

# City of Manning



## Comprehensive Plan 2023

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# Chapter 1: Introduction





Manning has been active in planning for the future and it is visible to everyone within and around the community. The City's last comprehensive plan, adopted in 2017, had set goals for the city to complete over the course of the next five years. A large majority of the goals set in the 2017 plan have been fulfilled and the City is now ready to set new goals which will be the results of this comprehensive planning process.

This comprehensive plan will list the strengths, weaknesses, opportunities and threats gathered from public input. The issues Manning is facing as well as issues city officials and community members foresee will be discussed throughout the sections of this plan. Ideas for the city's future are included in this plan and this comprehensive plan will set the goals and policies necessary to bring the ideas to reality. Finally, the plan will serve as the legal basis for zoning, which will guide the way land is used as stated in the Iowa Code, Section 414.3:

*"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."*

As a result of the combined effort from the City Council, Manning citizens, the planning and zoning commission and Region XII Council of Governments, this plan will meet the law stated previously and will serve as the City's long range plan for the future of Manning.

# Chapter 2: History





Manning is located in the far southwestern corner of Carroll County in west central Iowa, northeast of the four corners of Carroll, Crawford, Audubon and Shelby Counties. In the 2020 Census, 1,455 residents were counted living in Manning. This is a small decrease from the 2010 Census where the city was home to 1,500 residents. Census counts show that Manning is still the second largest community in Carroll County behind the City of Carroll, which is the county seat. Manning is located along Iowa Highway 141, approximately 80 miles from the Des Moines metro area, 85 miles from the Omaha/Council Bluffs metro area and just under 100 miles from Sioux City. The community is situated along the West Nishnabotna River, near the Mississippi-Missouri Divide which drains surface water from Manning southwestward to the Missouri River.

Manning was established in 1881 when the Chicago, Milwaukee and St. Paul; the Chicago and Northwestern; and the Iowa Southwestern railroads laid track into the area. The community was officially incorporated in August 1881 and was named after Orlando H. Manning who handled the land transaction for the Western Town Lot Company which purchased the prairie farm land and sold it to individuals for city lots. O.H. Manning was a well-rounded individual who served the area as an attorney for the Milwaukee



Chicago, Milwaukee, and St. Paul Railroad Depot. Source: manningcommunity.weebly.com

Railroad, schoolteacher, politician, and newspaper publisher. O.H. Manning later became the Lieutenant Governor of Iowa. Once established, the City of Manning grew fairly rapidly and held their first Town Council meeting on May 10, 1882 and enacted the City's first 23 ordinances which formally organized the City and its operations.

The railroads within the community were important to the city's history as they transferred goods and people to and from the community. During WWII, residents feared that the trestle would be blown up by the Japanese or Germans, therefore it was protected by guards. In 1969, a saboteur used dynamite to derail the passenger train hoping that it would careen into the Nishnabotna River below. The train was derailed, but fortunately it stopped before entering the river. In 1976, the "Freedom Train" which toured the United States during the Bicentennial crossed the Manning Trestle.

Today, Manning is a strong German community, but is comfortable with contemporary, and has a stable population base. The community celebrates its German heritage with several festivals throughout the year. An authentic German Hausbarn has also been constructed and is one of western Iowa's main tourist attractions along with the Konferenz Centre.



Manning Hausbarn

Manning has had a busy recent history with the building of a new hospital/clinic, a new fire station, expanding its trail system, child care center expansion and updates, completion of the Hillside Splash project, expanding the city's library, creation of a new park, the looping of the natural gas service, fiber to home connection, and completion of a several downtown revitalization projects.



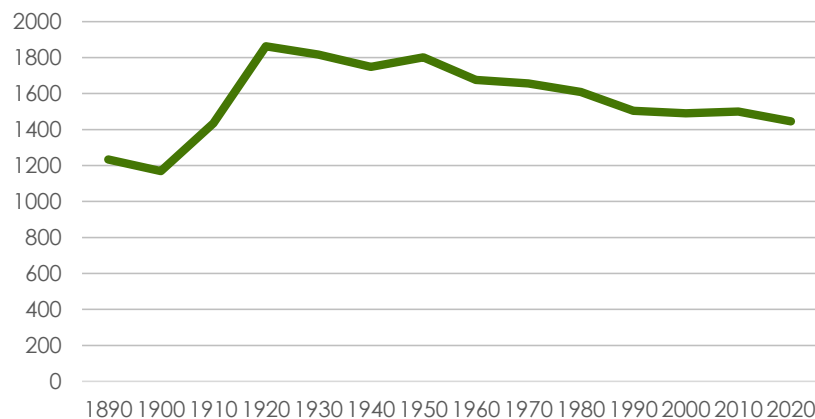
# Chapter 3: Population



## Historic Population

The 1890 decennial census was the first census that Manning participated in. During that census, the city had 1,233 residents. After a short period of decline, the city's population peaked during the 1920 census where 1,863 residents were recorded as living within the city limits. Since the 1920 census, the population of Manning has been steadily decreasing except for an increase noticed between the 1940 and 1950 census. During the 2020 census, the city recorded 1,445 residents living within the city, a 45 person decrease from the 2010 census. Due to new differential privacy policies and regulations, in 2020, the Census counts for the City of Manning are not as true as the actual counts as "noise" is included to protect privacy in smaller communities throughout the nation. The 2022 Census numbers that were released are not based on the actual, raw data that was collected.

Figure 3.1: Manning Historic Population



Rural Iowa, in general, has seen population decline over the last half of the twentieth century. There are many factors for this, but some of the larger factors include the industrialization of agriculture, younger populations seeking higher education, location of jobs, and the amenities offered in larger markets.

Until 1960, Carroll County saw a general trend of population growth from 1890 to 1960. The graph in figure 3.2 shows that since 1960, the county has seen population loss. The 2020 census showed that 20,760 residents live within Carroll County. This is a 0.27% decrease from the 2010 census counts when Carroll County had 20,816 residents.

In 1920, Manning's representation of the county's population peaked at 8.65%. The city's population has generally declined since then. Today, Manning's population represents 6.96% of the county's total population.

Figure 3.2: Carroll County Historic Population

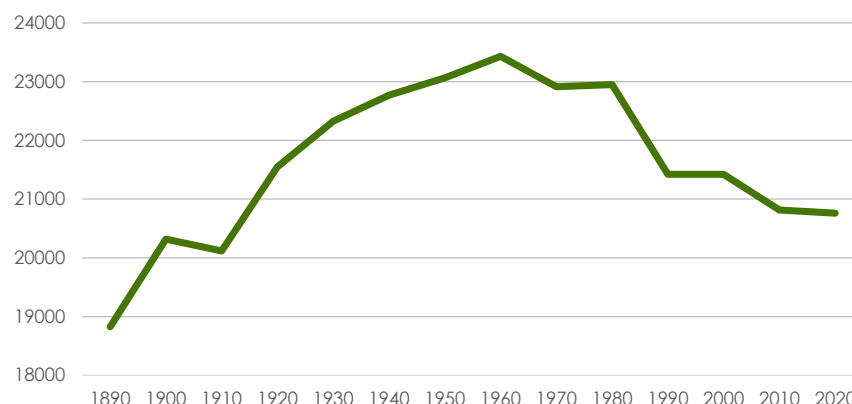
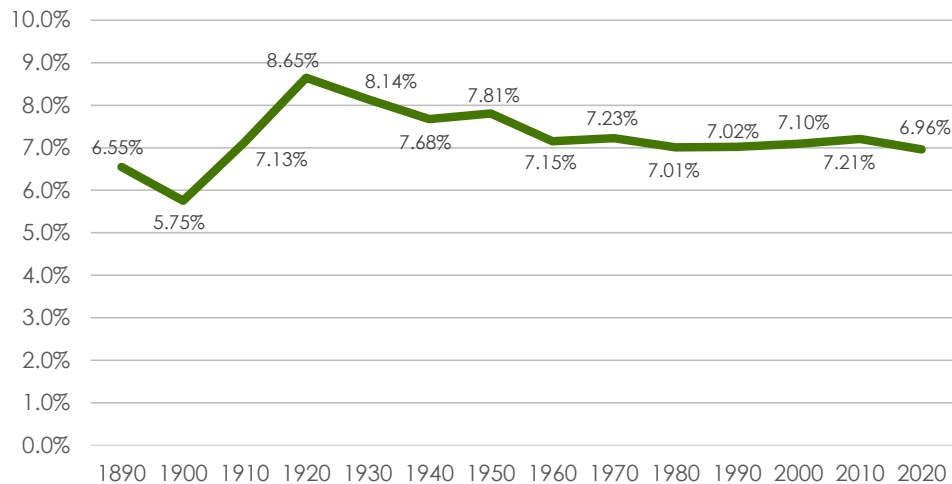




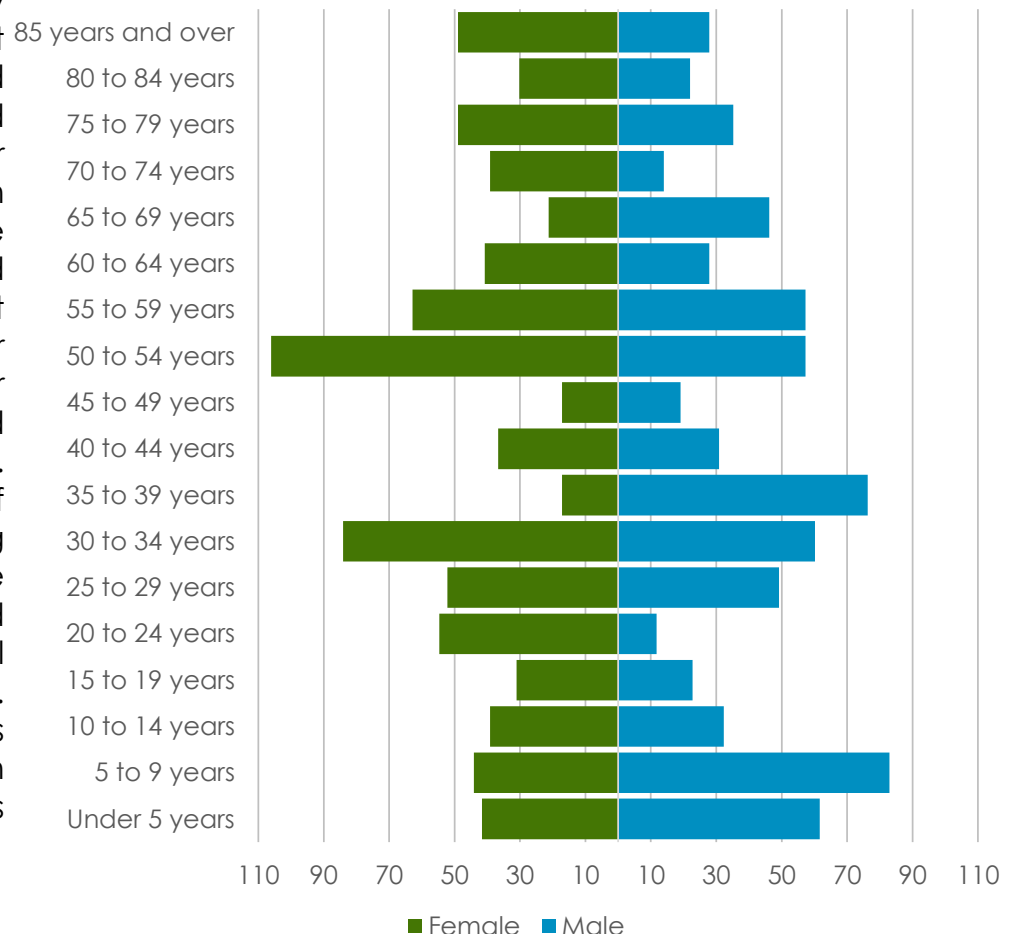
Figure 3.3: Manning as a Percentage of Carroll County



## Population Cohorts

Manning's population pyramid which breaks down population cohorts according to the 2020 American Community Survey Estimates can be found in figure 3.4. This figure breaks Manning's population into five year age groups and shows the breakdown by gender as well. Most cities in rural Iowa have large populations under the age of 18 and over the age of 50. Manning is not completely different than that generalization. Manning sees a decrease in the women just over the age of 18. This could mean that after high school graduation, the young women of the community move away from the city to receive a higher education. After the age of 25 though, there shows an increase of women who move into the community. The population pyramid can be useful to the city as it can show which cohorts are largest within the community and may show the city if it should anticipate a large need for specialized amenities within the community. Large numbers of residents aged 65 and over can mean that the city may need smaller single-family homes, smaller rental units, or assisted living/nursing facilities. Increases in the number of residents in child-bearing ages may lead to increase in school enrollment and may require additional homes to be constructed. Each age cohort requires specific amenities and can provide different specialties for the community.

Figure 3.4: Manning Population Pyramid, 2020

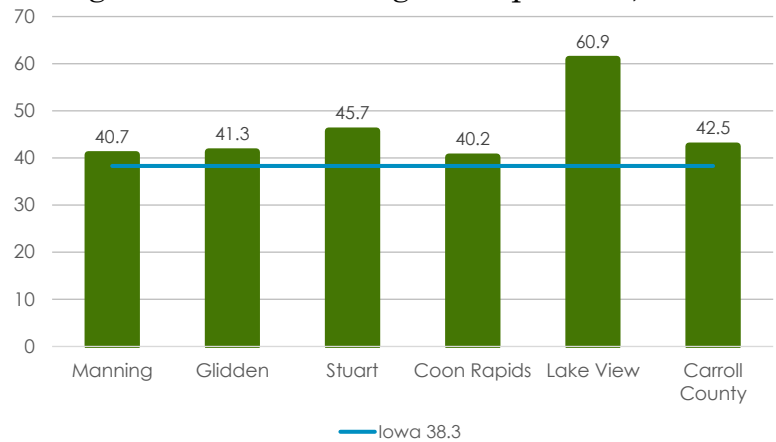




## Median Age

Manning's median age can be utilized to compare city to city as well as to provide insight into how the city's population age compares regionally. In 2015, estimates showed that Manning had the second highest median age when compared regionally to the cities in figure 3.5. Updated 2020 estimates show that Manning has the second lowest median age (40.7) behind Coon Rapids (40.2). Lake View continues to have the highest median age with 2020 estimates showing the city's median age at 60.9 years. All cities within the chart have a higher median age than the State of Iowa as a whole which has a median age of 38.3 years. Rural communities tend to have a higher median age as students leave their home communities to seek higher education and employment.

Figure 3.5: Median Age Comparison, 2020



Even though Manning has one of the lowest median ages when compared to other cities, it still has a higher median age than the state as a whole. The higher median age within the community can mean a couple of things. The easiest thing to infer is that there are more older residents than there are younger residents, which brings the median age up. The median age lowering from the previous estimates in 2015 can mean that the IKM-Manning School and Manning Child Care Center are attractive amenities to families with children and that new families with younger children have moved to the area since 2015.

## Race

The 2020 Census showed that both the City of Manning and Carroll County became more diverse over the last ten years. In many rural communities and counties, people of Hispanic or Latino decent help stabilize otherwise declining populations. While Manning has not seen an increase in the Hispanic or Latino population, Carroll County has. Table 3.1 below documents the recorded race responses from the 2010 and 2020 Censuses.

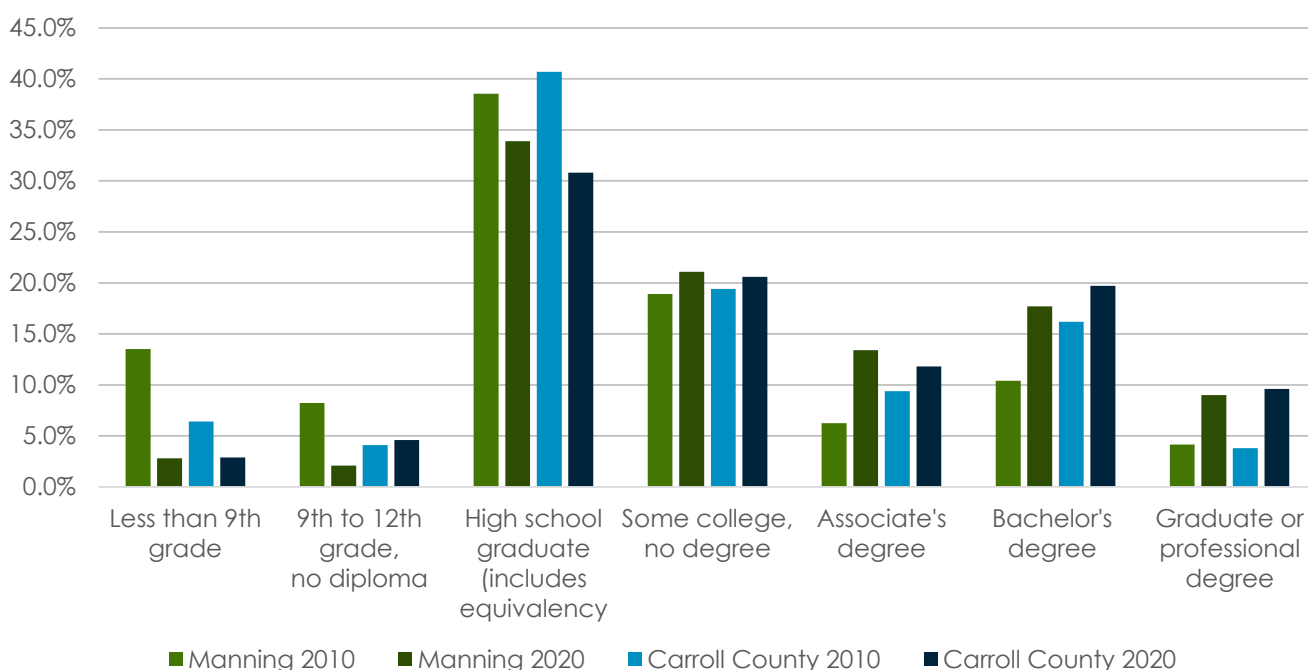
Table 3.1: Race and Hispanic Origin, 2010 and 2020

	Manning			Carroll County		
	2010 Census	2020 Census	2020 Percent	2010 Census	2020 Census	2020 Percent
Total Population	1,500	1,455	100%	20,816	20,760	100%
White	1,471	1,398	96.08%	20,250	19,543	94.14%
Black or African American	20	0	0.00%	83	262	1.26%
American Indian and Alaska Native	6	5	0.34%	25	32	0.15%
Asian	5	11	0.76%	92	75	0.36%
Native Hawaiian and Other Pacific Islander	0	0	0.00%	1	0	0.00%
Some Other Race	1	4	0.27%	179	254	1.22%
Two or More Races	7	37	2.54%	186	594	2.86%
Hispanic or Latino and Race			0.00%			0.00%
Hispanic or Latino (of any race)	17	16	1.10%	333	594	2.86%

## Educational Attainment

Since 2010, the city of Manning has seen an increase in population with some degree or college education. The population with an associate's degrees, bachelor's degrees, and graduate or professional degrees increased from 20.8% in 2010 to 40.1% in 2020. The percent of the population that has less than a 9th grade education or even high school with no diploma has also decreased within the city. Carroll County also saw a decrease in the population with a less than 9th grade education. The trend of leaving school before graduating high school was more popular when farming wasn't as industrialized and more hands were required to run the family farm. The increase in the population with degrees may be a result of companies within the community and immediate areas expanding and requiring additional employees to fill specialized positions. Some of these positions may require a college degree and some may require a trade school certificate/degree.

Figure 3.6: Educational Attainment, age 25 and over



## Summary

While the 2020 Census showed that Manning's population declined by 45 residents, city staff, elected officials, and school officials have not seen trends within the community to support this data. In the 2015-2016 school year, the IKM-Manning School district enrolled 646 students, during the most recent school year (2021-2022), the enrollment was 670 students. In 2015, Manning had a median age of 47.1 and the 2020 Census showed that the median age lowered to 40.7. An influx of families with school-aged children may be a cause of the lower median age. Manning continues to see an increase of population with at least some college education. If the community can solve the current housing concerns, and continue to support business expansions, it is anticipated that the community will see growth into the future. Housing within the community will be the deciding factor if population growth happens or not. As the community looks to grow and prosper into the future population projections are beneficial for community planning. If the city grows at a rate of 1% over the next ten years, the city will be home to 1,562 residents. At the same rate in 20 years, the population would be 1,763 residents. If the city grows 2% over the next ten years, the population would be 1,761 residents. If the population grows the same rate for 20 years, the population would reach 2,147 residents.

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# Chapter 4: Housing





Housing within a community is an important aspect to examine throughout the planning process. Being able to understand the characteristics of the housing stock the city has available and the types of housing that may be lacking or needing improvement can help the city focus future efforts. Ensuring Manning has a diverse stock of available and affordable housing is important for the city's economic success. Attractive housing stocks can assist with the recruitment of new employers and their employees to the community.

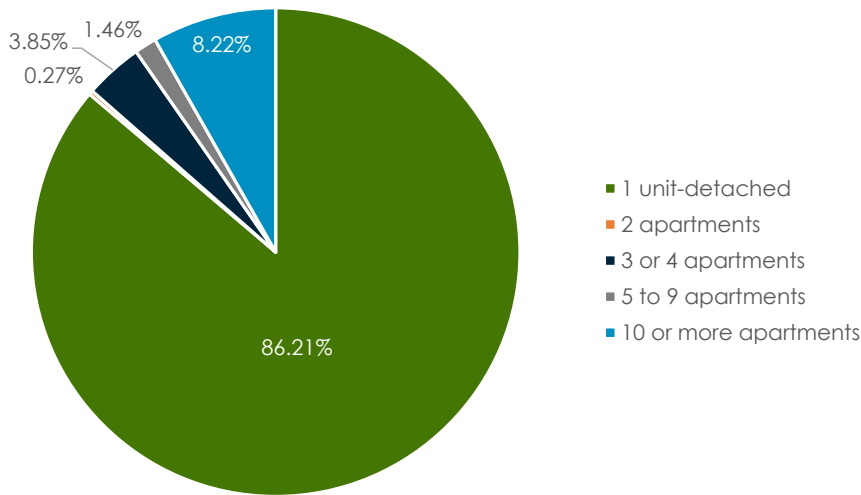
## Housing Units

Table 4.1 shows the change in total housing units in Manning as well as similarly sized communities throughout the region. Since 2000, Manning has seen an increase in the number of housing units throughout the city. This increase in housing unit numbers was from the development of an assisted living facility and some single-family units. From 2010-2020, Manning had the second highest increase in housing units when looking at other comparable cities throughout the region, as shown in table 4.1. Manning has experienced housing growth near the city limits and on some infill lots. Stuart saw the highest growth, with 9.65% increase in housing units. This large increase in houses in Stuart is due to their location near the Des Moines Metro. As the metro continues to grow, towns a short drive from the expanded metro also grow, as people drive into the city. Lake View saw the largest percent decrease with a loss of 8.63% of the city's housing stock.

