

Coon Rapids 2026 Comprehensive Plan

Our Vision for the Future



Adopted by the Coon Rapids City Council on:
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123 3rd Avenue South
Coon Rapids, IA 50058

712-999-7749
www.coonrapidsiowa.com

Acknowledgements

Mayor

Jeff Anthofer

City Council

Janelle Kracht

Mike Deeth

Jon Esdohr

Larry Lenz

Michael Schwenk

Steering Committee

Katie Mason, Executive Director, Main Street Coon Rapids

Michael Dentlinger, Iowa Savings Bank

Kevin Dorpinghaus

Jesica Leighty, City Clerk

Jon Esdohr, City Council

Gavin Cretsinger, Farmers National Company Agent

Stuart Cretsinger, Heritage Insurance and Real Estate, Landlord

Joe Stitz, Smooth Move Business Owner

Chris Eddy, Community Insurance Agency

Brody Schlepp, Coon Rapids Street Department

Mike Rudolph, Coon Rapids Street Department

Jon Heydon, Coon Rapids Parks and Recreation Board

Holly Namanny, Coon Rapids Parks and Recreation Board

Chris Mohr, Coon Rapids Parks and Recreation Board

Prepared By:



REGION XII
COUNCIL OF GOVERNMENTS

Region XII Council of Governments

1009 East Anthony Street

PO Box 768

Carroll, IA 51401

(712) 792-9914

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Chapter 1: Introduction

2026 Coon Rapids Comprehensive Plan

Coon Rapids has been active in planning for the future and it is evident to everyone in and around the community. The City's last comprehensive plan, adopted in 2016, had set goals for the city to complete over the course of the future. A large majority of the goals set forth in the 2016 comprehensive plan have been achieved or are in the process of being achieved. The City of Coon Rapids is now ready to set new goals which will be the result of this comprehensive planning process.

This comprehensive plan will list the strengths, weaknesses, opportunities and threats gathered from public input. The issues Coon Rapids 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 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, Coon Rapids' 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 Coon Rapids.

Chapter 2: History

2026 Coon Rapids Comprehensive Plan

Coon Rapids is located in the southeastern corner of Carroll County in west central Iowa on State Highway 141. Coon Rapids is 23 miles south east of the county seat of Carroll, 101 miles from Omaha, and 70 miles from the Des Moines metro area. In the 2020 census, 1,300 residents were counted as living in Coon Rapids. This is a minor decrease from the 2010 census which counted 1,305 residents. Census data shows that Coon Rapids is the third largest city in Carroll County. The community is located in the Middle Raccoon River Watershed and is home to several parks and recreational areas.

“Carrollton, was built on land given by two Fort Des Moines speculators. Two savvy Carrollton residents, Crocket Ribble and Jacob Cretsinger decided to try their hand in real estate. They purchased land along the Middle Raccoon River and built a saw and grist mill and went into business in 1864. Between the impact of the Civil War and later national panics, frontier settlement slowed down. However, the partners were able to establish a post office, named Coon Rapids; and become a stop on stage coach service to Sioux City. Returning civil war veterans, William Minnich and his brother-in-law, Michael Shettler saw potential in the hamlet. After purchasing land, they submitted a plat for the village of Coon Rapids and built what would become a store-hotel and home for the Shettler family. Minnich maintained his farm in adjoining Guthrie County. Between 1870 and 1880, the hamlet grew as former farmers became merchants and tradesmen and newcomers came to the area. In addition to the Mill, the town had several general stores offering an array of goods, a hardware store, implement dealer and the all-important real estate agent.



When the Chicago, St. Paul, and Milwaukee started to build a rail line about a half mile south west of the hamlet, they established a rough and tumble camp for their workers, many of whom were accompanied by their families. The railroad project provided jobs and good money for local boys and newcomers. A boom began. Between 1880 and 1886, merchants in the village of Coon Rapids literally moved their buildings into what the railroad had platted as a town. Main Street slowly became lined with business houses and homes and the area between the old and new towns slowly was transformed into a residential area. The editor of the newly established newspaper, Coon Rapids Enterprise, bemoaned the lawlessness and intemperate

behavior found in the new town. Selling liquor seemed to be the primary business! However, the town grew, nearly doubling in population and the new commercial center by the railroad expanded with a variety of new and old businesses. 1886 could have marked the end of Coon Rapids. A tornado ripped across western Iowa and Coon Rapids was in its path. The eastern part of town was demolished. Fortunately, only two in town had died, but the property damage within town and along the tornadoes route was immense. Help poured in from around the United States and the town rebuilt. However, this wooden frontier community was vulnerable to fire. Between 1887 and 1894, a multitude of fires occurred some caused by arson, others by lightning, and others the result of cinders from flues igniting dry, shingled roofs.

During the late 19th century, Coon Rapids developed a modern, fireproof commercial district made up of brick buildings, exhibiting a variety of Victorian facades. Now this small brick city began to offer the amenities of urban life such as theater productions, roller skating, bowling, billiards, restaurants and a variety of shops and services, dray lines and livery barns. There were wooden sidewalks and street lights. A night watch and sheriff kept night time lawlessness in control and limited racing down Main Street. Now there were community celebrations such as July 4 and Decoration Day for both town and rural folk. A town baseball team was another attraction. The town became a service center for a growing agricultural economy. Community wide events such as Decoration Day, Fourth of July celebration, school graduations, church and club celebrations became part of community life and served to integrate community and countryside.

Image: Coon Rapids Enterprise



“In response to the increased town and rural population and agricultural specialization, Coon Rapids saw the appearance of service industries to support the changing farm economy. There were carpenters specializing in farm building construction, well diggers, tiling and drainage concerns, dealers in cement and other types of fencing, a creamery to support the burgeoning dairy and poultry industry. By the early twentieth century, Coon Rapids was the dominant trading center between Perry and Manning. The downtown was filled with two and three story brick buildings and offered an array of shops, services, and amenities such as an opera house, bowling alley, restaurants, a hotel and other amusements. From a simple market and trading point, Coon Rapids had become the economic, social, recreational and service center for the four county areas. It continued in this role despite the fall in farm values in the late teens and Great Depression of the 1930s.

The entrepreneurial tradition that marks Coon Rapids was expressed in the twentieth century by businesses that served the diverse agricultural economy of the area. These included major grain dealers who maintained elevators in town, lumber men, implement dealers, a creamery and related produce stations, extensive poultry operations, a stock yard and sale barn. Of particular important to the town’s 20th century life was the emergence of the hybrid corn business.



Image: Coon Rapids Enterprise

During the 1930s and 1940s, Coon Rapids played host to the conversion of old-style family farms to modern agribusiness with the formation of Garst and Thomas Seed Company. By the mid-1950s, the community was transformed into the headquarters of Garst Seed Company as it expanded into an international company. Garst Seed Co. expanded physically, literally taking over many of the downtown buildings in Coon Rapids, converting them to laboratory and office space in addition to two large processing plant locations (the town plant and south plant). The city’s residential areas grew during the late twentieth century, largely due to the employment offered by Garst and Thomas.



Image: Whiterock Conservancy

In 1959, Soviet Premier Nikita Khrushchev came to Coon Rapids to visit his friend Roswell Garst and learn about growing corn and feeding livestock. Garst was helping the US’s most feared enemy improve their food production, in a citizen diplomacy effort he called “Peace through Corn.” The Coon Rapids visit was one of the most publicized stops on Khrushchev’s historic 1959 tour of the United States and more than 400 news journalists were on site for the visit. After the conclusion of the visit, Llewellyn Thompson, then the U.S. ambassador to the Soviet Union, stated that the visit to the Garst farm was one of the most significant parts of Khrushchev’s journey to the United States. This visit, combined with plummeting yields from Soviet agriculture, helped to lead Khrushchev to attempt an overhaul of the Soviet agricultural system.

Coon Rapids enjoyed the steady employment provided by the Garst Seed Company for many decades. However, by the end of the 20th century, the seed corn company succumbed to several buyouts. Each buyout resulted in layoffs and significantly reduced the company's size and employment impact. Beck's Hybrid Seeds now owns what is left of the original seed corn business in Coon Rapids with their processing and bagging plant south of Highway 141 as well as warehouses close to downtown. Many of the buildings that once housed Garst Seed's administrative and sales offices, laboratories and warehouses have been redeveloped for retail and service businesses.



Coon Rapids has long been defined by its business tenacity and entrepreneurial spirit, qualities that have anchored the community through both prosperity and challenge. Local business owners have consistently demonstrated a deep sense of commitment — not only to their livelihoods, but to the vitality of their community and the people they serve. Unlike many small towns that have seen their downtowns fade, Coon Rapids has sustained a resilient core of cornerstone businesses that continue to evolve, reinvest, and adapt to changing times.

At the heart of this endurance are several businesses that have been in operation for nearly half a century or longer, proving that locally owned stores can thrive through relationships and service that big-box retailers can't replicate. While some of these businesses have changed ownership, their lasting impact on the community cannot be understated. Post Office (1864), Coon Rapids Enterprise (1881), Frohlich's SuperValu (1919), Gurney Parker Post 357 American Legion (1921), Northside Rec (1937), Coon Rapids Municipal Utilities (1938), Coon Rapids Hardware Hank (1945), Mike's Plumbing & Pump Service (1962), Coon Bowl (1964), Farm Center (1967), Thomas Rest Haven (1968), Venteicher Electric (1979), South Station (1981), Coon Rapids Pharmacy (1982), Village Hobby House (1982) and Shear Design (1986).



Community and Economic Development Leadership

Coon Rapids' success in revitalization and growth is rooted in strong local leadership and long-term vision. The establishment of the Coon Rapids Development Group (CRDG) in 1999 marked a major step toward community-led economic development. Created by a coalition of business leaders, city officials, and volunteers, CRDG focused on strengthening the local economy through business recruitment and housing development. Over the decades, CRDG has led numerous transformational projects — from the creation of three new subdivisions and the rehabilitation of aging residential homes, to supporting new workforce initiatives. Its mission has always been clear: to ensure that Coon Rapids remains a vibrant, self-reliant community with opportunities for every generation.

Building on that legacy, Main Street Coon Rapids (MSCR) was established and officially designated as a Main Street Iowa community in 2019. This designation recognized the city's deep commitment to preserving its historic downtown while fostering new business growth and community engagement. Through MSCR, Coon Rapids has revitalized storefronts, supported entrepreneurs, enhanced public art and beautification, and developed events that draw both residents and visitors downtown year-round. Together, CRDG and MSCR have created a coordinated model of community and economic development that blends tradition with innovation — proving that small towns can successfully compete by investing in people, place, and purpose.

These efforts were complemented by the city's earlier recognition as an Iowa Great Place in 2005, awarded jointly to Coon Rapids and Whiterock Conservancy. The designation highlighted the community's unique combination of heritage, natural beauty, and civic pride. This recognition not only celebrated what makes Coon Rapids special but also opened doors to new partnerships and funding for projects that continue to enhance recreation, culture, and quality of life across the region.

City leaders and residents continue to work to improve the quality of life in the community with the expectation that Coon Rapids will remain a viable rural Iowa town far into the future. Through partnerships with CRDG, MSCR, CRMU, Region XII Council of Governments, Iowa Economic Development Agency, Carroll

County Growth Partnership, local financial institutions, and many other regional and state organization, the City of Coon Rapids has helped guide both public and private investment to strengthen the city’s economic base and quality of life.

St. Anthony Medical Clinic, Thomas Rest Haven & Park View Assisted Living

Thomas Rest Haven, a 57-bed skilled nursing facility, was built in 1968 by the Thomas Foundation of Coon Rapids (spearheaded by Charles W. and Bertha Thomas) and then gifted to the city of Coon Rapids. Over the decades, the facility has expanded and modernized under the direction of an elected Board of Trustees, earning statewide recognition for excellence — including the Governor’s Award for Quality Care in 2005.

Major improvements, such as the 2001 addition of a medical clinic (operated by St. Anthony Hospital) and therapy center have enhanced both resident comfort and community access to healthcare. The St. Anthony Clinic in Coon Rapids plays a vital role in supporting the health and wellness of the entire community. As part of the St. Anthony Regional Hospital network, the clinic provides comprehensive, high-quality healthcare services — including family medicine, preventive care, lab work, and access to specialists — all within a convenient local setting. Its presence ensures that residents of Coon Rapids and the surrounding area can receive timely medical attention without the need to travel long distances. By offering compassionate, patient-centered care, the clinic strengthens community well-being and serves as a cornerstone of Coon Rapids’ commitment to accessible, rural healthcare.

In 2008, the vision of Harris and Marjorie Thomas Hess became reality with the opening of Park View Assisted Living, a 12-unit senior living complex adjacent to Thomas Rest Haven. Funded by generous contributions from community members and businesses, Park View offers independent living with supportive services in a warm, community-oriented environment.

Together, St. Anthony Clinic, Thomas Rest Haven and Park View Assisted Living provide a full continuum of senior care — from independent and assisted living to skilled nursing and rehabilitation.



Coon Rapids–Bayard Community School District

The Coon Rapids–Bayard Community School District (CR-B) was officially formed in 1988, when the neighboring communities of Coon Rapids and Bayard consolidated their separate districts to create a stronger, more sustainable educational system. Like many rural Iowa towns in the late 20th century, both faced declining enrollment and increasing costs tied to maintaining small, independent schools.

To this day, the district has invested heavily in modern facilities and technology, demonstrating its commitment to providing high-quality education in a rural setting. The current school campus is located in Coon Rapids housing elementary through high school grades under one roof. Over the years, CR-B has added new classrooms, athletic facilities, and technology infrastructure to meet evolving educational standards and student needs. The district also participates in numerous shared programs with nearby schools, expanding course offerings through online learning, regional academies, and partnerships with institutions like Des Moines Area Community College (DMACC) and the Templeton Regional Career Academy.

Today, CR-B continues to be a cornerstone of community life in both Coon Rapids and Bayard. With steady enrollment and a tradition of strong community support, the district’s small class sizes, personalized attention, and active extracurricular programs make it a point of pride for residents. The school’s role extends beyond education—serving as a gathering place for civic events, athletic competitions, and cultural activities that reinforce the region’s identity and spirit.



Coon Rapids Municipal Utilities

Coon Rapids Municipal Utilities (CRMU) is a locally owned and operated utility company that provides reliable, competitively priced electric, natural gas, water, wastewater, telephone, and high-speed internet services.

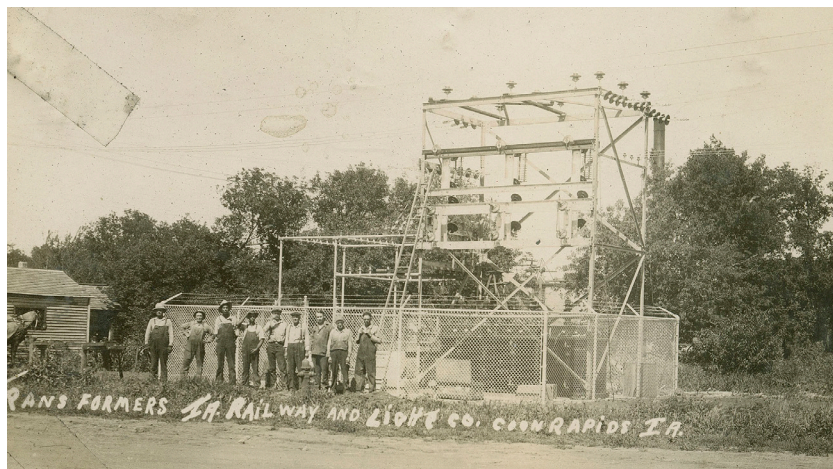
Established in 1937 after residents grew frustrated with poor service and high electricity costs, CRMU has remained committed to local control and community investment. Over the decades, it has built a reputation as a progressive and innovative utility, continually reinvesting in infrastructure to ensure top-quality service for residents and businesses alike.

In the past two decades alone, CRMU has buried all power lines, installed a fiber-to-the-home (FTTH) internet network, added an electric vehicle charging station, and completed numerous other state-of-the-art infrastructure upgrades that position Coon Rapids as a forward-looking, well-connected community.

In the early 2020s, Coon Rapids became an unexpected player in the emerging cryptocurrency industry, marking a new chapter in the community’s long tradition of innovation and adaptation. Entrepreneurs were drawn to the town’s robust local utility infrastructure—especially the affordable, reliable electric service provided by CRMU. A new dedicated power substation was constructed in 2022 which enhanced capacity and resilience, allowing the new higher-capacity cryptocurrency user to operate without compromising service to residents and businesses.

In the first three years in operation, the cryptocurrency facility increased their electricity usage from 20 megawatts (MW) to 60MW as new cryptocurrency technology developed at an exponential rate. In comparison, the community only used 2.6MW prior to the cryptocurrency data mining operation. CRMU management works closely with the operator to manage load profiles and grid impacts.

Though the cryptocurrency industry’s presence has fluctuated with global market trends, its impact on Coon Rapids is notable. It highlighted the community’s capacity to diversify its economy, leverage infrastructure investments, and engage with new technologies far beyond what most small rural towns attempt. In many ways, the rise of cryptocurrency in Coon Rapids obeys the same spirit of experimentation and entrepreneurship that once defined the Garst era—proving again that innovation thrives Coon Rapids.



Recreation and Quality of Life in Coon Rapids

Recreation has long been central to Coon Rapids’ identity and quality of life, offering residents and visitors an exceptional mix of outdoor adventure, community spirit, and small-town charm.

The Coon Rapids Golf Course, established circa 1930, remains one of the community’s longest-running recreational traditions. Its nine-hole course and clubhouse host leagues, charity tournaments, and family gatherings. Similarly, the Coon Rapids Sports Complex, located near the school and city park, provides high-quality facilities adult and youth athletics — reflecting the community’s dedication to active living and family engagement.



Coon Rapids built their first swimming pool in 1924. In 1960, the beloved summer gathering spot was relocated and a modern pool was constructed. Then, in 1998, the city invested in building a state-of-the-art Aquatic Center located in the sports complex. The new facility was one of the first in the region to include a water slide, zero-depth entry and shaded seating area. This new community amenity reflected both community pride and foresight — ensuring that children and families could continue enjoying safe, high-quality water recreation close to home.

Another pillar of Coon Rapids’ recreational and cultural history is its long association with county fairs. The Four-County Fair was held in Coon Rapids as early as 1920. In 1922, Roswell Garst and Charley Thomas of Garst and Thomas Hi-Bred Corn Company, donated land and lumber to build a new fairground for the Carroll County Fair, where it continues to thrive today. To this day, the Carroll County Fair brings together 4-H clubs, livestock shows, carnival rides, and community entertainment from across the region. Coon Rapids’ legacy as a fair host city remains deeply woven into local memory — a reminder of the town’s longstanding role as a gathering place for celebration, competition, and community pride.

The city’s commitment to recreation really took off in the late 1990s with the construction of the Riverside Trail, a 2.6 mile scenic route along the Middle Raccoon River that introduced new opportunities for walking, biking, and nature exploration.

Then, in 2004, decedents of Roswell Garst turned 5,500 acres of rural and native land into a land trust known as Whiterock Conservancy (WRC). Named after a white sandstone outcropping at the top of a bluff along the Middle Raccoon River, WRC offers guests access to its beautiful landscapes via 40 miles of hiking, mountain biking, and equestrian trails. WRC focuses on conservation, recreation and education as well as sustainable agriculture and promises greater eco-tourism for Coon Rapids through its opportunities for year-round outdoor activities. Visitors can fish in one of the 12 ponds, explore the oak savanna habitats, gaze at the stars from the darkest place in Iowa, or just sit back, relax, and enjoy an escape from the hectic pace of everyday life. Explore a variety of lodging options including individual rooms at the historic Garst Farmhouse, country cottages, low-impact campgrounds, an RV campground, remote campsites, or a primitive 3-season cabin on the banks of the Middle Raccoon River. This expansive facility balances sustainable agriculture, natural resource protection, and public recreation on the landscape. Located along Highway 141, the facilities are open to the public year-round for recreation and exploration.

Over time, the City’s trail system expanded to connect with Whiterock Conservancy and became part of the American Discovery Trail (ADT) — a national cross-country trail stretching from Delaware to California. In recognition of its leadership in outdoor recreation and hospitality, Coon Rapids was officially designated an ADT Trail Town in 2025, one of only a few in the nation. Looking forward, the major 2025 resurfacing of the Riverside Trail renewed this vital community asset for future generations.

In the late 1990s, Coon Rapids partnered with the Carroll County Conservation Board to purchase land along the Middle Raccoon River and develop an RV campground. The city’s campground along with those created by Whiterock Conservancy have become popular destinations for both locals and travelers. They provide easy access to the trail system, river, and town amenities. These sites not only draw outdoor enthusiasts but also boost local tourism and downtown activity, reinforcing Coon Rapids’ role as a regional recreation hub.

Together, these amenities — from trails and campgrounds to the aquatic center, golf course, sports complex, and fairgrounds — tell the story of a community that invests not only in infrastructure but in the joy, health, and connection of its people.

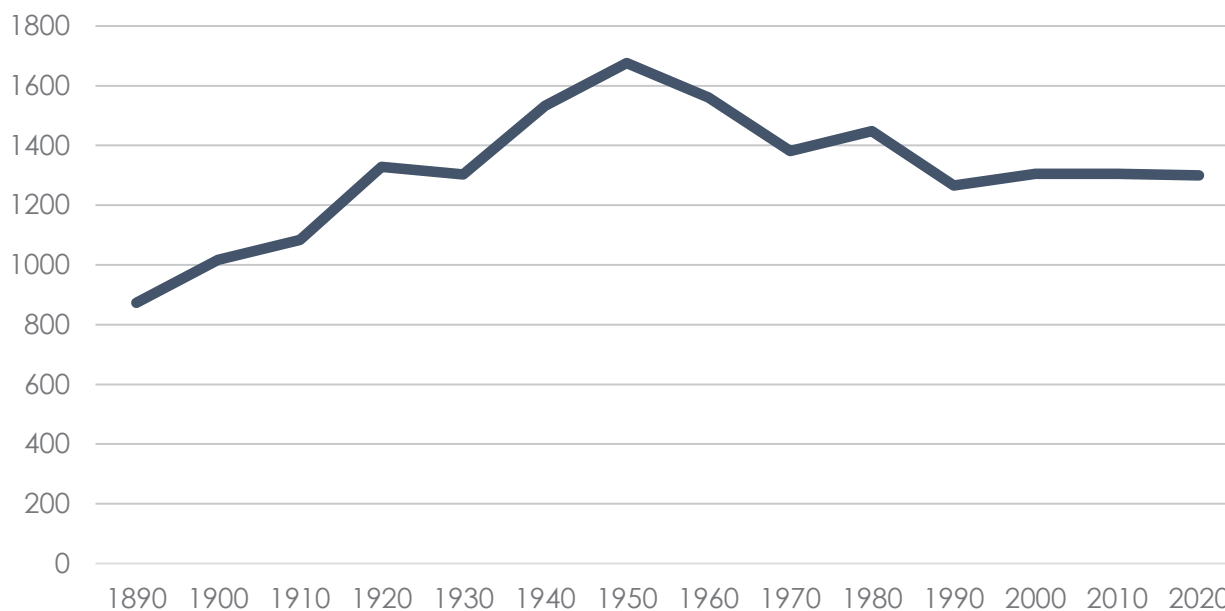


Chapter 3: Population

Historic Population

According to the decennial census of 1890, the population of Coon Rapids was 873. It was the first census that Coon Rapids participated in. The population of Coon Rapids had a trending increase through 1950 with a peak population of 1676. Since the 1950 decennial census the population of Coon Rapids has decreased steadily until 2000 when it was recorded with a population of 1,305. Due to new differential privacy policies and regulations, in 2020, the Census counts for the City of Coon Rapids are not as true as the actual counts as “noise” is included to protect privacy in smaller communities throughout the nation. The 2020 Census numbers that were released are not based on the actual, raw data that was collected.

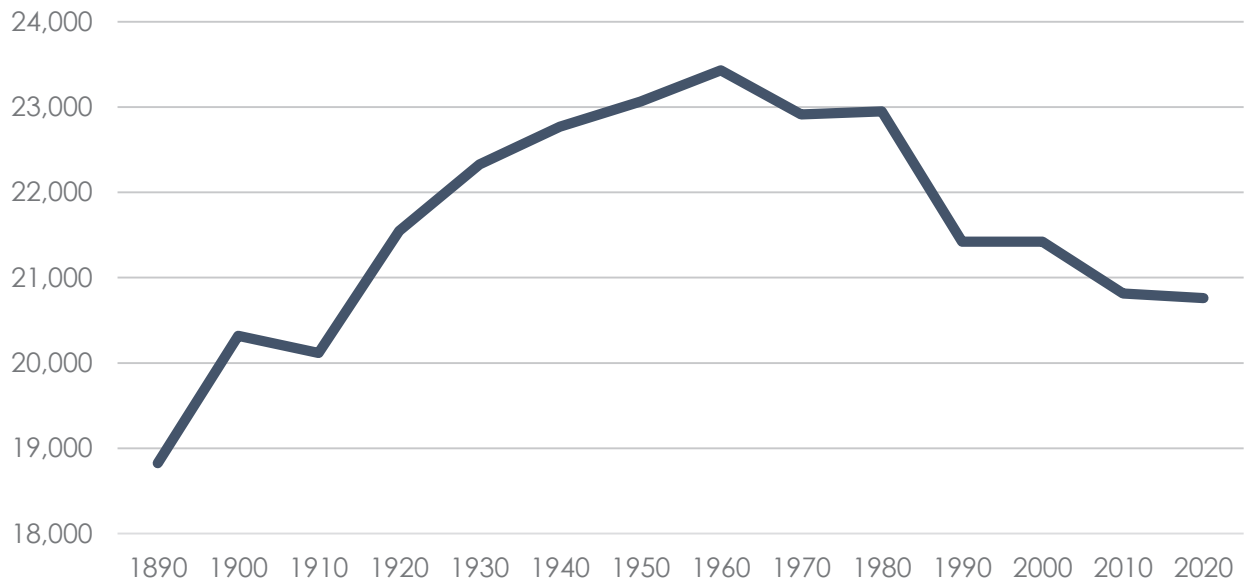
Figure 3.1: Coon Rapids Historic Population



Rural Iowa, in general, has seen a 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, job location, and large city amenities.

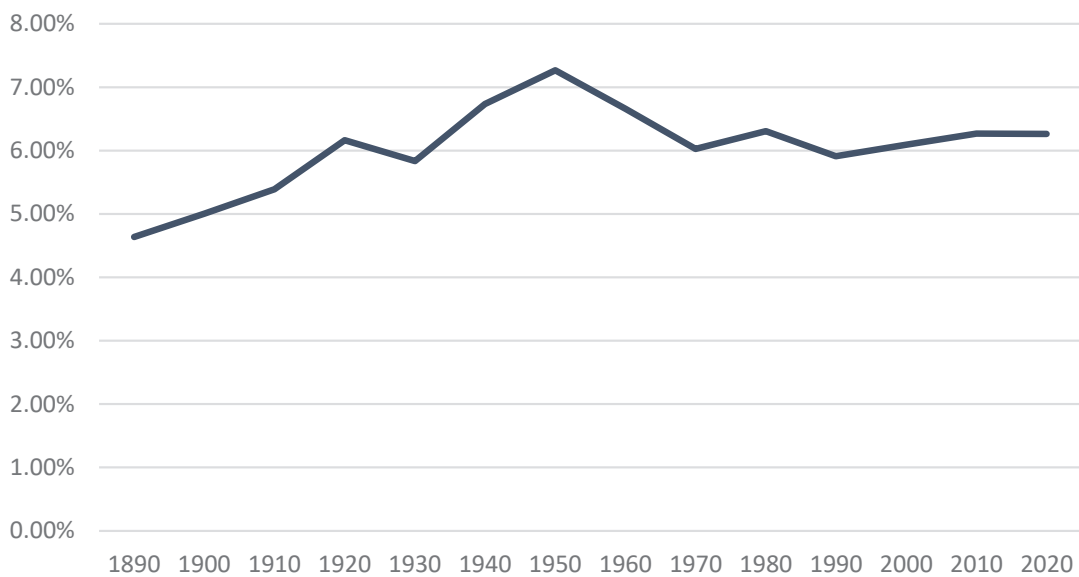
Until 1960, Carroll County saw a general trend of population growth from 1890 through 1960. The graph in figure 3.2 shows that since 1960, the county has seen population loss. Carroll County had 20,760 residents according to the 2020 census. In the 2010 census, Carroll County had a population of 20,816 residents. Therefore, Carroll County has had a recent population decrease of 0.27% from 2010 to 2020.

Figure 3.2: Carroll County Historic Population



In 1950, Coon Rapids percentage of the population of Carroll County peaked at 7.27%. The population of Coon Rapids has had a trending decrease since then. Currently Coon Rapids' population represents 6.26% of the population of Carroll County.

Figure 3.3: Coon Rapids as a Percentage of Carroll County



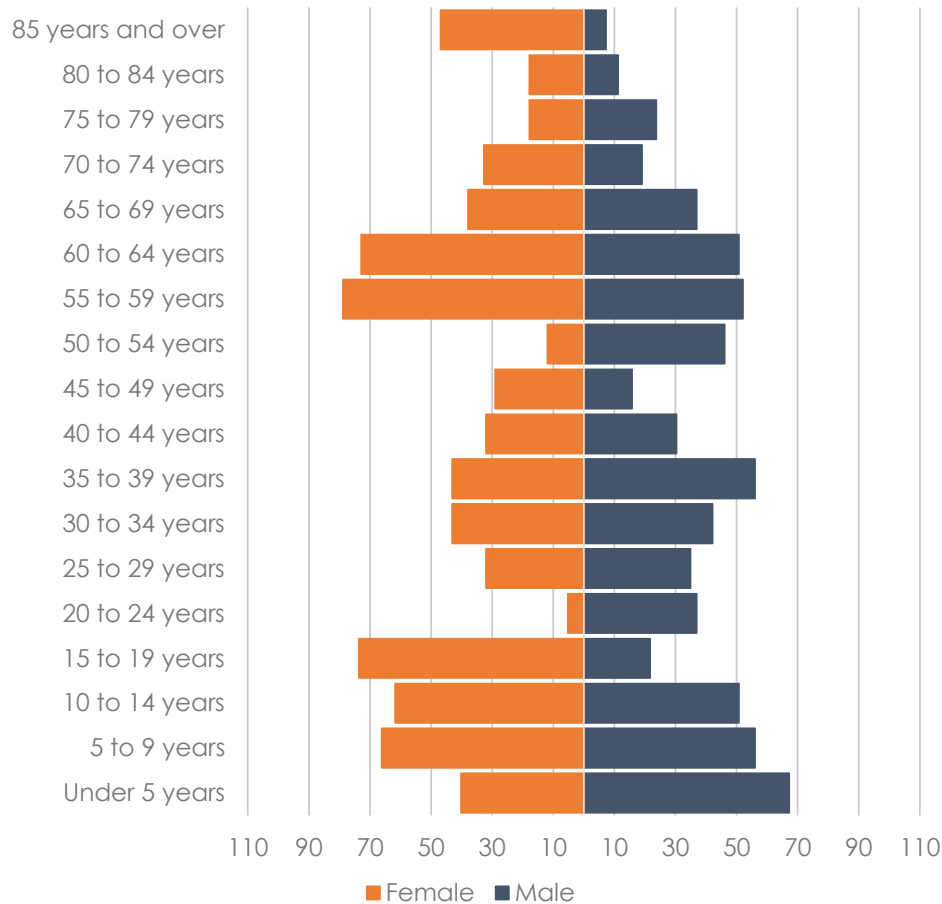
Population Cohorts

Coon Rapids' population pyramid, which breaks shown population cohorts, according to the 2020 American Community Survey Estimates is shown in figure 3.4. This figure breaks Coon Rapids' population down into five year age groups as well as by gender. Most cities in rural Iowa have large populations under the age of 18 and over the age of 50. Coon Rapids is no different in that respect. Coon Rapids sees a decrease in women just over the age of 18. This could mean that after high school graduation, the young women of the community move away to receive a higher education. After the age of 25, there is an increase of women who move into the community. The population pyramid can be useful to the city as it shows which cohorts

are the largest in the community and may show the city if it should anticipate an increased need for specific amenities within the community.

Large numbers of residents over the age of 65 can indicate a reduced need for single family homes, smaller rental units, more assisted living and nursing home facilities. Increases in residents of child-bearing age may lead to an increase in school enrollment and may require additional single family homes to be constructed. Each age cohort requires specific amenities and can provide various specialties for the community.

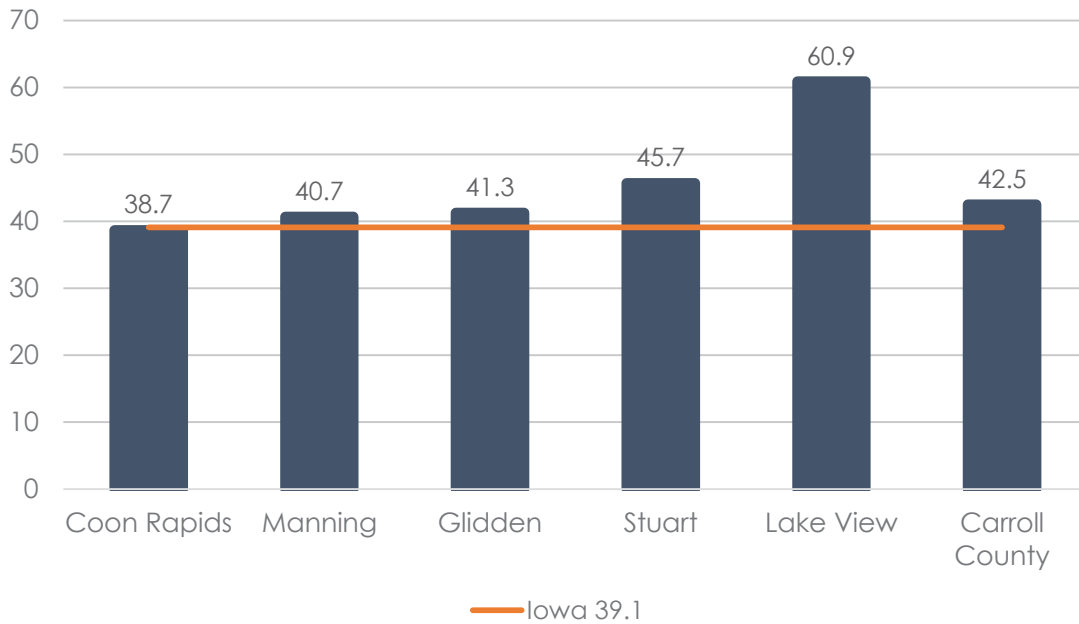
Figure 3.4: Coon Rapids’ Population Pyramid, 2020



Median Age

Coon Rapids’ median age can be utilized to compare city to city as well as to provide insight as to how the city’s population compares regionally. 2020 estimates show that Coon Rapids median age (38.7) is slightly lower than the State of Iowa (39.1) and is the lowest of Carroll County. Lake View continues to have the highest median age with 2020 estimates showing the city’s median age at 60.9 years. All other cities in figure 3.5 have a slightly higher median age higher than Coon Rapids with the exception of the notable difference of Lake View. Rural communities tend to have a higher median age as students leave their home communities to seek higher education and employment. With a slightly lower than state median age, it can be inferred that Coon Rapids is an attractive choice for families with young children in the Carroll County area. Additionally this slightly lower than median age could mean that Coon Rapids is an attractive place for young working adults with the variety of jobs that Coon Rapids offers.

Figure 3.5 Median Age Comparison, 2020



Race

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

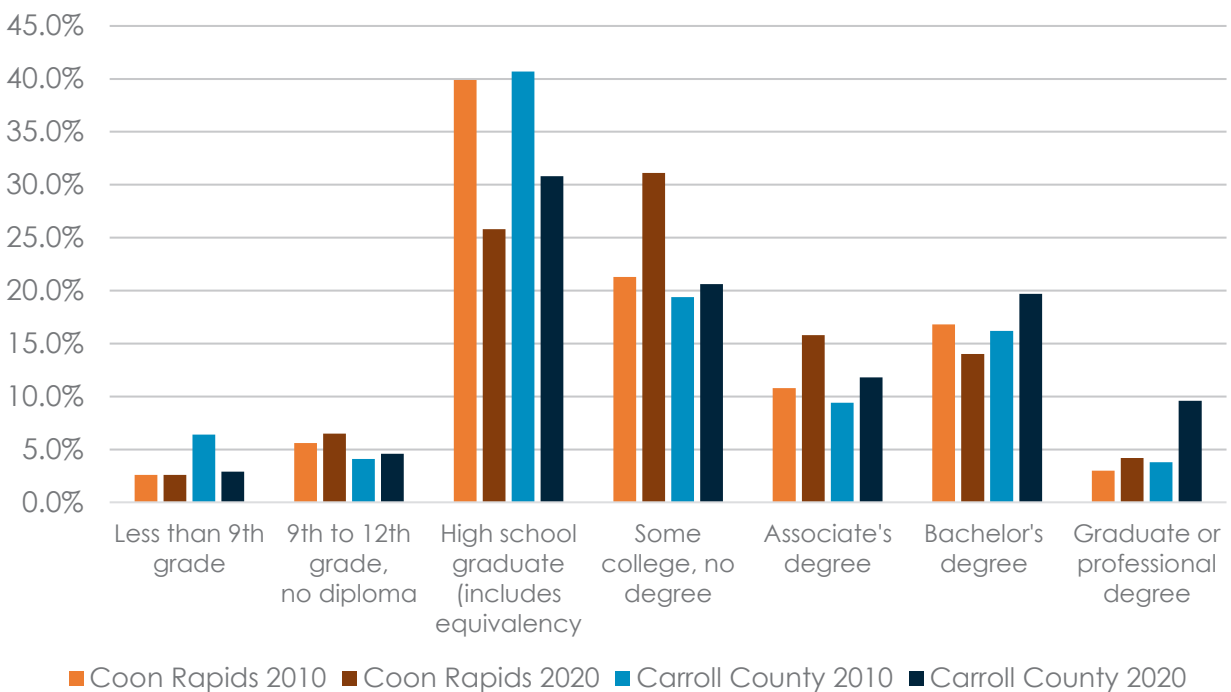
Table 3.1: Race and Hispanic Origin, 2010 and 2020

	Coon Rapids			Carroll County		
	2010 Census	2020 Census	2020 Percent	2010 Census	2020 Census	2020 Percent
Total Population	1,305	1,300	100%	20,816	20,760	100%
White	1,275	1,238	95.23%	20,250	19,543	94.14%
Black or African American	0	2	0.15%	83	262	1.26%
American Indian and Alaska Native	1	1	0.08%	25	32	0.15%
Asian	1	0	0.00%	92	75	0.36%
Native Hawaiian and Other Pacific Islander	0	0	0.00%	1	0	0.00%
Some Other Race	18	10	0.77%	179	254	1.22%
Two or More Races	10	0	0.00%	186	594	2.86%
Hispanic or Latino and Race	0	0	0.00%	0	0	0.00%
Hispanic or Latino (of any race)	0	49	0.00%	333	594	2.86%

Educational Attainment

Since 2010, the City of Coon Rapids has seen an increase in population with some degree or college education. The population with an associate’s degree, bachelor’s degree and graduate or professional degrees increase from 30.6% in 2010 to 34.0% in 2020. There has been no change in the percent of the population with less than a 9th grade education although Carroll County did see a significant decrease in the percentage of the population with less than a 9th grade education falling from 6.4% in 2010 to 2.9% in 2020. The trend of people leaving school before graduating high school with no diploma was more popular when farming was not as industrialized and more hands were required to operate 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 skilled employees to fill specialized positions. Some of these positions may require a college degree and some may require a trade school certificate or degree.

Figure 3.6: Educational Attainment, 25 years of age or older



Summary

While the population of Coon Rapids decreased from 1,305 according to the 2010 Census to 1,300 in the 2020 Census, this difference is negligible and population remains stable. The enrollment at Coon Rapids-Bayard between 2010 and 2020 averaged 442 students per year. From 2020 through 2024 the enrollment dropped slightly averaging 433 students per year. The median age of residents of Coon Rapids according to the 2020 Census was 38.7 slightly below the state median age of 39.1. Coon Rapids has seen an increase in the percentage of adults with at least some college education.

