



# CITY OF MANNING, IA COMPREHENSIVE NEIGHBORHOOD PLAN



# ACKNOWLEDGEMENTS

## *Prepared For:*

The City of Manning  
321 Center Street  
Manning, IA 51455



## *Steering Committee:*

Dawn Meyer  
Cory Arp  
Jean Stadtlander  
Kara Havick  
Katie Wall  
Melissa Puck  
Lauren Vanderhorst  
Justin Mundt

## *Region XII Council of Governments:*

Lauren Mortensen



## *Prepared By:*

Chris Janson, AICP  
Shannon Gapp, AICP  
Shawn O'Shea, AICP  
Jim Holz, AICP  
Dan Williams, PLA, ASLA, AHLF  
Emily Huston



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# 01

## CHAPTER 1 INTRODUCTION



# INTRODUCTION



## Plan Purpose

The City of Manning is seeking assistance for a neighborhood revitalization initiative funded by the Community Development Block Grant (CDGB) from the Iowa Economic Development Authority (IEDA). This plan evaluates the current neighborhood conditions and proposes several enhancements in the Target Area, including: park improvements, housing rehabilitation, and street and sidewalk improvements.

Additionally, the plan must identify Community Development Block Grant (CDBG) eligible activities that address the identified needs. One of the eligible CDBG activities is Owner- and Renter-Occupied Housing Rehabilitation. A program which used to be a stand-alone funding program available from the Iowa Economic Development Authority (IEDA) has now been included in the Neighborhood Revitalization Planning and Implementation.

The selection of the neighborhood was decided by the City of Manning and based on the location of the various parks and recreation facilities located in and around it. Due to the possible flood concerns of the site, continuing to promote and develop the land as open space and recreational would benefit the wellness of the community as well as reduce the chance of structural development in the flood area that may be more burden than benefit.

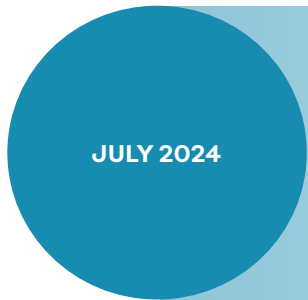
This study focused on the revitalization of the Manning City Park Neighborhood and its immense value to the community.

# Project Schedule


## PROJECT TIMELINE




**MAY-JUNE 2024** > Kickoff Meeting, Consultation Sessions, Pop-Up Event, and Data Analysis



**JULY 2024** > Consultation Sessions, Data Analysis, and Mapping



**AUGUST 2024** > Consultation Sessions, Mapping, and Recommendations



**SEPT - NOV 2024** > Recommendations, Cost Estimates, and City Council Presentation

# Neighborhood Context

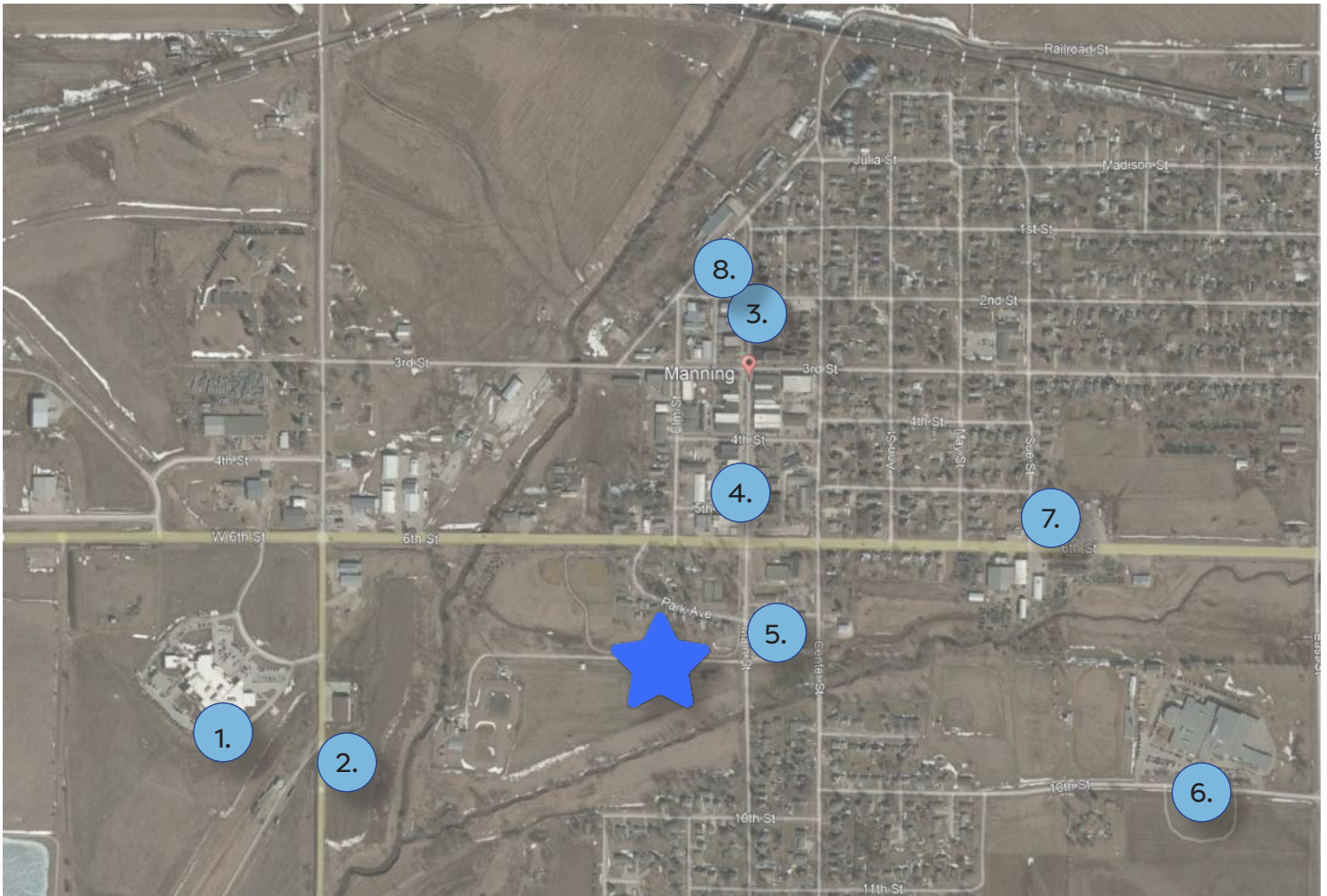
The selected City Park Neighborhood is predominantly open space, with a few homes located on the southern border. Manning Recreation Center is located just to the East of the neighborhood boundary, while Manning City Park is within the boundary itself. The City Park provides tennis courts, a half-court basketball hoop, playground equipment, picnic tables and benches, public water fountains, public restrooms, a children's garden, harmony park, paved trail, a dual-field softball/baseball complex, and little league football field.

The entire area qualifies as Low and Moderate Income (LMI), allowing owner-occupied households to apply for Community Development Block Grant (CDBG) funds for Owner-Occupied and Single-Family Renter-Occupied Housing Rehabilitation during the implementation phase of the Neighborhood Revitalization program, if secured by the City of Manning. The LMI % for the City Park Neighborhood is 55.6% and was surveyed in 2023.



# Neighborhood Context

The City Park Neighborhood is very central to the City of Manning. The map below shows important locations and facilities within Manning that are within a mile of City Park.



1. Manning Regional Healthcare Center

2. Manning Fire Department

3. Manning Public Library

4. Main Street

5. Rec Center

6. IKM-Manning Middle & High School

7. Little Fingers Daycare

8. Manning Child Care Center



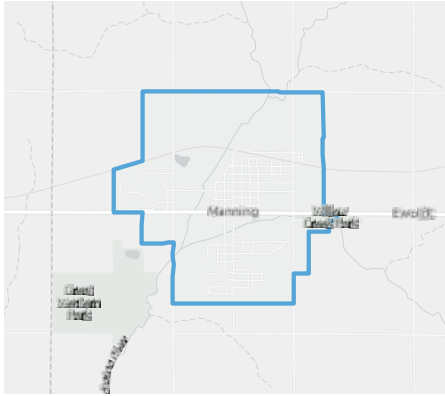
# 02



## CHAPTER 2

### EXISTING CONDITIONS

# Population and Community Summary

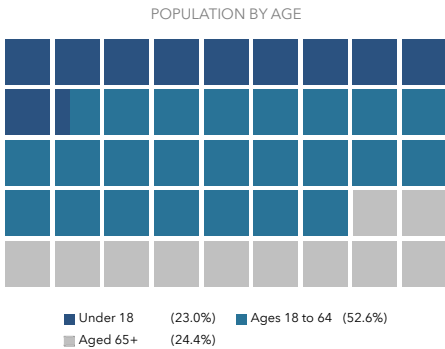
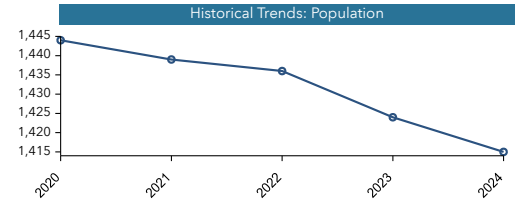


## Population Trends and Key Indicators

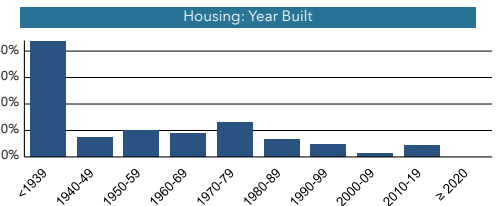
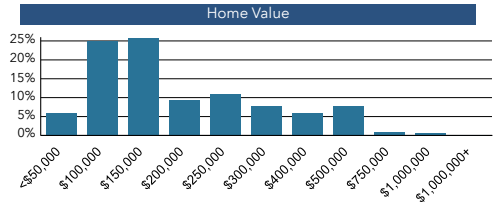
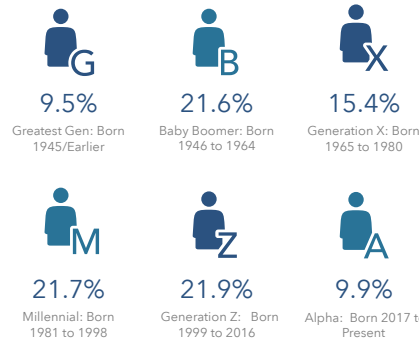
Manning City, IA  
Geography: Place

<b>1,415</b> Population	<b>641</b> Households	<b>2.15</b> Avg Size Household	<b>41.6</b> Median Age	<b>\$70,836</b> Median Household Income	<b>\$137,500</b> Median Home Value	<b>76</b> Wealth Index	<b>197</b> Housing Affordability	<b>10</b> Diversity Index
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### MORTGAGE INDICATORS



### POPULATION BY GENERATION



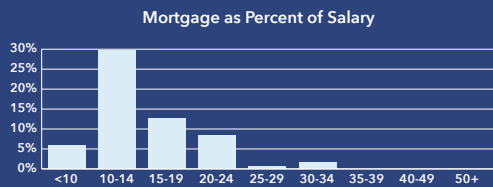
Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022), © 2024 Esri

Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022).

