

**City of Grand  
Mound, Iowa  
Comprehensive  
Plan**



*Cover Page Photos:*

*Left, Grand Mound Community Historical Museum*

*Top Right, Grand Mound City Hall Sign*

*Bottom Right, First Trust and Savings Bank, 601 Smith St.*

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*Grand Mound Depot*

# Chapter I. Introduction

## Community Overview

The City of Grand Mound is a community of about 650 people located in east central Iowa. The city is located on US Highway 30 about five miles west of the city of DeWitt. Grand Mound is about 30 miles west of Clinton, 40 miles north of the Quad Cities, 60 miles east of Cedar Rapids, and 50 miles south of Dubuque.

## Purpose

The City of Grand Mound Comprehensive Plan provides the City Council with a twenty year guide for future decision making. The Comprehensive Plan establishes the community's vision for the future and identifies a recommended set of actions that the community can take to realize that vision. The Comprehensive Plan focuses on all issues relevant to the development of the community, including land development, housing, economic growth, and infrastructure maintenance. The Comprehensive Plan is not a legal regulatory document. Instead, it is a roadmap for the future of the community that has been agreed upon by its citizens and leaders.

To achieve the vision set forth in the Comprehensive Plan, the community must actively work to incorporate the recommendations of the plan into its budgets, policies, and ordinances. Many of the recommendations listed in the plan will require additional research, analysis, public input, and consideration from the City Council before they can be implemented. When choosing how to implement the Comprehensive Plan, the City Council should consider all relevant factors and weigh the public good with the cost and impact on the community.

Once adopted, the Comprehensive Plan is not an infallible or unchangeable document. The plan should be updated every five to ten years, or when necessary, so that it continues to provide an accurate picture of how the community wishes to grow, develop, and prosper.



*Grand Mound Ball Park*

## **Iowa Smart Planning**

The Iowa Smart Planning Act was signed into law by the Governor in 2010, as a way to guide and encourage the development of local comprehensive plans. The bill articulates ten smart planning principles and thirteen comprehensive plan elements for application in local comprehensive plan development and public decision making. These guidelines are intended to improve economic opportunities, preserve the natural environment, protect quality of life and ensure equitable decision making processes. The Grand Mound Comprehensive Plan addresses all Smart Planning principles and elements, but is organized in a way that best fits the City of Grand Mound's needs.

### **Iowa Smart Planning Principles**

1. Collaboration
2. Efficiency, Transparency, and Consistency
3. Clean, Renewable, and Efficient Energy
4. Occupational Diversity
5. Revitalization
6. Housing Diversity
7. Community Character
8. Natural Resources and Agricultural Protection
9. Sustainable Design
10. Transportation Diversity

### **Comprehensive Planning Elements**

- A. Public Participation
- B. Issues and Opportunities
- C. Land Use
- D. Housing
- E. Public Infrastructure and Utilities
- F. Transportation
- G. Economic Development
- H. Agricultural and Natural Resources
- I. Community Facilities
- J. Community Character
- K. Hazards
- L. Intergovernmental Collaboration
- M. Implementation

## Chapter 2. Community Vision

### Introduction

The purpose of the comprehensive plan is to present a vision for the future of all activities that affect the growth and development of the community. Community engagement is critical to the development of that vision and to the comprehensive planning process. Citizens of Grand Mound played a part in the creation of the Grand Mound Comprehensive Plan. This chapter outlines Grand Mound's vision for the future and summarizes the community engagement process used to develop it.

### Community Engagement

#### Planning and Zoning Commission

The Grand Mound Planning and Zoning Commission, consisting of community members appointed by the City Council, was the primary contributor to the planning process. The Commission met throughout the process and all meetings were open to the public. At its meetings, the Commission reviewed plan progress, worked on vision statements, identified issues, and provided feedback on draft documents.

The Commission members served as representatives of the broader community. Early in the process, the Commission participated in brainstorming sessions to identify ideas for the future of the community. As the planning process moved forward the Commission's role shifted to reviewing and providing feedback on draft chapters.

#### Community Survey

A community survey was used as a method for collecting community input for the Comprehensive Plan. The survey was conducted between July - September 2018. The Grand Mound Planning and Zoning Commission developed a list of questions that focused on existing and desired future conditions in Grand Mound. The online survey form was published on the city website. A total of 107 people responded to the ten question survey. Following the completion of the survey, the Commission used the report as a guide for developing the Comprehensive Plan.

### Vision and Development Principles

After considering all the input collected from the community through the planning process, the City of Grand Mound and the Planning and Zoning Commission developed a vision for the future of the community.

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#### *Community Vision*

*Grand Mound will work to improve quality of life in the community. The community will embrace new opportunities and encourage new development while striving to preserve Grand Mound's small town feel and the close personal connections that make Grand Mound a great place to live.*

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To help Grand Mound achieve this mission, the plan includes six development principles. The principles represent the most important topics that emerged through public input sessions and work with the Planning and Zoning Commission.

### Maintain and Improve Infrastructure

Grand Mound's street, water, and sanitary sewer systems are critical to everyday life in the community. Maintaining these systems in good working condition is the community's top priority for the future.

### Get People Involved

Many of Grand Mound's signature events, like the 4<sup>th</sup> of July fireworks, can only happen because of community volunteers. The spirit of volunteerism is an important resource that the community can tap into to achieve its vision for the future. The City should continue to work closely with volunteer groups as it implements the recommendations of this plan.

### Keep the Small Town Character

Most people who live in Grand Mound do so because they like the small town character or they have close ties with friends and family in town. Through the community survey and other public input activities, residents identified some things they would like to see changed, but above all else, they want to make sure the character of the community is preserved. Future community projects should not look to transform the town into something completely new and different, but should focus on making steady, incremental improvements that strengthen the community over time. The City's future actions should focus on making a Grand Mound a better version of its current self.

### Encourage New Housing Development

Grand Mound is not looking to significantly expand its population and is not anticipating a need for a large number of new housing units. However, some new housing construction is necessary to replace structures that have deteriorated over time or have been destroyed by a fire or other disaster. Some new construction can also help the city maintain its population as the community's housing needs change over time. The city should focus on identify locations for new housing development, adopt policies that encourage new construction, and encourage maintenance of existing housing units.

### Support Businesses that Serve the Community

Grand Mound is primarily a residential community, but it is also home to a number of businesses. Most of these businesses are locally owned and serve the needs of Grand Mound residents. Service businesses came up frequently when people talked about the future of Grand Mound. Restaurants were the most common, but other grocery stores, coffee shops, and bars were also mentioned. Running any type of small business can be difficult, but it is especially difficult in a small town. The City should make efforts to support existing small businesses and to assist people who are interested in starting a business.

### Expand Employment in the City

Additional commercial development can allow more people to work in Grand Mound and increase the city's tax base. Grand Mound's location along US Highway 30 creates an opportunity for businesses that require highway access for shipping. Grand Mound should continue to plan for additional commercial development, especially in the area near US Highway 30.

## Chapter 3. Community Character

Community character is determined by the people, characteristics, landmarks, and intangible elements that make the community a great place to live. While there is no exact formula for community character, a community's unique characteristics are often a key reason of why people choose to live where they do or why they choose to visit to certain locations.

Having a particular community identity, especially in terms of what the community looks like, is becoming even more important in a world where every place tends to look like everyplace else. Places with strong community character break the trend of blandness and sameness, giving the community a strong sense of place and identity. Communities with unique, identifiable characteristics are more attractive to people and businesses.

Throughout the input process many residents listed the small town atmosphere and the closeness of the people as things they liked most about Grand Mound. The goal of this chapter is to identify and build on the community's unique characteristics.

### Population Demographics

A fundamental part of understanding a city is understanding the people that make up the community. The field of demography is the statistical study of human populations. Analysis of demographic information and understanding trends revealed by that information is key to understanding the community and planning for its future needs.

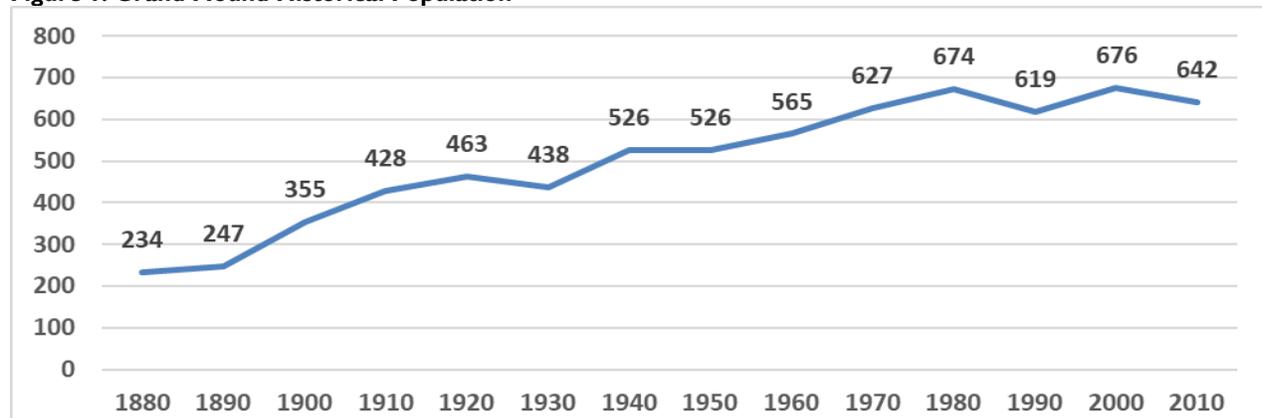
#### Population

Total population is the most important piece of demographic information for a city. A basic count of people helps city leaders understand the community's needs for infrastructure and services.

Throughout its history as a city, Grand Mound has experienced extended periods of steady population growth, followed by long periods of very little growth.

Figure 1 charts Grand Mound's historical population between 1880 and 2010. The trend has been upward growth that leveled off around 1980. Since 1980 the population has fluctuated some, but overall the city has maintained its population. Annual population estimates produced by the Census Bureau's American Community Survey (ACS) indicate a continuation of this trend through 2020, showing a slight decline in the city's total population between 2010 and 2017.

**Figure 1. Grand Mound Historical Population**



Source: US Census Bureau, Decennial Census. Data compiled by the State Data Center of Iowa.

Lack of population growth is not unique to Grand Mound. Across Iowa and the Midwest, small and medium sized cities are dealing with the challenges related to slow population growth or decline. In general, small town and rural populations are getting smaller while metropolitan area populations continue to grow larger.

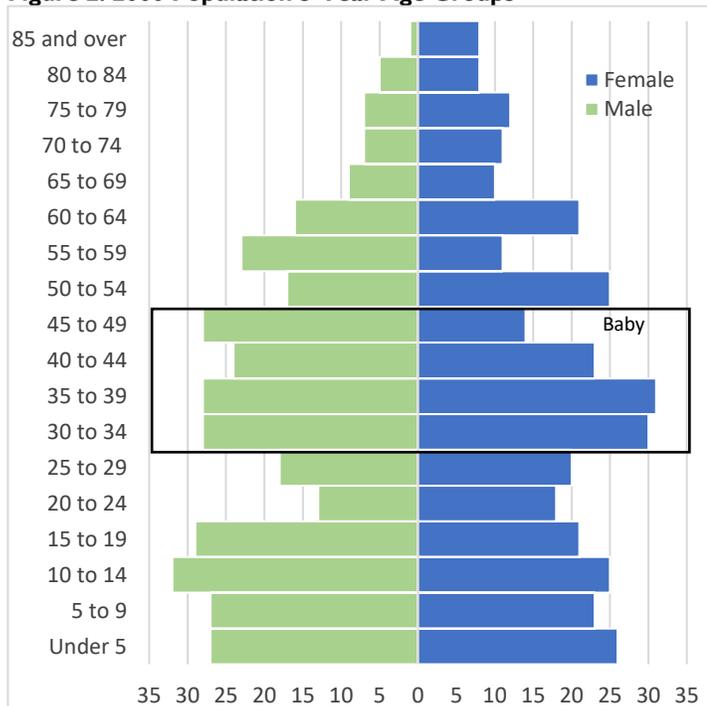
Having the ability to maintain population is important for small communities. Population growth encourages economic growth by creating demand for housing and expanding the customer base for local businesses. Local employers also depend on the area’s population to fill their workforce. Population growth can also help the city financially. Increased economic activity ultimately leads to a larger tax base that allows the community to expand services while keeping tax rates low.