Chapter 4: Housing

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

Housing Units

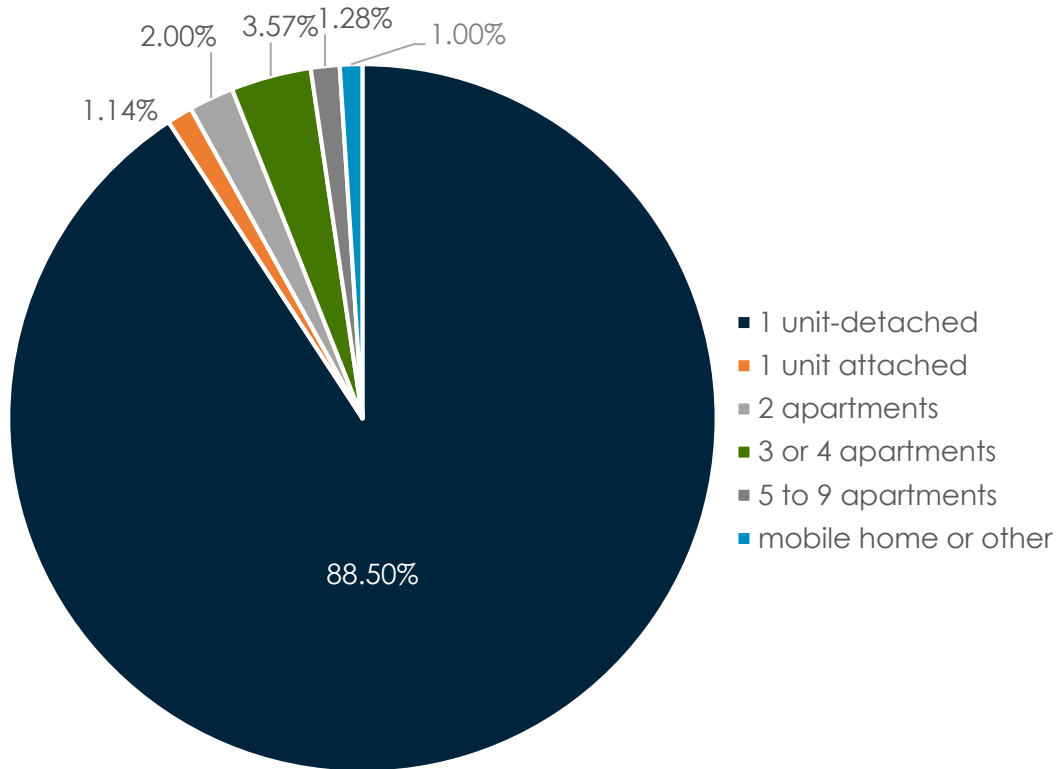
Table 4.1 shows the change in total housing units in Coon Rapids as well as similarly sized communities in the area. Since 2010, Coon Rapids has seen a slight decrease in the number of housing units throughout the city. It is important to note that even though table 4.1 shows the housing numbers according to the Census, locals and local information shows that the number of housing units within the community has actually increased since 2010. Coon Rapids was not the only area city with a decrease and the amount of decrease was comparable with Carroll County. Stuart saw a significant increase in housing units most likely due to its close proximity to the Des Moines metro. As the metro continues to grow, towns within commuting distance also grow as people drive into the city. Lake View saw the largest decrease in the area with an 8.63% reduction in housing stock.

Table 4.1: Housing Unit Percent Change, 2000-2020

Jurisdiction	2000-2010	2010-2020
Coon Rapids	7.36%	-1.47%
Manning	2.24%	3.89%
Glidden	1.16%	-0.96%
Stuart	0.54%	9.65%
Lake View	16.14%	-8.63%
Carroll County	3.96%	-1.22%

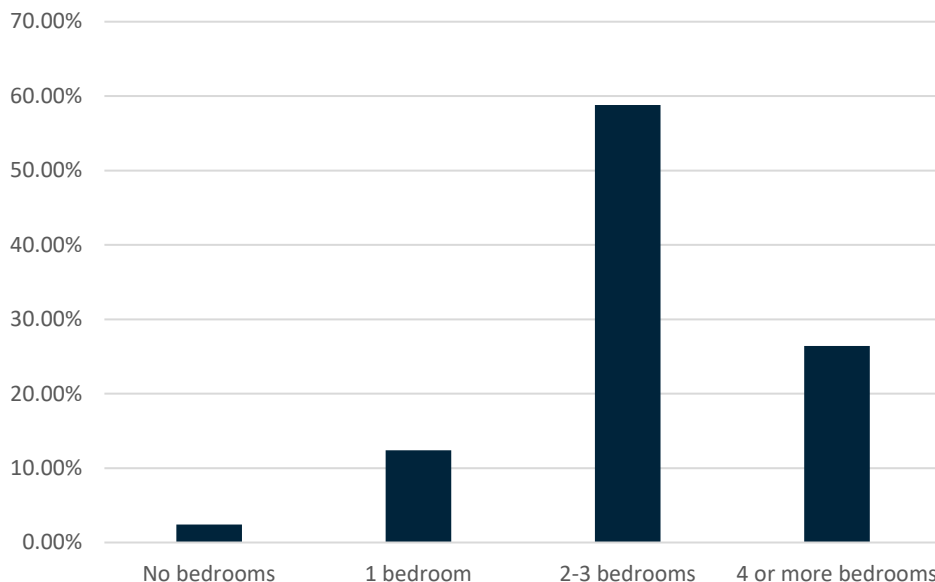
The total number of housing units within a city is important, but equally important is the types of housing units within the city and who lives in them. Figure 4.1 breaks down the different types of housing units that make up Coon Rapids' housing stock, according to 2020 American Community Survey estimates. The largest portion (88.5%) of the city's housing units are 1 unit-detached, also known as single family homes. After single family homes, apartment complexes with 5-9 units are the next largest cohort at 3.57%.

Figure 4.1: Types of Housing in Coon Rapids, 2023



While home buyers examine a variety of needs and wants within a home, the number of bedrooms in a home is at the top of most buyer’s considerations. Having enough bedrooms to accommodate a family is a primary concern. Figure 4.2 shows the number of bedrooms in Coon Rapids’ housing stock according to the 2020 American Community Survey. Having a housing stock with different numbers of bedrooms is important as smaller families sometimes desire smaller homes and larger families sometimes desire larger homes with more rooms. 58.8% of the homes in Coon Rapids have either 2 or 3 bedrooms. 2.4% homes have either no bedroom or are studio apartments.

Figure 4.2: Number of Bedrooms per Unit, 2023



In 2021, the City of Coon Rapids conducted a Market Survey and Strategy. In that survey, residents responded with a desire for more housing options. The City of Coon Rapids has responded by encouraging downtown housing options through grant assistance and providing matching funds. This has resulted in more apartment options.

Structural Age

According to the City of Coon Rapids’ records, there have been six homes constructed since 2020. The majority (60.2%) of the city’s homes are 64 years old or older. Table 4.2 has a complete breakdown of Coon Rapids and comparable cities’ housing stock ages. Coon Rapids has seen growth in the number of new homes since 2000. Stuart is the only city that has had significantly more newly constructed homes, but Stuart is located closer to the Des Moines Metro which has been rapidly expanding.

Older structures do not necessarily imply poor quality homes, but modern homes use updated construction techniques and materials. These updated materials and techniques provide advantages when it comes to energy efficiency, longevity of building 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 in the home putting the residents of the home in potential danger.

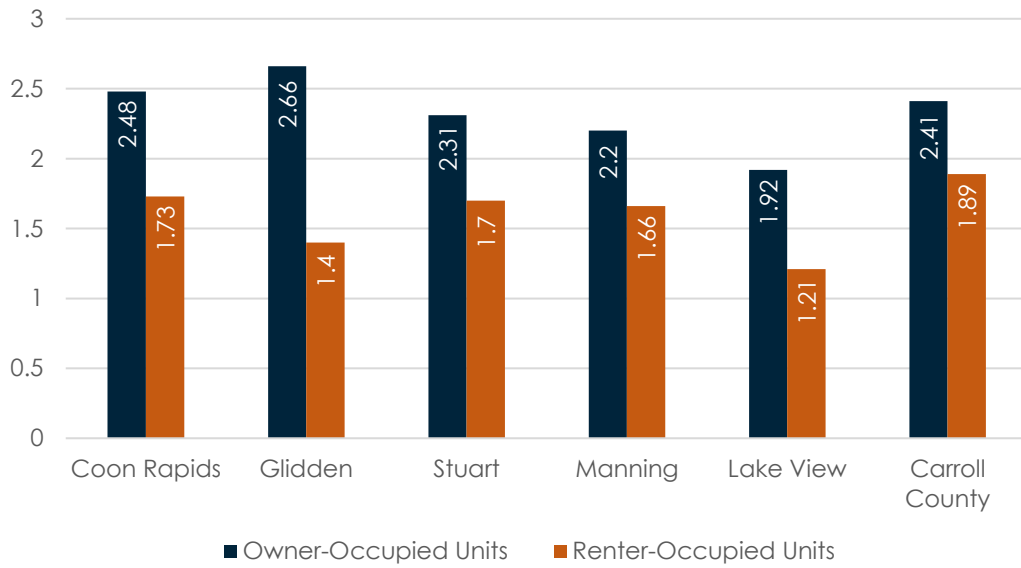
Table 4.2: Structural Age of Housing Units, 2023

	Coon Rapids	Manning	Glidden	Stuart	Lake View	Carroll County
2014 or later	0.4%	1.29%	1.0%	3.6%	0.4%	0.16%
2010 to 2013	1.0%	0.39%	0.5%	1.8%	1.8%	0.16%
2000 to 2009	4.6%	6.58%	8.4%	4.4%	6.6%	11.0%
1980 to 1999	5.9%	5.54%	11.5%	24.5%	10.2%	15.2%
1960 to 1979	28.0%	29.54%	16.1%	28.3%	35.3%	27.8%
1940 to 1959	20.2%	20.90%	27.6%	6.8%	17.2%	17.9%
1939 or earlier	40.0%	35.74%	34.9%	30.5%	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. The City of Coon Rapids’ owner-occupied average household size is 2.48 people per household. The city’s renter occupied average falls in the middle of the comparable cities at 1.73 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, Coon Rapids would need additional owner-occupied housing units to ensure that there is enough housing for all residents.

Figure 4.3: Average Household Size, 2023



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 the household types of Coon Rapids for the population in general as well as breaks down by owner and renter-occupied units.

Table 4.3: Household Type, 2023

Household Type	All Occupied Units	Owner-Occupied Units	Renter-Occupied Units
Family Households	63.4%	71.8%	38.0%
Married-couple family	51.9%	63.1%	18.2%
Householder 15 to 34 years	10.9%	14.6%	0.0%
Householder 35 to 64 years	32.6%	37.4%	18.2%
Householder 65 years and over	8.4%	11.2%	0.0%
Other Family	11.5%	8.7%	19.7%
Male householder, no spouse present	4.7%	5.6%	2.2%
Householder 15 to 34 years	0.5%	0.0%	2.2%
Householder 35 to 64 years	3.6%	4.9%	0.0%
Householder 65 years and over	0.5%	0.7%	0.0%
Female householder, no spouse present	6.7%	3.2%	17.5%
Householder 15 to 34 years	1.6%	0.0%	6.6%
Householder 35 to 64 years	5.1%	3.2%	10.9%
Householder 65 years and over	0.0%	0.0%	0.0%
Non-family Households	36.6%	28.2%	62.0%
Householder living alone	35.0%	26.0%	62.0%
Householder 15 to 34 years	8.2%	2.9%	24.1%
Householder 35 to 64 years	10.2%	8.3%	16.1%
Householder 65 years and over	16.6%	14.8%	21.9%
Householder not living alone	1.6%	2.2%	0.0%
Householder 15 to 34 years	0.0%	0.0%	0.0%
Householder 35 to 64 years	1.3%	1.7%	0.0%
Householder 65 years and over	0.4%	0.5%	0.0%

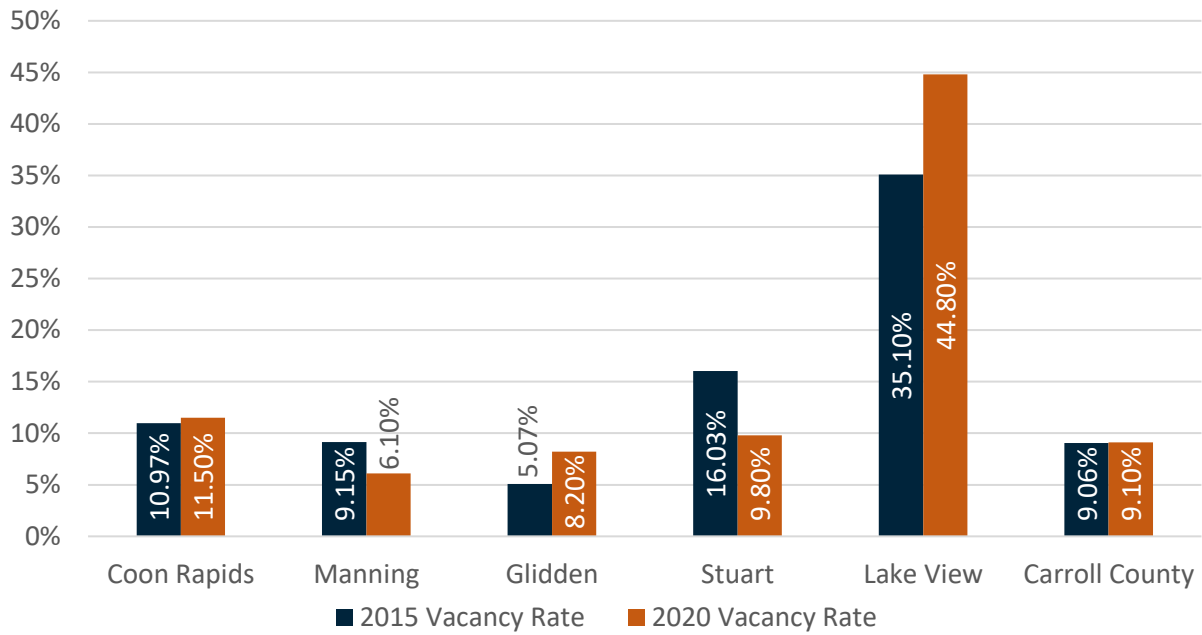
Vacancy Rates

According to the 2020 American Community Survey Estimates, Coon Rapids has a total of 604 housing units. During the same time, also according to the same survey estimates, the city had a vacancy rate of 11.50%. This was a slight increase from the 2015 rate of 10.93%. This information is shown in Figure 4.4 and compares Coon Rapids to other comparable area cities. Even though the surveys show that the city has a high vacancy rate, a study done by city staff shows that there is a vacancy rate of approximately 4%.

Coon Rapids has had a slight increase in vacancy rates from 2015 to 2020 and is comparable to Carroll County. The decreases in vacancy rates in Manning and Stuart are most likely due to new housing construction in both cities in response to an increased demand for housing. Glidden has had a more significant increase in vacancy rising from 5.07% in 2015 to 8.20% in 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 Coon Rapids' residents to move within the city to fit changing housing needs.

Figure 4.4: Vacancy Rates, 2015 & 2020



Monthly Housing Costs

Coon Rapids, when compared to similarly sized area cities, has comparable housing costs for its residents. Table 4.4 compares the median monthly housing costs for Coon Rapids with comparable area cities and Carroll County in 2020. In 2020, homeowners with a mortgage spent \$977 per month, \$12/month less than Glidden residents and \$111/month less than residents of Stuart. Homeowners in Stuart experience the highest monthly cost for homes with a mortgage, paying approximately \$1,100/month. Coon Rapids homeowners, without a mortgage, spend significantly lower amounts of money per month as residents of other comparable area cities. Coon Rapids’ residents without a mortgage spend a median of \$381 per month on housing. Residents of Manning spend \$413/month while residents of Stuart spend \$471/month. Renters in Coon Rapids spend a median of \$608/month nearly matching Glidden. Renters in Stuart pay \$622/month. The lowest median for renters is Lake View at \$490/month.

Table 4.4 Regional Monthly Housing Costs, 2020

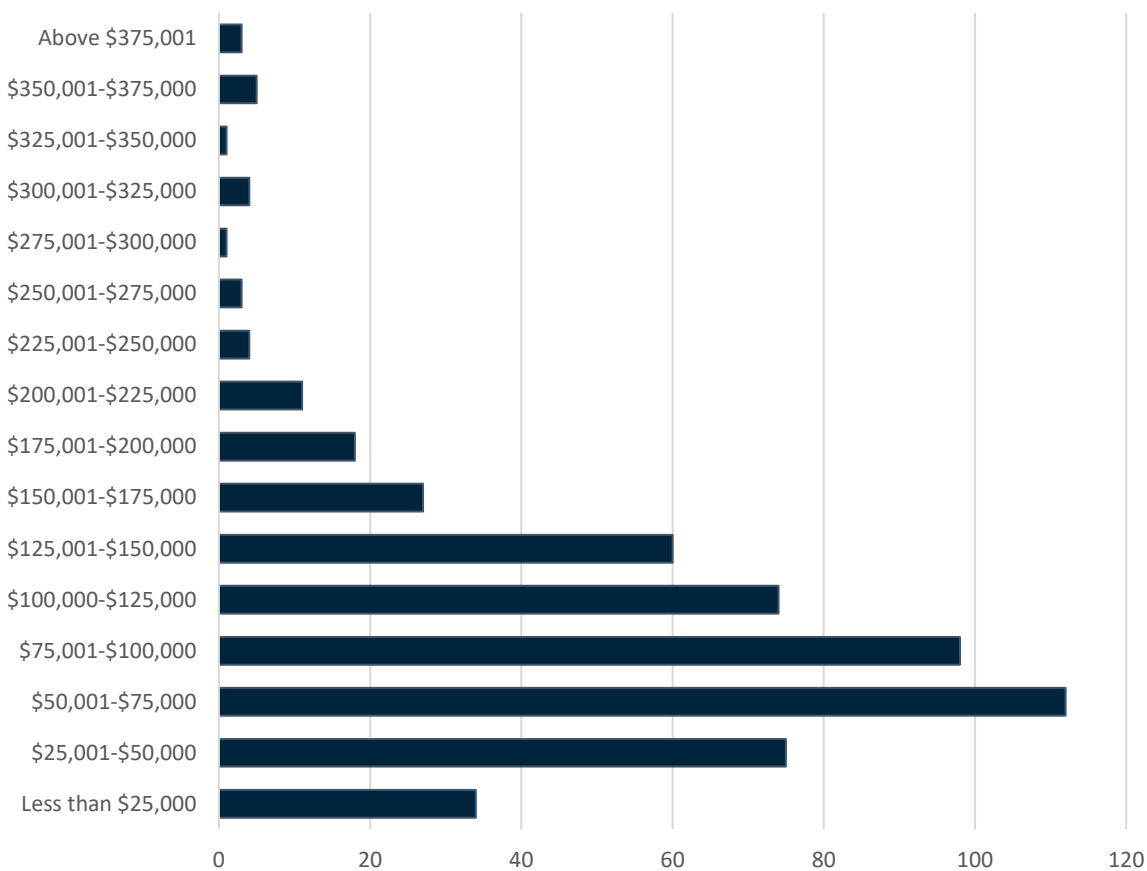
	Coon Rapids	Manning	Glidden	Stuart	Lake View	Carroll County
Median monthly costs for owner-occupied units with a mortgage	\$977	\$878	\$989	\$1,088	\$924	\$1,098
Median monthly costs for owner-occupied units without a mortgage	\$381	\$413	\$424	\$471	\$412	\$426
Median gross rent for renter-occupied units paying rent	\$608	\$573	\$623	\$623	\$490	\$610

Assessed Housing Values

Another important aspect surrounding housing is cost. Figure 4.5 shows the assessed values of the owner-occupied single family homes within Coon Rapids city limits according to current records (2024) from the Carroll County Assessor. The current median assessed value is \$83,930 and the current average assessed value is \$99,091.

While the majority of single family homes in Coon Rapids falls in the sub \$150,000 assessed value, there is a variety of assessed housing values with the lowest being \$13,170 and the highest being \$750,500. This wide range of housing values makes the city attractive to homebuyers of all income levels.

Figure 4.5: Assessed Values of Coon Rapids' Housing Stock, 2024



Housing Conditions

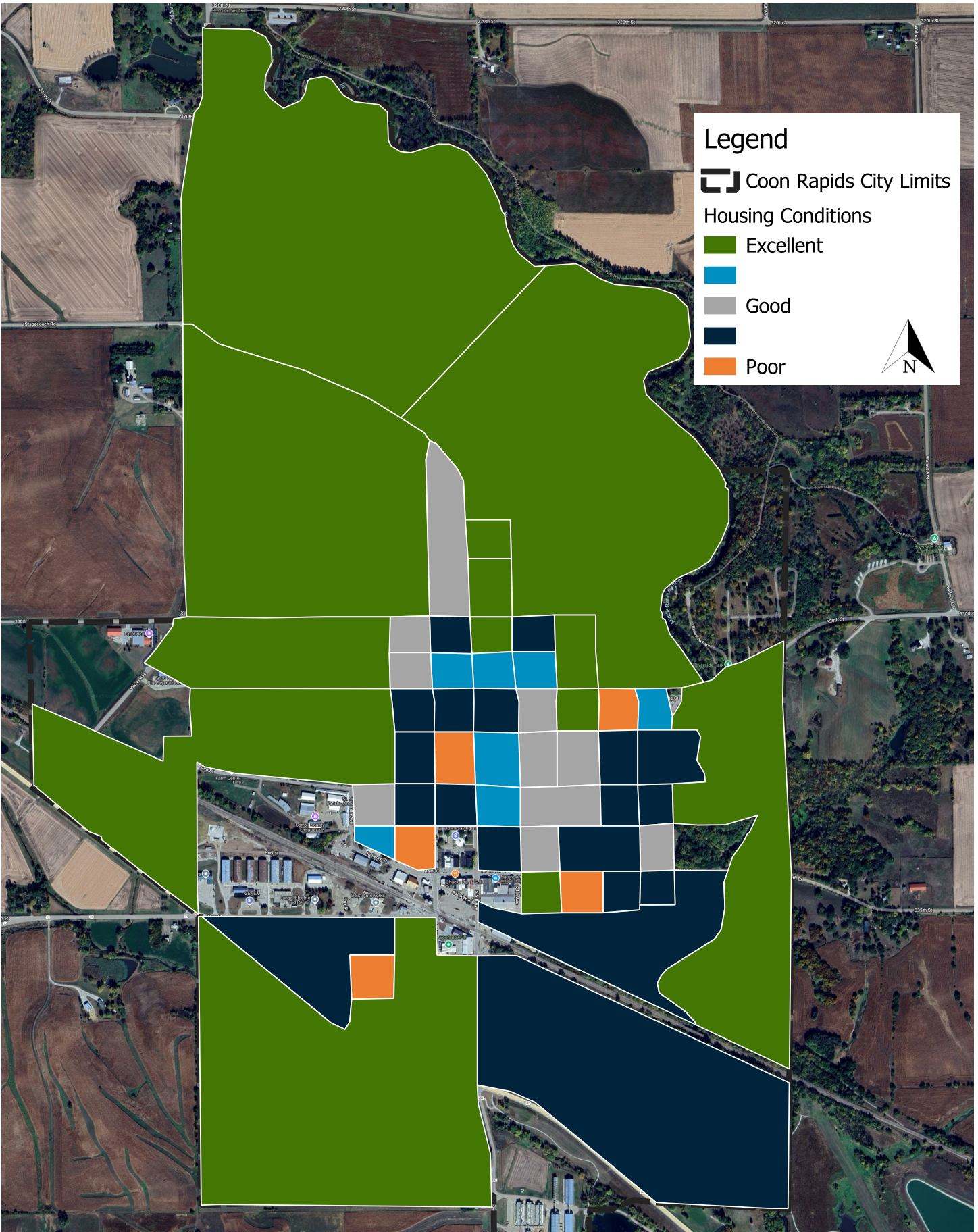
A windshield survey was conducted in March 2025 to evaluate each housing property within Coon Rapids based on predetermined criteria found in Table 4.5. The windshield survey evaluated 551 residential structures. 11.2% of the homes were evaluated and determined to meet the rank 1 criteria. Homes which were ranked good (rank 2) were more frequent as 27.8% of the homes in Coon Rapids met this criteria. Rank 3 (fair condition) make up 56.4% of Coon Rapids' total housing stock. 4.5% of the homes in Coon Rapids were ranked a 4 (poor condition). Map 4.1 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 Coon Rapids has been proactive about helping property owners increase property values and improve the general attractiveness of homes in the community with the 25 Corridor Housing Initiative. The 25 Corridor Housing Initiative is a grant program for homeowners to receive up to 50% grant match (up to \$1,500) for any project that improves the attractiveness of the exterior of a home and increases the value of an existing owner-occupied or single-family rental home within city limits. This program has improved the street appeal of several properties in Coon Rapids.

Table 4.5: Housing Conditions

Rank	Condition	Number	Percent	Description
Rank 1	Excellent	62	11.3%	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	153	27.8%	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	311	56.4%	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	25	4.5%	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, 2025



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 housing demands that those populations require.

The replacement housing number is derived from the windshield survey. Homes are ranked 4 or 5 are recognized as homes which will need to be replaced by 2045. A vacancy rate of 4% allows for new residents to move into the city and have options for desired housing. A 4% vacancy rate also allows 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 12 new units added to the City’s housing stock annually. If the city were to grow 2% per year until 2045, there will need to be 23 units added per year. It is important to remember that not all of these units will need to be owner-occupied homes.

Table 4.6 City of Coon Rapids Future Housing Demand Forecast

Approximate Yearly Assumed Growth Rates	-0.5%	0%	0.5%	1%	2%
2040 Population Projection	1,176	1,300	1,436	1,586	1,932
Minus People Living in Group Quarters (2.2% of city population)	46	51	56	62	75
Equals Population to be Housed by 2040	1,130	1,249	1,380	1,525	1,857
Divided by Persons per Household (2.2)	1,130/2.2	1,249/2.2	1,380/2.2	1,525/2.2	1,857/2.2
Equals Total Housing Units Needed	514	568	627	693	844
Plus Desired Vacancy Rate of 4%	21	23	25	28	34
Plus Replacement Housing	25	25	25	25	25
Equals Required Number of Housing Units	559	616	677	746	903
Minus Available Number of Housing Units (2020 Census Total)	549	549	549	549	549
Equals Total Number of New Housing Units Needed in City for the Year 2040	10	67	128	197	354
Minus Total Number of New Housing Units Built in Coon Rapids 2010-2022	10	10	10	10	10
Equals Total Number of Housing Units Needed added in the City for the Year 2040	0	57	118	187	344
Number of New Units Required Per Year from 2026 to 2040 to meet Demand	0	4	8	12	23

Current Community Efforts

Rental Housing Provisions and Inspections

In 2019, the City of Coon Rapids adopted a Rental Housing Code to ensure that all rental properties in the community meet basic health, safety, and maintenance standards. The purpose of the ordinance is to keep rental housing safe, sanitary, and suitable for occupancy, protecting both tenants and property values across the city. The code requires landlords to obtain a rental permit and maintain compliance with standards for

structural integrity, plumbing, electrical systems, and general upkeep.

To enforce these standards, rental inspections are carried out by Region XII Council of Governments, acting as the city's designee. Region XII conducts regular inspections—typically every two to four years depending on the property's compliance history—to verify that units meet code requirements. Properties with repeated violations may be placed on a one-year inspection cycle, while well-maintained rentals can qualify for an extended cycle. This proactive inspection program helps maintain quality housing and promotes a safe, well-kept community.

Coon Rapids Development Group

The Coon Rapids Development Group (CRDG) is a local nonprofit organization that has prioritized housing development and rehabilitation. The group currently owns buildable residential lots in the Ballpark Drive Subdivision as well as infill properties throughout the community.

Between 2019 and 2025, CRDG has taken an active role in stabilizing and expanding the city's housing stock by acquiring seven dilapidated homes and one vacant lot for redevelopment. Their efforts have ranged from demolition and infill construction to rehabilitation and resale, successfully returning multiple properties to productive use and new ownership.

Project Summary (2020–2025):

- 700 block of 6th Avenue – Acquired and demolished to create an infill lot.
Result: Lot available for new residential construction.
- 500 block of 5th Avenue – Acquired and sold to a local developer for full renovation.
Result: Home renovated and purchased by a new family.
- 500 block of Elm Street – Acquired and sold to a local developer for renovation.
Result: Now an occupied rental home.
- Sunset Townhouse Property – Acquired for future townhouse construction.
Result: Site ready for development.
- 700 block of 7th Avenue – Demolished and donated to Region XII for a Homes for Iowa project.
Result: Newly constructed home purchased by first-time homeowners.
- 700 block of 6th Avenue – Acquired and sold to Region XII for renovation.
Result: Starter home placed on the market.
- 400 block of 4th Avenue – Facilitated sale to Region XII for renovation.
Result: Purchased by a first-time homeowner.
- 300 block of 5th Avenue – Purchased to prevent further deterioration; back taxes and utilities paid.
Result: Currently seeking a local developer for renovation.

The Sunset Townhouse Project represents a key step in expanding Coon Rapids' local housing options. The Coon Rapids Development Group (CRDG) purchased the Sunset property in 2023 with the goal of creating a four-unit townhouse complex designed to meet the needs of retirees and empty-nesters seeking modern, low-maintenance living. The site is fully prepared for construction, and CRDG is currently seeking a qualified developer to build and market the units. This project aims to diversify the community's housing stock, provide attractive downsizing options for long-time residents, and open existing single-family homes for new families—strengthening the overall housing ecosystem in Coon Rapids.

Completed in the spring of 2016, Ballpark Drive Subdivision offers attractive residential lots conveniently located near the school, city park, and sports complex. All utilities are provided by Coon Rapids Municipal Utilities, ensuring reliable local service. Five lots remain available, priced at \$25,000 to \$30,000 each, with new construction incentives offered through the Coon Rapids Development Group to encourage homebuilding and neighborhood growth.

CRDG is also a financial supporter of the 25 Corridor Housing Initiative (25CHI). 25CHI, launched in 2024, is a collaborative effort to strengthen neighborhoods along Highway 25 by investing in home rehabilitation and curb appeal. Through community donations and local support, six homes in Coon Rapids received exterior improvement funding in 2024, followed by seven more in 2025, helping homeowners repair siding, roofs, windows, and porches. Donating to 25CHI directly supports visible, lasting improvements that enhance property values, preserve housing stock, and showcase community pride.

Available Programs

City of Coon Rapids Tax Abatement

Coon Rapids offers tax abatement on qualifying new construction, improvement, renovation, remodeling, and additions. The tax abatement schedule is shown in Table 4.6. Abatement applies to renovation of existing homes when the assessed value increases by at least 10% and then the abatement applies only to the increased valuation. For more information contact the City of Coon Rapids at 712-999-7749.

Table 4.7 Tax Abatement Schedule

1st Year	100%
2nd Year	90%
3rd Year	80%
4th Year	70%
5th Year	60%
6th Year	50%
7th Year	40%
8th Year	30%
9th Year	20%
10th Year	10%

Coon Rapids Development Group Rebate

The Coon Rapids Development Group offers a \$10,000 rebate as an incentive to individuals or families to build a residence within the Coon Rapids city limits. In order to be eligible for the rebate construction guidelines must be met.

For more information contact Coon Rapids Development Group at 712-999-7749.

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 Coon Rapids. 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 Coon Rapids 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 area. 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 Des Moines FHLB at 800-544-3452 or 515-699-2100.

Federal Home Loan Banks- 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 with 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

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 that 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
 - Expand rental house properties
 - Expand 2-3 bedroom rentals priced \$600-\$800 per month to meet resident and commuter demand

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
- Seek Thriving Communities designation and other tax credit options
- Create/provide cost of living comparisons/marketing information

Explore options to improve existing housing stock

Across all surveys, housing emerged as a linchpin issue: it influences whether people move to Coon Rapids, stay in town, or start businesses. Expanding starter homes, affordable rentals, senior-friendly units, and targeted downtown options—while improving existing housing quality—will be essential to strengthening community growth and vitality. Residents have expressed frustration with deteriorating homes and speculative investor conversations. There are many programs available to help current and potential homeowners rehabilitate their homes.

- Action items:
- Continue to address abandoned/vacant homes
 - Explore vacant property ordinance and make it more stringent and remove gray areas
 - Down-payment assistance for first-time home buyers
 - Monitor and watch for additional funds to become available
 - Look into a vacation home rental code and/or tax, implement if beneficial
 - Work with vacant property owners to get some homes back on the market
 - Expand current rehabilitation programs, nuisance abatement programs, and tear-down incentives

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

Reasonably priced, updated homes in Coon Rapids 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.

- 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
 - Recruit Contractors
 - Work with the school about starting/expanding building trades program to build a new home or rehabilitate a home. The Coon Rapids Development Group could own the property with the school doing the work.
 - 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

Explore the need for diversified housing throughout the community

Coon Rapids is home to a diversified population with diversified housing needs. Being sure that the community is situated to meet all these needs can not only keep residents within the community, but can attract new residents from outside the city.

- Action items:
- The strongest demand lies in affordable starter and mid-range homes. Incentives for builders, land assembly, and partnerships could meet this need and attract young families.
 - Moderate support for senior-friendly and accessible housing could address downsizing

- needs, free up family homes, and broaden community inclusivity.
- While most residents prefer non-downtown living, there is an opening for modern, accessible, mixed-use housing downtown if paired with amenities like restaurants, retail, and recreation.
- Students' preferences for affordable homes align with broader community needs. Linking housing development with economic opportunities, recreation, and amenities will be crucial to keeping young people in Coon Rapids.

Summary

Although recent Census data shows that the population of Coon Rapids has slightly decreased, the housing data shows 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 Coon Rapids', 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 Coon Rapids. The City's vacancy rate, according to the 2020 Census was 10%, however, an independent driving survey found that number to actually be 4%. The Coon Rapids community 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 be continually 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.

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 adoptions. 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 coupled 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 & Culture

2026 Coon Rapids Comprehensive Plan

Few rural Iowa communities offer the recreational diversity of Coon Rapids. The community offers miles of bicycle and hiking trails that allow people to connect and enjoy a variety of recreational facilities. Parks and recreation have been an integral part of the Coon Rapids community, one that residents have made a commitment to support. Through community support and city dedication, the following parks and recreation facilities have continuously have been developed and upgraded. The high quality amenities, coupled with the number of amenities offered within the community ensure that there is something for all ages to enjoy.

Fourth Avenue Park

The Fourth Avenue Park is a recently renovated park located on the northern side of Coon Rapids on Fourth Avenue between Gilbert Street and Cardinal Drive that provides playground equipment and green space for families.



Coon Rapids Aquatic Center

The Coon Rapids Aquatic Center is a community based swimming pool located in the City Sports Complex. It operates from Memorial Day through the middle of August and is open daily from 1pm to 7pm.



City Sports Complex

The City Sports Complex is home to the Coon Rapids Aquatic Center, playground, shelter house, sand volleyball, basketball court, tennis/pickle ball court, softball field and a disc golf course. The City Sports Complex is located on the northwest corner of Coon Rapids next to the Coon Rapids-Bayard School.



Main Street Park

The Main Street Park is centrally located next to St. Anthony Medical Clinic and Park View Assisted Living on Main Street. This park features a gazebo with a grill, public restroom, shuffleboard court, and playground equipment. This park provides a green space for all ages.



Riverside Park

Riverside Park is a convenient access point for the Riverside Trail. Completely resurfaced in 2025, the Carroll County Trail is a popular 2.6 mile multi-use trail for running, biking and walking. Riverside Park has direct access to the Middle Raccoon River and is a popular spot for kayaks, canoes, and fishing. This park is on the northeastern edge of Coon Rapids and is also attached to Riverside Park Campground.



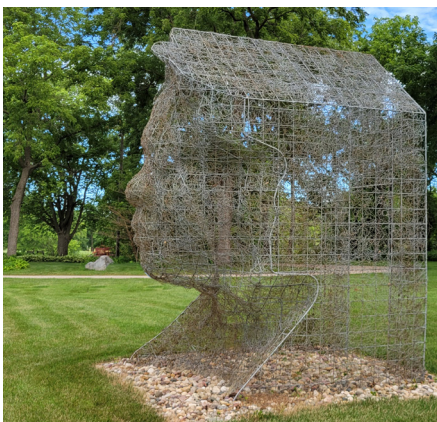
Coon Rapids Golf Course

The Coon Rapids Golf Course at 731 S 5th Street is a 9-hole, 5,900 par 70 golf course that features multiple water hazards and sand traps. This unique course is great for beginners and will also challenge the most experienced golfer. The golf course is open to both members and green fee pay. The clubhouse is open from the 1st of April until the end of October.



Roadside Sculpture Park

Roadside Sculpture Park is located on the east side of Coon Rapids on Hwy 141. This unique park features various sculptures and flowerbeds that are ideal for a rest stop or picnic. The eighteen art sculptures are unique to Coon Rapids and most tell a story of local artists and their connections to Coon Rapids. Other sculptures represent items of significance to the area. The sculptures include both works of art for viewing, like the Essence of Coon Rapids, as well as works of art for playing on, like a tractor of recycled materials. Roadside Park is also an entry point for kayaks and canoes onto the Middle Raccoon River.



Veteran's Memorial Park

Coon Rapids honors area veterans from World War One on at the Veterans Memorial Park in downtown Coon Rapids. A notable feature of the park is the centerpiece monument that was originally constructed in Afghanistan to commemorate the fallen soldiers of the 375th Combat Sustainment Support Battalion, including Coon Rapids native, Shawn Muhr. The monument was moved to Coon Rapids from Camp Leatherneck in 2018. This unique park includes a reflecting pool, a five-foot-tall Freedom Tower, and a granite covered wall honoring those who made the ultimate sacrifice.



Whiterock Conservancy

Whiterock Conservancy is a 5,500 acre nonprofit land trust that provides educational and recreational opportunities for the public. It has over 40 miles of hiking, running, mountain biking, and equestrian trails. Kayaking and canoeing access to the Middle Raccoon River is available at Whiterock. In addition to camping with a tent or RV, Whiterock has lodging available to rent for those who wish to stay and explore the prairies, savanna, and historic Garst farm.



AVAD Hunt Club

The AVAD Hunt Club is a non-profit organization that is open to the public by appointment. The facility has five trap ranges, an Olympic trap range, a skeet range, pistol bays, and a rifle range. The organization hosts the Carroll County Shooting Sports high school trap team via Scholastic Clay Target Program (SCTP) with athletes from all five Carroll County schools. The rifle range is open for the monthly National Rifle League (NRL22) rifle matches weather permitting. AVAD hosts the State of Iowa Junior Olympics and the Iowa SCTP international Trap state meet. The facility has hosted the annual Pheasant Forever Youth hunt helping promote out door sports in a controlled, safe atmosphere for the local youth.



Club Birdie

Club Birdie is an indoor golf facility that welcomes all golfers with all abilities. Club Birdie has two state of the art launch monitors where golfers can enjoy over 150,000 courses including the Coon Rapids Golf Course.



Coon Bowl III

The Coon Bowl III is a popular bowling alley with eight lanes and a full bar and restaurant. The Coon Bowl III hosts both adult and children's leagues. It is open seven days a week throughout the year.



Coon Rapids Public Library

The Coon Rapids Public Library is conveniently located on 3rd Street and is ADA accessible. The library has a collection of over 18,000 printed books and can be accessed through the inter-library program and the Bridges/Overdrive eBook Library. The library hosts a number of reading programs for patrons of all ages including a monthly book club discussion, summer reading, spring break STEM activities, and story hour. The library also provides wi-fi, public computers, DVDs, fax/copy/scan machines, proctoring services, and access to meeting rooms.



Coon Rapids Cemetery

The Coon Rapids Cemetery is located on the northeast side of Coon Rapids on E63/330th Street on the east side of the Sumpter Avenue Bridge. The Coon Rapids Cemetery is also known as the Annunciation Catholic Cemetery and has gravestones dating as far back as 1881.



Recreational Trails

The City of Coon Rapids is centrally located along the American Discovery Trail, a non-motorized trail that goes from Delaware to California for more than 6,800 miles. This trail crosses 15 states and hundreds of communities, parks, and wilderness areas. The American Discovery Trail crosses Main Street in Coon Rapids and connects users with 12 national historic trails, 39 national recreational trails, and connects to 14 national parks, 16 national forests and more than 10,000 sites of historic, cultural and natural significance.

Coon Rapids is an official American Discovery Trail (ADT) Town, designated in June 2025. Coon Rapids was the third town to achieve the designation. The city serves as a key hub for the coast-to-coast trail system, offering great access via the Riverside Trail, campgrounds, Whiterock Conservancy, and amenities, making it a popular stop for hikers, cyclists, and outdoor enthusiasts traveling through the Raccoon River Valley.

Additionally, Coon Rapids has a 2.6 mile, paved trail running along the Middle Raccoon River connecting with the city's parks, playgrounds, aquatic center and businesses, and 40 plus miles of trails at Whiterock Conservancy.



Fitness Facilities

Coon Rapids is home to two private fitness facilities, CR Fit and Patriot Trainer Fitness. CR Fit is a fitness center committed to providing a family friendly workout facility. Patriot Trainer Fitness is a certified personal trainer dedicated to helping people achieve life changing results through online fitness programs, in-person group classes, and personal training.



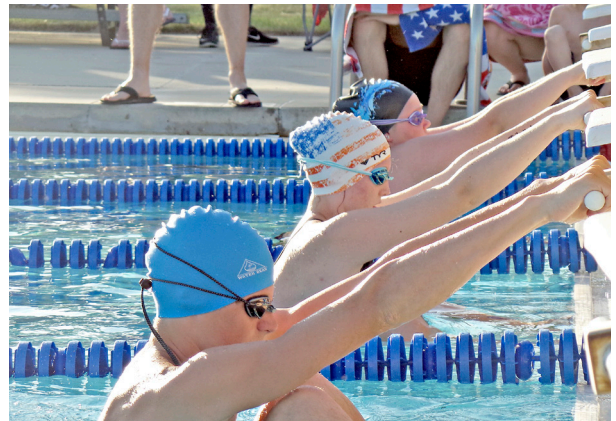
Campground Options

Coon Rapids offers multiple campground experiences that bring visitors close to nature and local amenities. The Riverside Park Campground, located along the Middle Raccoon River, provides electric hookups, restrooms, and easy access to the Riverside Trail and downtown. Nearby, Whiterock Conservancy offers expanded camping options—from primitive sites to RV-friendly spots—set within a vast network of trails and scenic river corridors. Together, these facilities attract outdoor enthusiasts, boost local tourism, and complement the city’s broader recreational identity.