## COMMUNITY SUMMARY

Manning City, IA  
Geography: Place

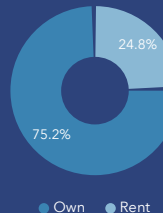
<b>1,415</b> Population Total	<b>-0.65%</b> Population Growth	<b>2.15</b> Average HH Size	<b>10.4</b> Diversity Index	<b>41.6</b> Median Age	<b>\$70,836</b> Median HH Income	<b>\$137,500</b> Median Home Value	<b>\$253,756</b> Median Net Worth	<b>23.0%</b> Age <18	<b>52.6%</b> Age 18-64	<b>24.4%</b> Age 65+
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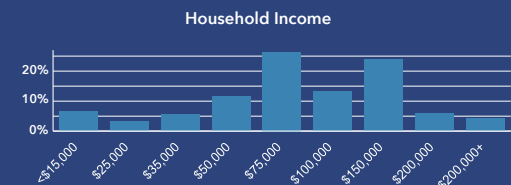
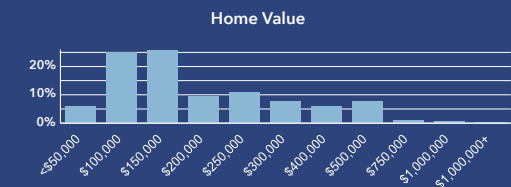
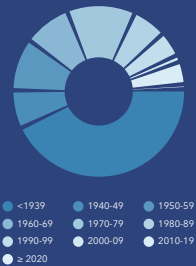
### Age Profile: 5 Year Increments



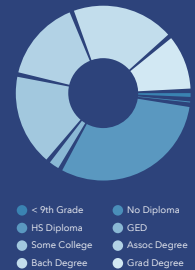
### Home Ownership



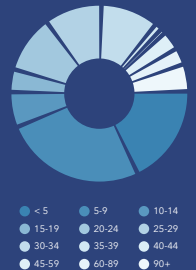
### Housing: Year Built



### Educational Attainment



### Commute Time: Minutes

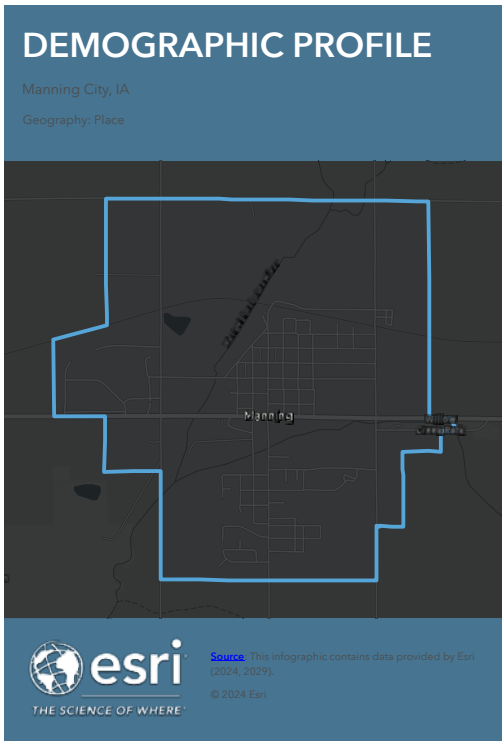


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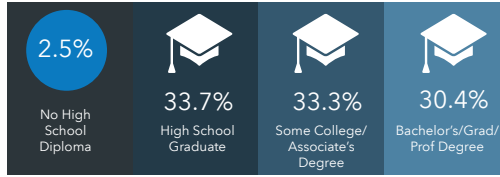
Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

© 2024 Esri

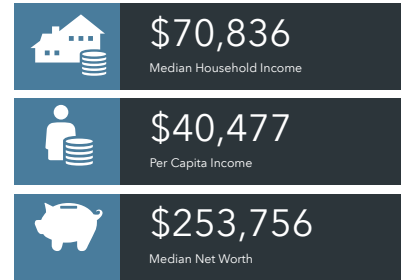
# Population and Community Summary



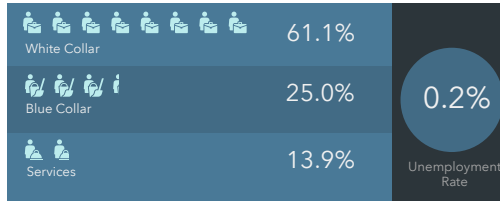
### EDUCATION



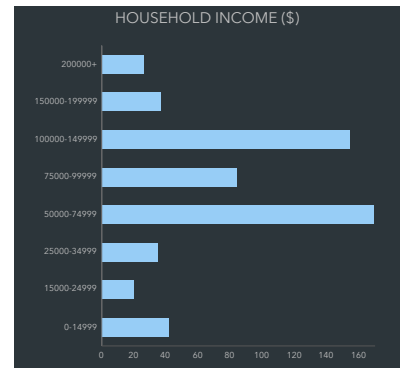
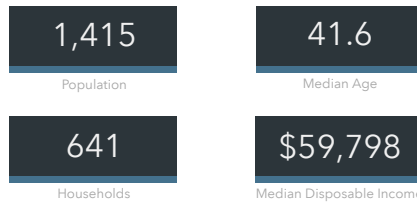
### INCOME



### EMPLOYMENT



### KEY FACTS



Source: This infographic contains data provided by Esri (2024, 2029).

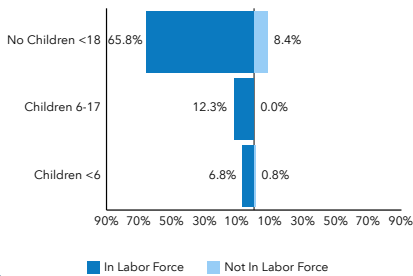
## Childhood and Female Equity

Manning City, IA  
Geography: Place

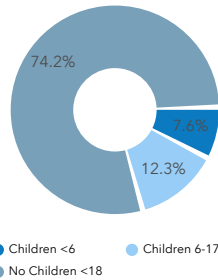


Age <18 **325**    Age 18-64 **745**    Age 65+ **345**    Total Pop **1,415**    Pop Growth **-0.65%**    Average HH Size **2.15**    Median Net Worth **\$253,756**

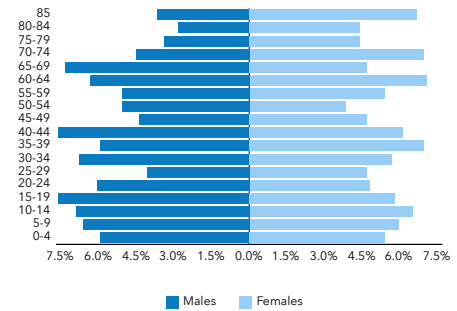
### Working Status



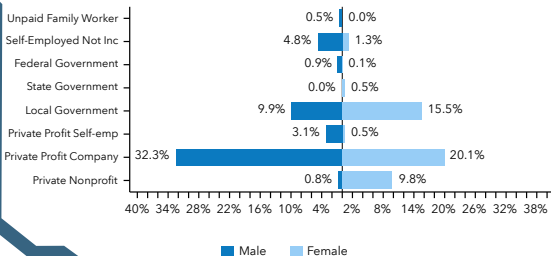
### Females Aged 20-64



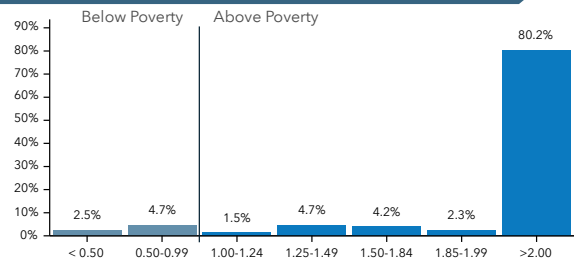
### Age Pyramid



### Class of Worker



### Poverty Ratio



esri

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Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).












# Flood

The West Nishnabotana River runs through the western side of the City Park Neighborhood, creating a flood hazard zone. To prevent future property destruction, this area should continue to be used as parks and open space with improvements that are resistant to floods.



Source: Iowa DNR 2D BLE Map

## MAP DESCRIPTION

-  A - 1 PCT ANNUAL CHANCE FLOOD HAZARD
-  AE - 1 PCT ANNUAL CHANCE FLOOD HAZARD
-  AE - FLOODWAY
-  AO, RIVERINE
-  AH, RIVERINE
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD, RIVERINE
-  0.2 PCT ANNUAL CHANCE FLOOD HAZARD, PROTECTED BY LEVEE
-  X AREA OF SPECIAL CONSIDERATION, RIVERINE
-  X AREA OF SPECIAL CONSIDERATION, PROTECTED BY LEVEE
-  D, AN AREA OF UNDETERMINED BUT POSSIBLE FLOOD HAZARDS
-  STUDY AREA LIMITS/AREAS OF POTENTIAL IMPROVEMENT

# Flood

## National Flood Hazard Layer FIRMette



95°41'7"W 41°54'35"N



Basemap Imagery Source: USGS National Map 2023

### Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>	
	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AD, AH, VE, AR
	Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>	
	0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
	Area with Flood Risk due to Levee Zone D
<b>OTHER AREAS</b>	
	NO SCREEN Area of Minimal Flood Hazard Zone X
	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
<b>GENERAL STRUCTURES</b>	
	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>	
	Cross Sections with 1% Annual Chance Water Surface Elevation
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature
<b>MAP PANELS</b>	
	Digital Data Available
	No Digital Data Available
	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/2/2024 at 5:39 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

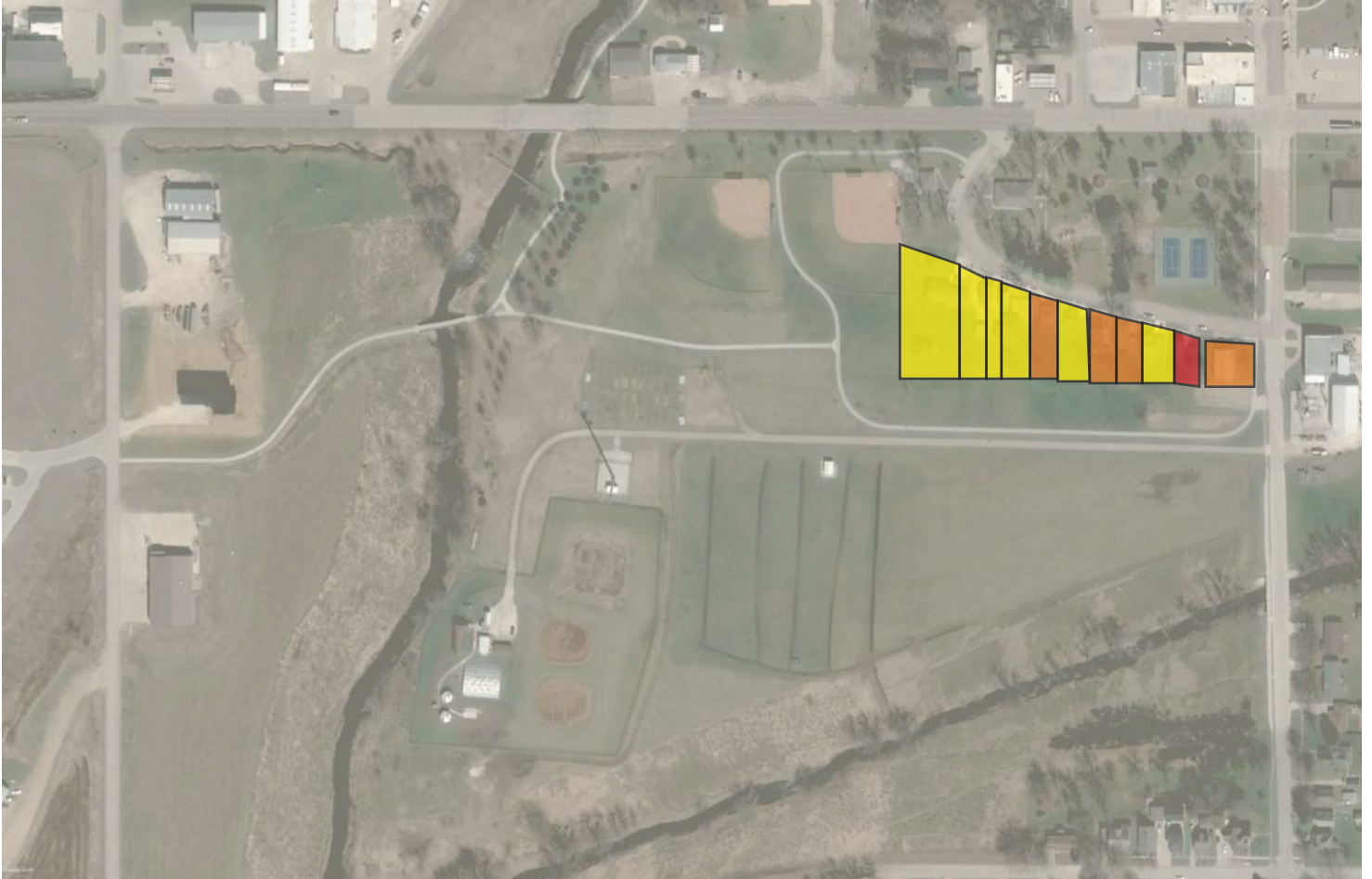
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.