### Age

According to Census counts, Grand Mound’s population has been getting older on average. In 1980 the median age of the city’s population was 30.1 years. By 2010, the median age had increased to 39.5 years. The increase of median age is due in part to longer lifespans, lower birth rates, and the aging of the Baby Boomer Generation. The term Baby Boom Generation refers to the demographic cohort that was born in the two decades following World War II (approximately 1946-1964). During this period, birth rates increased significantly across the United States resulting in an age cohort that is much larger than the generations before or after.

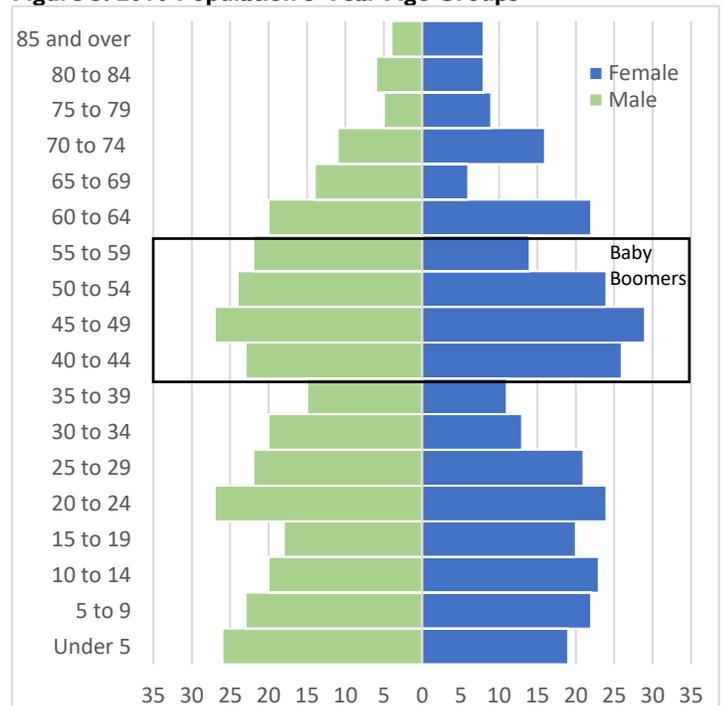
Breaking Grand Mound’s 2000 population into five-year age groups in Figure 2, the Baby Boomers are represented by the large bump in the 30-49 year-old age groups. Moving forward ten years to the 2010 Census in Figure 3, the bump from the Baby Boomers has moved ahead and is now in the 40-59 age group. As we approach the 2020 Census, the chart will again move forward ten years and the Baby Boomers will be 50-69 years old.

**Figure 2. 2000 Population 5-Year Age Groups**



Source: US Census Bureau, Decennial Census 2000

**Figure 3. 2010 Population 5-Year Age Groups**



Source: US Census Bureau, Decennial Census 2010

## Population Trends

The aging trend impacts the city's total population in several ways. First, having a large population cohort move into ages 65 and beyond will affect population change. Demographers break population change into three basic factors: births and deaths, and migration. Births and deaths are sometimes referred to as natural population change. With an older population death rates tend to be higher and birth rates lower. With more deaths than births the community can still rely on migration, or people moving in to the city to maintain or grow its population.

## Population Impacts on Housing

The aging trend impacts household size, demand for housing, and available housing units. Older populations tend to live in smaller households. For many older people, children have grown up and moved out, and one or two person households are common. As the population gets older on average, the community's population may go down because each household has fewer people. To maintain its population the city needs in-migration to compensate for natural population decline, but smaller household size keeps most housing occupied. In this scenario there may not be enough available housing units in the City to house enough newcomers to maintain its total population. Adding housing will be crucial to maintaining the City's population.

## Quality of Life

In addition to adding housing, addressing quality of life is essential for attracting new residents to the community. For many people, location of work determines the general area where a person may live, but the exact location they choose to make their home within that area often comes down to quality of life factors.

A unique community identity that includes well kept properties, parks, community events, and recreational activities provide opportunities for Grand Mound to differentiate itself from other communities in the area and attract more people to the community. Organizations like Grand Mound Hometown Pride can help by engaging residents of the community and identifying the things that make Grand Mound unique. These groups can also help promote the City and help the community create strategies to build on existing assets.

## Active Resident Recruitment

Efforts to improve the quality of the life can be bolstered by efforts to promote the city's unique aspects and encourage new people to move to the community. Many communities have established programs to attract employers, but few have implemented similar programs to recruit new residents. University of Minnesota Extension has conducted research on rural migration and resident recruitment. The researchers have compiled a list of resident recruitment strategies implemented by various communities.

- Organizing volunteers to welcome new people to the community. This could be as simple as taking new residents out to lunch as a way to welcome them to the community and learn about their interests and talents.
- Working with local community organizations like the community club or other groups to involve new residents and match up their talents and passions with community needs.
- Building housing for the elderly to free up single-family homes, which would then be matched with young families moving to the community.

- Offering newcomers free passes to municipal recreation facilities, discounts from local merchants, and several months' free utility service.
- Courting alumni at school reunions by informing them of retiring businesses and homes for sale.
- Use marketing to promote the positive aspects of living in a small community like Grand Mound vs. living in a larger city.
- Ensure that high-quality childcare opportunities are available and affordable to all residents.

## Community Events and Organizations

Throughout the year Grand Mound hosts events that are attended by many community residents and visitors. These important events are a quality of life for residents and bring money into the local businesses. Most of these events are organized by community groups and volunteers.



*Community event photos. Top left: combination sale, top right: car show, bottom left: Fourth of July parade, bottom right: steam threshers show.*

### Steam Threshing Show

Each July the Eastern Iowa Steam Threshers Association puts on the Grand Mound Steam Threshing show just outside the city. The show features vintage farm equipment displays and demonstrations including wheat threshing, grain harvesting, and a steam powered saw mill.

### Fourth of July Parade and Fireworks

Grand Mound is known for its large Fourth of July celebration that is put on by the Clinton County Fireworks Association. The fireworks show, parade, and live music draw thousands of people to the community every year. Grand Mound Ball Park hosts this annual event that over the last thirty years has

grown into one of the biggest fireworks displays in the state of Iowa and surrounding states. This display is operated entirely by volunteers and funded by donations and entrance revenue the night of the show. Each show is the result of a full year of planning and preparation. The 2008 show used 7,600 shells with a value of \$37,000.

### Grand Mound Community Club

The Grand Mound Community Club organizes and hosts a number of community events throughout the year. This includes the Combination Sale, Easter Egg Hunt, Boo Bash, and Children’s Day.

### Grand Mound Hometown Pride Committee

The Grand Mound Hometown Pride committee meets monthly at the community center. The 8 member committee has selected several projects it wants to focus on: development of the city park to include a sports complex with baseball diamonds, volleyball sand court, refurbished concession stand, a two-mile walking track and landscaping of the entire area; moving a small railroad depot into town next to the historic fire station and adding a model train exhibit; and re-purposing several buildings in town as a catalyst for improvements. Projects that the committee has worked on include:

- Established of 501(c)(3) accounts with the Lincolnway Community Foundation for grant and endowment purposes.
- Held a summer clean-up day at the city park
- Increased Hometown Pride account for park improvements to \$2,500.

### Churches

Religious organizations are an important part of the Grand Mound community. The city is home to St. Philip and James Catholic Church, Immanuel Lutheran Church, St. Paul United Methodist Church, and God’s Family Baptist Church.

### Parks and Recreation

Grand Mound has always taken pride in providing recreational opportunities for the community. The City of Grand Mound maintains two parks in the city. The first is a small park located on Clinton Street near the water tower. The park has a playground and shelter house. Grand Mound Ball Park is a larger park on the south side of town just east of city hall. The park has a baseball diamond, basketball court, softball diamond, a tennis courts, sand and grass volleyball courts, a playground, and shelter houses. Grand Mound Ball Park hosts youth baseball and softball leagues and adult slow pitch leagues. The Grand Mound Ball Club operates the leagues. Grand Mound is working on several upgrades to the park including a walking path and new basketball courts.



*Playground at the park on Clinton St*



*Sign at Grand Mound Ball Park*

## Grand Mound Depot

Grand Mounds newest attraction is a replica of the Grand Mound train depot that was built by Don Kent and donated to the City. The structure was moved from Kent's property to its current location in Grand Mound in 2019. The project was funded in part by the Greater Grand Mound Community Impact Fund. The depot will be used as a museum that showcases Grand Mound's rail road history.

## Grand Mound Community Historical Museum

The Grand Mound Community Historical Museum is home to artifacts and exhibits that tell the story of the community. The museum is located inside Grand Mound's historic old fire station. The fire station was constructed in 1892 and is one of the only wood framed fire stations still remaining in Iowa. Some of the items inside include the Antique hand pulled fire equipment, original from the 1890's. The building was placed on the National Register of Historic Places in 2004.

The building fell into disrepair and was slated for demolition in 2008, but the building was restored through a number of projects between 2009 and 2014. Preservation Iowa awarded its Preservation at its Best, Community Effort award to the Grand Mound fire station in 2016. In addition to the community museum, the fire station also has space that can be used for community events.



*Grand Mound Community Historical Museum*

## Community Character Recommendations

The following recommendations are intended to guide the City of Grand Mound in strengthening the elements that make the city a unique and wonderful place.

- Identify and enhance the elements that give the community its sense of place and identity.
- Leverage the city's unique culture, historic elements, and contributions from artists for economic development, community marketing, and resident attraction and retention.
- Establish a resident recruitment program focused on promoting Grand Mound, welcoming newcomers, and attracting people to live in the community.
- Encourage the creation of the housing needed to maintain the city's population.
- Support community organizations that help improve the community and organize the events that bring the community together.
- Safeguard Grand Mound's historic sites, buildings, and cultural resources.
- Rehabilitate existing buildings in a way that preserves their historic significance while allowing their use for modern purposes like office space, retail, or housing.
- Encourage community events like Spring Clean- Up Day that bring people together and build community pride.
- Support continuing improvement programs for park maintenance, equipment, and facilities.
- Encourage city residents to participate in community beautification through community clean-up events, gardening clubs, friends groups, and other volunteer opportunities.

## Chapter 4. Economic Development

A vibrant regional economy is a critical component of a community's foundation. Good jobs that pay a living wage and access to goods and services are important factors in measuring a community's quality of life. This chapter describes current economic conditions in Grand Mound and identifies the organizations, projects, and policies that will help the community address issues of employment, industry, and commerce in an effective way.