Parks and Recreation Youth Programs

The Coon Rapids Parks and Recreation Department offers a wide range of youth programs that build skills, confidence, and community spirit. Seasonal offerings include summer Little League programs such as T-ball, coach-pitch, and baseball and softball for grades K–7, as well as a competitive swim team. Fall and winter options include youth flag and padded football, volleyball, basketball, and pee-wee wrestling, ensuring children have opportunities for recreation year-round. These programs provide structured, affordable opportunities for kids to stay active, learn teamwork, and develop a lifelong appreciation for recreation and healthy living.



Public Art

The City of Coon Rapids has prioritized public art throughout the community. In addition to the aforementioned Roadside Sculpture Park and Veteran's Memorial Park, Coon Rapids has several notable public works of art. A former Coon Rapids resident, Chad Elliott, has painted a mural depicting images of the Raccoon River flowing through Coon Rapids on the east side of the Mohr Lumber building on 5th Avenue. The Naturally Iowa Grain Bin Gateway project is a 360 degree mural on the side of two grain bins located at the downtown corner of Highway Street and 6th Avenue. The Let Us Beat Swords into Plowshares sculpture is a replica of Yevgeny Vuchetich's statue that stands at the United Nations and commemorates the 1959 visit to the Garst farmstead by Soviet Premier Nikita Khrushchev to learn about American innovations in agriculture. A hybrid corn installment was created by artist David Dahlquist as part of Coon Rapid's Great Places street-scaping project. These three lanterns represent Coon Rapids' history of hybrid seed corn. Additionally the welcome sign on Highway 141 features a historic rotating ear of corn that has been a fixture of the community for decades. Since 2020, multiple art installations and murals have been installed downtown.



Goals

Increase Tourism in Coon Rapids

Increasing tourism in Coon Rapids 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. Coon Rapids 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 the community trails
 - Promote community activities

Increase opportunities for River & Water-Based Recreation

The Middle Raccoon River, 92 miles long, rises in northwestern Carroll County and flows generally southeastwardly through Guthrie and Dallas counties, past Carroll, Coon Rapids, Springbrook State Park, Panora, Linden, and Redfield. Coon Rapids and Whiterock Conservancy offer many entry/exit points into the river for those who enjoy kayaking, canoeing or floating the river. Increasing the visibility of water recreation activities within the river can help attract additional visitors to the Coon Rapids Community.

- Action Items:
- Improve river access, signage, and amenities for paddling, fishing, and camping.
 - Partner with Whiterock Conservancy and Carroll County Conservation to enhance boat launches, riverbank stabilization, and visitor safety.

Improve Trail Connectivity and Accessibility

While Coon Rapids' recreational trails are a part of the American Discovery Trail system, a large portion of this system is made up of unpaved trails/roads. Being able to connect to other trail systems in Iowa, such as the Raccoon River Valley Trail, would create increased traffic on the trail, which could bring new visitors to Coon Rapids.

- Action Items:
- Complete the Coon Rapids–Herndon link and pursue regional extensions to the Sauk Rail, T-Bone, and Raccoon River Valley Trails to position Coon Rapids as a trail hub.
 - Create Riverside Trail extensions along Velvet Avenue and Stagecoach.
 - Launch e-bike rental program to provide more accessibility for mobility-impaired and tourists.
 - Leverage Coon Rapids' Trail Town designation to enhance tourism, strengthen trail-to-downtown connections, and promote the community as a regional hub for outdoor recreation and visitor experiences.
 - Identify partners to increase awareness of the project
 - Seek grant and donation funds to construct trail connections

Park Enhancement & Modernization

Coon Rapids has been proactive in enhancing the city parks, but continuing this initiative and ensuring it continues into the future will benefit the community as a whole. Parks and recreation amenities deteriorate fast due to their steady use and help promote a high quality of life for community residents. Planning and preparing to fund upgrades will all these improvements to be made on a regular schedule, instead of being reactive to issues.

- Action Items:
- Upgrade existing parks with new playground equipment, restrooms, and shade structures.
 - Add and promote year-round amenities such as outdoor fitness stations and winter activities.
 - Repair, modernize, and enhance the Aquatic Center by updating mechanical systems and exploring new attractions such as a splash pad to extend usability and attract regional visitors.
 - Implement a regular maintenance and replacement schedule for park amenities, ensuring long-term sustainability and reinvestment in public recreation assets.
 - Promote the city's already constructed disc golf course and ensure regular maintenance and replacement of equipment for the course to ensure long-term sustainability
 - Improve disc golf course with signage on course (welcome sign and map; hole signage), course map on city website, etc.

Expand Outdoor Recreation Opportunities

Coon Rapids is home to many city-owned properties which provide recreational opportunities. The city is also home to quality facilities that provide diversified recreational opportunities that are not city-owned. Supporting the non city-owned facilities is important as they provide opportunities that the city alone may not be able to provide.

- Action Items:
- Continue to support the Carroll County Fairground facilities.
 - Continue to support the golf course.

Construct a Community Recreation Center

The construction of a community recreation center could help the community respond to a number of needs with one project. The center could allow for programming for all ages and ability levels and create a community gathering space. The facility can promote overall health while strengthening community ties. While community recreation centers are often a large undertaking, the overall benefits can stem years into the future.

- Action Items:
- Plan, fund, and construct a multi-use Rec Center serving youth, adults, and seniors.
 - Incorporate daycare center, gym space, indoor walking track, fitness equipment, and flexible rooms for programs & events.
 - Explore partnerships with CR-B Schools for shared use and funding.

Hold Programs and Events for All Ages

For the community to be attractive to all potential new residents and appealing for the current residents to stay, ensuring that there are activities for all ages is necessary. Programs and events for all ages ensure that there is opportunities for every age group to foster friendships and bond through common interests which only benefits the long-term vitality of the community. Keeping all ages engaged in the community creates personal investment, which can help keep residents within a community.

- Action Items:
- Expand youth sports and adult leagues (basketball, slow-pitch softball, volleyball).
 - Add community fitness classes, art programs, and intergenerational events.
 - Integrate trails and parks into city-wide events to increase use and pride.
 - Create a new city position to oversee recreation programs in order to increase offerings.

Continue Public Art and Beautification Projects

Public art and community beautification projects have already impacted Coon Rapids by bringing in additional tourists and helping to create the community's identity. Continuing these projects will only bolster the impacts that have already been made through previous projects.

- Action Items:
- Expand art installations throughout parks, downtown, and trail corridors.
 - Integrate murals, sculpture walks, and interpretive signage into street scape projects.
 - Collaborate with MSCR and local artists to link beautification with economic vitality.
 - Continue Ash tree remediation program and institute replacement tree project.

Create Community Gathering Spaces

Communities brimming with spaces for community members to gather are generally more sociable, exciting, beautiful, accessible, and inclusive. Community gathering spaces can help folks to fill free time in meaningful and enjoyable ways and create pockets of joy, rest, and connection in between the workday or schoolday and sleep. They can help retain young people who might otherwise leave for places where there's "more to do." Creating spaces for all individuals to gather and feel welcome not only provide event spaces, they can provide an individual a connection to the community.

- Action Items:
- Create a downtown plaza for markets, concerts, and festivals.
 - Support family-friendly entertainment options to address survey calls for non-bar nightlife and youth activities.

Chapter 6: Transportation

2026 Coon Rapids Comprehensive Plan

Coon Rapids is located between Iowa’s larger metros and the Carroll County seat. This central location provides residents travel options within manageable distances. While the city is surrounded by vehicle travel routes, the city is actively working to diversify transportation options for residents. The diversification of transportation routes ensures that everyone, even non-drivers, have viable transportation options. Bike trails, city streets, state highways, and city-sidewalks create diverse transportation systems within Coon Rapids. The easy access to larger metros with manageable travel times contributes to the community’s ability to attract new residents and visitors as well.

Streets

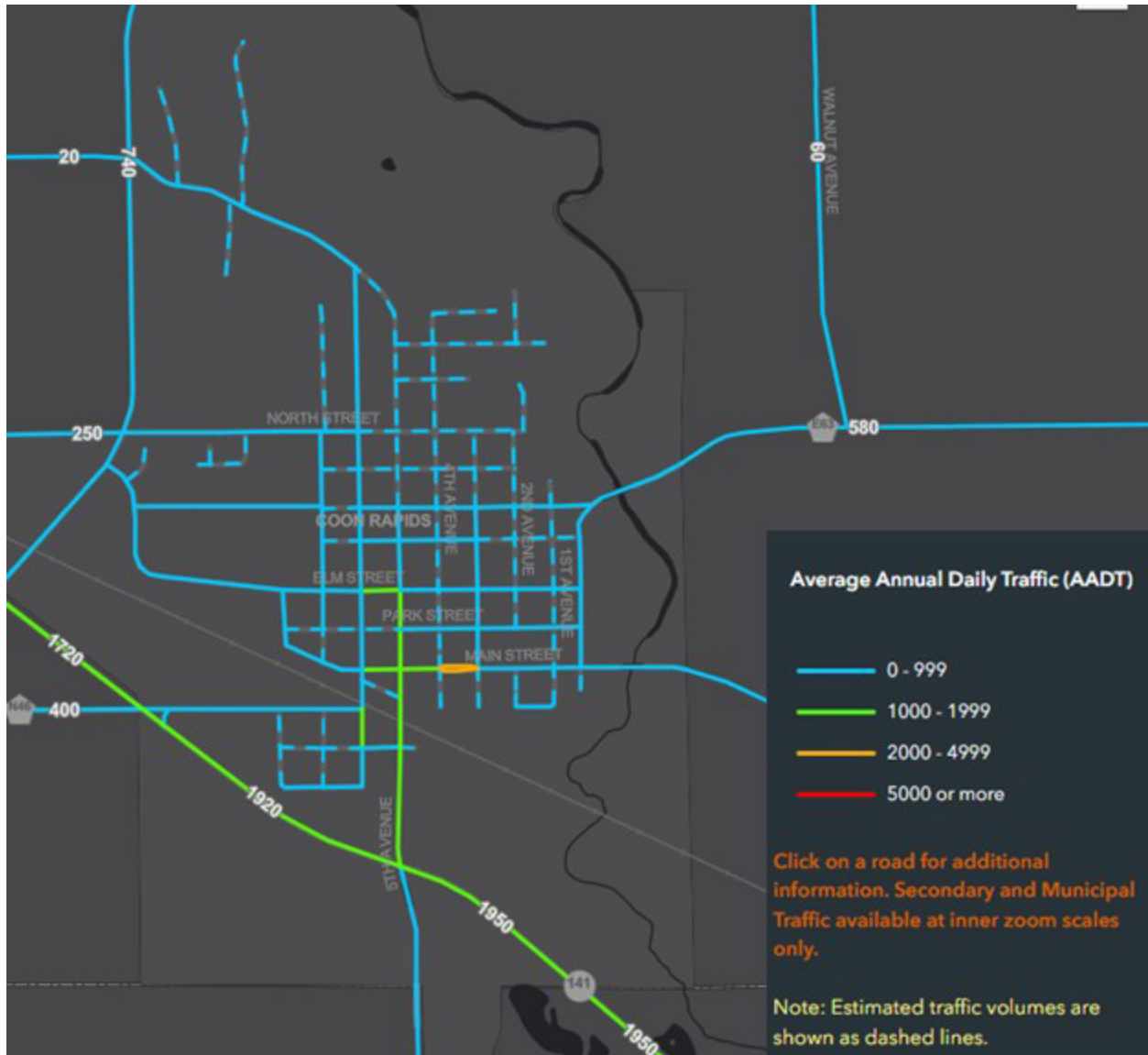
The region’s highway system allows for convenient travel between Coon Rapids and several surrounding communities. Table 6.1 shows that Coon Rapids is located within 29 miles of the Carroll County seat and the three neighboring county seats, Audubon, Greene and Guthrie. Coon Rapids is within 101 miles of some of the Midwest’s larger cities like Des Moines and Omaha.

Table 6.1: Travel Times

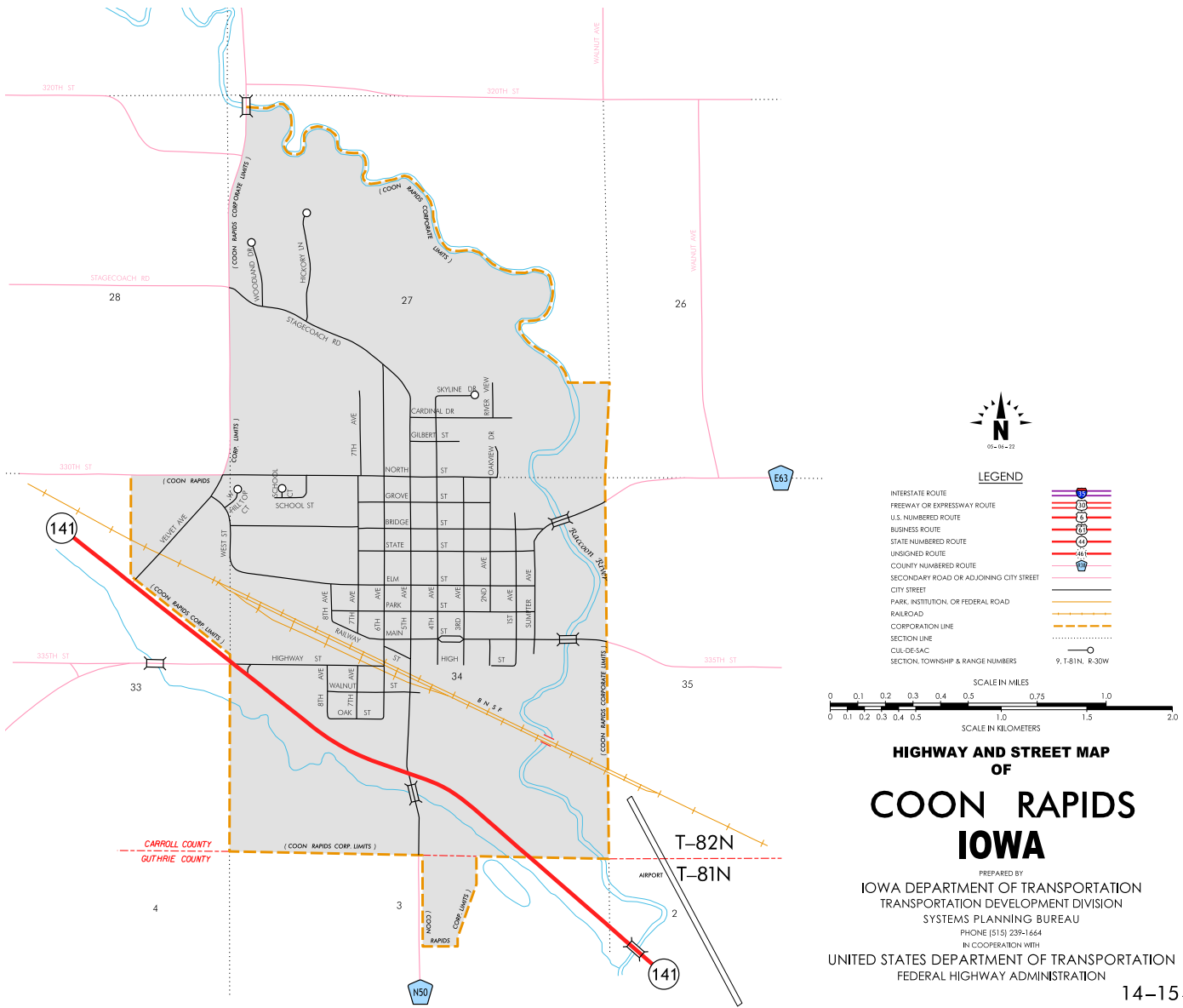
City	Miles	Travel Time
Carroll, IA	23	27 minutes
Guthrie Center, IA	23	25 minutes
Audubon, IA	23.4	27 minutes
Jefferson, IA	29	32 minutes
Perry, IA	32	35 minutes
Ames, IA	67.9	1 hour 16 minutes
Des Moines, IA	69.9	1 hour 16 minutes
Omaha, NE	101	1 hour 36 minutes

Coon Rapids is located on the northern side of State Highway 141 and provides easy access to routes leading to nearby communities. According to the Iowa Department of Transportation (IDOT), Highway 141 had an average annual daily traffic (AADT) count of 1,920 vehicles in 2023. Other streets within Coon Rapids with notable traffic counts would be Main Street, between 3rd Avenue and 6th Avenue, with a count of 1,690-2,040 (2004) and 5th Avenue with a count of 1,400 vehicles (2016). The streets of Coon Rapids on which the Iowa Department of Transportation evaluates the average annual daily traffic can be found on 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.

Map 6.1: Iowa Department of Transportation AADT



Map 6.2: Highway and Street Map of Coon Rapids



Rail Transportation

Coon Rapids is served by the BNSF railroad. Trains travel from Bayard, through Coon Rapids 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 25.4 million gross ton-miles in 2021, down from 28.8 million gross ton-miles per mile in 2018.

Air Transportation

The nearest airports to Coon Rapids are Audubon, Carroll, Jefferson, and Perry. The Carroll Municipal-Arthur Neu Airport accommodates most business jets and serves business aviation and is located 18.6 miles from Coon Rapids. The Audubon County Airport is located 25 miles from Coon Rapids and serves local aviation services as well as some additional services. The Perry City Municipal Airport is located 28.4 miles east of Coon Rapids and supports general aviation and small to mid-sized business jets. The Don Monthei Airfield is

located 27 miles northeast of Coon Rapids on the East side of Jefferson and caters to small business jets and piston-sized aircrafts 12,500 pounds or less.

The closest commercial airport is the Des Moines International Airport located in Des Moines, Iowa (75.1 miles). The Des Moines International Airport services Allegiant Air, American Airlines, Delta, Frontier, Southwest, and United Airlines. The next closest commercial airport is Eppley Airfield in Omaha, Nebraska (104 miles). Eppley Airfield is served by Alaska Airlines, Allegiant Air, American Airlines, Delta, Frontier, Southwest, and United Airlines.

Western Iowa Transit

The Western Iowa Transit System services the City of Coon Rapids. 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

Coon Rapids has a paved trail running along the Middle Raccoon River as well as bike friendly streets. Riverside Trail users are able to connect with the American Discovery Trail and Whiterock Conservancy trails. This connected trail system provides easy access to the river, Riverside Campground, and the Main Street Retail District.

Map 6.3: Coon Rapids Trail Systems



Commuting

Table 6.2 shows the way Coon Rapids’ residents travel to work compared to cities of comparable size and location throughout west central Iowa. Coon Rapids has the second longest commuting time at 22.3 minutes between Manning at 21.7 minutes and Stuart at 26.5 minutes. Coon Rapids has one of the smallest percentage of workers who work from home and is comparable with Glidden.

Table 6.2: Means of Commuting to Work, 2020

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

One of the more important aspects to consider when dealing with transportation is how the residents of Coon Rapids travel to and from work. The largest portion (85.1%) of Coon Rapids’ working residents traveled alone to work. Carpooling is the second most practiced way for the working residents of Coon Rapids to travel to work at 8.8%. Walking to work is how 2.3% of the residents of Coon Rapids travel to work. The number of residents who walk are an important reason to ensure that the city’s sidewalks stay in prime conditions. 3.8% of the workers of Coon Rapids work from home, which does not require them to travel to work. The average commute time was 22.3 minutes.

Table 6.3 shows a comparison of the means of commuting to work for Coon Rapids from 2010 to 2020. Of note is the fact that the number of Coon Rapids residents who work decreased by almost 14% from 2010 to 2020. The percentage of workers who drove alone to work increased from 79.3% to 85.1%. The percentage of those who carpool increased slightly from 8.0% in 2010 to 8.8% in 2020.

Table 6.3: Coon Rapids Comparison of Means of Commuting to Work

	2020	2010
Total Workers Age 16 and Over	525	609
Drove Alone	85.1%	79.3%
Carpooled	8.8%	8.0%
Public Transportation	0.0%	0.0%
Walked	2.3%	7.7%
Other Means	0.0%	0.5%
Worked from Home	3.8%	4.4%
Average Commute Time (minutes)	22.3	14.2

While evaluating how residents travel to work, it is important to recognize where the workers are going. Map 6.4 shows how many residents are traveling from outside Coon Rapids 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 on Map 6.4, 134 residents live and work within the city limits of Coon Rapids. The information also shows that 501 residents of Coon Rapids work outside the city limits. It is important to note that workers who live in Coon Rapids but work at Poet Bio refinery and ET Products are included in that number. Additionally there are 251 people employed in Coon Rapids who live outside of the city limits of Coon Rapids but drive to Coon Rapids each day for employment.

Map 6.4: Inflow/Outflow of Workers, 2023

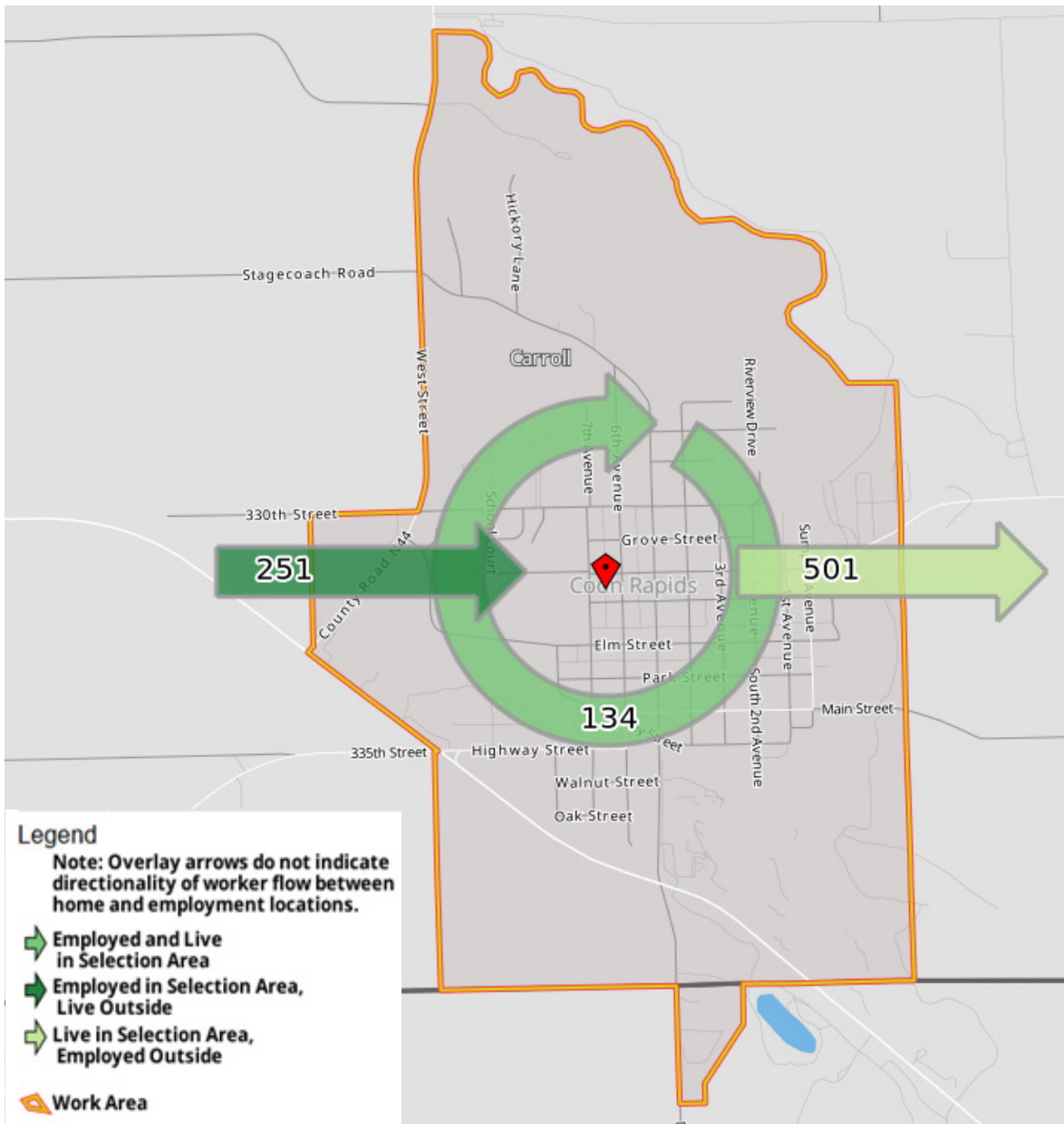
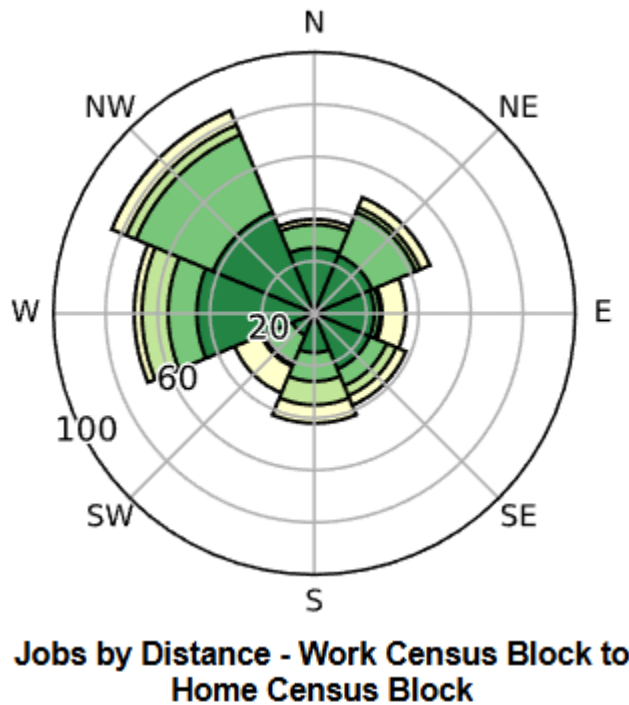


Figure 6.1 shows how far and in what direction, the Coon Rapids commuters travel to for work. This information is calculated utilizing Census Block information. The information in Figure 6.1 shows that the majority of Coon Rapids residents who travel outside the city for employment travel either northwest or west. Figure 6.1 shows that 11.9% of the workers travel over 50 miles to work, it could mean that workers are traveling to Des Moines metro for work. The employees traveling to the northwest travel 10 to 24 miles from home to work. These employees are traveling in the direction of Carroll, the county seat, for employment.

Figure 6.1 Distance and Direction Traveled from Home to Work, 2023



Jobs by Distance - Work Census Block to Home Census Block

	2023	
	Count	Share
Total Primary Jobs	385	100.0%
■ Less than 10 miles	206	53.5%
■ 10 to 24 miles	102	26.5%
■ 25 to 50 miles	31	8.1%
■ Greater than 50 miles	46	11.9%

Goals

Improve Sidewalks and Overall Connectivity

Sidewalk connectivity is essential to building safe, healthy, and livable communities. Well-connected sidewalks allow people of all ages and abilities to walk safely between homes, schools, parks, businesses, and community services, reducing reliance on vehicles and improving access for those without transportation. Strong sidewalk networks encourage physical activity, support local businesses, enhance pedestrian safety, and foster social interaction, helping create a more connected and vibrant community overall.

- Action Items:
- Reconstruct aging sidewalks and fill missing links to key destinations (parks, schools, downtown).
 - Expand safe routes to school and bike paths connecting neighborhoods to the Riverside Trail.
 - Conduct walkability survey and implement recommendations.
 - Send notices to property owners to address sidewalk repairs, tree trimming and obstacles to sidewalk access.
 - Ensure sidewalk replacements at crosswalks have zero-entry curbs for accessibility.

Examine Traffic Calming and Pedestrian Crossing Changes

Ensuring pedestrian safety while crossing the community's streets is a priority and to make sure that the community is taking the most direct precautions is important. To ensure that these efforts and pertinent, the community should look into any necessary traffic calming changes and implement any necessary changes to the pedestrian crossings.

- Action Items:
- Address speed and pedestrian safety issues.
 - Add lighting, crosswalk markings, and curb extensions where needed downtown.

Coordinated Street Infrastructure Improvements

Undertaking any street or infrastructure project can be costly, but necessary to the community. While costly, there are ways that these projects can have slightly reduced price tags, and this is by coordinating the completion of projects at similar times. Completing a street resurfacing while also doing the utilities located below the street can save the community from having to tear the street up multiple times. Utilizing a plan for projects will ensure that there is a cohesive feel throughout the community.

- Action Items:
- Address stormwater infrastructure, lighting, ADA accessibility, and water utility upgrades to enhance both function and appearance through downtown street-scaping.
 - Implement the Iowa Living Roadways Highway Street Street-scaping Project to create a welcoming entrance to the community and strengthen the connection between downtown and regional routes.
 - Maintain, repair, and resurface streets regularly to ensure long-term safety, mobility, and visual appeal throughout the city's transportation network.

Chapter 7: Infrastructure

2026 Coon Rapids Comprehensive Plan

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 Coon Rapids provides its residents superior and efficient facilities that keep the community running smoothly.

Coon Rapids Municipal Utilities

Coon Rapids Municipal Utilities (CRMU) was established in 1937 to provide the residents of Coon Rapids with quality services and reasonable rates. CRMU is a locally owned and controlled utility company providing electric, natural gas, water, wastewater and communication products and services.

Water

Water service is provided by CRMU of Coon Rapids. The water treatment plant, built in 1979, is located at 308 Skyline Drive in Coon Rapids. It is operated by Coon Rapids Municipal Utilities. The city operates 2 wells, drilled in 1979, and has a backup well for emergencies. The two wells that are fully operational for the city are drilled into the Pleistocene Aquifer, are 85 feet deep and are designed to pump 400 gallons per minutes. The water treatment plant processes water with aeration and then a four-cell anthracite/gravel filter. The treatment then includes the addition of zinc orthophosphate and chlorine. The water tower, constructed in 1970, contains 250,000 gallons and stands at 125 feet tall.

The City of Coon Rapids water system provides water to approximately 650 households and businesses. There is an average usage of 150,000 gallons of water per day with peak consumption of 250,000 gallons per day. There is an adequate supply of water to accommodate residential, commercial and/or industrial growth. The city's current water rates are \$.80/100 gallons for those inside city limits and \$0.95/100 gallons for those outside of city limits. Water customers pay an additional fee based on meter size. This fee ranges from \$10.00-\$30.00 per month. Bulk water is available at \$1.61/100 gallons.

Wastewater

Wastewater services within Coon Rapids are provided by CRMU. The wastewater collection system was constructed in the 1920's. It is a gravity flow system that flows to a 3-cell facultative lagoon system that was constructed in 1978. The average daily flow is 140,000 with a maximum capacity of 185,000 gallons per day. The lagoons were designed with a 278,000 Gallon capacity. Current rates for the sewer system include both a customer charge of \$15.70 and a charge of \$0.73/100 gallons. The system's current capacity is sufficient for significant growth of the city of Coon Rapids.

Storm Water

In 2008, the Coon Rapids City Council passed a resolution to establish a fund to fund the construction, operation and maintenance of storm water management facilities including, but not limited to, detention and retention basins, storm water sewers, inlets, ditches and drains, and cleaning of streets. Today, all new subdivisions are required to include adequate provisions for storm or flood water run-off.

Electric

Electricity for Coon Rapids is provided through CRMU. In 2001, CRMU constructed a new power plant facility consisting of three new 1825 KW diesel generators, increasing the City's total generating capacity and replacing the aging stand-by power plant. Additionally, Coon Rapids moved the distribution system underground. Coon Rapids is a member of the North Iowa Municipal Electric Cooperative Association (NIMECA), an organization comprised of 13 cities that economically manage power supply and transmission, a part of Corn Belt Power Cooperative.

Since 2020, all of CRMU's retail energy sales have been renewable energy. CRMU has a long-term contract with the Western Area Power Administration and receives power generated from hydro-electric facilities along the Missouri River and also receives power from two wind farms in northern Iowa.

Natural Gas

Natural gas services in Coon Rapids began in 1953 when the citizens of Coon Rapids voted and approved the establishment of the municipal gas distribution system. CRMU's current distribution system consists of three regulator stations that feed 19 miles of distribution mains. Those mains feed nine miles of service lines and deliver gas to approximately 650 customers at 30 psi.

Communications

In 1982, CRMU built its own system to broadcast 35 channels. In the 1990's city leaders addressed the growing need for internet access and in 1996 CRMU offered dial-up internet. In 1998, CRMU constructed a hybrid fiber-coax communications system. All services were transferred to this new system, and in 1999, CRMU was one of the first municipalities to offer local telephone, high speed internet, and cable television. It was not until 2017 that CRMU once again updated the network with fiber-to-the-home (FTTH) providing Coon Rapids with a fast and reliable way to access the internet. Additionally, CRMU offers rural wireless high speed internet and managed Wi-Fi.

Goals

CRMU Improvements

Coon Rapids Municipal Utilities owns and operates the majority of the city's utilities. While the city does not directly finance any improvements made to these systems, it is important that the city recognizes what projects the utility is looking to make as some financing is only available with the city being the applicant. Support from the city can also help these projects run more smoothly.

Action Items:

- Work towards replacing original electric underground facilities installed in the 80s.
- Work towards ongoing goal of performing a voltage upgrade on our distribution system.
- Evaluate and potentially replace the Pressure Filter at the water treatment plant that was installed in the late 70s.

Chapter 8: Community Facilities

2026 Coon Rapids Comprehensive Plan

The residents of Coon Rapids 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, Coon Rapids 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 Coon Rapids continues to move into the future, these services may need to be expanded or new facilities may need to be constructed.

Municipal Building

The Coon Rapids' Municipal Building is home to City Hall, Coon Rapids Municipal Utilities, the Street Department, the Police Department, the Public Library, and contains meeting rooms that are available for rent.

City Hall is where Coon Rapids residents can complete a large number of tasks or find information. The City Clerk is housed within City Hall and keeps regular hours for residents to walk-in. The city clerk is responsible for all city records and ordinances clerical and accounting work, the safe keeping of writings and documents in which the city has an interest, proceedings of the city council meetings and their preparation. The clerk has all the duties of the city treasurer for the City of Coon Rapids. City hall is also where the city council meets monthly and local residents have the opportunity to attend meetings.



Coon Rapids Municipal Utilities (CRMU) was established in 1937 to provide the residents of Coon Rapids with quality services and reasonable rates. CRMU is a locally owned and controlled utility company providing electric, natural gas, water, wastewater and communication products and services.

The Coon Rapids Police Department patrols the streets for traffic enforcement and responding to emergencies. The department also provides education in law enforcement and public safety and serves legal papers in the civil law process. The Coon Rapids Police Department employs one full-time law enforcement officer and five part-time officers. The Coon Rapids Police Department is the only police department in a 20 mile radius and responds to call in Bayard (Guthrie County) if the Guthrie County Sheriff is unable to respond in a timely manner.

The Coon Rapids Public Library provides residents of all ages with the newest in fiction and non-fiction materials, in several formats; access to information and answers to questions on a broad array of topics; and the opportunity to pursue leisure interest, professional development, and educational interests throughout their lives. The library is funded by the City of Coon Rapids and generous donations from individuals and the Friends of the Library group. Beyond just print and online resources, the library hosts events, activities and programs throughout the year for adults and children.

Street Department

The Street Department is located in the utility shop on Railway Street. The department provides a wide variety of community services such as street repair and sweeping, snow removal and ice control, tree trimming, traffic signs and park maintenance. The department also oversees the upkeep of city parks, ensuring that public spaces remain safe and well-maintained. To support these operations, the City maintains a diverse fleet of equipment and vehicles, ranging from pickup trucks to lawn mowers. Building permit applications are also a duty of street department employees.

Fire Department

The Coon Rapids Volunteer Fire Department consists of over two dozen local volunteers. The department services nearly 100 square miles including the City of Coon Rapids, and rural townships including Union Township, Orange Township, and parts of Viola, Richland and Newton townships. State standards require the volunteers to attend regular business meetings and an additional two hours of training every month. In addition to fighting fires, the volunteers respond to accidents including auto extrication, hazardous materials, swift water rescue, and other emergencies. The Coon Rapids Fire Hall is located at 613 Velvet Avenue.



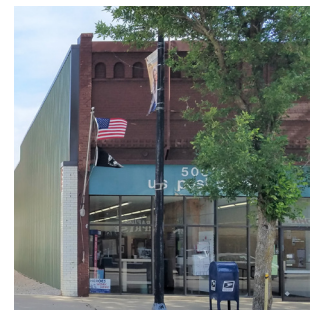
Ambulance Department

The Coon Rapids Ambulance is made up of volunteers who hold full time jobs and juggle busy family lives. The paramedic staff and drivers are on call 24/7. Coon Rapids is one of four ambulance locations overseen by the Carroll County Ambulance Service. The Carroll County Ambulance is a blend of full-time and volunteer staff that provides emergency medical coverage to all 576 square miles of Carroll County. Paramedic staffed ambulances are based in Carroll, Breda, Coon Rapids and Manning, and respond to hundreds of calls per year. The Coon Rapids Ambulance is stationed within the fire department at 613 Velvet Avenue.



United States Post Office

City, rural, and post-office mail box delivery are all available through the Coon Rapids U.S. Post Office which is located at 507 Main Street. The Post Office also has a drop box available for after hour drops. The facility is staffed from 8:30 am to 4:00 pm Monday through Friday. From 11:30 to 12:30 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.



Coon Rapids-Bayard Community School

Coon Rapids is a part of the Coon Rapids-Bayard Community School District. Coon Rapids shares a modern elementary, junior high and high school with Bayard. The school is located in Coon Rapids at 905 North Street. 436 students attended the Coon Rapids- Bayard Community School District in 2023-2024.



Healthcare

The Coon Rapids community is served by a wide variety of healthcare professionals. The city is home to a pharmacy, chiropractor, medical clinic, and skilled rehabilitation services.

The Coon Rapids Pharmacy is an independently owned pharmacy located at 515 Main Street. The pharmacy offers med synchronization, immunizations/vaccinations, multi-dose packaging, medication therapy management, and medication disposal.

Lewis Chiropractic serves the City of Coon Rapids' chiropractic needs. Dr. Lewis utilizes a number of adjustment techniques and physiotherapies to help patients pursue a wellness or pain relief plan. These treatments include: manual diversified, flexion distraction, activator, Graston Technique, kinesio tape, therapeutic ultrasound, electrical stimulation, acupuncture, and cupping. The chiropractic office is located at 120 6th Avenue.

St. Anthony Hospital has a clinic in Coon Rapids located at 215 Main Street. At this clinic, St. Anthony providers offer family medicine and obstetrics & gynecology services.

Thomas Rest Haven & Park View Assisted Living

Coon Rapids is home to Thomas Rest Haven (TRH) and Park View Assisted Living. Thomas Rest Haven is a licensed 45-bed skilled nursing facility located at 217 Main Street. Established in 1968, it has proudly served residents of Coon Rapids and the surrounding communities for more than 50 years.

Thomas Rest Haven is staffed entirely by dedicated TRH employees, with no agency staffing utilized. Their team includes Registered Nurses, Licensed Practical Nurses, Certified Nursing Assistants, and therapy professionals, ensuring consistent, reliable, and high-quality care for all residents. Having RNs on staff allows TRH to provide a wide range of skilled nursing services, supporting both long-term residents and individuals requiring short-term rehabilitation.

Through an ongoing partnership with St. Anthony Regional Hospital, Thomas Rest Haven has regular access to an onsite Physician Assistant (PA). In addition, TRH is proudly served by a diverse network of physicians and Nurse Practitioners who provide ongoing medical oversight and support.

As both a long-term care facility and a Medicare-certified skilled facility, Thomas Rest Haven offers comprehensive care for residents recovering from hospital stays who still require skilled nursing or therapy before safely returning home. Their goal is to help individuals regain strength, achieve independence, and experience a successful transition back to their community.



Thomas Rest Haven employs approximately 90 staff members, each committed to maintaining a warm, professional, and resident-centered environment. TRH is also a contracted Veterans Home, and is honored to care for many veterans who proudly call Thomas Rest Haven their home.

Park View Assisted Living, opened in 2008, features 12 modern apartments—both offers a variety of services such as dining, direct-care support, laundry and housekeeping, beauty/spa amenities, internet access, garage space, and medical/therapy services.

Together, Thomas Rest Haven and Park View Assisted Living operate as a non-profit organization owned by the City of Coon Rapids, dedicated to serving the community with compassion, integrity, and excellence.

Child Care

Coon Rapids is home to two, state registered, in-home daycares. Both of these providers are licensed to provide care for up to 12 children at one time. Each provider sets their own times and rates. Additionally, the city is home to several non-registered, in-home daycare providers.

Churches

Coon Rapids is home to six churches: Annunciation Catholic Church (724 Elm Street), Ascension Lutheran Church (406 South 5th Avenue), Alive Church (519 2nd Avenue), Trinity Lutheran Church (2174 B Avenue), and United Methodist Church (119 4th Avenue). These churches offer a variety of services for people to attend and are also active in the community.