Table 4.1: Housing Unit Percent Change 2000-2020

Jurisdiction	2000-2010	2010-2020
Manning	2.42%	3.89%
Glidden	1.16%	-0.96%
Stuart	0.54%	9.65%
Coon Rapids	7.36%	-1.47%
Lake View	16.14%	-8.63%
Carroll County	3.96%	1.22%

Figure 4.1: Type of Housing Unit, 2020



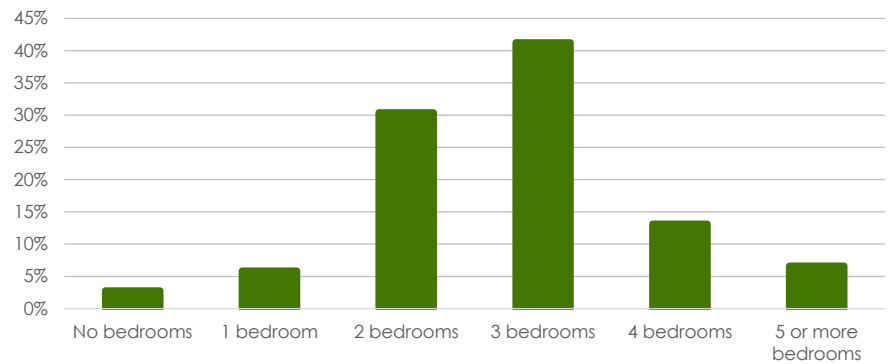
The total number of housing units within a city is important, but equally important is considering what types of housing units there are and who lives in them. Figure 4.1 breaks down the type of housing units that make up the city's housing stock, according to the 2020 American Community Survey estimates. The largest portion (86.21%) of the city's units are 1 unit-detached, also known as single-family homes. After the single-family homes, apartment complexes with 10 or more units is the next largest cohort at 8.22% of

the city's housing stock. Manning Senior Living and the Terrace apartments are included in this cohort. These two locations make up the majority of units in the 10 or more unit cohort, making the percentage as high as it is.

While home buyers examine a variety of needs or wants within a home, a large consideration comes down to how many bedrooms are located within a home. There has to be enough bedrooms to accommodate the family's size, as well as their wants and needs. Figure 4.2 shows the number of bedrooms in the city's current housing stock according to the 2020 American Community Survey estimates. Having a housing stock with different number of

bedrooms is important as smaller families sometimes desire smaller homes, and larger families sometimes desire larger homes with more rooms. Over 70% of the homes in Manning have either 2 or 3 bedrooms. Less than 5% of the units have no bedrooms, or are “studio apartments.”

Figure 4.2: Number of Bedrooms Per Unit, 2020



## Structural Age

According to the 2020 American Community Survey estimates and the City of Manning's records, there have been nine new residential structures constructed since 2014. The majority (56.64%) of the city's homes are 63 years or older. Table 4.2 has a complete breakdown of Manning and comparable cities housing stock ages. Manning has seen the second largest growth of homes constructed since 2014 in the compared cities. Stuart is the only city that has had more builds, but the city is located closer to the metro which has rapidly been expanding.

Older structures do not necessarily mean a poor quality home, but modern homes use updated construction techniques and materials. These updated materials and techniques provide advantages when it comes to energy efficiency, longevity of materials (roof life, siding life, etc.), and updated safety requirements. The older a home is, the more likely it is to have potentially hazardous materials such as asbestos, knob and tube wiring, and lead paint located within it putting the residents of the home in potential danger.

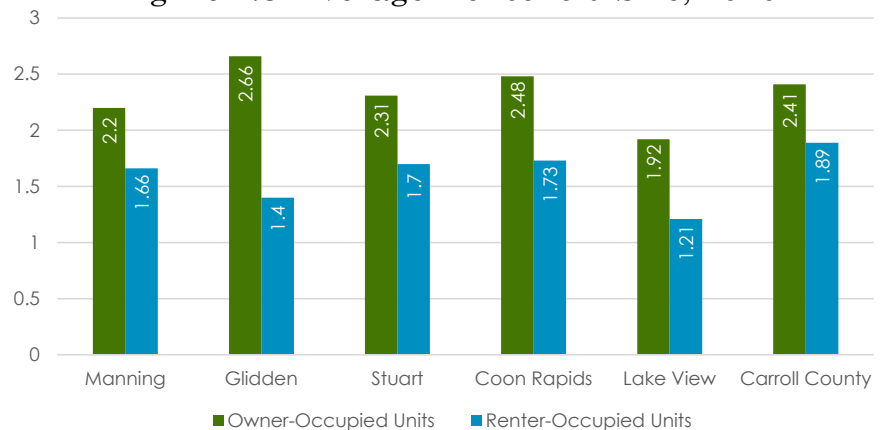
Table 4.2: Structural Age of Housing Units, 2020

	Manning	Glidden	Stuart	Coon Rapids	Lake View	Carroll County
2014 to 2020	1.29%	1.0%	3.6%	0.4%	0.4%	0.16%
2010 to 2013	0.39%	0.5%	1.8%	1.0%	1.8%	0.16%
2000 to 2009	6.58%	8.4%	4.4%	4.6%	6.6%	11.0%
1980 to 1999	5.54%	11.5%	24.5%	5.9%	10.2%	15.2%
1960 to 1979	29.54%	16.1%	28.3%	28.0%	35.3%	27.8%
1940 to 1959	20.90%	27.6%	6.8%	20.2%	17.2%	17.9%
1939 or earlier	35.74%	34.9%	30.5%	40.0%	28.5%	27.8%

## Average Household Size

The average household size of a community can help the city estimate the number of housing units needed to meet the future housing demand. When compared to similarly sized communities, the City of Manning's owner-occupied average household size is among the lowest at 2.2 people per household. The city's renter occupied average falls in the

Figure 4.3: Average Household Size, 2020



middle at 1.66 people per household. These numbers help the city understand that if the population of each of the cities in figure 4.3 grew by the same number of people, Manning would need more owner-occupied housing units than the others to ensure there is enough housing for all residents.

## Household Type

While the characteristics of the physical housing stock are important, it is also important to know the makeup of the households within the city's units as different households may prefer or require different amenities. Table 4.3 breaks down Manning household types for the population in general as well as broken down by owner and renter-occupied units.

Table 4.3: Household Type, 2020

Household Type	All Occupied Units	Owner-Occupied Units	Renter-Occupied Units
Family Households	57.2%	65.6%	21.5%
Married-couple Family	48.4%	56.2%	15.6%
Householder 15 to 34 years	9.2%	8.7%	11.1%
Householder 35 to 64 years	27.1%	32.5%	4.4%
Householder 65 years and over	12.1%	15.0%	0.0%
Other Family	8.8%	9.4%	5.9%
Male Householder, no spouse present	2.8%	3.5%	0.0%
Householder 15 to 34 years	1.7%	2.1%	0.0%
Householder 35 to 64 years	1.1%	1.4%	0.0%
Householder 65 years and over	0.0%	0.0%	0.0%
Female Householder, no spouse present	5.9%	5.9%	5.9%
Householder 15 to 34 years	1.6%	1.0%	3.7%
Householder 35 to 64 years	3.1%	3.3%	2.2%
Householder 65 years and over	1.3%	1.6%	0.0%
Non-family Households	42.8%	34.4%	78.5%
Householder living alone	37.6%	30.5%	67.4%
Householder 15 to 34 years	4.2%	3.8%	5.9%
Householder 35 to 64 years	17.4%	17.1%	18.5%
Householder 65 years and over	16.0%	9.6%	43.0%
Householder not living alone	5.2%	3.8%	11.1%
Householder 15 to 34 years	4.4%	3.3%	8.9%
Householder 35 to 64 years	0.4%	0.5%	0.0%
Householder 65 years and over	0.4%	0.0%	2.2%

Source: American Community Survey

\*\*Definitions of household types can be found at the end of this chapter.

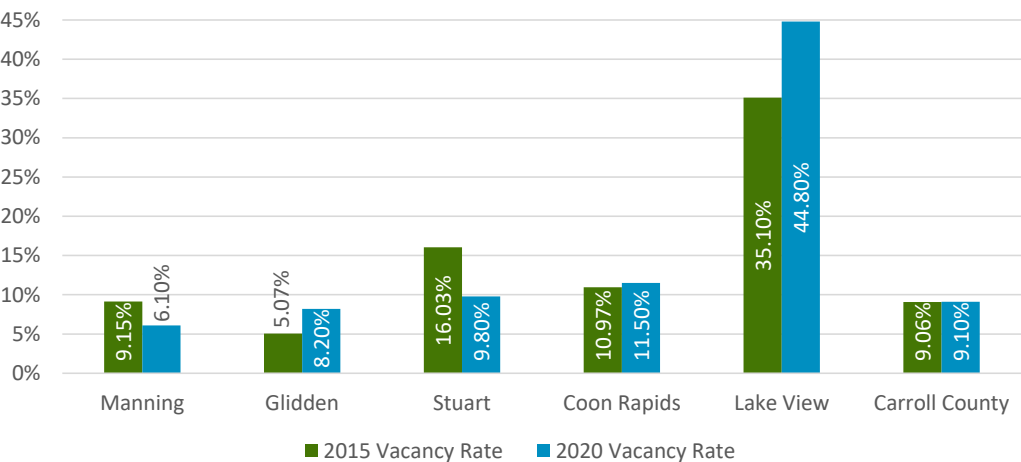
## Vacancy Rates

According to the 2020 American Community Survey Estimates, Manning has a total of 754 housing units. During the same time, the city had a vacancy rate of 6.10%, or 46 housing units. This vacancy rate is a decrease from that of the 2015 American Community Survey Estimate when estimates showed that 9.15% of Manning's housing units were vacant. This information is shown in figure 4.4 while comparing Manning to comparable regional cities.



In 2015, Manning had the third lowest vacancy rate of the comparable cities and Carroll County with 9.15%. Glidden had a vacancy rate of 5.07% at the time. Now, Manning has the lowest vacancy rate when looking at comparable cities. At a rate of 6.10%, Manning has the highest percentage of occupied housing units. Stuart is the only other city that has decreased its vacancy rate over the past five years, from 16.03% to 9.80%. Vacancy within Carroll County as a whole increased slightly from 9.06% in 2015 to 9.10% in 2020.

Figure 4.4: Vacancy Rates, 2015 & 2020



It is important for cities to have some vacant units throughout the city to promote migration into the city. It allows for new residents to move into the city without having to wait for a family to move out. Vacancies also allow Manning residents to move within the city to fit changing housing needs.

## Monthly Housing Costs

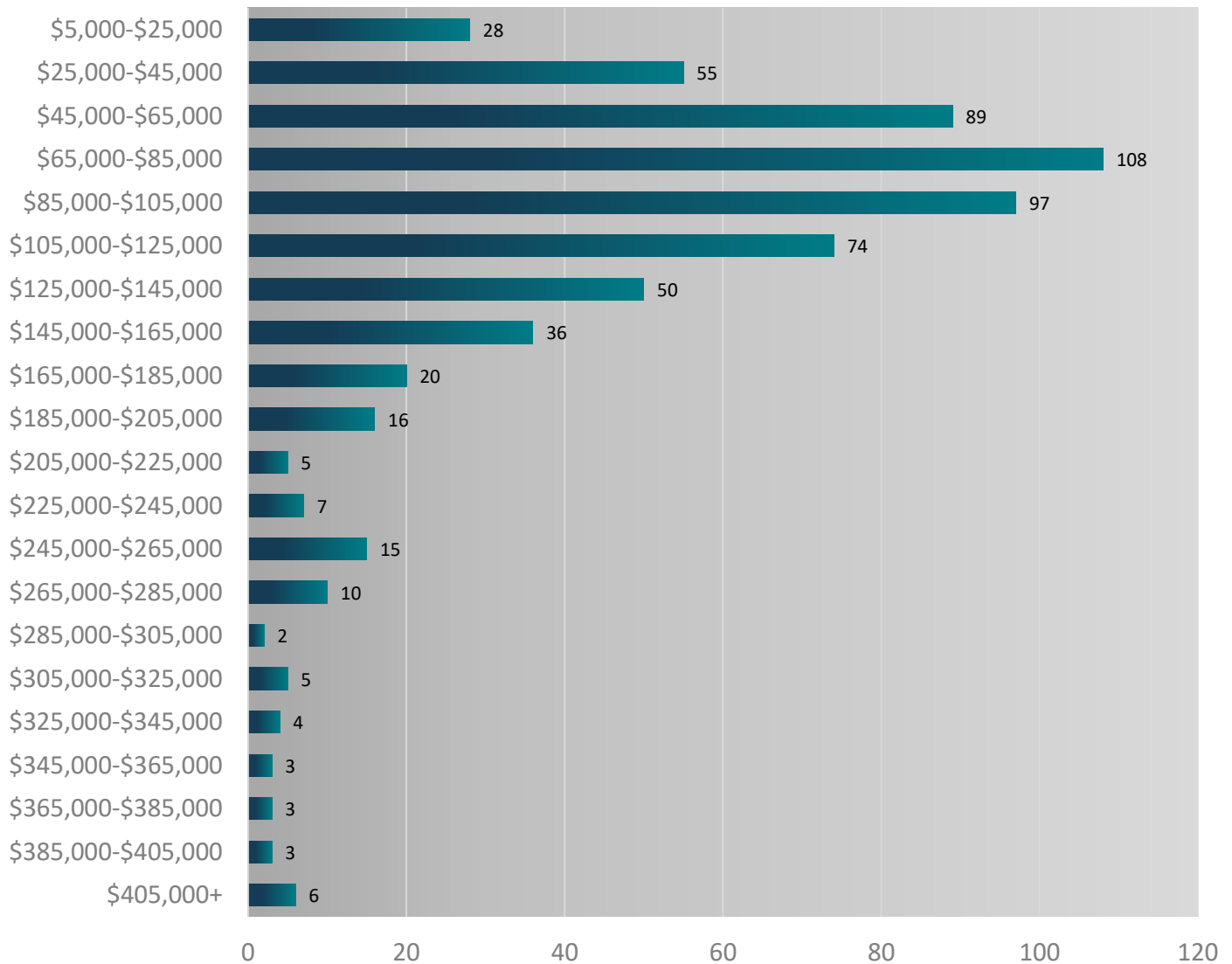
Manning, when compared regionally to similarly sized cities, notices lower monthly housing costs for its residents. Table 4.4 compares the median monthly housing costs for Manning with comparable cities and Carroll County in 2020. In 2020, homeowners with a mortgage spent around \$46 less a month (\$552 per year) than Lake View, which was the next lowest comparable city. Homeowners in Stuart experience the highest monthly cost for homes with a mortgage, paying approximately \$1,100 per month. Homeowners without a mortgage within Manning, on average, spend approximately the same amount of money per month as residents in Lake View, as the average monthly costs are only a dollar apart. Manning has the third lowest monthly housing costs for owner-occupied units without a mortgage. The lowest monthly cost for residents without a mortgage is in Coon Rapids at \$381 per month, which is \$32 lower than in Manning. Stuart also has the highest average monthly cost for homeowners without a mortgage at \$471 per month. Renters in Manning pay a median of \$573 a month, which is the second lowest cost when looking at comparable cities. Lake View has the lowest median rent, which is \$83 less than Manning's median rent.

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. A vibrant economy is attractive to businesses as well as residents.

Table 4.4: Regional Monthly Housing Costs, 2020

	Manning	Glidden	Stuart	Coon Rapids	Lake View	Carroll County
Median Monthly Costs for Owner-Occupied Units With a Mortgage	\$878	\$989	\$1,088	\$977	\$924	\$1,098
Median Monthly Costs for Owner-Occupied Units Without a Mortgage	\$413	\$424	\$471	\$381	\$412	\$426
Median Gross Rent for Renter-Occupied Units Paying Rent	\$573	\$605	\$623	\$608	\$490	\$610

Figure 4.5: Assessed Values of Manning's Housing Stock, 2023



## Housing Assessed Values

Another important aspect surrounding housing is cost. Figure 4.5 shows the assessed values of the owner-occupied single family homes within Manning city limits according to current records (March 30, 2023) from the Carroll County Assessor. The current median assessed

value is \$93,295, a 58% increase from 2017 when the median assessed value was \$59,050. The current average assessed value is currently \$116,639, a 66% increase from 2017 when the average assessed value was \$70,240.

The assessed range of Manning's housing stock continues to grow. In 2023, the lowest priced residential single family parcel is worth \$6,290 and the current lowest assessed value is \$10,670. The highest current assessed value of a single family residential home is \$481,670 which is \$98,480 more than the 2017 highest assessed value of \$383,190. This wide range of housing prices makes the city attractive to homebuyers from all income levels.

## Housing Conditions

A windshield survey was conducted in November 2022 to evaluate each housing property within Manning city limits based on predetermined criteria found in table 4.6 on the next page. The windshield survey evaluated 638 residential structures. A small percentage of the homes (3.3% or 21 homes) were evaluated and determined to meet the rank 1 criteria. Homes which were ranked good (rank 2) were more frequent as 37.6% of the homes within Manning met this category's criteria. Rank 3 (fair condition) homes make up 57.4% of the city's total housing stock. Less than 2% of the city's housing stock was ranked a 4. There were eleven homes which were ranked as in poor condition which means that these structures require major attention. Table 4.5 shows a numerical breakdown of the windshield survey results and map 4.1 on the next page shows the average housing condition by census block with some blocks being edited to show a more accurate representation of the average condition.

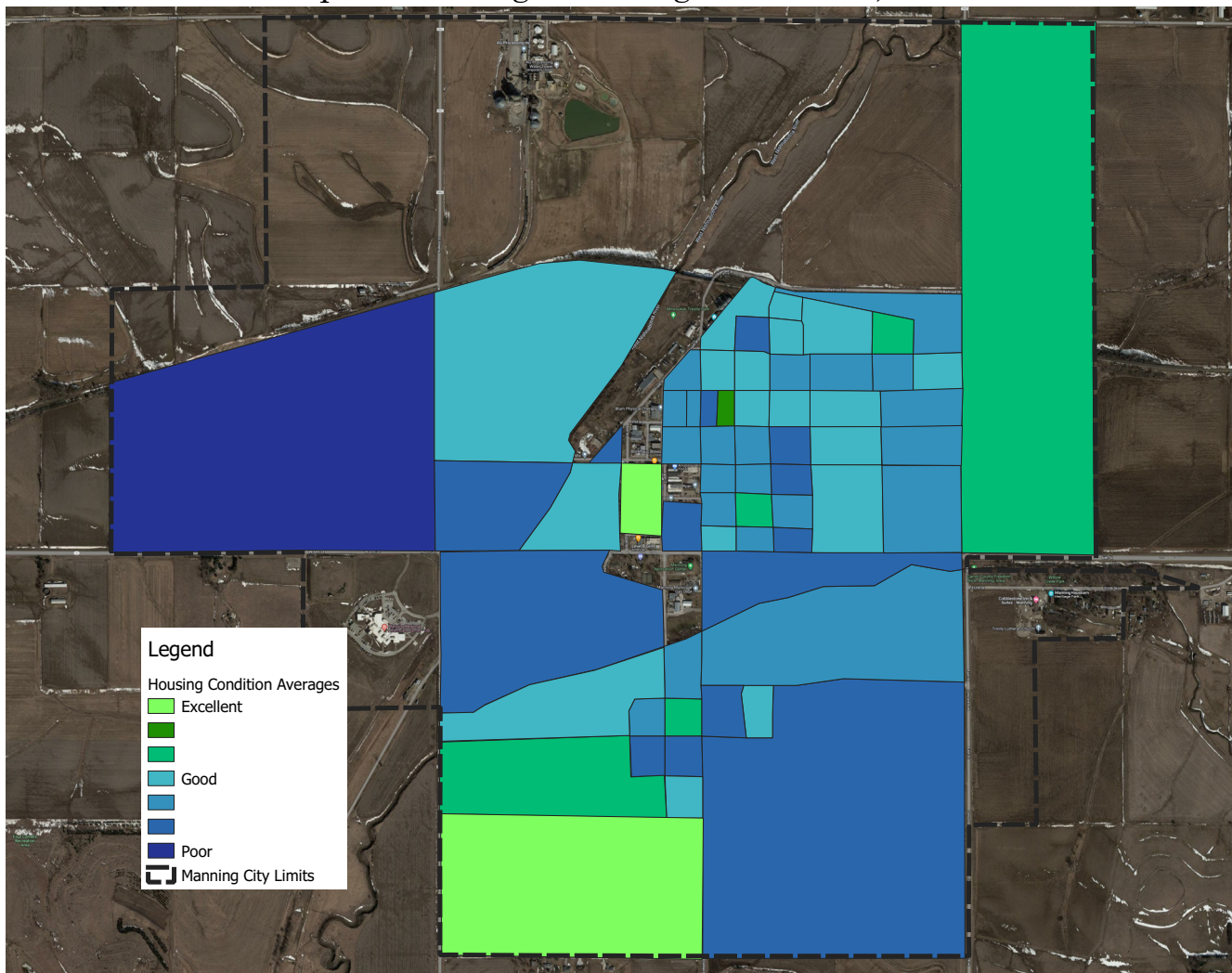
In recent years, the City of Manning has been aggressive in enforcing property maintenance codes. Currently, there is a program to help owners of homes beyond repair to finance the demolition of the structure. This has improved the overall housing conditions city-wide.

**Table 4.5: Housing Conditions**

Rank	Condition	Number	Percent	Description
Rank 1	Excellent	21	3.3%	A structure that is under construction, recently completed or if older has been completely renovated so that effectively, it is a new home. Most of these homes are less than ten years old.
Rank 2	Good	240	37.6%	A structure that may be somewhat older, but has been carefully maintained. The structure is sound and substantial improvements have been made. The home may show some minor signs of wear, although none that would need to be addressed right now.
Rank 3	Fair	366	57.4%	A structure that needs mostly cosmetic repairs and modernization improvements. The main structure of the home is sound but it may need new shingles, paint, windows, etc. These homes would be considered good "fixer uppers" for most people.
Rank 4	Poor	11	1.7%	A structure that is in need of major attention. In addition to the cosmetic repairs found in rank 3, these homes need major foundation work or other structural repairs. Structures are not level or plumb and exhibit signs of sagging, settling, etc. Rehabilitation may cost more than what is economically feasible.



Map 4.1: Average Housing Conditions, 2022



## Future Housing Demand

The 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. Table 4.7 shows the population growth potentials as well as the housing demands that those populations will require.

