrace to our community.	12/4/2018 5:05 PM
3	Greene County is not a welcoming place to new people. Lived here 6 years.	12/4/2018 4:57 PM
4	Beautification is great but we need to address infrastructures like people have had trouble with their sewers. They have been told Jefferson needs two systems. A new jail is greatly needed and a new animal shelter. Jefferson's water system has eaten away at some of my fixtures, which are not very old. I frequently walk on sidewalks in town. Quite a few are very uneven or missing. One practically made me trip the other day.	12/4/2018 4:44 PM
5	I am a very elderly person and the rough streets are my concern.	12/4/2018 4:36 PM
6	1. Online shopping has changed shopping. 2. Many streets have no sidewalks! Dangerous walking!	12/4/2018 4:24 PM
7	Jefferson has accomplished some good striking tasks lately: the new signs pointing out the various attractions, putting new upper windows in the NE corner building of the square, having a house on W. Lincoln Way be cleaned up so the yard grass could actually be seen. This survey or a simplified version might be applied to the high schoolers to see what would be attractive to kids to stay or return here. We need a new grounds for the animal rescue. Perhaps another way to maneuver personnel, job swapping or sharing, apprenticeships, job shadowing by high schoolers.	12/3/2018 5:24 PM
8	I am confused about the roles of Chamber vs Main Street. I thought Main Street was about historic preservation and renovation. Seems like they have their hands in everything from sales promotions to Halloween parties and Xmas lighting. What about finding businesses to fill our beautiful but empty storefronts.	12/3/2018 5:08 PM
9	Jefferson has too many amenities that tax payers end up footing the bill.	12/3/2018 4:55 PM
10	Last year, 3 projects were said to be shovel ready and nothing has happened. 1. The townhouses & condos under the water tower, 2. White apartments across from the vet clinic, and 3. Apartments north of the Baptist Church. Why do poor people have to support the muni golf course?	12/3/2018 4:37 PM
11	Sewer system needs major renovation - Chestnut Street very poor.	12/3/2018 3:56 PM
12	We need housing options for people working for \$8-15/hr jobs. They dont all have parents who live here.	11/11/2018 6:31 AM
13	The city of Jefferson takes over a golf course and city employees refuse to work on it or support it. Shows a lack of leadership at top and subordination. So we hire one family to do the work and operate with poor equipment. City streets and alley ways are horrendous. If the city wants to invest in more recreational stuff do they understand demand and costs to build and maintain? All these city employees cannot be that busy where they could go jump on a mower at the golf course for example and run a mower. Leadership needs to take control and delegate. I remember seeing a stream of city trucks streaming out of the cemetery around noon one day and asked a councilman what was going on and was told there was an ALL call to mow and weed eat at the cemetery. Workers each drove one truck and were pissed off to go do it since it wasn't in their job description! I didn't know the city owned that many trucks!! It was laughable speaks to lack of efficiency and poor leadership and waste. I'd fired them all. Hire a private service to mow the cemetery probably cheaper save on pay , ipers, and insurance etc. Better yet maybe you could pay for another consulting firm and waste more tax dollars to tell you what to do!	11/8/2018 6:41 AM
14	Replace the animal shelter. It's an embarrassment.	11/7/2018 10:26 PM
15	Decide what we want to be ad be it. Jefferson cannot, and should not, be everything to everybody. We are too small for that. Accept that we are a small, mostly bedroom community, and accept it. Make the most of what we have already. Stop adding expensive amenities and facilities that few use. Ex: the rec center. Is it nice, yes. What percentage of City residents pay to use it? Don't make the same mistake with the other pie in the sky facilities that few will use but all will pay for. Let's clean up our messed up housing issues, enforce the codes and keep the drugs out! The bike trail is needing repairs and / or upgrades. We don't need and indoor pool, a splash pad, a horses arena, City owned buildings and houses or a casino. Oops. Too late.	11/7/2018 5:20 PM

16	The diesel fumes from the fire trucks leaching into City Hall offices are a lawsuit waiting to happen. Build a fire station, include a new jail, and take care of what is most important. The ambulance service is going to become a nightmare when Mr. Morlan finally retires. The fire dept. is not equipped to take on the responsibility, and Greene County Hospital has not shown interest (to my knowledge). These issues will be very challenging to overcome, yet we are still hearing talk about dog parks and bike lanes. Before any more luxuries can be added, we need to provide the basics of fire protection and ambulance services. The jail is simply a matter of cost savings. Also, please stop inventing a housing shortage. Look at the houses on the market, talk to the landlords, we don't need some outfit from out of town to come in and build poor quality housing. There are already many lots available within city limits that are build-able. If you are so sure that we need housing, go build a house and see if it sells. You've done this before (house behind Dairy Queen), try it again. I believe that house was in the mid 120's or 130's... Why do we need an administrator and public works director? I, and many like me, do not understand why this position was created. If this position is truly justified, I recommend creating an article that documents the benefits the city has enjoyed since his hiring. I think he does a great job, but people don't understand why the City Administrator couldn't have been doing a great job of this without his help.	11/7/2018 4:33 PM
