

APPENDICES

APPENDIX 1

COMPILATION OF INTERVIEWS



IMAGINE POLK CITY

- A Bridge to the Future -

Compilation of Key Person Interviews

2/19/2015

10 interviews included

What is Polk City's biggest asset?

RECREATION

- Recreational opportunities (x5)
- Amount of Army Corps property – good because it provides parkland and open space, but it also breaks up the community (need neighborhood connectivity to counteract that separation).

LOCATION

- Proximity to Des Moines metro area and to Ames (x2)

CITY STAFF AND COUCIL – PEOPLE!

- Staff and council, boards and commissions, people working to make Polk City a better place
- Council works well with employees. There is good teamwork.
- Friendly community
- People

OTHER

- School system has a good reputation
- Good reputation for being family friendly
- Low tax rate
- Small town feel (x3)
- Beauty of surrounding natural areas
- Infrastructure (sewer, water, streets)

Why do people want to live/work/visit here?

RECREATION

- Proximity to recreational activities (x4)
- Access to lakes (x4)
- Access to trails

LOCATION

- Commute to downtown is the same time as from western suburbs
- Everything you need is within a short drive
- Proximity to Des Moines
- Beauty and setting of the town

QUALITY OF LIFE

- Small city/town feel (x6)
- Feels safe
- Not trying to be like the suburbs (uniqueness)
- It is a “hidden gem”
- Relatively new community
- Demographics of being highly educated, high income, low median age
- Schools (x2)
- A lot of services are provided in town (don’t have to travel)
- Tax rate
- Friendliness of the community

What is Polk City’s biggest challenge over the next 20 years?

MAINTAINING SERVICES AND INFRASTRUCTURE

- Ability to provide services for rapids growth (x2)
- Funding the maintenance of existing infrastructure (x3)
- Funding future infrastructure to supply new residents
- Keeping up with infrastructure needs
- Tax dollars won’t be enough to fund everything
- Larger homes are a bigger challenge for fire suppression
- Concern that the school will not be able to accommodate the growth (will be overcrowded) (x2)
- School taxes will need to grow
- Servicing quality of life items (sports fields and local trail)

MANAGING GROWTH

- Concern about getting landlocked
- Managing growth (people finding out about the “hidden gem”) (x4)
- Where will the growth be located?
- Finding new leadership
- Can’t lose its identity and community pride; charm of small town
- Meeting the needs/expectations of long-time residents as well as new residents
- Maintaining small town feel but allowing growth – finding a good balance
- Need for commercial development (x2)

What is Polk City's biggest opportunity over the next 20 years?

GROWTH-RELATED

- Being a nicer/faster growing suburb – “upscale”
- Maintaining quality of life
- Keeping small town feel
- Growth – more people means more opportunities
- Vacant land is being sold
- Additional commercial development will add to the tax base and provide employment opportunities
- Identifying and bringing in small businesses of 20-30 employees
- Managing our growth in a smart way
- More recreational opportunities (x2).
- People want a sense of security and belonging and close-by recreational opportunities.
- Being a destination due to the location
- Have a lot to offer during all seasons
- Small schools
- To become part of the greater metro area – play a bigger role politically

What is Polk City doing right? What works well?

STAFFING/LEADERSHIP

- City leadership (Council and staff) are/have been building infrastructure to prepare for new growth
- City government is forward thinking (thinks about public safety AND quality of life amenities)
- Teamwork between council and employees (x2)
- Communication is open between the public and elected officials and staff
- Staff and elected officials want to give citizens the best that they can
- Have equipment they need
- Watching the tax rate (x2)
- Overall management is good
- Public safety – police and fire
- Public works
- Maintenance for sewer and streets

DEVELOPMENT TYPES

- Getting well-planned, high quality building
- Land use is good
- Have learned from past development issues (ex. Accommodating parking appropriately)
- Growing at a pace that is acceptable to the established older regime (growth is slow enough)
- Infrastructure projects – Polk City doesn't have decaying sewers because we have new infrastructure. Most growth is since 1980.
- Has concentrated on infrastructure in the past (water, sewer, streets)
- Likes the direction the city is headed

- Current move to work on park and recreation amenities

What could Polk City do better?

BUDGET/MAINTENANCE

- Budgeting – maintenance of infrastructure and services
- Delaying need for additional staff will reduce essential services to the public

COMMERCIAL

- Could do commercial growth better – need this for tax base, employment, and goods and services
- Attract more commercial – restaurants, hardware, etc. (x2)

RECREATION/QUALITY OF LIFE

- Find more quality of life opportunities for residents (x2)
- Need recreational facilities (x2)
- Need programming for adult and youth (x2)
- Meet the demands of what the residents want/need (e.g. sports fields)
- Take a stronger standpoint with the schools regarding where schools are located

HOUSING

- Need to look at accommodating starter homes
- Should consider multi-family housing/apartments
- Should consider need for senior assisted living housing

OTHER

- Take some risk – push on bond issue for sports complex

How will population growth affect your department/area of expertise (or the city's ability to provide services)? What will your departmental needs be over the next 20 years?

STAFF NEEDS

- Will need more staff/catch up to staffing standards (x10)
 - o Police Staff – Midwest average for Cities under 10,000 is 2.7 sworn police officers per 1000 population (this would equal 10.7 officers; have 6)
- Will need a new fire station, but can be shared with Ankeny
- Will have more contract work (cleaning, mowing, fertilization). Some concern with a lower quality of service from contractors vs city staff
- Administrative functions – will need more staff, already stressed
- Will need a full time recreation director
- May need to create a city development department (planning, building, and engineering)
- Public works will be most challenged with overall maintenance needs
- Current leadership will make the right moves at the right times based on population and staffing needs

SPACE/FACILITY NEEDS

- Will need more building space
- Will need more space (can expand in current building if other uses move out)
- Will need more space, but can add on to existing building
- Need to have a one-stop-shop for city services
- Need to give citizens access to services and decision makers
- Current city hall facility isn't inviting (but it is historic and iconic)
- New city hall needs are not immediate – but possibility in the future
- Recreational ball fields
- Will need more water capacity and storage
- Public works maintenance facility is o.k.
- Citizens are not voicing a need for new city hall or other departmental facility

What land use and/or infrastructure needs do we need to keep in mind as we plan for additional growth in order to meet the needs of your department?

(e.g. road width for emergency vehicles / dumpster enclosures in commercial development for public works / curb and gutter for storm sewer / street lights for public safety/sufficient park land for new residential growth / landscaping/ buffers / parking lot islands / setbacks)

- Lighting in commercial areas
- addressing/street naming should carry on as their own (not county addressing)
- Polk City has good quality ordinances and development
- Sign ordinance can be re-visited (can't see business names in square due to trees)
- Curb stops being concreted in
- Manhole castings being concreted in
- Water meters are added after completion, but contractors are using water during the construction process. May use \$500 worth of water during construction (e.g. for trenching in).
- Need cul-de-sacs big enough for busses to get around. Some that the busses can't go down.
- Ensure consistency in application of rules/regulations
- Make sure there is enough off-street parking associated with multi-family housing
- Synder provides good guidance on what is working and not working
- Current leadership is willing to accept change when necessary

Anything else you'd like to share?

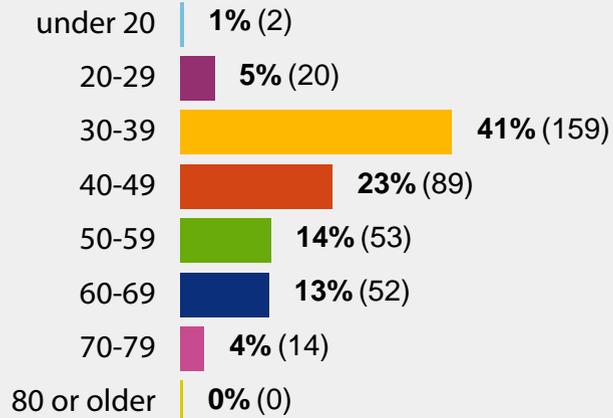
- We have to grow. Staying stagnant is reverse, but growth puts demands on services.
- We should annex up to 142nd street to the north (at least) so that we are not land locked
- We should concentrate on the land to the east that is already within the City limits AND the land to the north
- Keep alert to land use around Hugg Drive.
- Make sure that what the Comprehensive Plan states is reality today.
- Need property in future land use plan to accommodate more facilities (public services)

- Need more commercial areas
- Look at traffic safety
 - o 3rd & Broadway
 - o 3rd & West Bridge Road
 - o Parker and West Bridge Road
 - o Turn lane on 415 – with E Southside Drive and W Pine Ridge Dr.
- Importance of maintaining infrastructure
- Will need to plan for more water storage
- Concern about sewer bills expected to triple in cost (according to IDNR)
- Library provides a lot of programming, both within the building and out in the community
- Library provides many services (cake pans, stamps, crafts, coffees, etc.)
- Need safe crosswalks (not safe crossing in front of school; no sidewalk on opposite side of school to get to school)
- Between 40-45 new houses a year keeps the upward trend and allows the city to keep up with services. 80-100 houses a year will be difficult to keep up with

APPENDIX 2

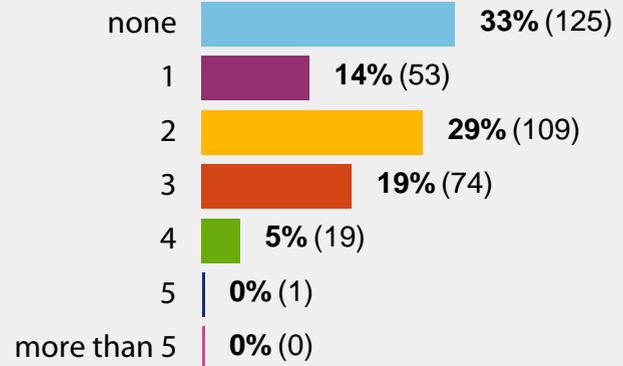
RESIDENT SURVEY RESULTS

How old are you?



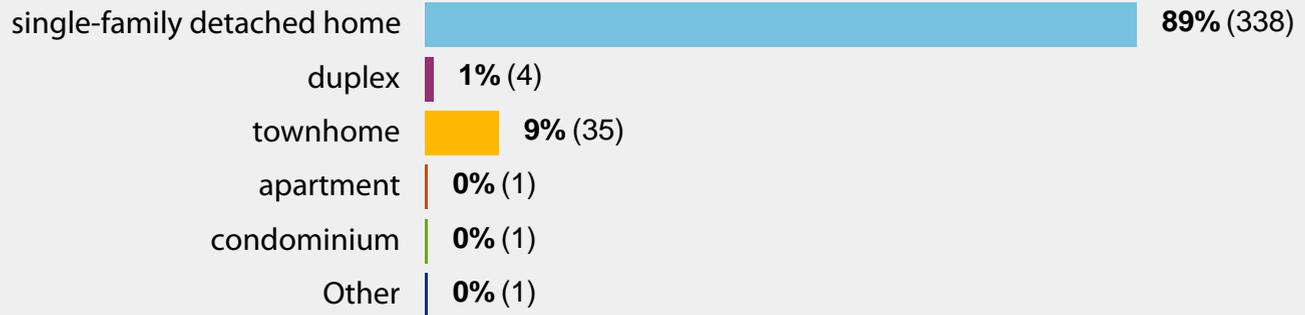
* 389 total responses, 100% of submissions

How many children (18 & under) reside in your home?



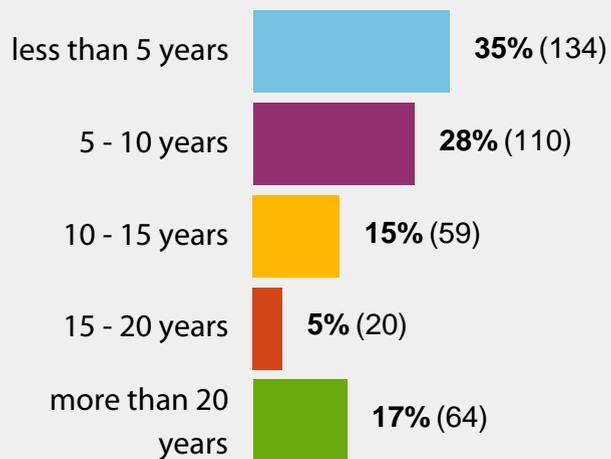
* 381 total responses, 98% of submissions

What type of residence do you live in?



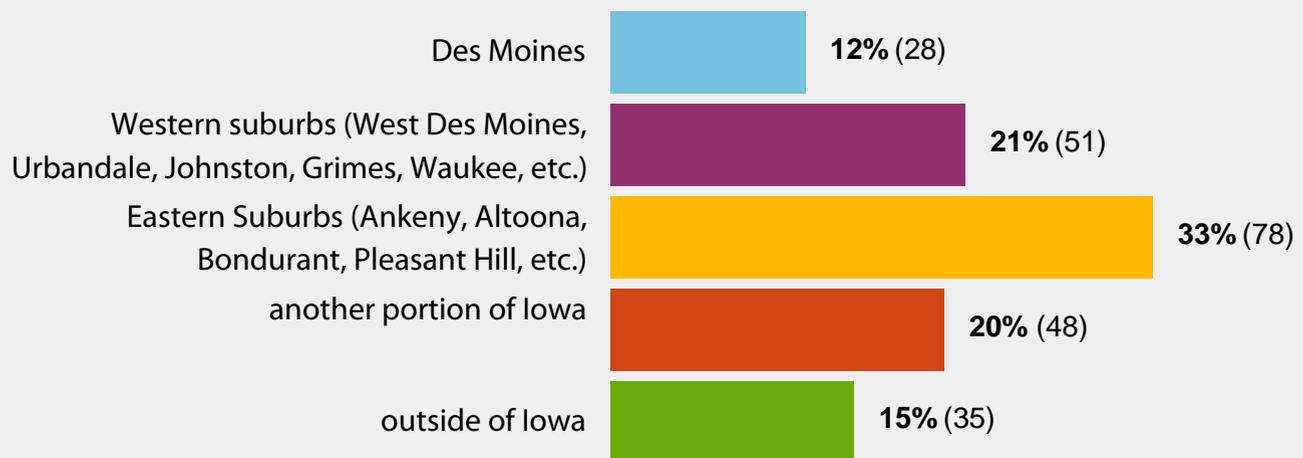
* 380 total responses, 98% of submissions

How long have you lived in Polk City?