The replacement housing number is derived from the windshield survey. Homes which ranked 4 or 5 are recognized as homes which by 2040 will need to be replaced. A vacancy rate of 4% allows for new residents to move into the city with options as well as provides options for those who live within the city to move within the city if they would want to.

Population estimates are very difficult to project and often cannot account for social and/or economic changes that are presently occurring which leads estimates to be just that, estimates. If the city grows at 1% each year, there will need to be 115 housing units added to the city's current stock by the year 2040. Adding that many housing units by 2040 means that 7 units per year until 2040 need to be constructed. It is important to remember that not all of these units will need to be owner-occupied homes. If the number of renters and owners stays the same, 21 of these units (19%) will need to accommodate renters and 94 (81%) will need to be owner-occupied single family homes.

**Table 4.7: City of Manning Future Housing Demand Forecast**

Approximate Yearly Assumed Growth Rates	1%	2%	3%	4%	5%
2040 Population Projection	1,740	2,078	2,477	2,947	3,501
Minus People Living in Group Quarters (2.4% of city population)	42	50	59	71	84
Equals Population to be Housing 2040	1,698	2,028	2,418	2,876	3,417
Divided by Persons Per Household (2.05)	1,698/2.05	2,028/2.05	2,418/2.05	2,876/2.05	3,417/2.05
Equals Total Housing Units Needed	829	990	1,180	1,403	1,667
Plus Desired Vacancy Rate of 4%	33	40	48	56	67
Plus Replacement Housing	11	11	11	11	11
Equals Required Number of Housing Units	873	1,041	1,239	1,470	1,745
Minus Available Number of Housing Units 2020 Census Total	747	747	747	747	747
Equals Total Number of New Housing Units Needed in City for the Year 2040	126	294	492	723	998
Minus Total Number of New Housing Units Built in Manning 2014-2022	11	11	11	11	11
Equals Total Number of Housing Units Needed added in the City for the Year 2040	115	283	481	712	987
Number of New Units Required Per Year from 2023 to 2040 to meet Demand	7	17	29	42	59

## Available Programs

### City of Manning Tax Abatement

Tax abatement allows building owners to avoid paying property taxes by abating their taxes for five years. The property owners can qualify to receive a 100% tax abatement for the first five years. New residential homes, rehabilitation and additions to existing residential facilities qualify for this abatement. Multi-family properties (3+ units) are all eligible for 100% tax abatement for ten years.

For more information contact Manning City Hall at 712-655-2176.

### Region XII Housing Authority - Section 8 Housing

Region XII Housing Authority is the administrative body for the Section 8 Housing Choice Voucher Program for the City of Manning. This program helps provide rental assistance for low income families. The program generally requires renters to pay at least 30, but less than 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 the HUD's standards for safe and sanitary living conditions. This program does not offer emergency housing or assistance and can generally only help applicants of the program when the funds and support is available.

For more information, contact the Region XII Housing Authority at 712-792-5560.

### New Opportunities - Weatherization Assistance Program

The Weatherization Program aims to reduce energy costs for low-income families by improving the energy 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. In order to be eligible for the program, the income of the applicant must be at or below 200% of the 2021 federal poverty guidelines.

For more information, contact the New Opportunities Energy Director at 712-792-2832.

### **New Opportunities - 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 home heating costs by providing a one-time payment to the heating utility. 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. In order to be eligible, the income of the applicant must be at or below 200% of the 2021 federal poverty guidelines. Applications are accepted from November 1st – April 30th of every year. An application for energy assistance is also an application for weatherization of your home.

For more information, contact the Carroll County Family Development Center at 712-792-9266.

### **Region XII Council of Governments - 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 Region XII COG at 712-792-9914.

### **Region XII Council of Governments - Housing Trust Fund**

The COG Housing Trust Fund can assist potential homeowners located within Manning 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, contact Region XII COG at 712-792-9914.

### **Iowa Finance Authority - Main Street Loan Program**

Loans are given to communities with an identified need in the rehabilitation of upper floor housing in mixed use buildings or for new construction on infill in downtown areas. The Main Street Loans range between \$50,000 and \$250,000 and applications are reviewed on an ongoing basis.

For more information about the Main Street Loan Program, contact the Main Street Loan Program Team at 515-452-0437.

### **Federal Home Loan Bank - 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 non-profits, government organizations, housing authorities, and other



qualifying organizations.

For more information, contact the Des Moines FHLB at 800-544-3452 or 515-699-2100.

### **Federal Home Loan Bank - Down Payment Program**

This program aims to help individuals and families achieve homeownership by providing down payment and closing cost assistance to eligible owner-occupant households.

For more information, contact the Des Moines FHLB at 800-544-3452 or 515-699-2100.

### **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 Single-Family Housing Programs Director at 515-284-4444.

### **Region XII Council of Governments**

The City or individual homeowners can reach out to Region XII Council of Governments (COG) for assistance related to purchasing a home, home repairs, or emergency needs. The COG has both loan and grant funds available to offer. Funds are derived from a number of programs which all have different income and eligibility requirements.

For more information contact Region XII COG at 712-792-9914.

## **Goals**

### **Address need for additional rental housing**

Manning is currently dealing with limited rental housing options. An online search of properties in March 2023 showed two units available for rent. This situation has not changed as in 2017 less than 5 rental units were vacant and in 2012, there were 2-3 unoccupied rental units within the community. Desirable rental units continue to have waiting lists. Within the city, there may be some renters looking to buy homes if one within their price range was to become available. As newer homes are being built some of the houses which become available may be within the current renter's price range allowing for them to buy a home and free up their current rental.

Action items: -Continue to explore the option of second story apartments downtown  
-Determine if the need exists enough to fill a new apartment building, if so, start conversations with builders

### **Address the need for diversified senior housing**

Local residents, as they age, sometimes want to downsize their living quarters. Conversations with residents have shown that although they want to downsize, many do not want to rent or move into an assisted living facility. Developing condominiums or duplexes that provide maintenance services, would be a viable option for these residents, as they would still be able to own their residence, but would not have to worry about maintenance issues. Single-family homes continue to be highly desirable, and therefore are a high priority. Apartment-style living continues to be somewhat desirable, which makes developing them a lower priority. Creating

these options and the opportunity for households to downsize would also create single-family home vacancies creating opportunities for movement into or within Manning's housing stock.

Action items: -Discuss with residents the want/need for housing in which to downsize to  
-If the need is still present, start discussions with landowners and developers/builders to start the building process

### **Explore funding options for new home builds**

Increasingly more people are becoming leery of building a home as going over budget is not an option for a large number of households. One of the biggest problems with being able to provide the turn-key homes buyers are looking for is financial risk. There currently is a high demand for these types of homes, but there is always the risk that the home, after built, could sit on the market for a number of months or even years. Along with the risk there is the potential for a big reward.

Action items: -Present the incentives that are now available  
-Present the opportunity to invest in new housing to community members as they would be helping make the city attractive to new residents  
-Seek out an investor group and gauge interest as another option to ensure funding is available

### **Explore options to improve existing housing stock**

Manning'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: -Continue to address abandoned/vacant homes  
-Down-payment assistance for first-time home buyers  
-Monitor and watch for additional funds to become available

### **Address the need for new homes (either spec or custom builds)**

Reasonably priced, updated homes in Manning are not on the market very long before being sold. Home-seekers are more interested in purchasing already built homes to reduce the risk of going over their housing budget. The committee determined that there is a high demand for affordable new homes. Potential home buyers also stated that if they would buy a spec home, they would be willing to allow the developer to show their home, with reasonable notice, to encourage the building of more new homes.

Action items: -Secure financial backing to build a spec home  
-Ensure potential lot locations are buildable  
-Start with building any number and continue as long as demand allows  
-Utilize the IEDA Workforce Housing Tax Credit program to encourage new builds within the city

### **Encourage creation of buildable lots and the acquisition of more lots**

There are currently 15 developed lots available within Manning, including infill lots. If the other housing tasks are successful, 15 lots will go quickly. Because of this, more lots need to be developed by subdividing existing land and extending city infrastructure.

- Action items:
- Subdivide existing land into lots large enough to accommodate new builds
  - Extend city services to new lots

### **Encourage partnerships with the Building Trades Program**

The local building trades programs are developing skills within students to help them obtain a job in the skilled trades field after graduation. In order to further develop these skills, there are a number of communities starting partnerships with the local schools to benefit both parties. The partnerships allow for the building trade programs to construct a house, and the city gets a new construction home to sell within the community. These partnerships help the city expand their housing stock while further developing students' understanding of the trades.

- Action items:
- Partner with Job Corps' Career Vocational Training Center to create a partnership
  - Partner with DMACC or other local community colleges which have building trade programs

### **Recruit Contractors**

One of the largest hurdles the city is currently facing regarding the housing stock is finding contractors who are willing and able to construct new homes within the city. Recruiting contractors who have the available time, and are willing to travel to rural Iowa to build homes within the community would provide a boost to the city's housing stock and future development.

- Action items:
- Try to find a couple residents looking to construct homes, to create additional opportunities for contractors instead of just singular builds
  - Financially back a spec build to get new construction started

### **Pocket Neighborhood**

The city has recognized that there is a need for housing within the community, and that there is a need to look outside the conventional housing situation within the community. The need for additional housing, but lack of land to construct these units has led the city to look into the creation of a pocket neighborhood. Plans have been drawn for this neighborhood, and the city is ready to proceed with the plans.

- Action items:
- Secure financing/funding to install adequate infrastructure (roads, water, sewer, storm sewer)
  - Extend city services to new lots
  - Attract builders to build housing units on the lots

## **Summary**

Although the 2020 Census data showed that Manning's population had decreased, the data for housing shows that there is a need for additional housing within the community. Changes to the 2020 Census' differential privacy policy lead to population reports not being accurate, except at a state level. Smaller populations, like Manning's, were more likely to see the effects of the new differential privacy policy procedures. This may be a cause of the Census population change in Manning. The City's vacancy rate fell from over 9% in 2015 to 6.1% in 2020. The city has continued to take advantage of programs that are available to assist residents purchase and rehabilitate homes within the community. Moving into the future,



the city should continue to take advantage of these programs and explore the possibility of utilizing new/different programs to assist the residents within the community with housing needs. The population should continually be examined to determine if the overall housing needs within the community have changed, and if they have, diversifying the housing market within the community may become vital.

### **Table 4.3 Household Definitions from the Census Bureau**

**Family Households** – A family consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of tabulations. Not all households contain families since a household may be comprised of a group of unrelated people or of one person living alone – these are called nonfamily households. Families are classified by type as either a “married couple family” or “other family” according to the sex of the householder and the presence of relatives. The data on family type are based on answers to questions on sex and relationship that were asked of all people.

**Married-Couple Family** – A family in which the householder and his or her spouse are listed as members of the same household.

#### **Other Family:**

**Male Householder, No Wife Present** – A family with a male householder and no spouse of householder present.

**Female Householder, No Husband Present** – A family with a female householder and no spouse of householder present.

**Nonfamily Household** – A householder living alone or with nonrelatives only. Unmarried couples households, whether opposite-sex or same-sex, with no relatives of the householder present are tabulated in nonfamily households.

**Nonrelatives** – This category includes any household member, including foster children, not related to the householder by birth, marriage, or adoption. The following categories may be presented in more detailed tabulations:

**Roomer or Boarder** – A roomer or boarder is a person who lives in a room in the household of the householder. Some sort of cash or noncash payment (e.g., chores) is usually made for their living accommodations.

**Housemate or Roommate** – A housemate or roommate is a person age 15 years old and over, who is not related to the householder, and who shares living quarters primarily in order to share expenses.

**Unmarried Partner** – An unmarried partner is a person age 15 years old or older, who is not related to the householder, who shares living quarters, and is in an intimate relationship with the householder. For example, a boyfriend or girlfriend.

**Foster Child** – A foster child is a person under 21 years old, who is placed by the local government in a household to receive parental care. Foster children may be living in the household for just a brief period or for several years. Foster children are nonrelatives of the householder. If the foster child is also related to the householder, the child is classified as that specific relative.

**Other Nonrelatives** – Anyone who is not related by birth, marriage, or adoption to the householder and who is not described by the categories given above.



# Chapter 5: Parks and Culture





Parks and recreation have been an integral part of the Manning Community, one that residents have made a commitment to support. Through community support and city dedication, the parks and recreation facilities have continuously been developed and upgraded. The high quality of the amenities, coupled with the number of amenities offered within the community ensure that there is something for everyone of all ages to enjoy.

## Manning City Park

Manning's City Park is located in the heart of Manning along Highway 141. The park offers playground equipment for children to play on including a climber specifically designed for children aged 2 to 5 years old which was added in 2009. The park also offers the opportunity to play tennis, pickleball and basketball on sport specific courts. This park and its facilities are currently the focus of the city's "Refresh the Park" fundraising campaign which will replace the current equipment. The current equipment poses safety concerns, has obsolete equipment that parts are no longer available to fix, and is in general nearing the end of its useful life. If the fundraising campaign is successful, much of the equipment will be replaced and new rubber surfacing will be installed.



The Warren Timmerman Shelter House was added to the city park in 2008. This shelter house is climate controlled and offers a full kitchen, bathrooms, a projector, and a big screen TV. As the shelter is climate controlled, the public is able to rent it year-round for private and public events.

Just west of the Timmerman Shelter house, across Park Avenue, is a sports complex devoted to outdoor sports. This complex includes soccer and football fields, baseball and softball diamonds, a concession stand, rest rooms, bleachers, and updated dugouts. Located on the south west corner of the sports complex are community gardens which are available for residents to rent on an annual basis.

## Milwaukee Trestle Park

Milwaukee Trestle Park is located near the historic railroad trestle on the North end of Main Street. The park serves as a stopping and resting point to view the trestle and features shade, picnic tables, public art, historical information, river canoe access, a sand volleyball court, trestle-themed monkey bars and interactive art. The 10-foot tall "IOWA" sculpture is made with cast concrete letters and has served as the backdrop for countless photographs.



In 2019, the Kerkhoff Shelter House was constructed in Trestle Park. This shelter is climate controlled and can seat 150 people comfortably. The shelter features a separate kitchen and a TV, making it a desirable location for a large variety of gatherings.

## Manning Recreation Center

The Manning Rec Center is located at 702 6th Street. The facility is home to an indoor swimming pool with lap lanes, a soft play room, a racquetball court, gym, whirlpool, and weight and fitness room and offers 24-hour access with the purchase of a membership. The Rec Center offers a variety of programs and classes for both children and adults. Adult programs include volleyball, basketball, swim, water aerobics, spin class, barbell pump, bootcamp, and yoga.



Youth rec programs include basketball, t-ball, volleyball, soccer, flag football, tackle football, dance, wrestling, and swim. The center offers both 3-month and annual memberships as well as daily passes.

In 2021, the Hillside Splash addition to the rec center opened. Hillside Splash features a zero-entry pool, two large slides, and small play toys. The completion of Hillside Splash also included an adjacent splash pad. The splash pad is open as a part of pool admission during regular hours or for free during non-pool hours during the summer.



## IKM-Manning Community School

The IKM-Manning School system has served students from Irwin, Kirkman, Manilla, Manning, and the surrounding rural areas since 2011. Located on the south side of town at 209 10th Street, the IKM-Manning School also has several recreational facilities which include a playground and a football field.



## Great Western Park

Located just south of Manning on West Street is the Great Western Park. This park is the result of collaboration between private landowners, the Carroll County Conservation Board, and the Manning Community Foundation. The park features a shelter house, rest rooms, playground equipment, a fishing lake, walking trails, a shooting range, disc golf, and a campground. The park's lake is equipped with a boat ramp and dock for ease of access for fishing and ice fishing. The park's campground has both electric and tent camping sites which are available on a first-come first-serve basis.



## L & M Bowl

At 825 5th Street is the eight lane, L & M Bowling Alley. This bowling alley is open 7 days a week during the spring, fall, and winter. The facility offers open bowling and a variety of leagues which cater to all ages. The facility is also available to use for parties and other events.



## Manning - Manilla Golf and Country Club

Manning Manilla Golf Course is a 9-hole semi-private golf course located in Western Iowa half-way between Manning and Manilla on Hwy 141. The course was originally built in 1931 and went through an extensive renovation project in 1997 & 1998. The course is open to both membership play and green fee play. The clubhouse is open from the 1st of April until the end of October.

## Recreational Trails

There are currently several trails that have been built in and through Manning. The Safe Routes to School Trail created a safe route for students who live in north Manning to travel to school on the south side of town in a high-use area. The city also has a park connector trail which created

a connection between the Manning City Park, the little league football and soccer fields, the community gardens, and loops back to the little league baseball/softball diamond. The city's hospital connector trail ties the City Park to the Manning Regional Healthcare Center creating diversified transportation options to and from the Healthcare Center and Great Western Park. Funding has been partially secured to begin work to connect the hospital connector trail to the hospital and Great Western Park. The Trestle Park Trail begins in the new Milwaukee Trestle Park goes under Highway 141 and connects to the Hospital and City Park Trails. The Safe Routes to Schools South trail starts near Nishnabotna Drive, goes around the Zion Lutheran Church & Preschool and ends near the school on 10th Street.



## Goals

### Maintain existing facilities

Manning already has an excellent variety of facilities that are designed for all ages and physical abilities. Ensuring the maintenance of these is a top priority.

- Action Items:
- Add more bleachers
  - Budget and staff facilities
  - Increase the amount of rubber surfacing under playground equipment
  - Consider permanent sound system at ball fields
  - Consider additional upgrades to baseball and softball fields

### Redevelop city park

Manning's city park is heavily utilized by the residents and visitors of Manning. A large portion of the park's amenities have outlived their useful lives and are in need of replacement. Redeveloping the city park to include new equipment and new/expanded recreational opportunities is important to the park's future.

- Action Items:
- Increase pickleball and basketball opportunities
  - Additional park lighting
  - Replace outdated equipment
  - Consider bathroom enhancements and/or replacements

### Continue to develop trail system and promote walkability

As a traditional Main Street community, Manning is both accessible and walkable. The planning committee noted that expanding the trail system would further promote these qualities and should be a high priority item as funding becomes available. Further expansions would provide a safe route for students to get to school.

- Action Items:
- Create safe connections throughout the city
  - Implement plan
  - Continue to build trail connections
  - Build new trails
  - Develop a plan which would connect Manning to the regional trails as well as the ADT National Trail

## Develop the Milwaukee Trestle Park

The city's newest park is the Milwaukee Trestle Park. This park provides activities for visitors to interact with nature in a variety of ways. The city has developed a plan for the completion of the park with a number of action items laid out. This goal focuses on completing those actions and finishing the park.

- Action Items:
- Continue to build a natural play area
  - Incorporate additional outdoor exercise equipment
  - Create another water access along the Nishnabotna River
  - Build an outdoor classroom
  - Place additional interactive art
  - Build a bags area
  - Plan to incorporate a campground area
  - Create public bathrooms

## Continue developing the city's recreation center amenities

The rec center continues to expand the amenities it offers to the residents of Manning. Recently, adding additional water amenities in and around the pool has become a priority. These amenities would increase the number of residents which can access the water amenities.

- Action Items:
- Explore options for additional gym space
  - Utilize the senior center for additional space
  - Add additional parking

## Pursue additional amenities

Adding additional amenities as funding allows is essential to maintaining the high quality of life that residents of Manning currently enjoy. Increasing the number of outdoor amenities at the city's parks would allow the city to continue to diversify the amenities it offers, helping it maintain the high quality of life it offers.

- Action Items:
- Consider making the river navigable by adding a boat entry, fishing spots and other river recreation opportunities
  - Consider general outdoor activities as funding comes available

# Historic and Cultural Resources

## Heritage Park

One of Manning's most notable attractions is Heritage Park. Located on the eastern edge of Manning just off Highway 141, the park offers a variety of attractions for visitors. The park is home to the German Hausbarn, the Konferenz Centre, the Trinity Church, a campground, and the Leet/Hassler Farmstead. The Park is open from May to October each year to tourists and is included on a number of available bus tours. Recently, the Heritage Park campground has seen some additions which have included the Charters of Freedom and the Carroll County Freedom Rock.

### Hausbarn

The Hausbarn that is found in Heritage Park is an authentic 1660 Hausbarn from Schleswig-Holstein, Germany. In 1996, the barn was gifted to the Manning Heritage Foundation by Claus Hachmann, a German





farmer. It was then dismantled and shipped to Iowa. Ground-breaking and dedication for the reconstruction occurred in 1997 and two years later in 1999, German carpenters arrived to lead volunteers in the reconstruction. During summer of 2000, the reconstruction was complete and the community celebrated with a grand opening. In 2023, the reed roof of the Hausbarn was replaced. Today, the Hausbarn is a tourist destination as well as a location for destination weddings.

### **Konferenz Centre**

The Konferenz Centre is also found on the grounds of Heritage Park. This center was completed in 2003 and is a venue for events ranging from business meetings to local events to wedding receptions. The Konferenz Centre has three different halls which can accommodate large numbers of visitors. The North Halle can seat up to 120 people, the Roten Bar Tavern can seat 30, and Hansen Halle can seat 280, which allows the center to accommodate events of all sizes. The Konferenz Centre also allows the option of outdoor seating. There is also a gift shop located inside the Konferenz Centre which is open during peak tour season.



### **Trinity Church**

The newest addition to Heritage Park is the Trinity Church. After the church's congregation dismantled in 2006, this 104-year-old structure was moved from Lincoln Township, south of Manning, to Heritage Park. The church was brought to Manning through a collaboration between the Manning Heritage Foundation and the church's congregation. Today, the church is available to rent for weddings, baptisms, funerals, special services and other non-denominational Christian events. The church is also open for tours.



### **Leet/Hassler Farmstead**

The Leet/Hassler Farmstead is recognized on the National Register of Historic Places. The house on the farmstead was built in 1916 by William Leet. The next owner, Frederick Hassler, added the braced-rafter gambrel-roofed barn followed by the hog house, chicken house, scale house, and boar house in the late 1910s-1920s. The farmstead was found to have historical significance because of the integrity of the house and farm buildings as well as its purebred Poland China Hog farming operation. The scale that is located on the property is 100 years old and is fully functional. This property is continually being restored and is available for walking tours.



### **Charters of Freedom & Carroll County Freedom Rock**

Manning is the site of the first Charters of Freedom setting in Iowa and only the second west of the Mississippi. This is a permanent display featuring replications of the United States Bill of Rights, Constitution and Declaration of Independence. On Friday, October 14, 2022, the Charters of Freedom were officially dedicated.



The Carroll County Freedom Rock was painted by Ray "Bubba" Sorensen in June 2014 and repainted in 2023. This rock is a part of the 99-county Iowa Freedom Rock® tour. The rock was painted to highlight Manning's history during WWII, the Bald Eagle, the American Flag, service men and women, and those who serve on the homefront including farmers.