Annunciation Catholic Church



Ascension Lutheran Church



Alive Church



Trinity Lutheran Church



United Methodist Church

Goals

Thomas Rest Haven Rehabilitation

Continual upkeep of the facility can cost thousands of dollars annually. Portions of the facility are reaching the point of replacement being necessary. Creating a plan for, and executing the plan of rehabilitation for the Thomas Rest Haven facility would not only benefit the current residents and staff, but would create an inviting atmosphere for those looking for a space for themselves or loved ones.

- Action items:
- Complete a building condition survey to take inventory of all aspects of the facility
 - Prioritize projects based on funding potential and return on investment
 - Budget for, and complete projects as feasible
 - Seek grant funding from local foundations and private donors to complete updates

Increase Childcare Opportunities

Having enough childcare spaces within the community for the children is vital to the overall well-being of the community. Having childcare enables parents to work, it attracts and retains talent, and can even increase the community's tax base. These opportunities also support the children's early development by providing a space to build social, emotional, and cognitive skills. Without opportunities for childcare within the community, new workers may look to live elsewhere and commute, or may not even look at employment opportunities within the community.

- Action items:
- Survey local parents to determine what kind of facility would best meet their needs
 - If a daycare center is preferred, seek local businesses or facilities that may have space available for the center to locate in
 - Partner with local employers to ensure a certain number of spots are secured for each business
 - Seek state assistance for planning, construction, and general operating through grants and other programs
 - Utilize local foundation funding to purchase equipment necessary

Ensure Fire Department has Adequate Equipment

The Coon Rapids Fire Department is the city's first response team to car accidents, structure fires, and many other types of calls. While older equipment may seem to function properly while tested, it is important to respect the lifespans of the equipment and replace it as necessary.

- Action items:
- Create a schedule for equipment replacement
 - Seek and apply for grant funding to purchase new equipment for the fire department
 - Budget for new equipment, when possible

Ensure Street Department Equipment is Kept Up-to-Date

The equipment the Street Department utilizes is often utilized numerous times a week for jobs that wear and tear on the equipment. This hard usage, which is inevitable, can cause equipment to wear out sooner than anticipated, which can cause financial burden on the department to repair or replace the equipment frequently.

- Action items:
- Create a schedule for equipment replacement
 - Seek and apply for grant funding to purchase new equipment
 - Budget for new equipment

Implement TextMyGov Service

The TextMyGov system allows citizens to find information and report issues. It also allows the city to send out municipal communications to the community at once. These communications can include weather alerts, road closures, town events, and even council meetings.

- Action items:
- Purchase and implement the service
 - Inform residents of the service and how to utilize it
 - Continue to improve/expand upon how the service is utilized by residents and city staff

Chapter 9: Intergovernmental Collaboration

2026 Coon Rapids Comprehensive Plan

City - Coon Rapids-Bayard Community School District

The Coon Rapids Police Department has a close working relationship with the Coon Rapids-Bayard School District. The officers are able to assist with random checks and traffic enforcement. The officers also are personal supporters of the school and can be found supporting the students of the community at school events throughout the year.

The City of Coon Rapids and the CR-B School District share athletic facilities including the gym, softball fields, and baseball fields.

City - Carroll County

Collaboration with Carroll County remains essential to Coon Rapids' operations and public safety. The Fire Department and EMS participate in county-wide mutual aid agreement that ensures coordinated emergency response. In addition, the City and County have a memorandum of understanding to enhance cooperation and coverage for EMS services. The Police Department also supports EMS by responding to mutual aid requests when appropriate and when officers are available.

Coon Rapids works closely with Carroll County on the repair and replacement of shared bridges and roads, with assistance provided through engineering expertise and construction support. The City of Coon Rapids also partners with Carroll County Conservation on various initiatives aimed at enhancing local recreation, natural resource management, and environmental stewardship. Carroll County Conservation also maintains the trail which runs through the community.

The Carroll County Growth Partnership provides support to the existing industry base, assists in the establishment of new industry, and works to enhance area quality of place for residents and businesses throughout Carroll County. Coon Rapids is represented in this organization by having a member of the community sit on the partnership's board.

The Carroll County Fairgrounds are located within Coon Rapids in the west central portion of the community. While it is not officially Coon Rapids' duty to provide staffing for the fair, a fair number of members of the Coon Rapids community volunteer their time towards the fairgrounds and staffing the facility during the annual event. The fairgrounds and their maintenance are funded partially through funding provided by the Carroll County Supervisors.

City - Regional

Coon Rapids collaborates with surrounding communities on a variety of regional programs and projects. The Coon Rapids Fire Department serves as the primary emergency responder for five townships in addition to the City of Coon Rapids. The Fire Department's 28E agreement for service states that the department also serves two townships in Guthrie County. An additional agreement states that Coon Rapids will also respond with mutual aid to Guthrie County.

Coon Rapids is recognized as the third town to be designated an official American Discovery Trail town. This means that Coon Rapids offers amenities to support hikers and cyclists traveling the cross-country route. While there are a large number of towns along this trail, the designation specifies Coon Rapids as a good location to stop if necessary. This designation has created connections between Coon Rapids and other surrounding communities along the trail.

The Coon Rapids Public Library is a part of the Bridges consortium for Iowa public libraries which offers ebook, audiobook, and streaming videos to participating library patrons. This program is facilitated by the State Library of Iowa. The State Library also manages the contract on behalf of participating libraries. The library also provides access to Brainfuse, an online resource for career services, test prep, and software tutorials. This service is made possible through the State Library through a state appropriation from Iowa Workforce Development.

There are also a number of informal collaborations to better serve Coon Rapids and surrounding area residents/municipalities. The City's Public Works Department can provide equipment and support to neighboring communities when needed. Area residents enjoy the recreational offerings of the city including the Coon Rapids Municipal Pool and parks. The Coon Rapids Police Department provides assistance and responds to calls in nearby communities, including Bayard in Guthrie County.

City - State of Iowa

Coon Rapids has been a Main Street Iowa community since 2019. Since that time, the community has completed 39 building projects, created 4 new businesses, and 13 new jobs. These projects and investments have totaled \$1,835,623 in private investment and \$367,028 in public investment. The community has logged 16,018 volunteer hours during this time frame. Being a Main Street Iowa community opens opportunities for additional funding and helps communities use their historic downtowns and neighborhoods as a vehicle for economic development.

The City of Coon Rapids also has worked with Iowa Economic Development Authority on many projects in recent years. Some of these projects have included a downtown facade improvement program, a sanitary system upgrade, and currently water main system improvements in the downtown area. IEDA has been a good partner to Coon Rapids in a number of ways over the year and the partnership is anticipated to continue into the future.

Goals

Expand current 28E Agreements to have more Service Sharing/Equipment Sharing in Place

Service and equipment sharing agreements can be mutually beneficial to the parties involved. These agreements can lessen the cost burden of both entities having to purchase a piece of equipment, and may allow for each entity to pay for half of a service. These can also allow communities to expand the services that are provided for the residents of the community.

Action items:

- Work with surrounding communities to determine where service and equipment sharing would be feasible
- Create 28E agreements to implement the sharing of equipment and/or services
- Continue collaboration with Whiterock Conservancy, Carroll County Conservation Board, Guthrie County and Region XII for joint planning, trail linkages, maintenance and grant applications.

Chapter 10: Economic Development

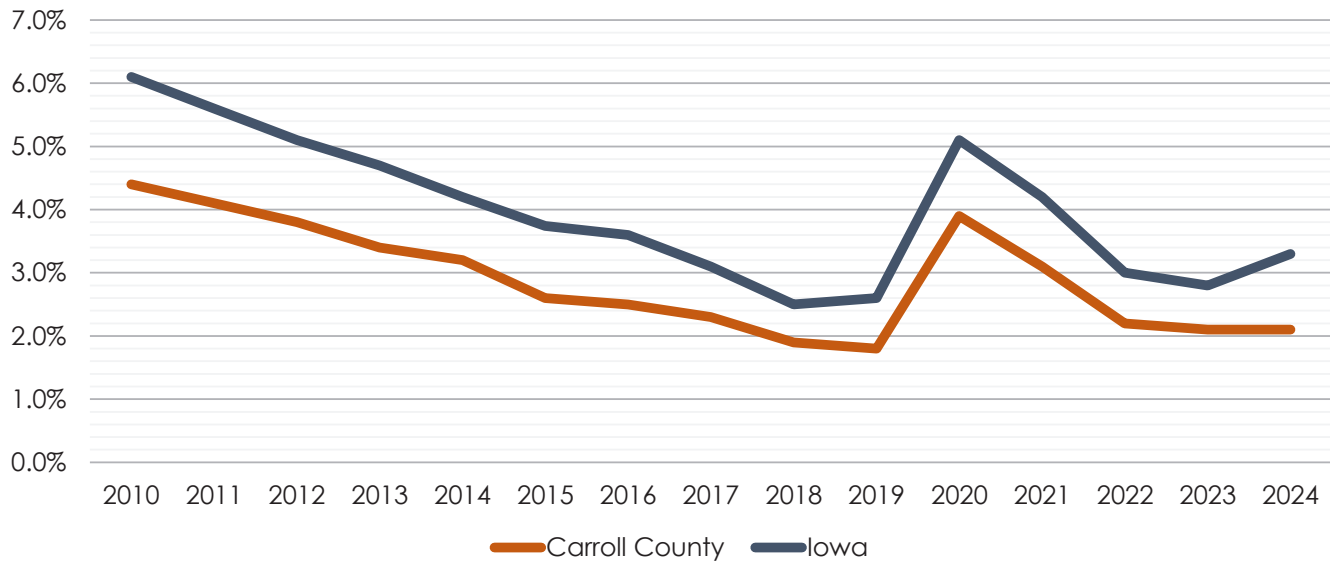
2026 Coon Rapids Comprehensive Plan

Having a strong and 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 Coon Rapids' labor force increased from 525 to 594. In 2021, the city's labor force was 46% of the city's total population. The other 706 people are not in the labor force were not of working age, retired, or not working and not looking for work. The unemployed population is counted in the city's labor force number. In December 2024, the Carroll County unemployment rate was 2.1%, which was below the state's unemployment rate of 3.3%.

Figure 10.1: Unemployment Rates, 2010-2024



Carroll County's unemployment rate is continually lower than that of the State of Iowa. 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 Coon Rapids, the largest industry is the educational services, healthcare and social assistance industry, which employs 149 residents of Coon Rapids (20.2 % of the City's workforce). The next largest industry is the manufacturing industry which employs 117 residents of Coon Rapids (15.9% of the City's workforce). Table 10.1 displays the employment by industry within the City of Coon Rapids from 2023.

Table 10.1: Employment by Industry, 2023

	2023 Number Employed	2023 Percent Employed	2017 Percent Employed
Agriculture, forestry, fishing and hunting, and mining	47	6.4%	4.5%
Construction	72	9.8%	6.4%
Manufacturing	117	15.9%	12.7%
Wholesale Trade	29	3.9%	8.0%
Retail Trade	114	15.4%	16.5%
Transportation and warehousing, and utilities	31	4.2%	6.1%
Information	7	0.9%	1.6%
Finance and insurance, and real estate and rental and leasing	64	8.7%	6.4%
Professional, scientific, and management, and administrative and waste management services	31	4.2%	3.5%
Educational services, and health care and social assistance	149	20.2%	23.5%
Arts, entertainment, and recreation, and accommodation and food services	36	4.9%	2.3%
Other services, except public administration	30	4.1%	7.1%
Public administration	11	1.5%	1.4%

The City’s employment by occupational category can be found in Table 10.2. The largest employer by occupation within Coon Rapids are careers with 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 10.2: Employment by Occupational Category, 2023

	Number Employed	Percentage
Management, business, science, and arts occupations	208	28.2%
Service occupations	130	17.6%
Sales and office occupations	144	19.5%
Natural resources, construction, and maintenance occupations	93	12.6%
Production, transportation, and material moving occupations	163	22.1%

Table 10.3 shows where the employees within Coon Rapids work. All but 6 of the employees of Coon Rapids work in the State of Iowa. Over three-quarters of workers from Coon Rapids work within Carroll County, this includes those workers who work within the city limits. There are 344 workers who both live and work in Coon Rapids. According to the Census Bureau, in 2022, there were 142 workers who drove from outside the City Limits into Coon Rapids for Employment. There are 410 workers who live in Coon Rapids, but work outside of 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 Coon Rapids to grow.

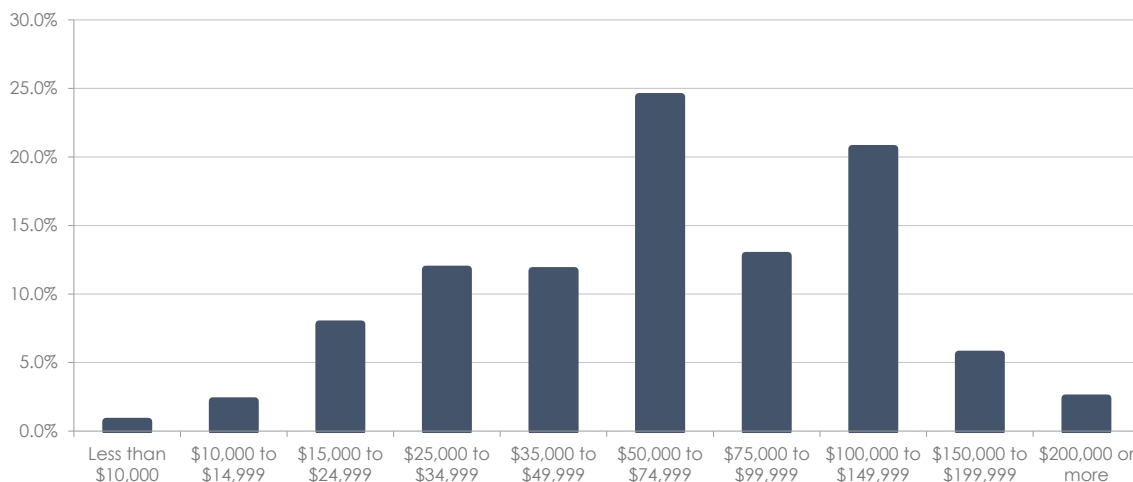
Table 10.3: Employment in Place, 2023

Place of Employment	Number of Employees	Percentage
State of Iowa	732	99.3%
Carroll County	576	78.1%
City of Coon Rapids	344	46.6%
Outside City of Coon Rapids	394	53.4%
Outside of Carroll County	157	21.3%
Outside of Iowa	6	0.7%

Income

Income can be an indicator of the strength of the city’s economy. Figure 10.2 shows Coon Rapids’ household income distribution from 2022. Households which make \$50,000 to \$74,999 represent 24.4% 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, over 32% of the households had an annual income of under \$25,000. The percentage of households with an annual income of under \$25,000 in 2023 was down to 22.5%. In 2010, only 5.6% of households had an annual income of over \$100,000 and in 2023 over 28% of households had an annual income of over \$100,000.

Figure 10.2: Household Income, 2022



When comparing Coon Rapids to other similar cities located within the region, the median household income is the second highest. The city has seen an increase in median income of 31% since 2015. In 2015 Coon Rapids’ median income was \$44,674 and in 2022 that median income had increased to \$64,338. Each of the cities show in in Figure 10.3 have seen an increase in the median household income since 2015. The

City of Glidden has the largest median household income of \$68,942, and the City of Stuart has the lowest median income at \$51,985.

Coon Rapids’ per capita income, or income per person, is another way to consider income within the community. From 2015 to 2023, the Coon Rapids per capita income increased 14% from \$23,760 to \$27,742. Figure 10.3 shows the Per Capita Comparison between Coon Rapids and other comparable cities, as well as Carroll County.

Figure 10.3: Median Household Income Comparison, 2022

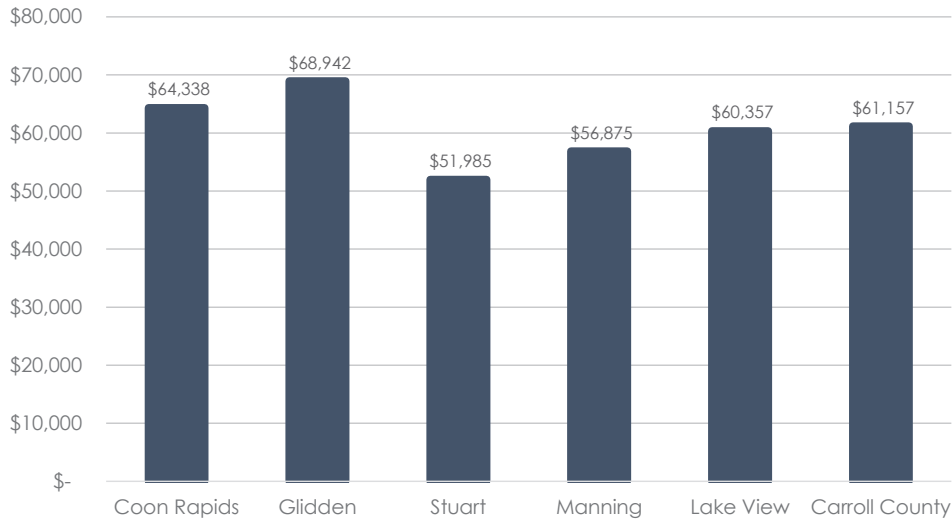
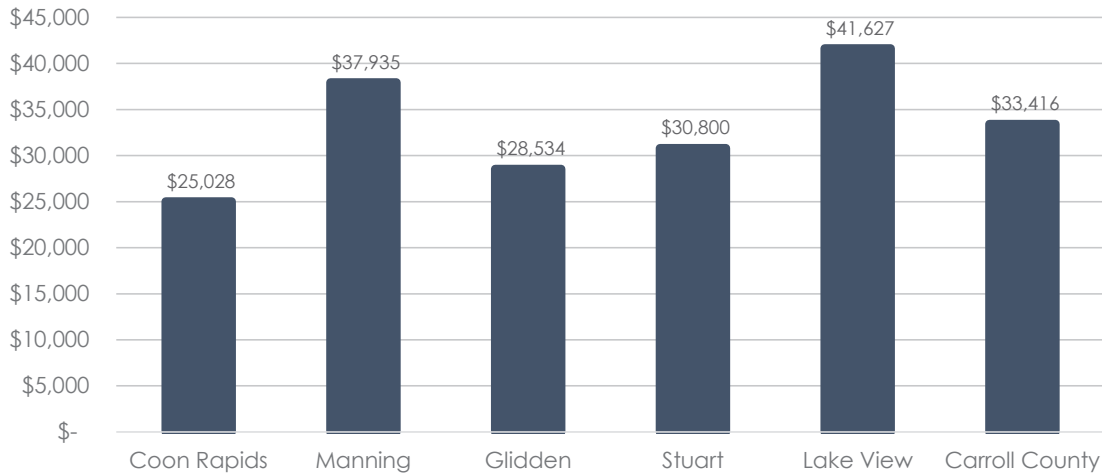


Figure 10.4 per Capita Income Comparison, 2022



Retail Sales

Retail sales within the community can indicate both success of local businesses and the community’s ability to provide daily needs. The staff at Iowa State University’s Department of Economics prepare reports analyzing the retail trade for cities and counties throughout Iowa. The City of Coon Rapids is not part of any metropolitan statistical area. The report for fiscal year 2023 showed that Coon Rapids’ annual average sales per capita was \$13,330, an increase of 9.0% from 2022. Coon Rapids’ current annual average sales per capita is lower than the state’s \$15,456. In the report, Coon Rapids is grouped with 92 peer cities and of these peer cities, Coon Rapids is at the upper third of the expected range of actual retail sales per capita.

Comparing the city to the county is also useful. In fiscal year 2023, Coon Rapids accounted for 6% of the population but only accounted for 4% of the county’s taxable sales. This indicates that the City of Coon Rapids, while experiencing remarkable increases in average sales per capita, is under-performing in terms of sales and there is room for expansion. Coon Rapids is not the only city within the county that under performs. In fact, all cities in Carroll County, except Breda and 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

Downtown as a Retail Core

Downtown’s cleanliness, friendliness, and unique parking are strengths, but its biggest challenges include vacant storefronts, limited hours, and lack of variety. Residents, commuters, and students all called for more restaurants, shopping, and family-friendly gathering spaces. Creating a thriving, vibrant downtown with increased foot traffic, stronger local spending retained, and reinforced community pride will only benefit the community as a whole.

Action items: -Recruit new businesses to fill voids in the marketplace
-Retain existing businesses
-Implement phased streetscape improvements with lighting, utility, beautification, and drainage fixes

Naturally Connected

Surveys highlighted residents’ love for the small-town feel, recreation, and friendliness—but note gaps in youth activities, retail variety and communication. Social media, special events, and increased publicity are all major drivers of visibility and engagement that build a connected, youth- and visitor-friendly community brand. This goal is focused on the retention of youth, increase in visitors, attraction of new businesses and industries, and establishment of Main Street as the hub of community pride, visitor appeal, and local economic development.

Action items: -Make downtown a festival and event destination
-Host and/or promote monthly signature events that bring people downtown
-Connect tourists to downtown

Increase Childcare Opportunities

Having enough childcare spaces within the community for the children is vital to the overall well-being of the community. Having childcare enables parents to work, it attracts and retains talent, and can even increase the community’s tax base. These opportunities also support the children’s early development by providing a space to build social, emotional, and cognitive skills. Without opportunities for childcare within the community, new workers may look to live elsewhere and commute, or may not even look at employment opportunities within the community.

Action items: -Survey local parents to determine what kind of facility would best meet their needs
-If a daycare center is preferred, seek local businesses or facilities that may have space available for the center to locate in
-Partner with local employers to ensure a certain number of spots are secured for each business

- Seek state assistance for planning, construction, and general operating through grants and other programs
- Utilize local foundation funding to purchase equipment necessary

Address the Need for Housing and Housing Rehabilitation

Coon Rapids' 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.

- Action items:
- Explore funding options for new home builds
 - Explore options to improve existing housing stock
 - Address the need for new homes (either spec or custom builds)
 - Create/provide cost of living comparisons/marketing information
 - Investigate options for additional rental housing

Chapter 11: Hazards

2026 Coon Rapids Comprehensive Plan

Coon Rapids 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. The City is currently undergoing an update which will be a part of the Carroll County Multi-Jurisdictional Hazard Mitigation Plan. This updated plan will cover Carroll County, its jurisdictions, and the school districts which have the school administration office within Carroll County. 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: Critical Facilities

Number on Map	Name	Address	Type
1	CENEX	1005 Hwy Street	HAZMAT
2	Coon Rapids City Hall	123 South 3rd Avenue	Essential Facility
3	Coon Rapids Country Store	516 IA-141	HAZMAT
4	Coon Rapids Fire Department	613 Velvet Avenue	Essential Facility
5	Coon Rapids Municipal Utilities	123 South 3rd Avenue	Utility
6	Coon Rapids Public Library	123 South 3rd Avenue	Public
7	Coon Rapids-Bayard Schools	905 North Street	Vulnerable Population
8	FSC	401 Sumpter Avenue	HAZMAT
9	American Legion Community Building	419 Main Street	Vulnerable Population
10	South Station	301 S 5th Avenue	HAZMAT
11	Thomas Rest Haven	217 Main Street	Vulnerable Population

Map 11.1: Critical Facilities



Table 11.2 shows the City of Coon Rapids’ vulnerability to each of the hazards identified in the hazard mitigation plan update that is currently underway. This assessment spells out the history of each hazard in the community and recent impacts from these hazards. This helps the community determine which hazards are at a high risk of doing a large amount of damage to the community.

Table 11.2: Risk Assessment

Hazard	Comments
Animal/Plant/Crop Disease	The City of Coon Rapids contains a measurable amount of agricultural land. Although this land represents a recognizable portion of the community, there have been minimal reported losses from animal/plant/crop disease within in the community. While this does impact the community, it is normally indirectly impacted.
Drought	Drought occurrences have increased across the state, and the City of Coon Rapids has not been exempt from this hazard. Droughts continue to increase in severity and while there is little warning, this hazard can cause both direct and indirect issues for the City and it’s residents.
Earthquake	There have been no instances of earthquake in the City of Coon Rapids, and the committee feels there will be no instances during the life of this plan.
Expansive Soils	There have been no instances of expansive soils in the City of Coon Rapids and the committee feels there will be no instances during the life of this plan.
Extreme Heat	Extreme heat events impact the City of Coon Rapids. Education may be one of the best action tools to combat the effects of extreme heat as individuals need to know the effects of extreme heat and how it can affect the body.
Flash Flood	Since 2020, there have been no reported instances of flash flooding in the City of Coon Rapids. While flash floods have little to no warning time, with no instances within the last planning period, the committee has determined this hazard is not a high priority hazard to address, but will consider mitigation actions to prepare the community for response to an event.
Grass/Wild Land Fire	Grass and wild land fires are most commonly field fires or controlled burns that get out of hand in and immediately surrounding the city. This hazard can pose a large threat to the community as elements out of anyone’s control, such as wind direction and speed, can change this hazard from harmless and controlled to out of control in a matter of minutes and can pose a threat to life.
HAZMAT Incident	Within the most recent planning period, there have been no instances of hazardous spills within the City of Coon Rapids. With events in the past five years, the committee feels this hazard is a small threat to the community, but mitigation actions should still be considered and implemented to prevent any instances in the future.
Human Disease	Iowa and more specifically the City of Coon Rapids are still feeling the effects of the COVID-19 pandemic. The pandemic has reignited the need to plan for future outbreaks and examine the city’s current practices. The pandemic also reminded the public the importance of staying informed and staying vigilant to protect themselves.

Infrastructure Failure	Infrastructure failures occur with little to no warning and can cause major disruptions within the community. Planning to respond to this hazard is important to the community to protect lives and property. The most likely infrastructure failure within Coon Rapids would be structural failure of either bridges or roadways. As these instances have no warning time, planning must be completed prior to an event happening to be able to respond in a quick manner.
Levee/Dam Failure	There is one low hazard dam located within Coon Rapids, and there are no high hazard dams on waterways that lead into the city. It is unlikely that levee or dam failure will impact the city, but the committee feels that planning for dam failure should be addressed as it could cause flooding where the community does not normally experience flooding. It is unlikely that the city will experience this hazard during this plan's life.
Radiological	During the previous planning period, there were no instances of Radiological Incident in Coon Rapids and the committee does not anticipate any happening in the next planning period. If an incident were to occur, the committee feels it would be a small, contained situation that would not threaten the community as a whole.
River Flooding	The Middle Raccoon River and it's floodplain run through Coon Rapids on the east side of the city. There is also a small creek which runs through the south portion of the community that has a floodplain surrounding it. With this large amount of flood zone located within the city, there is a moderate probability of the community experiencing some level of flooding within the planning period. While there have not been reported instances of flooding, there have been instances that locals know of. The probability and likelihood of some form of flooding impacting the community leads the committee to feel planning for river flooding should be addressed through mitigation actions.
Severe Winter Storm	Severe Winter Storms continue to impact the City of Coon Rapids. These storms while historically, have caused little damage, continue to build in strength, threatening property and lives within the city. The warning period of this hazard continues to grow with meteorological advances, but can still pose great risks to the community.
Terrorism	There have been no instances of terrorism in the City of Coon Rapids during the previous plan period and the committee feels there will be no instances during the life of this plan. If an instance were to occur, the committee feels it would be a targeted incident that would not threaten the entire community.
Thunderstorm/ Lightning/Hail	Thunderstorm/lightning/hail instances are frequent within the community. While they are frequent, most storms pose no threat to life, crops, or property. This hazard is prevalent in Coon Rapids but is normally not severe in nature.
Tornado	Carroll County has experienced a number of tornadoes in the recent past, but these have not been within or damaged the city of Coon Rapids. With the number of tornadoes that impact Carroll County growing, it is important for the city to continue to plan for the response to tornadoes as storms within Iowa continue to grow in strength. Preparing the public and community is vital to ensuring there is no loss of life.

<p>Transportation Incident</p>	<p>Speed limits within the City of Coon Rapids are relatively low. While the majority of the roads in Coon Rapids have low speed limits, Highway 141 has a higher speed limit than the residential portions of the community. With most the community having lower speed limits, it is likely that any transportation incident between vehicles is likely to cause little damage to property or humans, but there is a chance of an incident which can cause extensive damage. The committee anticipates that this hazard will effect the community in varying degrees throughout the planning period.</p>
<p>Windstorm</p>	<p>Recent windstorms have caused reported damage to properties. The City of Coon Rapids has experienced at least six windstorms since 2020. These hazard events continue to build in magnitude, causing increasingly large amounts of damage to property and posing threats to lives. The recent derechos and other windstorms effected Coon Rapids prompting the community to prepare more effectively for these hazards.</p>

The goals that the steering committee (city council) has chosen to include in the next plan update, to be submitted early 2026, include enhancing community protection, protecting against power outages, maintain and support public safety including facilities, equipment and training, update communication systems, and maintain and protect public infrastructure. These goals help steer the city with planning for future hazards. Also, these goals are included in this comprehensive plan update as they affect the safety of citizens and emergency response within the community.

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:
- Additional warning sirens
 - Educate public on hyper reach notification
 - Promote NOAA radios to the public
 - Inform public on hazardous materials locations and hazards
 - Designate shelters
 - Build safe rooms in all schools
 - Complete current hazard mitigation plan and make plans to update every five years
 - Re-evaluate and update disaster plan
 - Update Safe Routes to School Plan
 - Apply for Safe Routes to School funding
 - Continue participation in the NFIP and inform the public of the program and its benefits

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. While the community has whole city generation, being able to stop outages before they happen is ideal.

- Action Items:
- Use prevention techniques to minimize disruption in services
 - Encourage use of one call to avoid damage to utilities
 - Construct a new west circuit out of the Main Substation
 - Install switching equipment at select locations on the distribution system
 - Continue tree-trimming, enforcing ordinances when needed

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 if their safety equipment will protect them.

- Action items:
- Improve first responder resources and capabilities
 - Provide Education and Training Programs to Increase Public and Responder Awareness
 - Maintain needed personnel for fire and EMS
 - Provide Needed Equipment and Facilities
 - Keep fire hydrants updated and working, replacing as needed
 - Continue fire safety education

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:
- Additional warning sirens

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:
- Enforce building codes, city codes, and zoning codes
 - Encourage use of one call to avoid damage to utilities
 - Continue to budget for and fund street repairs
 - Schedule dam inspections and make necessary improvements
 - Provide curbside brush pick up services each spring and fall
 - Maintain existing drainage ways and storm sewer intakes
 - Post signs and increase police surveillance around critical facilities
 - Continue tree-trimming, enforcing ordinances when needed

Chapter 12: Land Use

Existing Land Use

The existing land use map shows how land within Coon Rapids is currently being used. Land use does not necessarily reflect the current zoning designation or the desired future land use pattern. Land use categories within Coon Rapids include commercial, industrial, institutional, residential, agriculture, public/civic, and utility. There are 1,139.2 acres that make up Coon Rapids and table 12.1 shows the breakdown of land by category.

Table 12.1: Land Use

Land Use	Acres	Percentage
Agriculture	384.5	33.75%
Commercial	165.92	14.56%
Industrial	42.93	3.78%
Institutional	7.31	0.65%
Public/Civic	60.69	5.32%
Residential	471.22	41.36%
Utility	6.63	0.58%

Agriculture

Agriculture is the second largest land use in Coon Rapids. It accounts for 33.75% 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. There are a few agricultural plots located in the west central part of the community.

Public/Civic

Public/Civic lands make up 5.32% of the city's land making it the fourth largest land use. This category includes public recreational lands, city owned properties, and school facilities. These properties are located throughout the community with most falling along the eastern and western city borders.

Residential

Residential lands make up 41.36% of the city's land, making it the largest land use within the city. Residential lands include both single and multi-family residential units. Most of the city's residences are located north of Highway 141, with the largest majority being north of the railroad tracks.

Commercial

Commercial areas are focused between the railroad tracks and Highway 141, with another large portion of these properties being located on Main Street. This land use includes all retail and office businesses in Coon Rapids and accounts for 14.56% of the city's land.

Industrial

The third smallest land use category is industrial which makes up 3.78% of the city's land. Industrial lands are located near the railroad tracks, and along Highway 141.

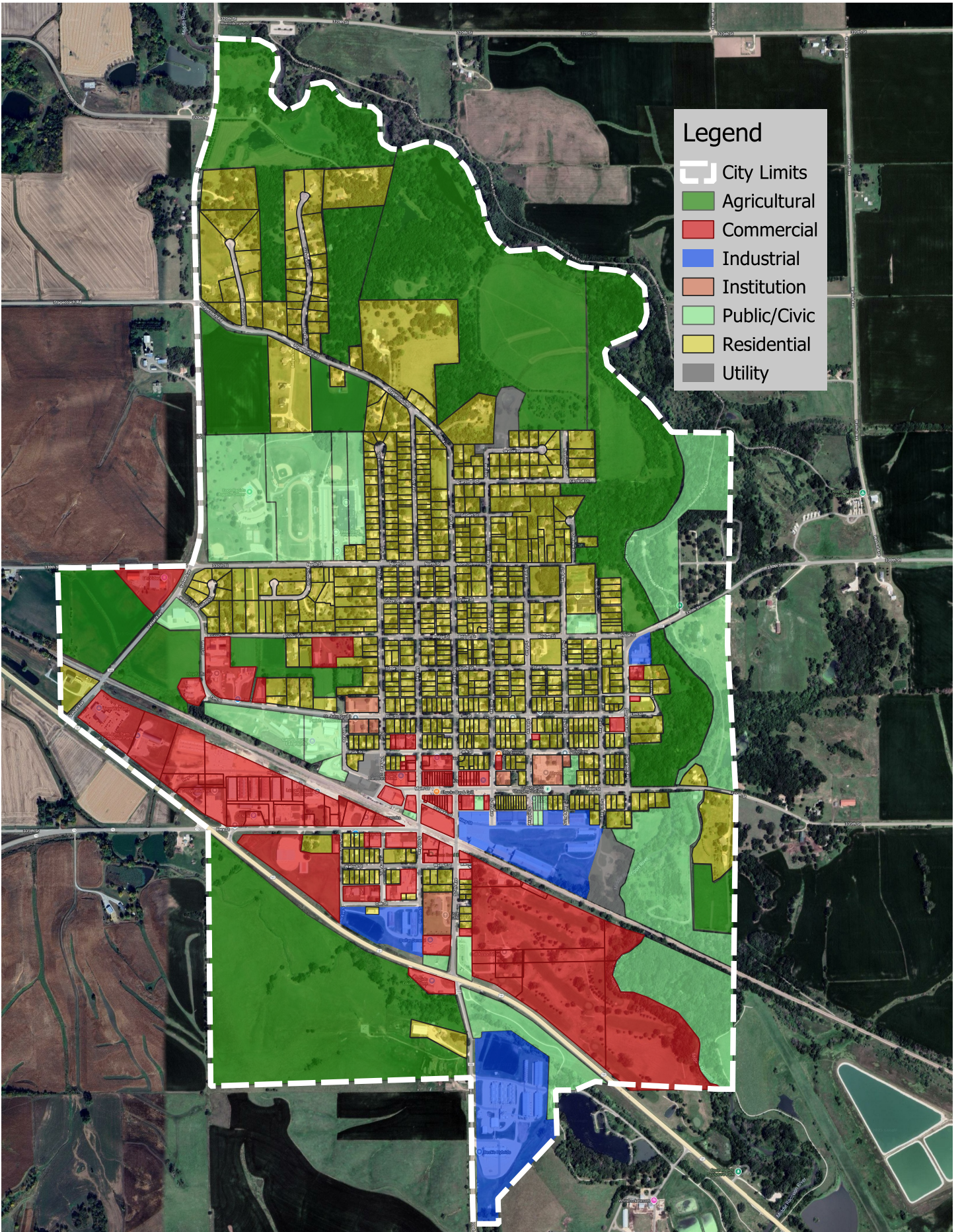
Institutional

Institutional lands make up the second smallest category, accounting for only 7.31 acres of land. These properties include churches and the city's nursing home which is owned by the city, but is a separate non-profit entity.

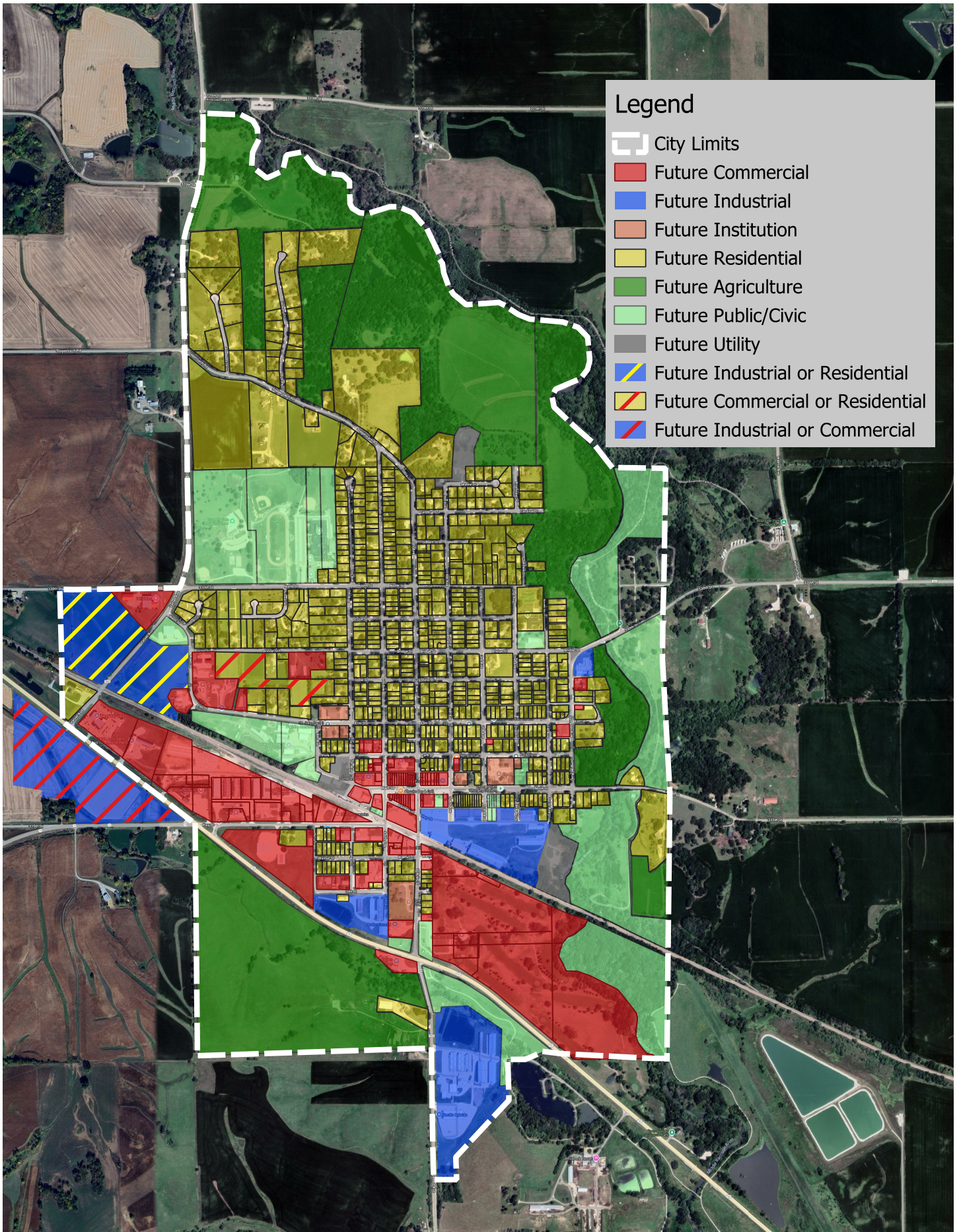
Utility

Utility land use is the smallest land use category that includes the city's water and sewer facilities, as well as buildings for maintenance of the city's utilities. These properties are 6.63 acres and are spread throughout Coon Rapids.