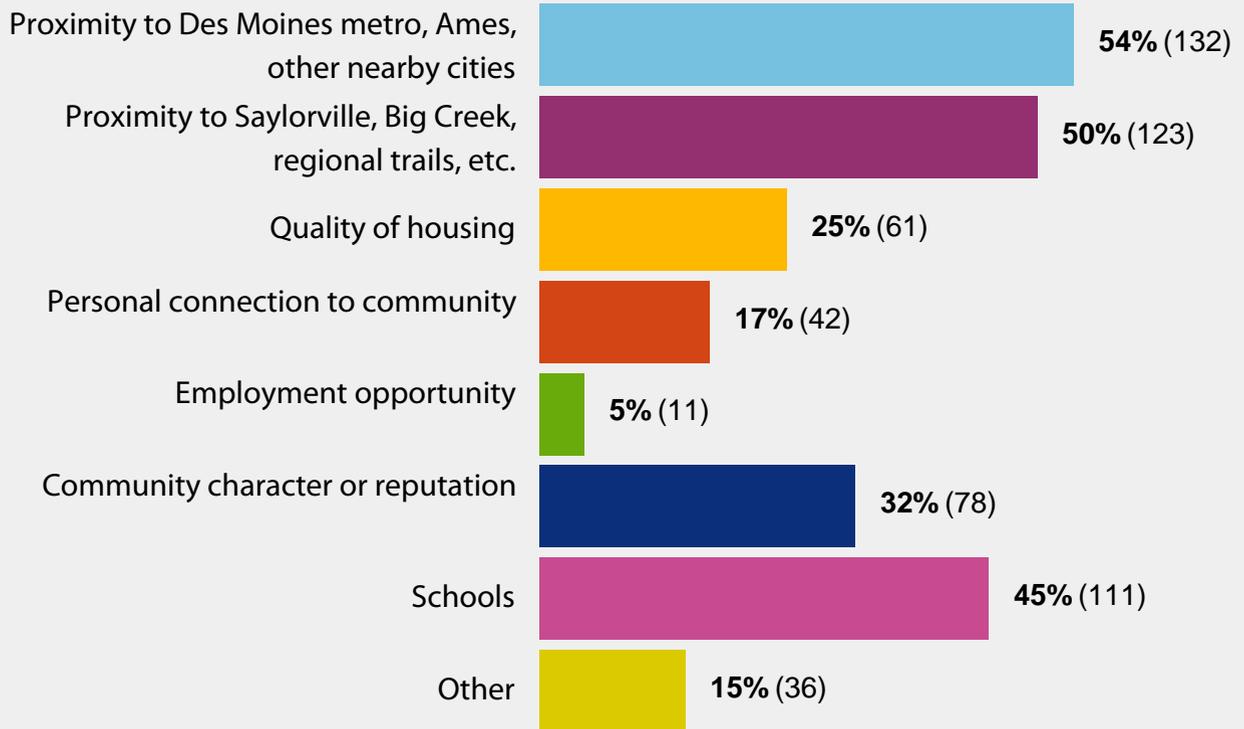
* 387 total responses, 99% of submissions

Where did you move from?



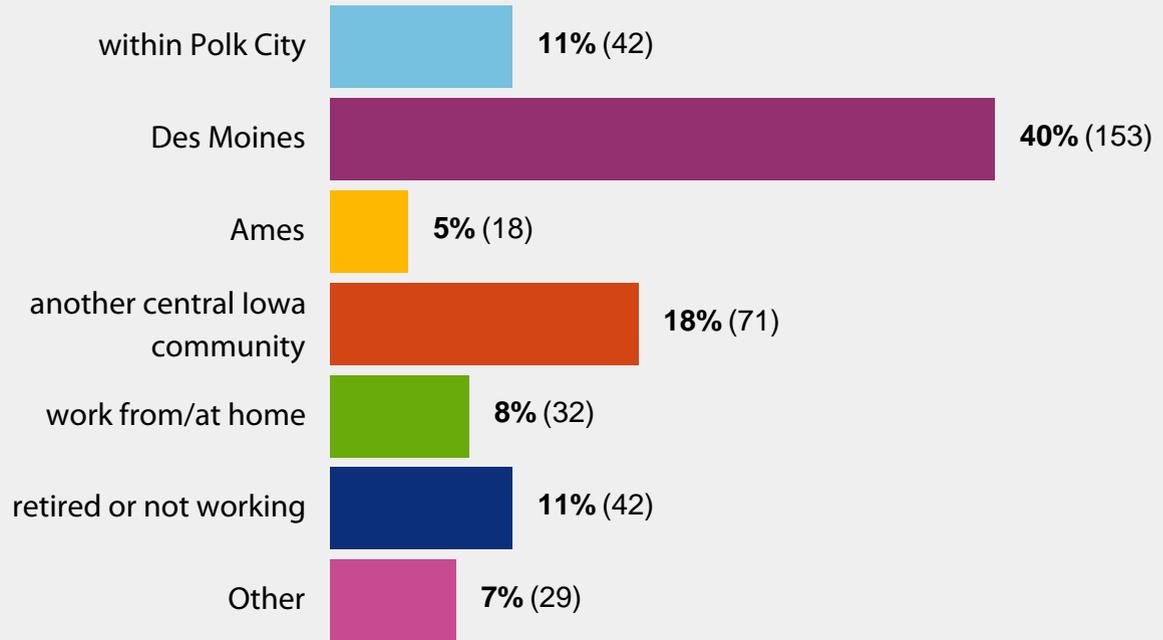
* 240 total responses, 62% of submissions

What were your top three reasons for moving to Polk City?



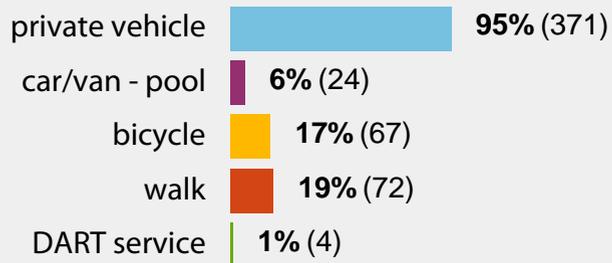
* 244 total responses, 63% of submissions

Where do you work?



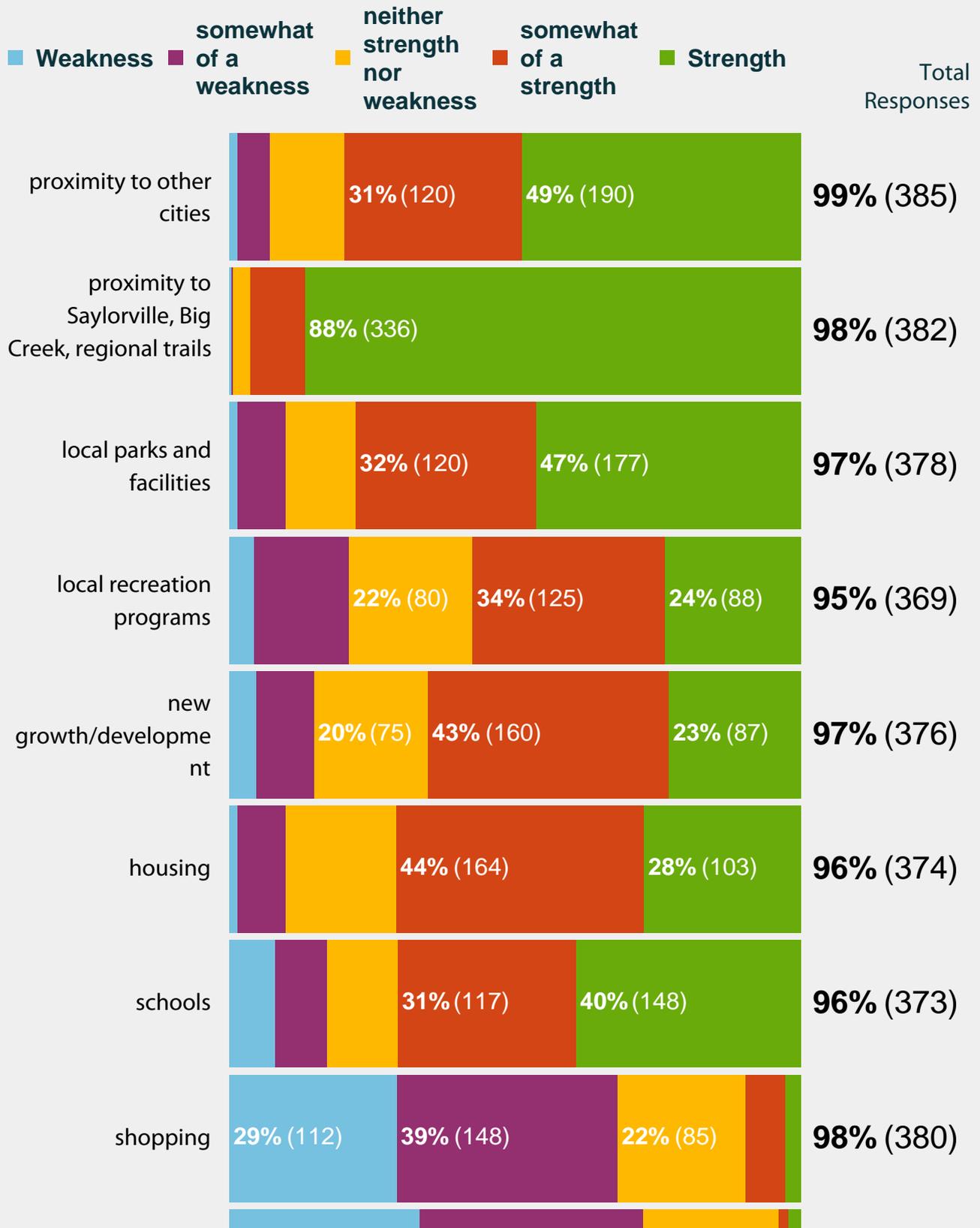
* 387 total responses, 99% of submissions

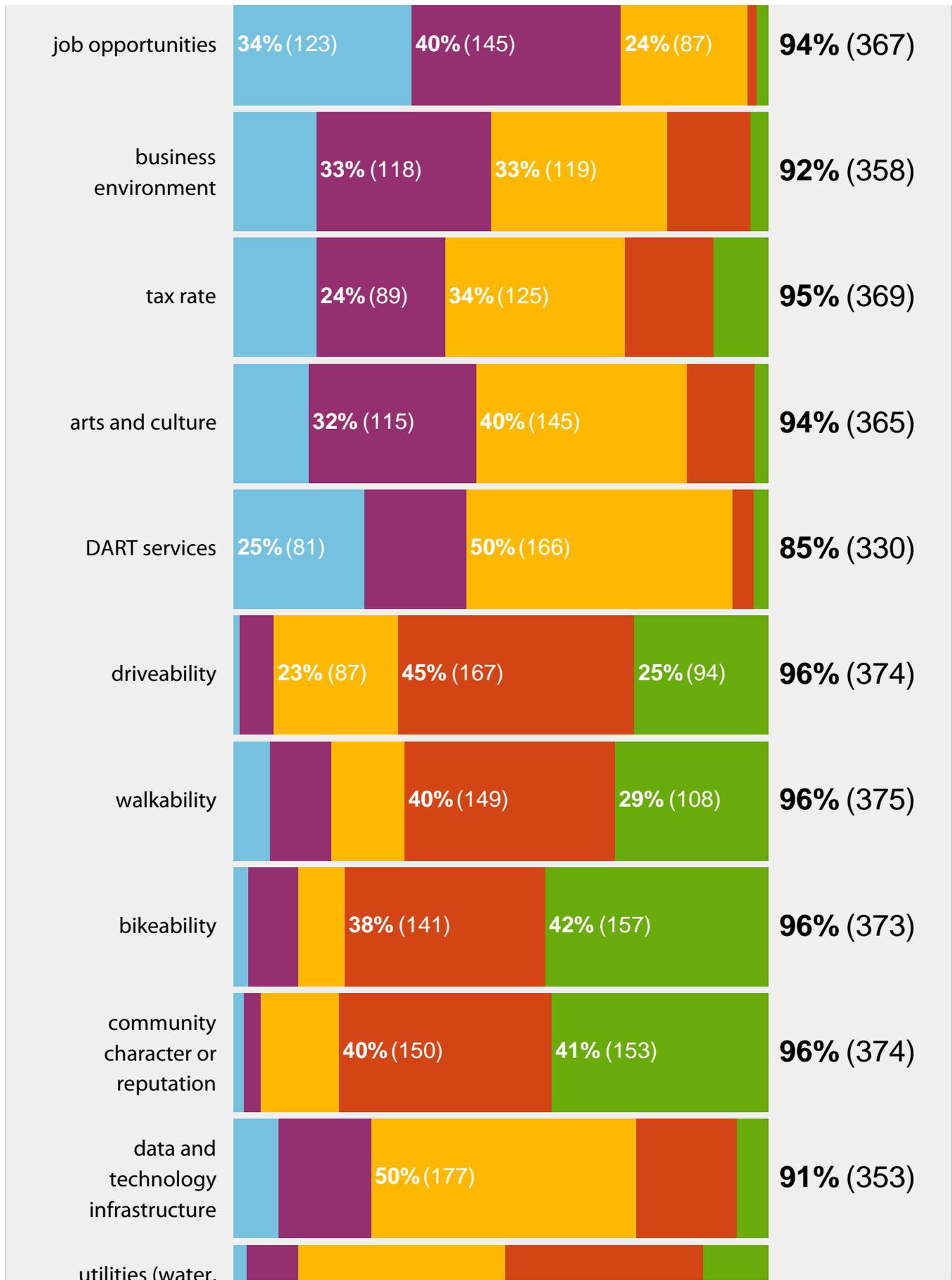
What modes of transportation do you regularly use? (check all that apply)