STUDY AREA LIMITS/AREAS OF POTENTIAL IMPROVEMENT

# Housing Assessment

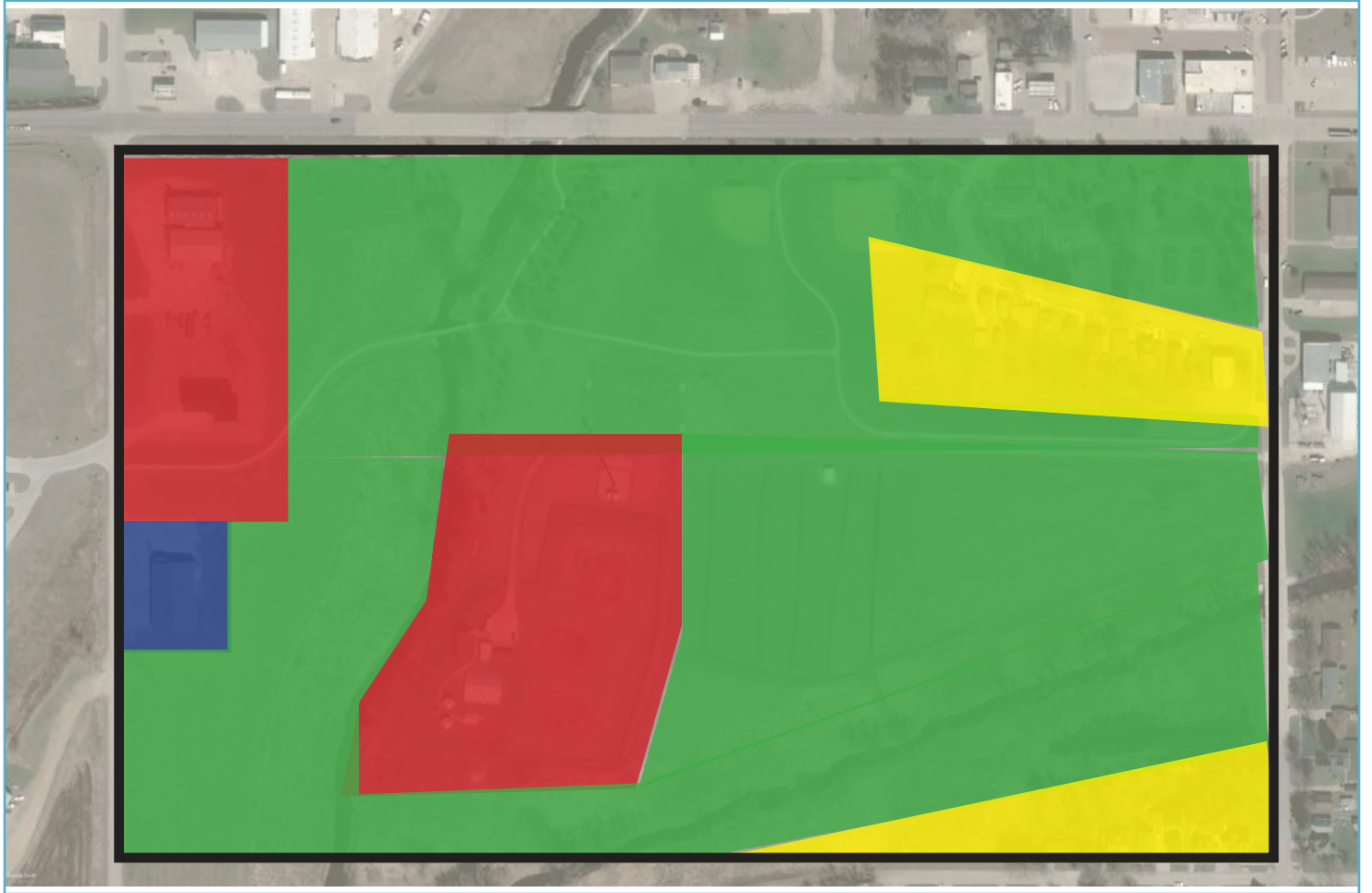
A housing assessment was completed to analyze the homes in the project area and determine the condition of their facades. The conditions of the houses' siding/paint, roof, yard, sidewalk, driveway, structure, and overall maintenance of the properties were all taken into consideration.


All homes are currently occupied.



-  New/Excellent
-  Average
-  Fair
-  Poor

# Existing Land Use



-  Institutional
-  Commercial
-  Residential
-  Park / Open Space

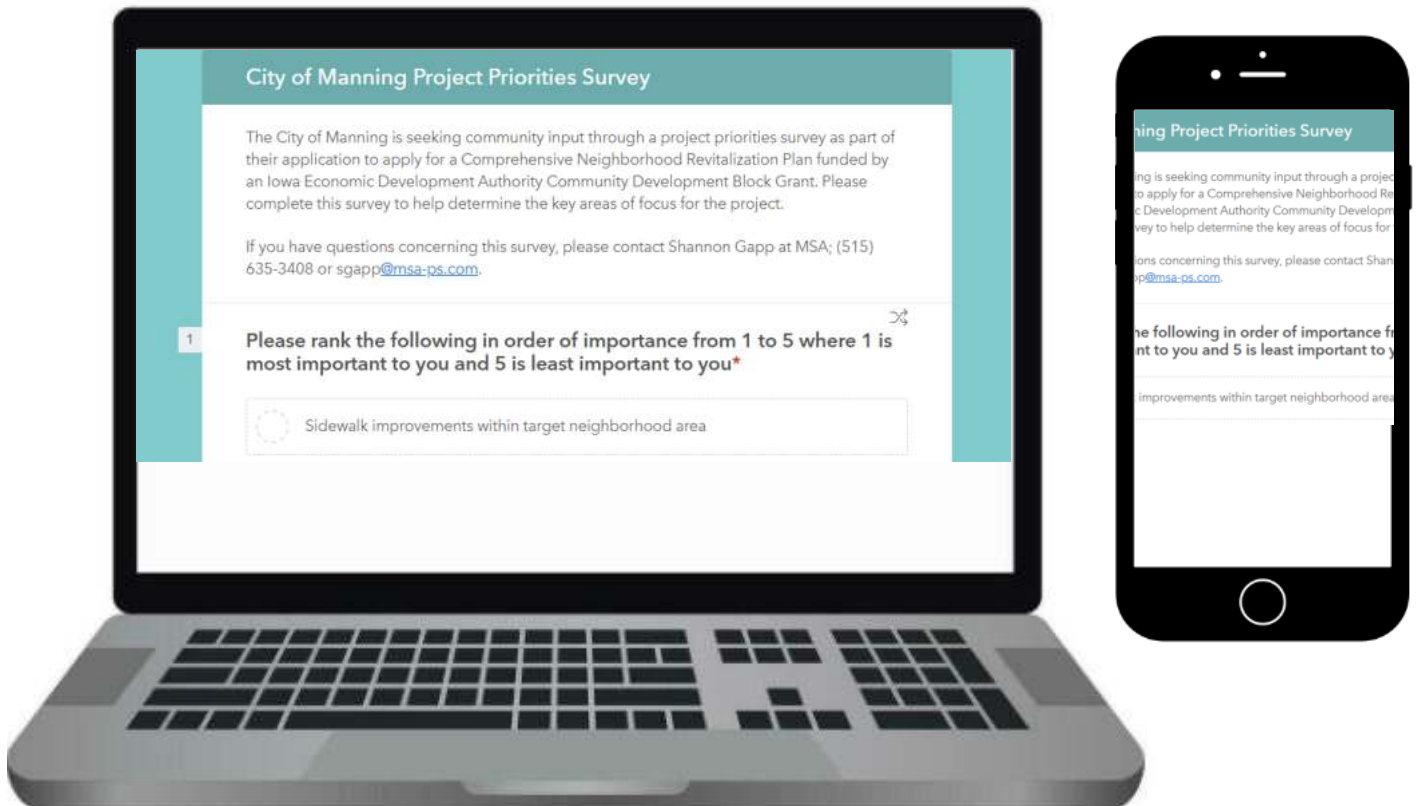
03



**CHAPTER 3**  
PUBLIC ENGAGEMENT

# PUBLIC ENGAGEMENT

Public engagement played a key role in shaping the plan's recommendations. Both in-person and online outreach aimed to reach as many residents and visitors as possible. Community members highlighted various concerns and desired changes, while also expressing appreciation for the city's growth over the past decade.



# Consultation Sessions/ Stakeholder Interviews

Stakeholder interviews were conducted by phone and email with individuals selected by the City. The stakeholders were asked the following list of questions to create discussion around the City Park Neighborhood and the impact that it has on the City of Manning, including any concerns or suggested improvements.

1. The goal of this grant program is to provide economic opportunities and facilities for people, especially those of low- and moderate income. What do you feel are the economic opportunities and facilities lacking most in Manning? – especially for those of low-and moderate income.
2. Please list a few reasons why are you located here, and what you like about this part of Iowa?
3. Are there any neighborhood improvements or maintenance items (within the park, streets, sidewalks, infrastructure, housing amenities, etc.) that need to be completed to better meet the community's needs?
4. What additional housing amenities would you like to see Manning provide and where?
5. Are there any City Park improvements or maintenance items that need to be completed to better meet your needs?
6. What additional park and recreation amenities would you like to see Manning provide and where?
7. How can the area in and around Manning's City Park better accommodate parking and pedestrian access?
8. Do you have any concerns about safety or accessibility in the City Park neighborhood?
9. Are there any areas in the City Park neighborhood that need reinvestment?
10. Is there anything else you would like us to know about – information or ideas for the Manning Comprehensive Neighborhood Plan?