Map 12.1: Current Land Use



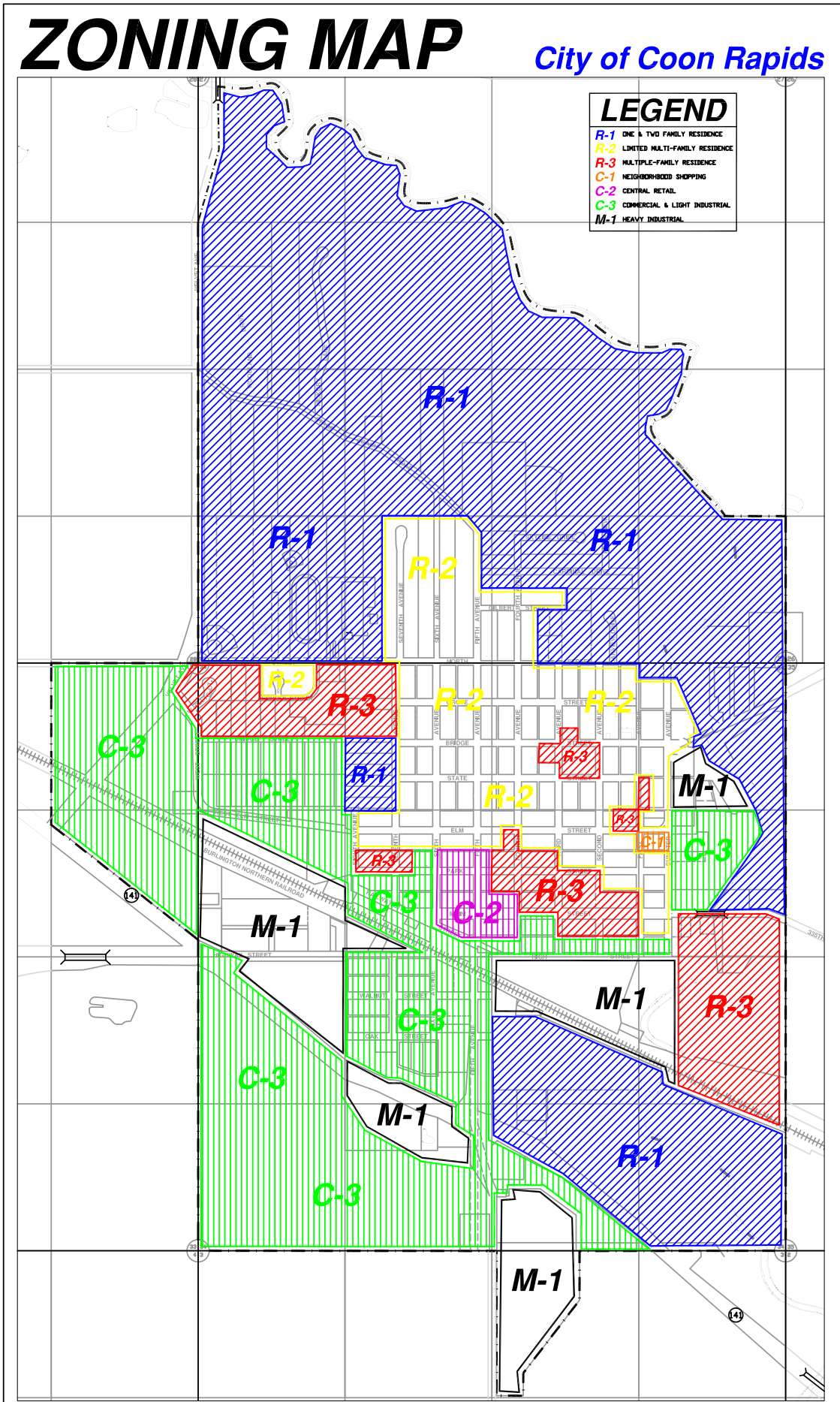
Map 12.2: Future Land Use



Map 12.3: Current Zoning

ZONING MAP

City of Coon Rapids



Chapter 13: Implementation

2026 Coon Rapids Comprehensive Plan

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 Coon Rapids	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, CRDG	Tax Credits	Long
	Increase number of rental house properties	City, Private Individuals, Builders, CRDG	Private	TBD

Goal	Action	Responsible Party	Funding Source	Time Frame
	Expand 2-3 bedroom rentals priced \$600-\$800 per month to meet resident and commuter demand	CRDG, Private Investors	Private Investors, Tax Credits	TBD
Explore funding options for new home builds	Present the incentives that are now available	City, CRDG	CRDG Housing Incentive, Tax Abatement	Ongoing
	Present the opportunity to invest in new housing to community members as they would be helping make the city attractive to new residents	CRDG	None	Mid
	Seek out an investor group and gauge interest as another option to ensure funding is available	CRDG	None	Long
	Seek Thriving Communities designation and other tax credit options	CRDG	None	Ongoing
	Create/provide cost of living comparisons/marketing information	CRDG	None	Short
Explore options to improve existing housing stock	Explore vacant property ordinance and make it more stringent and remove gray areas	CRDG	City Funds	Short
	Down-payment assistance for first-time home buyers	CRDG	IEDA Grants, City Funds	Short
	Monitor and watch for additional funds to become available	CRDG	None	Ongoing
	Look into a vacation home rental code and/or tax, implement if beneficial	CRDG, City Council	City Funds	Short
	Work with vacant property owners to get some homes back on the market	City, CRDG, Homeowners	City, Local Investment	Mid
	Expand current rehabilitation programs, nuisance abatement programs, and tear-down incentives	City Council, Region XII COG	CRDG Funds, CRMU	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
Address the need for new homes (either spec or custom builds)	Secure financial backing to build a spec home	City Council, CRDG	Bank financing, City funds, CRMU, Private Investment, Tax Credits	Mid
	Ensure potential lot locations are buildable	CRDG	City, CRMU	Mid
	Start with building any number and continue as long as demand allows	CRDG, Developers	Developers	Ongoing
	Utilize the IEDA Workforce Housing Tax Credit program to encourage new builds within the city	City, CRDG, developers	IEDA, developers	Ongoing
	Recruit Contractors	CRDG	None	Short
	Work with the school to start/expand building trades program to build a new home or rehabilitate a home. The Coon Rapids Development Group could own the property with the school doing the work	City, CR-B School Board/ Teachers, CRDG	CRDG, School Funds	Long
	Try to find a couple residents looking to construct homes, to create additional opportunities for contractors instead of just singular builds	CRDG	None	Short
	Financially back a spec build to get new construction started	CRDG	CRDG CRMU	Long
Explore the need for diversified housing throughout the community	The strongest demand lies in affordable starter and mid-range homes. Incentives for builders, land assembly, and partnerships could meet this need and attract young families	City Council, CRDG	Private Investment, Private Land Owners, Tax Credits, First Time Home-buyer Grants	Ongoing
	Moderate support for senior-friendly and accessible housing could address downsizing needs, free up family homes, and broaden community inclusivity.	CRDG	Developers, Tax Credits	Long

Goal	Action	Responsible Party	Funding Source	Time Frame
	While most residents prefer non-downtown living, there is an opening for modern, accessible, mixed-use housing downtown if paired with amenities like restaurants, retail, and recreation	MSCR, Building Owners	IEDA Grant Programs, Local Investment, City Funds	Ongoing
	Students' preferences for affordable homes align with broader community needs. Linking housing development with economic opportunities, recreation, and amenities will be crucial to keeping young people in Coon Rapids	City Council, Property Owners, CRDG	IEDA Grant Programs, Tax Credits, Homes for Iowa, Local Investment, City Funds	Ongoing

Parks and Culture Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Increase Tourism in Coon Rapids	Find ways to increase the usage of the community trails	City Council, MSCR, Parks and Recreation, Carroll County Conservation	City Funds, MSCR, Local Grants	Short
	Promote community activities widely	City Council, MSCR, Local Organizations	City Funds, MSCR Budget, Grants	Ongoing
Increase opportunities for River & Water-Based Recreation	Improve river access, signage, and amenities for paddling, fishing, and camping	City Council, Carroll County Conservation, Whiterock Conservancy	Conservation Funds, City Funds, Grants, Donations	Short
	Partner with Whiterock Conservancy and Carroll County Conservation to enhance boat launches, riverbank stabilization, and visitor safety.	Whiterock Conservancy, Carroll County Conservation, City Council, Parks and Recreation	Whiterock Conservancy, Carroll County Conservation, City Funds, Grants, Donations	Mid

Goal	Action	Responsible Party	Funding Source	Time Frame
Improve Trail Connectivity and Accessibility	Complete the Coon Rapids–Herndon link and pursue regional extensions to the Sauk Rail, T-Bone, and Raccoon River Valley Trails to position Coon Rapids as a trail hub	Whiterock Conservancy, Local County Conservations, City Council, Parks and Recreation	Whiterock Conservancy, Local County Conservations, City Funds, Grants, Donations	Long
	Create Riverside Trail extensions along Velvet Avenue and Stagecoach	City Council, Carroll County Conservation	City Funds, Local Grants, State and Federal Trail Grants, Donations	Long
	Launch e-bike rental program to provide more accessibility for mobility-impaired and tourists	City Council, Local Business	Private Funding	TBD
	Leverage Coon Rapids' Trail Town designation to enhance tourism, strengthen trail-to-downtown connections, and promote the community as a regional hub for outdoor recreation and visitor experiences.	City Council, MSCR	City Funds, Local Grants, Carroll County Conservation	Ongoing
	Identify partners to increase awareness of the trail connectivity project	City Council, MSCR	City Funds	Ongoing
	Seek grant and donation funds to construct trail connections	City Council, Carroll County Conservation	Grants, Donations	Ongoing
Park Enhancement & Modernization	Upgrade existing parks with new playground equipment, restrooms, and shade structures	City Council, Parks and Rec Board	City Funds, Donations, State and Local Grants	Ongoing
	Add and promote year-round amenities such as outdoor fitness stations and winter activities.	City Council, Parks and Rec Board	City Funds, Donations, State and Local Grants	Ongoing
	Repair, modernize, and enhance the Aquatic Center by updating mechanical systems and exploring new attractions such as a splash pad to extend usability and attract regional visitors	City Council, Parks and Rec Board	City Funds, Donations, State and Local Grants	Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Implement a regular maintenance and replacement schedule for park amenities, ensuring long-term sustainability and reinvestment in public recreation assets	City Council, Parks and Rec Board	City Funds, Donations, State and Local Grants	Ongoing
	Promote the city's already constructed disc golf course and ensure regular maintenance and replacement of equipment for the course to ensure long-term sustainability	City Council, Parks and Rec Board	City Funds, Donations, State and Local Grants	Ongoing
	Improve disc golf course with signage on course (welcome sign and map; hole signage), course map on city website, etc.	City Council, Parks and Rec Board	City Funds, Donations, State and Local Grants	Ongoing
Expand Outdoor Recreation Opportunities	Continue to support the Carroll County Fairground facilities	City Council	City Funds, Volunteer Time	Ongoing
	Continue to support the golf course.	City Council	City Funds	Ongoing
Construct a Community Recreation Center	Plan, fund, and construct a multi-use Rec Center serving youth, adults, and seniors.	City Council, Parks and Recreation	City Funds, Local Foundations, Donations, Local Businesses, State Grants	Long
	Incorporate daycare center, gym space, indoor walking track, fitness equipment, and flexible rooms for programs and events.	City Council, Parks and Recreation	City Funds, Local Foundations, Donations, Local Businesses, State Grants	Long
	Explore partnerships with CR-B Schools for shared use and funding	City Council, School Board	City Funds, School Funds	Short
Hold Programs and Events for All Ages	Expand youth sports and adult leagues (basketball, slow-pitch softball, volleyball).	Parks and Recreation	City Funds, Registration Fees	Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Add community fitness classes, art programs, and intergenerational events.	Parks and Recreation, Library	City Funds, Registration Fees	Short
	Integrate trails and parks into city-wide events to increase use and pride	City Council, Event Organizers, City Council, MSCR	City Funds, Event Funds	Short
	Create a new city position to oversee recreation programs in order to increase offerings	City Council	City Funds	Short
Continue Public Art and Beautification Projects	Expand art installations throughout parks, downtown, and trail corridors.	City Council, MSCR	City Funds, Local Foundations, IEDA Art Grants	Ongoing
	Integrate murals, sculpture walks, and interpretive signage into street scape projects.	City Council, MSCR	City Funds, Local Foundations, IEDA Art Grants	Ongoing
	Collaborate with MSCR and local artists to link beautification with economic vitality	City Council, MSCR	City Funds, Local Foundations, IEDA Art Grants	Ongoing
	Continue Ash tree remediation program and institute replacement tree project.	City Council	City Funds	Ongoing
Create Community Gathering Spaces	Create a downtown plaza for markets, concerts, and festivals	City Council, MSCR	City Funds, Local Foundations	Long
	Support family-friendly entertainment options to address survey calls for non-bar nightlife and youth activities	City Council, MSCR, Parks and Recreation, Local Organizations	City Funds, Donations, Event Fundraising	Ongoing

Transportation Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Improve Sidewalks and Overall Connectivity	Reconstruct aging sidewalks and fill missing links to key destinations (parks, schools, downtown)	Building Owners, City Council	Private Investment, City Funds	Ongoing
	Expand safe routes to school and bike paths connecting neighborhoods to the Riverside Trail	CR-B School Board, City Council	SRTS Funding, Local Grants, State and Federal Trail Grants	Mid
	Conduct walkability survey and implement recommendations	City Council	City Funds	Short
	Send notices to property owners to address sidewalk repairs, tree trimming and obstacles to sidewalk access	City Council, Public Works	City Funds	Ongoing
	Ensure sidewalk replacements at crosswalks have zero-entry curbs for accessibility	City Council, Public Works	City Funds	Ongoing
Examine Traffic Calming and Pedestrian Crossing Changes	Address speed and pedestrian safety issues	City Council, IDOT, Carroll County	City Funds, IDOT, Carroll County, Safety Improvement Grants	Long
	Add lighting, crosswalk markings, and curb extensions where needed downtown	City Council, MSCR	City Funds, CRMU, CDBG	Ongoing
Coordinated Street Infrastructure Improvements	Address stormwater infrastructure, lighting, ADA accessibility, and water utility upgrades to enhance both function and appearance through downtown street-scaping	City Council, MSCR	City Funds, CRMU, CDBG	Ongoing
	Implement the Iowa Living Roadways Highway Street Street-scaping Project to create a welcoming entrance to the community and strengthen the connection between downtown and regional routes	City Council, IDOT	City Funds, State Funds, Local Grants	Mid

Goal	Action	Responsible Party	Funding Source	Time Frame
	Maintain, repair, and resurface streets regularly to ensure long-term safety, mobility, and visual appeal throughout the city's transportation network	City Council	City Funds	Ongoing

Infrastructure Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
CRMU Improvements	Work towards replacing original electric underground facilities installed in the 80s	CRMU	CRMU, GRID Grants	Long
	Work towards ongoing goal of performing a voltage upgrade on the distribution system	CRMU	CRMU, GRID Grants	Long
	Evaluate and potentially replace the Pressure Filter at the water treatment plant that was installed in the late 70s	CRMU	CRMU, CDBG, USDA Community Facilities, Iowa SRF	TBD

Community Facility Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Thomas Rest Haven Rehabilitation	Complete a building condition survey to take inventory of all aspects of the facility	TRH Trustees, TRH Staff	TRH Revenue, City Funds, Local Foundations, Donations	Short
	Prioritize projects based on funding potential and return on investment	TRH Trustees, TRH Staff	TRH Revenue, City Funds, Local Foundations, Donations	TBD
	Budget for, and complete projects as feasible	TRH Trustees, TRH Staff	TRH Revenue, City Funds, Local Foundations, Donations	TBD

Goal	Action	Responsible Party	Funding Source	Time Frame
	Seek grant funding from local foundations and private donors to complete updates	TRH Trustees, TRH Staff, CRMU	TRH Revenue, City Funds, Local Foundations, Donations	TBD
Increase Childcare Opportunities	Survey local parents to determine what kind of facility would best meet their needs	City Council, Local Task Force	City Funds, if any	Short
	If a daycare center is preferred, seek local businesses or facilities that may have space available for the center to locate in	Task Force/ Center Board	Fundraising, Business Support, Private Investment	TBD
	Partner with local employers to ensure a certain number of spots are secured for each business	Task Force/ Center Board	Business Investment	TBD
	Seek state assistance for planning, construction, and general operating through grants and other programs	Task Force/ Center Board	IEDA Childcare Grants, Local Foundations, Private Utility Companies, CDBG Community Facilities, Private Loans	TBD
	Utilize local foundation funding to purchase equipment necessary	Task Force/ Center Board	Local Foundations, Donations	TBD
Ensure Fire Department has Adequate Equipment	Create a schedule for equipment replacement	Fire Department	Fire Department, City Funds	Short
	Seek and apply for grant funding to purchase new equipment for the fire department	Fire Department, City Council	Fire Department, City Funds, Donations, Local Foundations, Assistance to Firefighters Grant	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Budget for new equipment, when possible	Fire Department, City Council	Fire Department, City Funds, Donations, Local Foundations, Assistance to Firefighters Grant, FEMA HMGP Grant	Ongoing
Ensure Street Department equipment is Kept Up-to-Date	Create a schedule for equipment replacement	Street Department	Street Department, City Funds	Short
	Seek and apply for grant funding to purchase new equipment	Street Department, City Council	Street Department, City Funds, Local Foundations	Ongoing
	Budget for new equipment	Street Department, City Council	Street Department, City Funds, Local Foundations	Ongoing
Implement TextMyGov Service	Purchase and implement the service	City Council, MSCR, CRMU	City Funds, MSCR, CRMU	Short
	Inform residents of the service and how to utilize it	City Council, MSCR, CRMU	City Funds, MSCR, CRMU	Short
	Continue to improve/expand upon how the service is utilized by residents and city staff	City Council, Emergency Services, City Boards, MSCR, CRMU	City Funds, MSCR, CRMU	Short

Intergovernmental Collaboration Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Expand current 28E Agreements to have more Service Sharing/ Equipment Sharing in Place	Work with surrounding communities to determine where service and equipment sharing would be feasible	City Council, Public Works, Surrounding Jurisdictions	City Funds	Short
	Create 28E agreements to implement the sharing of equipment and/or services	City Council, Public Works, Surrounding Jurisdictions	City Funds	Short
	Continue collaboration with Whiterock Conservancy, Carroll County Conservation Board, Guthrie County and Region XII for joint planning, trail linkages, maintenance and grant applications	City Council, Whiterock Conservancy, County Conservation Boards, County Supervisors, Region XII	City Funds, County Funds, Whiterock, Grants	Ongoing

Economic Development Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Downtown as a Retail Core	Recruit new businesses to fill voids in the marketplace	MSCR, Building Owners	Private Investment	Ongoing
	Retain existing businesses	MSCR	MSCR Budget	Ongoing
	Implement phased streetscape improvements with lighting, utility, beautification, and drainage fixes	City Council, MSCR	City Funds, CRMU, CDBG	Ongoing
Naturally Connected	Make downtown a festival and event destination	City Council, MSCR, Business Owners	City Funds, Private Investment	Short
	Host and/or promote monthly signature events that bring people downtown	City Council, MSCR, Business Owners	City Funds, Private Investment	Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Connect tourists to downtown	City Council, MSCR, IDOT, Whiterock Conservancy	City Funds, Local Foundations, Donations	Short
Increase Childcare Opportunities	Survey local parents to determine what kind of facility would best meet their needs	City Council, Local Task Force	City Funds, if any	Short
	If a daycare center is preferred, seek local businesses or facilities that may have space available for the center to locate in	Task Force/ Center Board	Fundraising, Business Support, Private Investment	TBD
	Partner with local employers to ensure a certain number of spots are secured for each business	Task Force/ Center Board	Business Investment	TBD
	Seek state assistance for planning, construction, and general operating through grants and other programs	Task Force/ Center Board	IEDA Childcare Grants, Local Foundations, Private Utility Companies, CDBG Community Facilities, Private Loans	TBD
	Utilize local foundation funding to purchase equipment necessary	Task Force/ Center Board	Local Foundations, Donations	TBD
Address the Need for Housing and Housing Rehabilitation	Explore funding options for new home builds	MSCR CRDG, City Council, CRMU	City Funds, Private Investment, Tax Credits	Short
	Explore options to improve existing housing stock	City Council, Region XII COG, CRDG	IEDA, Iowa Finance Authority, Housing Trust Fund	Ongoing
	Address the need for new homes (either spec or custom builds)	CRDG, City Council, CRMU	City Funds, Private Investment, Tax Credits	Short

Goal	Action	Responsible Party	Funding Source	Time Frame
	Create/provide cost of living comparisons/marketing information	MSCR, CRMU, Local Bankers, Realtors	City Funds	Short
	Investigate options for additional rental housing	MSCR, CRDG, City Council, CRMU	City Funds, Private Investment, Tax Credits	Short

Hazard Goals

Goal	Action	Responsible Party	Funding Source	Time Frame
Enhance Community Protection	Additional warning sirens	Emergency Services, City Council	City Funds, HMGP, State Match, USDA Community Facilities Grant	Mid
	Educate public on hyper reach notification	Emergency Services	City Funds	Mid
	Promote NOAA radios to the public	Emergency Services	City Funds, Fire Department, Local Foundations	Mid
	Inform public on hazardous materials locations and hazards	Public Works	City Funds	Ongoing
	Designate shelters	Emergency Services	City Funds	Mid
	Build safe rooms in all schools	School District	School Funds, City Funds, Donations, HMGP, State Match, Local Foundations	Mid
	Complete current hazard mitigation plan and make plans to update every five years	City Council	City Funds, Planning Grants through FEMA or ISHEMD	Ongoing

Goal	Action	Responsible Party	Funding Source	Time Frame
	Re-evaluate and update disaster plan	City Council	City Funds	Mid
	Update Safe Routes to School Plan	City Council, School Board	City Funds, School Funds	Short
	Apply for Safe Routes to School funding	City Council, School Board	City Funds, School Funds	Short
	Continue participation in the NFIP and inform the public of the program and its benefits	City Council	City Funds	Ongoing
Protect Against Power Outage	Use prevention techniques to minimize disruption in services	CRMU	Utility Fund	Ongoing
	Encourage use of one call to avoid damage to utilities	CRMU	City Funds, Private Utilities, Public Utilities	Ongoing
	Construct a new west circuit out of the Main Substation	CRMU	City Funds, GRID Grant, Iowa Energy RLF, Public Utility, Private Utility	Short
	Install switching equipment at select locations on the distribution system	CRMU	City Funds, GRID Grant, Iowa Energy RLF, Public Utility, Private Utility	Short
	Continue tree-trimming, enforcing ordinances when needed	City Council, Public Works	City Funds	Ongoing
Maintain and Support Public Safety, Including Facilities, Equipment and Training	Improve first responder resources and capabilities	Emergency Services	Local Funds, Local Foundations, Private Donations	Ongoing
	Provide Education and Training Programs to Increase Public and Responder Awareness	Emergency Services, City Council	Local Funds	Short

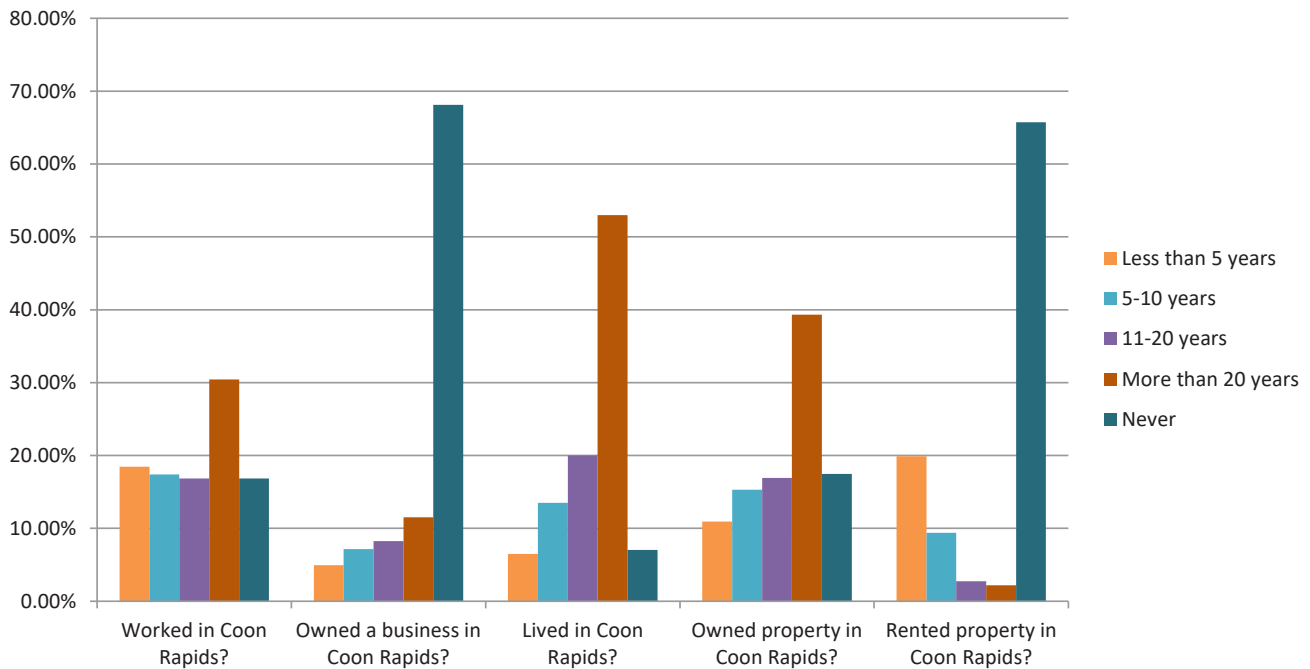
Goal	Action	Responsible Party	Funding Source	Time Frame
	Maintain needed personnel for fire and EMS	Emergency Services	Local Funds, Carroll County, Private Foundations	Ongoing
	Provide Needed Equipment and Facilities	Emergency Services, City Council, Carroll County	City Funds, Carroll County, Donations, Grants	Ongoing
	Keep fire hydrants updated and working, replacing as needed	CRMU	City Funds, CRMU	Ongoing
	Continue fire safety education	Emergency Services	City Funds, Local Foundations	Ongoing
Update Communications Systems	Additional warning sirens	Emergency Services, City Council	City Funds, HMGP, State Match, USDA Community Facilities Grant	Mid
Maintain and Protect Public Infrastructure	Enforce building codes, city codes, and zoning codes	Planning and Zoning, Public Works	City Funds	Ongoing
	Encourage use of one call to avoid damage to utilities	CRMU, Public Works	City Funds, Private Utilities, Public Utilities	Ongoing
	Continue to budget for and fund street repairs	Public Works, City Council	City Funds, Carroll County, IDOT	Ongoing
	Schedule dam inspections and make necessary improvements	City Council, Carroll County	City Funds, Carroll County, IDNR	Ongoing
	Provide curbside brush pick up services each spring and fall	City Council	City Funds	Ongoing
	Maintain existing drainage ways and storm sewer intakes	Public Works	City Funds	Mid
	Post signs and increase police surveillance around critical facilities	Police Department	City Funds	Long

Goal	Action	Responsible Party	Funding Source	Time Frame
	Continue tree-trimming, enforcing ordinances when needed	Public Works	City Funds	Ongoing

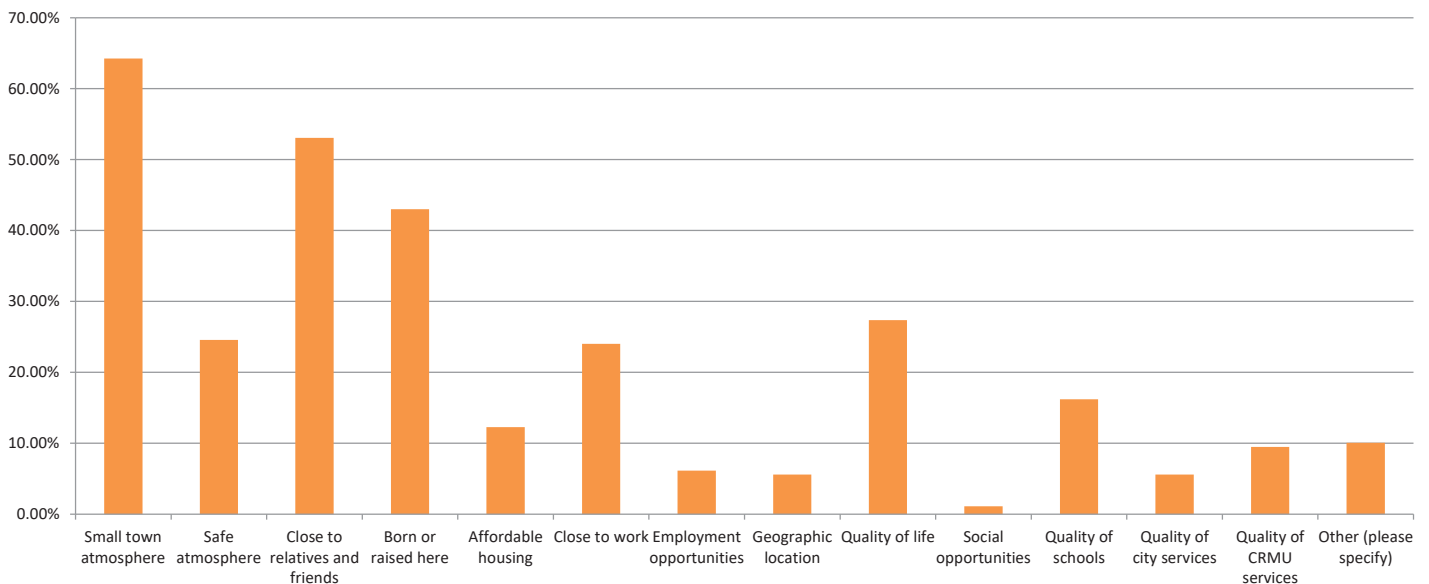
Appendix A: Community Survey

2026 Coon Rapids Comprehensive Plan

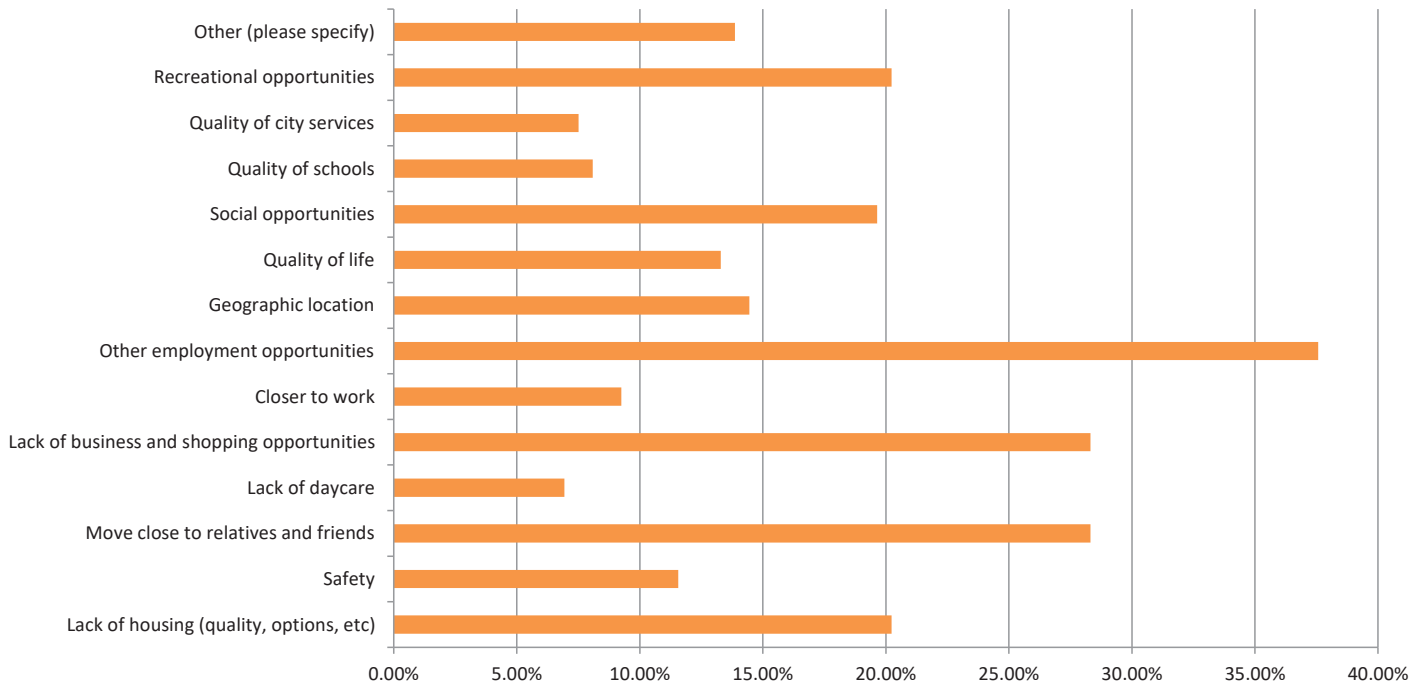
1. How many years have you:



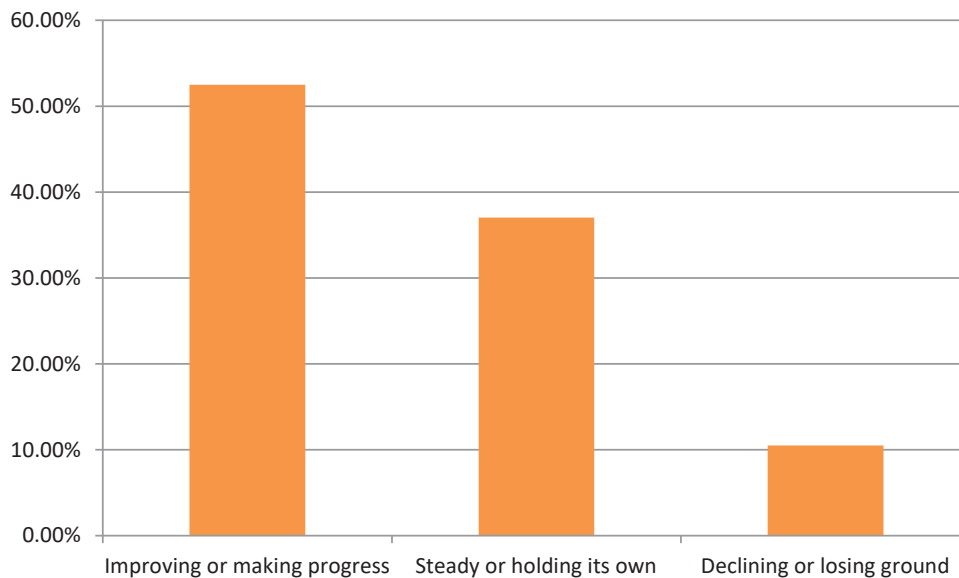
2. What are the top three reasons you live in Coon Rapids? Please select no more than 3.



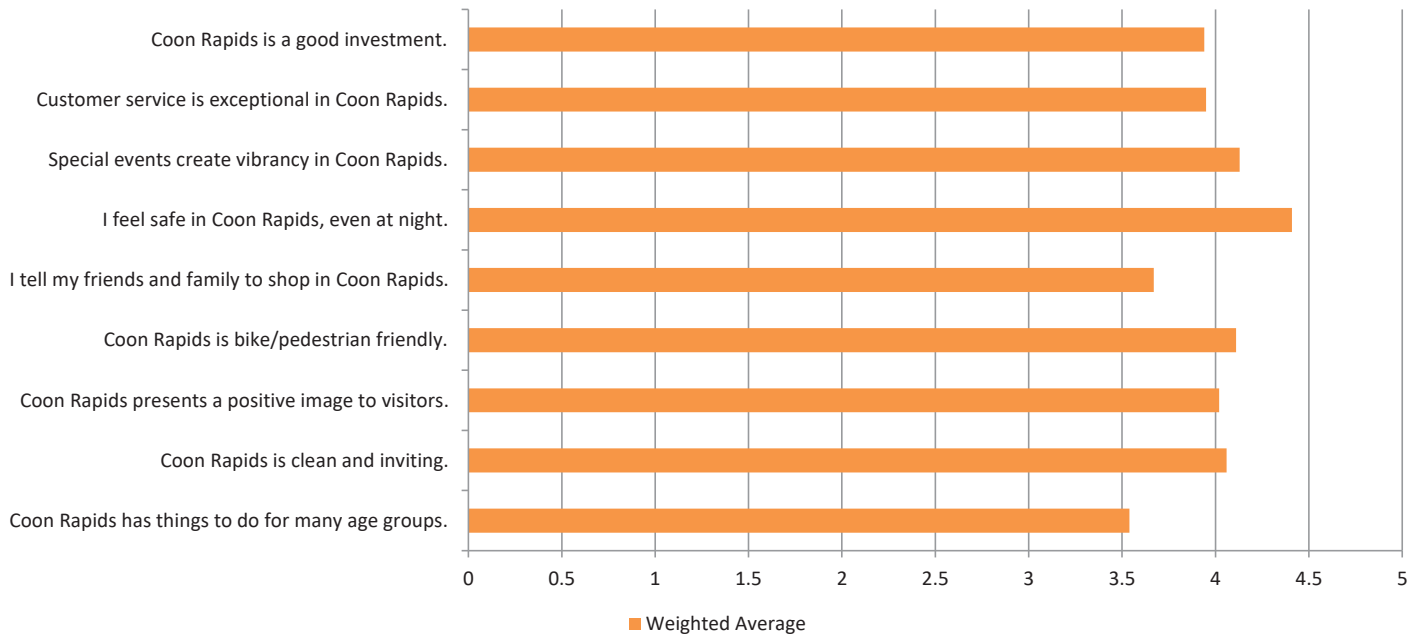
3. What are the top three reasons you would leave Coon Rapids in the future? Please select no more than 3.



4. Which of the following best describes recent trends in Coon Rapids as a whole?



5. Using a scale from 1 (completely disagree) to 5 (completely agree), please indicate your level of agreement with the following statements about Coon Rapids.



6. What is the first thing you would do to improve Coon Rapids?

Recreation and Community Facilities- 26

- Rec Center
- Gym, walking track, indoor winter recreation
- Pickleball/tennis courts
- Shelter house, dog park, youth activities

Housing-31

- Affordable Housing
- Starter homes for young families
- Clean up dilapidated housing
- Rental inspection enforcement/landlord concerns

Business, Retail, Restaurants and Services- 41

- Increase retail shopping options
- More restaurants and coffee shops
- Grocery stores
- More medical and vet options
- Businesses open more hours

Infrastructure (Streets, Sidewalks, Utilities)-18

- Roads, potholes, curb & gutter
- Sidewalks
- Lighting
- Drainage

Downtown Appearance & Property Maintenance-9

- Main Street and Alley Cleanup
- Vacant Buildings
- Entrances to Town
- Property upkeep and enforcement

Employment & Economic Development-9

- Increase local job opportunities
- Bring more industries to town
- Entrepreneurship
- Reduce bedroom community status

Environment, Trails, and Green Spaces-9

- Increase Bike and trail connections
- Increase trees and shade
- Capitalize on outdoor recreation and river
- Increase tourism

Community Culture, Events & Communication- 5

- More events and festivals
- Reduce “cliques”
- Better local news & Communication.

Daycare-3

Other/no response-2

7. What is the one thing that you love most, or that you would never change, about Coon Rapids?

Recreation, Trails, Parks and Outdoor Amenities- 227

- Trails and Whiterock Conservancy
- River and Golf Course
- Parks, athletic complex, pool
- Outdoor recreation access

Small Town Atmosphere, People, and Sense of Community-59

- Small town feel/vibe
- Friendly, welcoming people
- Tight knit community
- Knowing everyone
- Community spirit, hospitality, family ties

Main Street, Downtown & Center Parking-21

- Center/middle of street parking
- Main Street Layout and sidewalks
- Streetscape and facades
- Downtown walkability

Schools, Library and Education-16

- K-12 in one building
- School pride
- Library quality
- Positive school culture

Safety and Low Stress-12

- Safe place to raise children
- Quiet Town
- Cleanliness
- Low stress living

Utilities and City Services-11

- Municipally owned utilities
- CRMU
- Reliable services

Shopping and Grocery Store-6

- Frohlich's grocery store
- Local shops
- Thrift store

Other/Mixed/No Answer-8

8. Where do you go to hangout (other than home) on nights and weekends in Coon Rapids? Be specific.

Bars, Northside, Chuck's, Legion-80

Bowling Alley/Coon Bowl-33

Nowhere-33

Parks, Trails, Whiterock, Campgrounds-29

Golf Course- Club Birdie-27

Restaurants-25

Friend's Homes, Family, Neighbors-21

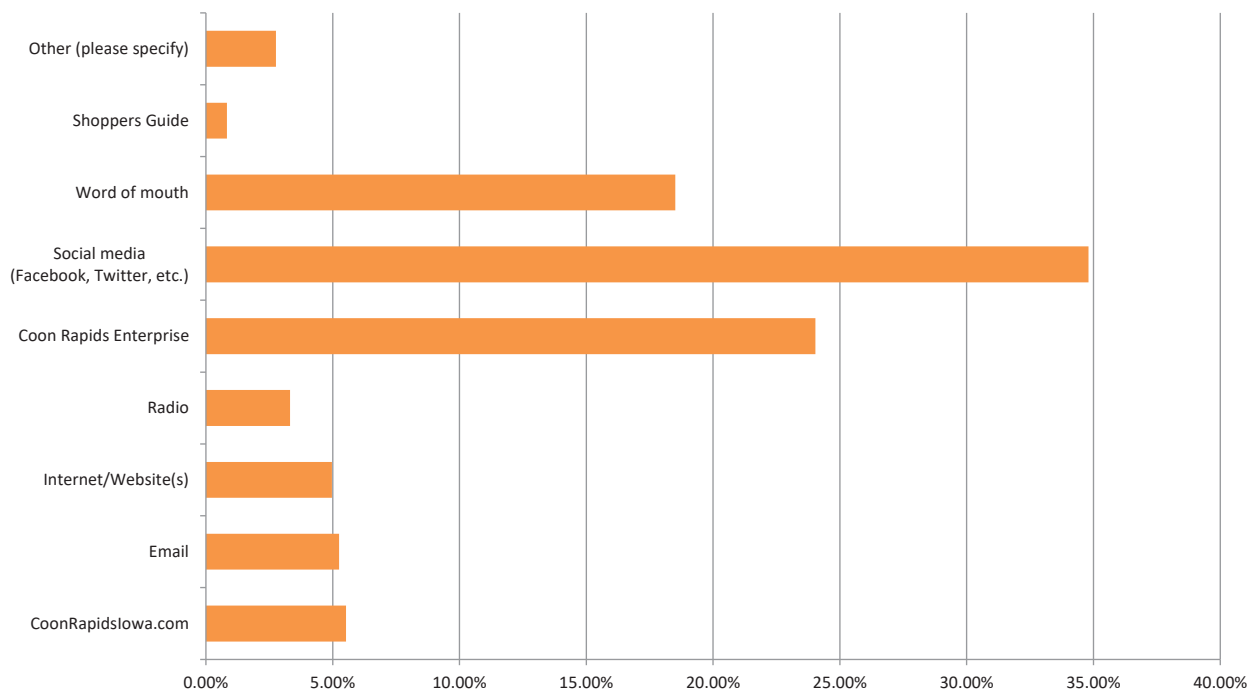
Church, School, Library, Bingo, Events-13

Leave Town-5

9. When friends and family visit you, where do you take them while they are visiting? What is the “must see” or “must do” activities in Coon Rapids?