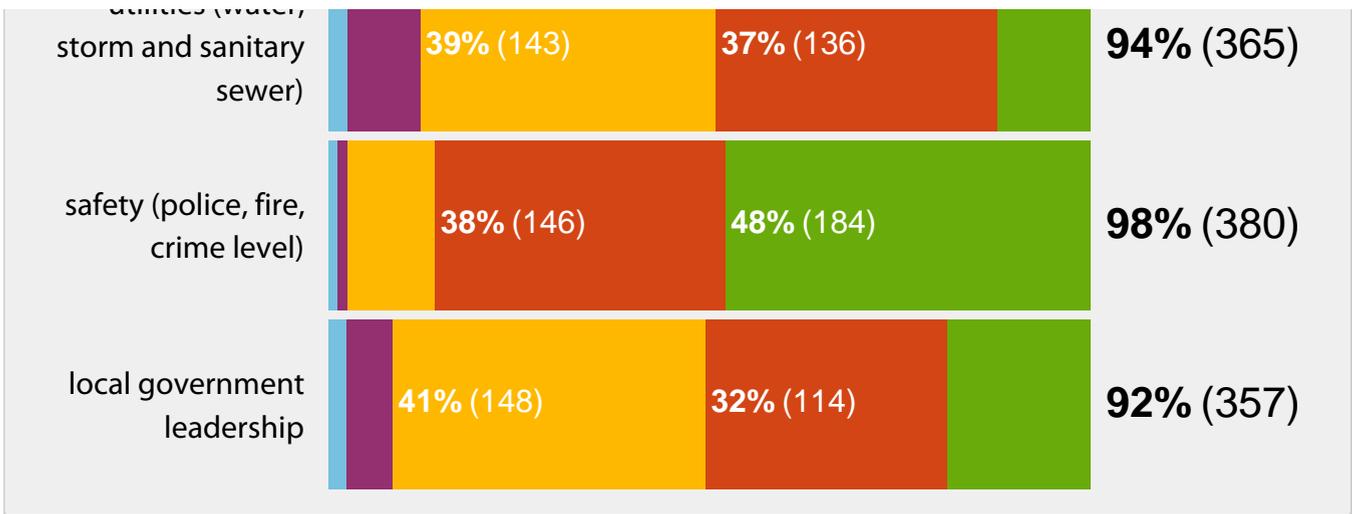


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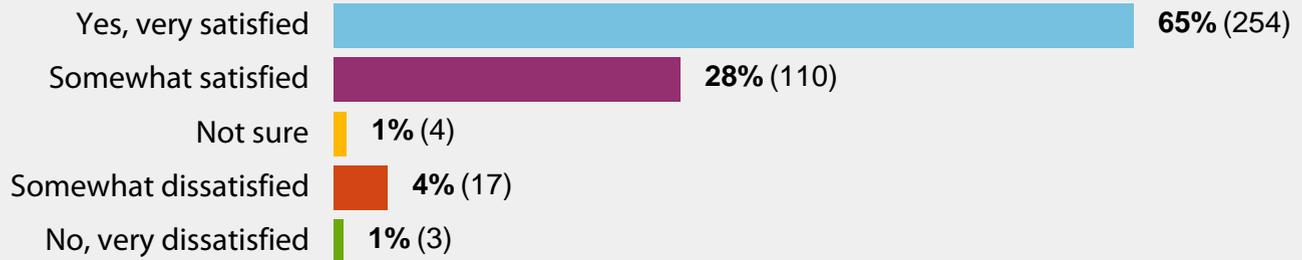
What are the strengths and weaknesses of Polk City? (If a particular item is not applicable to you, you may choose to skip that item.)





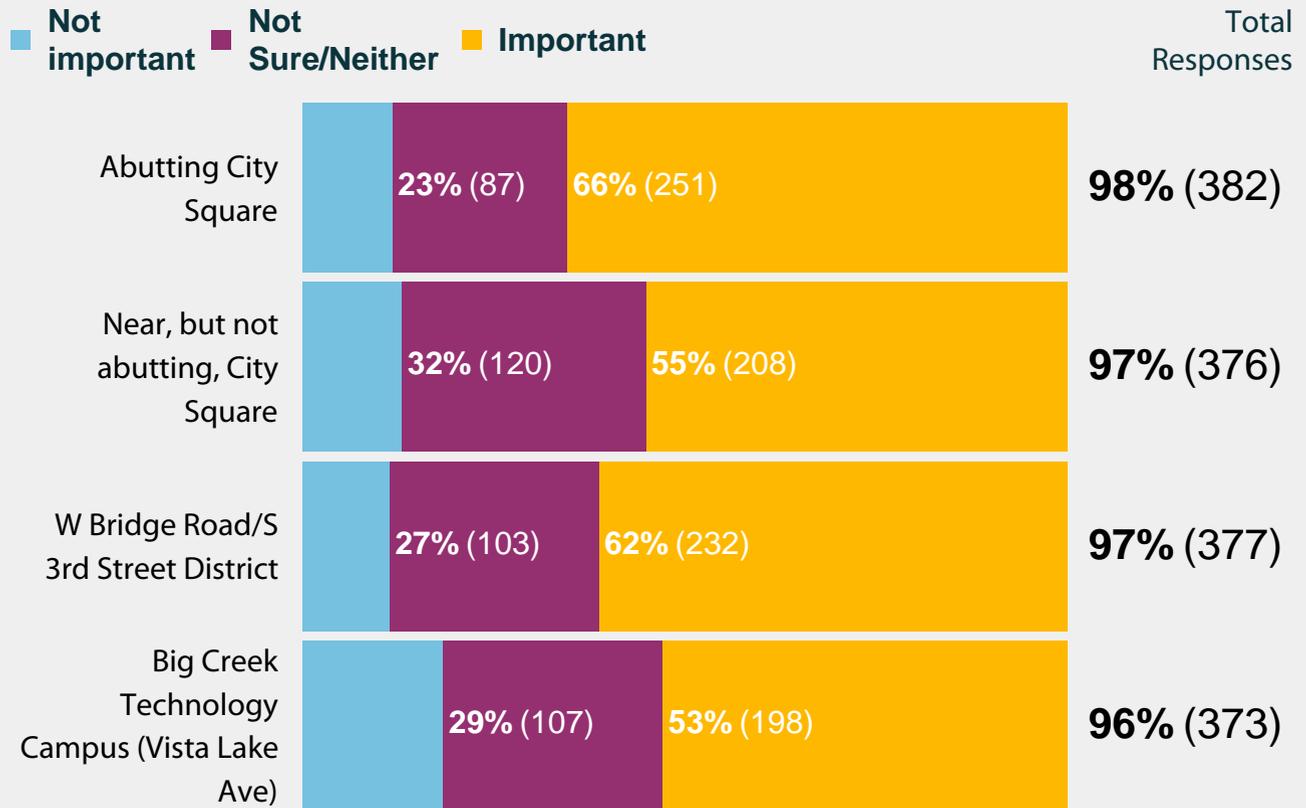


Are you satisfied with the overall quality of life in Polk City?

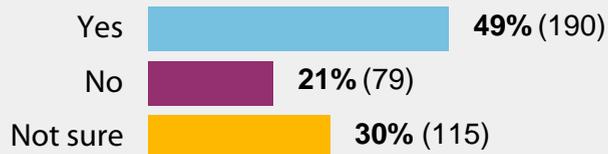


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How important is it for Polk City to attract new businesses/uses to various portions of the City?