## Summary:

### **1. The goal of this grant program is to provide economic opportunities and facilities for people, especially those of low- and moderate income. What do you feel are the economic opportunities and facilities lacking most in Manning? – especially for those of low-and moderate income.**

- Housing: There's a need for more affordable housing options.
- Entertainment: Free or inexpensive entertainment options are limited.
- Trails and Sidewalks: Improved trails and sidewalks are desired for better pedestrian access.
- Pedestrian Access: Access to businesses, particularly along Highway 141, is lacking.
- Winter Activities: There are few activities available during the winter months.
- Senior Center: The senior center is underutilized and could offer more programs and activities.
- Recreational Programs: Access to recreational programs, fitness facilities, and high-quality parks without needing to travel out of town is important.
- Teen Activities: More activities for teens, such as sand volleyball pits, additional ball fields, and batting cages, are needed.
- Recreation Facilities: A facility with volleyball/basketball courts for hosting tournaments and providing practice space would be beneficial.
- Recreation Updates: Updates to play structures, pickleball, basketball, and tennis facilities are in progress.
- Grocery Store: The town lost its grocery store but has a Dollar General.
- Library, Rec Center, Park: These facilities should be enhanced to be low or no cost for all.

### **2. Please list a few reasons why are you located here, and what you like about this part of Iowa?**

- People: The presence of family, friends, and a strong sense of community.
- Weather: Enjoyable weather for about 75% of the year.
- Town Size: Manning is small but has most amenities and serves surrounding smaller communities.
- Career Opportunities: Employment opportunities, such as teaching positions at local schools.
- Family and Upbringing: It's seen as a great place to raise a family with a low crime rate.
- Community Support: Strong support and relationships within the community.
- Activities for Children: Plenty of activities available for children.
- Central Location: Conveniently located between Omaha, Des Moines, Ames, and Sioux City.
- Forward Thinkers: Presence of progressive and involved residents.

### **3. Are there any neighborhood improvements or maintenance items (within the park, streets, sidewalks, infrastructure, housing amenities, etc.) that need to be completed to better meet the community's needs?**

#### **Park Area Improvements:**

- Restroom Upgrades: The park bathrooms need significant updates.
- Sidewalks: Redo existing park sidewalks and add a new sidewalk between the splash pad and the senior center.
- Lighting: Improve lighting within the park and along Park Avenue.
- Parking: Enhance parking facilities for events, possibly utilizing the grass area with clear parking guidelines.
- Shade Structures: Install shade structures at the park.
- Seating/Picnic Areas: Increase the number of seating and picnic areas.
- Noise Control: Implement siding/insulation for noise control, especially for activities like pickleball.

#### **General Neighborhood Improvements:**

- Sidewalks/Trails: Add sidewalks/trails along Highway 141 with safer crossings and better pedestrian access along Park Avenue.
- Housing: Consider owner-occupied rehab, additional low-to-moderate income (LMI) housing, multi-family housing, and condos/apartments for older residents.
- Lighting: Enhance lighting along city trails and Park Avenue for better safety and usability.

#### **Additional Considerations:**

- Parking Safety: Ensure safe parking around the park, especially during large events.
- Amenities for Younger Kids: Provide more amenities and activities for younger children.
- Pedestrian Access: Ensure sidewalks direct pedestrians effectively to their destinations.

#### **4. What additional housing amenities would you like to see Manning provide and where?**

- Duplexes: There is a noted lack of duplexes in the area.
- Multi-family Apartments: There is a need for more multi-family housing, especially larger-sized apartments.
- Uncertainty: Some respondents are unsure about what amenities are available or what could be included.
- Small Apartment Complex: There is interest in seeing a small apartment complex being developed.
- Retirement Housing: There is a need for condos or duplexes for the 60-75 age range throughout the community.

#### **5. Are there any City Park improvements or maintenance items that need to be completed to better meet your needs?**

##### **General Amenities:**

- Shade Structures: Adding more shade structures.
- Sidewalks: Replacing and adding sidewalks.
- Lighting: Enhancing park lighting.
- Water Fountains: Installing more water fountains.
- Seating: Increasing the number of seating areas.
- Restrooms: Improving restroom facilities.
- Parking: Expanding or improving parking areas.

##### **Sports Facilities:**

- Full court basketball courts
- Tennis courts
- Dedicated pickleball courts (without removing tennis courts)
- Revamping existing tennis courts

##### **Additional Amenities:**

- Consider a pump track or dirt bike path for the green space.

## **6. What additional park and recreation amenities would you like to see Manning provide and where?**

- Upgraded Gym Space: Multiple gyms at the Rec Center for activities like volleyball, basketball, gymnastics, and dance.
- Water Access: Drinking fountains, especially near the main play area.
- Multi-Court Facility: A facility with multiple volleyball and basketball courts to host tournaments and generate revenue. Additionally, upgrading ball fields and renovating bleachers on the top field.
- Pickleball and Other Courts: Centrally located pickleball courts, along with sand volleyball, full basketball courts, and tennis courts.

## **7. How can the area in and around Manning's City Park better accommodate parking and pedestrian access?**

### **Street and Sidewalk Improvements:**

- Widen the street.
- Add a sidewalk along the park side of the street, potentially requiring a retaining wall.

### **Parking Enhancements:**

- Convert the old Casey's building into a large parking lot.
- Increase parking to the south of the houses on Park Ave.
- Improve signage and consider paving the increased parking area at the rec center.
- Explore potential parking on other city properties with proper signage.
- Address parking needs around the softball and baseball complex.

### **Pedestrian Safety:**

- Install a stop light on Main Street to slow traffic and allow safe crossing for kids.
- Create a better crosswalk between the rec center/splash pad and the park due to heavy traffic on that street.
- Consider the speed on Hwy 141 and the need for a bridge to enhance pedestrian safety.

### **Communication and Signage:**

- Enhance communication regarding available parking options.

### **Event Considerations:**

- Balance wellbeing with parking quantities during events and the 6-week baseball season.
- Consider adding more fields.

## **8. Do you have any concerns about safety or accessibility in the City Park neighborhood?**

- **Children Crossing the Highway:** Multiple respondents are worried about children crossing Hwy 141 to reach the park and rec center. The traffic is often too fast, even though the speed limit is 30 mph.
- **Traffic Speed:** Fast-moving traffic on Park Ave. and Hwy 141 is a significant concern. Flashing lights are deemed ineffective, and an overpass is considered too expensive.
- **Lighting:** Improved lighting throughout the park is suggested to enhance safety.
- **Security Measures:** The addition of security cameras is recommended to address safety issues.
- **Pedestrian Crossings:** Better pedestrian crossings are needed to improve safety for those walking in the area.
- **ADA Accessibility:** The neighborhood is not very ADA accessible. Sidewalks are difficult to navigate, with a lot of pea gravel making it challenging for those with mobility issues.

## **9. Are there any areas in the City Park neighborhood that need reinvestment?**

### **Streets and Housing:**

- General reinvestment in housing.
- Specific improvements needed for homes on Park Ave.
- Consideration for tearing down or reinvesting in homes, including maintenance improvements and potential property purchases.

### **Parks and Recreation:**

- Upgrades to park facilities, including courts and restrooms.
- Enhancements to green space on the north half of the park.
- More bleachers at the ball fields.
- Upgrades to physical facilities like the Rec Center and ball fields.

## **10. Is there anything else you would like us to know about – information or ideas for the Manning Comprehensive Neighborhood Plan?**

### **Infrastructure Improvements:**

- Better connection from the park to the Rec Center, specifically a sidewalk.

### **Housing Amenities:**

- No additional amenities suggested; positive feedback on current developments.

### **Community Involvement:**

- Willingness to provide further assistance and information.
- Appreciation for the centralized location of Park Ave.

### **Recreational Facilities:**

- Suggestion for combination fields, particularly in the ballfield area.

# Project Kick-off Meeting

At the beginning of the planning process, MSA held a kickoff meeting with City staff and officials, as well as the Region XII Council of Governments, to perform a SWOT (Strengths, Weaknesses, Opportunities, and Threat) analysis and review community revitalization goals.

## Summary of Beautification/Culture

### Strengths/Opportunities

- Active Volunteers
- Unique Partners
- Community Pride
- Full-time Parks and Recreation Director/ Department
- Base for Grants
- Opportunities locally
- City Crew willing to help

### Weaknesses/Threats

- Don't always have a cohesive vision
- Lack of Picnic Tables
- LMI housing in the neighborhood
- Lack of Resources
- Aging Volunteers
- Homes eligible for rehab

# Kick-off Meeting SWOT Analysis

## Summary of Facilities/Amenities

### Strengths/Opportunities

- Shelter House
- Concession stand
- Volunteers
- Ball Fields
- Generosity
- School Collaboration
- Opportunity for Pickleball
- Enhance Basketball

### Weaknesses/Threats

- Restrooms in need of upgrades or replacement
- Vandalism (restrooms the worst)
- Opportunity for security cameras
- Additional lighting desired
- Highway 141 concerns
- Desire for bleachers
- Storage for ball fields to be centralized

## Summary of Connectivity

### Strengths/Opportunities

- Recreation Center and Splash Pad close
- Trail system links to any park
- Opportunity for additional trails
- Current study relating to 141 and Main
- Existing sidewalks within the park

### Weaknesses/Threats

- Crossings near the park need improvements
- Parking is a challenge in May and June
- Crosswalks needed
- Park Ave becomes a 1 way during events
- Pedestrian safety
- No good crossing to the west
- Cracks and patterns of existing sidewalk
- Need to determine where new parking could occur

# Pop-Up at Kinderfest

On June 15th, staff set up a booth at Kinderfest for festival-goers to ask questions and provide feedback on City Park. Activities include a SWOT analysis and visioning board, where participants could vote for preferred amenities with stickers. The event gathered input from a diverse range of attendees, including adults, children, and visiting families



# Pop-Up SWOT Analysis

The following feedback is unfiltered and received directly from Kinderfest goers.

## Summary of Beautification/Culture

### Strengths/Opportunities

- Large, established trees
- Nice play equipment
- Recreation center is great
- People want to come back
- Kid friendly
- Opportunities for more parking and art

### Weaknesses/Threats

- Basketball hoop and size
- Pickleball Courts desired (4 or 6)
- Basketball Court needs improvements
- Lacking security cameras
- Older neighborhood
- 141 runs through town
- Crossings and intersections

## Summary of Facilities/Amenities

### Strengths/Opportunities

- Looks very nice
- Amenities for different ages
- Opportunity to upgrade ballfields
- Need more seating around the play equipment
- More activities for teenagers
- Desire for a water fountain on the east side
- More ADA amenities
- Surfacing
- Pollinator garden
- Larger indoor recreation complex desired

### Weaknesses/Threats

- Restrooms older
- Desire for adult swings
- Need updated restrooms
- Looking for separate fences for amenities
- Security enhancements
- Not enough lighting
- Lack of emergency button
- No speaker
- No cameras

## Summary of Connectivity

### Strengths/Opportunities

- Connection to the recreation center
- Hospital - consider partnering for rec therapy
- Improve accessibility
- Better access (gravel roads)
- Parking for events
- More walking trails
- Angled parking on Park Ave

### Weaknesses/Threats

- Cracks in sidewalks
- Safety issues on roads near the park
- 141 Highway crossing
- Speed limit (lower)
- Cement paths updated
- Playground surfacing

# Outreach Materials

The following materials were developed and distributed online to the residents of the target area and City of Manning in order to increase the publicity and interactions for this plan.