- Whiterock/Trails/Nature Areas- 115
- Restaurants-90
- Coon Bowl-65
- Golf Course/Club Birdie-55
- Parks, Pool, Campground, Ball fields-50
- Downtown/Shopping/Hardware Hank-45
- Home/Stay with Family-30
- Leave town-25
- Nothing-25

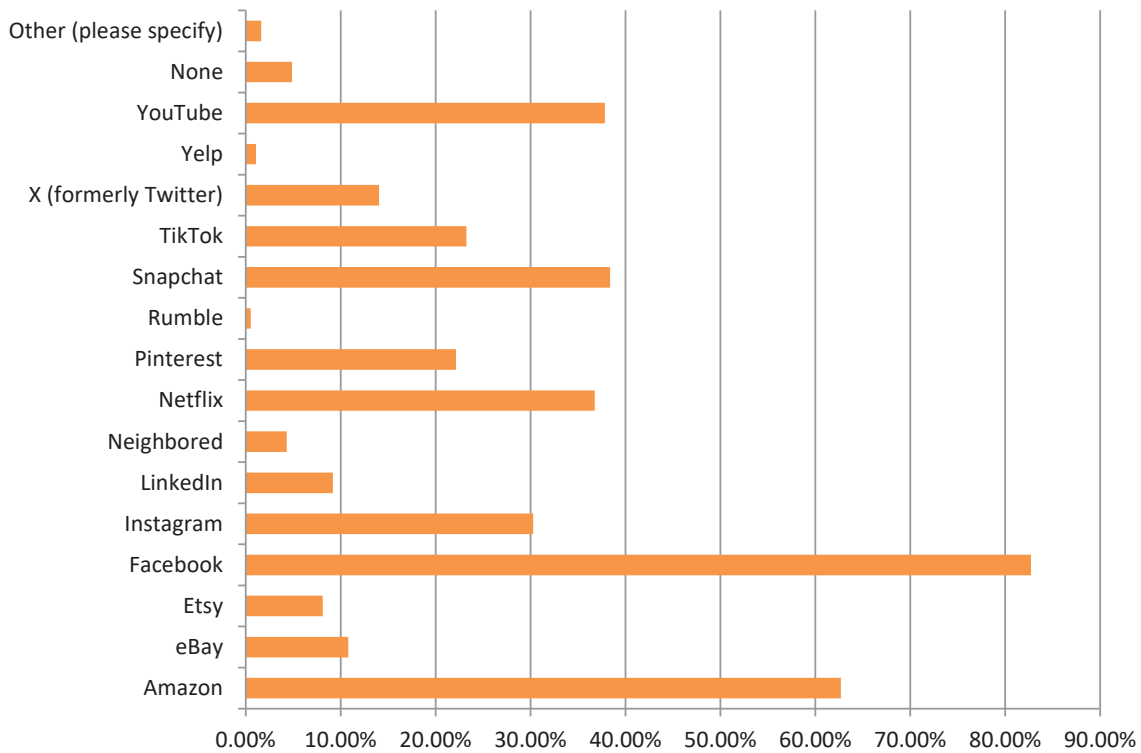
10. Of the following, which two (2) media sources do you rely on for Coon Rapids area news and information?



Other Responses:

- Previously channel 3 (3)
- Friends (2)
- Main Street Coon Rapids
- People that do business locally
- Can't rely on any of these
- None
- We can't even see the store adds on the internet unless you have Facebook. Can't look on-line to just see the Frolich ore HWH add.

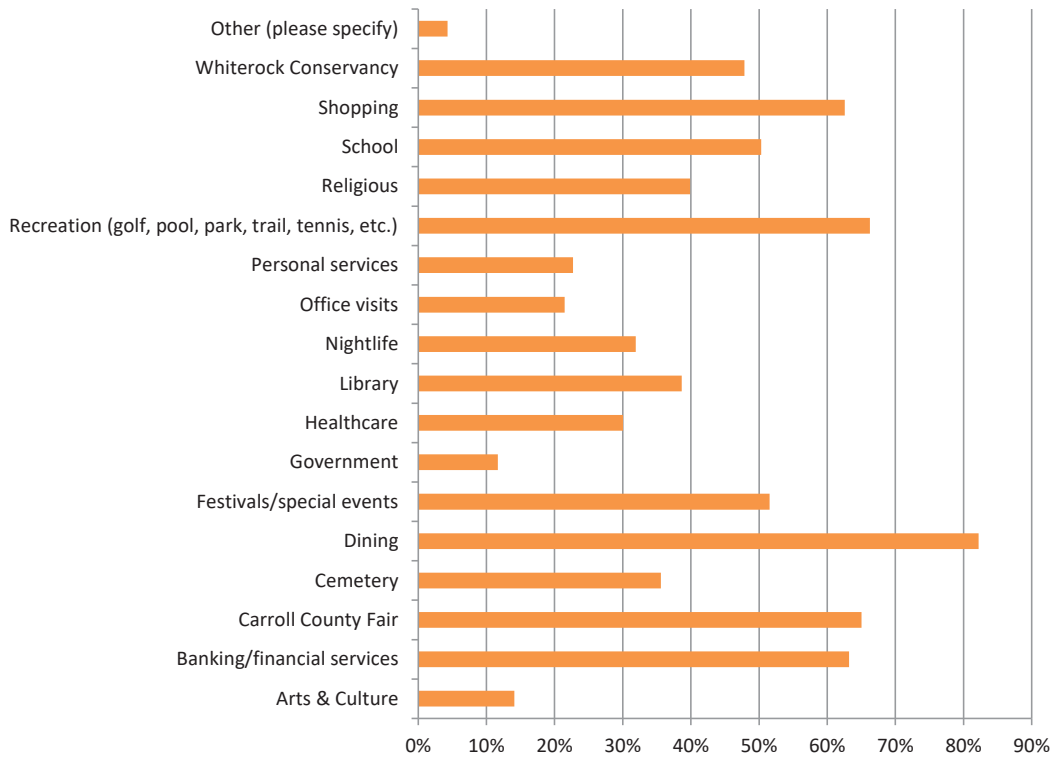
11. Which of the following social media networks or online applications do you regularly use? (select all that apply)



Other Responses:

- Sirius XM
- Youtube TV
- Signs at retail buildings

12. For which of the following activities or purposes have you visited Coon Rapids within the past year? (check all that apply).

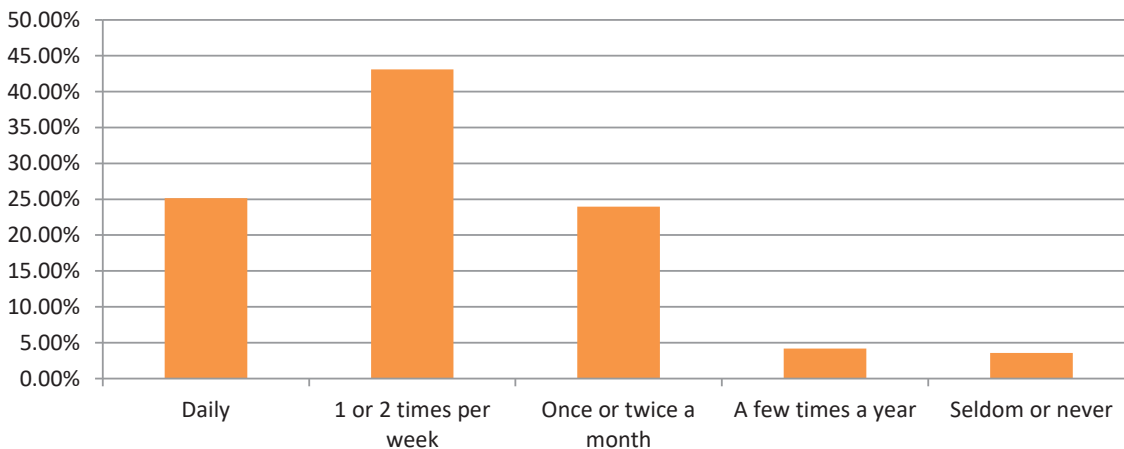


Other Responses:

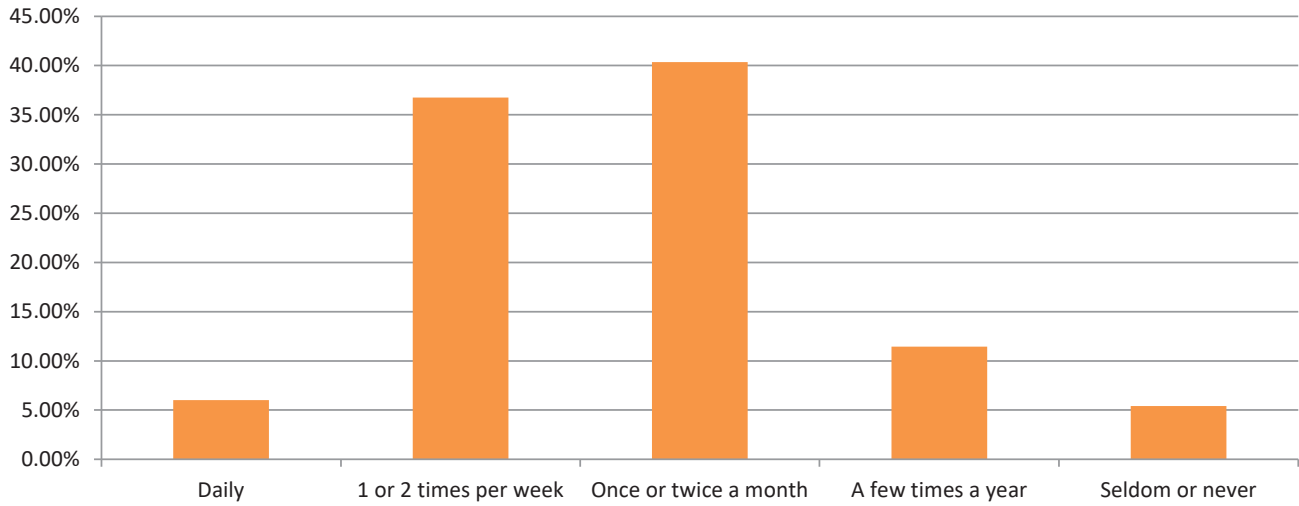
I live here
 Visiting family
 Fill up with gas
 Car maintenance

People that do business with me locally
 Business meetings
 Carroll County Fair could use more attractions for families/kids/improvements

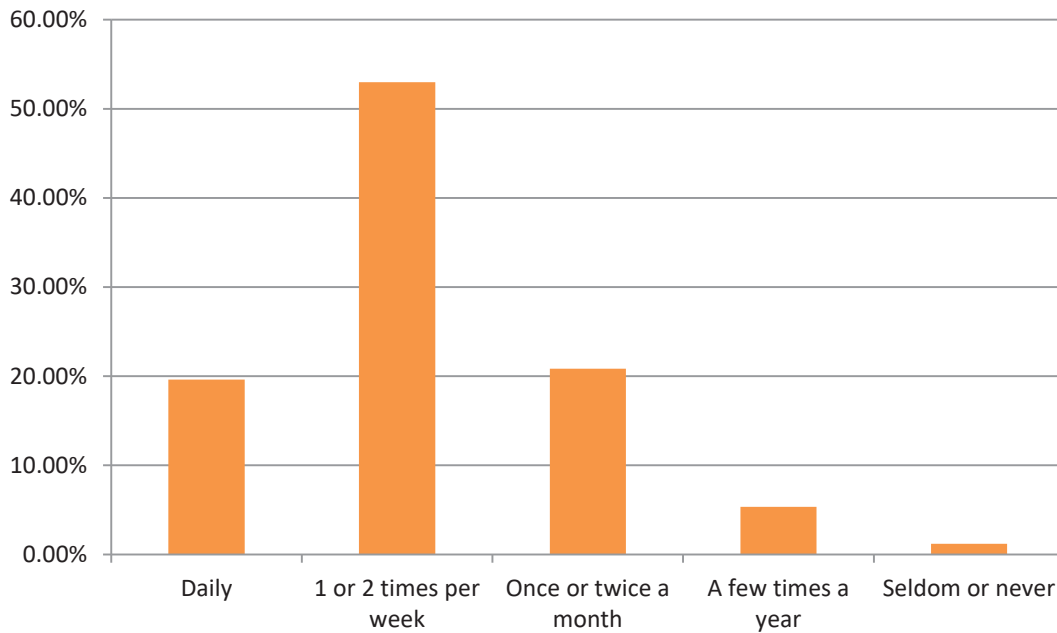
13. How often do you visit Coon Rapids to do errands or for office and service-related purposes? (i.e. library, city hall, post office, salon, doctor, chiropractor, insurance, banking, or repair services, etc.)



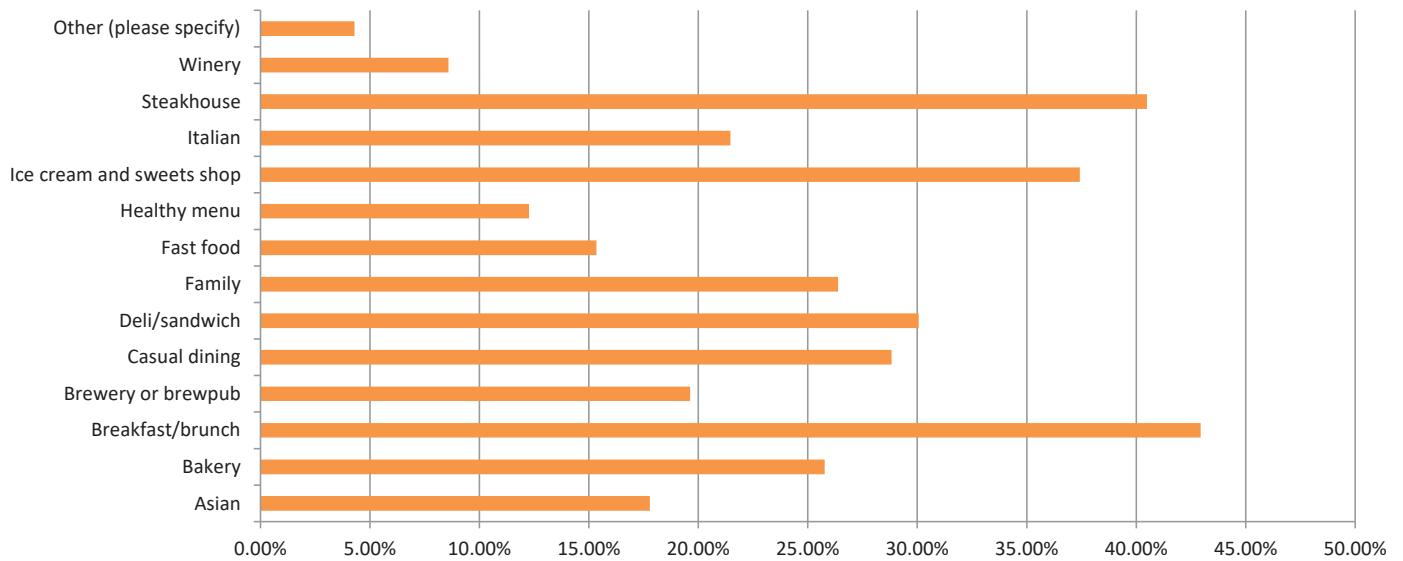
14. How often do you visit Coon Rapids for eating, drinking, or entertainment?



15. How often do you shop in Coon Rapids?



16. Which of the following types of eating and drinking establishments would make you visit Coon Rapids more often? (check up to three)



Other Responses:

BBQ (2)

Ice Cream & Subs

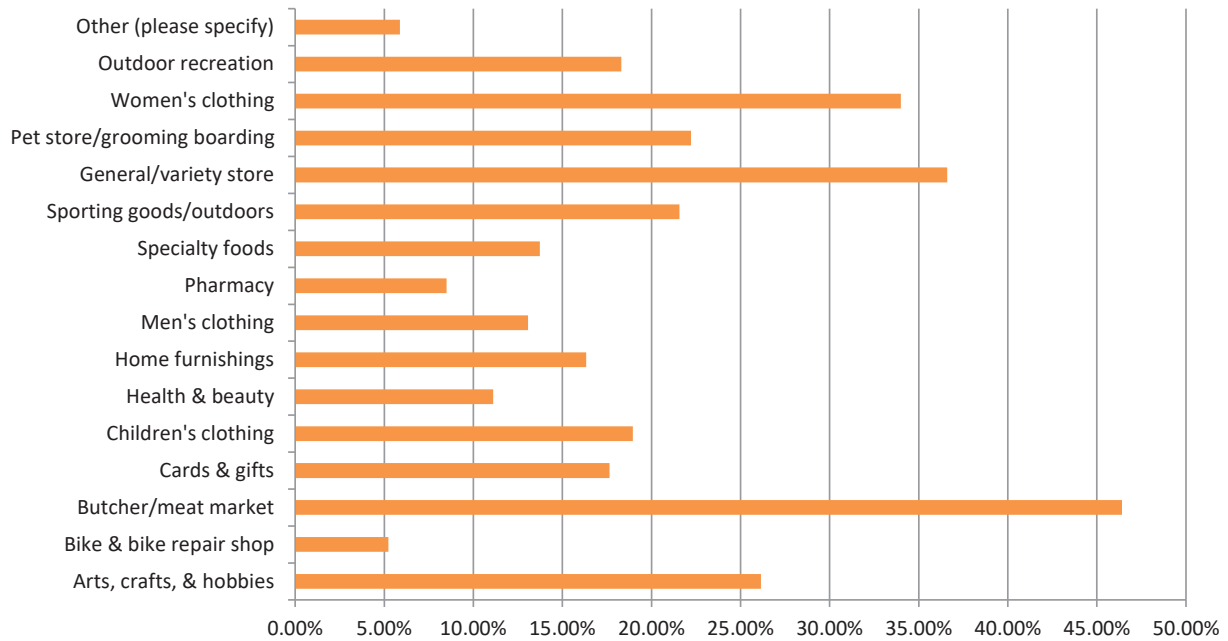
We already have everything here that I would want

Good coffee shop- with options of a bakery

A place that did business with me

Pizza

17. Which of the following types of retail establishments would make you visit Coon Rapids more often? (check up to three)



Other Responses:

Coon Rapids has most everything I would need in it already:)

With Hardware Hank in town, they will look for what you want

I would love clothing but it so hard in a small community

Groceries

Small engine repair

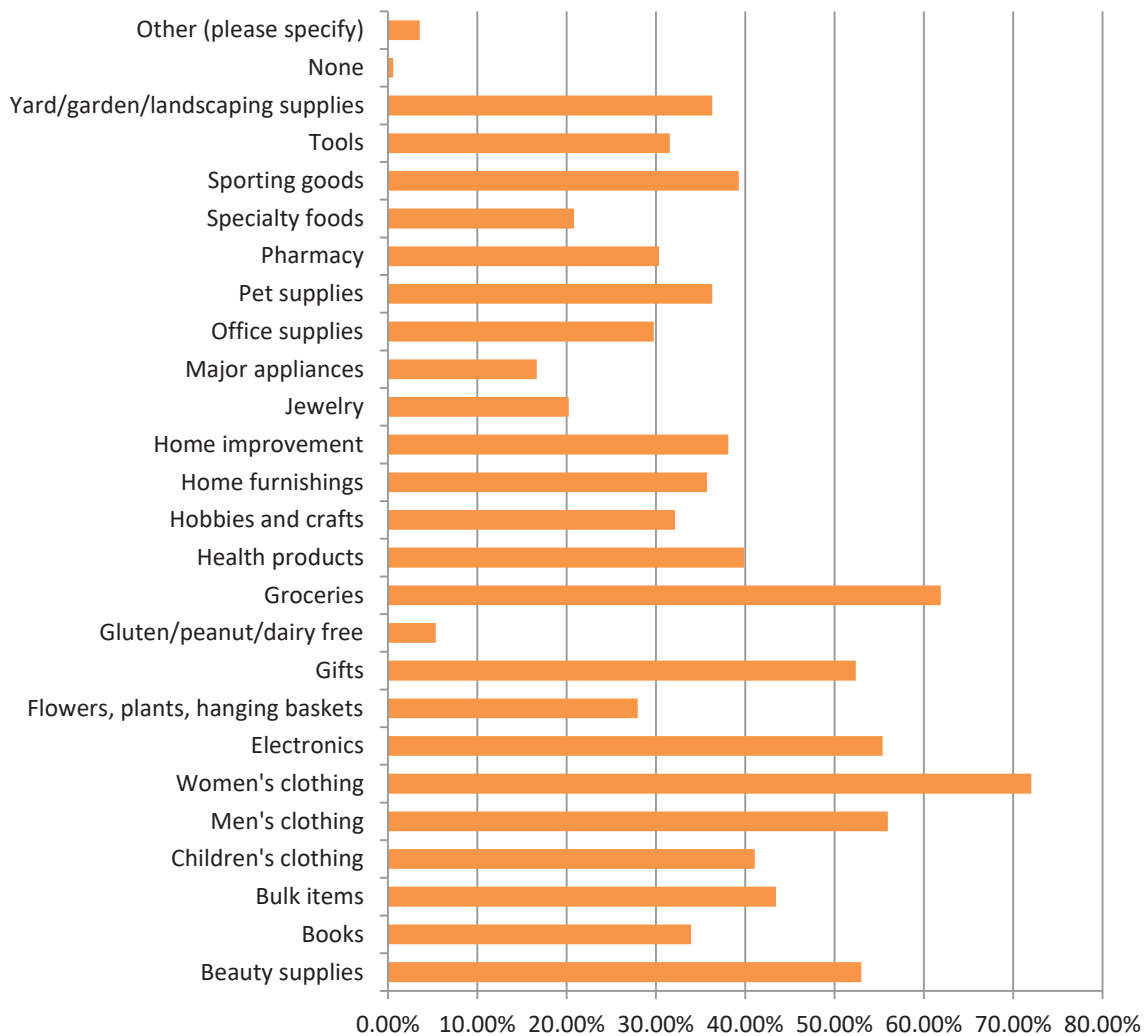
Bowling alley

A place that did business with me

Indoor shooting range

Nail Salon - everyone from Coon Rapids goes to Perry

18. What type(s) of products have you purchased on the internet or left Coon Rapids to purchase within the last twelve (12) months? (select all that apply)



Other Responses:

Quality meats from a locker

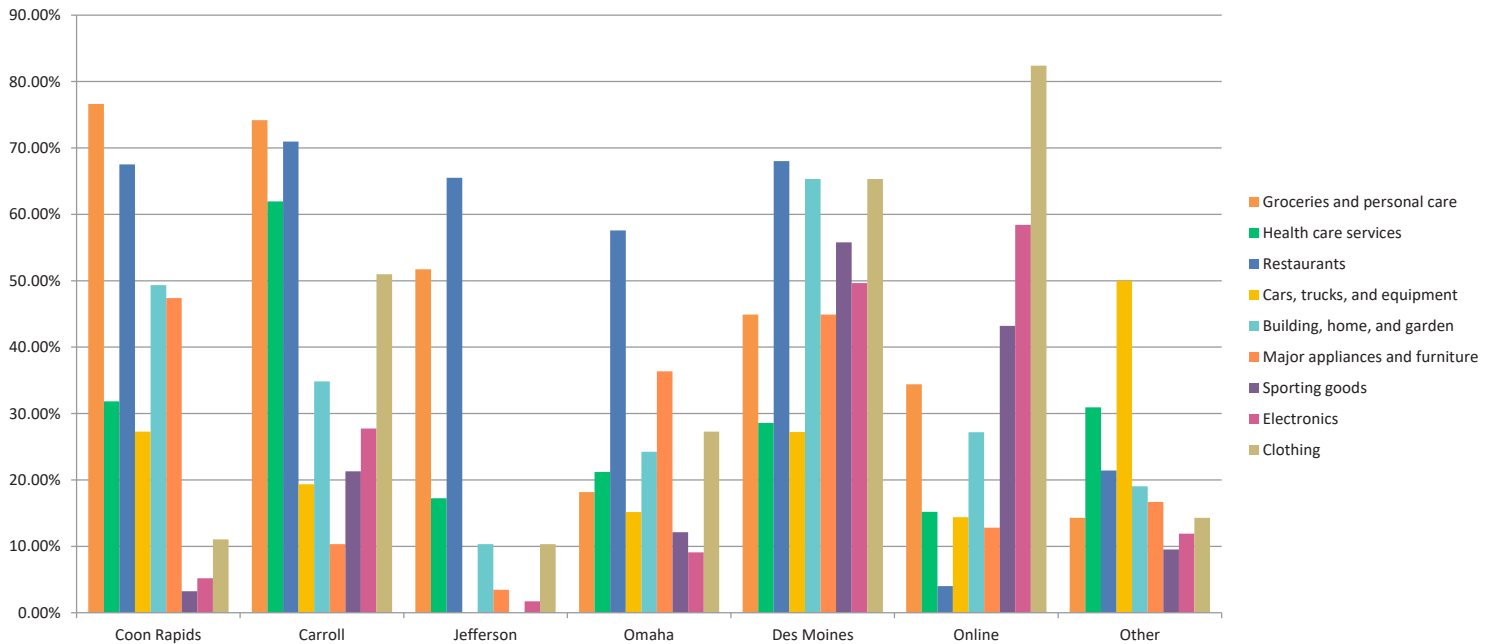
Most shopping not done in Coon Rapids

Shoes

Toys

A lot of City/School entities purchase their product from someone other than me

19. What type(s) of products have you purchased on the internet or left Coon Rapids to purchase within the last twelve (12) months? (select all that apply)

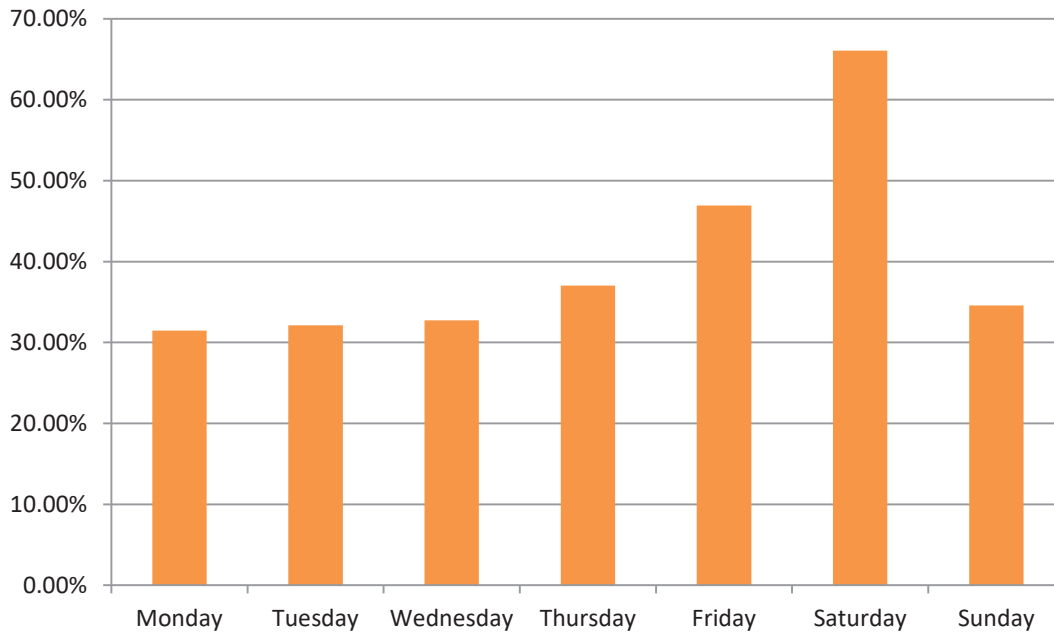


Other Responses:

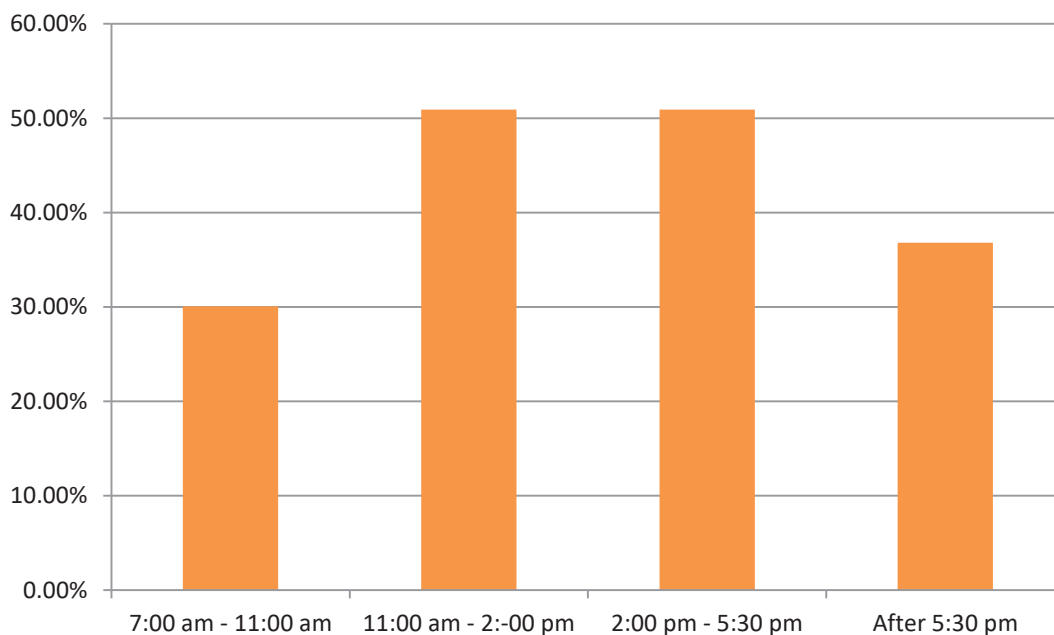
Adel
 Ames (4)
 Doctor
 Glidden (2)
 Go to movies in Carroll
 I go to Carroll for pet supplies and Jefferson
 for Vet Services
 Lake City
 Manning
 Manning for Healthcare (2)

Perry (2)
 Pet food, and treats, bulk food (Costco and
 Sams)
 Spencer (3)
 Storm Lake
 Stuart
 Wine
 A lot of City/School entities purchase their
 product from someone other than me

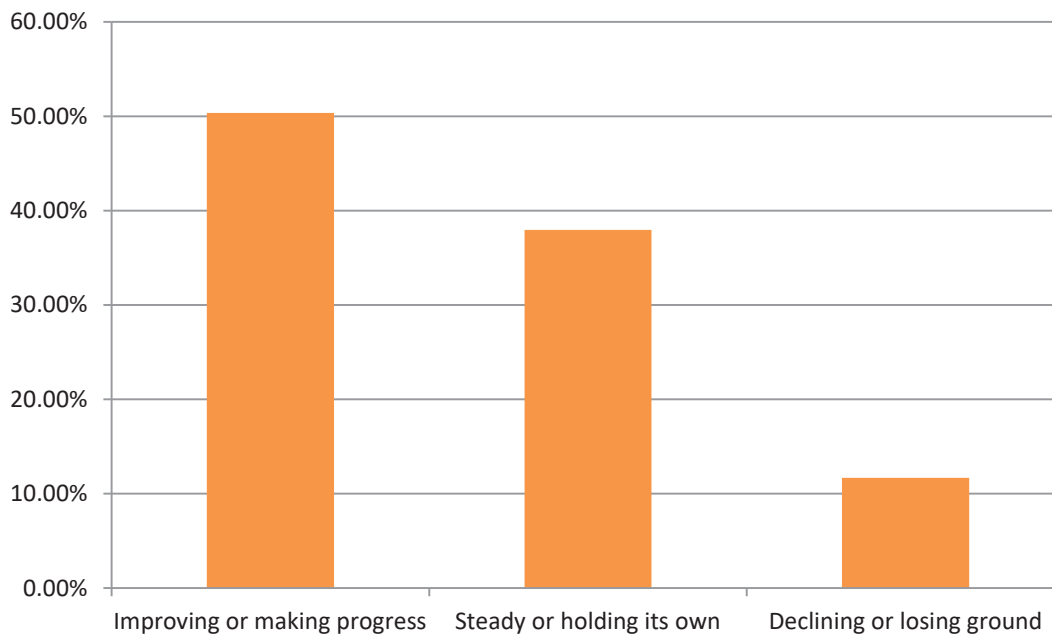
20. What days of the week do you most frequently shop? (NOT just in Coon Rapids or in Downtown Coon Rapids) (select all that apply).



21. What times of the day do you most frequently shop? (NOT just in Coon Rapids or in DOWNTOWN Coon Rapids) (check all that apply).



22. Which best describes recent trends in DOWNTOWN Coon Rapids?



23. In your opinion, what are the three (3) things you like most about DOWNTOWN Coon Rapids?

- | | | |
|--------------------------------------|---|------------------------|
| Updated storefronts (42) | Seasonal activities/
decorations (4) | Veteran's Memorial (2) |
| Clean (28) | Customer Service (4) | Pocket Park |
| Frohlich's (22) | Pharmacy (3) | Store Hours |
| Hardware Hank (22) | Post Office (3) | Accommodations |
| Middle street parking (20) | Medical Clinic (3) | Interior Improvements |
| Walkability/Easy Access (18) | Murals/Art (3) | Comfort |
| Parking (13) | Gas station/mechanic (2) | Good Products |
| Flowerpots/planters (13) | Farmer's Market (2) | Historic |
| Variety of businesses (14) | Jenna's (2) | Progressive |
| Friendly (12) | New businesses (2) | Quaint |
| Small town atmosphere/
charm (11) | Coffee Shop (2) | Quite |
| Overall Appearance (8) | Social Club (2) | Reasonable |
| Inviting (8) | Bowling Alley (2) | Right Size |
| New Hope (7) | Proximity (2) | Signs |
| Events (6) | Iowa Savings Bank | Wide Mainstreet |
| Northside Rec (6) | Thomas Rest Haven | Wider Sidewalks |
| People (5) | Chuck's Place | |
| Filled storefronts (5) | Dollar General | |
| Active/Busy (4) | Jaxine's Flower Shop | |
| Convenience (4) | Mike's Plumbing and Pump | |
| Safety (4) | Nature Ammil | |

24. In your opinion, what are the three (3) greatest challenges facing DOWNTOWN Coon Rapids?

Lack of Business/Empty Storefronts- 110

- Empty and vacant buildings
- Lack of retail stores
- High turnover and businesses closing
- Limited variety of shops
- Too many similar businesses
- Lack of restaurants/food options
- No fast food/clothing/barber shop/entertainment
- Filling vacant buildings
- Keep grocery, pharmacy, medical offices, and hardware store

Business Variability Issues- 80

- Limited/inconsistent hours (especially after 5 pm)
- Businesses not open evenings and weekends
- High prices compared to nearby towns or online
- Poor customer service/unwelcoming atmosphere
- Staffing shortages
- Owners lacking business sense
- Rising cost of taxes and utilities
- Businesses are not profitable long-term

Low Foot Traffic, Population, and Community Support-66

- Not enough shoppers
- Population decline
- Residents shopping out of town or online
- Competition by Walmart, Dollar General, nearby cities
- People say they will buy local but don't
- Limited employment opportunities
- Lack of community buy-in or support for new ideas

Appearance, Building Condition, Infrastructure-51

- Old/rundown buildings
- Poor upkeep/unattractive buildings
- Lack of lighting
- Drainage and flooding issues
- Standing water
- Too much concrete- not enough greenery
- Handicap accessibility
- Fire safety concerns
- Need for façade improvements

Lack of Entertainment, Dining and Evening Activity-44

- Few restaurants
- Limited food variety
- Nothing to do at night
- No family entertainment
- No movie, arcade, dancing, events
- No community gathering spaces
- Need for hotel, seating green space

Leadership, Vision and Resistance to Change-19

- Lack of vision
- Resistance to change
- Old-school thinking
- Poor networking
- Public negativity
- Grant rules discouraging investment
- Community unwillingness to embrace new ideas

25. Describe one (1) small improvement that can be made in the next 6-12 months to have a positive impact on the look and feel of DOWNTOWN Coon Rapids (five words or less)

Better Lighting-6

Storefront Beautification & Building

Appearance-13

Greenery, Flowers and Planters-8

Events, Music and Activity-15

Cleanliness and Maintenance-10

Filling Empty Storefronts/Add new businesses-6

Drainage and Street Fixes-6

Seasonal Decorations and Themes-3

Hours, Access And Friendliness-5

26. Describe one (1) specific large project/initiative that can be completed in DOWNTOWN Coon Rapids that would improve the look and feel of downtown? (five words or less).

Streetscaping-26

- New curb, gutter, sidewalks
- Repaired sidewalks
- Bump-outs with trees
- Decorative street lights and banners
- Smoother streets/resurfacing
- Painted street lines
- Alleys as part of streetscape

Business Recruitment and filling empty storefronts-15

- Bring in new businesses
- More stores/retail
- Fill empty storefronts
- Business incentives/tax breaks
- Use empty buildings
- Create demand
- More restaurants/higher-quality dining

Lighting Improvements-9

- New street lights
- Better Lighting
- Large decorative lights
- Street lamps
- Banners with lighting

Drainage, Flooding, and Water Issues-11

- Fix drainage on Main Street
- Standing water
- Flooding during heavy rains
- Gutters that drain
- Water retention problems
- Alleviate puddling near sidewalks

Building Renovation, Facades and Demolition-12

- Renovate older buildings
- Finish updating remaining buildings
- Demolish old Chuck's building
- Update vacant buildings
- Rear of buildings/alley-facing facades
- Legion Hall face lift
- Fix New Hope building

Public Gathering Spaces, Seating and Community Uses-14

- Outdoor seating/lounge area
- Inviting gathering spaces
- Communal spaces
- Outdoor concert area
- Indoor space for children
- Teen hangout
- Bring back movie theater
- Remodel Legion Hall

Grocery Store Investment and Retention-3

- Grocery store as an essential service
- Deli and essentials
- Needs a new roof

Other Notable Mentions-

- Reduce utility costs with solar/wind
- Bike trail connection
- Railroad crossing improvements
- Rec Center

27. What is your favorite local special event or festival that takes place in DOWNTOWN Coon Rapids?

Memorial Day Block Party-37
Christmas in a Small town-30
Carroll County Fair-10
Halloween-10
Farmers Market-9

Harvest Dinner-3
July 4th-5
Other-3
None-9

28. Is there an event/activity that doesn't happen in Coon Rapids that you would like to see in DOWNTOWN Coon Rapids in the near future? (five words or less).

Live Music, Concerts, and Performances-17
None/Unsure-15
Fitness, Outdoor and Niche Events-8
Festivals/ Seasonal celebrations-7
Crazy Days-6

Food Trucks, Food and Culture Events-4
Arts, Theater, and Interactive Experiences-4
Car Shows-3
Youth, Teen and Family Activities-2

29. What is one (1) new business or attraction that would make you visit DOWNTOWN Coon Rapids more often? (five words or less).