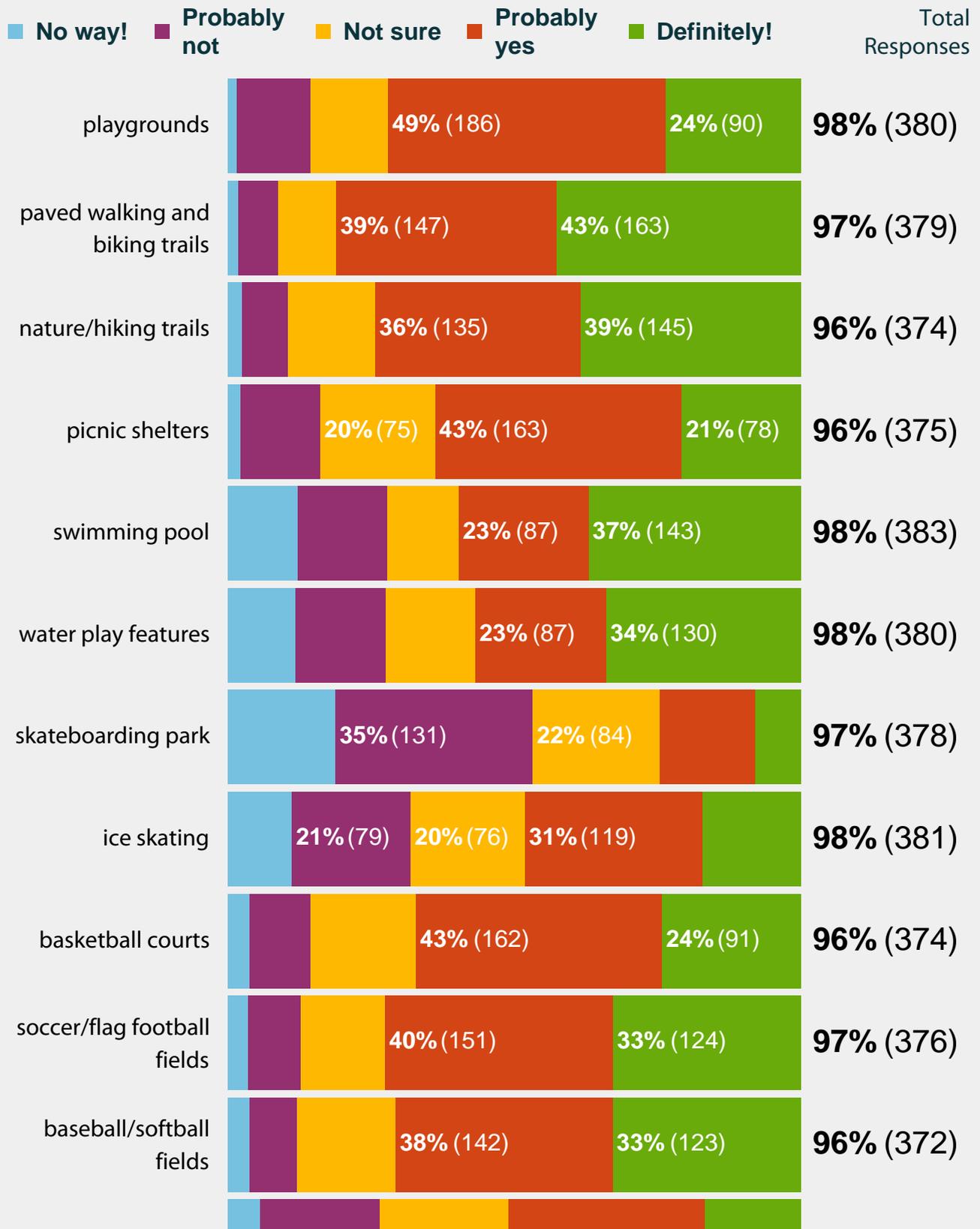


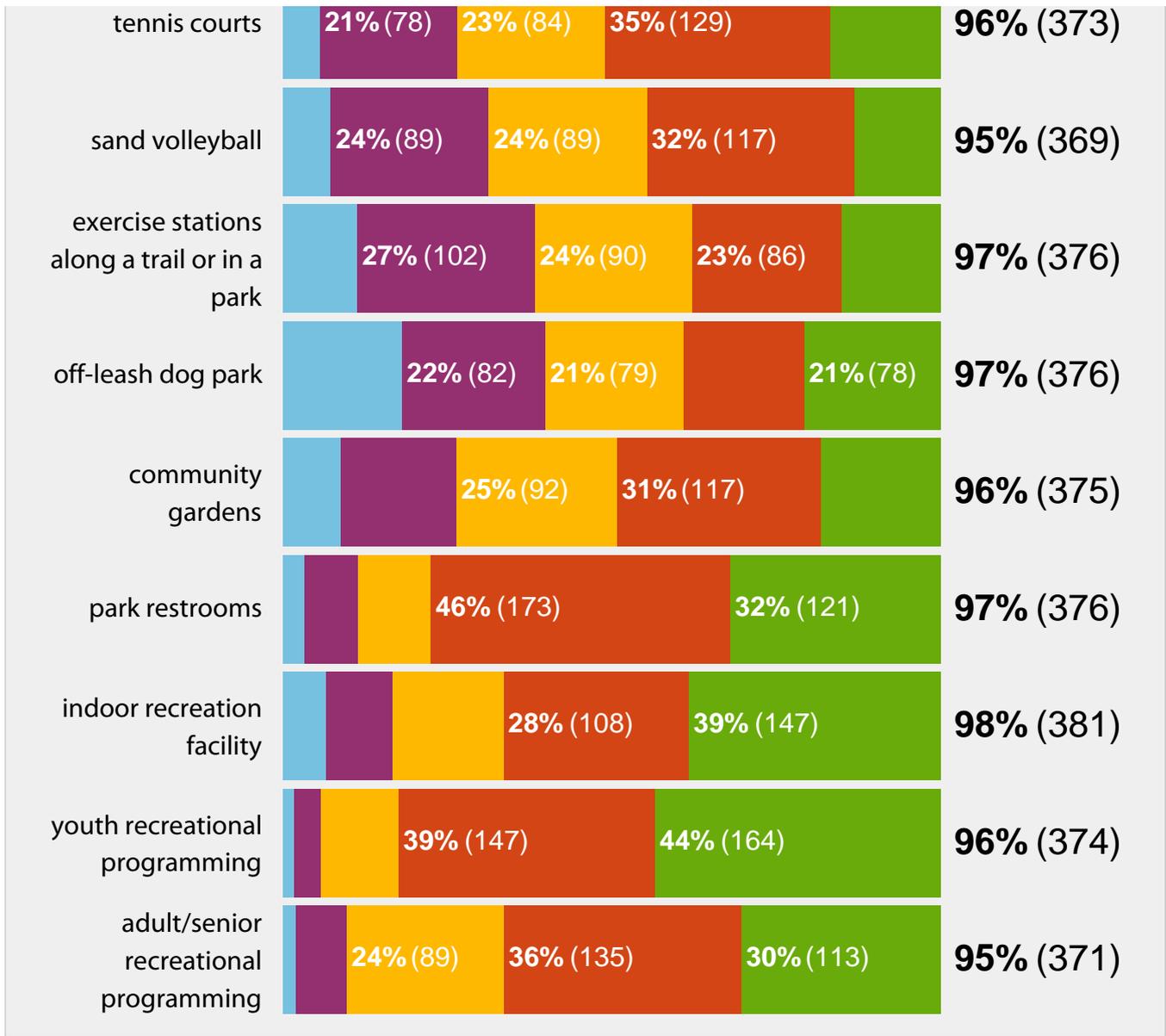
Would you support the use of tax incentives to retain existing businesses and attract new businesses to Polk City?



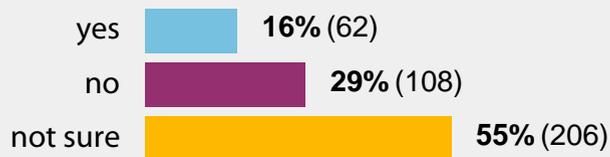
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Would you like to see the following recreational facilities and/or programs added?



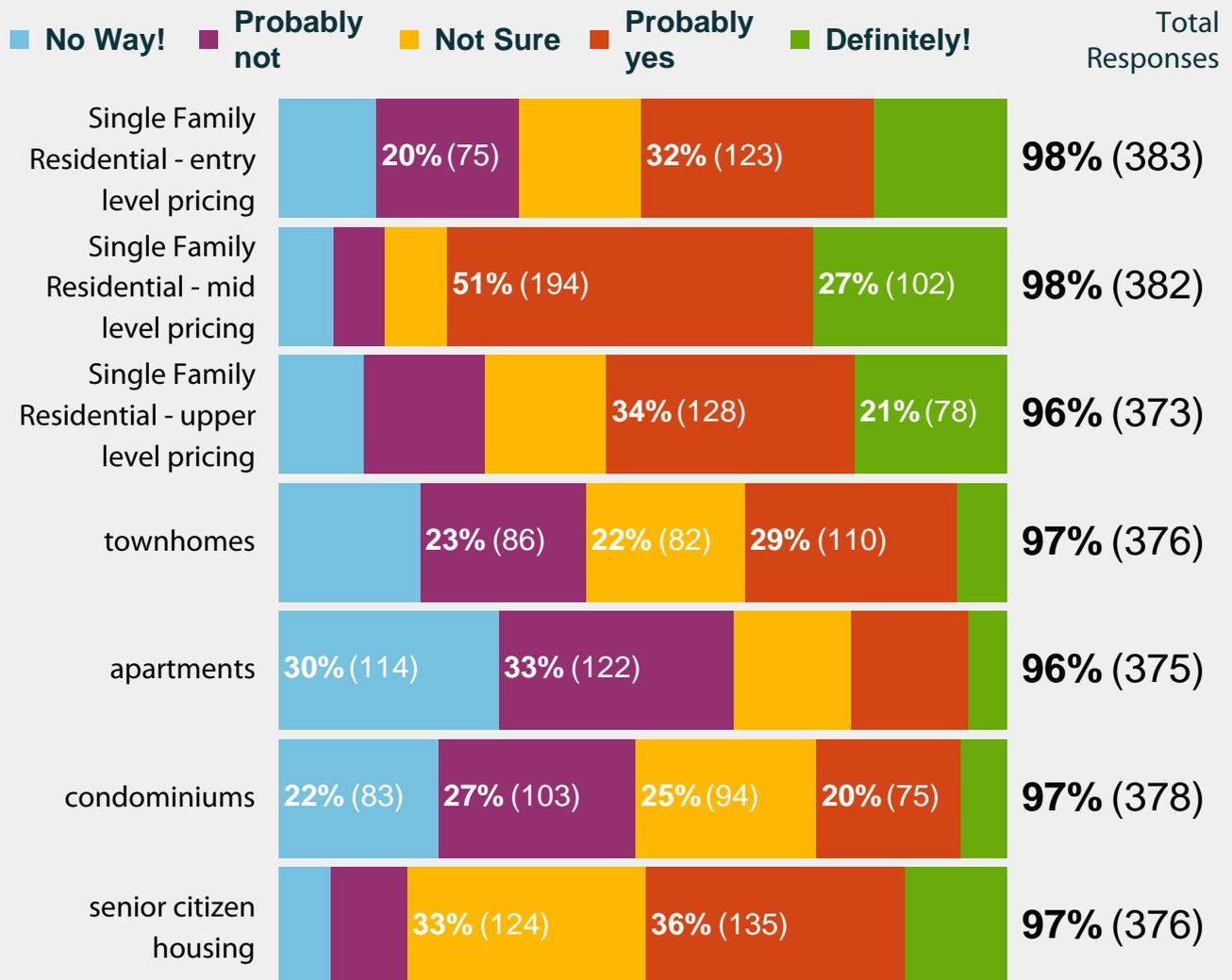


Would you like to see an additional cemetery developed within Polk City?

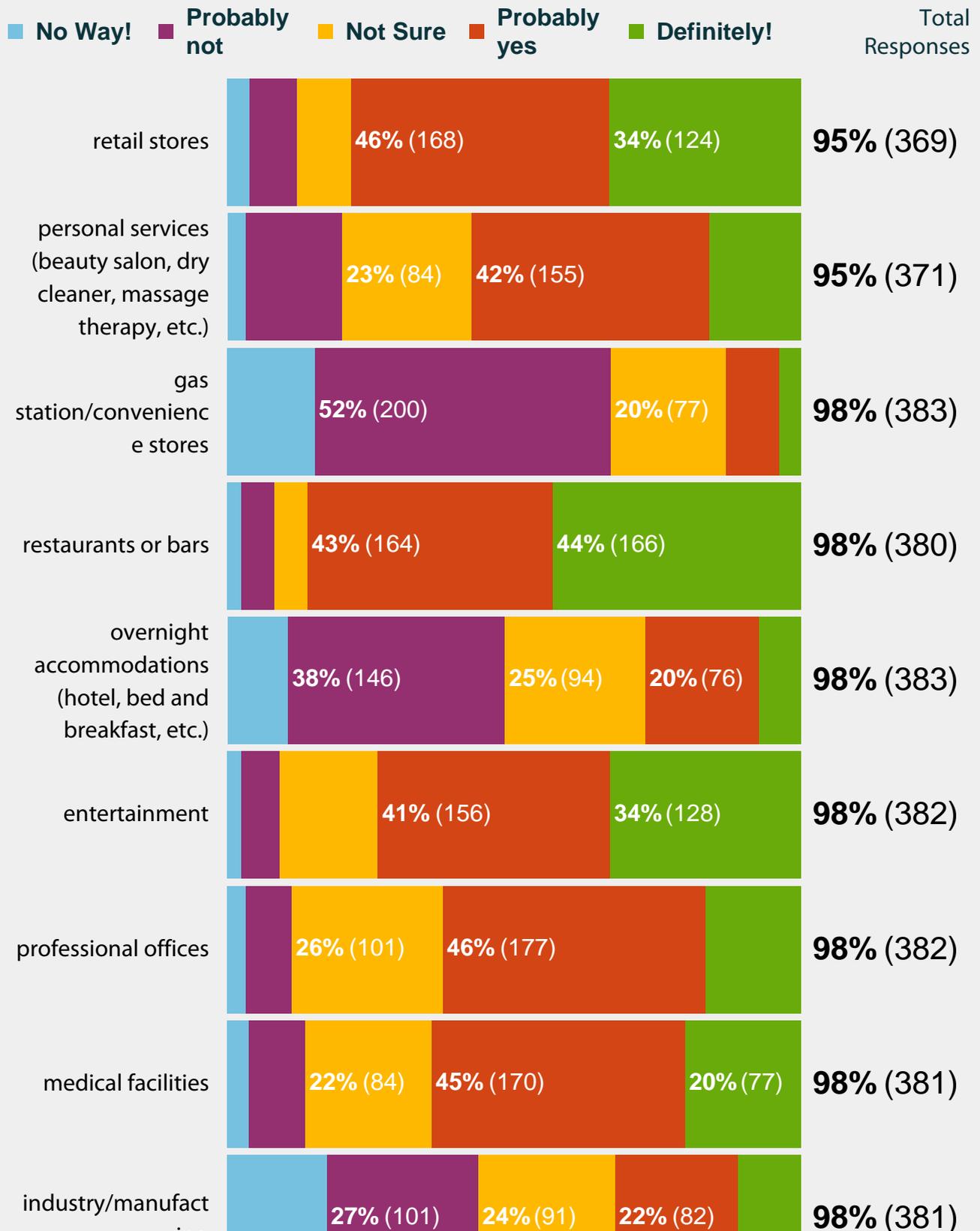


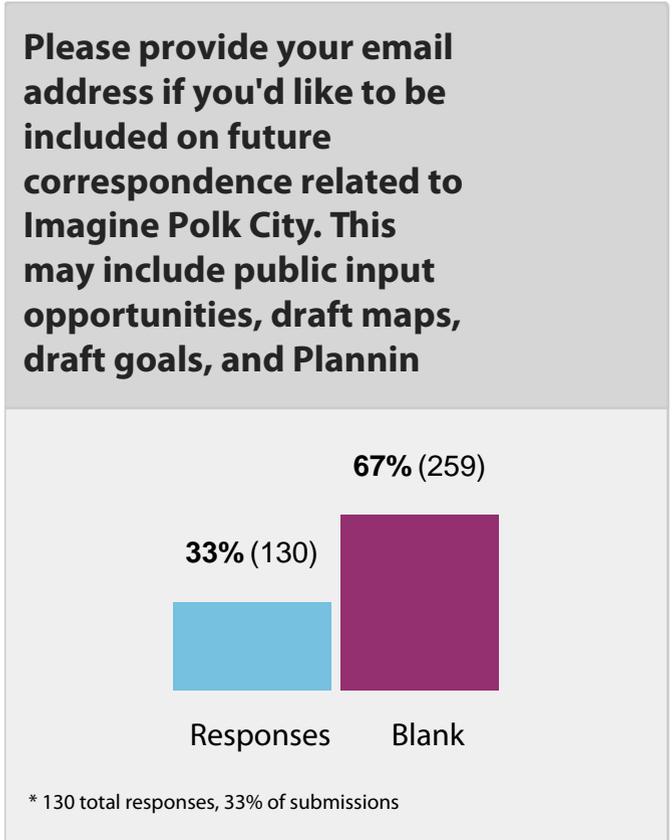
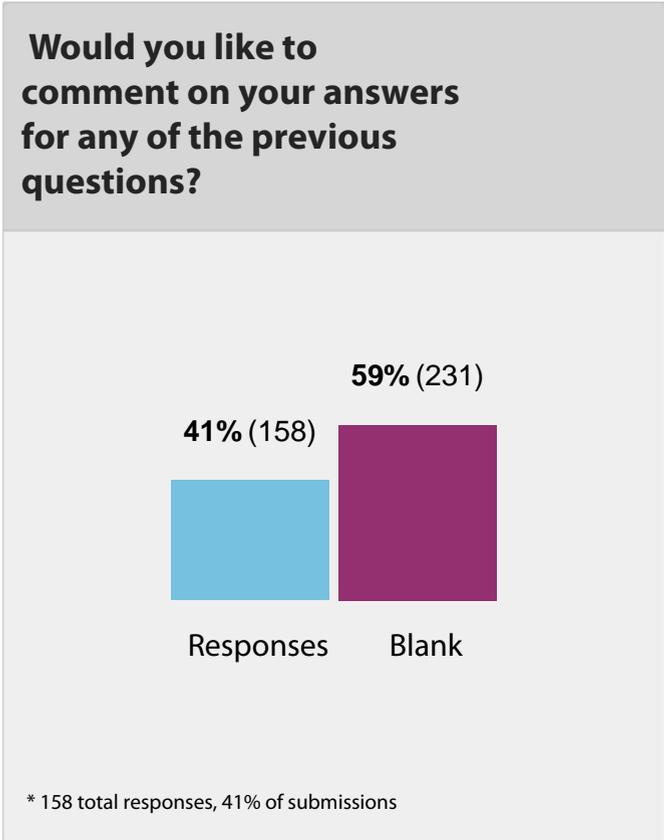
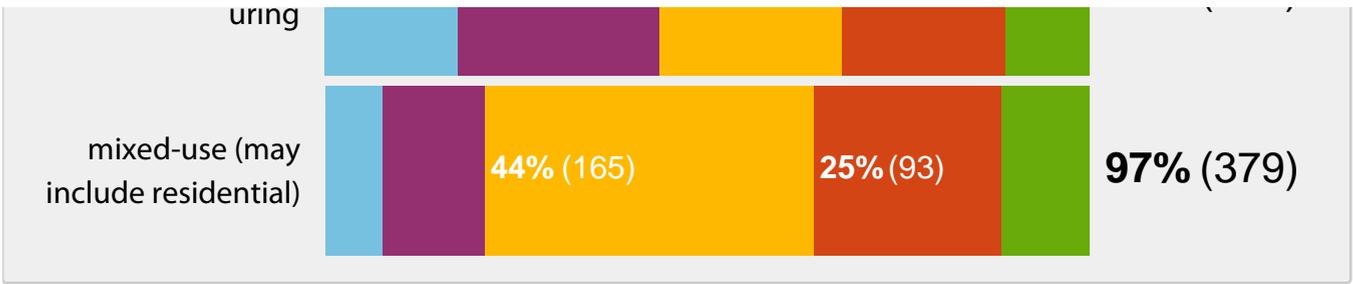
* 376 total responses, 97% of submissions