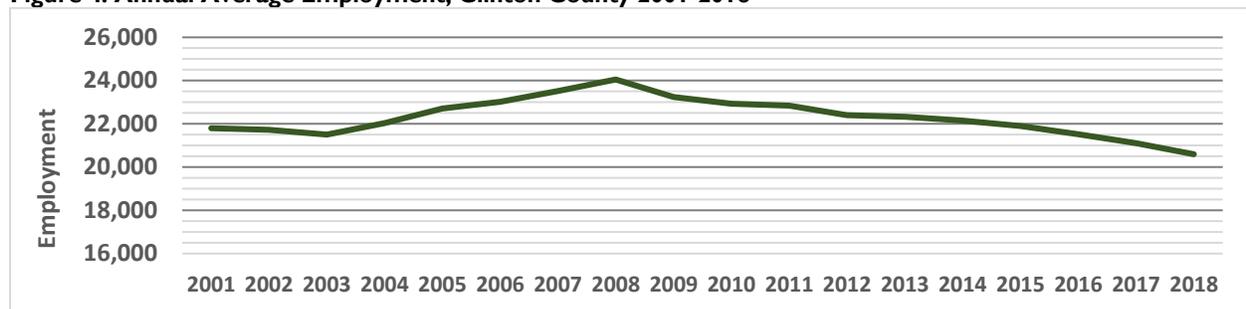
### Economic Indicators

The information presented in this section provides a snapshot of current economic conditions in Grand Mound and the surrounding area.

#### Employment

Since 2001, Clinton County has experienced some fluctuation in total employment, but overall, the area has seen a decline in overall employment since 2008. Figure 4 illustrates the trend in total employment since 2001. Figure 4 charts Clinton County annual average employment between 2001 and 2018. During this time the total number of jobs peaked at 24,051 in 2008 and fell to 20,594 by 2018.

**Figure 4. Annual Average Employment, Clinton County 2001-2018**

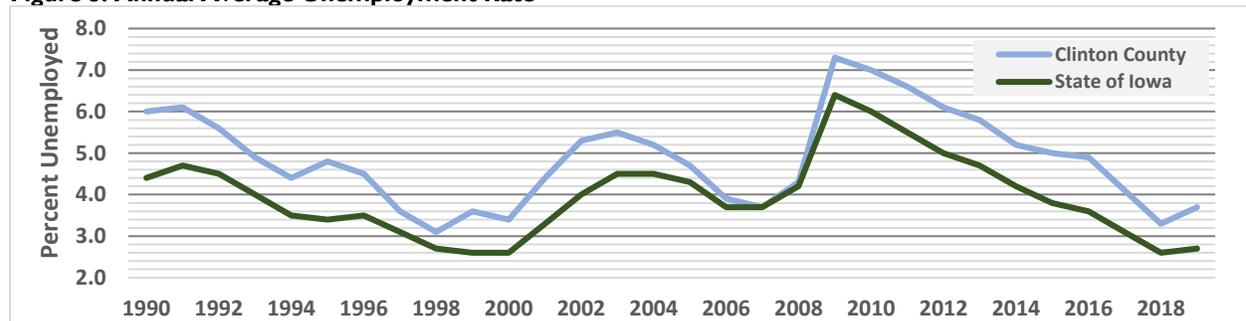


Source: US Bureau of Labor Statistics

#### Unemployment

The unemployment rate in Clinton County has fluctuated over the years. In most cases the county unemployment rate has mirrored the State of Iowa rate. Unemployment spiked during the recession of 2008. Clinton County's annual average unemployment rate peaked at 7.3 percent in 2009. Both county and state unemployment rates have been steadily trending down since their peak in 2009. The 2019 annual average unemployment rate for Clinton County was 2.3 percent. The State of Iowa rate was 2.7 percent. Figure 5 charts the Clinton County and State of Iowa unemployment rates.

**Figure 5. Annual Average Unemployment Rate**



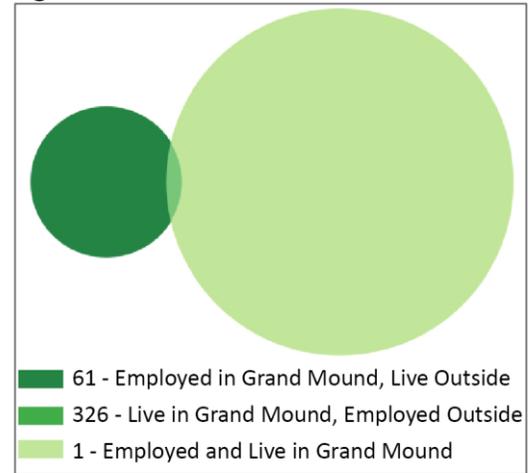
Source: US Bureau of Labor Statistics

## Commuting

The relationship between where people live and where they work is significant issue that impacts economic development, transportation, and housing. People choose where to live based on a complex series of factors that are unique to each individual or family. However, it is likely that the location of work and transportation to work are important factors for many people. Understanding regional commuting patterns will help Grand Mound map out its future land use patterns and guide the City's future policy decisions.

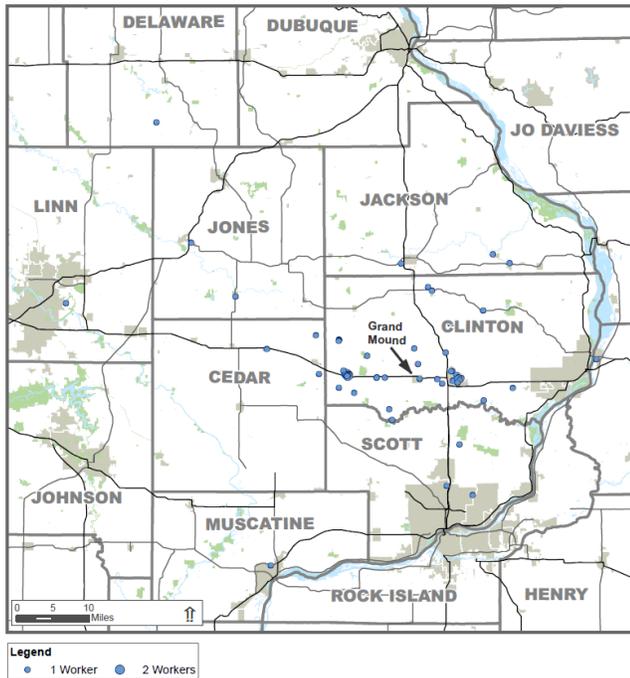
As a small community, many of the workers that live in Grand Mound commute to nearby communities for work. Figure 6 shows the number of workers commuting into and out of Grand Mound. The figure shows that a large number of the community's workers commute out of town for work, and a much smaller number of workers commute in. The figure shows that a very small number of workers both live and work in the City of Grand Mound. Workers leaving Grand Mound for work are likely commuting to other nearby communities within Clinton County like DeWitt or to larger urban areas such as Clinton or the Quad Cities. Figure 7 shows the home location of workers who work in Grand Mound. Figure 8 shows the work location of workers who live in Grand Mound. Each dot on the maps represents a Census Block. The larger the dot, the more workers at that location.

**Figure 6. Grand Mound Worker Flows**

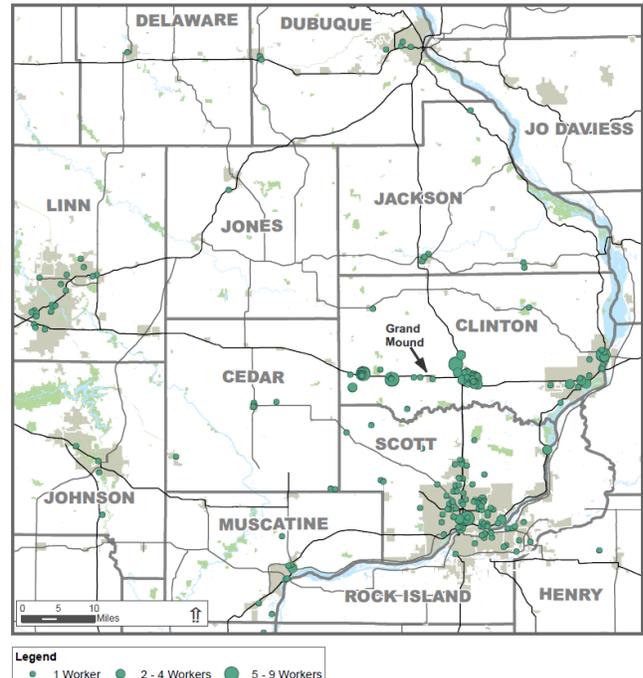


Source: U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov>

**Figure 7. Home Location of Workers that Work in Grand Mound**



**Figure 8. Work Location of Workers that Live in Grand Mound**



Source: U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov>

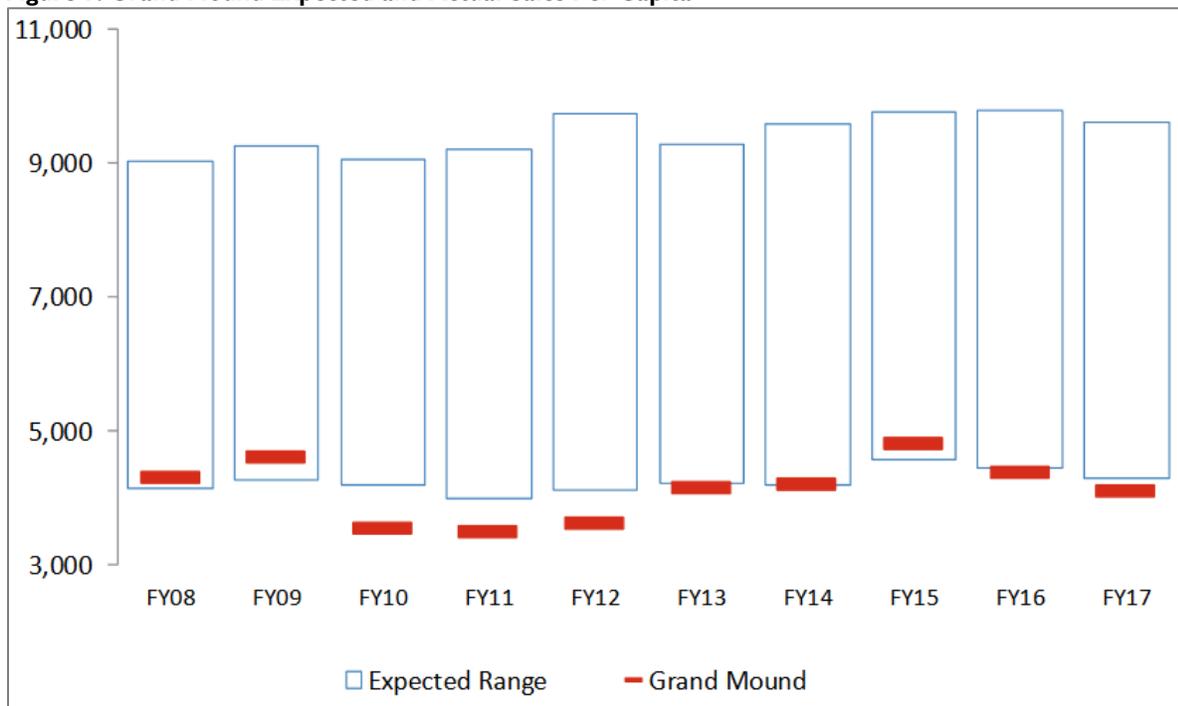
While total employment in Clinton County has fallen since 2008, total employment in one of Grand Mound’s top commuting destinations, the Quad Cities, has continued to increase. According to the US Bureau of Labor Statistics, between 2008 and 2019 total employment in Scott County, Iowa increased from 89,000 to almost 91,000. If the trend of employment growth in metropolitan areas continues, the issues of commuting and highway maintenance will continue to increase in importance for small rural communities like Grand Mound.