## Kinderfest Pop-Up Event

Date

June 15th

Time

11am-3pm

Location

Manning City Park

Come see MSA at the annual Kinderfest where we will be discussing the upcoming Comprehensive Neighborhood Plan for the City of Manning and answering any questions you may have.

We hope to see you there!



**CITY OF MANNING, IA  
COMPREHENSIVE NEIGHBORHOOD  
PLAN**

## CITY OF MANNING, IA COMPREHENSIVE NEIGHBORHOOD REVITALIZATION PLAN

### PROJECT PRIORITY SURVEY

The City of Manning is developing a Comprehensive Neighborhood Revitalization Plan for the City Park Neighborhood and seeks your input on potential improvement projects.

This plan aims to address specific issues within the neighborhood, including roads, sidewalks, housing, housing rehabilitation, water and sewer systems, parks, and other critical infrastructure that significantly impact the community and its residents.



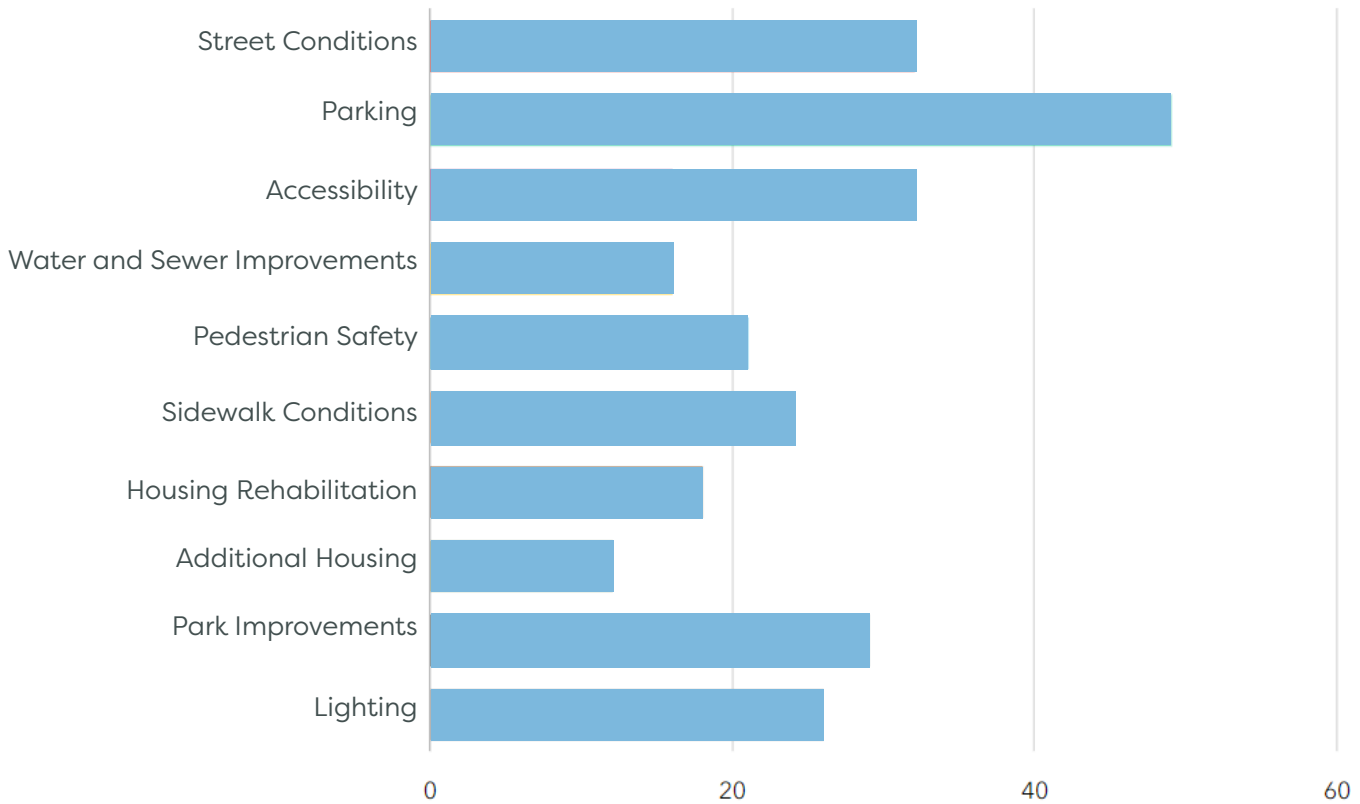
Fill out the community survey by scanning the QR code or following the link to the project website.

<https://arcg.is/0HCSHC>

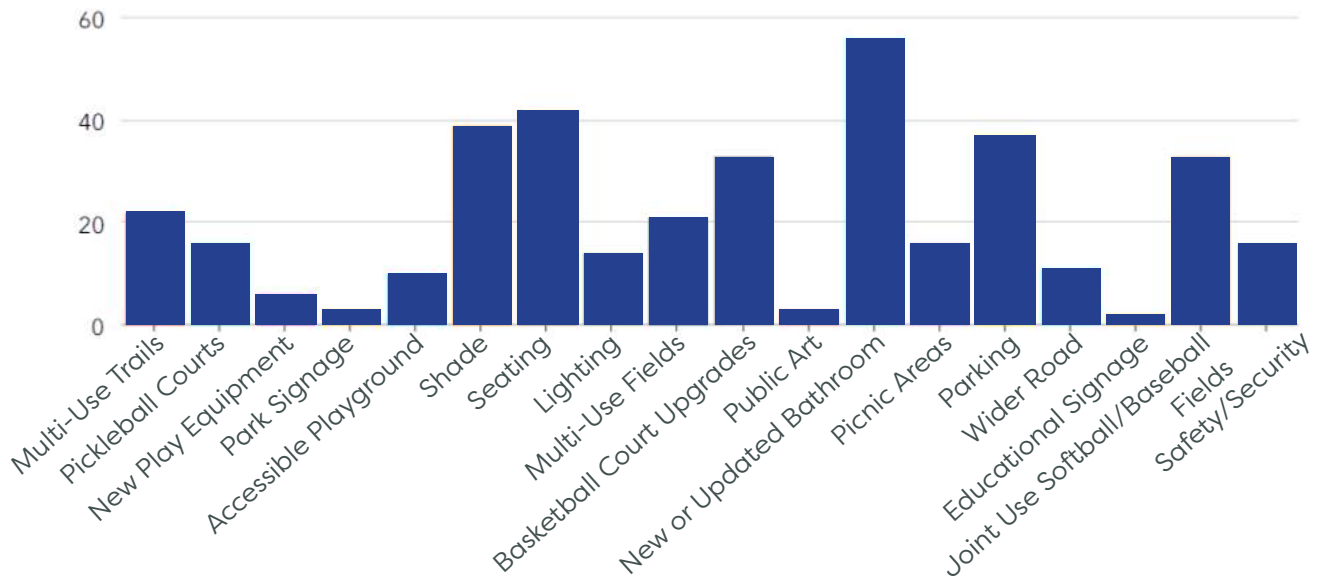
# Project Priority Survey

An online survey was conducted to identify priority projects and improvement areas in the City Park Neighborhood. The most frequently mentioned topics were parking, street conditions, accessibility, and bathrooms.

## What improvements would you like to see made in the City Park Neighborhood?



## What amenities would you most like to see at City Park?



# Project Priority Survey

Please list the strengths and opportunities you see for beautification/community culture within the City Park Neighborhood.

## Strengths

New Playground Equipment

Location

Rounders

## Opportunities

Update Amenities (courts, fields, bath-

More Shade (shelters, trees, structures)

More Beautification (garden, art,

Please list the weaknesses and threats you see for beautification/community culture within the City Park Neighborhood.

## Weaknesses

Maintenance of Park

Trees in park need to be cut down.

Lack of security in Park.

## Threats

Traffic and Street Crossings

More Parking

Fix up surrounding homes in neighborhood

# Project Priority Survey

Please list the strengths and opportunities you see for facilities/amenities within the City Park Neighborhood.

## Strengths

New Playground Equipment

Location

Shelter House

## Opportunities

Update Amenities (courts, fields, bathrooms)

Updates to Houses in Neighborhood

More Rental Housing

Please list the weaknesses and threats you see for facilities/amenities within the City Park Neighborhood.

## Weaknesses

Bathrooms

Maintenance and Upkeep

Parking

## Threats

Traffic and Street Crossings

Ash trees in park need to be cut down

Fix up surrounding homes in neighborhood

# Project Priority Survey

Please list the strengths and opportunities you see for connectivity within the City Park Neighborhood.

## Strengths

Existing Trails

Location - Close to Main Street, Central

Existing paths and trails are well-used.

## Opportunities

Widen and Update Sidewalks

Street Reconstruction

Space for Expansion

Please list the weaknesses and threats you see for connectivity within the City Park Neighborhood.

## Weaknesses

Poor Walking Conditions

Bathroom Location from Amenities

Location Markers on Trails

## Threats

Traffic and Street Crossings

Accessibility (sidewalks, eliminate pea gravel.)

Highway 141

# 04

## CHAPTER 4 RECOMMENDATIONS



# Transformative Projects

The following list showcases several of Manning’s large community improvements over the past 10 years. This listing does not include many, many projects valued at under \$500,000 including upgrades to Hausbarn-Heritage Park, the Manning Recreation Center, various school improvements, Great Western Park improvements, public art, street projects, water and sewer infrastructure, downtown improvements, etc.

1 City Park Playground Equipment	\$500,000	2024
2 Addition of Trestle Park & Kerkhoff Shelter House, public art	\$500,000+	2015-current
3 New Hospital, Clinic, Recovery Center	\$22 million	2014
4 New Fire Station	\$1.2 million	2014
5 Trail System	\$2.1 million +	2015-current
6 IKM-Manning Gym, Classroom addition	\$8.4 million	2024-2025
7 Downtown Building Improvements	\$12 million	2009-current
8 Hillside Splash	\$2 million	2020
9 Child Care Center Expansion	\$560,000	2018, 2021, and 2024
10 Stadium View & Stangl Subdivisions	\$2 million	2023
11 Manning Public Library	\$1.5 million	2021-2022
12 In-town and rural Fiber-to-the-home	\$6.5 million	2020-2023
13 Natural Gas System Loop	\$7.5 million	2019
14 City Hall & Utilities Office	\$600,000	2017

Manning has seen strong business growth including a new hotel and assisted living facility, several new downtown businesses, regional agriculture and manufacturing expansions, and many successful small business transitions.

Manning also continues to grow tourism through attractions and a growing number of community events and festivals. These have resulted in more visitors and also represent growth, investment in community, and continual progress.



# Park Improvements

## **About Manning City Park**

The Manning City Park features a wide variety of activities for children of all ages as well as adults. Swings, slides, other playground equipment appeal to the younger children, and the “harmony park” provides music play items where children can create music for all to hear. The park also currently features two tennis/pickle-ball courts and a half-court basketball court. Adjacent to the park is a dual-field softball/baseball complex. Beyond that is a little league football field.

## **At This Location**

Tennis courts

Basketball Hoop (half court)

Playground equipment: climb, slide, swing

Imaginative play equipment: train, airplane

Picnic tables & benches

Public water fountains

Public restrooms

Children's garden

Paved Trail

Harmony Park--musical play area

Little League baseball/softball complex



# Park Improvements

Park improvements - including equipment and facilities - were the most mentioned topics in all public engagement. Manning residents had a high regard for City Park and wished to see it continue to grow and improve by updating existing amenities as well as developing new ones.