## Manning Public Library

The Manning Public Library is conveniently located on Main Street and is ADA accessible. The library contains over 10,000 materials and more can be accessed through the inter-library program and the Bridges/Overdrive eBook Library. The library hosts a number of reading programs for the youth of the community including a summer reading program and a year round initiative focused on having children read 1,000 books before kindergarten. The library has a Stay and Play area that encourages families to sit and read with their child(ren). Also available within the library is wi-fi, public computers, DVDs, fax/copy/scan machines, proctoring services, meeting rooms, and a media center.



## Cemeteries

Manning has two cemeteries which are of historical significance. The City Cemetery is located near the corner of Center and 12th Street and has over 4,000 people buried in it. Some of these burials date back to the 19th Century. The Sacred Heart Catholic Cemetery is nearly as old as the City Cemetery and is located near the corner of East Street and Railroad Street.



## Manning Commercial Historic District

In 2015, the Manning Commercial Historic District (downtown) was listed on the National Register of Historic Places. It represents historic commercial growth and development of the City of Manning which was established along a projected railroad in 1881. The buildings within the district reflect the historical associations of important businesses in the community. The first building in the district was built in 1885. In 1891 and 1895 two blocks along Main Street were destroyed by fires.



## Manning Water Tower

The Manning Water Tower was added to the National Register of Historic Places in 2016. The Water Tower was recognized as an excellent example of steel elevated water tower engineering and design from the early 1900s. The tower's design was a collaboration between a Manning native, Henry J. Brunnier, who was working under Iowa State College Engineering Professor, Anson Marston. Brunnier urged the City Council to build the Marston's elevated tower instead of the standpipe which would have been cheaper. Through a partnership with the State Historical Society of Iowa, a historical marker was placed 2023.



## Milwaukee Railroad Trestle

The Manning Milwaukee Railroad Trestle was added to the National Register of Historic Places in 2020. Construction on the bridge was started in 1913, with the grading and large buttresses & concrete supports. The main steel superstructure was completed in 1914. The bridge was constructed to allow rail traffic to cross over the Nishnabotna River and two other railroad lines – Great Western and North Western. Much of the work was done with teams of mules, steam shovels, and small gauge railroads. The



construction of the trestle allowed the Chicago-Milwaukee Railroad to relocate their tracks to eliminate many curves and grades. At the time of construction, the road was double-tracked from Chicago to Manilla. The original Milwaukee Railroad had passed through the area which is now the city park and little league fields. The original depot was north and west of the Legion Building. During World War II, Iowa National Guard security guards were stationed at each end of the bridge to prevent sabotage.

## Other Buildings of Historical Significance

Manning also has a variety of historically significant buildings, including numerous commercial buildings, churches, and public facilities as well as residential homes. The Manning Historical Preservation Commission has inventoried historic businesses, churches, and public facilities. The Commission has also started an inventory of residential historic properties.

## Goals

### Promote Heritage Park

Heritage Park is one of the city's largest attractions and continuing and expanding the promotion of the park is a priority. The facilities have much to offer and are often used for local events but promotion beyond the community could bring in additional visitors and potentially add events.

- Action Items:
- Expand advertising efforts
  - Continue creating itineraries that can be sent to tour groups for planning
  - Ensure Welcome Centers have brochures for tourists
  - Add more German-oriented events
  - Continue building improvements such as reed roof on the Hausbarn,
  - Upgrade the roof on the farmstead
  - Conference Center upgrades/remodel
  - Enhance Oktoberfest and other events

### Highlight Manning's History

The city's history is still present today. While Heritage Park includes historical information, additional venues should be considered to widen the availability of historical knowledge. The city has a number of places of historical significance, and these locations could be part of a city-wide educational tour.

- Action Items:
- Create itineraries for the community
  - Choose venues to showcase historical information
  - Consider new ways to promote the city's history and historic amenities
  - Continue to promote and safeguard the city's historic properties
  - Restore Light Plant to make it National Register eligible
  - Find resources to preserve historic buildings

### Other Art Goals

The City aims to provide an environment which showcases not only its history, but gives residents the chance to experience other cultural events/attractions. The city's highway corridor, Main Street, and City Parks would be the perfect locations to place art as they are the places that would offer the most usage and visibility.



Action Items: -Add additional public art  
-Add additional interactive public art  
-Add art events  
-Continue to add murals throughout the city

### **Increase tourism in Manning**

Increasing tourism in Manning would help the community in a number of ways. Increasing tourism will increase spending within the community. It will also help preserve the city's heritage. Manning has a number of tourism destinations and activities for visitors of the community, but increasing the number of offerings, would ultimately benefit the city.

Action Items: -Find ways to increase the usage of Heritage Park  
-Help promote Evolution of the Heartland

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# Chapter 6: Transportation





Manning is centrally located between Iowa's larger metros and county seats. This central location provides residents travel options within manageable distances. While the city is largely dominated by vehicle transportation routes, the city is working to diversify transportation options for residents. The diversification of transportation routes will ensure that everybody, including non-drivers, have viable transportation options. Bike trails, city streets, state highways, and city sidewalks create the diverse transportation system within the community. The easy access to larger metros with convenient travel times contributes to the community's ability to attract visitors to the community and new residents.

## Streets

The region's highway system allows for convenient travel between Manning and several surrounding communities. Table 6.1 shows that Manning is located within 33 miles of the Carroll County seat and the three neighboring county seats (Audubon County, Shelby County, and Crawford County) and within 100 miles and two hours of some of the state's larger cities.

Highway 141 travels right through the heart of Manning providing easy access to routes which lead to nearby communities. In 2021, Highway 141 was converted from four lanes throughout the city to three lanes. According to the Iowa Department of Transportation (IDOT), Highway 141 had an average annual daily traffic (AADT) count of 2,490-3,500 vehicles in 2016. Other streets within Manning with notable traffic counts would be West Street, between Birch Avenue and County 300th Street, with 550-1,700 trips a day. West Street heading south out of Manning heads to Puck Enterprises, which could be a large portion of the daily trips on this route. Center Street also has a notable AADT with 920-1,780 trips per day. The Manning streets on which the Iowa Department of Transportation evaluates the average annual daily traffic can be found in map 6.1. Not all streets within the city have had the AADT calculated or manually counted, so the AADT numbers are not shown for every street.

Table 6.1: Travel Times

City	Miles	Travel Time
Audubon, IA	19.8	23 minutes
Carroll, IA	21.4	26 minutes
Denison, IA	23.2	28 minutes
Harlan, IA	31.1	38 minutes
Omaha, NE	81.6	1 hour 26 minutes
Ames, IA	88.8	1 hour 41 minutes
Des Moines, IA	90.8	1 hour 38 minutes
Sioux City, IA	98.3	1 hour 47 minutes

## Rail Transportation

Manning is served by the BNSF railroad. Trains travel from Bayard, through Manning three to seven times a week and connect to Council Bluffs. This rail line provides transportation of fertilizer, freight, grain, and ethanol to and from surrounding communities. According to the IDOT, the average rail density per mile was 28.8 million gross ton-miles per mile in 2018.

## Air Transportation

The nearest airports to Manning are Audubon, Carroll, Denison, and Harlan. The Audubon County Airport is located 21.3 miles from Manning and serves local aviation services as well as some additional services. The Carroll Municipal-Arthur Neu Airport accommodates most business jets and serves business aviation. The Denison Municipal airport supports general aviation and small to mid-sized business jets. The Harlan Municipal Airports also supports general aviation and small to mid-sized jets. Several of the regional airports offer helicopter service as well.

Map 6.1: Average Annual Daily Traffic, 2016

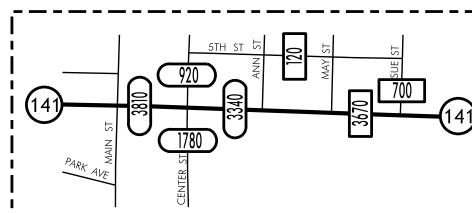
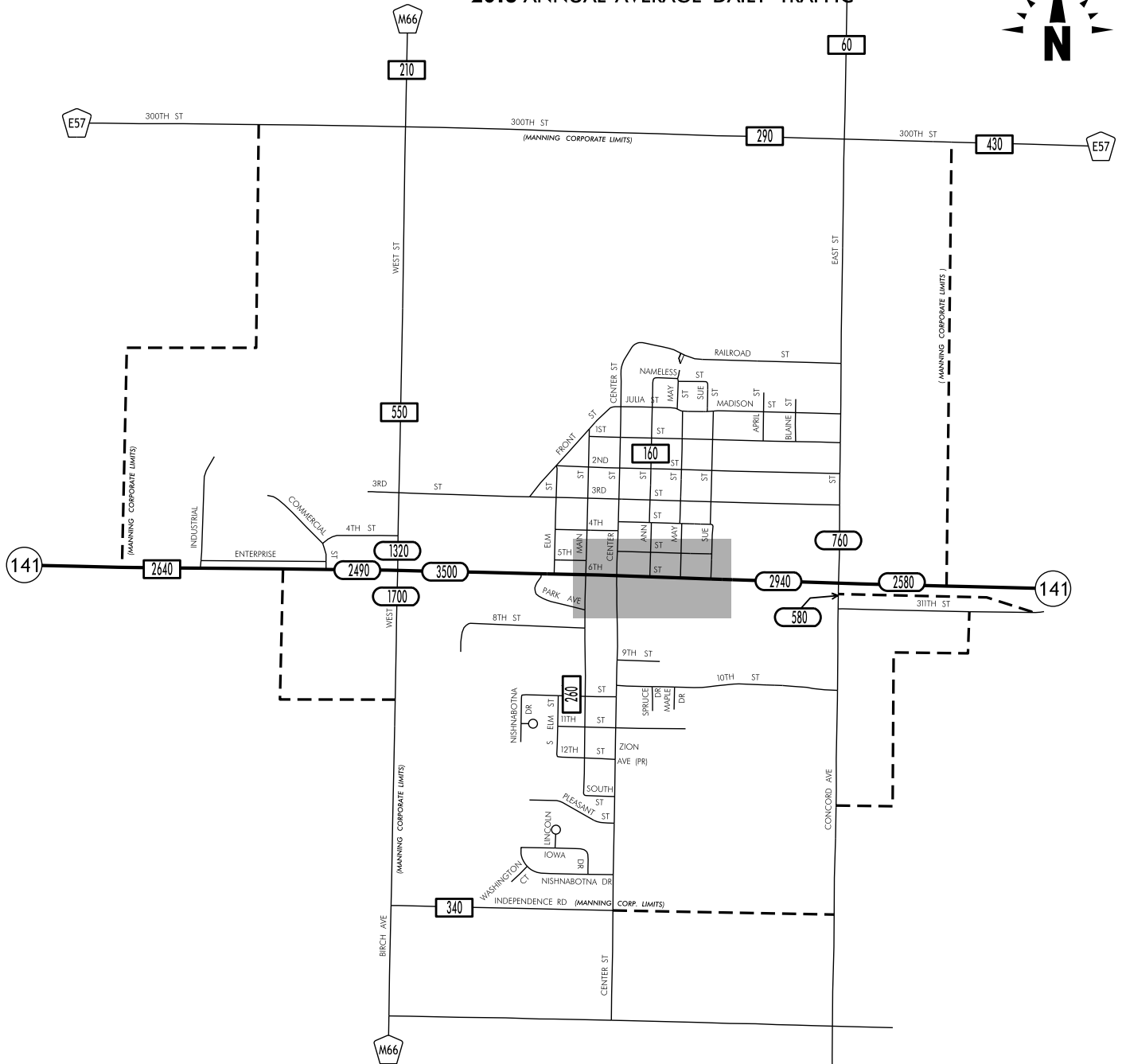


TRAFFIC FLOW MAP OF

**MANNING**

**CARROLL COUNTY**

**2016 ANNUAL AVERAGE DAILY TRAFFIC**



PREPARED BY  
IOWA DEPARTMENT OF TRANSPORTATION  
DIVISION OF PLANNING AND PROGRAMMING  
OFFICE OF SYSTEM PLANNING  
PHONE (515) 239-1289

**LEGEND**  
RECORDER ONLY   
MANUAL COUNT

The closest commercial airport is Eppley Airfield in Omaha, Nebraska (87 miles). Eppley Airfield is served by Alaska Airlines, Allegiant Air, American Airlines, Delta, Frontier, Southwest, and United Airlines. The next closest commercial airport is the Des Moines International Airport, located in Des Moines, Iowa (95.6 miles). The Des Moines International Airport services Allegiant Air, American Airlines, Delta, Frontier, Southwest, and United Airlines.

## Western Iowa Transit

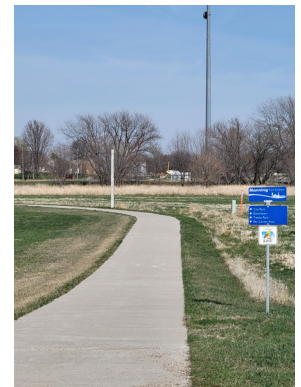
The Western Iowa Transit System services the City of Manning. Western Iowa Transit is a service of Region XII Council of Governments out of Carroll and aims to provide safe, dependable, and efficient public transportation for all citizens within the system's service area while helping the citizens maintain and improve their quality of life. This service is demand responsive and serves all ability and age levels. Western Iowa Transit has over 60 buses, vans, and cars throughout Audubon, Carroll, Crawford, Greene, Guthrie, and Sac Counties. While the transit service serves the citizens of the six county service area, the system will transport any resident of those counties to wherever they need to go, whether it be an in-town ride, or a ride to the airport in Omaha.



## Bike/Pedestrian

In 2016, Manning completed a sidewalk inventory which included 657 properties. Since the inventory was completed, nearly 200 sidewalks have been improved as a result of the city working with property owners to improve the condition of the city's sidewalks. The city continues to make improvements to other aspects of the pedestrian transportation system. Some of these improvements include overall improvements to the Center Street bridge, which was constructed to improve vehicular and pedestrian traffic. All of the intersections at Highway 141 throughout the community have been redeveloped to be ADA compliant. The City has also installed a rapid flasher at the Iowa Highway 141 and Center Street intersection (near the Rec Center) to improve safety for those crossing at this intersection.

Manning's bike paths/trails not only provide opportunities for recreation, but provide transportation to vital points throughout the city, such as the school, city parks, and downtown. Manning has made trails within the community a priority and have invested \$1.8 million into the city's trail system. Manning has a trails plan which they continually update and look at for projects to complete. In 2018, the city installed an underpass below Highway 141 to provide a safe trail route from the north portion of Manning to the south portion of town. Recently, the largest trail projects have been the completion of the Safe Routes to School South trail and other trail improvements which have included wayfinding signage, among other general improvements. The City continues to seek the creation of a regional trail which would connect Manning to Manilla, Templeton, Coon Rapids, Perry, and Shelby County.





## Commuting

One of the more important aspects to consider when dealing with transportation is how Manning's residents travel to and from work. The largest portion (81.3%) of Manning's residents traveled alone to work. Carpooling is the second most practiced way residents of Manning travel to work at 8.7%. Walking to work is how 4% of Manning residents travel to work. The number of residents who walk are an important reason to ensure the city's sidewalks stay in prime condition. 5.5% of Manning residents work from home, which does not require them to travel to work. The average commute time was 21.7 minutes.

Comparing the information in table 6.3 below to information from 2016, the percentage of workers within Manning who commute alone increased from 78.68% in 2016 to 81.3% in 2020. The percentage of workers who commuted also increased from 6.85% in 2016 to 8.7% in 2020. Workers who worked from home also saw a slight increase, most likely as a result of the COVID-19 pandemic. As the previous three cohorts saw increases, the percent of population which walked, decreased from 2016 to 2020 by 4.53% to 4% in 2020.

Table 6.3: Means of Commuting to Work, 2020

	Manning	Glidden	Stuart	Coon Rapids	Lake View	Carroll County
Total Workers Age 16 and Over	829	524	724	525	443	10,537
Drove Alone	81.3%	86.3%	71.8%	85.1%	88.0%	84.1%
Carpooled	8.7%	9.0%	9.8%	8.8%	6.8%	6.7%
Public Transportation	0.0%	0.6%	0.0%	0.0%	0.0%	0.1%
Walked	4.0%	0.6%	6.5%	2.3%	2.5%	2.3%
Other Means	0.5%	0.6%	4.7%	0.0%	1.4%	0.9%
Worked from Home	5.5%	3.1%	7.2%	3.8%	1.4%	5.8%
Average Commute Time (minutes)	21.7	17.1	26.5	22.3	17.9	13.9

Table 6.3 shows the way Manning's residents travel to work compared to cities of comparable size and location throughout west central Iowa. Manning has the fourth lowest average commute time at 21.7 minutes, between Lake View at 17.9 minutes and Coon Rapids at 22.3 minutes. Stuart residents experience the longest commute time of the comparable cities at 26.5 minutes. Manning has the second highest percentage of workers who walk to work at 4.0% after Stuart, which has a percentage of 6.5%.

While evaluating how residents travel to work, it is important to also recognize where the workers are going. Map 6.2 shows how many residents are traveling from outside Manning for work, how many are staying within the city for employment, and how many are leaving the city for work. According to the information displayed in map 6.2, 182 residents live and work within Manning city limits. The information also shows that 550 residents of Manning work outside the city limits. This number may seem high, but workers who live in Manning but work at Puck Enterprises are included in this figure. There are also 525 workers who live outside of Manning's city limits but drive into the city each day for employment.

Figure 6.1 shows how far and in what direction, the Manning commuters travel to for work. This information is calculated utilizing Census Block information. Information in figure 6.1 shows that the majority of Manning residents who travel outside the city for employment travel east/north east. The largest portion of the chart section showing east shows that workers travel over 50 miles in that direction, this could mean that these workers are traveling to the Des Moines metro for work. The employees traveling north east travel 10 to 24 miles from home to work. These employees are traveling in the direction of Carroll, the county seat for employment.

Map 6.2: Inflow/Outflow of Workers, 2019

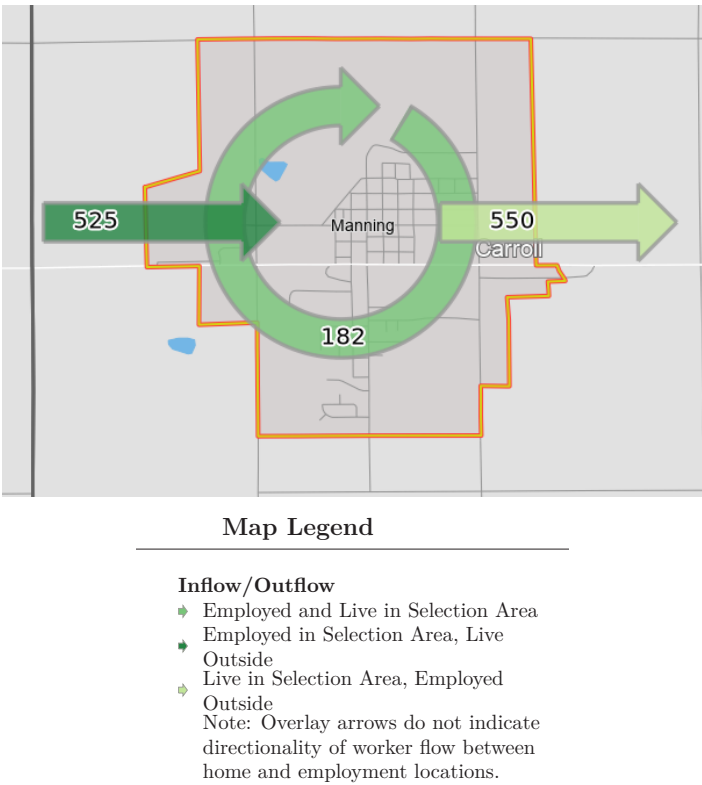
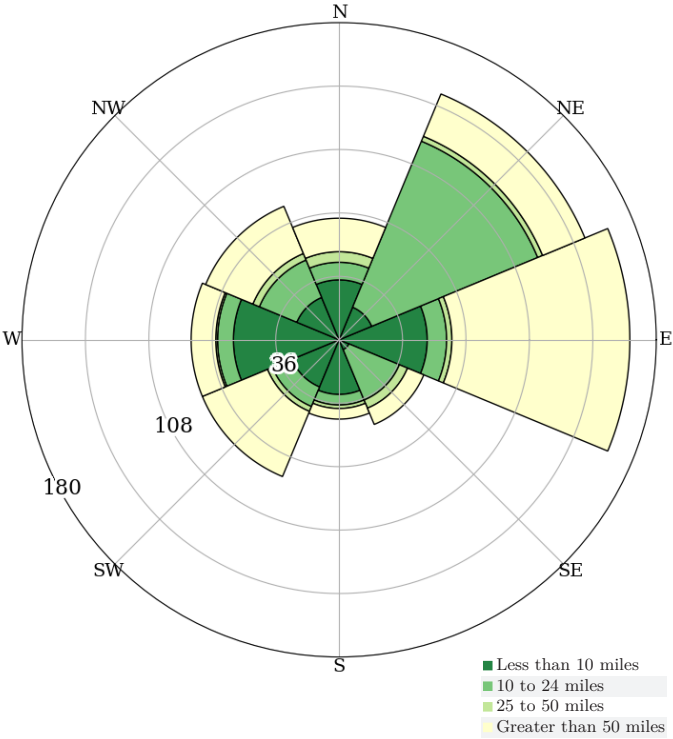


Figure 6.1: Distance and Direction traveled from home to work, 2019



## Goals

Pursue traffic control at the intersections of Highway 141 and Elm Street and Highway 141 and Main Street

The planning committee identified traffic control at the intersections of Highway 141 and Main Street and Highway 141 and Elm Street as the top priority. The Manning Rec Center and city park are located at this intersection and a large amount of school traffic passes through each morning and afternoon on school days. In combination with pedestrian traffic, this is a dangerous situation. A pedestrian activated crossing should be considered.

Action Items: -Seek funding for pedestrian crosswalk

Maintain existing transportation infrastructure

Maintenance and condition of existing transportation infrastructure was identified as a significant transportation issue. Some streets need a new asphalt overlay, but a few streets

already have several overlays and must be reconstructed. There is one bridge that will need to be replaced soon. These projects will need to be completed as funding allows.

Action Item: -East Street bridge over Willow Creek  
-Retaining walls on East Street bridge over the railroad  
-Airport Road as well as the trail along the road

### Repair/add sidewalks where needed

As shown in the sidewalk assessment map, there are portions of Manning that lacks sidewalks. The City currently requires all new developments include sidewalks. The planning committee felt that this policy should continue.