## Retail

Retail sales are an important measure of economic activity in a community, and many people consider access to retail businesses like shops restaurants as central to their quality of life. Through the Grand Mound Community Survey, residents expressed a desire for more retail options in the community.

Iowa State University Extension produces annual retail sales reports for every community in the state. The chart compares sales levels in Grand Mound to expected values based on sales in similar sized cities in Iowa. The blue rectangles illustrate the range of expected values and the red lines show actual per capita sales in Grand Mound. From 2008-2017 the Grand Mound’s retail sales were near the bottom or below the expected range.

**Figure 9. Grand Mound Expected and Actual Sales Per Capita**



Source: Iowa State University Extension

Retail sales struggles are not unique to the Gran Mound, many smaller communities struggle with maintaining a successful retail community. The city’s location creates an especially difficult environment for retail. Larger nearby cities, like De Witt, Clinton, the Quad Cities, draw in retail sales from smaller, surrounding rural communities. With a large number of workers commuting out of the city for work, Grand Mound’s residents have many options for shopping outside the community.

Given the challenges for retail businesses, becoming a retail powerhouse may not be a realistic goal for Grand Mound. However, there is room for improvement and many things residents spoke about through the community survey like a restaurants, bars, groceries stores, could be possible in the future through gradual incremental improvements that strengthen the community over time.



*Commercial building in downtown Grand Mound*

## **Future Economic Development Priorities**

The City of Grand Mound's business community is important for the city's future development. While the city will not be looking to bring in new businesses on a large scale, it should be prepared to react to any opportunities that come up. In the future the city may be approached by an existing business that is looking to expand or relocate within the community, an entrepreneur looking to start a business, or a business might be interested in relocating to Grand Mound. In all of these cases, If the business is a fit for the community, the city should be prepared to act and assist the business. The future priorities in this section will help Grand Mound encourage economic growth in the community.

### **Identify Land for Commercial Development**

The most important way to be prepared to assist businesses is to identify area where new business development could occur. In Grand Mound, downtown (Smith Street) and the areas along US Highway 30 are high traffic areas and would be good locations for businesses. The Future Land Use Map in the Land Use chapter of this plan will identify areas of the community fit for future commercial development.

### **Maintain Infrastructure**

Grand Mound can also encourage economic growth by ensuring that its infrastructure is kept in good working condition. Maintenance of streets, water, and sewer infrastructure will be critical for future business development. Long term planning for infrastructure maintenance can help the community have the good quality infrastructure along with affordable usage rates and property taxes that are attractive to business.

### Create More Commercial Space

One of Grand Mound’s biggest challenges for new business development is lack of commercial space, especially in the downtown area. In most small towns the downtown area is the center of retail activity. This is true in Grand Mound, but limited commercial space creates a challenge for attracting new businesses to town. Many commercial buildings in the downtown area have been converted to residential. The community can create more opportunities for commercial development by working with local property owners to identify and make a list of available spaces for commercial businesses.



*Commercial to residential conversion in downtown Grand Mound*

If a commercial space is available, but needs some work, the local organizations could consider creating programs to assist property owners in making repairs, or help coordinate volunteers to help clean the property up. The State of Iowa also makes funding available through programs like the Community Catalyst Building Remediation Program. The program assists communities with the redevelopment, rehabilitation, or deconstruction of buildings to promote economic growth or reinvestment in the community. The City also has the option to use its zoning ordinance to make sure that space is available for commercial use in downtown. The zoning ordinance could include rules that reserve first floor storefronts of downtown buildings for commercial use instead of residential.

### Help People Find Downtown

Smith Street runs north and south and is the city’s main commercial corridor and downtown area. However, Smith Street is not the main north-south travel route through the city. Instead most people travel through town on East Street which is also designated as County Highway Y54 and is on the Farm to Market System. The City could add signs along East Street that direct drivers to Downtown Grand Mound. The signs could also include the of businesses or attractions travelers will find on Smith Street such as “restaurant” or “community center.” Adding signs would be a low-cost way to advertise downtown and the businesses located there.

### Improve Community Appearance

Businesses may be more willing to invest in a community, if the community is willing to invest in its appearance. Grand Mound Hometown Pride and other community groups have organized volunteers to take on community beautification projects. State programs like the Iowa Department of Natural Resources’ Derelict Building Program could also help the community address neglected buildings that have sat vacant for more than six months.

### Market Grand Mound

All the great things that happen in Grand Mound may not help the city encourage economic growth if no one knows about it. Marketing activities can be as simple as the City or a community organization sharing information on a website or Facebook. The community can also use events like the Fourth of July fireworks to promote community attractions or business opportunities available in the City.

## **Economic Development Partners**

The City of Grand Mound partners with several public and private organizations to help improve the local and regional economy. These organizations provide aid to small businesses, administer state and federal programs, and help create and implement effective local policies to foster economic growth and prosperity.

### **Clinton County Development Association**

The Clinton County Development Association (CCDA) is the nonprofit arm of the Wild Rose Casino and Resort in Clinton. The CCDA provides financial assistance through programs for local organizations and charities that work to improve the overall vitality and quality of life the county, through their educational, social, cultural, and environmental programs and initiatives. The CCDA has awarded grants to the City of Grand Mound and several local organizations like the fire department and the Grand Mound Ball Club.

### **East Central Intergovernmental Association (ECIA)**

ECIA manages a number of economic development programs. ECIA Business Growth Inc., a non-profit corporation formed in 1982, provides low-interest loans to businesses for expansion that creates new or retains current jobs. Business Growth, Inc. operates business loan programs including the SBA 504 Program and a Regional Revolving Loan Fund. Since 1983, the ECIA Business Growth Board of Directors has approved 283 loans totaling \$84,038,699, resulting in the creation or retention of 4,917 jobs.

### **LincolnWay Community Foundation**

LincolnWay Community Foundation assists in charitable projects and programs that contribute to the quality of life in rural Clinton County. The Foundation provides grants, scholarships, tax benefits and administration services to organization churches, schools and individuals with charitable intent in the following areas: Calamus, Charlotte, Delmar, DeWitt, Goose Lake, Grand Mound, Lost Nation, Low Moor, Welton and Wheatland.

## **Economic Development Recommendations**

The following recommendations are intended to guide the City of Grand Mound's future economic development activities.

- Identify areas for commercial development in the City's future land use map.
- Assist local businesses in finding development sites for expansion.
- Support construction and maintenance of infrastructure that supports economic development including: housing, transportation, and utility systems.
- Support construction of homes needed to house workers.
- Attract new residents and retain existing residents by continuing to improve quality of life in the community.
- Encourage revitalization and redevelopment of downtown buildings.
- Add more commercial space in Downtown.
- Add signage to direct people to Downtown Grand Mound
- Continue to promote community through the city's website and Facebook page.
- Use the city's location along US Highway 30 as an opportunity for future business development.

## Chapter 5. Housing

Housing is a basic need for all people, and is an important factor in community planning efforts. Housing is many homeowners' largest source of personal wealth and is usually their largest expenditure. According to the US Bureau of Labor Statistics, in 2010 housing accounted for more than 35% of consumer spending. Housing has a large impact on individual quality of life within a community. Where people live affects who their friends are, where their children go to school, job opportunities, and many other aspects of daily life.

Housing is one of local government's most important issues. In cities, housing can account for 50% of land uses, and residential property tax revenues make up a large portion of local government budgets. Because of its high level of importance, housing affects all other elements listed in this plan. Public services people require, how much those services cost, and who should pay for them all depend on where, how, and at what densities people live. Of the services provided by local governments, transportation is one of the most impacted by housing. Individual travel behavior is greatly affected by where people live, and as a result, housing and transportation planning must be closely coordinated.

Housing serves an important role in the regional economy, as it affects employers' ability to attract and retain good quality employees. If housing costs are too high or if supply is limited, employers may lose employees to other regions. The housing sector also employs many workers within the region. Builders, lenders, construction workers, and real estate brokers are an important part of the regional economy.

Quality housing is the foundation of a stable community. To be effective, community planning efforts must be integrated into a community's housing policies. The objective of this chapter is to encourage a diverse housing stock that serves people at all income levels and at all stages of life.



*A home in Grand Mound*

## Housing Occupancy

The US Census Bureau provides information on housing through the Decennial Census and the American Community Survey (ACS). The following tables from the Census and from the City and County depict the most important aspects of housing in the City of Grand Mound.

### Housing Occupancy

As of the 2010 Census, the City of Grand Mound had 253 housing units, a decrease of 260 units from the 2000 Census. Of the 253 total units, 10 were vacant, resulting in a vacancy rate of 4 percent. Grand Mound’s 2010 vacancy rate was lower than the State Iowa rate of 8.6 percent. ACS estimates indicate that the vacancy rate may have increased since 2010. 2018 ACS data shows a 7.7 percent vacancy rate, though it is difficult to know for sure because of the small number of units and the margin of error in the ACS data. Table 1 displays Grand Mound’s housing occupancy data.

**Table 1. Grand Mound Housing Occupancy**

	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	260	-	253	-	246	-
Occupied Housing Units	254	97.7%	243	96.0%	227	92.3%
Vacant Housing Units	6	2.3%	10	4.0%	19	7.7%

*US Census Bureau. Decennial Census 2000, 2010. ACS 5-Year Estimates 2014-2018.*

### Housing Tenure

Of the 243 occupied housing units in Grand Mound in 2010, 203 units were owner occupied and 40 were renter occupied. Overall, the renter/owner split has stayed the same since 2000, 83.5 percent owner and 16.5 percent renter. When compared with Clinton County and the State of Iowa, Grand Mound has lower rates of renter-occupied housing. In 2010 rentals made up 27.3 percent of all Clinton County occupied housing units. Statewide, renters accounted for 24.8 percent. Table 2 includes Grand Mound’s housing tenure data.

**Table 2. Grand Mound Housing Tenure**

	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
Total Occupied Housing Units	254	-	243	-	227	-
Owner Occupied	212	83.5%	203	83.5%	177	78.0%
Renter Occupied	42	16.5%	40	16.5%	50	22.0%

*US Census Bureau. Decennial Census 2000, 2010. ACS 5-Year Estimates 2014-2018.*

## New Housing Construction

New housing construction will be important to Grand Mound’s future. The city is not anticipating a large increase in its population, but new construction will still be needed to replace older deteriorated housing units and to meet the new demand created by changes in household size.

In recent years new housing construction has been limited. The most recent housing development occurred on the city’s southwest side along Sunnyside Street. Five homes were constructed in Greens Addition between 1999 and 2001. Five additional homes built in Green’s 2<sup>nd</sup> Addition between 2005 and 2010. In addition, some new home construction has occurred sporadically throughout the community during this time.

If the City wishes to encourage more new housing construction, it has a variety of options available. The State of Iowa has several programs to help cities construct more housing. Examples of state programs include the Iowa Finance Authority's Workforce Housing Loan and Iowa Economic Development Authority's workforce housing tax credit program. The City also has the ability to use Tax Increment Financing (TIF) to finance housing related projects. Ultimately, many successful housing projects employ a combination of funding sources and are the result of partnerships between the city, state government, private investors, and local economic development agencies.



*Newer homes on Sunnyside Street*

## **Senior Housing**

Demographic data shows that the Baby Boomers, which make up a large segment of the City's population, are now reaching retirement age. As this trend continues, older residents will make up a larger portion of the population, and as a result, Grand Mound will need to consider the needs of this population in future housing plans.