**70% of survey responses indicated that they saw new or improved bathrooms as a priority for the City Park Neighborhood.** Concerns stemmed from the old age and location of the current bathrooms, with park users being open to the idea of moving them closer to either the playground equipment or existing tennis courts for ease of access.

New drinking fountains, seating, shade, and lighting were recommended throughout City Park due to the size of the area. Providing more of these amenities as the park continues to grow and develop would make it more accessible, convenient, and safe for all ages.

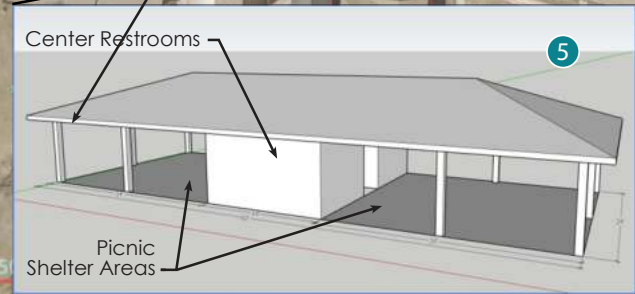
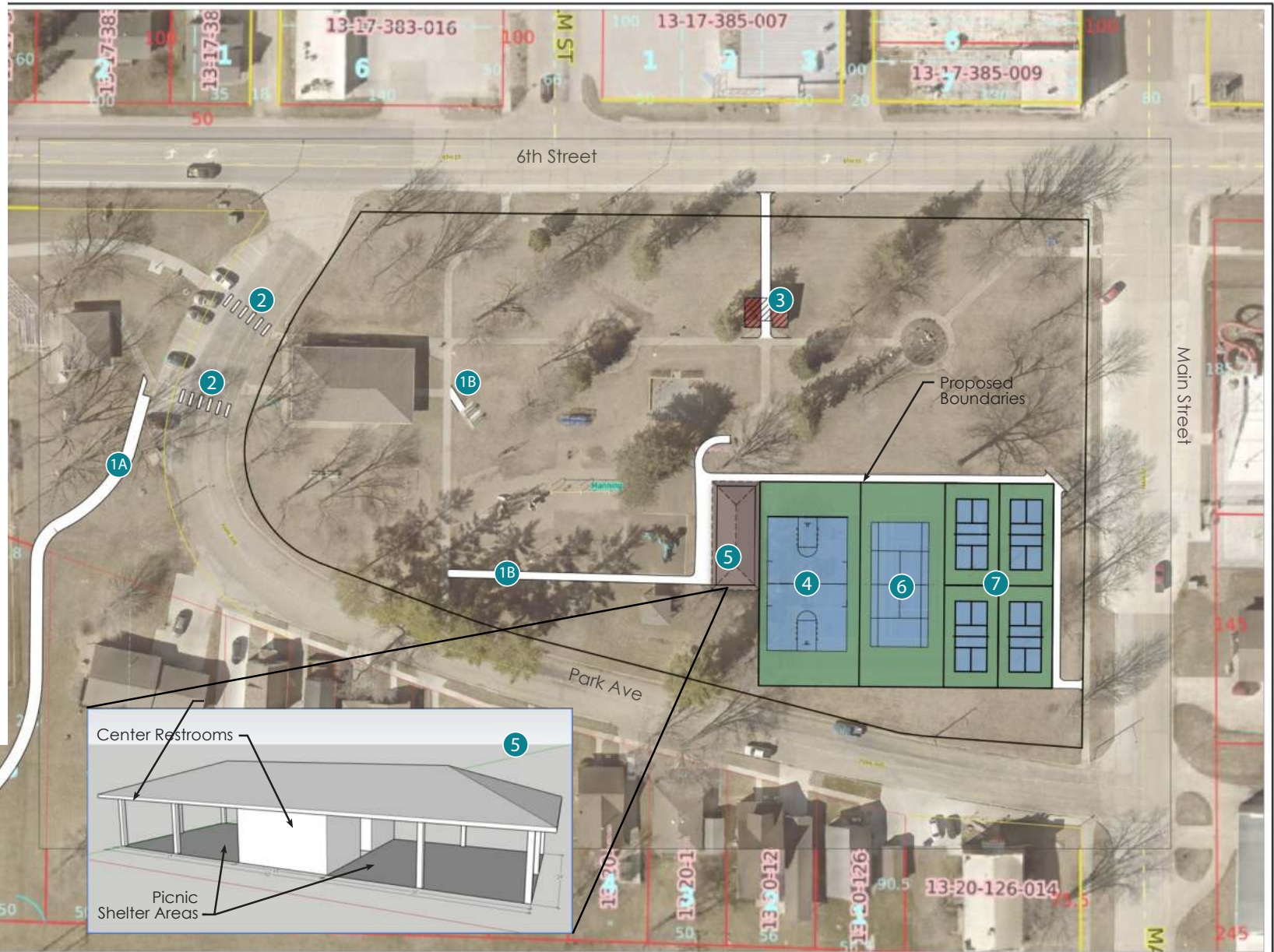
A desire for new pickleball courts and a full basketball court were brought up repeatedly in both in-person and online engagement.



# Park Improvements

## LEGEND

- 1A Add Pedestrian Walkway:  
8' Wide Concrete
- 1B Add Pedestrian Walkway:  
5' Wide Concrete
- 2 Cross-walk
- 3 Restroom Removal
- 4 Proposed Basketball Court  
- Paved Court Surface (Conc.)
- 5 Restroom and Picnic Shelter  
- Center: Men's & Women's  
(2 Lavatories Each)  
- West & East Ends:  
2 - 24'x24' Open Air
- 6 Existing Tennis Court  
- Relocate Court  
- Paved Court Surface (Conc.)  
- Finish with Rubberized Court Surface
- 7 Pickleball Courts  
- 4 Courts Illustrated  
- East Court Option: Stripe for Both  
Tennis and Pickleball with Contrasting  
Court Colors



PROJECT DATE:	DRAWN BY:	NO.	DATE	REVISION	BY
	SH				
	SH				
	SH				

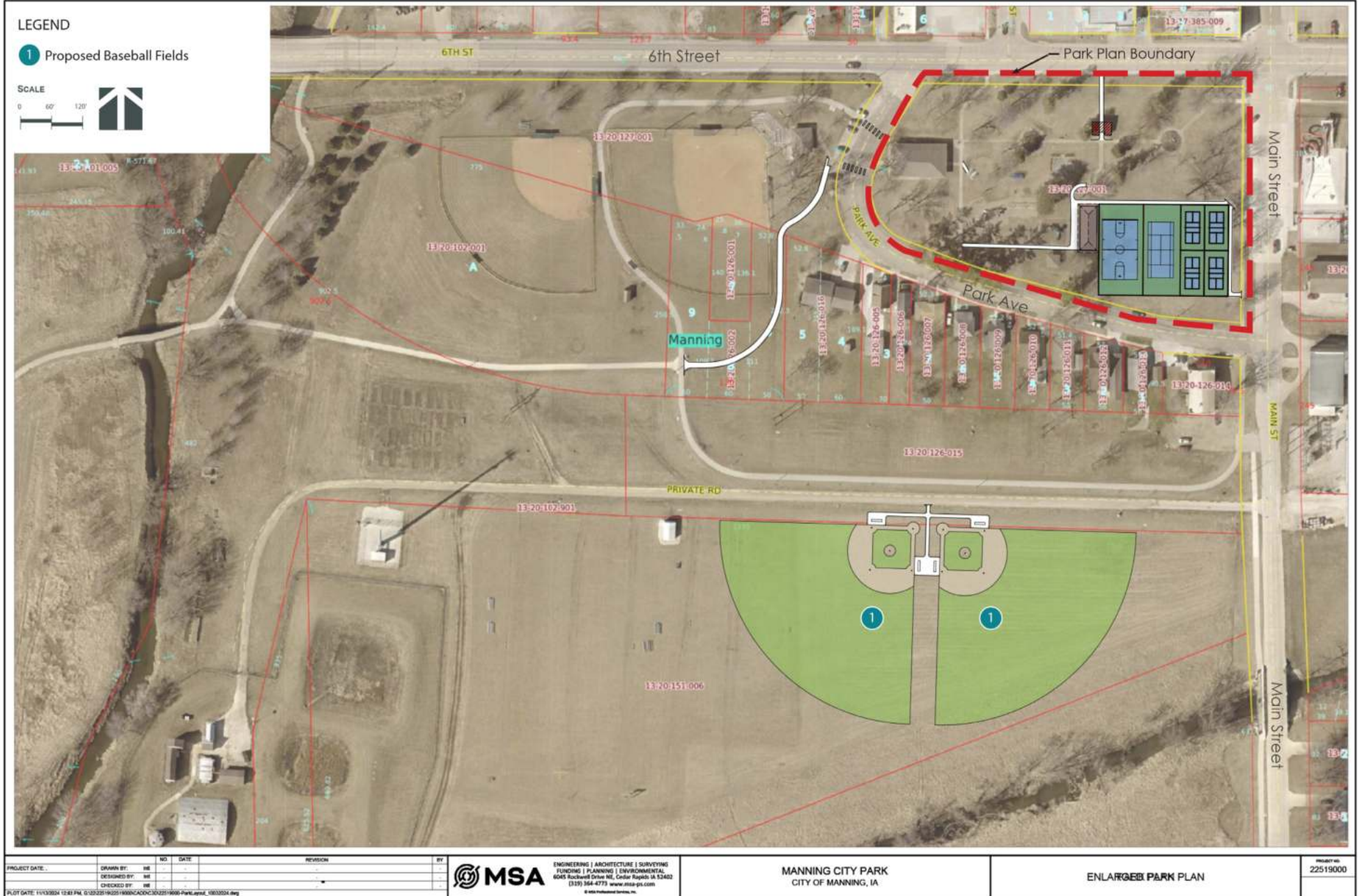
**MSA** ENGINEERING | ARCHITECTURE | SURVEYING  
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 6045 Rockwell Drive NE, Cedar Rapids IA 52402  
 (319) 564-4773 www.msa-ia.com  
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**MANNING CITY PARK**  
 CITY OF MANNING, IA

**PARK PLAN**

PROJECT NO.  
 22519000

# Park Improvements



PROJECT DATE	DRAWN BY	NO	DATE	REVISION	BY
	ME				
	ME				
	ME				

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**MANNING CITY PARK**  
 CITY OF MANNING, IA