Action Items: -Continue to save for cemetery sidewalks projects  
-Complete safe routes to school plan

### Continue to Develop way finding system

The ability of visitors to navigate Manning's street system is important for economic growth and tourism. The planning committee identified that brochures were available in the past but have become outdated. Updated brochures that include a map of the community showing local shops, restaurants, churches, and civic buildings should be created and made available in local businesses. In addition, directional signs to local churches and Manning's Main Street should be considered.

Action Items: -Downtown wayfinding signage  
-Great Western Park signage  
-Entrance signs for the north  
-Partner with ISU to develop wayfinding

### Continue transportation enhancements

Manning recently completed a second visioning process. As part of that process, a series of transportation enhancements were recommended. The comprehensive plan steering committee suggested that the City pursue implementing the suggestions from that process in conjunction with the comprehensive plan.

Action Items: -Brick repairs on downtown streets  
-Great Western Park signage  
-Community Art  
-Consider removal of brick side streets  
-10th Street redevelopment (street, trail, curb/gutter, storm sewer)  
-Mid-block painted pedestrian crosswalk with signage from the park to the splash pad

### Trail Visioning

Trails are becoming more vital to the transportation pattern of the city. With more and more people walking and utilizing alternate modes of transportation, having a complete trail system which is in good condition is very important.

Action Items: -Consider installing bike lanes/sharrow to connect trails  
-Continue to add lighting along portions of the trail



- Continue to add trail signage
- Continue to add benches along the trail
- Continue to place pet waste bag dispensers along the trail

### Trail Continuation

The trails in Manning are easily accessible to those who live in, and directly surrounding, Manning. Continuing to expand the city's trail system and connecting it to other regional trails would allow for more riders to utilize the system for transportation as well as leisurely rides.

- Action Items:
- Continue to explore the possibility of an overpass over Highway 141
  - Create a regional trail system
  - Look at the trail plan and alternatives
  - Construct a trail/sidewalk along Highway 141
  - Connect trails to Great Western Park
  - Connect trails to the grocery store
  - West Street & Third Street Trail
  - Independence/Airport Road Trail

### New Street Consideration/Construction

As Manning continues to grow and expand, the city's streets will also have to expand. There are a number of streets throughout the city which have the capability of being continued, and there are some which would need to be constructed.

- Action Items:
- 11th Street
  - North of Railroad Street
  - Nishnabotna
  - Industrial Park
  - New housing subdivision streets

# Chapter 7: Infrastructure



Providing sufficient infrastructure to the community's residents can improve individual's living environments and experiences. Systems which provide reliable and quality service to the homes and businesses throughout the city are vital to making the city attractive to the current and potential residents and businesses. The City of Manning provides it's residents superior and efficient facilities that keep the community running smoothly.

## Water

Water service is provided by the City of Manning. The water treatment plant, built in 1996, is located on the western edge of the city on West Street. The City's wellheads are also located on the western edge of town along the West Nishnabotna River. The three wellheads that are currently in use were built in 1974, 1997, and 2002. Within the city, there are two water towers. One of the towers was built in 1903 and the other was built in the early 1970s. The newer tower provides adequate pressure for everyday usage as well as fire protection emergencies. The 1903 tower adds historic value to the city and is no longer utilized to provide water to the community.

The City's water system has an average usage of 150,000 gallons a day and has a capacity of 450,000 gallons per day which shows that there is adequate capacity to accommodate residential, commercial, or industrial growth. The city's current water rates are \$18.69 for the first 2,000 gallons of water used per month. For every one hundred gallons used over 2,000, there is an additional charge of \$0.87. Manning's water system is connected to Iowa Rural Water as a back-up incase either entity would need additional water. The City is currently working on the construction of an additional well.

## Sewer

Sewer services within Manning are provided by the city. The wastewater treatment plant is located south of Highway 141 along the West Nishnabotna River. The wastewater treatment plant utilizes a trickling filter system and has two lift stations. The average daily flow is 140,000 gallons per day with a capacity of 400,000 gallons per day. In June 2017, Manning was awarded CDBG funding to assist with \$678,000 in sewer main upgrades. Current rates for the sewer system are a minimum charge of \$34.52 for the first 2,000 gallons per month. For every 100 gallons used above 2,000 gallons, there is an additional charge of \$1.01. The system's current capacity is sufficient for significant growth within the city. Within the next three years, the city will be required to install a disinfection system.

## Storm Water

The City of Manning's storm water utility went into effect July 1, 2017. The utility's current rates are \$3.00 for residential and small commercial properties, \$8.00 for commercial properties, and \$12.00 for large commercial properties. The utility rates are utilized to maintain the city's current storm water infrastructure which includes curb and gutter and intakes. These rates can also be used on future utility improvements.

## MMU

Through a vote of the public on May 2, 2017, the Gas, Communication (MMCTSU) and Light Boards were merged into one board (Manning Municipal Utilities) who now oversee the functions of all three.



## **Electric**

Electricity to Manning is provided through the Manning Municipal Light Plant. The city has two light plants. The original light plant was built in 1929 south of what is currently the Manning Recreation Center between Main and Center Streets. In 2012, a new light plant was built. Also in 2012, a new generator system was installed that can provide the city with power during outages. The current peak usage of the city's electric utility is 9540 kW and has a capacity of 15,000 kW. With a capacity much higher than the current peak usage, there is ample electricity to accommodate residential or industrial growth. Manning's electric rates are significantly lower than state and national averages. Manning's residential rate is 10.00 cents/kWh. The national residential average is 15.64 cents/kWh and Iowa's average is 12.49 cents/kWh according to the U.S. Energy Information Administration.

## **Communications**

Manning Municipal Utilities offers phone and internet services to residents of Manning. There are a number of fiber options available for residents and businesses to choose from depending on their individual needs. The utility also offers business and residential phone services to the community. On April 1, 2023 the utility discontinued Cable TV service to Manning residents, instead the utility partnered with Direct TV for service within the community.

## **Gas**

Manning's natural gas utility was formed in 1961. The utility serves the City of Manning as well as the nearby communities of Arcadia, Aspinwall, and Templeton. In 1993, Manning Natural Gas was instrumental in forming a consortium for the purchase of natural gas at the most cost efficient level. This cooperative buying effort has grown to 30 members encompassing four states. The average usage of natural gas is 296 Mcf (thousand cubic feet). The utility's peak is 1,606 Mcf and the capacity is 1,726 Mcf. The natural gas utility is looking to serve it's 1,000th customer and has capacity to serve additional residential growth.

## *Goals*

### *Maintain existing services*

Manning's infrastructure is in good condition and has been well maintained. Continued maintenance of this infrastructure is essential to sustain the high level of service which residents currently enjoy. As residential, commercial, and industrial growth continues, it is important to continue to expand utilities as usage reaches current capacities.

Action Items: -Continue to analyze rates yearly to ensure funds are available for needed maintenance  
-Continue to identify areas of improvement for nitrate control and inflow  
-Start factoring in water and sewer main replacement with street construction

### *Water and Sewer*

The City currently provides reliable water and sewer services to the city. The City does not anticipate this to change within the near future, but is always looking to improve and expand the capacities.

Action Items: -Construct a 4th well for the city  
-Expand the city's wastewater capacity as needed

### *Electricity*

The city has capacity to support some expansion within the city. Although there is room for expansion, there is always room for improvements within the city's system. Continuing to grow and expand the electric utility allows the city to embrace any changes which may happen.

Action Items: -Continue to provide affordable rates for electricity customers  
-Continue to provide reliable and high quality service  
-Grow capacity to encourage industry to locate within the city  
-Expand electric to support EV

### *MMU*

As internet and cable options continue to change and evolve, MMU is challenged with staying up-to-date. These changes are not only effecting how the services are provided, but what options are available. Being able to provide affordable, quality service will remain constant in an ever-changing service industry.

Action Items: -Continue to be progressive with internet options and services  
-If feasible, relocate the head end

### *Additional services*

The city sends out a yearly survey to ask residents how important certain services are and ask if there are any additional services they would like to see within the city. The services the city offers could potentially change if a large number of residents would like something that the city currently does not offer, or many residents feel that a service is not necessary.

Action Items: -Continue to offer the yard waste pile for residents  
-Continue to ask residents what services they would like to see offered

# Chapter 8: Community Facilities





Residents of the City of Manning require and request a variety of services which provide for a basic level of health, safety, and welfare. Some of these services maintain a high quality of life, while others foster job creation or aid in sustaining the economy. In order to plan for the future, Manning needs to have a clear understanding of where these facilities are located, as well as the use and capacity of the facilities that serve the city's residents. As Manning continues to move into the future, these services may need to be expanded or new facilities may need to be built.

## City Hall

Manning's City Hall has been located at 321 Center Street since May 2017. From 1956 until May 2017, the city hall was located at 715-719 3rd Street. City Hall houses the city offices, council chambers, and the offices for Manning Municipal Utilities. City hall has a number of resources to offer the community from information on starting a business, moving to town, or trying to change a law.



## Public Works

Manning's public works building is located in the same building as the Manning Police Department at 309 Elm Street. The Manning Public Works Department is responsible for the maintenance of the city streets, as well as operation and maintenance of the water and sewer systems. This department is also responsible for providing maintenance at the city cemetery, parks, and Recreation Center. The City has a wide variety of equipment and vehicles ranging from pickup trucks, to road graders, skid steers to lawn mowers.



## Fire Department

Manning's Fire and Rescue Station opened in January 2015 at 700 West Street. The department is run by 31 dedicated volunteers and serves the City of Manning, the City of Aspinwall, and the surrounding rural areas. The department has completed a number of projects over the past ten years that include constructing a new station, purchasing a jaws of life, and purchasing two new trucks due to a large amount of community donations and grants. The department's current initiative includes replacing gear.



## Police Department

Manning's Police Department is housed within the public works building at 309 Elm Street. The department is located on the north side of the building. The department has one police chief, three patrol officers, and a reserve officer who provides 24-hour police protection within the community. The Manning Police Department works hard to provide safety for the area residents as well as community awareness and education.



## Senior Center

The Manning Senior Center is located at 612 South Main Street and offers senior citizens of the area a pleasant facility to eat nutritious meals and socialize. The facility was established about 20 years ago and belongs to the community of Manning. Many activities take place at the center, including card groups, bingo, community meetings, and other scheduled activities. The senior center has a van which will drive seniors to the center for meals, as well as deliver meals to the homebound. A five-member board and many volunteers are responsible for the facility.



## Post Office

City, rural, and post-office mail box delivery are all available through the Manning U.S. Post Office which is located at 216 Main Street. The Post Office also has a drop box available for after hour drops. The facility is staffed from 8:30am-4:30pm Monday through Friday and from 8:30am-9:30am on Saturdays. From 11:45am-12:45pm Monday through Friday, the office is closed for lunch. Outside of mail delivery, the post office offers money order services, mail holding services, and address change services.



## Education

Manning is part of the IKM-Manning Community School District. Manning Pre-School, Manning Middle School (grades 4-8), and the IKM-Manning High School are located in Manning. The middle school and high school are located at 209 10th Street in Manning. At the start of the 2022-2023 school year, the school had a total enrollment of 710 students. In 2024, a large gym and classroom addition will be constructed.



Manning has two preschool programs available for residents to choose from. The Zion Lutheran Church has a preschool program open to all 3 and 4 year olds. This program has morning and afternoon classes that each meet three times per week. The IKM-Manning School District offers a preschool open to all 4 year olds. The program through the school offers full-day classes and meets four days a week.

## Healthcare

The Manning Community is served by a wide variety of healthcare professionals. The city is home to a hospital, a long-term care center, assisted living, an addiction recovery center, two medical clinics, a chiropractic clinic, optometrists, a dentist, a pharmacy, nursing service agencies, and several massage therapists.



Manning Regional Healthcare Facility opened in 1927. It is a private, not for profit institution that includes Manning General Hospital, Manning Family Recovery Center, and clinics. The hospital is a 17-bed facility that offers diagnostic radiology equipment, emergency department care, inpatient medical and surgical treatment, and skilled nursing services. The Recovery Center, a 13-bed facility, is designed to treat chemical dependencies.

The city's 46-bed long-term care facility is owned by Accura Healthcare and is located on Main Street. Also within the city is an assisted living facility. Manning Senior Living offers two

floor plans (1 bedroom and studio) for its residents. The St. Anthony Manning Medical Clinic is a branch of St. Anthony's Regional Hospital in Carroll and specializes in family medicine. Manning also has an ambulance service located within the fire station. This service provides advanced life support service.

## Child Care

There are a variety of daycare providers within the City of Manning. There are three child care providers which operate out of their homes and then there is the Manning Child Care Center. All centers have a wait-list for children wishing to enter into their care.



The Manning Child Care Center opened in 2002 and provides childcare for infants through school-aged children. There are currently 84 children enrolled and there is an infant waiting list. The Manning Child Care Center continually is upgrading its facility and equipment that it has available for the children to utilize. In 2016, the center underwent a \$200,000 expansion which increased the number of children that the center can serve and created a large motor room for indoor play.

## Churches

There are five churches within Manning: Zion Lutheran Church (1204 Center Street), Sacred Heart Catholic Church (203 Sue Street), First Presbyterian Church (519 2nd Street), Calvary Baptist Church (224 Second Street), and United Methodist Church (116 Center Street). In addition to serving their individual members, each church is active within the community.



Zion Lutheran Church



Sacred Heart Catholic Church



First Presbyterian Church



Calvary Baptist Church



United Methodist Church

## Goals

### Meet the child care needs of the community

As the City continues to pursue residential and commercial growth, it is important that the child care services also expand to accommodate new residents and businesses. Finding adequate staff continues to be difficult for many areas within the United States, and Manning is no different.

- Action Items:
- Regularly review the needs of the community
  - If an increase of services is recognized, make the appropriate changes
  - Increase indoor space through expansion or new construction
  - Explore options to increase provider wages
  - Continue to find ways for staff retention and recruitment
  - Finish market study
  - Bathroom upgrades for the 3 year old room
  - General facility upgrades



### **Build a fire training center**

There are always new opportunities for training, and more safe and efficient ways for firefighters to perform their duties. Building a training center would provide the Manning firefighters a place to train. It could also be utilized by other departments in the region.

Action Items: -Select a location  
-Seek grant funding  
-Build center

### **Develop plans for health care provider recruitment**

In order to maintain existing services, it will be important for health care providers to have resources available to recruit new providers to existing practices. It will also be beneficial for the city to have resources available to recruit new providers. The planning committee recommended that these providers be encouraged to mentor young professionals.

Action Items: -Coordinate with health care providers  
-Meet the needs of the community  
-Ensure needed services are available within the community  
-Explore next steps for healthcare professionals  
-Continue to facilitate opportunities with immigrants  
-Work with the juniors and seniors in high school to develop relationships for post-graduation employment opportunities

### **Increase usage of the Senior Center**

The Senior Center is an important resource to the community members who rely on it for daily services. Community members who do not utilize the service may be unaware of the resource. As the number of users declines, the amount of funding the center receives also declines, increasing the number of users would ensure the longevity of the programs the center can offer.

Action Items: -Increase publicity for the center  
-Potentially expand services to Templeton  
-Increase number of meals served  
-Increase offerings within the building  
-Explore possibility of including these services into another building

### **Secure Necessary Equipment for the Fire Department**

Manning's fire department is staffed by volunteers. Ensuring that these volunteers have access to adequate personal protective equipment and other gear is essential to their safety as they respond to the fire and rescue calls of the community.

Action Items: -Replace bunker gear  
-Replace air packs  
-Replace other equipment as deemed necessary

### **Continue to improve Manning Regional Healthcare Center**

Manning Regional Healthcare Center is a trusted local provider of high-quality healthcare to the residents of Manning, Manilla, Irwin, Kirkman, and the four-county area of Carroll, Crawford, Shelby, and Audubon counties. The center provides services to the residents of Manning that otherwise residents would have to travel to the metro areas for. Having this amenity close to home, is vital to Manning resident's health.

Action Items:

- Continue to evaluate mental health care services
- Continue to upgrade technology as advances are made
- Increase safety and security
- Continue to advocate for fair and equitable reimbursement
- Provide legislative support to track funding mechanisms
- Collaborate and advocate for local business needs

### **Support IKM-Manning Community School's initiatives**

The IKM-Manning School District has a strategic plan which lays out the district's plans from 2023 to 2028. This plan includes five objectives to improve student development & achievement, the learning environment, staff development, communication, and the school's infrastructure. Ensuring that the facility continues to exist within the Manning community is vital, and the community should support the school's initiatives whenever possible.

Action Items: -As items arise, support the school in their endeavors and help when possible



# Chapter 9: Intergovernmental Collaboration





## City-IKM-Manning School District

The City and the IKM-Manning 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 Manning Police Department. The Police, Fire, and EMS also assist the school with emergency planning and drills. During school events, Manning Police provide traffic control. Because Manning is a part of the IKM-Manning School District, the Manning Police coordinate with the Manilla Police Department, Shelby County Law Enforcement Carroll County Law Enforcement and Crawford County Law Enforcement offices for events and incidents at other IKM-Manning locations. The department provides a school resource officer for the district.

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. The Safe Routes to School plan was created through a collaboration between the school and the City of Manning. The IKM-Manning Schools keeps the Safe Routes Trail free of snow during the winter months. Additionally, MMU and the School have partnered to install an EV Bus charger which has allowed the district to utilize an EV bus.

A recently new partnership involving the School District is the Jr. High Wrestlers wrestling with the Audubon wrestlers. The IKM-Manning school does not have wrestling, but as the sport is popular, the two school districts have partnered to allow Manning's wrestlers to wrestle at Audubon.

## City-Carroll County

Collaboration with the county continues to be vital. The Fire Department and EMS is included in a county-wide agreement that provides mutual aid. Currently, the City and County are working on a Memorandum of Understanding for the city and county to collaborate on EMS coverage. The Police Department is also included in a county-wide mutual aid agreement. It is also included in a mutual aid agreement with Audubon, Crawford, and Shelby Counties. The Carroll County radio system within Manning is located on the MMU tower at a below market rate.

Manning works with Carroll County on repairs and replacement of shared bridges. This assistance comes in the form of engineering and construction on a number of projects. The City and Carroll County Conservation partner on various project with the organizations currently partnering on the connection of Manning trails to Great Western Park.

## City-Regional

Manning and the surrounding communities work together on various programs and projects. The City of Manning's Public Works department loans a sewer jet to other communities on request for a fee. When available, the Public Works department sells sand, rock, and other equipment to neighboring communities. The Manning Fire Department serves as the primary responder for six townships and the City of Aspinwall. The Cities of Manilla and Templeton utilize the Manning Rec Center for swimming lessons. A need has been recognized to expand the utilities (natural gas and internet) that Manning can offer to surrounding communities. The City's Rec Center has a large number of the region's recreational offerings. The city's pool is utilized by children from surrounding communities for swim lessons and the youth wrestling

program is popular with wrestlers from neighboring communities.

Fiber is growing in demand, and MMU has been working to expand the area serviced by the utility's fiber connections. Currently rural portions of Audubon, Carroll, Crawford, and Shelby counties, as well as portions of communities in those counties, are served by MMU's fiber connection.

## City-Community Colleges/Universities

The community colleges and universities within Iowa have a variety of programs to offer local communities and Manning has and is currently utilizing some of these programs to benefit the community. The city has current partnerships with Iowa State University and the University of Iowa. In the past, the city has partnered with Drake University and the University of Northern Iowa.

### *Goals*

#### *Maintain existing agreements*

The City of Manning currently participates in a wide range of service sharing agreements. Maintaining these agreements and relationships not only benefits Manning, but creates a more cohesive region which can be attractive to potential businesses and residents.

Action Items: -Maintain existing relationships  
-Continue partnership with the West Nishnabotna Watershed Authority  
-Explore the possibility of offering swimming lessons to the children of the Ar-We-Va School District

#### *Expand on collaboration with the IKM-Manning School District*

Both the City and School would like to expand collaboration efforts. Both the school and city would like to create a second STEM FIRE classroom. This type of classroom collaborates with local businesses to enhance STEM initiatives.

The City of Manning and IKM-Manning School District collaborated on a Safe Routes to School Plan. This plan includes infrastructure that is critical for creating a complete path from the residential portions of town to the school. The city and school need to work together, to secure funding to complete this project.

Action Items: -Expand STEM FIRE classroom  
-Create an outdoor classroom in the City's Trestle Park  
-Partner with school for trail projects which include school property  
-Partner with school for potential safe room projects  
-Work with IKM-Manning and DMACC to develop partnerships to further the trades  
-Continue partnership for the EV Bus and bus charging station  
-Work to understand partnership with DMACC and work on territorial boundaries

#### *Partner with surrounding communities*

It has been suggested that the City consider options for sharing code enforcement staff with other communities or the County. This would allow the Police Department to focus on other

concerns. Having someone outside the community handle code enforcement might also prevent disagreements between residents and the City.

Action Items: -Research options for sharing code enforcement with other communities/county  
-Determine services/equipment Manning has that other communities do not as well as services/equipment other communities have that Manning does not and share as applicable

### *Maintain and expand partnerships with Carroll County*

Collaboration with Carroll County can potentially lead to the completion of projects that otherwise may not have been possible. The support of County projects from the city assists the county in prioritizing projects and can assist with ensuring the most important projects are completed first.

Action Items: -Continue to work with the County Conservation board  
-Support county efforts  
-Continue to work with Carroll County Engineers  
-Partner with Carroll County to redo Airport Road  
-Assist Carroll County Conservation with program announcements and marketing  
-Solidify ambulance MOU  
-Identify staff shortages with ambulance  
-Great Western Park sign at the park's entrance  
-Encourage participation in Conservation Board camps/programs  
-Partner with Carroll County Conservation to develop outdoor classroom

### *Assist Manning Regional Healthcare Center*

The Manning Regional Healthcare System provides a comprehensive total health care system for the residents of Manning and the surrounding areas. The healthcare system faces challenges that sometimes require legislative support. If the city can provide support to the Healthcare Center when needed, the center will continue to be able to be located in Manning.