17	We need the property tax reductions that was inferred by allowing the casino to be voted in but instead got absurd appraisal increases and continual bond votes until passed thus continuing to raise the cost of ownership to live in Jefferson.	11/7/2018 3:01 PM
18	Jefferson/Greene county have only a few people running our city and county, very divided community,let's get started to listen to ALL not only their chosen few	11/7/2018 12:49 PM
19	Housing is a key problem now. Need some action ASAP!	11/7/2018 11:12 AM
20	we need to be provided with garbage cans	11/7/2018 10:18 AM
21	Our town I am proud of BUT we NEED to keep our ambulance service.Somone has to do this.Enforce the mowed grass into the streets,fix some streets,enforce vehicles parked on st that causes accidents,when ppl have a driveway to park their vehicles they need to enforce that,Difficult to drive down streets and kids come running out because there are many owned vehicles in the streets. IF residents has to many vehicles enforce to them to rid of them	11/7/2018 7:12 AM
22	The trade college that has been planned to be built is an unnecessary expense, when there are multiple trade colleges within a 30 mile radius!!!	11/6/2018 7:05 PM
23	Jefferson doesn't need to try to look like a big city - we're here because we want small-town Iowa. Just focus on the basics: good soil should offer healthy, local, organic food. We should protect our water supply and highlight local ag products. Maybe lure manufacturing so our teens can have employment options, but don't blow our cash on degree-granting post-secondary organizations. Where will our offspring go with their new degrees, if there is inadequate housing and no business in Jefferson? They'll leave, and this community will wither. Update infrastructure to make this a good place to live and work, incentivize healthy choices (food, exercise, and social gatherings), and find a way to highlight local talent, -- do that, and our town would thrive.	11/5/2018 9:48 AM
24	I'm just one person - but there is a lot of talk of issues in this town and the way things are done - etc - Jefferson really needs to start figuring things out and soon - before this town only has the Casino left	11/5/2018 9:34 AM
25	Pet shelter high on must do list. Current facility disgrace to our projected image	11/5/2018 12:32 AM
26	We Want Some Big Changes For Sure!!!! And We Really Need Some Street Lights On Adams Street & Also By The Baseball Field Really Needs Street Lights For Sure & It Is Not Very Safe @ Night Times @ All!!!!	11/4/2018 11:57 PM
27	Thanks to Grow Greene, Jefferson Matters, GCDC for all of their hard work.	11/4/2018 9:02 PM
28	To much money spent on things not needed. Having a beautiful town does not attract young folks to jefferson	11/3/2018 8:41 AM
29	We can't afford to lose the ambulance service or you will see people move away. The roads need resurfaced	11/3/2018 6:21 AM
30	As usual Jefferson is controlled by elitist groups who believe only they know what's best for the town. Why aren't members of the rank and file given the opportunity to voice their opinions and theories. I spent 41 years defending this Country all over the world and since returning home I see the same type people overlording the same type people. I urge you to take the information presented thru this survey and react to it as the majority feels NOT the elicits snobs.	11/2/2018 7:44 PM
31	Very disappointed with what was promised with the casino, there has not been any new stores or restaurants, there is not a buffet with fish, crab, prime rib, & the menu is very limited for a casino. Was looking forward to a target, Walmart ect. Or similar stores for the bulk items. Where you can buy mens everyday clothing, high thread count sheets, good quality bath towels, blankets, electric blankets, that aren't sky high with sales like jcpenny,macys , Kohl's, I would love to buy stuff like that in Jefferson. Instead of going to Carroll, Des Moines, Ames.	11/1/2018 10:50 PM
32	Jefferson is a great place! We have to continue to make improvements to keep up with other communities.	11/1/2018 8:57 PM
33	Thank you using this survey to gather opinions	11/1/2018 6:55 PM
34	The COST of things is the problem and the ATTITUDE of the people. Those two things need massive improvement and always have.	11/1/2018 3:59 PM
35	we have too many empty buildings around the square & the majority of the buildings around the square are filled with services which don't generate much traffic We REALLY need a variety store or a drug store like CVS or Walgreens that can also serve as a variety store. The Dollar store is all we have & it's crowded, dirty & under stocked.	11/1/2018 12:40 PM
36	Thank you for working to improve housing in our city and county.	11/1/2018 7:40 AM

37	The tax issue earlier this year was a real eye opener. My property taxes rose 25% year over year. That's really outrageous and creates financial hardship. I have to balance my books every month and yet every time I turn around it seems to me that there's a long line of people at the municipal level who thinks they know better than I how my money should be spent. I long to live in a community that is fiscally restrained and chooses to live within its means. If this is not that community, I guess I will have to find another.	11/1/2018 7:22 AM