Would you like to see more of this type of residential development in Polk City?



Would you like to see more of this type of non-residential development or services in Polk City?







IMAGINE POLK CITY

- A Bridge to the Future -

Compilation of Residents' Written Comments from Online Survey

389 Responses to survey. Not all respondents provided written comments and others provided comments on multiple topics.

1. General Comments:
 - a. Value small-town character with proximity to Metro (21)
 - b. Don't want Polk City to be just another Metro suburb, celebrate uniqueness (17)
 - c. Great place to live (14)
 - d. Concerned re: low voter turn-out (1)
2. City Government:
 - a. City needs to communicate better so citizens are informed (4)
 - b. Appreciate opportunity to take survey (4)
 - c. Safety should be a priority (2)
 - d. City and facilities are well maintained (2)
 - e. Trust City Officials, doing a great job (1)
 - f. Encourage inter-departmental cooperation (1)
 - g. Make city welcome to all, not just economically-advantaged, homogenous citizenry (1)
 - h. Need shake-up on City Council, more youth-minded (1)
 - i. New city facilities should be evaluated based on attracting population growth (1)
3. Economic:
 - a. Taxes are fairly high, big ticket projects will increase (13)
 - b. Keep low taxes, remember tax payers (9)
 - c. Don't push growth, focus on quality of life elements (7)
 - d. Not in favor of tax abatement (5)
 - e. Incentives to business ok but should be limited, tied to criteria, apply to value-added businesses only (4)
 - f. Bond referendum should have separate vote for pool and sports fields (3)
 - g. Offer financial incentives for startup businesses (2)
 - h. Spent too much on PCDC and Big Creek Technology Campus (2)
 - i. Invest in business growth (2)
 - j. Invest in quality of life (1)

4. Parks & Recreation

a. Parks

- i. Require developers to donate larger parks (3)
- ii. Would like a Dog Park (2)
- iii. Plan for future park locations, and stick to the plan (2)
- iv. Enhance existing parks (1)
- v. One city park/playground should be handicap accessible (1)
- vi. Port-a-Potties are good; attract less criminals (1)

b. Athletic Fields

- i. Need for additional ball fields, soccer fields, football fields (23)
- ii. Don't want to spend money on additional rec fields (6)
- iii. Sports Complex needs work; improved parking, drainage (3)
- iv. Keep Adult softball field (1)

c. Aquatic Center

- i. Do not support pool (30)
- ii. Support pool, include deep water swimming (17)
- iii. Would like indoor pool (7)

d. Trails/Sidewalks

- i. Improved walkability, especially along N. & S. 3rd Street (18)
- ii. More trail linkage to parks, neighborhoods, major trails (16)
- iii. Connect to High Trestle Trail (7)
- iv. More underpasses, safer crosswalks, especially Hwy 415 (6)
- v. City square and trails should be designed to attract cyclists (3)
- vi. Require developers to include trails (2)
- vii. Enforce snow removal on sidewalks (1)

e. Recreation

- i. Consider year-round activities and indoor rec center (10)
- ii. Want some inexpensive youth recreation programs (9)
- iii. Become a Resort Town (6)
- iv. Find ways to incorporate golf course, marina, fishing (4)
- v. More fun outdoor activities, including adult activities (4)
- vi. Like City's summer program (1)
- vii. No need for City to be responsible for programming (1)

f. Cultural

- i. More entertainment options (5)
- ii. Outdoor performing arts center (1)
- iii. Community Garden (1)
- iv. Capitalize more on Town Square (1)

5. Municipal Facilities/Infrastructure/Services

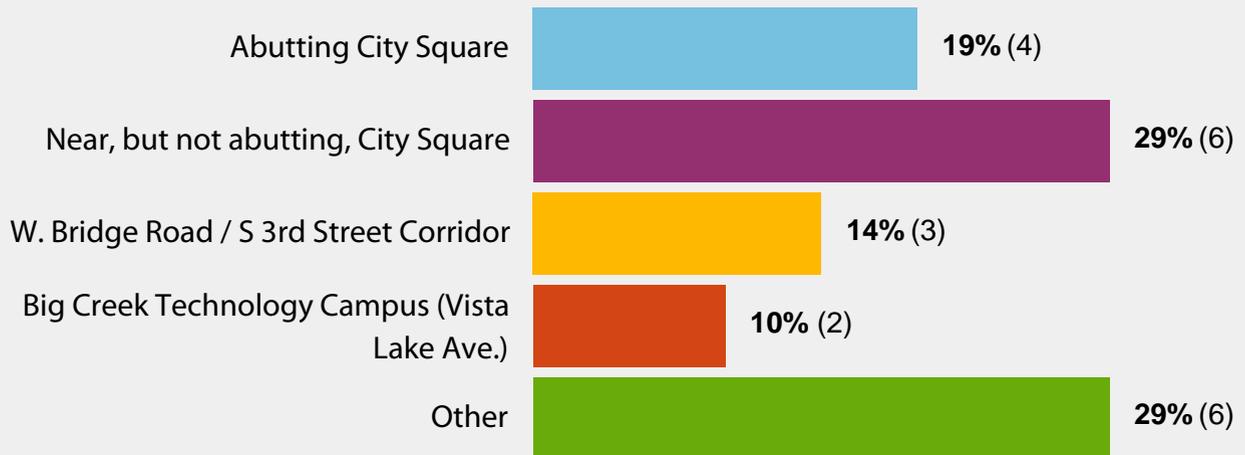
- a. Concern re: traffic on W. Bridge Rd and S. 3rd. Street; turn lanes, traffic signal (7)
 - b. Repair existing streets, including Tyler/Davis, Roosevelt, Lincoln, Juliana (4)
 - c. Support street grid layout rather than wider streets, alternative routes (3)
 - d. Polk City is a safe community (2)
 - e. Too much police presence (2)
 - f. Lower & post speed limits, including local streets with parking on one side (2)
 - g. Limit garbage collection to one day per week (1)
 - h. Major problem with water pressure (1)
 - i. More high speed internet options (1)
 - j. Look for opportunities to partner with other cities on facilities/services (1)
 - k. Plan for future capacity to accommodate growth in water, sewer systems (1)
 - l. More street lighting on Hwy 415 (1)
 - m. Improve access to support services for low income families (1)
6. Growth/Development
- a. Businesses:
 - i. Desire more restaurants (18)
 - ii. Desire more retail stores (11)
 - iii. Support Mom & Pop stores, not big box stores (6)
 - iv. No more metal buildings, higher architectural standards (5)
 - v. Extremely happy that city has a grocery store (5)
 - vi. More commercial businesses are not necessary for tax base (3)
 - vii. Likely won't get large industrial or commercial (2)
 - viii. Encourage businesses to increase tax base (2)
 - ix. Some buildings facing Square, and some city-owned items, are dated (2)
 - x. More landscaping required for new buildings (2)
 - xi. Concern re: golf course usage, maintenance (2)
 - xii. Big Creek Technology Campus in wrong location (2)
 - xiii. Would like to see Fast food restaurant (1)
 - xiv. Do not want Fast Food restaurants (1)
 - xv. Want large stores, not just Mom & Pop stores (1)
 - xvi. Hotel not needed (1)
 - xvii. Any hotels should have indoor pool (1)
 - xviii. Too many vacancies on the Square (1)
 - b. Residential:
 - i. Homes are too high-priced, need more entry-and mid-level homes (10)
 - ii. Do not want more cheaply built homes, particularly townhomes (5)
 - iii. No more townhomes, condos, or apartments (4)
 - iv. More senior housing choices (1)
 - v. Current development pattern is pretty desirable (1)
 - vi. More large lots for single family homes (1)
 - vii. More density, smaller lots (1)

- viii. Apartment buildings need to plant more trees (1)
- c. School
 - i. Concern school is not planning wisely for growth (13)
 - ii. New leadership in administration and on school board (3)
 - iii. Concerned about growth at West Elementary school and eventual need to bus (3)
 - iv. High school and/or middle school should be in Polk City (3)
 - v. More pre-school options (1)
- 7. Environment
 - a. Concern regarding trees and wildlife habitat lost due to development (9)
 - b. Great setting; Value natural environment, woodlands, lakes (4)
 - c. Continue to respect natural environment as development occurs (3)
 - d. Manage water resources, improve water quality of nearby lakes (2)

APPENDIX 3

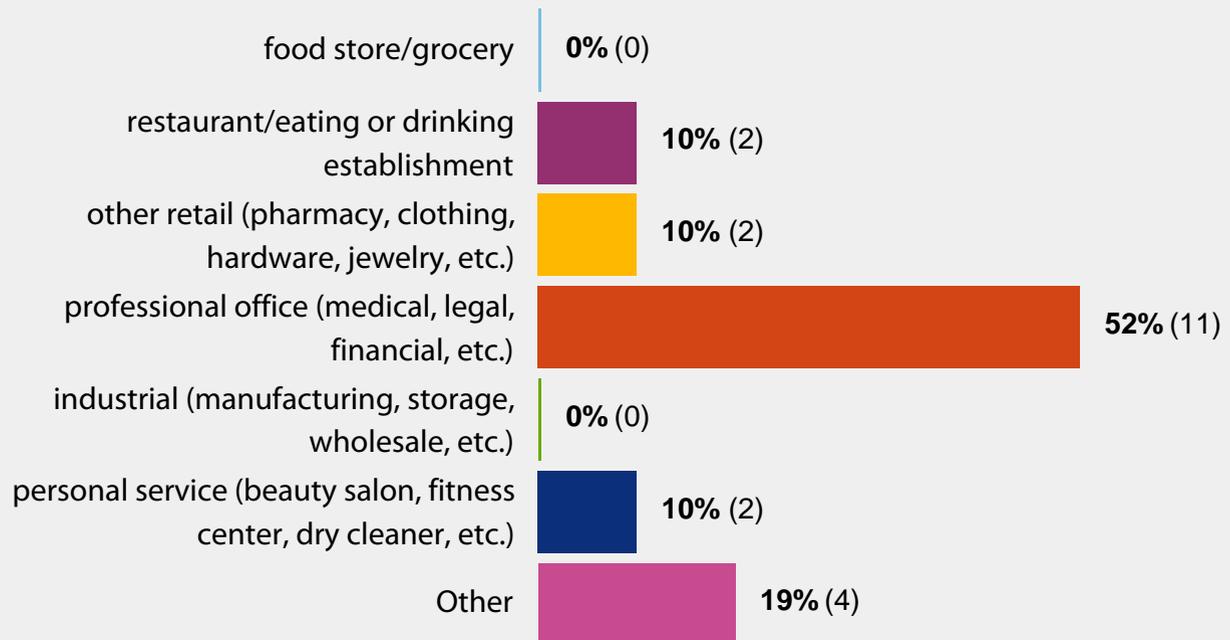
BUSINESS SURVEY RESULTS

In what part of Polk City is your business located?