Restaurants and Food-35

- Sit-down restaurants
- Steakhouse
- Italian restaurant
- Chinese/Asian Restaurants
- BBQ
- Pizza/sub shop
- Breakfast restaurant
- Ice cream/sweet shop
- Bakery
- Wine bar/microbrewery
- Fast food (Subway)
- Non-deep-fried/healthier food options
- Kid-friendly dining

Clothing Stores-15

- Women's clothing
- Men's clothing
- Family clothing
- Shoes
- Children's boutique

Specialty Retail and Gift Shop-11

- Gift/card shop
- Home decor
- Craft store with classes
- Novelty store
- Amish-style specialty store
- Wine shop
- Healthy/holistic store

Recreation, family and community spaces- 10

- Rec center
- Indoor play space for kids
- Dance lessons
- Shooting range/RC track
- Family focused attractions

Grocery, Food Access and Essentials-10

- Affordable grocery options
- Butcher shop
- Meat/jerky store
- Amish grocery store

Sporting Goods and Outdoor Stores-4

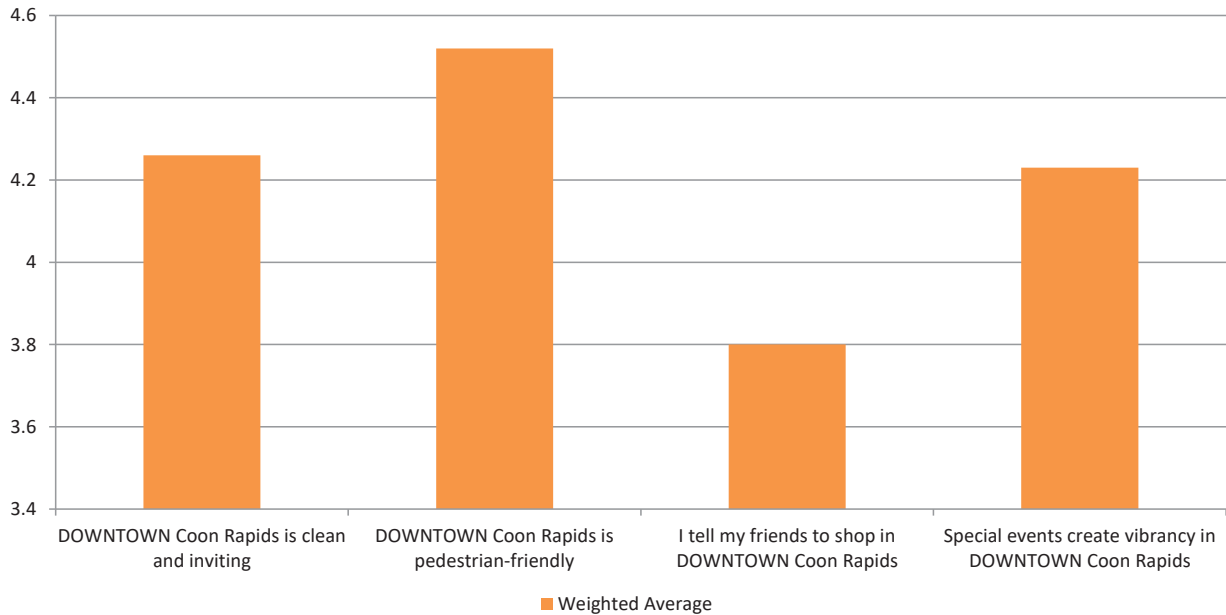
Personal Services-7

- Massage therapist
- Nail salon
- Dog grooming/pet daycare
- Vet clinic
- Laundromat

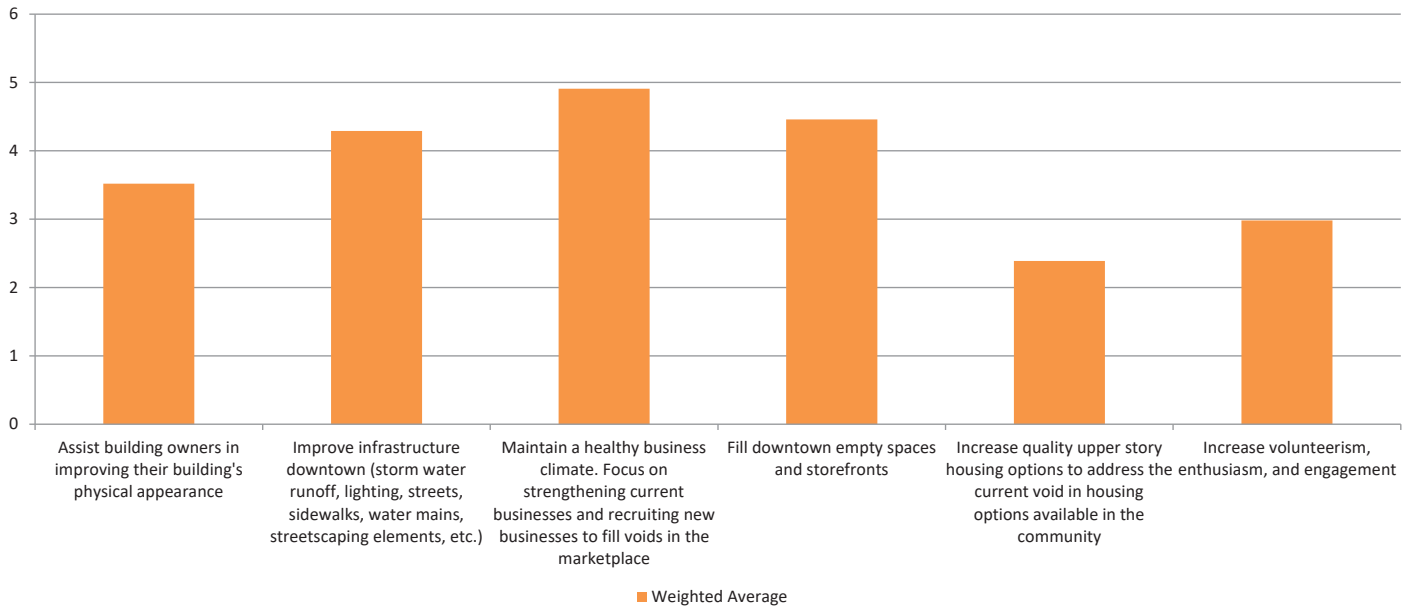
Other

- Hotel
- Community daycare
- Housing options
- Diesel and tractor repair
- Businesses that prioritize buying local
- Unsure

30. Please indicate your level of agreement with the following statements about DOWNTOWN Coon Rapids?



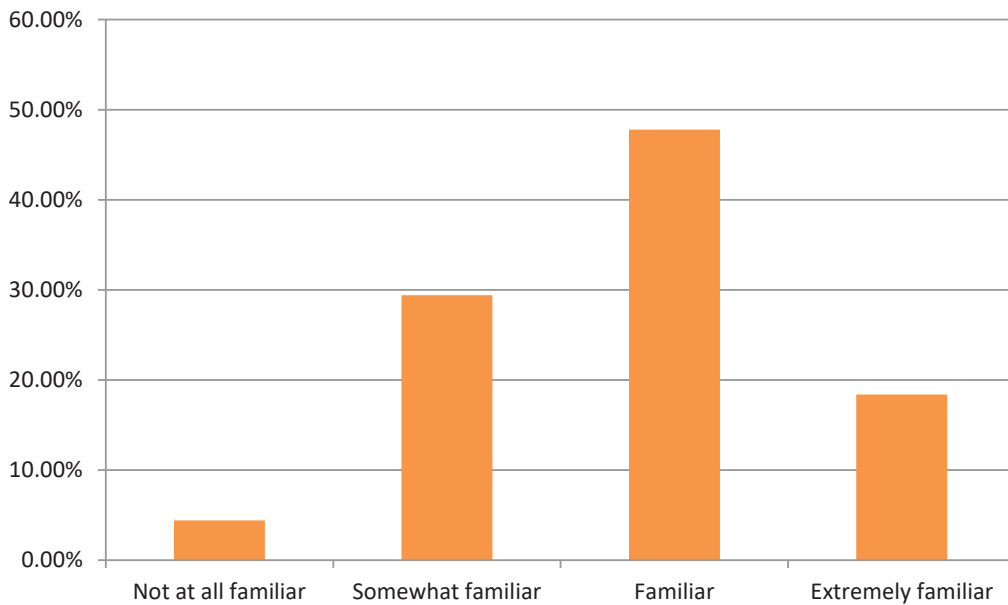
31. The Main Street Coon Rapids organization has identified these proposed top organizational priorities in the next 3-5 years. Please rank these priorities in order of importance to you.



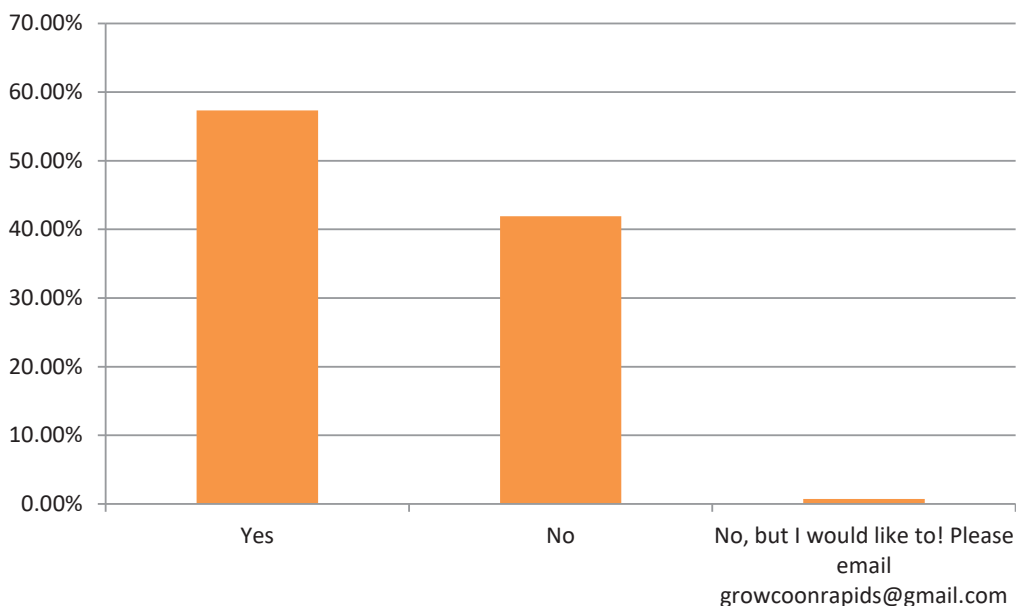
32. Are there other priorities for Main Street Coon Rapids you would add to this list of DOWNTOWN development priorities?

Business Support, Flexibility and Promotion-8
Programming, Music, Food, and Social-5
Grocery Store and Essential Infrastructure-4
Streetscaping/Alley-2
None-15

33. How familiar are you with the Main Street Coon Rapids organization?



34. Have you ever been asked to be involved/volunteer with the Main Street Coon Rapids organization?



35. What is the one thing that Main Street Coon Rapids can do to get you excited (or keep you excited) to volunteer with the organization in the future? (10 words or less).

New Ideas, Creativity and Project-53

- New Volunteers/younger ideas
- New Ideas
- Creative Opportunities (decorating, cooking, painting)

Personally Ask and Clearly Invite People-10

- Contact individuals directly
- Take people up on offers to help

Communication and Transparency-6

- Keep everyone informed
- Transparency in decision-making
- Explain needs clearly

Positive Culture: Friendly, Inclusive, Fun-5

- Team atmosphere
- Doing it with friends

Community Purpose and Giving Back-4

- Helping the town stay alive
- Buy local
- Giving back

Recognitions, Appreciation and Gratitude-3

- Recognize ALL volunteers
- Thank-you gatherings

Focus, Impact and Visible Results-2

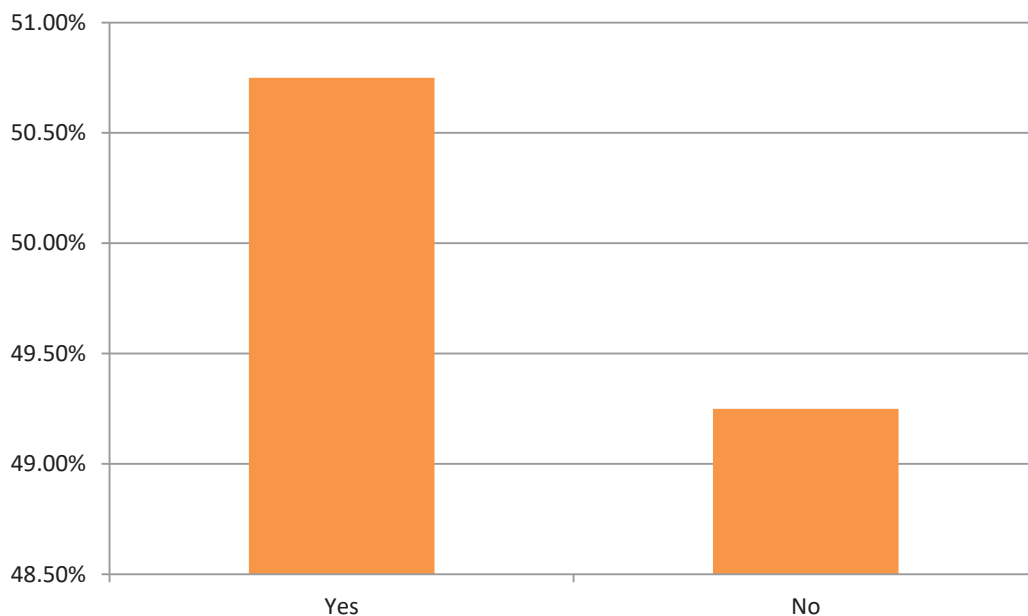
- Do fewer but more impactful activities
- Accomplishments beyond brochures

Scheduling and Practical Considerations-3

- Non-holiday weekends
- Time Constraints
- Energy limitations

Not Interested-13

36. Have you invested financially into the new Main Street Coon Rapids organization?



37. If no, what would convince you to financially invest in the Main Street Coon Rapids organization? (10 words or less)

Personal Financial Capacity/ Economic Conditions-9

- If I could afford to
- Nothing, I don't have extra \$
- Better paying job/higher wage
- Change in economy
- Business not financially stable yet

Supporting Local and All Business Fairly-5

- Support all businesses, not just Main Street
- Equity in who benefits
- Recognition beyond Main Street
- Buy local
- "I invest every time I buy downtown"

Tangible Results and Business Growth-4

- Bringing in new businesses
- Financially stable businesses
- Seeing results from conversations
- Supporting economic development
- Attracting specific retail

Transparency and Clear Use of Funds-3

- Data showing how money is used
- Better explanation of where the money goes
- Spending money the "right way"

Being Asked and Engagement Incentives-3

- Ask
- Fundraisers
- Coon Bucks incentives
- Events with food and variety

Belief in the Mission/Civic Pride-2

- "I believe in CR"
- Continued support and community pride

Opposition to Funding Model or Organization Practices-1

- Objection to reliance on taxpayer-funded grants

Not Interested/Unsure-13

38. In your opinion, what three words, or short phrases best describe the purpose of Main Street Coon Rapids?

Revitalize, Improve, Grow Downtown

- Revitalize, revive, invigorate, restore
- Improve, refurbish, repair, update, modernize
- Growth, development, prosperity, success

Support, Retain, and Attract Businesses

- Help current businesses
- Retain businesses
- Recruit/attract new businesses
- Fill empty spaces
- Business growth and stability

Community, Engagement, and Belonging

- Community, involvement, unifying
- Social gathering, connection, belonging
- Volunteerism, partnering, leadership

Beautification, Appearance, Preservation

- Beautification and clean-up
- Improve appearance, facades, streetscape
- Historic preservation

Promotion, Marketing, Branding

- Promote businesses
- Marketing the town
- Branding, identity, "get the word out"

Events, Activities, Vibrancy

- Events, festivals, activities
- Create excitement
- Vibrancy, liveliness, fun

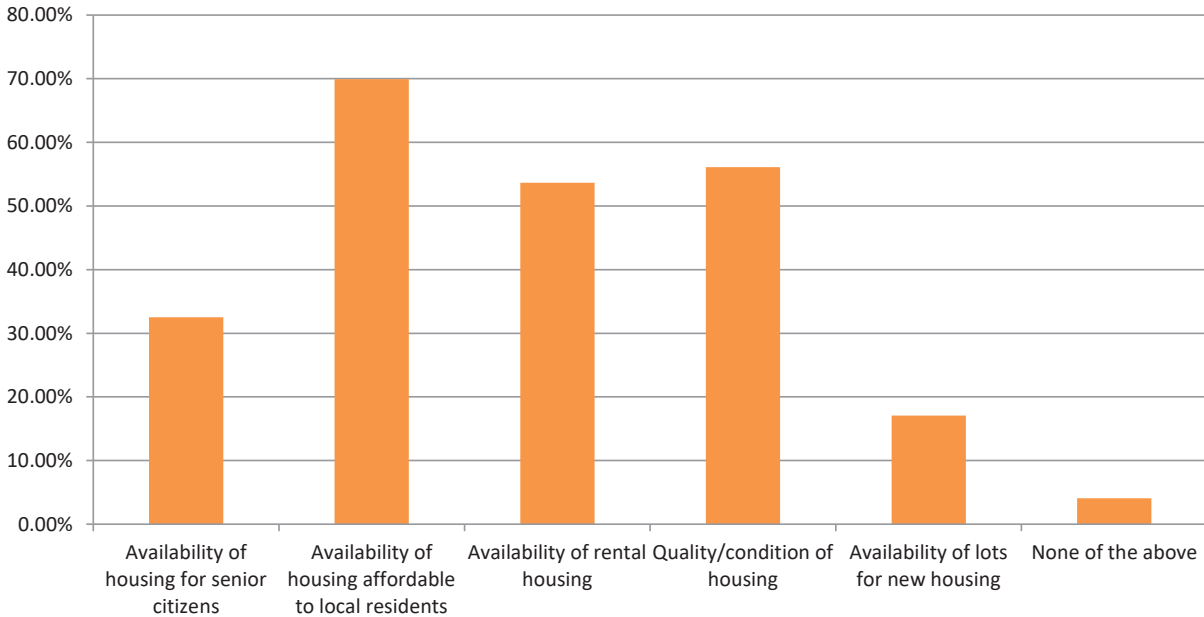
Survival, Viability, sustainability

- Survival and longevity
- Stay viable
- Small-town survival

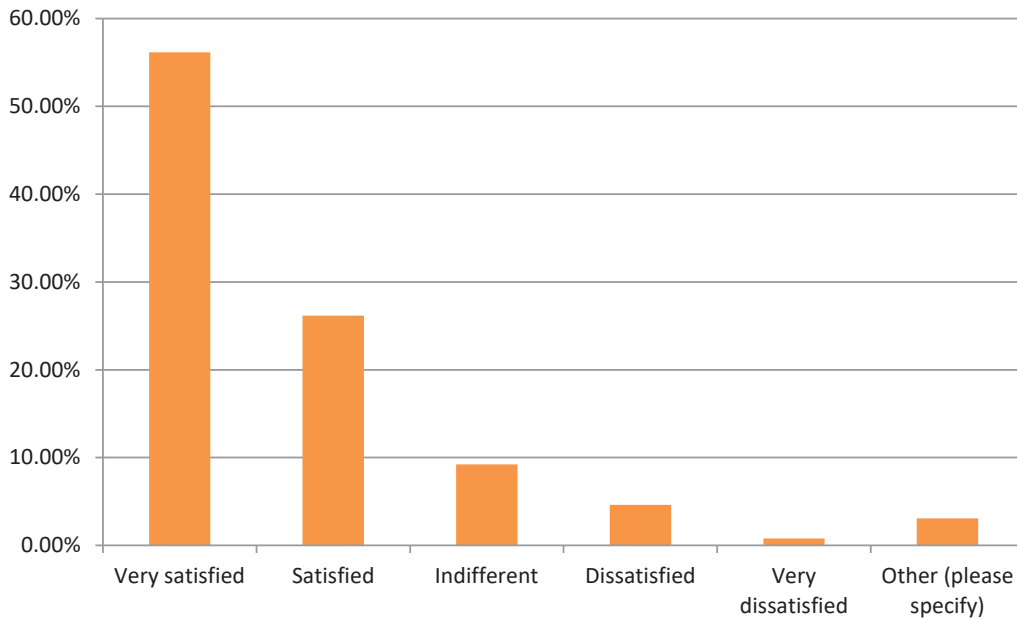
Leadership, advocacy, grants

- Advocacy
- Finding grants, funding
- Planning and organizing

39. Which of the following are serious housing issues for Coon Rapids? Please select all that apply.



40. How do you feel about YOUR current housing?



Other Responses:

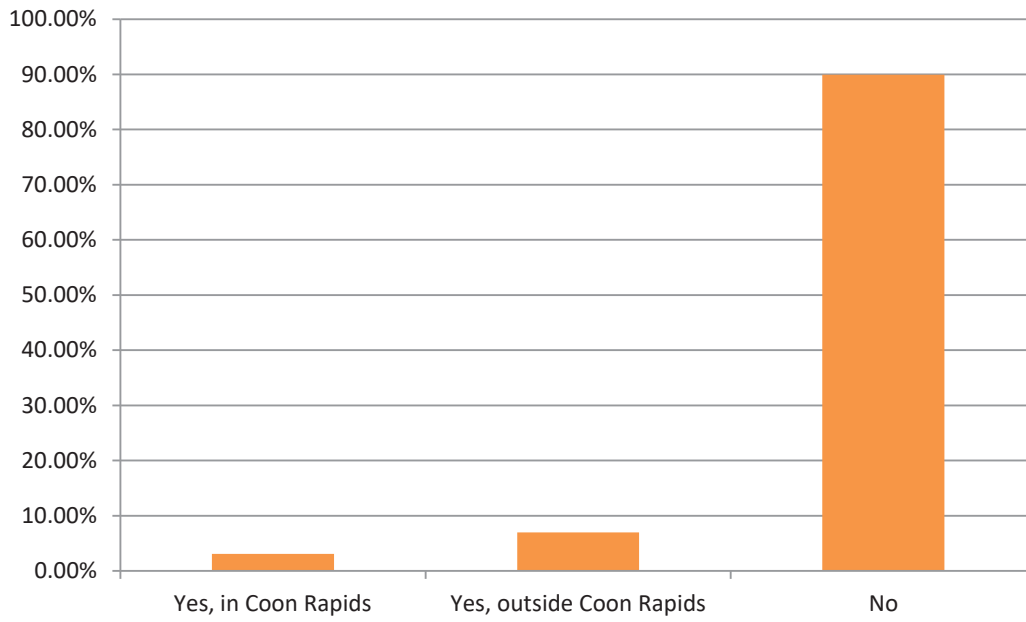
I just built on with money we saved for years. No grant money. Not a person to believe in government money grants.

Too expensive, taxes and utilities

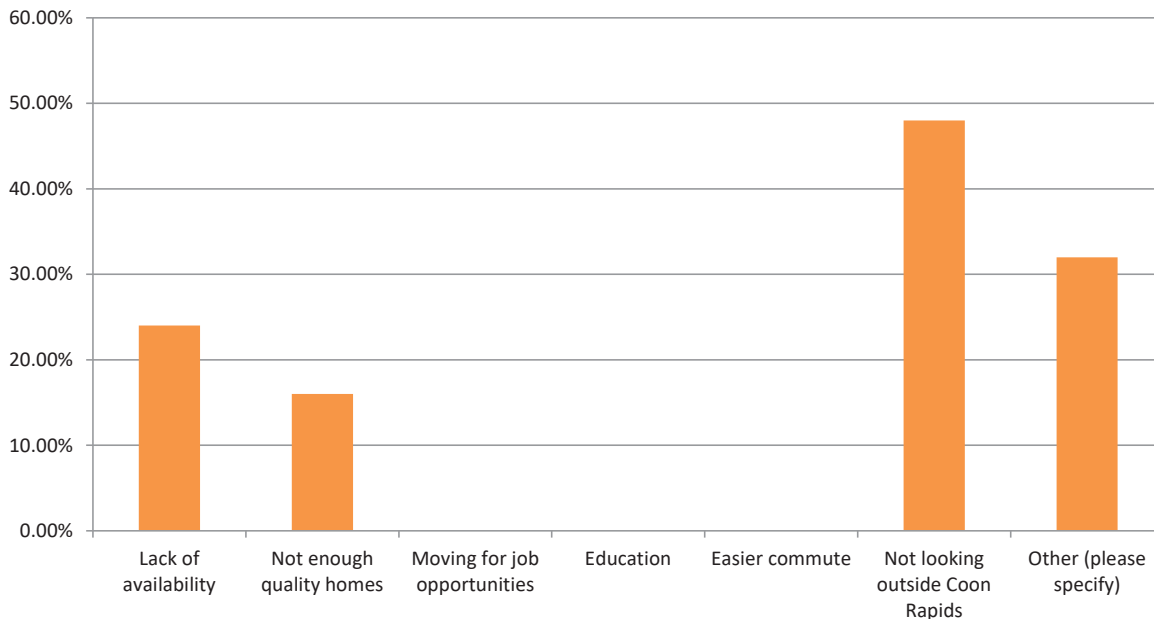
N/A

Satisfied but might consider downsizing if available.

41. Are you currently looking for a new residence?



42. If you answered “yes, outside Coon Rapids, why are you looking outside Coon Rapids? Please check all that apply.



Other Responses:

Move to farm (2)

N/A (2)

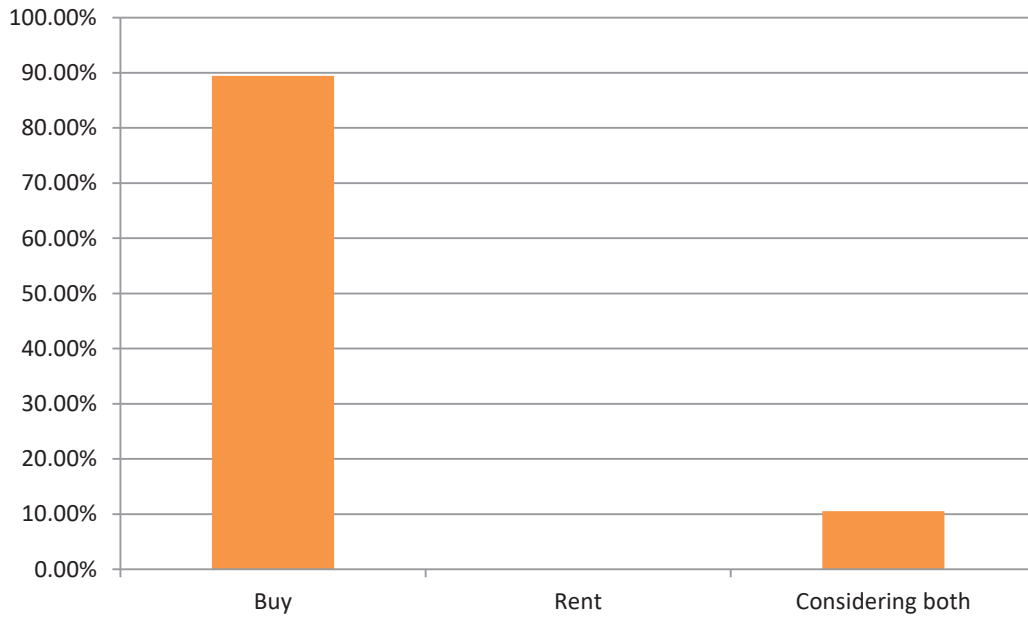
Personal

Outside of the city of CR

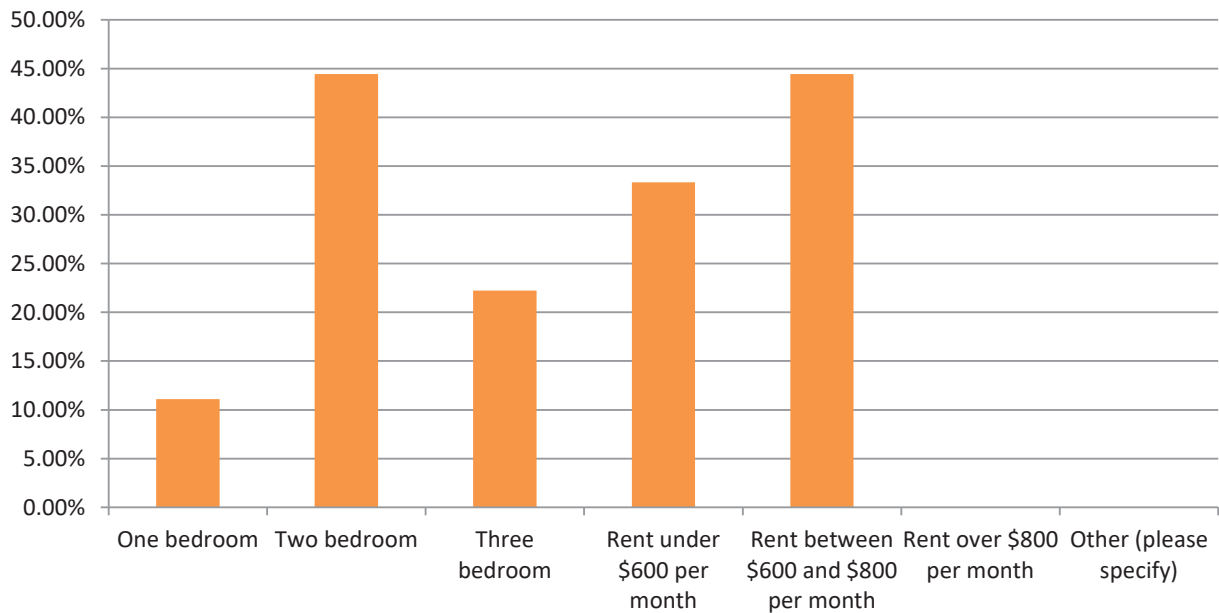
City/business/school don't shop locally....why live here?

Too many “clicks” in town.

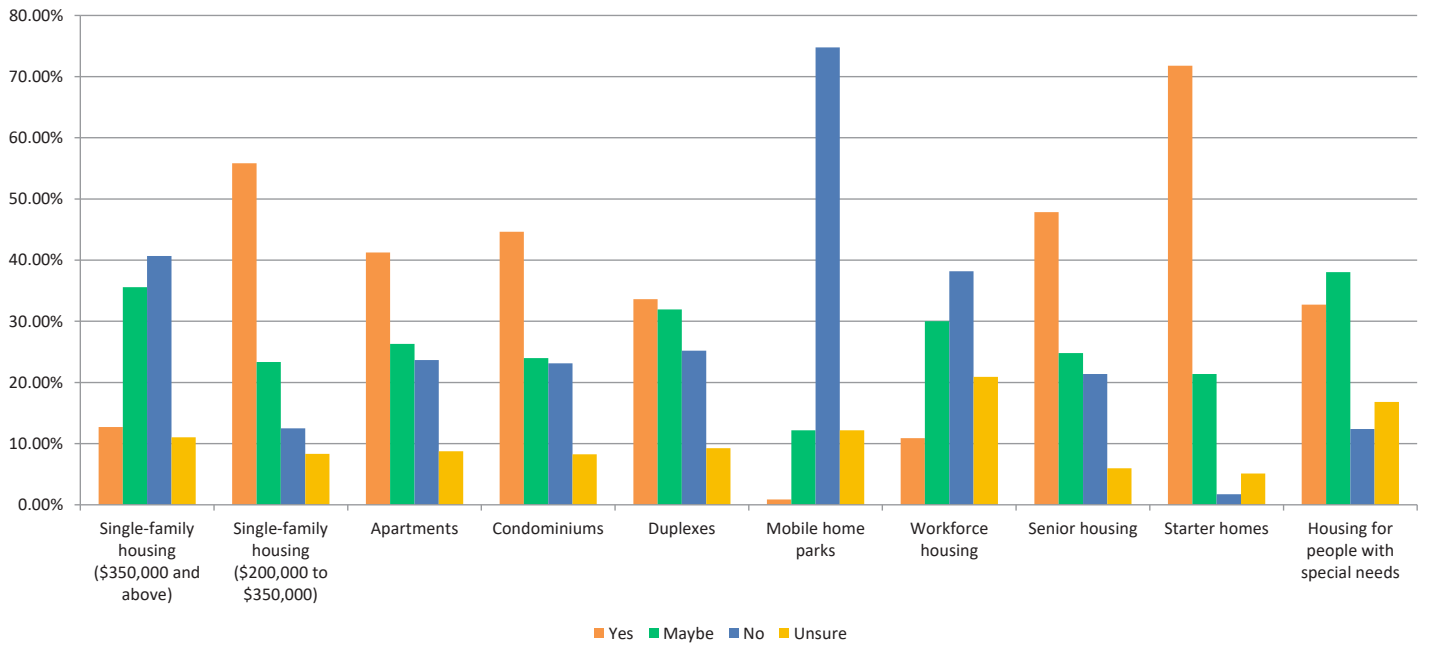
43. If you are looking for a new residence, are you looking to?



44. If you are looking to rent, what are you looking for in a rental? Please check all that apply.



45. Should the following types of housing be ADDED in Coon Rapids?



Other Responses:

Housing for less than \$150,000

No more HUD housing

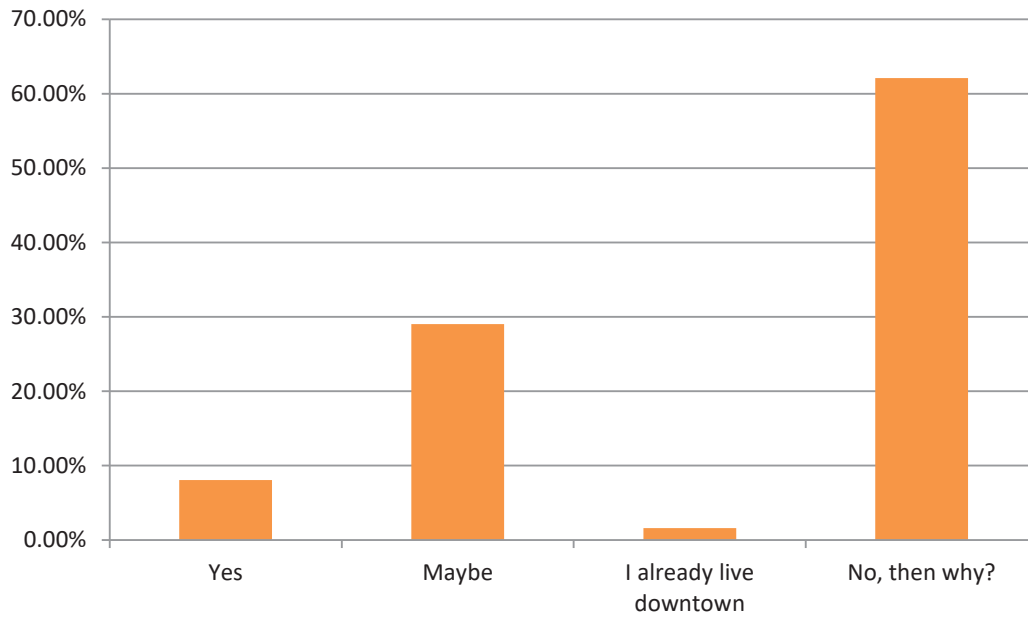
Not looking to live in CR too much longer

We need more affordable housing like the Region XII house on the corner of 4th Ave and Bridge St. That is a perfect example. Not the one on 7th Ave and North St.

Tiny Home cul de sac maybe?

Build more townhomes/condos so elderly will move and open up homes for younger generation

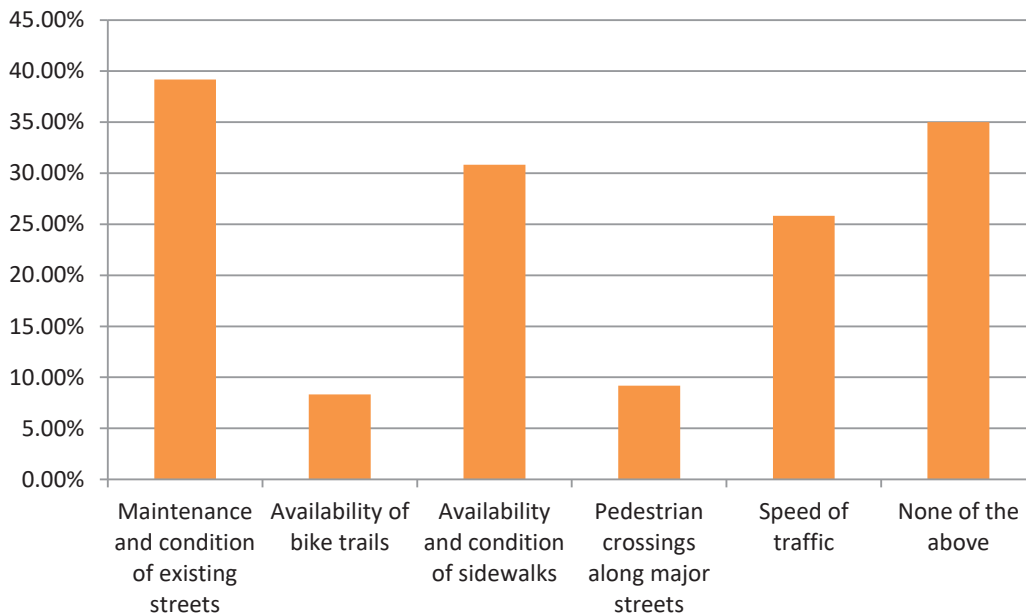
46. Would you consider living in DOWNTOWN Coon Rapids?



Other Responses:

- | | |
|---|--|
| I like where I live now (17) | No privacy (3) |
| Already own my home (12) | Would rather be in a residential district/not downtown (6) |
| Don't like that all housing is upstairs (5) | Too noisy (7) |
| Would rather have a house, not an apartment (5) | Parking (3) |
| No yard (7) | Too much traffic |
| Not for me/don't feel like it's good for family (9) | Already did that |
| Would rather live outside of the city (7) | |

47. Which of the following are serious transportation issues for Coon Rapids? Please select all that apply.



Other Responses:

None of these are serious to me

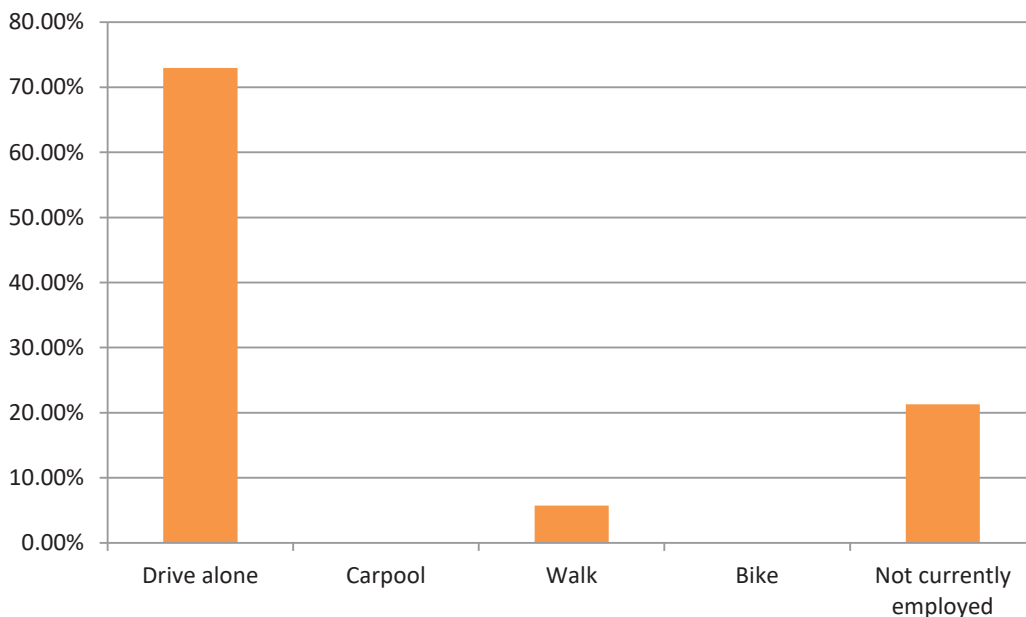
There is no pedestrian trail on the west side of town that connects the north trail back to town
Railroad crossing on 5th is instant death on a bike

Need more sidewalks in Coon Rapids

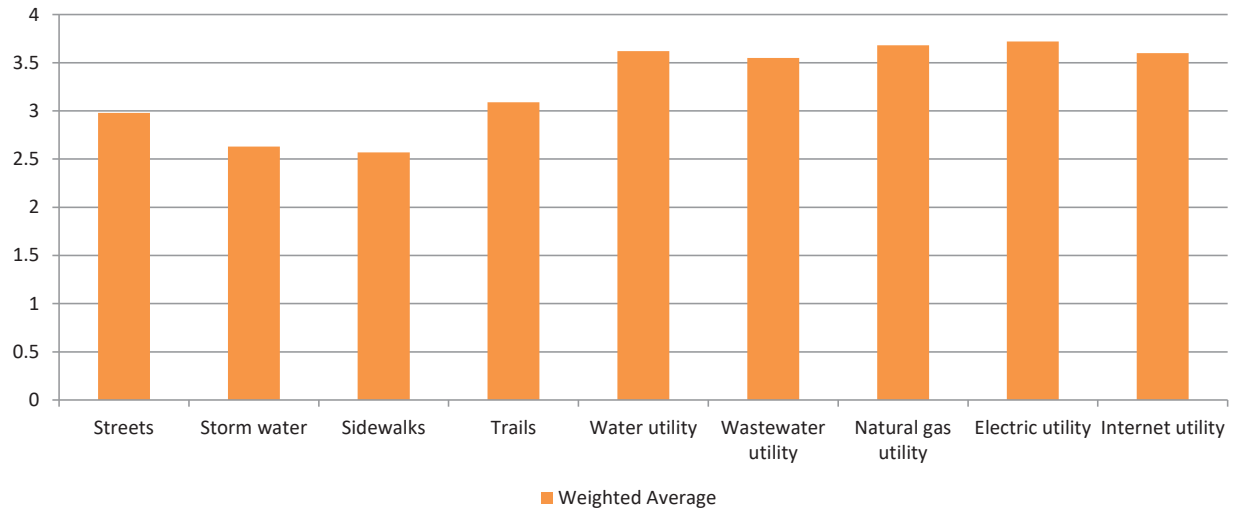
Stop sign on ELM Street. 6th or 7th intersection. On ELM STREET. Speeders. And dangerous
Train tracks on South 5th Ave.

Dangerous pedestrian traffic on Stagecoach! We need a bike trail/walking path off the street.
Homeowners maintain sidewalks but pedestrians are allowed to walk in the street

48. How do you usually get to work?



49. How would you rate the following infrastructure facilities in Coon Rapids?



Other Comments:

Cost of internet should be less

For sidewalks, it's the curb with the sidewalk that makes it hard for a kid to ride their bike on the sidewalks and having to cross the street.