Action Items: -Provide legislative support to track funding mechanisms  
-Collaborate and advocate for local business needs



# Chapter 10: Economic Development

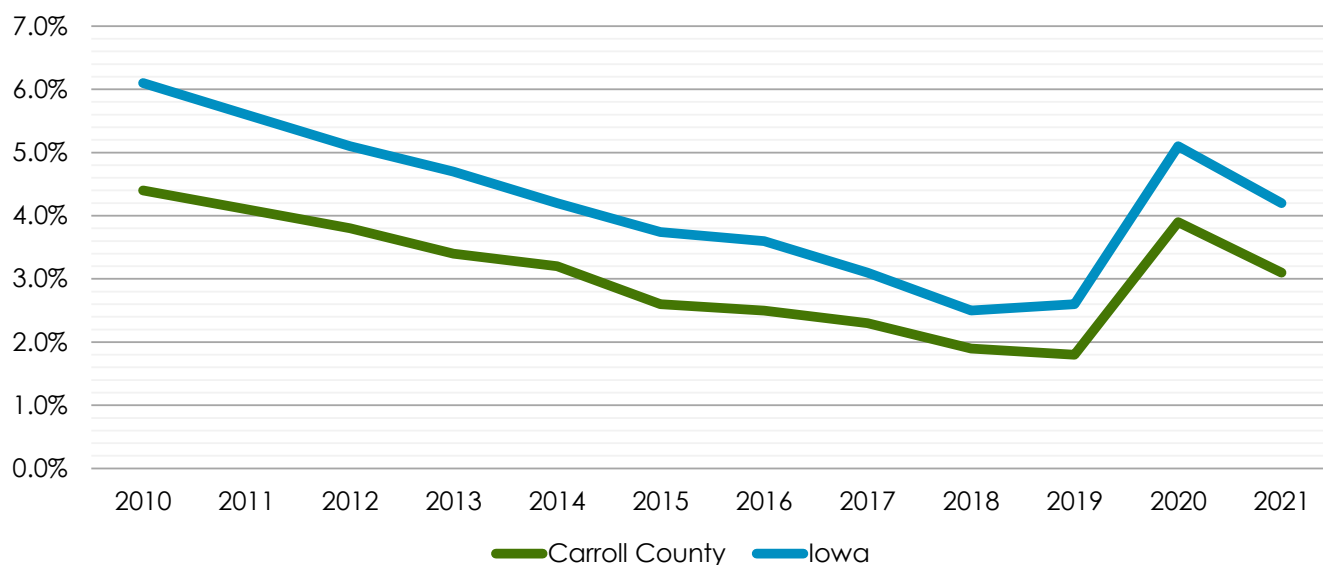


Having a strong, diverse economy is essential for the community to not only grow and prosper but to withstand widespread economic shocks. Being able to fully understand the city's current economic conditions is important to any decision-making the city plans to undertake in the future.

## Employment

From 2010 to 2021, the City of Manning's labor force increased by 6% (49 people). In 2021, the city's laborforce was 834 residents (57.78% of the city's total population). The other 610 residents are not in the labor force meaning they are not of working age, are retired, or are not working and not looking for work. The unemployed population is counted in the city's laborforce number. In December 2022, the Carroll County unemployment rate was 2.0%, which was below the national unemployment rate of 3.5%.

Figure 10.1: Unemployment Rates, 2010-2021



Carroll County's unemployment rate is continually lower than the state of Iowa's. Since 2010, both Carroll County and Iowa have seen decreasing unemployment rates, except during 2020, in which the COVID-19 pandemic hit the nation, disrupting the economy. After the pandemic slowed, both Iowa and Carroll County have both seen unemployment rates decline again.

Within the City of Manning, the largest industry is the educational services, health care, and social assistance industry, which employs 248 residents of Manning. The next largest industry is the manufacturing industry which employs 117 residents (14.1% of the city's laborforce). Table 10.1 displays the employment by industry within the City of Manning from 2022.

The City's employment by occupational category can be found in table 10.2 on the next page. The largest employer by occupation within Manning are careers within the management, business, science, and arts occupations followed by production, transportation, and material moving occupations. The smallest occupational category is the natural resources, construction, and maintenance occupations. These categories are important when the city is looking to further diversify the economy, as they show where employees are currently employed, and can show where there may be room to grow.

Table 10.1: Employment by Industry, 2022

	2022 Number Employed	2022 Percent Employed	2017 Percent Employed
Agriculture, forestry, fishing and hunting, and mining	31	3.7%	9.1%
Construction	50	6.0%	2.9%
Manufacturing	117	14.1%	7.8%
Wholesale trade	32	3.8%	4.3%
Retail trade	89	10.7%	10.7%
Transportation and warehousing, and utilities	28	3.4%	8.1%
Information	8	1.0%	0.9%
Finance and insurance, and real estate and rental and leasing	34	4.1%	5.0%
Professional, scientific, and management, and administrative and waste management services	45	5.4%	3.4%
Educational services, and health care and social assistance	248	29.8%	32.8%
Arts, entertainment, and recreation, and accommodation and food services	21	2.5%	7.1%
Other services, except public administration	61	7.3%	7.0%
Public administration	68	8.2%	0.9%

Table 10.2: Employment by Occupational Category, 2022

	Number Employed	Percentage
Management, business, science, and arts occupations	369	44.4%
Service occupations	127	15.3%
Sales and office occupations	113	13.6%
Natural resources, construction, and maintenance occupations	77	9.3%
Production, transportation, and material moving occupations	146	17.5%

Table 10.3 shows where the employees within Manning work. All but ten of the employees from Manning work within the State of Iowa. Nearly three-quarters of workers from Manning work within Carroll County, this number includes those workers who work within the city limits. There are 459 residents who both live and work within the city limits. According to the Census Bureau, in 2022, 525 workers drove from outside the City Limits into Manning for employment. There are 373 workers who live in Manning, but work outside the city limits. That includes those who work at Puck Enterprises which is located just outside of the city limits. As remote working becomes more prominent, it would not be uncommon to see the number of workers who live and work within the City of Manning to grow.

Table 10.3: Employment in Place, 2022

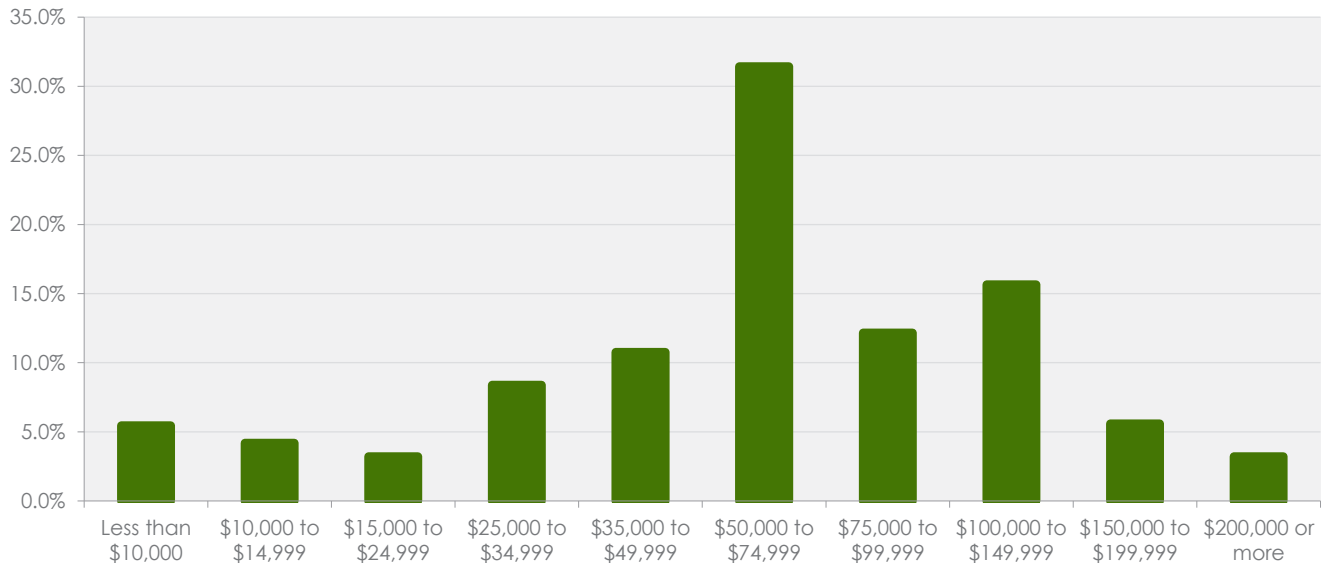
Place of Employment	Number of Employees	Percentage
State of Iowa	822	98.8%
Carroll County	612	73.5%
City of Manning	459	55.2%
Outside City of Manning	373	44.8%
Outside Carroll County	220	25.3%
Outside Iowa	10	1.2%



## Income

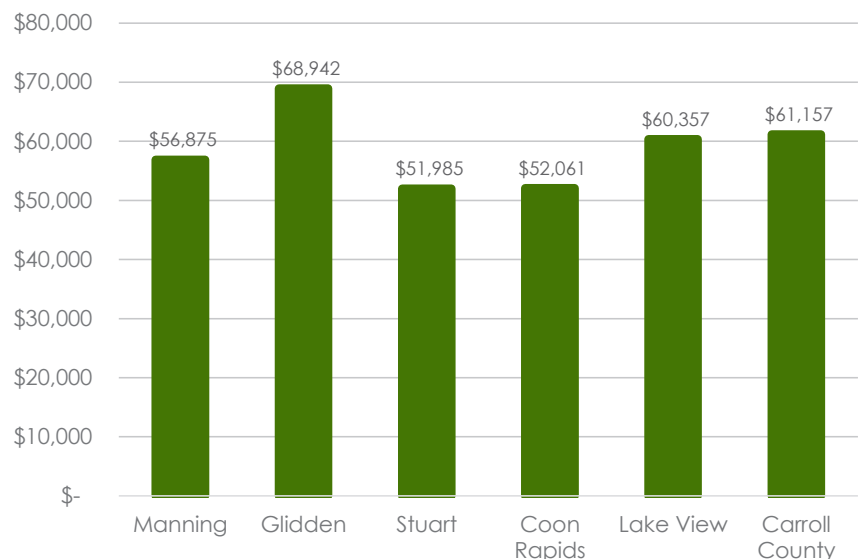
Income can be an indicator of the strength of the city's economy. Figure 10.2 shows Manning's household income distribution from 2022. Households which make \$50,000 to \$74,999 represent 31% of the city's households. When comparing 2022 household income numbers to those from 2010, the city's households have experienced increased income. In 2010, nearly 37% of the city's households made less than \$25,000, in 2022, only 12.8% of the city's households made less than \$25,000. In 2010, 21% of the city's households made over \$100,000 per year, in 2022, nearly 25% made over \$100,000 per year.

Figure 10.2: Household Income, 2022



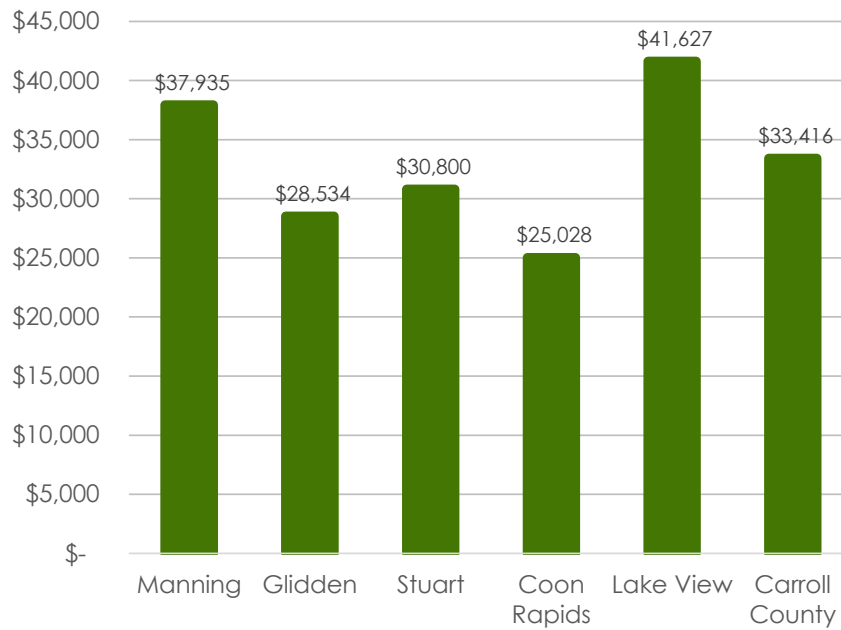
When comparing Manning to other similar cities located within the region, the median household income is the third lowest. While it is the third lowest compared to the cities in figure 10.3, the city has seen an increase of 34% to the median household income since 2015. In 2015, the city's median household income was \$42,548 and in 2022, the median household income for Manning was \$56,875. Each of the cities in figure 10.3 have all seen increases in the median household income since 2015. The City of Glidden has the largest median household income with a median income of \$68,942, and the City of Stuart has the lowest median income at \$51,985.

Figure 10.3: Median Household Income Comparison, 2022



Manning's per capita income, or income per person, is another way to consider income within the community. From 2015 to 2022, the Manning per capita income increased 39% from \$27,193 in 2015 to \$37,935 in 2022. The breakdown comparing Manning to comparable cities and Carroll County can be found in figure 10.4.

Figure 10.4: Per Capita Income Comparison, 2022



## Retail Sales

Retail sales within the community can indicate both the success of local businesses and the community's ability to provide daily needs. The staff at the Iowa State University Department of Economics prepares reports analyzing the retail trade for cities and counties throughout Iowa. The City of Manning is not part of any metropolitan statistical area. The report for fiscal year 2019 showed that Manning's taxable retail sales per capita, or amount of retail spending per person, was \$10,639, a change of -1.1% from fiscal year 2018. Manning's current taxable retail sales per capita is lower than the state's \$12,486. In the report, Manning is grouped with 100 peer cities. Of these 100 peer cities, Manning ranked 36 in per capita sales.

Comparing the city to the county is also useful. In fiscal year 2019, Manning accounted for 7.07% of Carroll County's population, but only accounted for 4.75% of the county's taxable sales. This indicates that the City of Manning is under performing in terms of sales and that there is room for expansion. Manning is not the only city within the county that under performs. All cities within Carroll County, except for Carroll, account for a smaller proportion of sales than their population. Carroll's significantly higher proportion of sales than population indicates that much of the population outside of cities, as well as individuals from other communities, shop in Carroll.

## Goals

### *Attract new-to-Manning businesses*

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 compliment the current existing businesses.

The City currently has a revolving loan fund available for economic development, including business start-up. The fund is heavily used and it is recommended that the City continue to

utilize the fund as a tool for attracting new businesses.

There are a number of organizations that play a role in attracting new businesses to Manning. The Manning Betterment Foundation provides business, commercial, and industrial development and owns land that is suitable for all types of development. The Carroll County Growth Partnership (CCGP) is another organization that plays an important role in attracting businesses to Manning. CCGP actively recruits prospective businesses to available properties throughout Carroll County, including Manning. It is important for the city to continue to work with both of these organizations.

Action Items:

- Tailor recruitment packets to specific businesses
- Continue to update recruitment packets on a normal basis
- Continue to implement practices learned through market analysis 201
- Focus on attracting businesses that the city's available resources can support
- Continue and expand RLF
- Consider business incubator
- Take an initiative to seek new businesses and determine what businesses would be beneficial
- Develop recruitment committee to recruit new businesses
- Continue to use TIF as an incentive
- Consider building additional space
- Support HUB712

### *Further develop industrial park*

If the City intends to attract new businesses, it will be important to have sites available that meet the needs of a variety of commercial and industrial uses. Manning's industrial park is a prime location for immediate development. There are currently 9 businesses located in the industrial park, and there may be opportunities to attract similar or complementary businesses. There are a variety of lots available for development, ranging in size from two to nine acres. Most of the empty lots have utility access and are ready for development.

Action Items:

- Expand the industrial park by purchasing and optioning more land
- Get lots platted as they become available
- Actively work with property owners near railroad tracks
- Research larger industrial sites to market
- Explore food processing options

### *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. The City's 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 continues to utilize this fund in every way possible.

Action Items:

- Continue and expand RLF
- Continue to utilize TIF and tax abatement
- Facade improvement program
- Monitor and implement opportunities from the State



- Support and continue business retention and expansion visits
- Support and promote Main Street and Carroll County Growth Partnership direct to business grants

### *Create an environment which is conducive to alumni to come back*

There is a lack of knowledge about jobs available for students returning from college. It is suggested that local businesses partner with the high school to provide internships for students. This would serve several important functions. It would strengthen skills that are needed in the local workforce, preparing students for employment in fields that are in demand locally. It would also show students what types of job opportunities are available in Manning and encourage them to return to the community after college.

- Action Items:
- Work with IKM-Manning and local businesses to tap into existing DMACC internship programs
  - Partner with DMACC on different programs
  - Determine what businesses would be interested in the programs
  - Create an internship program with local businesses

### *Continue Main Street Program*

The City of Manning has participated in the State of Iowa's Main Street program for 14 years. Since the inception of Main Street Manning, 15 businesses have been started, 114 district building projects have been completed. Over \$8,000,000 has been invested into the Main Street Manning District. There have been 39 buildings sold since the inception. In the 14 years, 40,361 volunteer hours have been logged. The impact of these projects, dollars invested, and volunteer hours are significant in attracting new businesses and ensuring that existing businesses remain successful.

- Action Items:
- Maintain and continue partnerships
  - Main Street mini-grant

### *Workforce Development*

Creating a workforce which not only can fulfill the positions available, but is strong enough to attract new businesses is important. There is always room to improve the City's workforce and utilizing programs which are already in place will be beneficial in the advancement of the workforce.

- Action Items:
- Partner with DMACC, Iowa Western, Western Iowa Tech, and Job Corps
  - STEM Program
  - Create a "reverse scholarship" program to incentivize business development by Manning alum
  - Develop and market an apprenticeship program
    - Plumbing, carpentry, HVAC, electrical, etc.
  - Utilize Iowa Workforce Development money
  - Finance DMACC built-house
  - Build Workforce housing
  - 3-D printed housing
  - Monitor and try different housing options

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# Chapter 11: Hazards





Manning adopted its most recent hazard mitigation plan in April 2020 as a part of the Carroll, Crawford, Greene, and Sac Counties Multi-Jurisdictional Hazard Mitigation Plan. This plan covered four counties which covers all of the listed counties, including the cities and school districts. The planning process was guided by the Federal Emergency Management Agency (FEMA) to prepare communities for potential hazards and disasters. FEMA requires all communities be covered by an approved hazard mitigation plan before it makes certain funding available. Each hazard mitigation plan is valid for five years before an update is required. The majority of this chapter is taken from the city's hazard mitigation portion of the plan to ensure consistency. The critical infrastructure map was reviewed during the comprehensive planning process to ensure its accuracy.

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

The critical infrastructure identification was completed during the hazard mitigation planning process. The list includes infrastructure vital to the community, facilities which could be used to shelter residents from harm, as well as facilities that could pose a hazard. Table 11.1 names the critical infrastructure within the city and categorizes them into facility types.

Table 11.1: Manning Critical Facilities

Number on Map	Name	Address	Type
1	AGP Inc.	1000 300th Street	HAZMAT
2	Aspinwall Co-Op	516 Highway 141	HAZMAT
3	MMU Communications Head-End	75 W Street	Utility
4	Child Care Center	123 Main Street	Vulnerable Population
5	City Hall	321 Center Street	Essential Facility
6	Manning Senior Living	203 11th Street	Vulnerable Population
7	Walker Apartments	820 12th Street	Vulnerable Population
8	Fire Station	700 West Street	Essential Facility
9	Hausbarn	120 Heritage Drive	Vulnerable Population
10	Van Wall	402 6th Street	HAZMAT
11	IKM-Manning School	209 10th Street	Vulnerable Population
12	Accura Healthcare	402 Main Street	Vulnerable Population
13	Manning Regional Healthcare Center	1550 6th Street	Essential Facility/ Vulnerable Population
14	Manning Municipal Utilities	321 Center Street	Utility
16	Plastico	303 Center Street & 1610 Commercial Street	HAZMAT

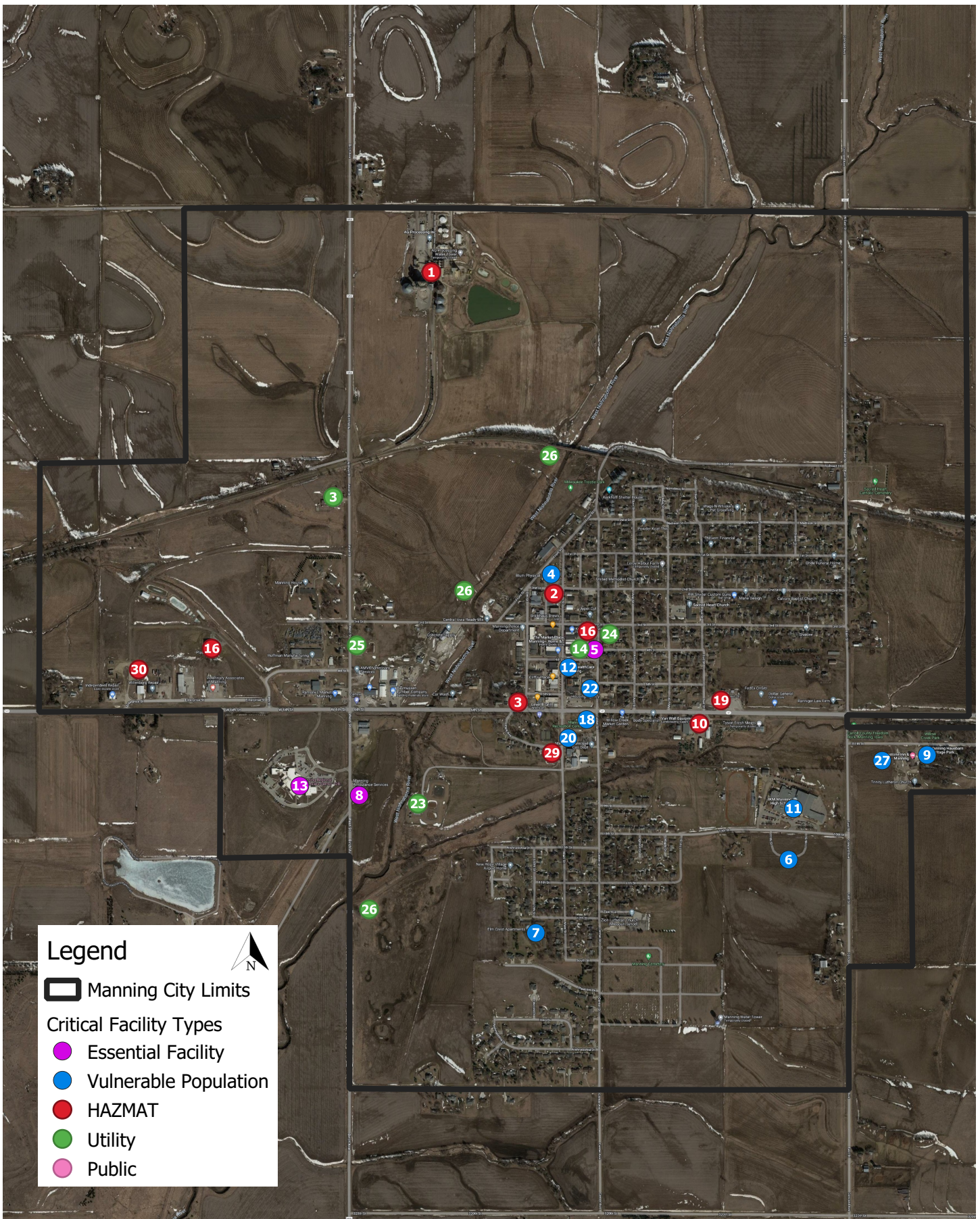
Number on Map	Name	Address	Type
17	Public Works	309 Elm Street	Essential Facility
18	Rec Center	702 6th Street	Vulnerable Population
19	Casey's	351 6th Street	HAZMAT
20	Senior Center	612 Main Street	Vulnerable Population
21	Storm Sirens	Various	Essential Facility
22	Terrace Apartments	421 Center Street	Vulnerable Population
23	Wastewater Treatment Plant	South of 6th Street near West Nishnabotna River	Utility
24	Water Tower	Center Street & Cemetery	Utility
25	Water Treatment	310 West Street	Utility
26	Wells	Various	Utility
27	Cobblestone Hotel	120 Heritage Drive	Vulnerable Population
28	BNSF Railroad Bridge	Railroad Street	HAZMAT
29	Generator Plant	Park & Main	HAZMAT/Utility
30	Twin Transfer	412 Industrial Boulevard	HAZMAT

Table 11.2: Manning Risk Assessment Scoring

Hazard	Previous Occurrence?	Likely to Experience?	Probability?	Magnitude/Severity	Warning Time	Duration	Hazard Score
Severe Winter Storm	Yes	Yes	4	2	2	3	3.00
Grass/Wild Land Fire	Yes	Yes	4	1	4	1	2.80
Transportation Incident	Yes	Yes	3	2	4	2	2.75
Thunderstorm/Lightning/Hail	Yes	Yes	4	1	3	1	2.65
Tornado	Yes	Yes	3	2	4	1	2.65
River Flooding	Yes	Yes	3	1	2	3	2.55
Animal/Plant/Crop Disease	Yes	Yes	2	3	2	4	2.50
Drought	Yes	Yes	3	2	1	4	2.50
Levee/Dam Failure	Yes	Yes	2	2	4	3	2.40
Flash Flood	Yes	Yes	3	1	4	1	2.35
Windstorm	Yes	Yes	3	1	4	1	2.35
HAZMAT Incident	No	No	4	2	4	2	2.30
Infrastructure Failure	Yes	Yes	2	2	4	2	2.30
Terrorism	No	No	1	3	4	3	2.25
Human Disease	Yes	Yes	2	2	2	4	2.20
Extreme Heat	Yes	Yes	3	1	1	3	2.10
Radiological	No	No	1	2	4	3	1.95
Earthquake	No	No	1	1	4	1	1.45
Expansive Soils	No	No	1	1	1	4	1.30



Map 11.1: Manning Critical Facilities





## Risk Assessment

The city's hazard mitigation committee (the city council) completed a risk assessment to rank the hazards which was then used to determine what types of projects the city should pursue. The hazards were separated into natural and human-caused hazards. Table 11.2 is based on if the event has happened before, if the city is likely to experience the event, the probability of the threat happening, the magnitude of the event, how much warning time would be given before the event would happen, and how long the threat would last. Table 11.3 shows the possible scores and describes the criteria used to score each hazard.