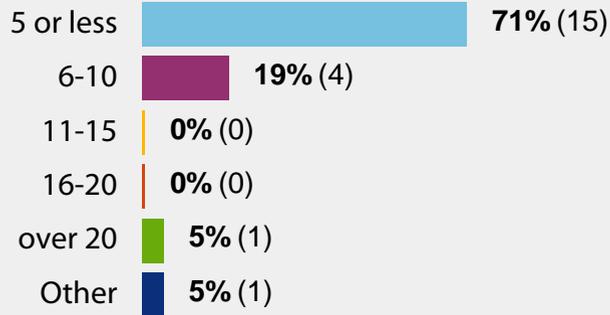
* 21 total responses, 100% of submissions

What type of businesses is it?



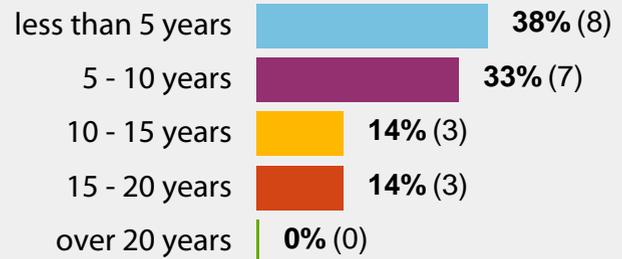
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How many people work at your business (including yourself)?



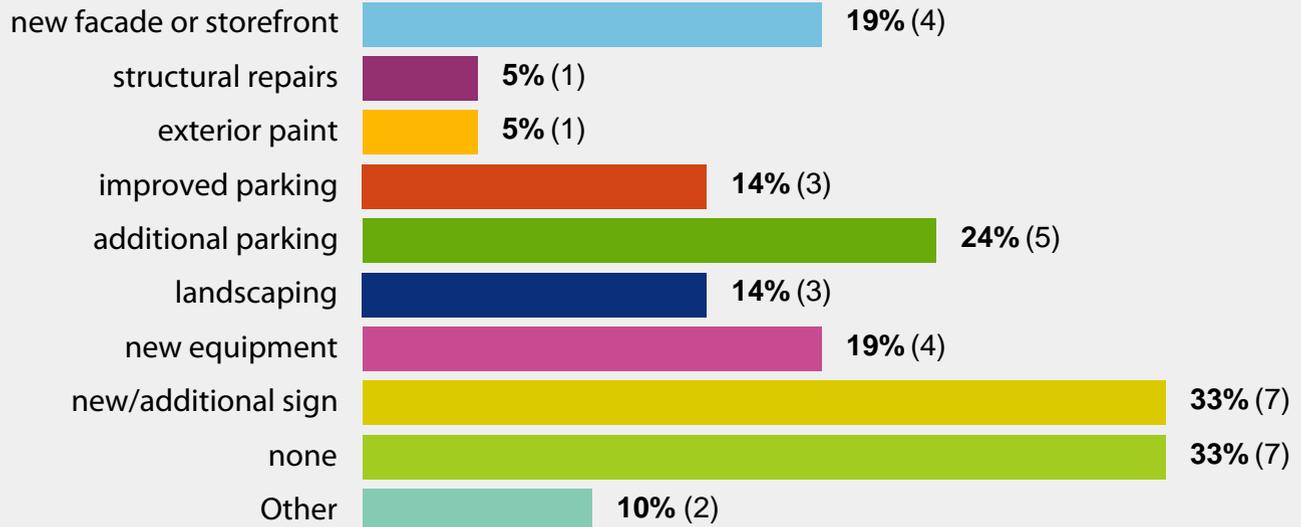
* 21 total responses, 100% of submissions

How long has your business been in Polk City?



* 21 total responses, 100% of submissions

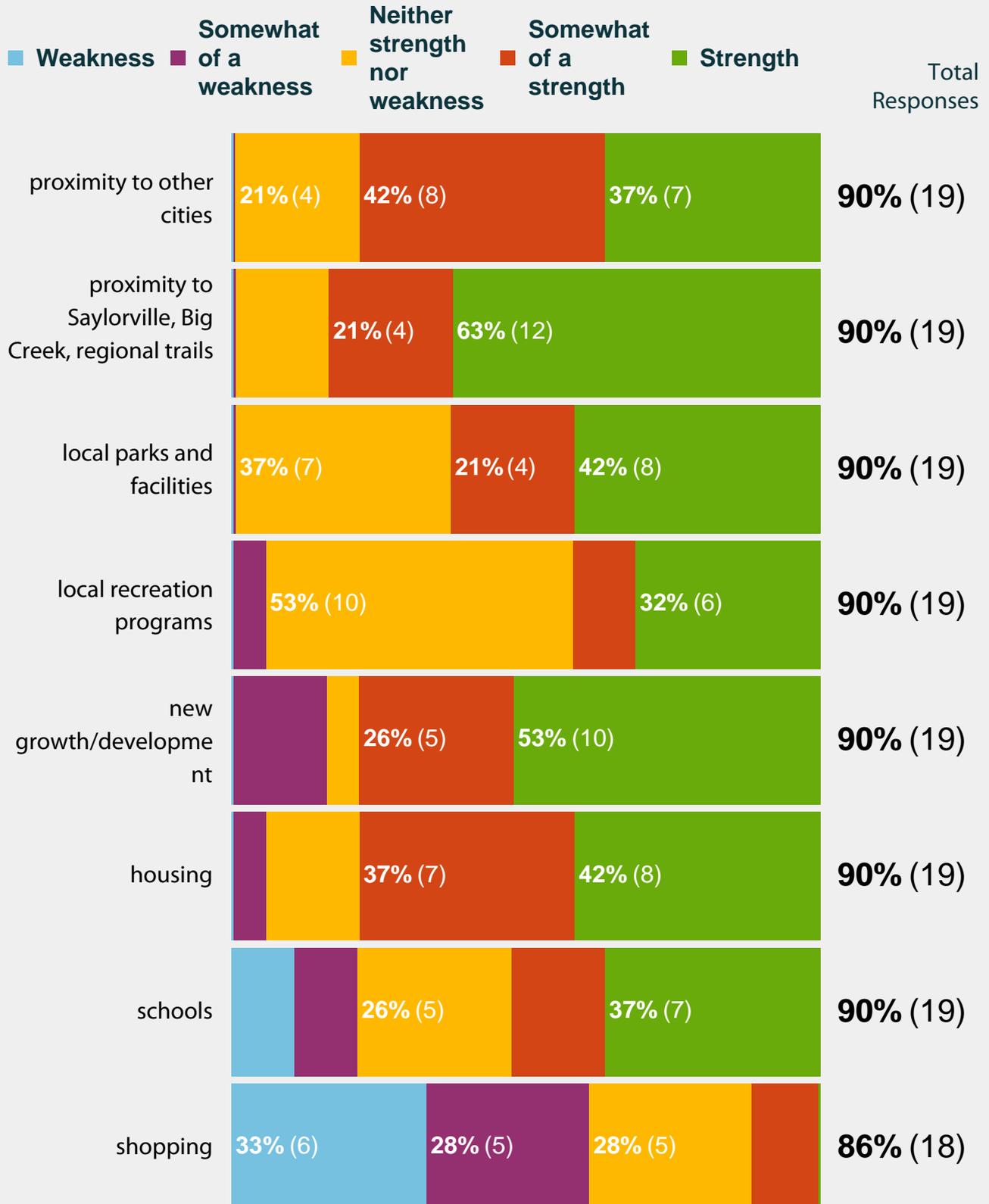
What type of physical improvements would help your business? (check all that apply)

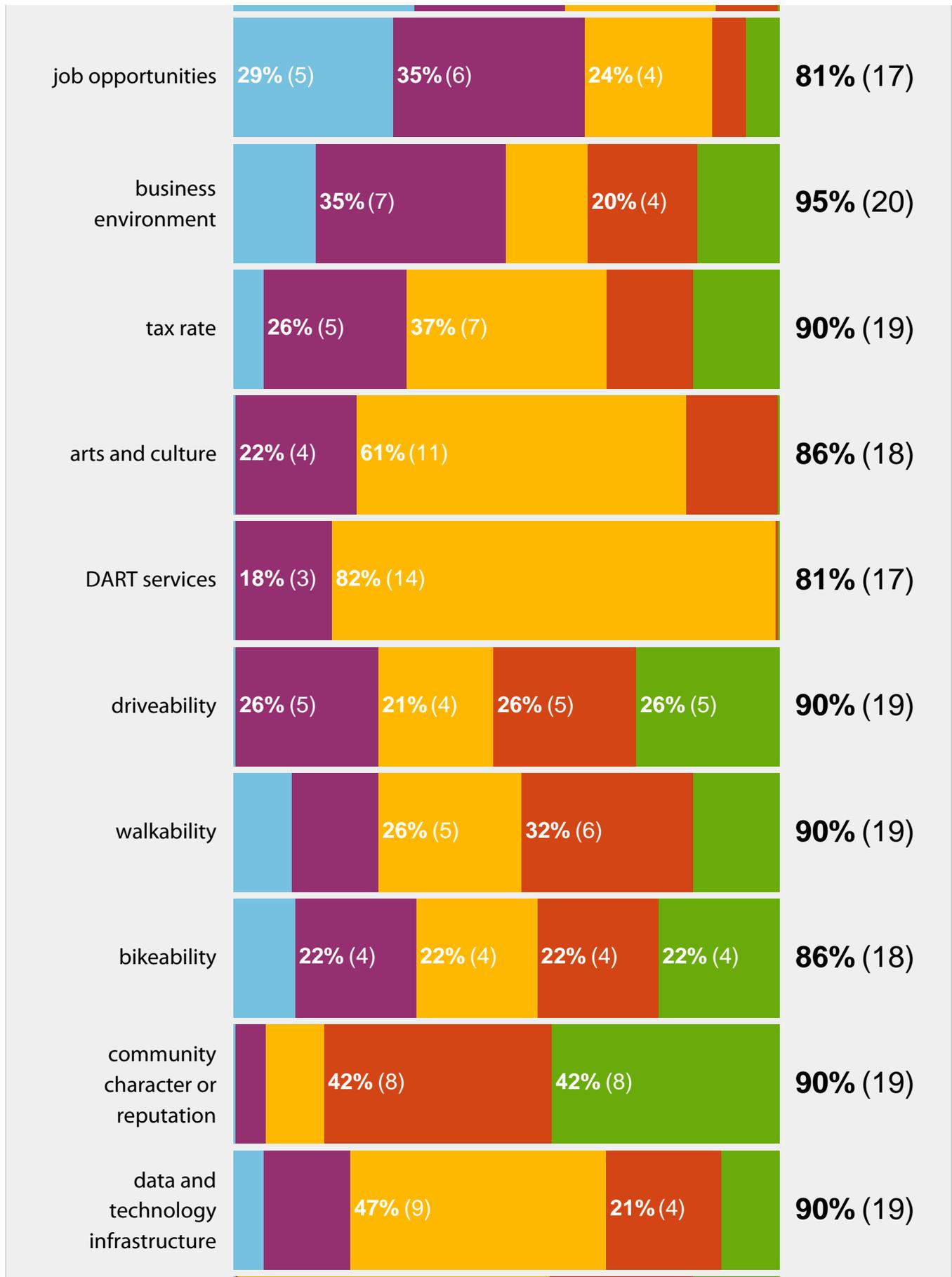


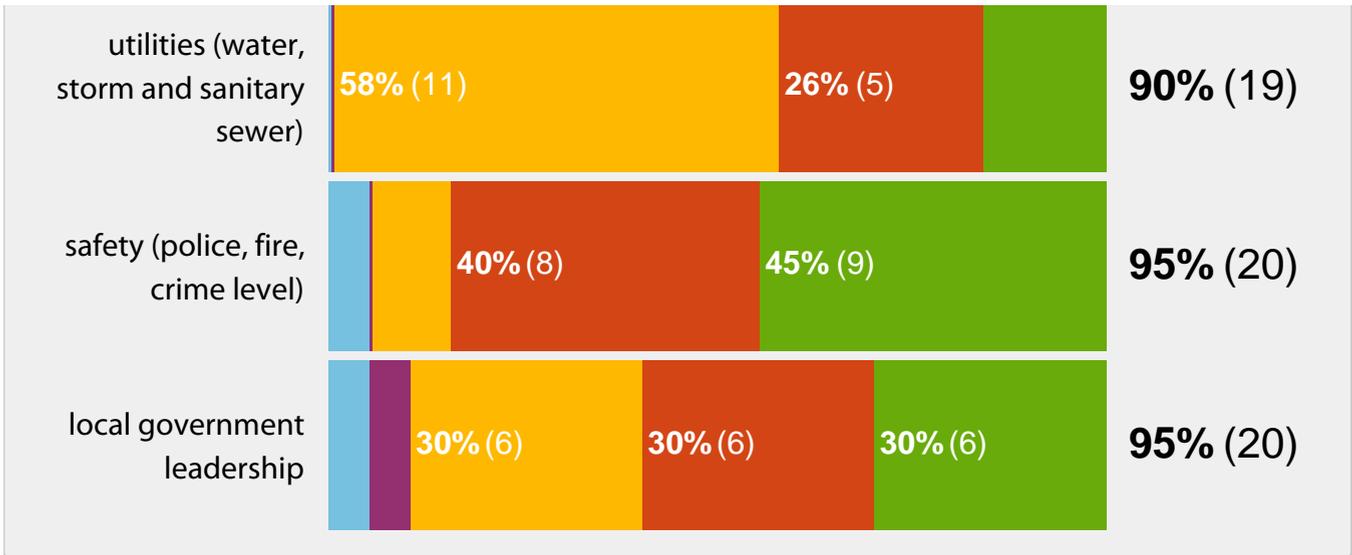
2 additional choices not shown

* 21 total responses, 100% of submissions

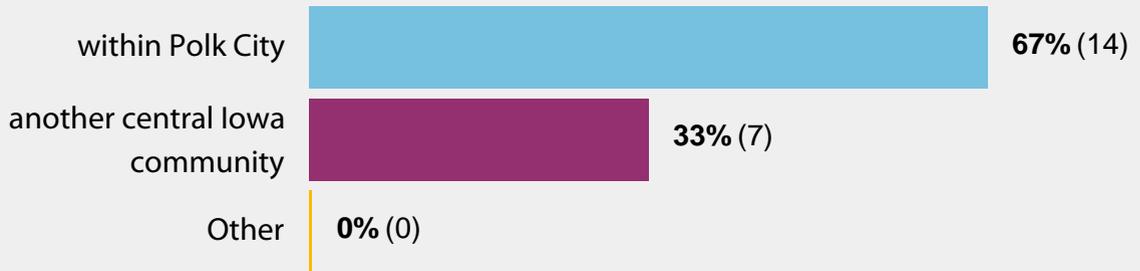
What are the strengths and weaknesses of Polk City overall? (If a particular item is not applicable to you, you may choose to skip that item.)