My area things listed that I didn't answer are good. I can't answer other parts of town

Add unsure or N/A option here

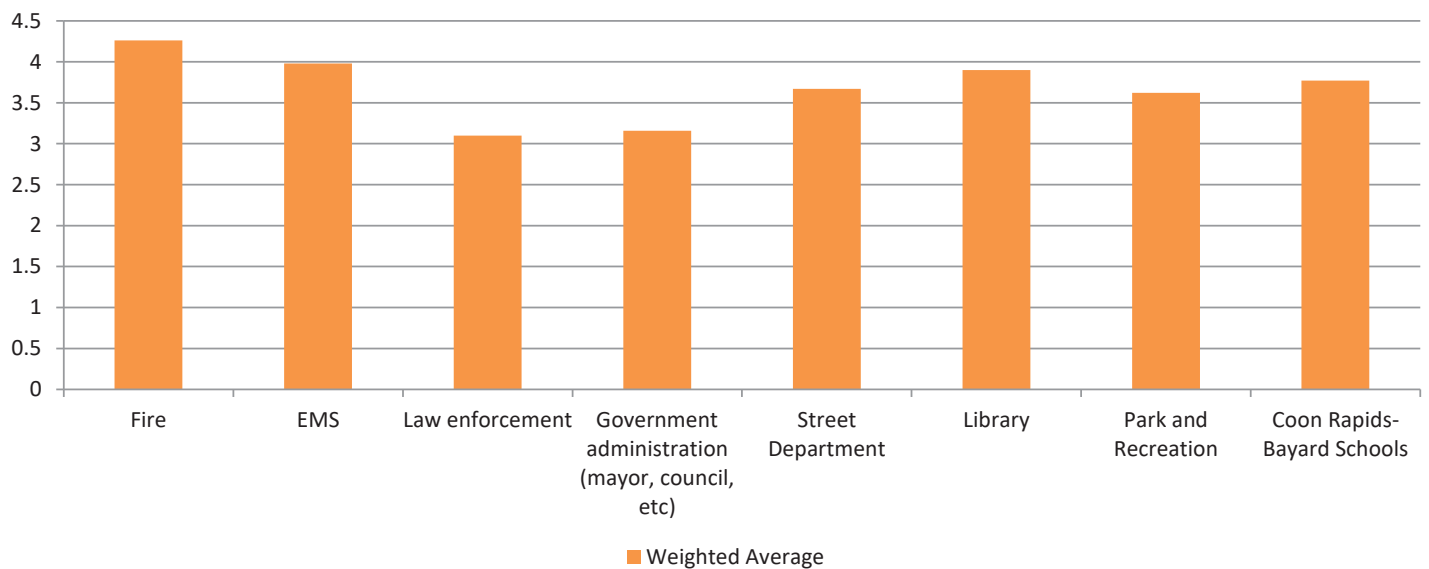
Alley ways could be taken better care of

Taxes and rates TOO expensive

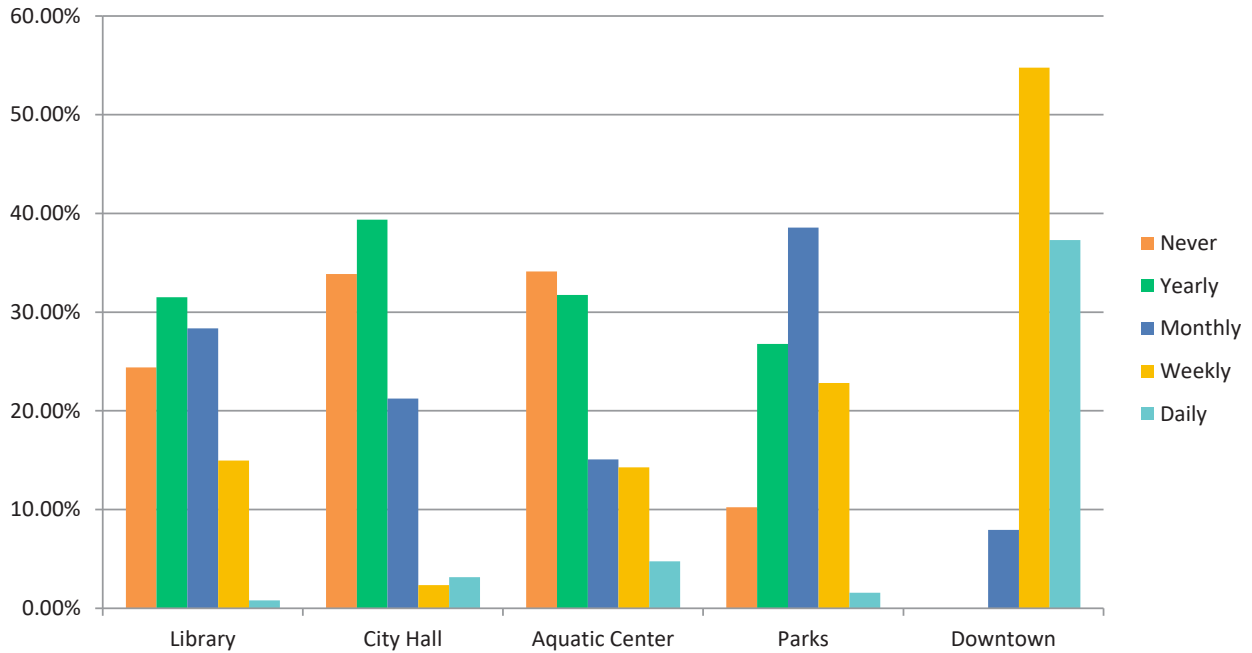
Miss the cable TV

TV would be good again

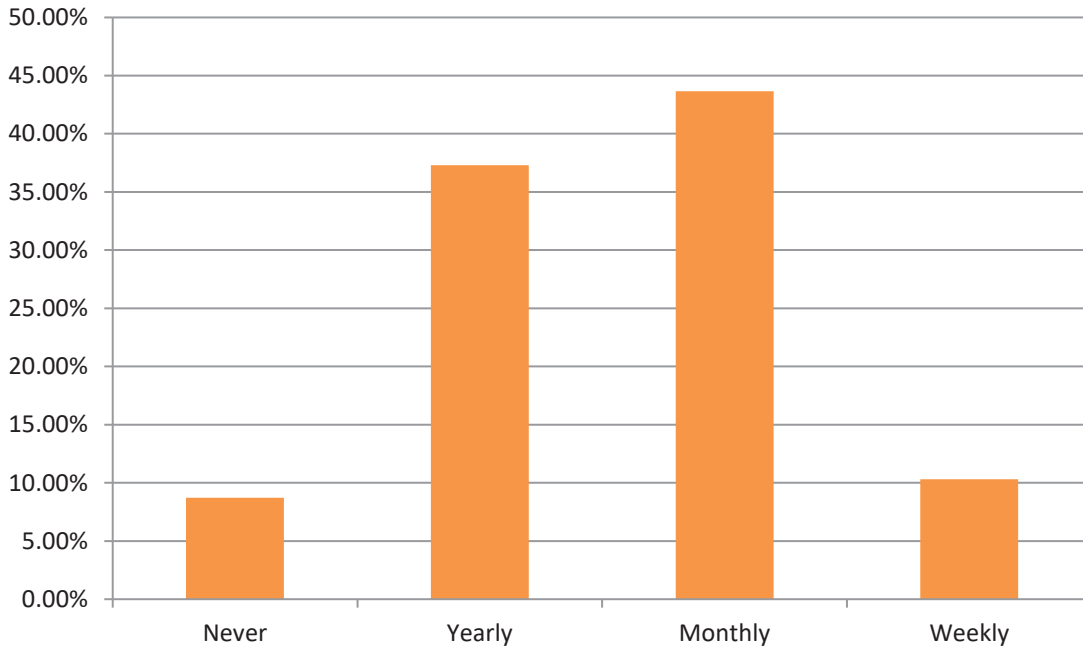
50. How would you rate the following services in Coon Rapids?



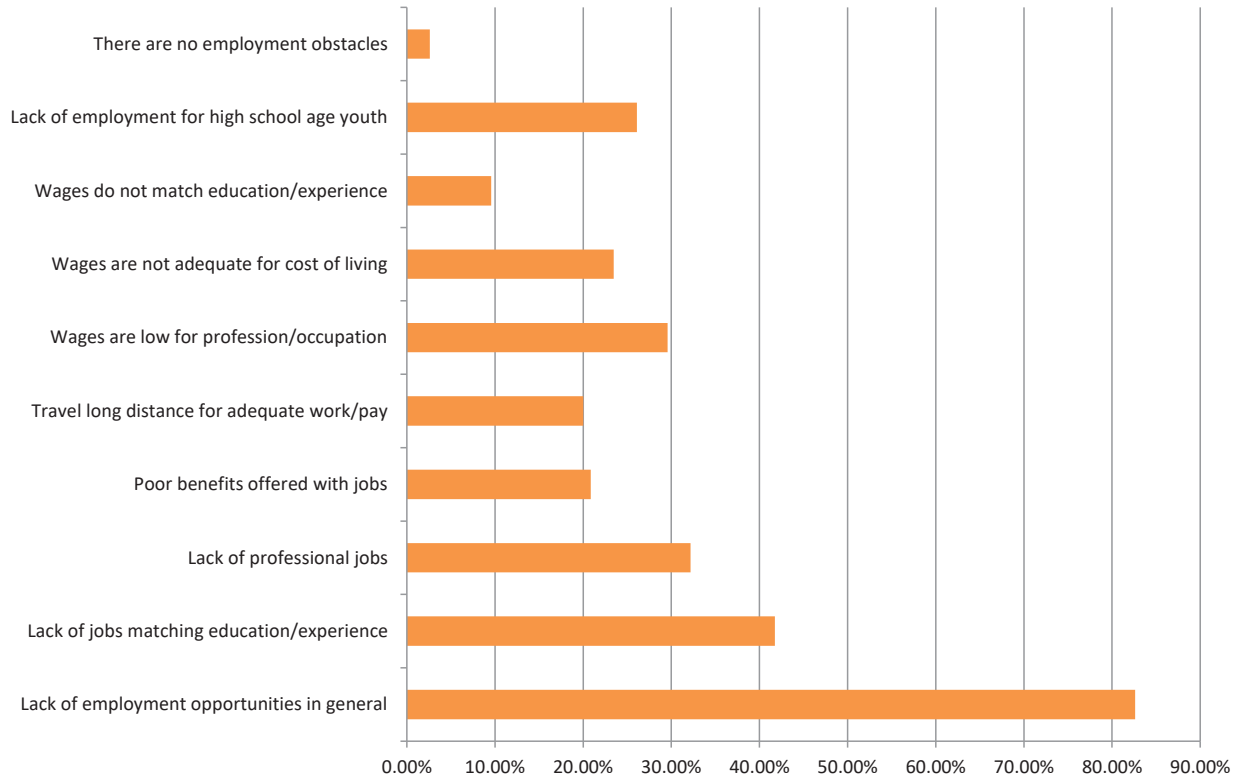
51. How often do you visit the following?



52. How often do you attend community events?



53. What do you believe are the most common obstacles individuals encounter when seeking employment in Coon Rapids? Please check no more than 3:



Other Comments:

It is small town and a bedroom town. Please tell the towns people percent of people who drive to a neighboring town to work.

Patriarchal- lack of professional jobs for educated women

I'm retired

Don't start a business, locally entities won't do business with you

Lack of daycare

Not sure on this one (3)

54. What are the most important roles the City should play in business and economic development? Please select no more than three.

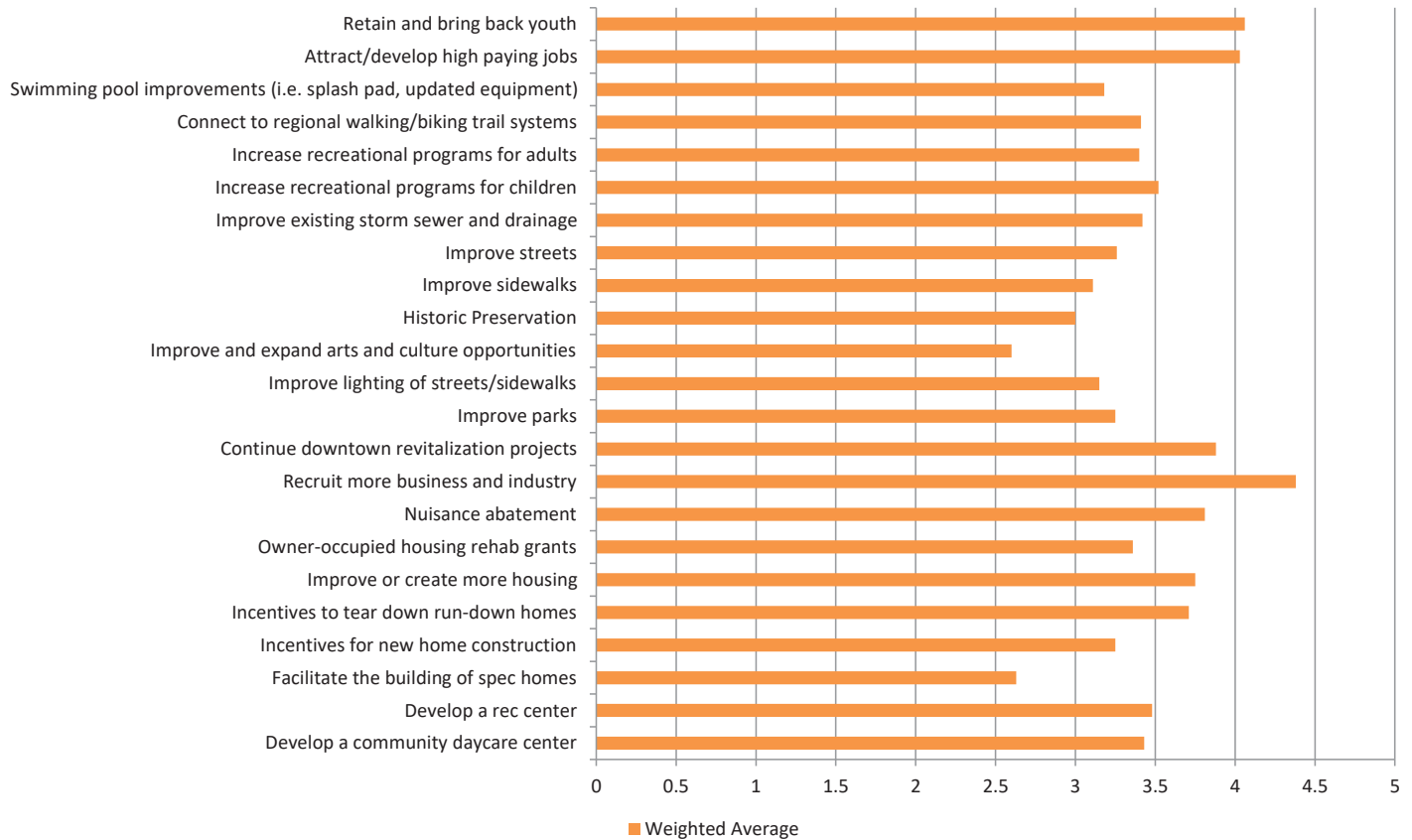


Other Comments:

Do business locally

PLEASE help the Mexican restaurant with their patio! I swear you could get volunteers to help if you asked! I know I would love to hang out on a cool patio this summer with a marg and friends!! I thought they were going to years ago but they never did!

55. On a scale of 1 (low) to 5 (high), what level of priority would you place on possible Coon Rapids efforts to: Coon Rapids Overall?



Other Comments:

Recreational programs are great for youth, no need to increase.

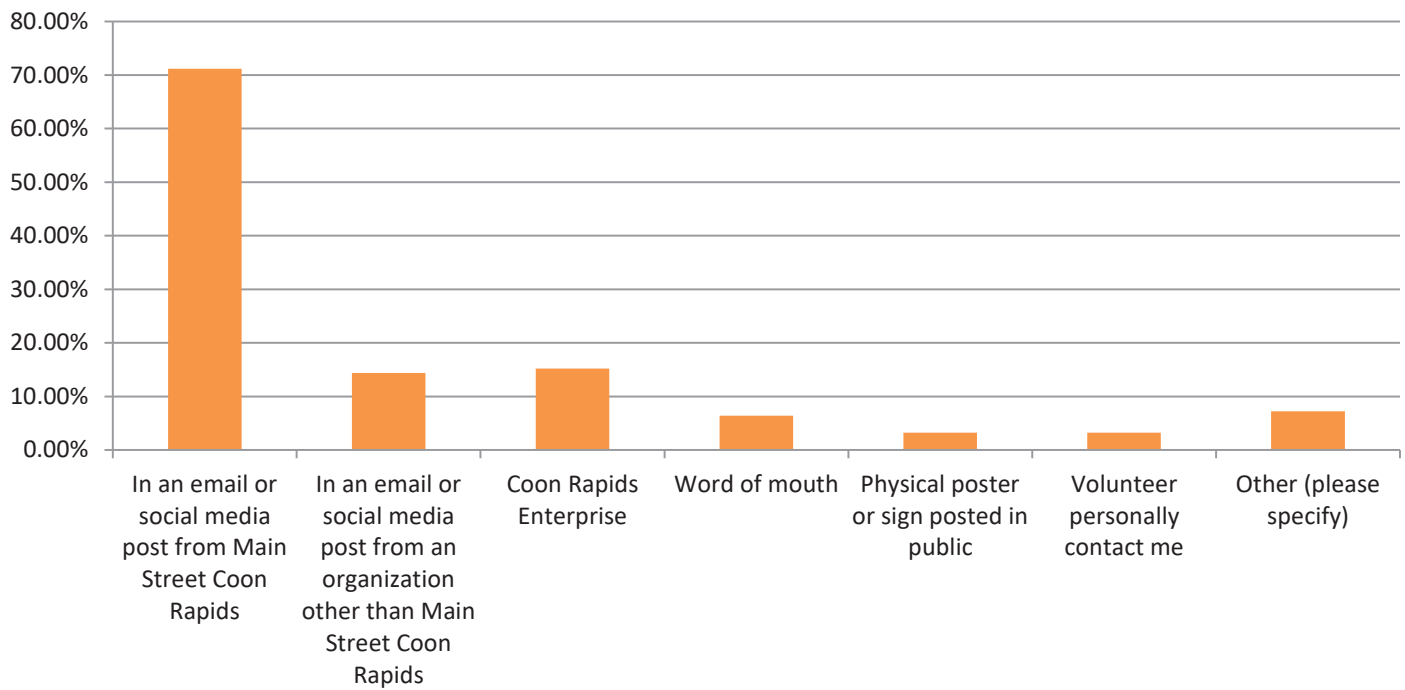
A daycare center is a hard one to keep filled with staff and maintain the bills.

What high paying jobs can help people who live here and are retired .

Buy local.

You bring back youth by making this an attractive, affordable, and fun place to raise kids!

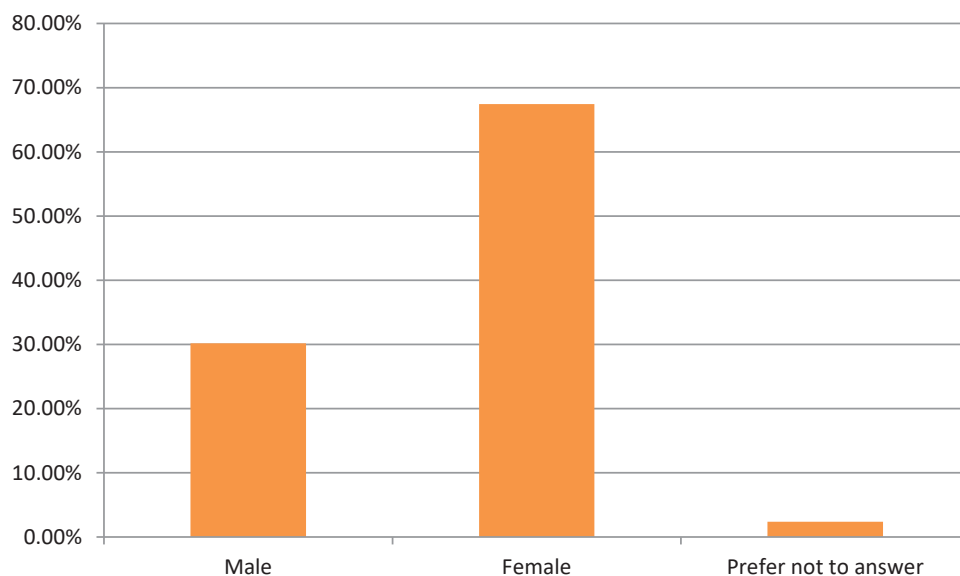
56. How did you find out about this survey? (select all that apply)



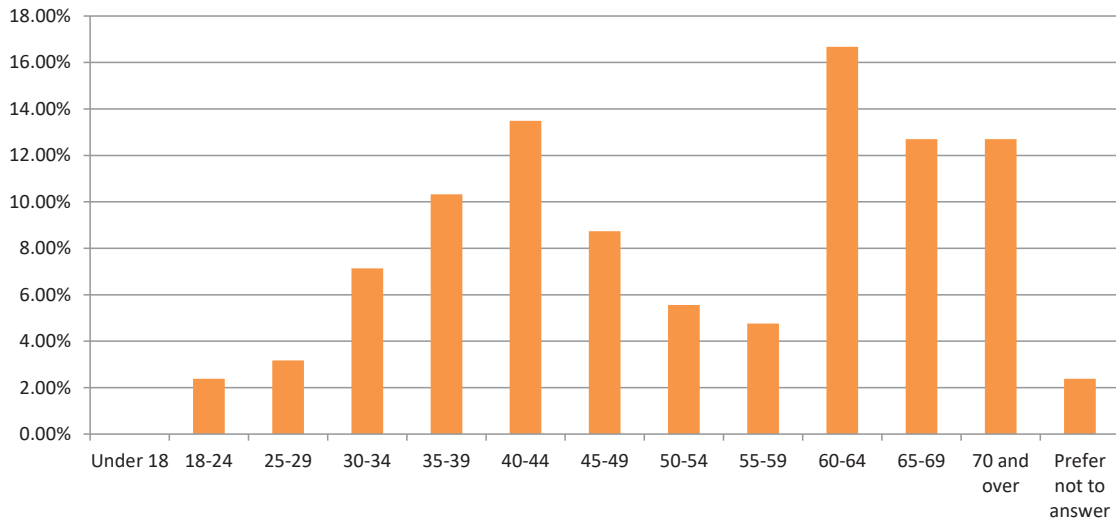
Other Comments:

Utility bill (5)
 Facebook
 Saw promo video being shot!
 Carroll Broadcasting Website
 Article Online

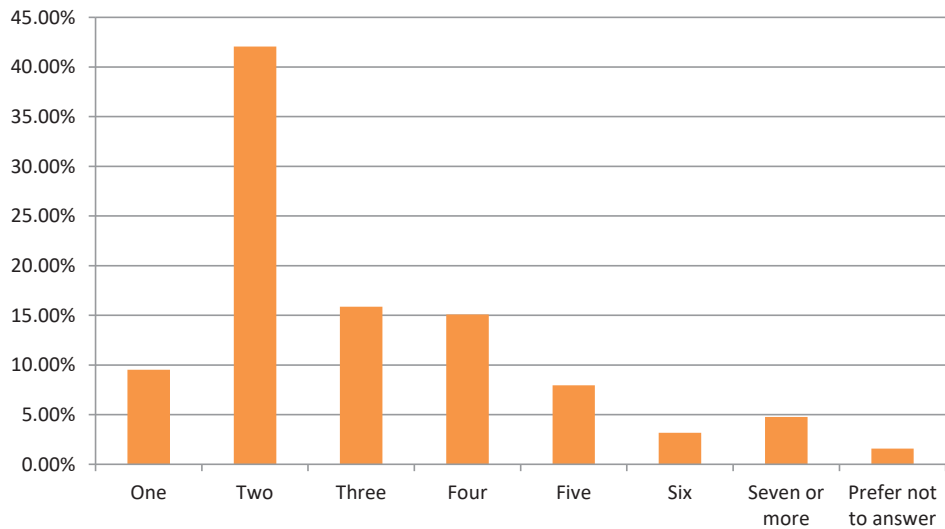
57. Gender:



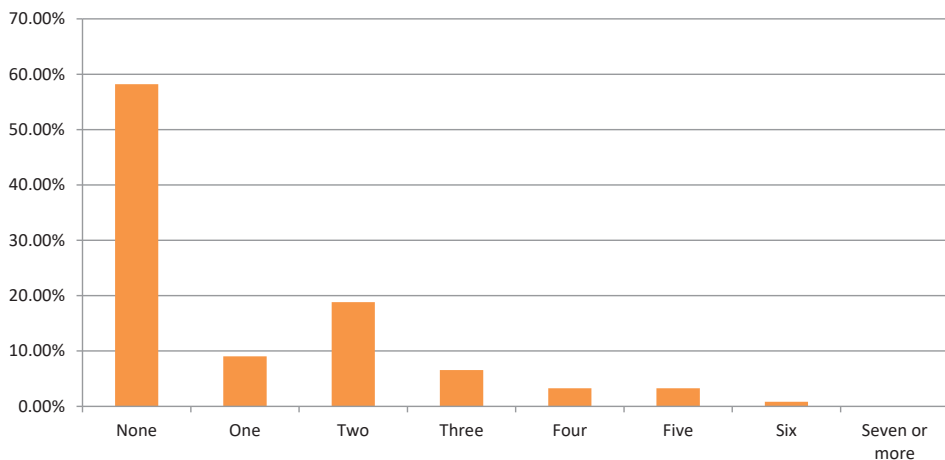
58. Age:



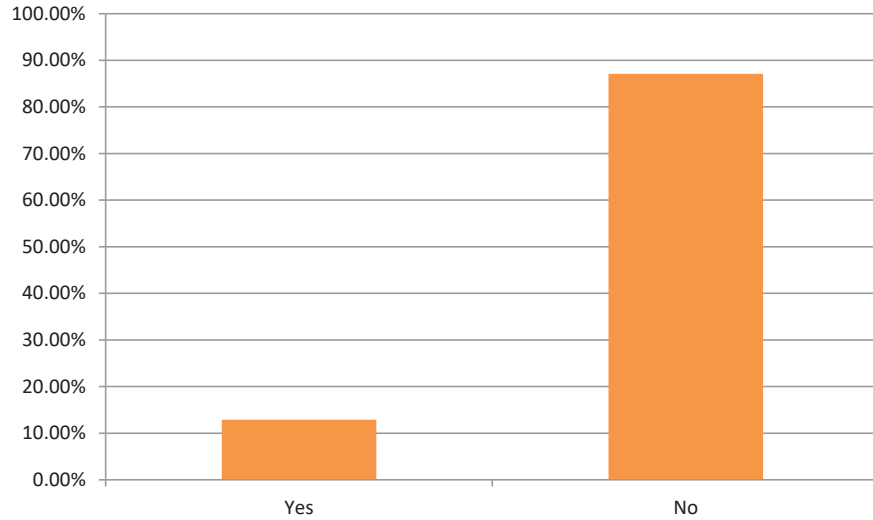
59. How many persons are there in your household?



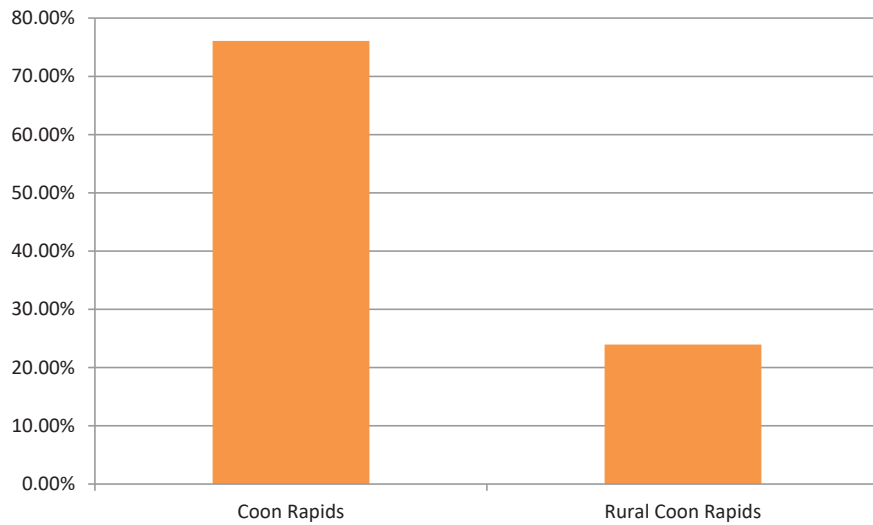
60. Of those, how many are children under the age of 18?



61. Do you have children in your home that require daycare?



62. Where do you live?



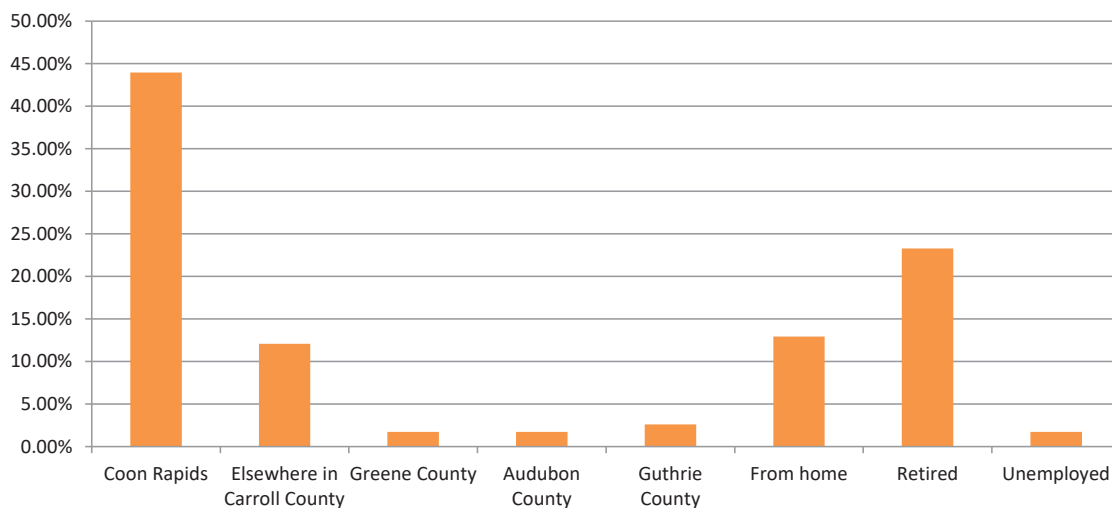
Other Comments:

Carroll (3)
Rural Coon Rapids
Rural Bayard
Audubon County
Another State
Laurens, IA

63. Employment Status:



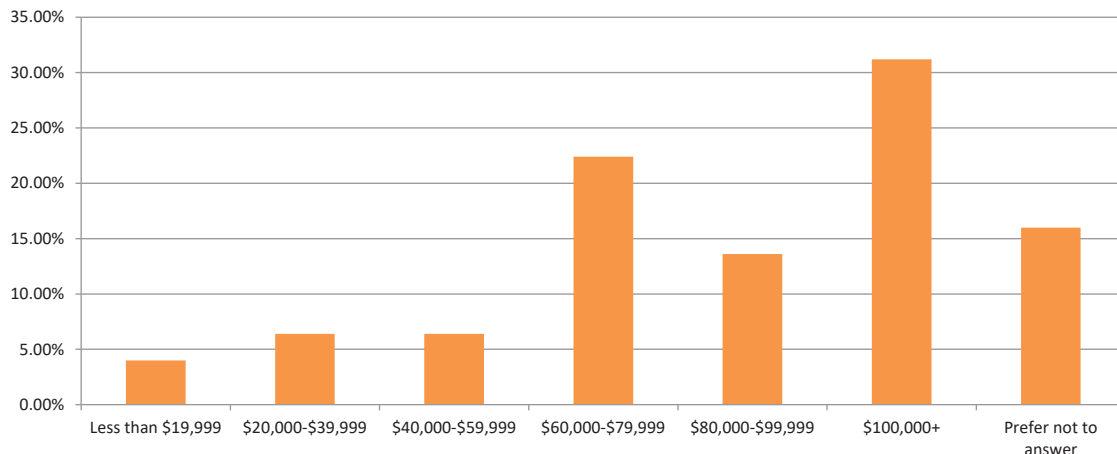
64. Where do you work?



Other Comments:

NW Iowa
 I work in Calhoun County, wife works in Coon Rapids
 All over the state
 Self employed
 Surrounding areas
 Minneapolis
 Humboldt County
 Will soon find a job
 Usually Carroll where people support small business

65. What is your approximate yearly household income?



Please share any comments or concerns you have about the future of Coon Rapids.

Good job with this

We need more housing for new families to come to town or young people to move into. More people will bring more business and talent to town and growth. Growth sustains a town.

We are working hard to make Coon Rapids a great place to be, I love seeing the progress! The crypto currency is ruining the quiet atmosphere of living in a small town, makes me think about moving out of town. The lack of starter homes is an issue and keeping young people from moving here. Realtors buying properties for their own money making benefits is not good business practice. I feel the businesses in town get asked way too much donate to the community and events.

Housing/new business

Definitely need more housing to get Coon Rapids growing

I see the future is bright because of the young leaders stepping up and their enthusiasm to continue to keep Coon Rapids vibrant.

The future is bright with active and engaged people and Coon Rapids has those in droves. Appreciate the opportunity to share feedback on the continued improvement of our town. Thanks for all you do!

I really wish there could be a dog park somewhere.

I think we need to stop with Main Street and clean up the TOWN. Too many homes are shabby. Junk all around the yards. Too many renters who don't care how the place look!! Dogs in front yards and not in back yards. Dogs barking all the time, loose, not tied up. Not being considerate of their neighbors. The town used to be clean and inviting. Now it is junky looking and no pride. I've heard that Coon Rapids is a cheap place to rent. And it is showing it. Trashing places and trashing people. Slums!

Need a small industry that will provide quality, high paying jobs.

Beautiful and Welcoming town! Would love to provide opinion and volunteer to help any new ideas that are needed.

What a Hallmark community.

Until the clicks and favoritism is eliminated this town will not be more than it is. The people in "charge" are forcing what they want on the people and choosing who they want to see succeed. Leadership at all levels needs to change. The people we have now don't care what anyone else says, they just gang up and force their wants on everyone else.

"Not sure what can be done, but real estate agents in Coon Rapids buying low price "fixer-upper" houses (\$50k-\$120k) before they hit the market and turning them into rentals and filling those rentals with dirt balls is ruining our community and turning it into Bayard slowly everyday.

Not only that, it is preventing young individuals such as myself from being able to move back to Coon Rapids wanting to buy a house live here and be a contributing member to this great community because there are no reasonably priced affordable houses for sale for single individuals.

Currently, I am looking to buy a house outside of Coon Rapids and commute to work because there just is not any good reasonably affordable houses. Take a look at Audubon for example. There are many houses available under \$125k perfect starter home for young individuals looking to get started on life.

That being said, I like what Coon Rapids and Region XII did with that house on the corner of 4th Ave and Bridge St fixing up abandoned houses. I think more options like that (NOT like the house on 7th ave and north st.) are a great way to get young individuals such as myself to stay in Coon Rapids.

Coon Rapids does not need anymore boutiques or shops or anything like that. We need to find ways to attract big employer businesses like a Scranton Manufacturing or Paton Manufacturing some company that employs more than 10 people to create jobs and boost our local economy. "

Sorry I didn't answer everything as some things do not pertain to me.

Please plant/replace trees, help Mexican restaurant renovate patio (request local volunteers), more/improved entertainment options for both kids and adults that doesn't require drinking.

I understand the improvements of the wastewater/sewer project for main street, I just don't understand WHY the need for widening sidewalks--seems like a waste of money that could be put toward a walking track (indoors) for seniors, or for the pool upgrades (splash pad)...

Salaries at CRMU are getting out of hand.

Appendix B: SWOT Survey

2026 Coon Rapids Comprehensive Plan

Strengths

- Downtown Business District - 7
 - Grocery Store, Post Office, Hardware Store, Pharmacy
 - Awesome Main Street (Looks & Variety of Business)
 - Retail stores = Hardware store, grocery store, banks, gas station
- Whiterock Conservancy – 6
- CRMU - 5
 - Fiscally strong municipal utilities
- Good recreation opportunities - 5
 - Golf Course
 - Swimming pool
- CR-B School - 4
- Active churches – 3
- Trail Network - 3
- Main Street Coon Rapids - 4
- Strong leadership – Council & Main Street groups - 3
- Highway 141 - 2
- Thomas Rest Haven Nursing Home - 2
- Medical Clinic - 2
- High Speed Internet - 2
- County Fair - 2
- Strong civic groups (i.e. Lions Club, church groups, etc.) - 2
- Low Crime
- Buried Power Lines – Sound Infrastructure
- Cost of Living
- Clean Appearance
- Strong farming background that supports Main Street
- Great sense of community
- Youth = good amount of young families
- Proximity to DSM/Carroll
- The will to do more – fiscal backing from community and outside investors
- Friendly, clean, people are helpful and involved
- Large employers, lots of great small businesses too
- Right off highway
- Centralized to other communities and other Main Street communities
- School/sports facilities
- Local government – progressive
- Young families
- The ball is and has been rolling in a positive manner.
- Working and engaged city council

Weaknesses

- Housing - 6
 - New and Preowned
 - Quality rentals, mid-priced housing
 - Shortage
 - Affordable Housing – apartments, “first time buyers”
 - Housing/loving families to Coon Rapids
- Lack of daycare - 4
- Jobs - 4
 - Need more local jobs
 - Sustainable jobs “sleep over town”
 - Difficulty in attracting businesses & employers
- Road infrastructure - 2
- Volunteers – 2
 - Need more community involvement on things (some people never volunteer)
- CAVE people
- Nursing home financial instability
- Lack of gym space
- Weak development group
- People shop @ Costco (out of town) instead of local
- Need more involvement with Whiterock
- Age of population
- Small businesses – community wants but tends to avoid in long term
- Lack of funding/revenue

Opportunities

- Trails - 5
 - Trail network can bring in visitors
 - Close to trails – tie to Sauk Trail in Carroll & trail to Herndon
 - Herndon trail/Whiterock
- Location – 4
 - Heavy traffic 141
 - Location to 141 – 60 miles from Des Moines
 - Located along HWY 141
- Spaces for retail on Main Street - 3
 - Vacant buildings to fill - new business
- CR-B School K-12 school - 3
 - Nice facilities
- Whiterock Conservancy - 3
 - Connect Whiterock's 18,000 guest to CR Businesses
 - Recruit Businesses that Whiterock Guests Would Use
- CRMU - 2
- Bitcoin opportunities - 2
- Quality of life – work from home attracts new residents
- Retail Leakage = opportunity for new businesses
- Expand small housing (such as duplexes)
- Housing development with ready to build lots
- Young families want to move here
- Bring in small manufacturing (i.e. 5 to 10 employees)
- SAFE community
- Rail access
- Nursing home
- Medical center
- Growth
- Fiber lines – local maintenance
- Centralized
- Great small town feel
- Banks
- MSCR
- River
- "Sell" Coon Rapids to outsiders/families/retail

Threats

- State/Federal government policy change-6
 - State government taking away LOST funds, property taxes
 - State government – taxes
 - State/Fed government regulations/growth in community
 - Possible loss of LOST
 - Federal & State taxation & loss of funding
- Losing nursing home - 4
 - Financial situation
- Aging population - 3
- Job opportunities are not increasing - 2
- Loss of local business (i.e., grocery store) - 2
- Very few advancement jobs (high pay) - 2
- Available Housing - 2
- Natural Disaster - 2
- Economy/Recession - 2
- Lack of daycare - 2
- Little to no after college jobs (don't have anything to get people to move back)
- Aging business owners retiring
- Lack of Trades = plumbing, HVAC, contractors, etc.
- Increased cost of healthcare
- Rural perception is poor and not correct
- Young think they need to move to metro areas
- Cost of insurance
- Losing school due to decrease of kids
- Cost of building (homes, business)
- Lack of new development
- Increase of cost of living
- E-commerce
- Struggle to get funding for larger projects without increasing tax or other obligations
- Negativity/close mindedness
- Loss of pharmacy

Goals

- Housing - 6
 - Increase quality housing
 - Expand housing
 - New housing development
 - Housing development (affordable)
- Daycare - 4
 - Increase daycare options
- Trail System - 4
 - Finish trail to Herndon
 - Complete trail to Herndon
- Strengthen existing business - 3
 - Retain grocery store
 - Retail Store Assistance
 - Make nursing home more sustainable - 3
- Build a Rec Center - 3
 - Gym Space
 - Similar to Audubon or Manning
- Add more retail business - 2
 - Downtown
- Grow the population - 2
 - 3 to 5 percent a year for the next 5 years
- Streetscape - 2
- Increase CR-B enrollment
- Demand from Beck's (how can CR meet those needs, employment, housing, possible land to build new facility)
- Rental properties
- Community Involvement
- Storm sewer/curb and gutter
- Streets

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

- Help Thomas Rest Haven - 2
- Renovate Legion building
- Renovate interior of 422 Main Street
- Small business matching grants for expansion
- Housing
- Update buildings outside Main Street district (gas station, bowling alley)
- Pave new streets or fix known problems
- Update led lights (street side)
- Help Frolichs
- Business recruitment
- Obtain under-utilized buildings in community
- Ways to “sell” Coon Rapids – website, feedback, others

If you instead had \$2 million to spend, how would you spend that?

- Housing - 3
- Rec Center (similar to Audubon) - 3
- Streets - 3
 - Work on paving city streets
 - Concrete streets
- Daycare Center - 2
- Help nursing home
- Trees
- Bike trail
- City Park by school – improve of all
- Streetscape
- Infrastructure/Streets/Storm sewer