38	City of Jefferson needs to stop blaming small communities for their financial burdens saying they need to contribute more. They have very generic information as to the financial limitations of the communities and that they are not to blame for the animal shelter crisis. Lack of good management and planning caused the situation.	11/1/2018 6:32 AM
39	Trails to the new school.	11/1/2018 5:50 AM
40	NA	10/31/2018 9:28 PM
41	Stop signs are not designed to be speed control devices. They are to be used to facilitate safety and effective traffic flow. Randomly placed 4 way stops all over town are silly and serve little purpose.	10/31/2018 9:21 PM
42	Law enforcement should stop spending tax payer dollars on marijuana and incarcerating mental ill people. Most good people use marijuana for medicinal reasons; anxiety, etc. Mentally ill people should never be punished for biological conditions they cannot control. Have a heart!	10/31/2018 7:14 PM
43	The City needs to prioritize. We do not need a million dollar dog pound, check Boone and Ames, they have very good shelters that are Morton buildings and very qualified staff. We need major Code Compliance, clean the city up! Put money towards multi-housing units, they would be full!	10/31/2018 4:53 PM
44	Take care what Jefferson has, maintain our outdoor swimming pool and need for ambulance services.no ambulance service and people will not stay or come to town. More Drs.	10/31/2018 2:45 PM
45	The city does not need a water park. It needs to fix the streets and Give pay raises to Police Department and stop worrying about what the Square looks like. Wasted money that could go to Police Department.	10/31/2018 1:15 PM
46	Every county around use have seen fit to provide quality housing for the unwanted animals in their county and city. Why can't Jefferson or Greene County? I am Ashamed of our public officials.. If they had to spend one day there maybe they would be more willing to help. Conditions terrible.	10/31/2018 1:09 PM
47	Jefferson's downtown is very attractive and I appreciate the City Council's involvement in historic rehabilitation of the buildings. This is attracting people to our community to live and work. Excited about Pillar Technology, the school building projects, and working with ICCC for the Regional Academy. The new wayfinding signs are very impressive. Let's keep moving forward with projects!	10/31/2018 8:51 AM
48	I would really like to see bike path or sidewalk that continues on from the hospital and down to Briarwood and connects Westwood. There is a lot of exercisers that use this path and the vehicles are going fast down these roads. I think that this is more important and has more foot traffic than East Lincoln Way path that is being discussed.	10/31/2018 8:35 AM
49	Rising cost of living will drive out those on a fixed income.	10/30/2018 7:31 AM
50	More needs to be done for fire and police. Maybe we don't need an.adminstrater	10/30/2018 7:14 AM
51	Integrating vital services of fire, ems and police/sheriff as well mental health and medical care would be prudent and economical. Also the current city admin/mayor have an emphasis on "city entrances" (why not the south one?? Instead of east) and "recreation" trails and biking, which reflect their own interests. Trendy sure, but Is it time for an update there?? Some new ideas??	10/30/2018 6:18 AM
52	Please stop taking surveys and just get something accomplished. The Vision 20/20 plan and the East corridor, and housing have been talked about many times but never seem to get the legs and momentum to actually move forward. Or if they are, they aren't talked about. Think you know what everyone wants by now in a city. But they want to see things get accomplished - either by you or other groups working collaboratively with the city. Thanks!	10/29/2018 10:30 PM
53	We have a beautiful Rec Center but I feel we need to invest in staff comitted to center and not their own facility. We need new leadership. Need to sponsor more youth leagues and tournaments to bring youth to our community. Work better with school. More programs. We need to invest in ambulance service and the city needs to be involved. I feel Jefferson is doing a lot of good things. Need more shared resources and programs between hospital, schools and rec center.	10/29/2018 9:37 PM
54	We are an up & coming community. Esp with new school complex.	10/29/2018 2:35 PM
55	I would say that the most important item on any agenda would be the city jail. If you haven't seen it you need to go for a visit and speak with those employed there.	10/29/2018 1:57 PM
56	Nothing was mentioned about the arts but the more murals we can create the more we will become a destination.	10/29/2018 1:27 PM
57	Jefferson Telecom is the primary reason we are considering leaving the area. My wife and I work from home and require affordable high-speed internet and we are getting absolutely robbed.	10/29/2018 11:14 AM
58	How is day care the city's need for investment!? GCELC is a non-profit that is ran like a business.. No need for city to give them grants or invest in them as they offer nothing over the new day care that is a real business!	10/29/2018 10:27 AM
59	Ambulance service is critical to solve, NOW!!! Most everything needs addressed except one item -- no need at all for expensive animal shelter.	10/29/2018 10:26 AM
60	Chris W. is nice.	10/18/2018 7:07 AM