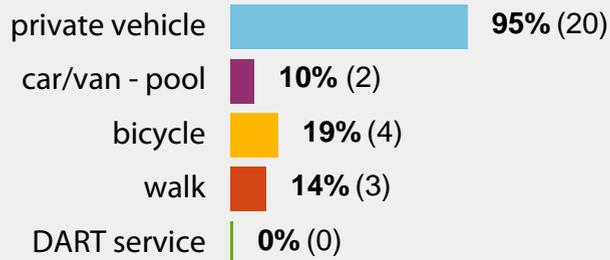


Where do you live?



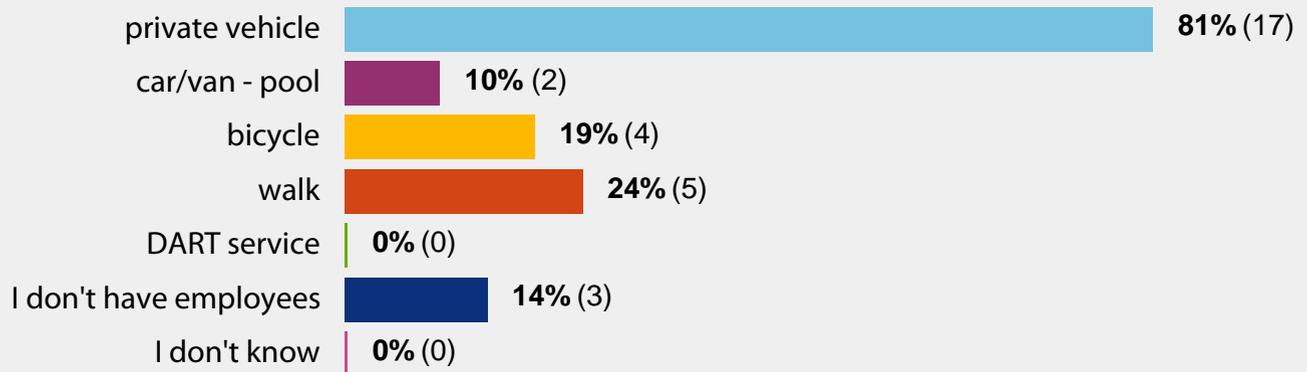
* 21 total responses, 100% of submissions

What modes of transportation do you regularly use? (check all that apply)



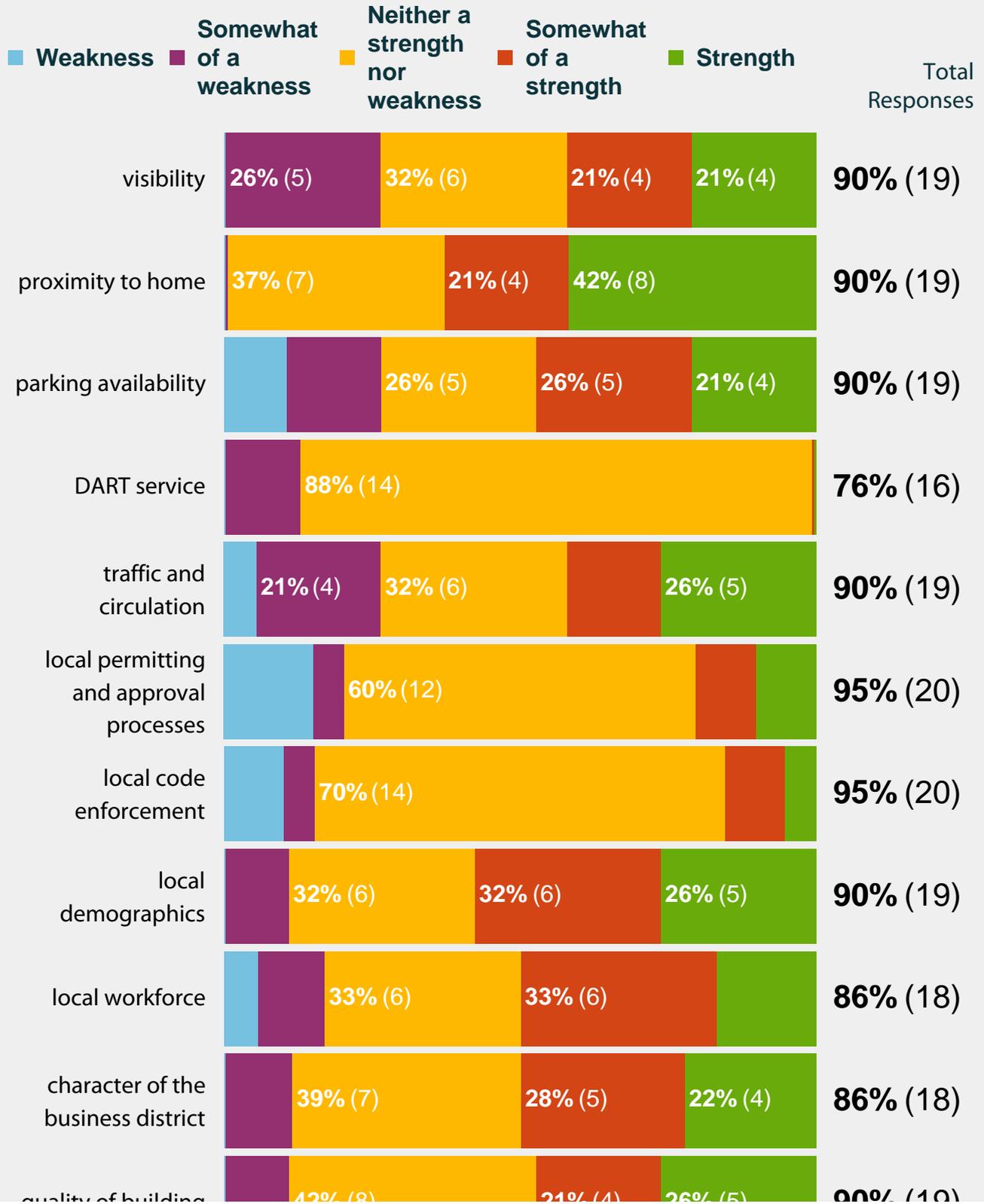
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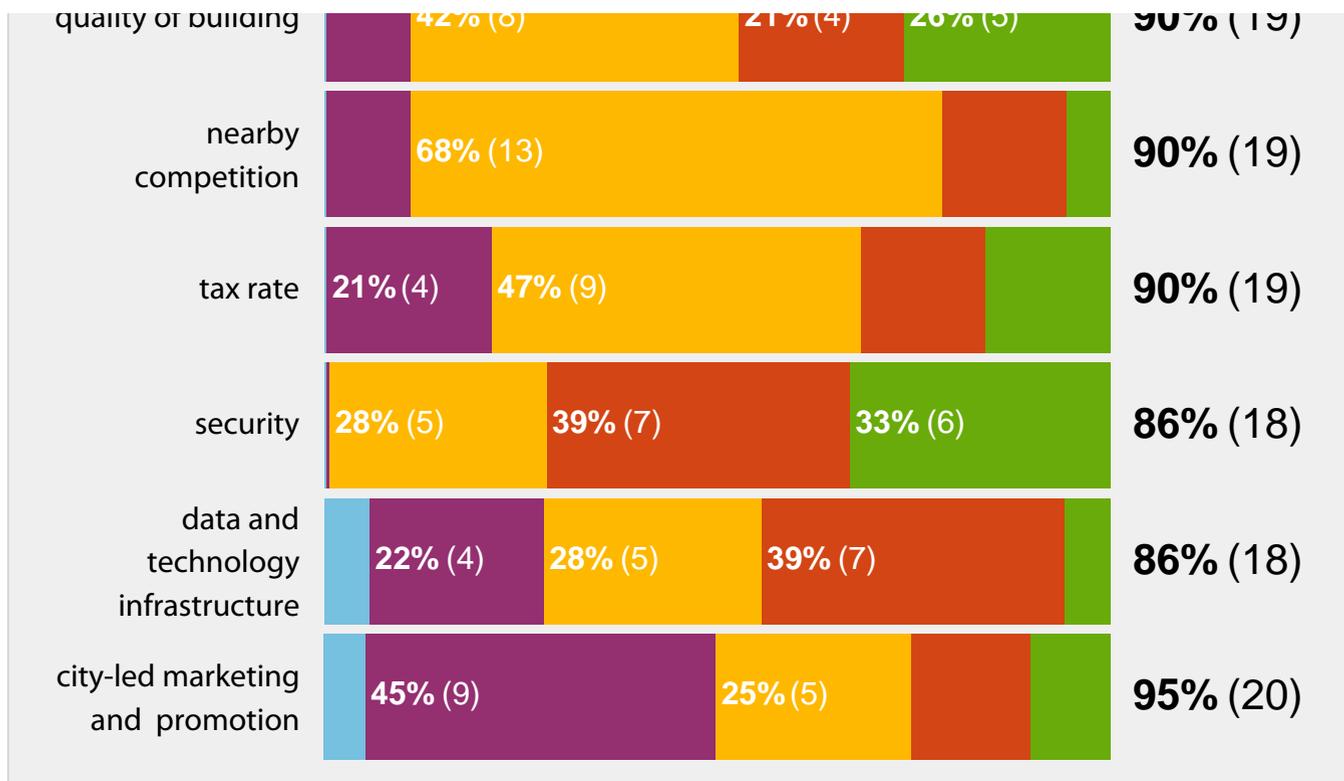
**What modes of transportation do your employees regularly use?
(check all that apply)**



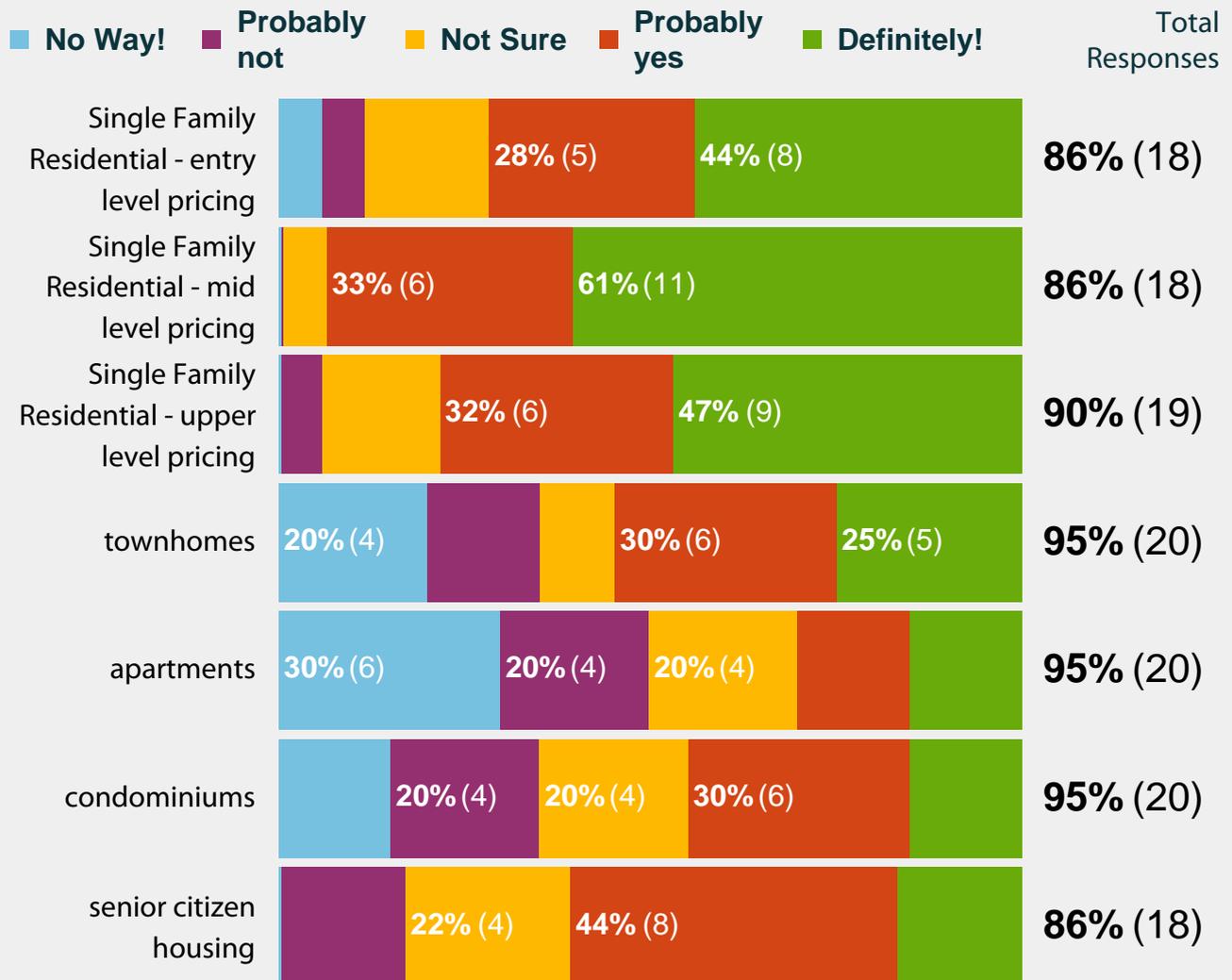
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What are the strengths and weaknesses of how each of the following affects your business in Polk City? (If a particular item is not applicable to your business, you may choose to skip that item.)