**ENLARGED PARK PLAN**  
 PROJECT NO.  
 22519000

# Park Improvements

**Manning Parks Master Plan  
ESTIMATE OF PROBABLE COST  
Manning, IA**

DATE: 11/15/2024  
MSA PROJECT #: 22519000

ESTIMATE YEAR: **2024**  
CONSTRUCTION YEAR: **2025**

PLAN NO.	DESCRIPTION	QTY.	UNIT	LOW RANGE PRICE	HIGH RANGE PRICE	TOTAL AVERAGE PRICE
6,7	<b>Sport Courts</b>					
	Sport Court Expansion Area (Concrete 4")	2530	SF	\$8	\$17	\$31,625
	Fencing: Removal / Reinstall	1	LS	\$9,000	\$12,000	\$10,500
	Fencing: Additional for Expansion	40	LF	\$110	\$130	\$4,800
	Fencing: Additional Posts / Replacements	30	LS	\$150	\$200	\$5,250
	Acrylic Sport Court Surfacing	16384	SF	\$3.50	\$10.00	\$110,592
	Sport Court Accessories (4 Pickelball / 1 Tennis Nets)	1	LS	\$7,500	\$9,500	\$8,500
	<b>Baseball/Softball Fields</b>					
	Ball Diamond (2)	22,000	SF	\$14,000	\$16,000	\$32,000
	<b>Park Sidewalks</b>					
1B	4" Concrete	2075	SF	\$8	\$15	\$23,863
5	<b>New Outdoor Bathroom Facility</b>	1	LS	\$600,000	\$650,000	\$625,000
3	Existing Structure Removal	1	LS	\$12,500	\$18,000	\$15,250
	<b>Basketball Full Court</b>	1	LS	\$62,000	\$95,000	\$78,500
4	Basketball Hoops	2	LS	\$3,500	\$7,500	\$11,000
4	Acrylic Sport Court Surfacing	3,060	SF	\$4.50	\$11.50	\$24,480
	<b>Site Lighting</b>					
	Light Poles	6	EA	\$4,500	\$7,500	\$36,000
	Electrical Allowance	1	LS	\$10,000	\$15,000	\$12,500
	<b>Sidewalk / Trail to Sports Fields</b>					
1A	4" Concrete	3250	SF	\$8	\$15	\$37,375
2	Crosswalk Striping	1	EA	\$550	\$900	\$725
	Pea Gravel Removal/Rubber Mat Replacement	1	EA	\$77,000	\$100,000	\$88,500
<b>Average Total Cost</b>						<b>\$1,156,460</b>
Inflation 3% per year						\$ 34,700
<b>ESTIMATED CONSTRUCTION COST ( TOTAL AVERAGE PRICE )</b>						<b>\$1,191,160</b>
Contingency 20%						\$ 238,300
<b>TOTAL ESTIMATED PROJECT COST:</b>						<b>\$ 1,429,460</b>

# Neighborhood Connectivity Improvements

Street and parking improvements to the City Park Neighborhood were one of the most mentioned improvements that citizens and visitors of Manning said they would like to see. Due to the influx of cars coming to the park and ball diamonds, providing more accessible parking is a major priority. The limited space can be a challenge with the Highway 141 to the north and houses to the south, but expanding parking along the eastern and southern edges of City Park would allow for a large number of additional angled spaces.

## **61% of survey responses listed parking as a needed improvement.**

Improvements to Park Avenue were also mentioned multiple times, including the surfacing condition, width of the street, and congestion during sporting events. Reconstructing the street to widen driving lanes and provide more parking should help to alleviate the chaos of cramped roads and parking within the City Park Neighborhood.

## **30% of survey respondents mentioned wanting to see an improvement in sidewalks and trails.**

The existing sidewalks located to the east and south of City Park are in need of reconstruction and widening. Existing trails that connect to the City Park Neighborhood will connect to these updated paths to provide more accessibility to City Park and the surrounding neighborhood and facilities.

An additional path to access the ball diamonds and walking path is also recommended, as survey responses indicated that visitors currently walk on the grass or take a longer route to get to their desired location



# Neighborhood Connectivity Improvements



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PROJECT DATE:	NO.	DATE	REVISION	BY
DRAWN BY: JHE				
DESIGNED BY: JHE				
CHECKED BY: JHE				



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 FUNDING | PLANNING | ENVIRONMENTAL  
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MANNING PARK ROADWAY & TRAIL IMPROVEMENTS  
 CITY OF MANNING  
 CARROLL COUNTY, IA

CONCEPT PLAN

PROJECT NO.  
 EXHIBIT  
 SHEET  
 E1

# Neighborhood Connectivity Improvements

## Cost Estimates

### ENGINEER'S ESTIMATE OF PROBABLE COSTS

MANNING PARK -ROADWAY AND PATH  
 CONCEPT SKETCH - 11/12/24  
 MANNING , IA

DATE: 11/15/2024

ESTIMATE YEAR: 2024

MSA PROJECT #:

CONSTRUCTION YEAR: 2025

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	MOBILIZATION, BONDS AND INSURANCE	1	LS	\$15,000.00	\$ 15,000
2	TRAFFIC CONTROL & PROTECTION	1	LS	\$1,500.00	\$ 1,500
3	EROSION AND SEDIMENT CONTROL, SWPPP	1	LS	\$1,000.00	\$ 1,000
4	TREE REMOVAL	9	EA	\$1,200.00	\$ 10,800
5	REMOVE CONCRETE CURB	850	LF	\$3.00	\$ 2,550
6	REMOVE CONCRETE WALK	75	SF	\$5.00	\$ 375
7	REMOVE CONCRETE PAVEMENT	55	SY	\$10.00	\$ 550
8	REMOVE BITUMINOUS PAVEMENT	1165	SY	\$3.00	\$ 3,495
9	REMOVE, SALVAGE, REINSTALL SIGN & POST	2	EA	\$150.00	\$ 300
10	SAWING CONCRETE PAVEMENT (FULL DEPTH)	135	LF	\$10.00	\$ 1,350
11	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	850	LF	\$8.00	\$ 6,800
12	SALVAGE LANDSCAPING	1	EA	\$500.00	\$ 500
13	UNCLASSIFIED EXCAVATION	880	CY	\$20.00	\$ 17,600
14	AGGREGATE BASE CLASS 5	550	TON	\$25.00	\$ 13,750
15	TYPE SP 9.5 WEAR COURSE MIXTURE 2B (TRAIL)	0	TON	\$180.00	\$ -
16	TYPE SP 9.5 WEAR COURSE MIXTURE 2B (STREET)	95	TON	\$160.00	\$ 15,200
17	TYPE SP 12.5 NON-WEARING COURSE MIXTURE 2B (STREET)	130	TON	\$150.00	\$ 19,500
18	8" CONCRETE PAVEMENT	230	SY	\$135.00	\$ 31,050
19	4" CONCRETE WALK	90	SF	\$8.00	\$ 720
20	6" CONCRETE DRIVEWAY PAVEMENT (APRON)	20	SY	\$80.00	\$ 1,600
21	CONCRETE CURB & GUTTER DESIGN B618	850	LF	\$50.00	\$ 42,500
22	TRUNCATED DOMES	10	SF	\$40.00	\$ 400
23	SEGMENTAL RETAINING WALL	320	SF	\$120.00	\$ 38,400
24	4" SOLID LINE WHITE - EPOXY	600	LF	\$3.00	\$ 1,800
25	FIBER LOG	100	LF	\$5.00	\$ 500
26	INLET PROTECTION	2	EA	\$350.00	\$ 700
27	EROSION CONTROL BLANKET CATEGORY 2	750	SY	\$2.00	\$ 1,500
28	SITE RESTORATION	1	LS	\$2,000.00	\$ 2,000
29					\$ -
30					\$ -
<b>ESTIMATED CONSTRUCTION SUBTOTAL</b>					<b>\$ 231,440</b>
		Inflation	3%	per year	\$ 7,000
<b>ESTIMATED CONSTRUCTION COST ( 2025 )</b>					<b>\$ 238,440</b>
		Contingency	20%		\$ 47,700
<b>TOTAL ESTIMATED PROJECT COST:</b>					<b>\$ 286,140</b>

#### Disclaimers & Assumptions

1 This estimate of probable cost is approximate. Actual construction bids may vary significantly from this estimate due to timing of bids, construction schedule restraints, labor rate increases, material increases, or other factors beyond the control of the estimator.



# Neighborhood Connectivity Improvements

## Cost Estimates

### ENGINEER'S ESTIMATE OF PROBABLE COSTS

MANNING PARK -MAIN ST CONCRETE TRAVEL LANE REPLACEMENT  
 CONCEPT SKETCH 11/12/24  
 MANNING , IA

DATE: 11/15/2024

ESTIMATE YEAR: 2024

MSA PROJECT #:

CONSTRUCTION YEAR: 2025

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	MOBILIZATION, BONDS AND INSURANCE	1	LS	\$4,000.00	\$ 4,000
2	REMOVE BITUMINOUS PAVEMENT	320	SY	\$3.00	\$ 960
3	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	35	LF	\$8.00	\$ 280
4	UNCLASSIFIED EXCAVATION	160	CY	\$25.00	\$ 4,000
5	AGGREGATE BASE CLASS 5	130	TON	\$25.00	\$ 3,250
6	8" CONCRETE PAVEMENT	320	SY	\$135.00	\$ 43,200
7					\$ -
8					\$ -
9					\$ -
10					\$ -
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -
18					\$ -
19					\$ -
20					\$ -
21					\$ -
22					\$ -
23					\$ -
24					\$ -
25					\$ -
26					\$ -
27					\$ -
28					\$ -
29					\$ -
30					\$ -
<b>ESTIMATED CONSTRUCTION SUBTOTAL</b>					<b>\$ 55,690</b>
		Inflation	3%	per year	\$ 1,700
<b>ESTIMATED CONSTRUCTION COST ( 2025 )</b>					<b>\$ 57,390</b>
		Contingency	20%		\$ 11,500
<b>TOTAL ESTIMATED PROJECT COST:</b>					<b>\$ 68,890</b>

**Disclaimers & Assumptions**

1 This estimate of probable cost is approximate. Actual construction bids may vary significantly from this estimate due to timing of bids, construction schedule restraints, labor rate increases, material increases, or other factors beyond the control of the estimator.



# Neighborhood Connectivity Improvements

## Cost Estimates

### ENGINEER'S ESTIMATE OF PROBABLE COSTS

MANNING PARK -MAIN ST INTERSECTION CONCRETE REPLACEMENT  
 CONCEPT SKETCH 11/12/24  
 MANNING , IA

DATE: 11/15/2024

ESTIMATE YEAR: **2024**

MSA PROJECT #:

CONSTRUCTION YEAR: **2025**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE	
1	MOBILIZATION, BONDS AND INSURANCE	1	LS	\$8,000.00	\$ 8,000	
2	REMOVE CONCRETE CURB	150	LF	\$3.00	\$ 450	
3	REMOVE CONCRETE WALK	100	SF	\$5.00	\$ 500	
4	REMOVE CONCRETE PAVEMENT	24	SY	\$20.00	\$ 480	
5	REMOVE BITUMINOUS PAVEMENT	380	SY	\$3.00	\$ 1,140	
6	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	70	LF	\$8.00	\$ 560	
7	UNCLASSIFIED EXCAVATION	210	CY	\$25.00	\$ 5,250	
8	AGGREGATE BASE CLASS 5	170	TON	\$25.00	\$ 4,250	
9	8" CONCRETE PAVEMENT	380	SY	\$135.00	\$ 51,300	
10	6" CONCRETE DRIVEWAY PAVEMENT (APRON)	24	SY	\$80.00	\$ 1,920	
11	4" CONCRETE WALK	100	SF	\$8.00	\$ 800	
12	CONCRETE CURB & GUTTER DESIGN B618	150	LF	\$50.00	\$ 7,500	
13	TRUNCATED DOMES	20	SF	\$40.00	\$ 800	
14	SITE RESTORATION	1	LS	\$500.00	\$ 500	
15					\$ -	
16					\$ -	
17					\$ -	
18					\$ -	
19					\$ -	
20					\$ -	
21					\$ -	
22					\$ -	
23					\$ -	
24					\$ -	
25					\$ -	
26					\$ -	
27					\$ -	
28					\$ -	
29					\$ -	
30					\$ -	
31					\$ -	
32					\$ -	
33					\$ -	
<b>ESTIMATED CONSTRUCTION SUBTOTAL</b>					<b>\$ 83,450</b>	
		Inflation	3%	per year	\$ 2,600	
<b>ESTIMATED CONSTRUCTION COST ( 2025 )</b>					<b>\$ 86,050</b>	
				Contingency	20%	\$ 17,300
<b>TOTAL ESTIMATED PROJECT COST:</b>					<b>\$ 103,350</b>	

**Disclaimers & Assumptions**

1 This estimate of probable cost is approximate. Actual construction bids may vary significantly from this estimate due to timing of bids, construction schedule restraints, labor rate increases, material increases, or other factors beyond the control of the estimator.