Grand Mound residents have identified a need for additional senior housing. Many of the community's older people would prefer to stay in Grand Mound rather than move to another town, but the community does not have an assisted living or nursing home facility. The closest facilities are located in DeWitt and Wheatland. Through the community survey, citizens of Grand Mound identified senior housing as a priority for the future.

## **Housing Recommendations**

The following recommendations are intended to guide the City of Grand Mound in providing safe affordable housing for all residents of the City.

- Encourage a diverse housing stock that serves people at all income levels and at all stages of life.
- Support the creation of new housing needed to help the community maintain its population.
- Support housing redevelopment in existing vacant or underutilized structures such as upper floors of downtown buildings.
- Develop an inventory of vacant and underutilized properties.
- Encourage maintenance and rehabilitation of existing homes.
- Support community volunteer efforts to assist those in need with home maintenance tasks.
- Identify areas for future housing development in the City's future land use map.
- Encourage infill housing development on existing vacant lots in the city's existing neighborhoods.
- Support the development of quality, affordable owner and rental housing.
- Support the development of housing for the elderly.

## **Chapter 6. Public Infrastructure and Facilities**

Public infrastructure and facilities are an important element in Grand Mound's plans for the future. Access to infrastructure has a profound impact on land development. Land that has access to municipal utilities has greater development potential and has a higher value than land without access. Good quality facilities are also crucial to quality of life. Potential residents and businesses will closely evaluate the community's education, safety, and health care facilities when choosing where to live or locate a business.

The City of Grand Mound manages much of the community's infrastructure, but important facilities are also managed by other government agencies, private businesses, and non-profit organizations. In Grand Mound, community facilities are a source of community pride, as volunteers play a curtail role in providing community services. The City's Fire Department and Emergency Medical Services are both staffed entirely by volunteers.

This chapter will provide an introduction to Grand Mound's public infrastructure and facilities and explore how these necessary systems impact the community's growth and development. The chapter includes an inventory of infrastructure and facilities, as they exist today, and provides a list of recommendations that will help the City provide the best quality community facilities to its residents in the future.

### **Public Infrastructure and Utilities**

#### **Water**

A typical municipal water supply and distribution system contains four basic components: a water source, filtration and treatment, water pressure and storage tank, and local distribution pipes. Water treatment reduces undesirable contaminants to acceptable levels and provides water with a desirable chemical balance. The treated water is pumped from the treatment source to a water storage tank. The purpose of the tank, which is usually in the form of an elevated water tower or reservoir, is to provide pressure to push water throughout the system. After water leaves the storage tank, a system of underground pipes delivers the water to homes and businesses.

Two wells provide the source of water for the City of Grand Mound. These wells are known as Well #2 and Well #3. Well #2, drilled in 1963, is located in the city park near the water tower and is 260 feet deep. Well #3, drilled in 1993, is located at 615 Sunnyside Street and is 260 feet deep. Grand Mound's water tower has an elevated storage capacity of 50,000 gallons and is located at 615 Clinton Street. The capacity of the water system is 55,000 gallons per day with an average consumption of 40,000 gallons per day. The peak consumption is 80,000 gallons per day.



*Grand Mound Water Tower*

**Wastewater**

A typical city wastewater treatment facility collects wastewater through a network of pipes that let it flow by gravity to a treatment plant. In areas where gravity flow is not possible, a lift station may be required to pump the wastewater uphill. The treatment plant separates solids (sludge) and liquids (effluent). The sludge is disposed of in a way that is economical and safe for the environment, and the effluent is tested to ensure it meets water quality standards and usually discharged into a flowing stream or river.

The City’s sewage treatment plant includes a three cell controlled discharge lagoon. The average load of the sewage treatment system is 55,000 gallons per day with a peak load of 100,000 gallons per day. The system is designed to have a capacity of 7,500,000 gallons.

**Electricity and Natural Gas**

Alliant Energy provides electricity and natural gas service to most customers in the City of Grand Mound. Eastern Iowa Rural Electric Cooperative serves a small number of customers around the edge of the city and some of the unincorporated areas outside city limits.

## Solid Waste Disposal and Recycling

The City of Grand Mound provides curbside garbage and recycling collection service to residents. The City also has a 28E Agreement with Wheatland and Lowden to provide refuse collection and curb-side recycling. The City of Grand Mound owns the truck and employs the collection workers.

Waste disposal service is provided by the Clinton County Area Solid Waste Agency. The Waste Agency operates a facility just west of Clinton at 4292 220th St. The Waste Agency operates a landfill at this location and provides several other services including recycling collection, hazardous material collection, and composting,

## Telephone, Internet, and Cable

Access to high speed broadband internet plays an increasingly important role in a community's quality of life. Grand Mound residents and businesses rely on internet connections for work, education, and entertainment. Grand Mound Cooperative Telephone Association provides telephone, internet, and cable TV services to residential and business customers in Grand Mound and the surrounding area. The company also provides wireless internet service to customers across Clinton County.

## Community Facilities

### Law Enforcement

The City of Grand Mound contracts with the Clinton County Sheriff's Office for law enforcement services. The Sheriff's Office provides police protection for eleven incorporated cities within Clinton County.

### Fire Department and Emergency Medical Services

The Grand Mound Fire Department responds to every fire and EMS call in Grand Mound. The fire station is located on Clinton Street. The Department is equipped with seven fire trucks and emergency rescue equipment staffed by 30 volunteer firefighters and 10 Emergency Medical Technicians. The normal response time for the Grand Mound Fire Department is 3-5 minutes. Grand Mound's current fire insurance rating within the city is 7.



*Grand Mound Fire Department*

### Emergency Communications

The Clinton County Public Safety Answering Point (PSAP) receives 911 and non-emergency calls for all of Clinton County. The calls are dispatched to the four law enforcement agencies, eight ambulance

services and seventeen fire departments that serve Clinton County. Grand Mound emergency calls placed to the PSAP are dispatched to the Grand Mound Volunteer Fire Department. The Clinton County PSAP is located in the Clinton County Law Enforcement Center and employs a staff of twelve.

### Schools

The Central DeWitt Community School District provides public Pre-K through 12 education to children in DeWitt, Grand Mound, Low Moor and Welton. The district operates four school buildings in DeWitt including the High School, Middle School, Intermediate School, and Ekstrand Elementary. The district provides bussing for students living in Grand Mound with six bus stops in the city. The district had a certified enrollment of 1,472 students for the 2018-2019 school year and a graduation rate of 91.43% in 2018. A number of Grand Mound students open enroll into the Calamus-Wheatland School District.

### Community Center

The Grand Mound Community Center was built in 1985 through donations raised by a group of Grand Mound citizens. Located at 510 Smith St., the Grand Mound Community Center is the hub of community events. The 200 person capacity facility is available to the public for rent. The center is handicap accessible and it features full kitchen facilities. The community center is currently undergoing several improvements. The project was made possible by contributions from the community and several grant awards.

### Infrastructure Maintenance

All infrastructure has a life cycle. As development occurs, new water and sewer pipes, streets, and electrical lines are installed to serve it. This new infrastructure will remain in service for many years, but over time it will deteriorate and eventually need to be replaced. Replacement is the most expensive part of the infrastructure life cycle, and is inevitable but, the City can maximize the life of its infrastructure through investments in routine maintenance. A city that defers routine maintenance projects may save money in the short-term, it will likely pay more in the long run for emergency repairs and eventual reconstruction as the infrastructure deteriorates at a faster pace.

### Capital Improvements Program

The City can plan for future infrastructure maintenance projects by Identifying and prioritizing them in its Capital Improvements Program (CIP). The CIP is a tool for scheduling, planning, and financing large construction projects and major pieces of equipment. The CIP is a written document that links together the City's comprehensive plan with its annual budget.

The City uses its CIP process to identify needed infrastructure projects and rank them based on their importance to the community. Once the projects are ranked, the City uses the CIP to develop its annual budget, identify project funding sources such as grant or loan programs, and to set rates for utilities like water and sewer.

The goal of the CIP is to inform the City Council's decision making process by providing the big picture view of all projects. Without a CIP, the City Council would be aware of the need for many capital projects, but they would likely have questions about how to pay for them, when to construct them, and how to rank them. The City of Grand Mound should review and update its CIP on an annual basis. Completed projects will be removed, new projects will be added, and some projects will be revised.

## **Public Infrastructure and Facilities Recommendations**

The following recommendations are intended to guide the City of Grand Mound in providing high quality infrastructure and facilities for all residents of the City.

### **Public Infrastructure and Facilities**

- Plan for, build, and improve infrastructure systems to meet anticipated growth and development needs.
- Encourage new development to size facilities to serve the needs of future development.
- Encourage development and redevelopment in areas with access to existing infrastructure.
- Invest in infrastructure projects that will result in private sector investments that can financially sustain the maintenance of the infrastructure.
- Perform routine maintenance and support ongoing improvements that will extend the life of infrastructure systems.
- Encourage access to reliable and affordable broadband internet.
- Revise the City's Capital Improvements Program on an annual basis

### **Public Safety**

- Monitor public safety facilities, equipment, and procedures to ensure that adequate service is provided.
- Encourage coordination, cooperation, and resource sharing among local public safety agencies.
- Coordinate with local police and fire departments to ensure that new development can be served by existing facilities and equipment.

### **Education**

- Coordinate with local schools to provide adequate educational facilities and improve educational opportunities for the community's children.
- Coordinate with local schools to ensure that proposed development can be served by existing educational facilities.

## **Chapter 7. Transportation**

Transportation is vital to everyday life in Grand Mound. The transportation system facilitates the movement of people and goods within the city allowing residents to get from their homes to employment, education, medical care, and shopping. Transportation also connects people and goods to other communities. Businesses import products and raw materials from outside the region, and export goods and commodities to other regions. Connections to regional transportation networks allow businesses to conduct these transactions quickly and efficiently. The goal of this chapter is to provide efficient and affordable transportation to residents and businesses in the City of Grand Mound.

### **Local City Streets**

Grand Mound's street network allows people to get around the community. The City of Grand Mound maintains approximately 6.9 miles of streets within city limits. Of the total street mileage, 4.7 miles are hot mix asphalt surfaced, 0.4 miles are paved concrete, and 1.8 miles are gravel.

Ongoing street maintenance is one of Grand Mound's most important transportation priorities. Regular maintenance protects the community's investment in its streets by preventing deterioration and extending its useful life. Well maintained streets support community development and health by allowing people to get to their destinations efficiently and safely.

In 2017 the City of Grand Mound adopted a 5-year Pavement Management Plan (PMP) that assists the City in pavement management decision making. The PMP aims to protect the investment the City has already made in its streets by establishing maintenance standards and prioritizing maintenance projects. The basic concept of the Grand Mound PMP is that it is less expensive to keep roads in good condition than it is to fix damaged roads. According to the PMP, maintained roads can last more than 60 years while un-maintained roads need reconstruction every 25 years.

Since the adoption of the Grand Mound PMP, the City has used it to plan its road maintenance projects and to apply for road maintenance funding. The City should continue to use the PMP as a guide and update it as needed to ensure that it continues to be a useful tool for maintenance planning.

### **Highways**

US Highway 30 provides Grand Mound with important connections to neighboring communities and to national highways such as US Highway 61 and Interstate 80. US Highway 30 is important for economic growth in Grand Mound. Most of the workers that live in Grand Mound work outside the community. US Highway 30 provides important connections for commuters that work in the Clinton, DeWitt, or the Quad Cities. The highway also provides needed connections for local businesses and farmers. Both can import materials and export products because of the connection provided by US Highway 30. US Highway 30 provides a direct connection to amenities in nearby cities. Residents looking for a small town lifestyle can live in Grand Mound, but still be just a short car ride away from shopping, medical care, and employment opportunities in the Quad Cities. The highway is maintained by the Iowa Department of Transportation.