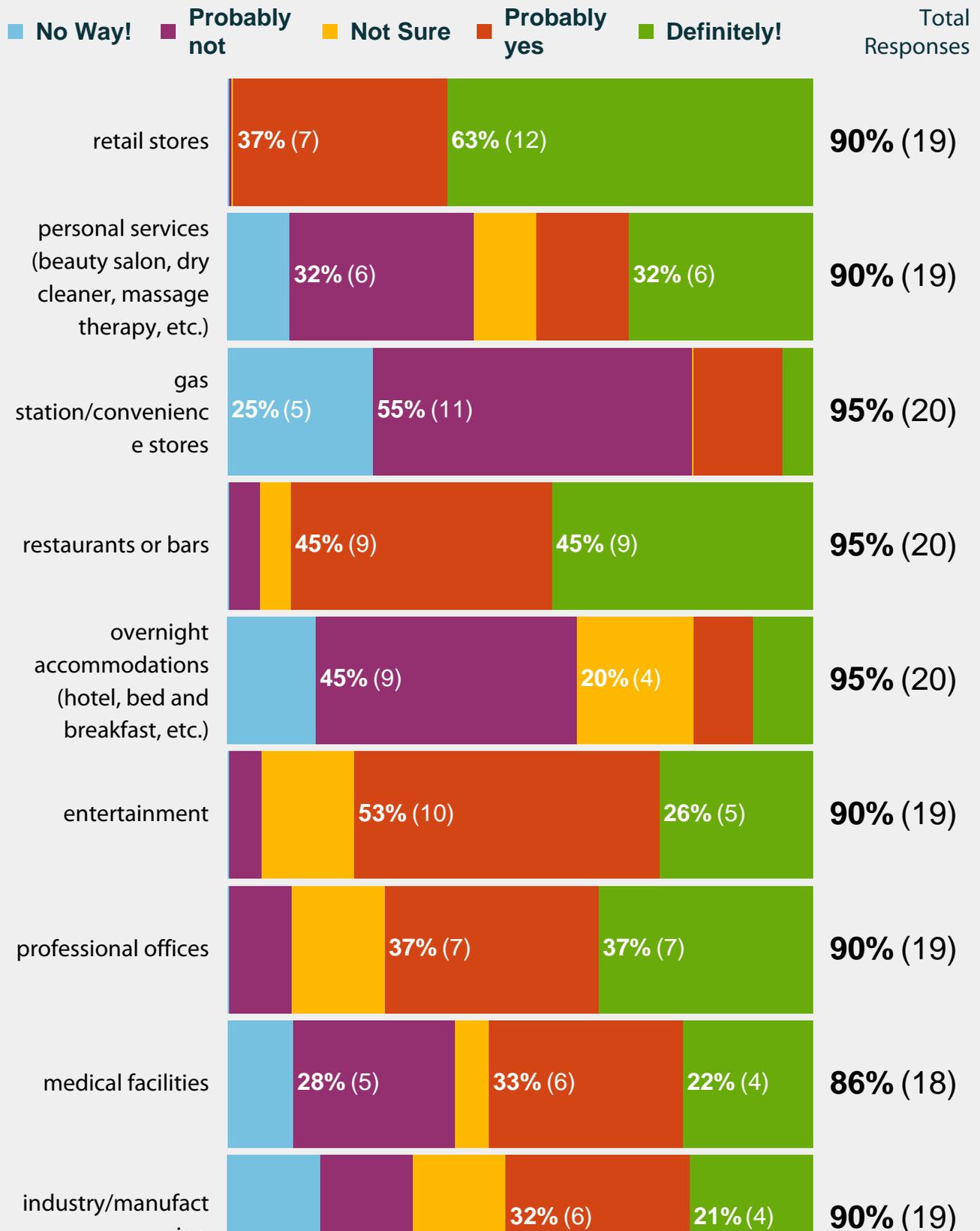


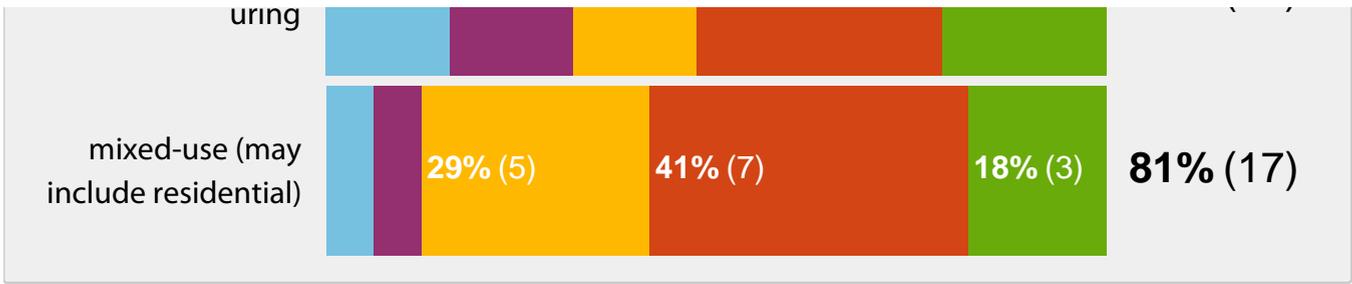


Would you like to see more of this type of residential development in Polk City?

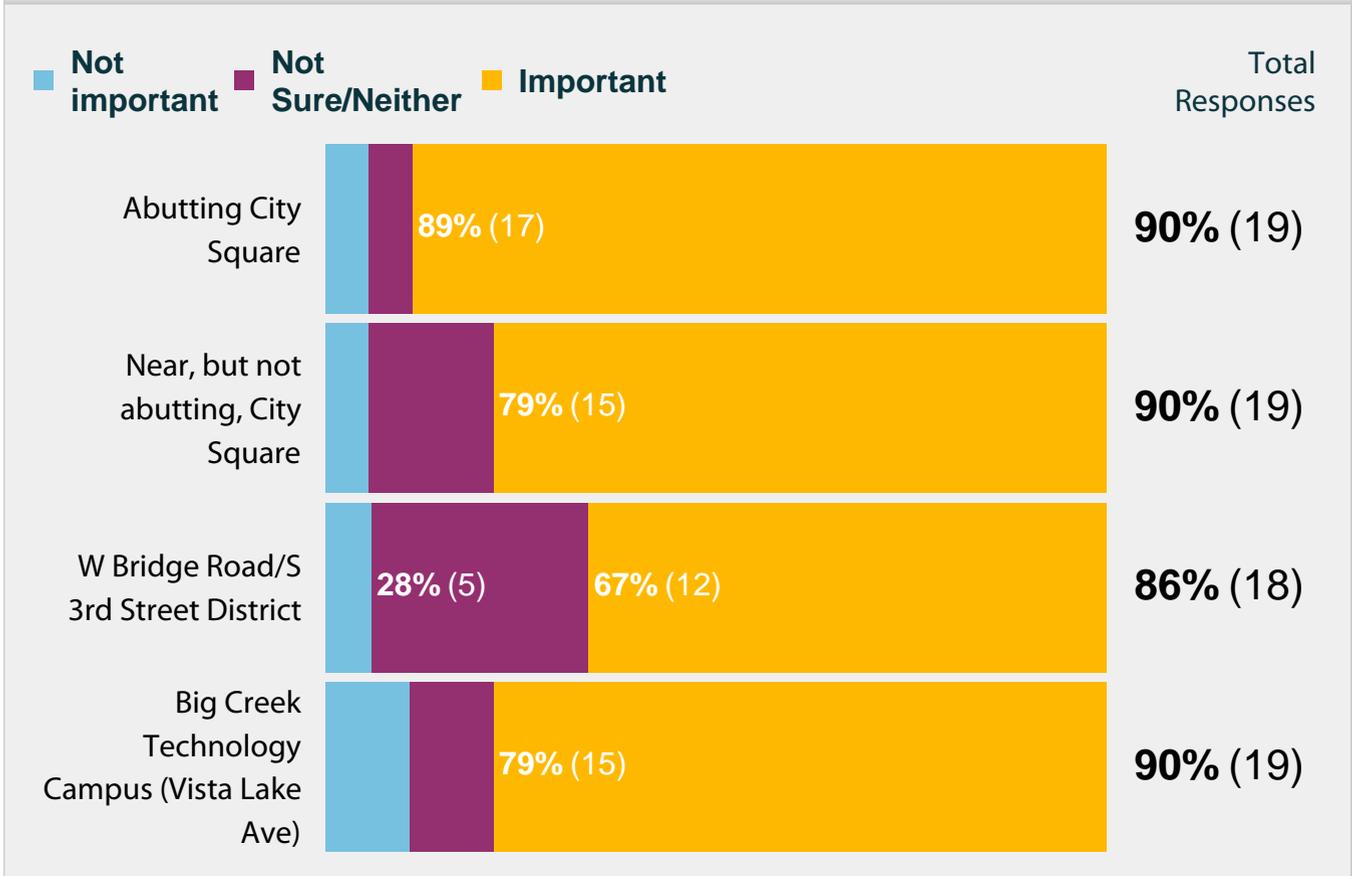


Would you like to see more of this type of non-residential development or services in Polk City?

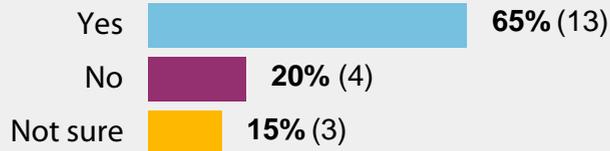




How important is it for Polk City to attract new businesses/uses to various portions of the City?

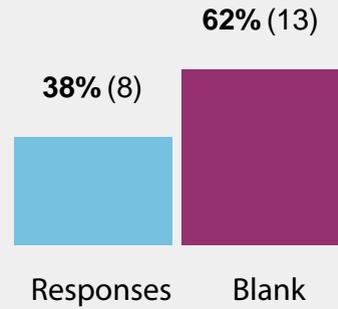


Would you support the use of tax incentives to retain existing businesses and attract new businesses to Polk City?



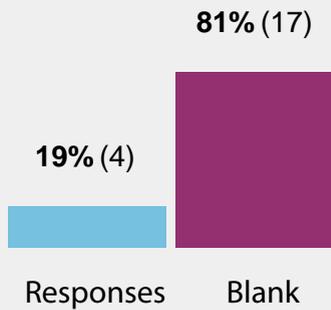
* 20 total responses, 95% of submissions

Would you like to comment on your answers for any of the previous questions?



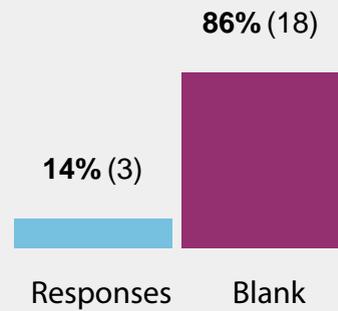
* 8 total responses, 38% of submissions

Is there anything else we should know as we prepare the City's new Comprehensive Plan?



* 4 total responses, 19% of submissions

Please provide your email address if you'd like to be included on future correspondence related to Imagine Polk City. This may include public input opportunities, draft maps, draft goals, and Plannin



* 3 total responses, 14% of submissions



IMAGINE POLK CITY

- A Bridge to the Future -

Compilation of Business Owner's Written Comments from Online Survey

21 Responses to survey. Not all respondents provided written comments and others provided comments on multiple topics.

1. Economic:
 - a. Growth is essential to businesses in Polk City(1)
 - b. Not in favor of tax breaks for new businesses (1)
 - c. Future is bright for long-term growth for businesses (1)
2. Municipal Facilities/Infrastructure/Services
 - a. Would like option of mail delivery directly to business instead of P.O.Box (1)
 - b. Do not want DART. (1)
 - c. Need more signage to address all city has to offer (1)
3. Growth/Development
 - a. Businesses:
 - i. City should use in-town businesses whenever possible (1)
 - ii. Need affordable business sites (1)
 - iii. Want to see the City Square thriving with unique businesses (1)
 - iv. Want to see more entertainment, recreational, and professional businesses (1)
 - b. Residential:
 - i. Would like to see assisted living complex (1)
 - ii. No low-income housing (1)
 - c. School
 - i. Advocate for school facilities to be constructed within Polk City (1)
 - ii. Concern that high school not in town is counter to attracting new businesses (1)
4. Environment
 - a. Concern regarding trees and wildlife habitat lost due to development (1)