Manning's highest ranked hazard is severe winter storms with a hazard score of 3.0. The next highest with a hazard score of 2.8 is grass or wildland fires. Both of these hazards have a very high probability. The lowest ranking hazard was expansive soils as it is not very probable that this would affect the city and has never happened before.

The goals laid out in the multi-jurisdictional plan for Manning were to enhance community protection, protect against power outage, and maintain and support public safety, including facilities, equipment and training. These goals help steer the City with hazard planning as well as comprehensive planning as these goals affect the safety of the city.

## Goals

### Enhance Community Protection

Ensuring that the community is well protected in times of any natural or man-made disaster is a high priority. Community residents expect the city to warn of incoming dangers when possible and provide protection/recovery actions in times of need.

- Action Items:
- Complete current plan and make plans to update every five years
  - Inform public on HAZMAT Incidents locations and hazards
  - Identify potential storm shelters
  - Install a storm shelter at the school
  - Place emergency markers on trails and other non-address locations for response to emergency calls
  - Update the emergency action plan

Table 11.3: Risk Assessment Scoring

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, person 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	

- Continue tree-trimming, enforcing ordinances when needed
- Enforce building codes, city codes, and zoning codes
- Continue participation in NFIP
- Install a storm shelter downtown

### **Protect Against Power Outage**

Power outages within a community can do more than leave people in the dark. In the summer, homes are left without air conditioning which can be harmful to vulnerable populations including the young, elderly, and those with medical conditions. In the winter, power outages can leave those same vulnerable populations without heat. Power outages can also create disturbances in response to emergency situations. Ensuring that the community has continual access to reliable power is crucial.

- Action Items:
- Purchase mobile generators for critical response
  - Train additional staff to start and operate generators

### **Maintain and Support Public Safety, Including Facilities, Equipment, and Training**

During all hazard events, public safety officers/first responders are activated in one way or another, and ensuring that these individuals have access to safe equipment and adequate training not only protects the individual, but also those involved in the hazard event. Continued training is important as improved techniques are constantly being developed. Updated equipment provides top of the line safety to each responding individual, allowing them to focus on the task at hand without worrying about their safety equipment protecting them.

- Action Items:
- Provide funding needed to train personnel (fire, EMS, and police)
  - Continue training programs for fire personnel, including training with air packs, HAZMAT Incidents, and terrorism
  - Make sure EMS volunteers trained to EMT-B or I
  - Make sure fire volunteers trained to FF levels
  - Continue fire safety education
  - Update officer firearms
  - Recruit and train new members whenever possible
  - Purchase a utility vehicle for emergency response
  - Build regional fire training center
  - Update police and first responder notification equipment
  - Install dry hydrants in static water sources
  - Switch whole town generation to natural gas
  - Continue school resource officer at the school

### **Update Communications Systems**

Technology is continually updating, and ensuring that the city and its residents have access to the most reliable communication systems is important in times of emergency. Updating first responder communication systems allows the local responders to be able to communicate with other agencies that may be responding to the same incident.

- Action Items:
- Evaluate and upgrade warning siren coverage, including encoder
  - Educate public on hyper reach notification
  - Promote NOAA radios to the public
  - Iowa Statewide Interoperable Communications System (ISICS)

## Maintain and Protect Public Infrastructure

The public infrastructure within the community is vital to the day-to-day life within the community. Each resident utilizes the infrastructure either from within their homes or while out and about. Maintaining and protecting the city's current infrastructure can reduce the number of breaks or emergency repairs required, reducing the city's overall cost.

- Action Items:
- Encourage use of one call to avoid damage to utilities
  - Continue to budget for and fund street repairs
  - Implement storm water runoff plan in South Manning
  - Post signs and increase police surveillance around critical facilities
  - Keep fire hydrants updated and working, replacing as needed
  - Redo coffer dams
  - Purchase new street sweeper to reduce flooding and enhance storm water system effectiveness
  - Schedule bridge improvements and inspections
  - Keep updating and upgrading snow plow equipment, sand trucks, etc



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# Chapter 12: Land Use



## Existing Land Use

The existing land use map shows how land within Manning is currently being used. Land use does not necessarily reflect the current zoning designation or the desired future land use pattern. Land use categories with Manning include residential, commercial, industrial, public/institutional, and agricultural. There are 1,496.62 acres that make up Manning and table 12.1 shows the breakdown of land by category.

Table 12.1: Land Use

Land Use	Acres	Percentage
Agriculture	685.26	45.79%
Conservation	105.14	7.03%
Commercial	149.91	10.02%
Industrial	50.50	3.37%
Multi-Family Residential	7.09	0.47%
Public & Institutional	309.09	20.65%
Residential	189.62	12.67%

### Agriculture

Agriculture is the largest land use in Manning. It accounts for 45.79% of the land within the city. The agriculture areas are mostly around the city limits as most of these locations continue beyond the city limits.

### Public

The second largest land use is Public and Institutional land. This category includes churches, community buildings, city facilities, and schools. These facilities are located throughout the city, but are concentrated along the Nishnabotna River floodplain.

### Residential

Residential lands make up 12.67% of the city's land, making it the third largest land use within the city. Residential lands include both single and multi-family residential units. Residences are located mainly within two areas: the northeast quadrant of the city and the southern portion of the city around Center Street.

### Commercial

Commercial areas are focused Highway 141 and Main Street. This land use includes all retail and office businesses in Manning and accounts for 10.02% of the city's land.

### Industrial

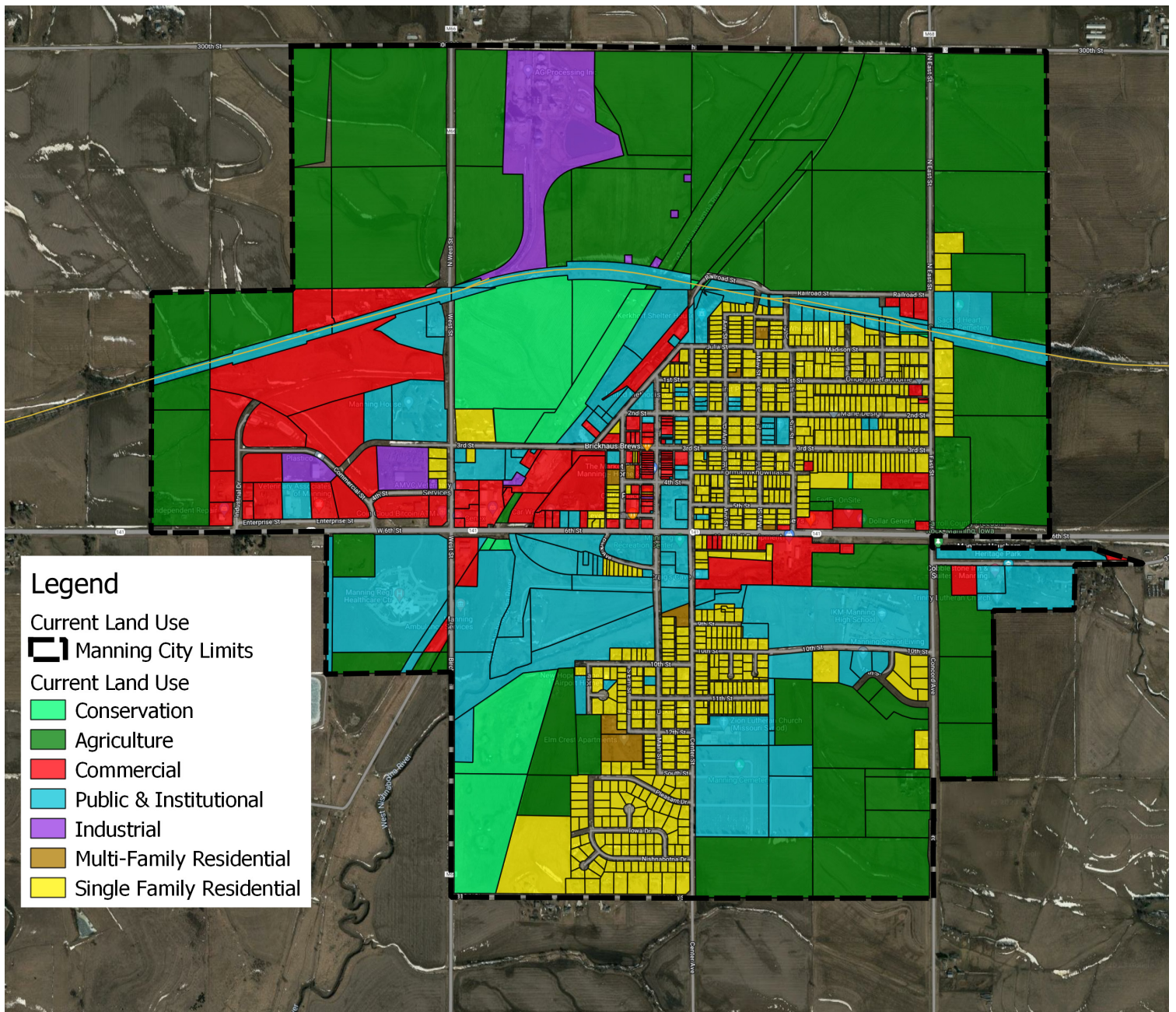
The second smallest land use category is Industrial which makes up 3.37% of the city's land. Industrial lands are located near the railroad tracks, in the industrial park, and downtown.

### Conservation

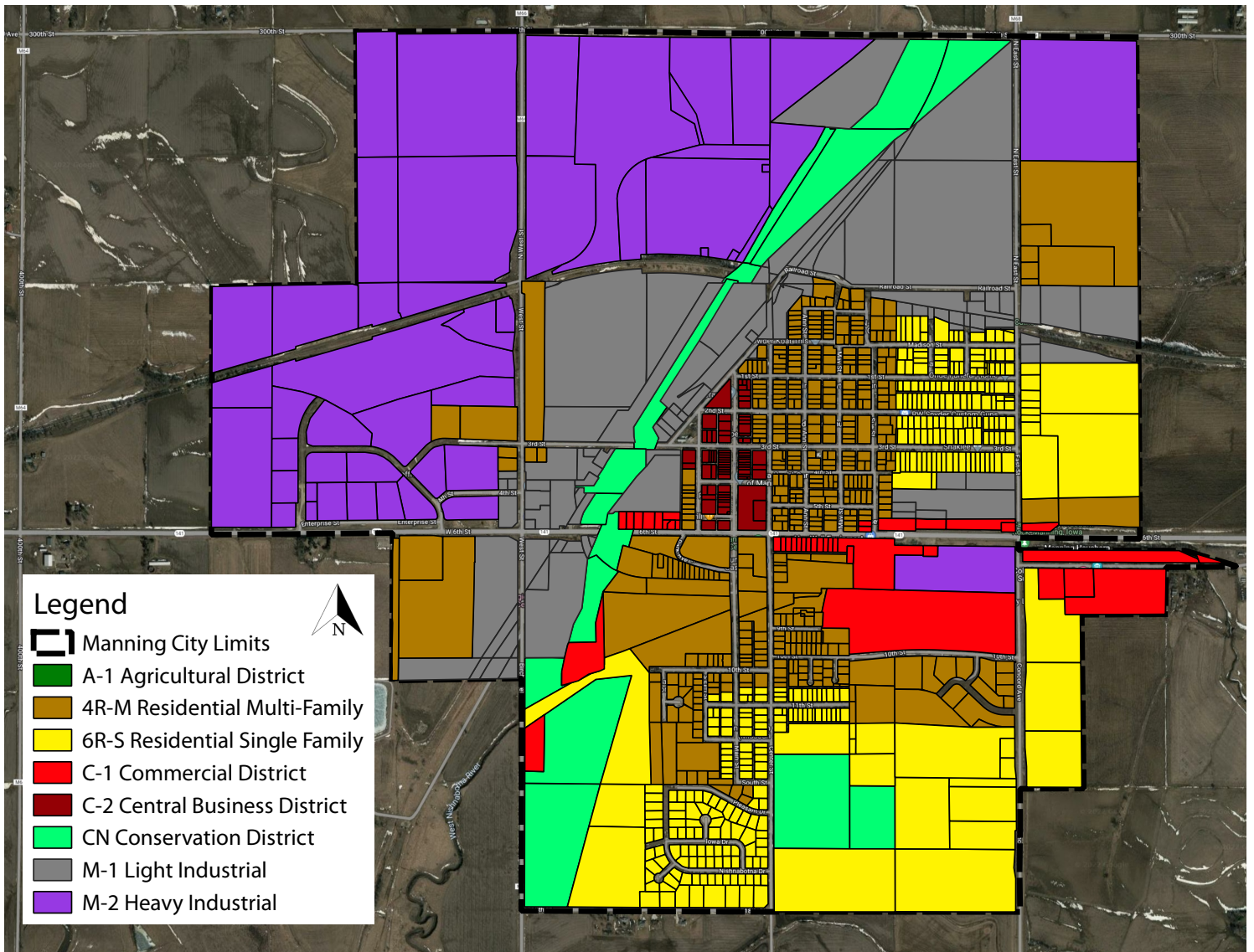
Conservation land is land set aside by the landowner specifically for conservation. The 105 acres of land that is currently used as conservation is delegated Conservation Reserve Program (CRP) land. This program is administered by the Farm Service Agency, protecting Iowa's natural resources and land for future use.



## Map 12.1: Existing Land Use



Map 12.2: Future Land Use

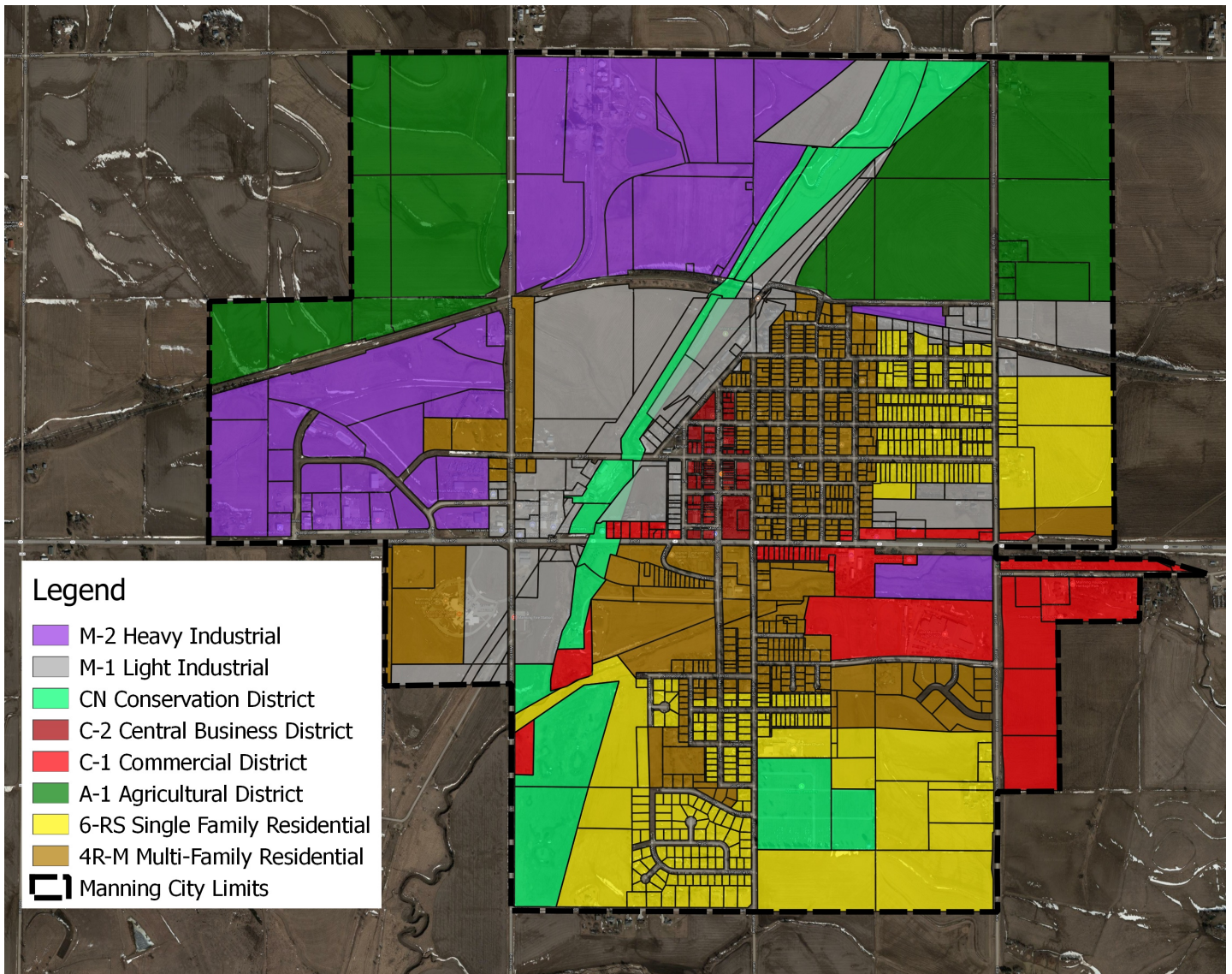


## Future Land Use

Manning's plans for the future land use within the community follow similar trends that the city has seen in the past. Commercial land uses will continue to be located along Highway 141 and Main Street. Single family residential uses are anticipated to remain in the same areas as they currently are located with a large expansion of the multi-family residential use. Light industrial uses may expand along the West Nishnabotna River except for the land which is deemed conservation. Industrial expansion is planned for the north east and north west corners of the community where currently the land is used for agriculture. Overall, future land use will not be drastically different than today's current land use, and the conversion of agricultural land to developed city land will be on a limited basis.