In addition to US Highway 30, the Grand Mound is connected to surrounding communities by a system of regional highways that include Farm to Market Roads and Federal Aid Routes. A Farm to Market Road is a road that is used to connect agricultural areas to distribution centers in nearby towns. Many residents of Grand Mound and the surrounding area work in the agricultural industry or supporting

industries. A good quality Farm to Market Road System is important for future economic growth in Grand Mound. The Farm to Market roads that connect to Grand Mound are maintained by Clinton County. East Street runs north and south through Grand Mound is designated as Clinton County Highway Y54 and is also on the Farm to Market system.

### Regional Coordination

Highways are important to the future of Grand Mound, but these critical connections are maintained by outside agencies like the Iowa Department of Transportation and Clinton County. This means that Grand Mound should actively work to work with these agencies that maintain the highways and with nearby cities that also depend on them.

Grand Mound can coordinate on regional transportation projects through Regional Planning Affiliation 8 (RPA 8). Grand Mound is a member of RPA 8, an organization that facilitates regional coordination for transportation projects. RPA 8 is a four-county region that covers Clinton, Delaware, Dubuque, and Jackson counties. RPA 8 is governed by a policy board made up of representatives of its member cities, counties, and regional transportation agencies. Grand Mound shares a RPA 8 Policy Board representative with other small cities in Clinton County. Participation in the RPA 8 policy board gives Grand Mound access to transportation funding and allows the community to have a seat at the table for discussions of regionally significant transportation projects.

### Public Transit

River Bend Transit provides transit services to the City of Grand Mound. RBT is one of sixteen regional transit systems in the state of Iowa and is a non-profit service organization. RBT's services are open and available to the general public. RBT vehicles are fully equipped with lifts or ramps to assist entry, and drivers specialize in serving people with disabilities. RBT's regular demand-response service operating hours are 5:30 a.m. to 7:00 p.m.

RBT's fares vary depending on which county the ride starts from and to where the rider is traveling, or if a rider is using a contracted service. Prices for seniors age 60+ and disabled individuals are lower than prices for the general public. RBT has identified specific days for each county to commute to desirable destinations. Table 3 summarizes RBT's services in Clinton County.

**Table 3. River Bend Transit Clinton County Services**

Service	Days	Seniors (60+) or persons with disabilities - Round Trip Suggested Donation <sup>1</sup>	Established Fare for General Public
Iowa City	M	\$18.00	\$23.00
Davenport	T & F	\$6.50	\$11.50
DeWitt	W	\$3.00	\$8.00
Camanche and Clinton	Th	\$3.00	\$8.00
In-Town Service		\$1.50	\$6.50
County Service		\$3.00	\$8.00

### Bicycles and Pedestrians

Walking and biking are important modes of transportation for Grand Mound. Walking and biking can provide transportation for those who are unable to drive or don't have access to a car. Choosing to walk or bike instead of driving can reduce save money, improve air quality, and improve physical health.

Increasingly, people are listing bike and pedestrian amenities among the features that they consider when choosing where to live.

Existing bicycle and pedestrian facilities can be classified into three categories: trails, on-street bicycle routes, and sidewalks. The following section provides a description of each.

### Trails

Most trails in the area are classified as multi-use trails. These trails typically are concrete, asphalt, or packed crushed rock and are usually between 8 feet and 10 feet wide. Multi-use trails are physically separated from motorized traffic by an open space or barrier and can be in an independent right of way or within a roadway right-of-way. Multi-use trails usually accommodate both bicyclists and pedestrians and are suitable for most age groups and abilities.

In addition to multi-use trails, the community could also look at trails that are geared to more specific types of uses including hiking and mountain biking. These specific-use trails are almost always used for recreation and are usually unpaved, steeper, and narrower than a multi-use trail, and as a result, may require a relatively higher level of physical ability.

### Sidewalks

Sidewalks are an important part of the pedestrian network. Sidewalks provide necessary walking connections to homes, businesses, transit services, and other activities.

Many streets in Grand Mound have sidewalks, but some gaps exist in the sidewalk network. In some cases, sidewalks do not exist, in others the sidewalks are there but pedestrians are deterred by an unsafe crossing of a busy street. Sidewalk maintenance can also be an issue. Unlike trails or city streets, private property owners usually maintain sidewalks, and owners can vary greatly in their ability or desire to maintain sidewalks. Private ownership somewhat limits the City's ability to address gaps in the sidewalk network. But the City does have options available to improve the sidewalk network.

- Inventory the sidewalk network and identify critical gaps and safety issues.
- Work with property owners to address sidewalks issues.
- Install safety improvements at crossings if needed.

### Railroad

Rail transportation was key to Grand Mound's early development and remains an important aspect of the community today. Union Pacific Railroad (UP) operates the tracks that cut through the middle of Grand Mound. The tracks that run through the city are part of the UP main line that provides a direct route between Chicago and the west coast. This freight route is important transportation connection for businesses in the region and beyond, but it can also be a challenge for the local community.

Railroad issues can range from minor inconveniences like being stuck waiting a crossing or noise from passing trains, to more serious concerns like crossing safety, emergency response planning for derailments, or assuring emergency vehicles access if a crossing is blocked by a train.

In Clinton County, railroad safety planning is a joint effort between cities, the sheriff's department, the Clinton County Emergency Management and the railroad. Planning efforts of these agencies are documented in the *2017 Clinton County, Iowa Multi-Jurisdictional Hazard Mitigation Plan*. The plan

includes several recommendations aimed at reducing the risk from railroad incidents and other events like natural disasters.

The community has maintained a good working relationship with UP over the years and has been able to resolve issues with noise and crossing delays. Continuing to resolve issues through this relationship will be critical for the future quality of life in the community. The City of Grand Mound should continue to work with UP and emergency management officials to ensure a balance between railroad safety community safety and quality of life.

## **Transportation Recommendations**

The following recommendations are intended to guide the City of Grand Mound in providing safe high quality transportation for all residents of the City.

### **Transportation Planning Process**

- Continue to work with outside agencies such as Clinton County, the Iowa Department of Transportation, and Regional Planning Affiliation 8 to maintain regional highway connections.
- Follow a performance-based planning process that ensures that resources are used effectively.
- Continue to look for opportunities to fund transportation infrastructure projects through state and federal programs.

### **Roads and Bridges**

- Evaluate the City's street system and plan future street maintenance projects through the City's Capital Improvement Program (CIP).
- Continue to implement the City's pavement management plan.

### **Public Transportation**

- Coordinate with the River Bend Transit to improve public transit service in the Grand Mound area.

### **Bicycle and Pedestrian**

- Create a more complete bicycle and pedestrian network through the development of trails, on-street bicycle routes, and sidewalks.
- Improve safety for bicyclists and pedestrians by adding improvements to on-street bicycle routes and improving street crossings.

### **Railroad**

- Continue to work with Union Pacific and emergency management officials to ensure a balance between railroad safety community safety and quality of life.

## Chapter 8. Land Use

Land use planning is one of the most important tasks for local governments. Developing a future land use plan allows the City to ensure that adequate land is available to allow the community to grow and meet its future development goals. The plan also encourages orderly development of land that allows the City to provide services in the most efficient way possible.

The Future Land Use Map serves as a guide for future zoning, subdivision, and annexation decisions. A good future land use map provides consistency and predictability in the decision making process that encourages and protects private investment in the community.

The goal of this chapter is to help the City of Grand Mound plan for future development by developing land use polices that promote economic development, good quality of life, and allow the City to provide services in the most efficient manner possible over the long term.

### Land Development Tools

Grand Mound has several regulatory tools available to promote orderly land development. Zoning and subdivision ordinances give the community the ability establish land use patterns that are logical, orderly, and attractive. Sound planning enforced by effective development codes provides the key to a well planned city. The City can use its zoning and subdivision codes to effectively enforce its planning efforts so public resources can be expended more efficiently.

#### Zoning

Combined with the comprehensive plan, the City uses zoning to establish an orderly land use pattern. Grand Mound plans to develop and adopt a zoning ordinance following the completion of the comprehensive plan. The zoning ordinance divides the city into districts and defines how property within those districts can be used. Zoning assigns compatible uses to the same district and separates incompatible uses. Zoning also controls the height and bulk of structures and separation between buildings.

#### Subdivision Regulations

The City of Grand Mound regulates land development through its subdivision ordinance. The City's subdivision ordinance establishes rules for how land is divided and developed from vacant property into residential, commercial, and industrial uses. Regulating how land is divided allows the City to ensure that all new development meets minimum safety and infrastructure standards for streets, utilities, and drainage.

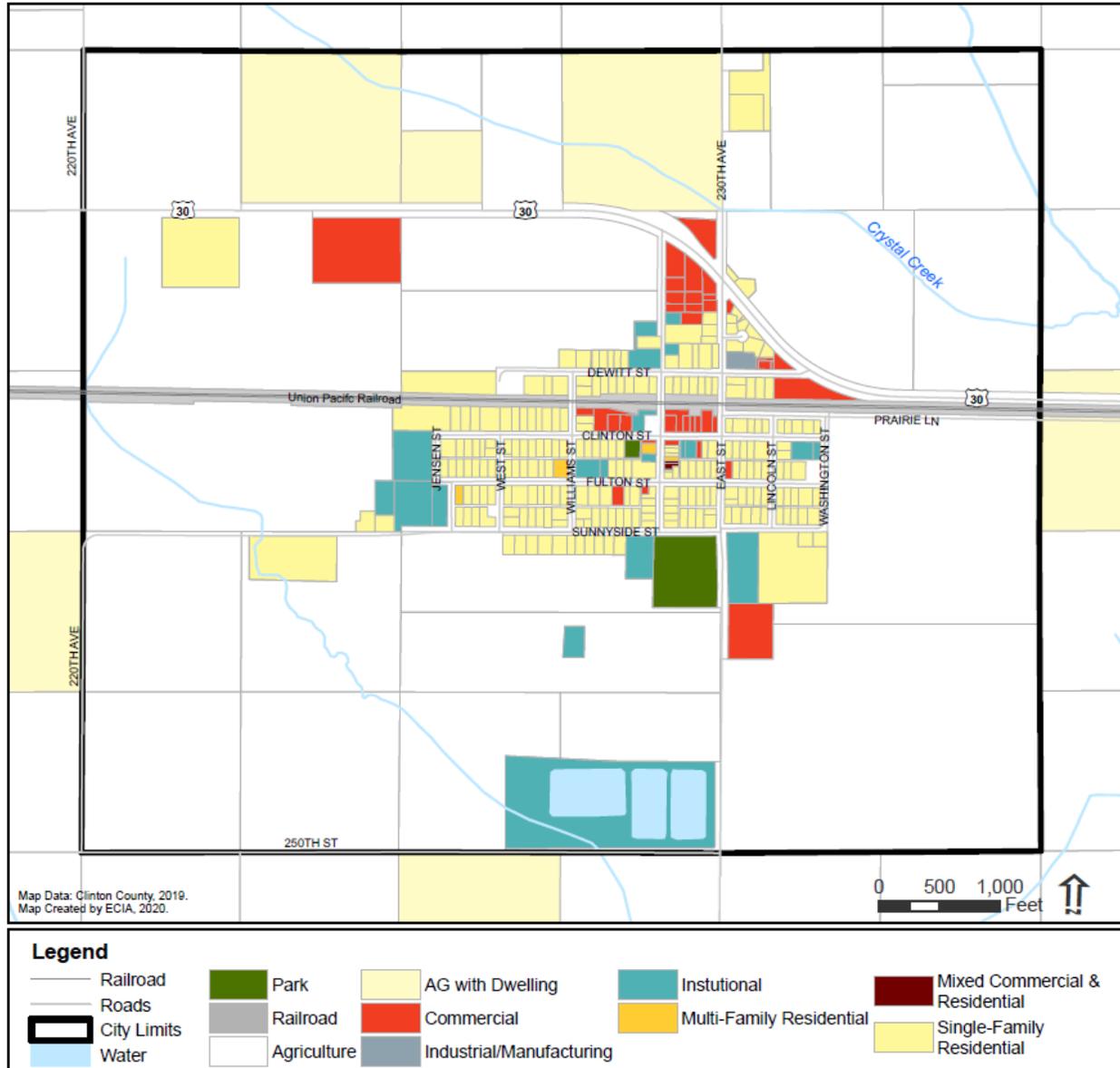
#### Extraterritorial Jurisdiction

Iowa Code gives cities that have adopted subdivision ordinances the option to review subdivision plats that are located within two miles of their city boundaries. If a property owner within two miles of the city wishes to subdivide their land, they must apply to both the county and city for approval. Grand Mound has the opportunity to use its extraterritorial subdivision review authority to help promote efficient and orderly development around the edge of the city by ensuring that new rural development, that could be part of the city one day, will be built to city standards.