# Neighborhood Connectivity Improvements

## Cost Estimates

### ENGINEER'S ESTIMATE OF PROBABLE COSTS

MANNING PARK -PARK AVE ROADWAY REPLACEMENT  
 CONCEPT SKETCH - 11/12/24  
 MANNING , IA

DATE: 11/15/2024

ESTIMATE YEAR: **2024**

MSA PROJECT #:

CONSTRUCTION YEAR: **2025**

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL PRICE
1	MOBILIZATION, BONDS AND INSURANCE	1	LS	\$15,000.00	\$ 15,000
2	TRAFFIC CONTROL & PROTECTION	1	LS	\$1,500.00	\$ 1,500
3	REMOVE CONCRETE PAVEMENT	150	SY	\$10.00	\$ 1,500
4	REMOVE BITUMINOUS PAVEMENT	3150	SY	\$3.00	\$ 9,450
5	SAWING CONCRETE PAVEMENT (FULL DEPTH)	85	LF	\$10.00	\$ 850
6	UNCLASSIFIED EXCAVATION	300	CY	\$20.00	\$ 6,000
7	AGGREGATE BASE CLASS 5	650	TON	\$25.00	\$ 16,250
8	TYPE SP 9.5 WEAR COURSE MIXTURE 2B (STREET)	275	TON	\$120.00	\$ 33,000
9	TYPE SP 12.5 NON-WEARING COURSE MIXTURE 2B (STREET)	375	TON	\$110.00	\$ 41,250
10	4" SOLID LINE WHITE - EPOXY	300	LF	\$3.00	\$ 900
11					\$ -
12					\$ -
13					\$ -
14					\$ -
15					\$ -
16					\$ -
17					\$ -
18					\$ -
19					\$ -
20					\$ -
21					\$ -
22					\$ -
23					\$ -
24					\$ -
25					\$ -
26					\$ -
27					\$ -
28					\$ -
29					\$ -
30					\$ -
<b>ESTIMATED CONSTRUCTION SUBTOTAL</b>					<b>\$ 125,700</b>
Inflation 3% per year					\$ 3,800
<b>ESTIMATED CONSTRUCTION COST ( 2025 )</b>					<b>\$ 129,500</b>
Contingency 20%					\$ 25,900
<b>TOTAL ESTIMATED PROJECT COST:</b>					<b>\$ 155,400</b>

**Disclaimers & Assumptions**

1 This estimate of probable cost is approximate. Actual construction bids may vary significantly from this estimate due to timing of bids, construction schedule restraints, labor rate increases, material increases, or other factors beyond the control of the estimator.



# Housing Improvements

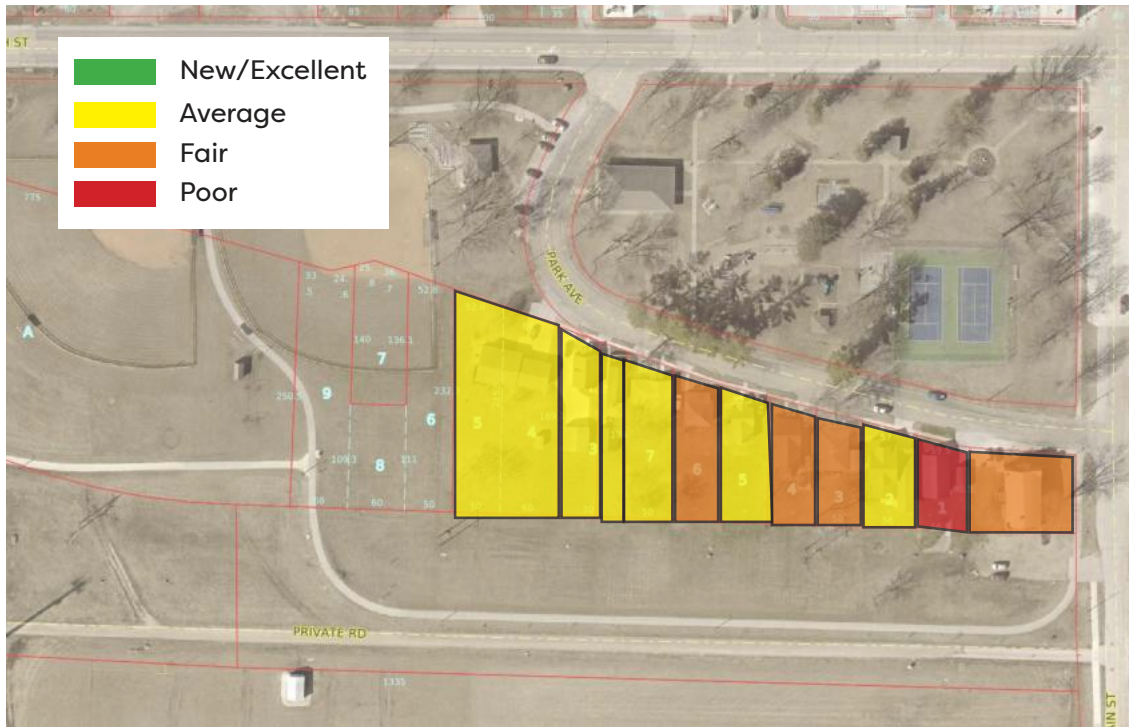
## Owner and Renter Occupied Housing Rehabilitation

The Comprehensive Neighborhood Revitalization Planning Grant assists communities undertaking focused neighborhood studies designed to identify and prioritize unique community development and housing needs within selected low-to-moderate income areas. The area cannot contain more than 200 homes and shall include descriptions, socioeconomic data, and background on the study area.

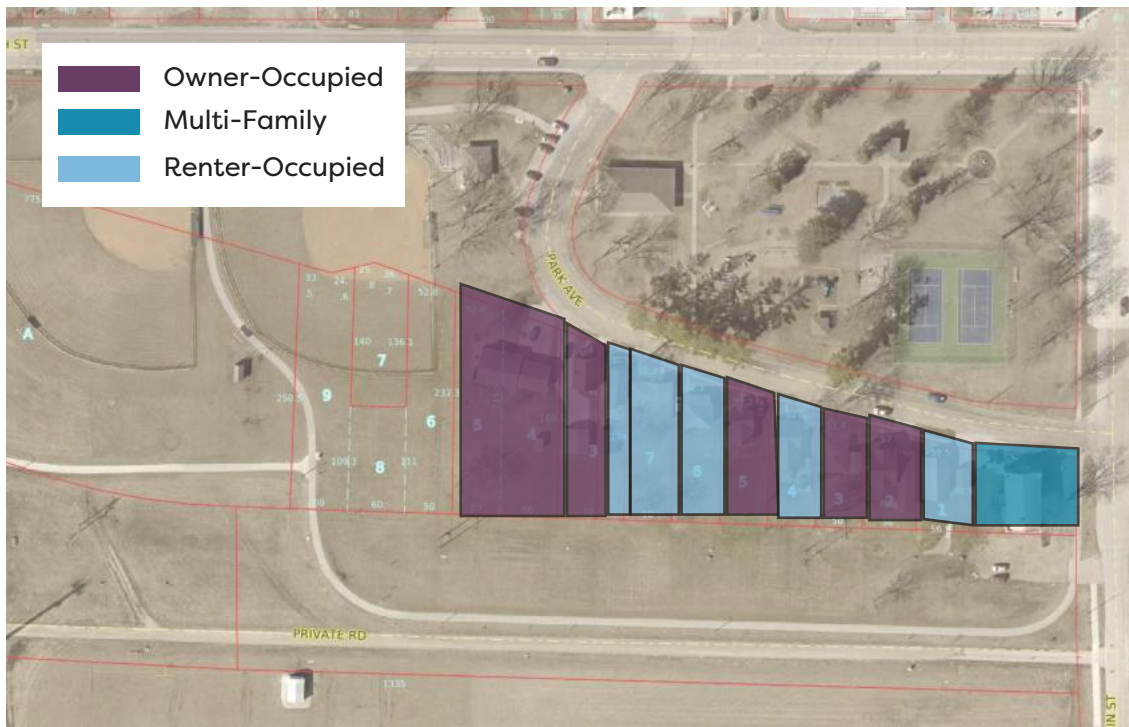
The City Park Neighborhood qualifies as Low and Moderate Income (LMI), allowing owner- and renter-occupied households to apply for Community Development Block Grant (CDBG) funds for both owner- and renter-occupied housing Rehabilitation.



# Housing Improvements



The study area's residential structures vary in condition from average to poor based on on-site analysis conducted in the summer of 2024.



Additionally, of the 11 residential structures, 5 are listed as owner-occupied, 5 are listed as renter-occupied, and one is listed as multi-family according to the Carroll County GIS property information website. The owners and renters of these homes have expressed interest in CDBG funding to rehabilitate their properties. Based on LMI eligibility, a conditions assessment, and interest of the owners and renters- all the owner- and renter-occupied homes in the City Park Neighborhood would benefit from housing rehabilitation if the individual owners/renters are LMI qualified.

# Housing Improvements

## Cost Estimates

### Per Owner/Single-Family Renter Occupied Home Costs Allowances

Rehabilitation Hard Costs	\$24,999
Technical Services	\$3,000
Lead Hazard Reduction	\$7,500
Lead Hazard Reduction Carrying Costs	\$1,500
Temporary Relocation	\$500

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**Total Per Home** **\$37,499**

### Grant Administration Fee Break Down

Local Amount (\$10/person – 2020 City Population of 1,455)	\$14,550
CDBG Amount	\$15,450

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**Total for Program** **\$30,000**

Activity	Activity Description	Performance Targets	CDBG Amount	Local Amount	Total Activity Amount
97- Owner Occupied Housing Rehabilitation	Construction Costs, Lead Costs and Technical Services Related to Rehab	Rehab of 6 Owner/ Renter Occupied LMI Qualified Houses	\$224,994	\$0	\$224,994
181 - Administration	Grant Admin	Grant Admin	\$15,450	\$14,555	\$30,000
<b>Totals</b>			<b>\$240,444</b>	<b>\$14,555</b>	<b>\$254,994</b>

# Recommendation Priority

Recommendation	Priority
Parking along Park Avenue and Main St.	High
Park Avenue and Main St. Road Reconstruction	High
Sidewalk and Trail Expansion and Widening	High
Housing Rehabilitation	High
New Bathroom Facility	High
Flashing Light Crossing	High
Pickleball Courts	High
Seating in City Park	Medium
Lighting in City Park Neighborhood	Medium
Shade in City Park	Medium
Softball/Baseball Complex	Low
Lighting in City Park	Low
Water and Sewer Improvements	Low

**CITY OF MANNING, IA  
COMPREHENSIVE  
NEIGHBORHOOD PLAN**