Map 12.3: Manning Zoning





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# Chapter 13: 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 need for additional rental housing	Continue to explore the option of second story apartments downtown	Business owners, Main Street Manning	Business owners, grants	Ongoing/ Short
	Determine if the need exists enough to fill a new apartment building, if so, start conversations with builders	City, builders	None	Long
Address the need for diversified senior housing	Discuss with residents the want/ need for housing in which to downsize to	City	None	Ongoing
	If the need is still present, start discussions with landowners and developers/builders to start the building process	City, developers	Developers, tax credits	Long
Explore funding options for new home builds	Present the incentives that are now available to local builders	City	IEDA tax credits	Ongoing



Goal	Action	Responsible Party	Funding Source	Time Frame
	Present the opportunity to invest in new housing to community members as they would be helping make the city attractive to new residents	City	None	Mid
	Seek out an investor group and gauge interest as another option to ensure funding is available	City	None	Long
Explore options to improve the existing housing stock	Continue to address abandoned/vacant homes	City	Local	Ongoing
	Down-payment assistance for first-time home buyers	City, Homeowners, Region XII	Local, State and Federal Grants	Ongoing
	Monitor and watch for additional funds to become available	City, Region XII	None	Ongoing
Address the need for new homes (either spec or custom builds)	Secure financial backing to build a spec home	Developer	Private	TBD
	Ensure potential lot locations are buildable	City	City, utilities	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
Encourage creation of buildable lots and acquisition of more lots	Subdivide existing land into lots large enough to accommodate new builds	Developer, City	City	Mid-Long
	Extend city services to new lots	City, MMU	City, MMU	Mid-Long

Goal	Action	Responsible Party	Funding Source	Time Frame
Encourage partnerships with the Building Trades Program	Partner with Job Corps' Career Vocational Training Center to create a partnership	City, School, Job Corps	City, School, Job Corps	Short
	Partner with DMACC or other local community colleges which have building trades programs	City, School, DMACC	City, School, DMACC	Short
Recruit Contractors	Try to find a couple residents looking to construct homes, to create additional opportunities for contractors instead of just singular builds	City	None	Short
	Financially back a spec build to get new construction started	City	City	Short
Pocket Neighborhood	Secure financing/funding to install adequate infrastructure (roads, water, sewer, storm sewer)	City	City, State Grants	Short
	Extend city services to new lots	City, MMU	City	Short
	Attract builders to build housing units on the lots	City	City	Short

## Parks and Culture Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Maintain existing facilities	Add more bleachers	City	City, grants	Short
	Budget and staff facilities	City	City	Ongoing
	Increase amount of rubber surfacing under playground equipment	City	City, grants	Mid-Long
	Consider permanent sound system at ball fields	City	City, grants	Mid-Long
	Consider additional upgrades to baseball and softball fields	City	City, grants	Mid-Long
Redevelop city park	Increase pickleball and basketball opportunities	City	City, grants, fundraisers	Short
	Additional park lighting	City	City, grants, fundraisers	Short
	Replace outdated equipment	City	City, grants, fundraisers	Ongoing
	Consider bathroom enhancements and/or replacements	City	City, grants, fundraisers	Ongoing
Continue to develop trail system and promote walkability	Create safe connections throughout the city	City	City, grants	Ongoing
	Implement plan	City	City, grants	Ongoing
	Continue to build trail connections	City	City, grants	Ongoing
	Build new trails	City	City, grants	Ongoing
	Develop a plan which would connect Manning to the regional trails as well as the ADT National Trail	City, National Park Service	City, grants, National Park Service	Short
Develop the Milwaukee Trestle Park	Continue to build a natural play area	City	City, grants, fundraisers	Short
	Incorporate additional outdoor exercise equipment	City	City, grants, fundraisers	Short
	Create another water access along the Nishnabotna River	City	City, grants	Short



Goal	Action	Responsible Party	Funding Source	Time Frame
	Build an outdoor classroom	City, School, County Conservation	City, school, grants, fundraisers	Short
	Work with School on Shared Athletic Facilities	School, City	School, City, Grants	Short
	Place additional interactive art	City	City, grants, fundraisers	Short
	Build a bags area	City	City, grants, fundraisers	Short
	Plan to incorporate a campground area	City	City	Long
	Create public bathrooms	City	City, grants, fundraisers	Short
Continue developing the city's recreation center amenities	Explore options for additional gym space	City	City, grants, fundraisers	Short
	Utilize the senior center for additional space	City, Senior Center	City	Short
	Add additional parking	City	City	Short
Pursue additional amenities	Consider making the river navigable by adding a boat entry, fishing spots and other river recreation opportunities	City, County	City, grants, fundraisers, DNR	Ongoing/ short
	Consider general outdoor activities as funding comes available	City, County	City, county, grants, fundraisers	Mid-Long
Promote Heritage Park	Expand advertising efforts	Community Foundation	Community Foundation, grants	Short
	Continue creating itineraries that can be sent to tour groups for planning	Community Foundation	Community Foundation, grants	Ongoing
	Ensure Welcome Centers have brochures for tourists	Community Foundation	Community Foundation, grants	Ongoing
	Add more German-oriented events	Community Foundation	Community Foundation, grants	Short
	Continue building improvements such as reed roof on the Hausbarn	Community Foundation	Community Foundation, grants	Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Upgrade the roof on the farmstead	Community Foundation	Community Foundation, grants	Short
	Conference Center upgrades/remodel	Community Foundation	Community Foundation, grants	Short
	Enhance Oktoberfest and other events	Community Foundation	Community Foundation, grants	Short
Highlight Manning's History	Create itineraries for the community	Historic Preservation Commission, Main Street Manning, City	City, Main Street, Historic Preservation Commission, grants	Ongoing
	Choose venues to showcase historical information	Historic Preservation Commission, Main Street Manning, City	City, Main Street, Historic Preservation Commission, grants	Ongoing
	Consider new ways to promote the city's history and historic amenities	Historic Preservation Commission, Main Street Manning, City	City, Main Street, Historic Preservation Commission, grants	Ongoing
	Continue to promote and safeguard the city's historic properties	Historic Preservation Commission, City	City, grants	Ongoing
	Restore Light Plant to make it National Register eligible	MMU, Historic Preservation Commission	MMU, grants	Long
	Find resources to preserve historic buildings	City, Historic Preservation Commission	City, grants, building owners	Short
Other Art Goals	Add additional public art	City, Main Street Manning	City, Main Street, grants	Short
	Add additional interactive public art	City, Main Street Manning	City, Main Street, grants	Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Add art events	City, Main Street Manning	City, Main Street, grants	Short
	Continue to add murals throughout the city	City, Main Street Manning	City, Main Street, grants	Short
Increase tourism in Manning	Find ways to increase the usage of Heritage Park	Community Foundation, City	City, Community Foundation, grants	Ongoing
	Help promote Evolution of the Heartland	Community Foundation, City	City, Community Foundation, grants	Ongoing



## Transportation Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Pursue traffic control at the intersections of Highway 141 and Elm Street and Highway 141 and Main Street	Seek funding for pedestrian crosswalks	City	City, grants, IDOT	Short
Maintain existing transportation infrastructure	East Street bridge over Willow Creek	City, County	City, County	Mid
	Retaining walls on East Street bridge over the railroad	City	TBD	Mid
	Airport Road as well as the trail along the road	City, County	City, County	Short
Repair/add sidewalks where needed	Continue to save for cemetery sidewalks projects	City	City	Ongoing
	Complete safe routes to school plan	City, School	City, Safe Routes to School Grants	Ongoing
Continue to develop wayfinding system	Downtown wayfinding signage	City, DOT	City, DOT, grants	Ongoing
	Great Western Park signage	Carroll County Conservation	County Conservation	Mid-long
	Entrance signs for the north	City, Visioning Committee	Grants, fundraisers	Mid-long
	Partner with ISU to develop wayfinding	City, Visioning Committee	City	Short
Continue transportation enhancements	Brick repairs on downtown streets	City, Visioning Committee	TBD	Ongoing
	Great Western Park signage	Carroll County Conservation	County Conservation	Mid-Long
	Community Art	City, Visioning Committee	City, grants	Short
	Consider removal of brick side streets	City, Visioning Committee	TBD	Mid

Goal	Action	Responsible Party	Funding Source	Time Frame
	10th Street redevelopment (street, trail, curb/gutter, storm sewer)	City	City	Short
	Mid-block painted pedestrian crosswalk with signage from the park to the splash pad	City	City	Short
Trail Visioning	Consider installing bike lanes/sharrow to connect trails	City	City, grants	Mid
	Continue to add lighting along portions of the trail	City, Visioning Committee, MMU	City, grants, MMU	Ongoing
	Continue to add trail signage	City, Visioning Committee	City, grants	Ongoing
	Continue to add benches along the trail	City, Visioning Committee	City, grants, donations	Ongoing
	Continue to place pet waste bag dispensers along the trail	City, Visioning Committee	City, grants, donations	Ongoing
Trail Continuation	Continue to explore the possibility of an overpass over Highway 141	City, IDOT	City, IDOT, grants	Long
	Create a regional trail system	City, county, other cities, National Park Service	City, county, other cities, grants, donations	Long
	Look at the trail plan and alternatives	City	City	Ongoing
	Construct a trail/sidewalk along Highway 141	City, IDOT	City, IDOT, grants	Short
	Connect trails to Great Western Park	City	City, grants, donations	Short
	Connect trails to retail spaces	City	City, grants	Mid
	West Street & Third Street Trail	City	City, grants	Short
	Independence/Airport Road Trail	City	City, grants	Short
New Street Consideration/ Construction	11th Street	City	City	TBD
	North of Railroad Street	City	City	TBD
	Nishnabotna	City	City	TBD
	Industrial Park	City	City	TBD
	New housing subdivision streets	City	City	TBD

## Infrastructure Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Maintain existing services	Continue to analyze rates yearly to ensure funds are available for needed maintenance	City, MMU	City, MMU	Ongoing
	Continue to identify areas of improvement for nitrate control and inflow	City	City	Ongoing
	Start factoring in water and sewer main replacement with street construction	City	City, CDBG	Mid-Long
Water and Sewer	Construct a 4th well for the city	City	City, loan, grants	Short
	Expand the city's wastewater capacity as needed	City	City, grants	TBD
MMU	Continue to be progressive with internet options and services	MMU	MMU	Short
	If feasible, relocate the head end	MMU	MMU	Long
Additional Services	Continue to offer yard waste pile for residents	City	City	Ongoing
	Continue to ask residents what services they would like to see offered	City	None	Ongoing



## Community Facility Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Meet the child care needs of the community	Regularly review the needs of the community	Child Care Center, Betterment Foundation	None	Ongoing
	If an increase of services is recognized, make the appropriate changes	Child Care Center, Betterment Foundation	Child Care Center	TBD
	Increase indoor space through expansion or new construction	Child Care Center, Betterment Foundation	Child Care Center, grants, donations	Short
	Explore options to increase provider wages	Child Care Center, Betterment Foundation	Child Care Center, grants	Ongoing
	Continue to find ways for staff retention and recruitment	Child Care Center, Betterment Foundation	Child Care Center	Ongoing
	Finish market study	Child Care Center, Betterment Foundation	Child Care Center	Ongoing
	Bathroom upgrades for the 3 year old room	Child Care Center, Betterment Foundation	Child Care Center, grants	Short
	General facility upgrades	Child Care Center, Betterment Foundation	Child Care Center, grants	Ongoing
Build a fire training center	Select a location	City, fire department	City, grants, fundraisers, township contributions	Long
	Seek grant funding	City	Grants	Long
	Build Center	City, townships, fire department	City, donations, fundraisers, township contributions	Long

Goal	Action	Responsible Party	Funding Source	Time Frame
Develop plans for health care provider recruitment	Coordinate with health care providers	City, healthcare providers	None	Ongoing
	Meet the needs of the community	City, healthcare providers	None	Ongoing
	Ensure needed services are available within the community	City, healthcare providers	None	Ongoing
	Explore next steps for health care professionals	City, healthcare providers	None	Ongoing
	Continue to facilitate opportunities with immigrants	City, healthcare providers	None	Ongoing
	Work with the juniors and seniors in high school to develop relationships for post-graduation employment opportunities	City, School healthcare providers	None	Ongoing
Increase usage of the Senior Center	Increase publicity for the center	City, Senior Center	Senior Center, donations, grants fundraisers	Short
	Potentially expand services to Templeton	City, Senior Center	Senior Center, donations, grants fundraisers	Short
	Increase number of meals served	City, Senior Center	Senior Center, donations, grants fundraisers	Short
	Increase offerings within the building	City, Senior Center	Senior Center, donations, grants fundraisers	Short
	Explore possibility of including these services into another building	City, Senior Center	Senior Center, donations, grants fundraisers	Short
Secure necessary equipment for the fire department	Replace bunker gear	City, fire department	City, grants, fundraisers, township contributions	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Replace air packs	City, fire department	City, grants, fundraisers, township contributions	Ongoing
	Replace other equipment as deemed necessary	City, fire department	City, grants, fundraisers, township contributions	Ongoing
Continue to improve Manning Regional Healthcare Center	Continue to evaluate mental health care services	City, healthcare providers	MRHC	Ongoing
	Continue to upgrade technology as advances are made	City, healthcare providers	MRHC	Ongoing
	Increase safety and security	City, MRHC	City, MRHC	Ongoing
	Continue to advocate for fair and equitable reimbursement	City, MRHC	City, MRHC	Ongoing
	Provide legislative support to track funding mechanisms	City, MRHC	City, MRHC	Ongoing
	Collaborate and advocate for local and local business needs	City, MRHC	City, MRHC	Ongoing
Support IKM-Manning Community School's Initiatives	As items arise, support the school in their endeavors and help when possible	City, School	City, School	Ongoing



## Intergovernmental Collaboration Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Maintain existing agreements	Maintain existing relationships	City, School, County, CCGP	None	Ongoing
	Continue partnership with the West Nishnabotna Watershed Authority	City, Watershed Authority	None	Ongoing
	Explore the possibility of offering swimming lessons to the children of the Ar-We-Va School District	City, Ar-We-Va School	None	Short
Expand on collaboration with the IKM-Manning School District	Expand STEM FIRE Classroom	School	School	Short
	Create an outdoor classroom in the City's Trestle Park	City, School, County Conservation	City, School, County Conservation, Grants	Short
	Partner with school for trail projects which include school property	City, School	Grants	Mid-Long
	Partner with school for potential safe room projects	City, School, Emergency Management	FEMA grant, school	Long
	Work with IKM-Manning and DMACC to develop partnerships to further the trades	City, School, DMACC	DMACC	Short
	Continue partnership for the EV bus and bus charging station	MMU, School	MMU, School	Ongoing
	Work to understand partnership with DMACC and work on territorial boundaries	City, School, Community Colleges	None	Short
Partner with surrounding communities	Research options for sharing code enforcement with other communities/county	City, other cities, Carroll County	City, other cities, Carroll County	Long

Goal	Action	Responsible Party	Funding Source	Time Frame
	Determine services/equipment Manning has that other communities do not as well as services/equipment other communities have that Manning does not and share as applicable	Manning, other cities	City, other cities	TBD
Maintain and expand partnerships with Carroll County	Continue to work with the County Conservation Board	City, County Conservation	TBD	Ongoing
	Support county efforts	City, County	TBD	Ongoing
	Continue to work with Carroll County Engineer	City, County Engineer	TBD	Ongoing
	Partner with Carroll County to redo Airport Road	City, County Engineer, County Supervisors	City, County	Short
	Assist Carroll County Conservation with program announcements and marketing	City, County Conservation	City	Ongoing
	Solidify ambulance MOU	City, County EMS	None	Short
	Identify staff shortages with ambulance	City, County EMS	None	Short
	Great Western Park sign at the park's entrance	Carroll County Conservation	County Conservation	Mid-Long
	Encourage participation in the Conservation Board's camps/ programs	City, County Conservation	City	Ongoing
	Partner with Carroll County Conservation to develop outdoor classroom	City, School, County Conservation	City, School, County Conservation, Grants	Short
Assist Manning Regional Healthcare System & the Healthcare Recovery Center when applicable	Provide legislative support to track funding mechanisms	City, MRHC	None	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Collaborate and advocate for local and local business needs	City, MRHC, local businesses	None	Ongoing



## Economic Development Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Attract new-to-Manning businesses	Tailor recruitment packets to specific businesses	City	None	Ongoing
	Continue to update recruitment packets on a normal basis	City, Main Street, Betterment	None	Ongoing
	Continue to implement practices learned through market analysis 201	City, Main Street, Betterment	None	Ongoing
	Focus on attracting businesses the city's available resources can support	City, Main Street, Betterment, CCGP	None	Ongoing
	Continue and expand RLF	City	City, USDA	Ongoing
	Consider business incubator	Main Street Manning, CCGP	Main Street Manning	Long
	Take and initiative to seek new businesses and determine what businesses would be beneficial	City	None	Ongoing
	Develop recruitment committee to recruit new businesses	City	None	Short
	Continue to use TIF as an incentive	City	City	Ongoing
	Consider building additional space	City, Main Street Manning	City, Main Street Manning	Short
	Support HUB712 & CCGP	City, Main Street Manning, CCGP	None	Ongoing
Further develop industrial park	Expand the industrial park by purchasing and optioning more land	City, Betterment Foundation	City, Betterment Foundation	Long
	Get lots platted as they become available	City, Betterment Foundation	City, Betterment Foundation	TBD
	Actively work with property owners near railroad tracks	City, Betterment Foundation	City, Betterment Foundation	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Research larger industrial sites to market	City, Betterment Foundation, CCGP	City, Betterment Foundation	Ongoing
	Explore food processing options	City, Betterment Foundation	City, Betterment Foundation	Ongoing
Support existing businesses	Continue and expand RLF	City, MMU	City, USDA, MMU	Ongoing
	Continue to utilize TIF and tax abatement	City	City	Ongoing
	Facade improvement program	City, Main Street	City, Main Street, grants	Short
	Monitor and implement opportunities from the state	City, Main Street	City, Main Street	Ongoing
	Support and continue business retention and expansion visits	City, CCGP	None	Ongoing
	Support and promote Main Street and Carroll County Growth Partnership direct to business grants	City, Main Street, CCGP	City, Main Street, CCGP	Ongoing
Create an environment which is conducive to alumni to come back	Work with IKM-Manning and local businesses to tap into existing DMACC internship programs	School, DMACC	TBD	Short
	Partner with DMACC on different programs	City, School, DMACC	TBD	TBD
	Determine what businesses would be interested in the programs	City, Main Street, School	None	TBD
	Create an internship program with local businesses	Local businesses, school	None	TBD
Continue Main Street Program	Maintain and continue partnerships	City, Main Street	None	Ongoing
	Main Street mini-grant	Main Street	Main Street	Ongoing
Workforce Development	Partner with DMACC, Iowa Western, Western Iowa Tech, and Job Corps	City, local businesses, colleges	TBD	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	STEM Program	School, colleges, local businesses, city	Grants, local colleges, school, local businesses	Ongoing
	Create a “reverse scholarship” program to incentivize business development by Manning alum	Main Street, Betterment Foundation	Main Street, Betterment Foundation, local businesses	Long
	Develop and market and apprentice program (plumbing, carpentry, HVAC, electrical, etc)	Local businesses, IWD, Main Street, Betterment Foundation	City, local businesses, grants, IWD	Ongoing
	Utilize Iowa Workforce Development money	Local Businesses	IWD, local businesses	Ongoing
	Finance DMACC built-house	City, DMACC	City	TBD
	Build Workforce housing	City	City, loans, grants	Ongoing
	3-D printed housing	City	TBD	TBD
	Monitor and try different housing options	City	TBD	Ongoing



## Hazard Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Enhance Community Protection	Complete current plan and make plans to update every 5 years	Emergency Services, Fire Department, Police Department, City Council	City, grants	Short/ Ongoing
	Inform public on HAZMAT incident locations and hazards	City Council	City	Ongoing
	Identify potential storm shelters	City Council	City	Short
	Install a storm shelter at the school	City Council, School Administration	City, grants	Mid
	Place emergency markers on trails and other non-address locations for response to emergency calls	City Council, County 911	City, grants	Short
	Update the emergency action plan	City Council, Fire Department, Police Department	City, grants	Short
	Continue tree-trimming, enforcing ordinances when needed	City Council	City	Ongoing
	Enforce building codes, city codes, and zoning codes	City Council	City	Ongoing
	Continue participation in NFIP	City Council	City	Ongoing
	Install a storm shelter downtown	City Council	City, grants	Short
Protect against power outages	Purchase mobile generators for critical response	Fire Department, Police Department, City Council	City, grants	Short
	Train additional staff to start and operate generators	MMU	City	Ongoing
Maintain and support public safety, including facilities, equipment and training	Provide funding needed to train personnel (fire, EMS, and police)	Emergency Services, Fire Department, Police Department, City Council	City, grants	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Continue training programs for fire personnel, including training with air packs, HAXMAT incidents, and terrorism	Emergency Services, Fire Department, Police Department, City Council	City, grants	Ongoing
	Make sure EMS volunteers trained to EMT-B or I	Emergency Services, Fire Department, Police Department, City Council	City, grants, emergency services	Short
	Make sure fire volunteers trained to FF levels	Emergency Services, Fire Department, Police Department, City Council	City, grants, fire department	Short
	Continue fire safety education	Emergency Services, Fire Department, Police Department, City Council	City, grants	Ongoing
	Update officer firearms	Police Department, City Council	City, grants	Ongoing
	Recruit and train new members whenever possible	Police Department, City Council	City, grants, Police Department	Ongoing
	Purchase a utility vehicle for emergency response	Fire Department, City Council	City, grants, fire department	Short
	Build regional fire training center	City, fire department	City, grants, fundraisers, township contributions	Long
	Update police and first responder notification equipment	Emergency Services, Fire Department, Police Department	City, grants, fundraisers, township contributions	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Install dry hydrants in static water sources	Fire Department, West Central Rural Water	City, grants	Long
	Switch whole town generation to natural gas	MMU	MMU, City, grants	Long
	Continue school resource officer at the school	School, Police Department	City	Ongoing
Update Communication Systems	Evaluate and upgrade warning siren coverage, including encoder	Emergency Services, City Council	City, grants	Long
	Educate public on hyper reach notification	Emergency Services, City Council	City	Short
	Promote NOAA radios to the public	Emergency Services, Fire Department, Police Department, City Council	City	Mid
	Iowa Statewide Interoperable Communications System (ISICS)	City Council, Fire Department, Police Department	City, grants	Short
Maintain and protect public infrastructure	Encourage use of one call to avoid damage to utilities	MMU, City Council	City	Ongoing
	Continue to budget for and fund street repairs	City Council	City	Ongoing
	Implement storm water runoff plan in South Manning	City Council	City, grants	Long
	Post signs and increase police surveillance around critical facilities	Public Works, Police Department	City	Short
	Keep fire hydrants updated and working, replacing as needed	Public Works	City	Ongoing
	Redo cofferdams	Public Works, DNR	City, DNR	Short
	Purchase new street sweeper to reduce flooding and enhance storm water system effectiveness	Public Works	City, grants	Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Schedule bridge improvements and inspections	City Council, Carroll County	City, county	Ongoing
	Keep updating and upgrading snow plow equipment, sand trucks, etc.	City	City, grants	Ongoing



# Appendix A: SWOT Analysis





## Strengths

- Location – between DSM/CB/SUX
  - County seats
- Strong Business Comm.
- Visionary People to get
- Tourist Center(Hausbarn)
- Historic Main Street
- Inviting Community
- Regional Hospital
- Rec Center
- Police Department
- Most capable public works team in the state
- Old housing in good shape
- Limited nuisance properties
- Clean town
- Community Pride
- Core of school here
- Utilities
  - Underground electric
  - Whole town generation
  - Looped natural gas
  - Fiber to home
- Good parks with Shelters
- Good Trails
- Estate donations – generosity
- Volunteers (Culture of Volunteerism)
- Major employers
  - Growing
- Good partnerships
- Main street community
- Great place community
- Best Library in state for this size of town

## Weaknesses

- Location
- Small
- Tensions between communities that make up the school
- Lack of adequate new housing
- Lack of workforce
- Lack of private developers
- Limited social opportunities
- Volunteer base that doesn't refresh
- Volunteer burnout
- Limited daycare
- A lot of bridges
- Lack of funding

## Opportunities

- School expansion
- Housing
  - New builds
  - Pocket neighborhood
- New zoning
- Further leverage tourism
- Main Street Program
- Great Place Designation
- Good/expanding county partnerships

## Threats

- Daycare
- Housing
- Losing the school
- Aging infrastructure
- Economy
  - National
- Business climate
- Location
  - Have to work with four counties
- Politics
  - Unfunded mandates
- Healthcare changes
- Aging population