## Existing Land Use

Developing Grand Mound’s Future Land Use Map begins with an evaluation of existing land uses within the community. Figure 10 maps the City of Grand Mound’s existing land use.

**Figure 10. Grand Mound Existing Land Use Map**



## Land Use Priorities

Through the planning process several land use priorities emerged that were used to guide the development of the Future Land Use Map.

### Identify Appropriate Areas for New Growth

New land development is necessary for quality of life and economic vitality. However, it is equally important that new growth occurs appropriate locations and in an orderly manner. The City must carefully analyze conditions and consider the type of development that is most appropriate at a given

location. Is adequate infrastructure available? Will the use negatively affect surrounding properties? Is the topography of the land suitable for development?

The future land use map represents the first step in the process of identifying the appropriate type of growth for sites across the community. The map provides a conceptual development guide based on a high-level analysis of existing conditions. The map serves as a general guide, but the how a parcel is developed will ultimately be determined by a more specific assessment of the development proposal and site conditions that occurs during the zoning and subdivision review process.

### Invest in Existing Neighborhoods

In addition to developing new areas, Grand Mound must also look for development opportunities in its existing neighborhoods. Well maintained homes and businesses enable both residents and visitors to feel they are in a unique, well cared for place. The City's continued investment through infrastructure maintenance, rehabilitation of existing buildings, and infill development sends a signal that these places have value and encourages property owners to continue to invest in their own property. Identification of potential development sites is the first step to neighborhood investment. Existing vacant lots and buildings, empty storefronts, neighborhood parks, homes that need repair, and local streets could all be opportunities for investment.

### Protect Open Space and Farm Land

Rural communities like Grand Mound are integrally linked with their surrounding landscapes. Growth in rural areas requires that communities preserve the land that community members value. This includes farmland, forests, and natural areas—the elements that are part of the sense of place for rural communities. With strategic and early planning, a community can prioritize which land is most important to conserve and which land can accommodate the projected need for future growth.

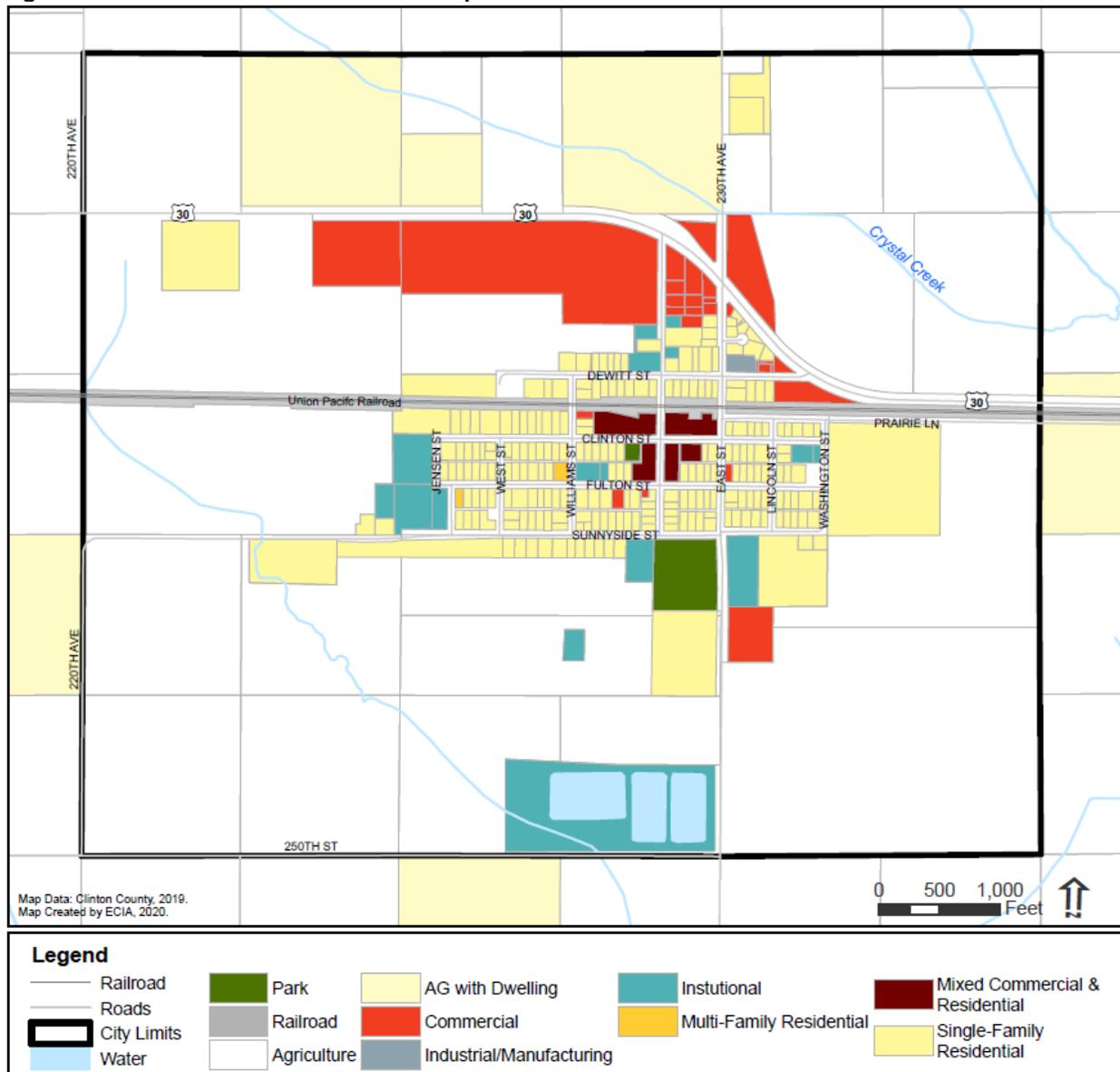
### Mixed Uses

Most of the City's available land use tools, like zoning, are based on the segregation of incompatible uses. But, in some cases, mixing different types of land uses is appropriate and can make the community a better place. Downtown is the primary example of a mixed-use area. Residential, retail, office space, and restaurants all coexist within a relatively small area. Mixed use areas could also include small scale commercial areas that are compatible with residential uses and primarily serve people living within the neighborhood. The City can encourage mixed use areas by identifying opportunities to incorporate flexibility into its zoning regulations to allow appropriate mixing of different yet compatible land uses.

### Future Land Use

Through the comprehensive planning process the City of Grand Mound has developed a future land use map that will serve as a guide for the future development of the city. The Future Land Use Map in Figure 11 is a development concept that provides a general guide for future development. The City should review the future land use map regularly and update the map as conditions change. Ultimately, land shown in the map is expected to transition from its existing use to its future use based on market conditions and when the property owner chooses to sell, subdivide, or develop their land.

**Figure 11. Grand Mound Future Land Use Map**



### Future Land Use Categories

The Future Land Use Map displays eight land use categories. Each category is described below.

- **Agriculture** Includes farms and land used for agricultural purposes.
- **AG with Dwelling** Agricultural land with a farm house
- **Single-Family Residential** includes low density single and two-family homes with open lawns. The area also includes parks, religious and educational facilities, on and off-street trails, and interconnected streets with sidewalks.
- **Multi-Family Residential** includes areas with medium to high density residential development that can include a variety of housing types like apartments, condos, or senior living facilities. The area also includes parks, religious and educational facilities, on and off-street trails, and interconnected streets with sidewalks.

- **Institutional** includes facilities that serve an educational, governmental, medical, religious, or charitable purpose.
- **Commercial** areas include a variety of businesses that provide residents with desired goods and services.
- **Mixed Commercial and Residential** Properties that include a combination of residential and commercial uses.
- **Industrial /Manufacturing** provides space for a variety of uses associated with manufacturing, assembling, fabrication, warehousing, wholesaling, and commercial services.

### Future Development Areas

The future land use map identifies several key areas for future development. The Grand Mound has identified these areas as the most important to the future development of the community and as the locations where development is most likely to occur.

The first area begins near the intersection of US Highway 30 and East Street and includes the land to the west along the south side of the highway. This the Future Land Use map classifies this as a future commercial area. Most of the land in this area is currently used for agriculture, but the location near Highway 30 gives the area good potential for future commercial development. Some commercial development has already occurred in the area including the new C & J Trucking facility.

The second is a parcel of land located south of Prairie Lane and East of Washington Street. This area is identified as a future location of single-family residential development. Located near existing residential development and connection to existing city streets make this area a good candidate for future residential development.

The third area is located along the south side of Sunnyside Street. The most recent homes constructed in Grand Mound were built along the south side of Sunnyside Street to the west of city hall. This development area continues that housing development to the west.

### Land Use Recommendations

Keep the Future Land Use Map current with changing growth conditions in the region.

- Review the Future Land Use Map at five-year intervals to ensure it remains a useful guide for growth and development.
- Consider prompt review and possible amendment of the Future Land Use Map between five-year intervals should development conditions significantly change.
- Develop and adopt a zoning ordinance following adoption of the Comprehensive Plan.
- Review city ordinances ensure compatibility with the recommendations of the Comprehensive Plan.

Promote principles of good community design as part of all development.

- Ensure that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity, and appearance.
- Provide adequate amounts of land in a variety of sites suitable for each type of use, and allow for anticipated change and growth based on economic forecasts.
- Plan for conservation areas that provide recreation opportunities and protect important environmental resources.

- Plan for future housing and commercial development.

Ensure that opportunities for commercial and industrial development are provided to support both the local and regional market.

- Encourage continued reinvestment and redevelopment in Downtown Grand Mound.
- Promote the retention and expansion of existing, and attraction of new, industrial development opportunities in suitable locations.



*Field south of Sunnyside Street*

## **Chapter 9. Implementation**

### **Plan Implementation**

Through the comprehensive planning process, the City of Grand Mound has developed a vision for the future of the community. On its own, the vision contained in the Comprehensive Plan has no legal authority; it is merely an agreed upon road map for the future of the community.

The Comprehensive Plan serves as a call to action for the City of Grand Mound and its partners within the community to take the community's vision and make it a reality.

### **Comprehensive Plan Review**

As part of the implementation process, the City of Grand Mound should review and evaluate the Comprehensive Plan on an annual basis. In its evaluation the City should review the recommendations included in the plan, decide if they are still relevant based on current conditions, and make adjustments as necessary. The City should also evaluate progress on recommended actions and consider more substantial review of the plan after five years.

### **Recommendations**

To achieve its vision, the community must actively work to put the recommendations of the comprehensive plan into action. To do this, the Comprehensive Plan establishes an implementation plan for 2040. The recommendations from each plan chapter have been organized into a table that identifies the name of the action to be taken, the project partners, and a general timeline for completion. Projects are organized by chapter and topic.

### **Partners**

The Grand Mound Comprehensive Plan establishes a vision for the entire community. With a community-wide focus, partnerships are critical for implementation. For all recommended actions it is assumed that the City Council and city staff will have at least some involvement in implementation. The implementation table lists entities like city departments, advisory committees, and outside organizations that the City can work with to help it achieve the community's goals. A list of partners with their full names is provided after the table.

### **Timelines**

Project timelines have been classified as short term (less than one year), medium-term (one to five years), long-term (more than five years), or ongoing. Projects with an ongoing timeline are those projects that require continuous action and do not have a specific end date.

Project Timelines: S=Short-term (less than one year) | M=Medium-term (one to five years) | L=Long-term (more than five years) | O=Ongoing (requires continuous action)

2040 Recommendations	Partners	Time
<b>Chapter 3. Community Character</b>		
Identify and enhance the elements that give the community its sense of place and identity.	Community Club, Hometown Pride	S
Leverage the city's unique culture, historic elements, and contributions from artists for economic development, community marketing, and resident attraction and retention.	Community Club, Hometown Pride, Historical Museum	S
Establish a resident recruitment program focused on promoting Grand Mound, welcoming newcomers, and attracting people to live in the community.	Community Club, Hometown Pride	M
Encourage the creation of the housing needed to maintain the city's population.	Private builders, property owners, realtors, EIRHA	L
Support community organizations that help improve the community and organize the events that bring the community together.	Fireworks Association, Community Club, Ball Club, Churches	O
Safeguard Grand Mound's historic sites, buildings, and cultural resources.	Historical Museum	O
Rehabilitate existing buildings in a way that preserves their historic significance while allowing their use for modern purposes like office space, retail, or housing.	Historical Museum, IEDA	L
Encourage community events like Spring Clean- Up Day that bring people together and build community pride.	Community Club, Hometown Pride	S
Support continuing improvement programs for park maintenance, equipment, and facilities.	Parks Board, Ball Club	O
Encourage city residents to participate in community beautification through community clean-up events, gardening clubs, friends groups, and other volunteer opportunities.	Community Club, Hometown Pride	S
<b>Chapter 4. Economic Development</b>		
Identify areas for commercial development in the City's future land use map.	Grand Mound P&Z	S
Assist local businesses in finding development sites for expansion.		O
Support construction and maintenance of infrastructure that supports economic development including: housing, transportation, and utility systems.	Public Works, Water plant operator	L
Support construction of homes needed to house workers.	Private builders, property owners, realtors, EIRHA	L
Attract new residents and retain existing residents by continuing to improve quality of life in the community.	Community Club, Hometown Pride	O
Encourage revitalization and redevelopment of downtown buildings.		L
Add more commercial space in Downtown.		L
Add signage to direct people to Downtown Grand Mound	Public Works	S
Continue to promote community through the city's website and Facebook page.	City staff	S
Use the city's location along US Highway 30 as an opportunity for future business development.		L
<b>Chapter 5. Housing</b>		
Encourage a diverse housing stock that serves people at all income levels and at all stages of life.	Grand Mound P&Z, private builders, realtors, EIRHA, property owners	L

Project Timelines: S=Short-term (less than one year) | M=Medium-term (one to five years) | L=Long-term (more than five years) | O=Ongoing (requires continuous action)

2040 Recommendations	Partners	Time
Support the creation of new housing needed to help the community maintain its population.	Grand Mound P&Z, private builders, realtors, EIRHA, property owners	L
Support housing redevelopment in existing vacant or underutilized structures such as upper floors of downtown buildings.	Grand Mound P&Z, private builders, realtors, EIRHA, property owners	L
Develop an inventory of vacant and underutilized properties.		M
Encourage maintenance and rehabilitation of existing homes.	Grand Mound P&Z, private builders, realtors, EIRHA, property owners	O
Support community volunteer efforts to assist those in need with home maintenance tasks.	Community Club, Hometown Pride, Churches	M
Identify areas for future housing development in the City's future land use map.	Grand Mound P&Z	S
Encourage infill housing development on existing vacant lots in the city's existing neighborhoods.	Grand Mound P&Z, private builders, realtors, EIRHA, property owners	L
Support the development of quality, affordable owner and rental housing.	Grand Mound P&Z, private builders, realtors, EIRHA, property owners	L
Support the development of housing for the elderly.	Grand Mound P&Z, private builders, realtors, EIRHA, property owners	L
<b>Chapter 6. Public Infrastructure and Facilities Recommendations</b>		
<b>Public Infrastructure and Facilities</b>		
Plan for, build, and improve infrastructure systems to meet anticipated growth and development needs.	Public Works, water plant operator, Grand Mound Telephone	L
Encourage new development to size facilities to serve the needs of future development.	Public Works, water plant operator, Grand Mound Telephone	L
Encourage development and redevelopment in areas with access to existing infrastructure.	Public Works, water plant operator, Grand Mound Telephone	L
Invest in infrastructure projects that will result in private sector investments that can financially sustain the maintenance of the infrastructure.	Public Works, water plant operator, Grand Mound Telephone	L
Perform routine maintenance and support ongoing improvements that will extend the life of infrastructure systems.	Public Works, water plant operator, Grand Mound Telephone	O
Encourage access to reliable and affordable broadband internet.	Grand Mound Telephone	O
Revise the City's Capital Improvements Program on an annual basis	Public Works	O
<b>Public Safety</b>		
Monitor public safety facilities, equipment, and procedures to ensure that adequate service is provided.	Grand Mound Fire Department, Clinton County Sheriff, Clinton County EMA	O
Encourage coordination, cooperation, and resource sharing among local public safety agencies.	Grand Mound Fire Department, Clinton County Sheriff, Clinton County EMA	O
Coordinate with local police and fire departments to ensure that new development can be served by existing facilities and equipment.	Grand Mound Fire Department, Clinton County Sheriff, Clinton County EMA	O
<b>Education</b>		
Coordinate with local schools to provide adequate educational facilities and improve educational opportunities for the community's children.	Central DeWitt SD, Clinton Community College, Clinton County Library	O

Project Timelines: S=Short-term (less than one year) | M=Medium-term (one to five years) | L=Long-term (more than five years) | O=Ongoing (requires continuous action)

2040 Recommendations	Partners	Time
Coordinate with local schools to ensure that proposed development can be served by existing educational facilities.	Central DeWitt SD, Clinton Community College, Clinton County Library	O
<b>Chapter 7. Transportation Recommendations</b>		
Continue to work with outside agencies such as Clinton County, the Iowa Department of Transportation, and Regional Planning Affiliation 8 to maintain regional highway connections.	Clinton County BOS, Clinton County Engineer, DOT, RPA 8, Public Works	O
Follow a performance-based planning process that ensures that resources are used effectively.	Clinton County BOS, Clinton County Engineer, DOT, RPA 8, Public Works	O
Continue to look for opportunities to fund transportation infrastructure projects through state and federal programs.	Clinton County BOS, Clinton County Engineer, DOT, RPA 8, Public Works	O
Evaluate the City's street system and plan future street maintenance projects through the City's Capital Improvement Program (CIP).	Iowa DOT, RPA 8, Public Works	O
Continue to implement the City's pavement management plan.	Public Works	O
Coordinate with the River Bend Transit to improve public transit service in the Grand Mound area.	River Bend Transit	O
Create a more complete bicycle and pedestrian network through the development of trails, on-street bicycle routes, and sidewalks.	Parks Board, Public Works, RPA 8, Iowa DOT	L
Improve safety for bicyclists and pedestrians by adding improvements to on-street bicycle routes and improving street crossings.	Parks Board, Public Works, RPA 8, Iowa DOT	L
Continue to work with Union Pacific and emergency management officials to ensure a balance between railroad safety community safety and quality of life.	UP, Clinton County Sheriff, EMA, Grand Mound Fire Department, Iowa DOT	O
<b>Chapter 8. Land Use</b>		
Keep the Future Land Use Map current with changing growth conditions in the region.	Grand Mound P&Z	O
Review the Future Land Use Map at five-year intervals to ensure it remains a useful guide for growth and development.	Grand Mound P&Z	M
Consider prompt review and possible amendment of the Future Land Use Map between five-year intervals should development conditions significantly change.	Grand Mound P&Z	O
Develop and adopt a zoning ordinance following adoption of the Comprehensive Plan.	Grand Mound P&Z	S
Review city ordinances ensure compatibility with the recommendations of the Comprehensive Plan.	Grand Mound P&Z	O
Promote principles of good community design as part of all development.	Grand Mound P&Z Public Works	O
Ensure that adjacent land uses are compatible with regard to such factors as smoke, noise, odor, traffic, activity, and appearance.	Grand Mound P&Z	L
Provide adequate amounts of land in a variety of sites suitable for each type of use, and allow for anticipated change and growth based on economic forecasts.	Grand Mound P&Z	L
Plan for conservation areas that provide recreation opportunities and protect important environmental resources.	Grand Mound P&Z, Parks Board, County Conservation, Iowa DNR	L
Plan for future housing and commercial development.	Grand Mound P&Z	L

Project Timelines: S=Short-term (less than one year) | M=Medium-term (one to five years) | L=Long-term (more than five years) | O=Ongoing (requires continuous action)

2040 Recommendations	Partners	Time
Ensure that opportunities for commercial and industrial development are provided to support both the local and regional market.	Grand Mound P&Z	L
Encourage continued reinvestment and redevelopment in Downtown Grand Mound.	Grand Mound P&Z	L
Promote the retention and expansion of existing, and attraction of new, industrial development opportunities in suitable locations.	Grand Mound P&Z	L

## List of Partners

All partners included in the implementation chapter are listed below. If an abbreviated name is used in the table, the abbreviation is included in parentheses.

Churches	Grand Mound Community Historical Museum (Historical Museum)
Central DeWitt Community School District	
City of Grand Mound Parks Board (Parks Board)	Grand Mound Cooperative Telephone Association (Grand Mound Telephone)
City of Grand Mound Public Works (Public Works)	Grand Mound Volunteer Fire Department
Clinton Community College	Grand Mound Hometown Pride (HTP)
Clinton County Board of Supervisors (BOS)	Grand Mound Planning and Zoning Commission (Grand Mound P&Z)
Clinton County Engineer	Grand Mound Sportsman’s Club
Clinton County Emergency Management Agency (EMA)	Iowa Department of Natural Resources (DNR)
Clinton County Fireworks Association	Iowa Economic Development Authority (IEDA)
Clinton County Library Association	Lincoln Way Community Foundation
Clinton County Sheriff	Local businesses
East Central Intergovernmental Association (ECIA)	Private builders
Eastern Iowa Regional Housing Authority (EIRHA)	Property owners
Grand Mound Ball Club	Realtors
Grand Mound Community Club (Community Club)	Regional Planning Affiliation 8 (RPA 8)
	River Bend Transit
	Union Pacific Rail Road (UP)
	Water plant operator