Tama County Comprehensive Land Use Plan:

Table of Contents:

Topic		Page
Intro		1
1:	Collaboration	2
2:	Efficiency, Transparency and Consistency	2
3:	Clean, Renewable and Efficient Energy	2
4:	Occupational Diversity	3
5:	Revitalization	3
6:	Housing Diversity	3
7:	Community Character	4
8:	Natural Resources and Protection	4
9:	Sustainable Design	7
10:	Transportation Diversity	8
11:	Hazards	8
12:	Flood / Catastrophic Flood	8
13:	Geography of County	8
14:	History of Tama County	12
15:	2020 Census Information	15
16:	Education and Library Facilities	15
17:	Agricultural Census Data & Trends	16
18:	Documentation of Public Participation Process	17
19:	Index of Maps	19
20:	Appendix A – Maps	
21:	Appendix B – Agricultural Census Data	21
22:	Appendix C – Public Survey Results	24
23:	Appendix D – Local Public Meeting Discussion Summaries	
24:	Appendix E – References	

DRAFT

INTRODUCTION: Tama County has considered the Iowa Smart Planning principles that were adopted by the Iowa legislature as part of Senate File 2389 and signed into law as IA Code 18B.1 by the Governor on April 26, 2010. Tama County wishes to ensure clear compliance with the requirements of State law. These ten principles will be considered in the review, recommendations and decisions made on all matters related to planning, zoning, development, and resource management in the unincorporated areas of Tama County. Additional considerations from IA Code 18B.2 are included after the ten principles of 18B.1. (Link to Iowa State Code 18B: https://www.legis.iowa.gov/docs/code/18B.pdf.)

1. Collaboration (Per IA Code 18B.1):
    a. Tama County wishes to encourage all interested governmental, community, and individual parties to be involved and provide comment during deliberation of planning, zoning, development, and resource management decisions and during implementation of such decisions. Tama County decision-making entities are recommended to follow the state open meetings laws in posting public notice for deliberation topics, and are encouraged to allow public comment at each meeting. Decision-making entities are recommended to take public comments into account when reviewing or revising ordinances.
    b. Coordination should be maintained with all agencies, Farm Service Agency (FSA), Natural Resources Conservation Service (NRCS), Soil Conservation District Commissioners, and Extension Service to assure continued educational programs and support.
2. Efficiency, Transparency and Consistency (Per IA Code 18B.1):
    a. Tama County encourages efficient, transparent and consistent efforts in reviewing and updating planning, zoning, development, and resource management in the unincorporated areas of the county.
3. Clean, Renewable and Efficient Energy (Per IA Code 18B.1):
    a. Tama County has reviewed the Smart Planning Principle regarding clean, renewable and efficient energy, and recommends taking it into consideration when developing ordinances relating to energy.
    b. Per results of the county survey conducted for this Land Use Plan, one question asked how people feel about renewable energy in Tama County. 10% responded that they need more information. [Survey Results in Appendix C]
    c. Per results of the county survey for this Land Use Plan, the majority of participants (58%) supported personal accessory types of renewable energy (i.e. accessory solar panels or accessory wind turbines only for use on a landowner's property). [Survey Results in Appendix C]
    d. Per results of the county survey for this Land Use Plan, 40% of participants said they support having clear setbacks, screening, and decommissioning rules. It was unclear if the people wanting no additional utility-scale projects participated in the response for this question or if it was only the supporters of utility-scale projects that selected this option. [Survey Results in Appendix C]
    e. Per results of the county survey for this Land Use Plan, 56% of participants felt that no more utility-scale wind energy conversion systems were wanted in the county, and 17% of participants said they support utility-scale wind energy conversion systems (Wind Turbines). [Survey Results in Appendix C]
    f. Per results of the county survey for this Land Use Plan, 46% of participants felt that no utility-scale solar was wanted in the county, and 22% of participants said they support utility-scale solar projects. [Survey Results in Appendix C]

DRAFT

g. Per results of the county survey for this Land Use Plan, 43% of participants felt they did not want any utility-scale battery storage in the county, and 13% of participants said they support utility-scale battery storage. [Survey Results in Appendix C]
h. Per results of the local land use plan discussion meetings, _____ (will be filled in after the local meetings planned for November 2026)
i. Per results of the local land use plan discussion meetings, _____ (will be filled in after the local meetings planned for November 2026)
j. After review of various survey responses and public meeting discussions, this Comprehensive Land Use Plan recommends:
    1) Ordinances, policies, and programs that support land owners that desire to incorporate personal renewable energy options for their property.
    2) Ordinances, policies, and programs that aim to protect highly-productive farmland from large-scale renewable energy projects, based on CSR2 levels.
    3) Ordinances, policies, and programs that protect the County and non-participating landowners if utility-scale projects are approved.
    4) Any renewable energy project should be reviewed thoroughly for county opinions, as many landowners in the county did not participate in the survey and opinions may change over time.

4. Occupational Diversity (Per IA Code 18B.1):
    a. Tama County has reviewed the Smart Planning Principle regarding occupational diversity, and encourages that planning, zoning, development, and resource management be undertaken in a manner that promotes access to education and training, expands entrepreneurial opportunities, and promotes the establishment of businesses in locations that are near existing infrastructure and transportation access, and that have minimal impact on the agricultural land of the county.
5. Revitalization (Per IA Code 18B.1):
    a. Tama County has reviewed the Smart Planning Principle regarding revitalization, and encourages and recommends remediation and reuse of existing sites, structures, and infrastructure whenever feasible rather than new construction in undeveloped areas, particularly on prime farmland. Tama County encourages the protection of historic resources and conservation of land in any discussion of development.
    b. Building sites in rural areas should be clustered to minimize impact to prime agricultural land and county road building and maintenance.
    c. County road needs should be assessed at any building site before construction of any residence.
6. Housing Diversity (Per IA Code 18B.1):
    a. Tama County has reviewed the Smart Planning Principle regarding housing diversity and encourages that planning, zoning, development, and resource management support the

DRAFT

rehabilitation of existing housing, and promote a diversity of housing types in planned residential areas.

b. Tama County encourages resident building sites to be located on less-productive land, and to protect productive farmland by having an acreage minimum requirement of 30 acres to build a dwelling on good productive cropland (an average CSR2 above 70).

7. Community Character (Per IA Code 18B.1):
    a. Tama County has reviewed the Smart Planning Principle regarding Community Character, and recognizes that there is not a specific architectural style throughout the County. Tama County encourages planning, zoning, development, and resource management to respond to local values regarding the physical character of the community and its farmland.
8. Natural Resources and Agricultural Protection (Per IA Code 18B.1):
    a. Tama County strongly encourages that planning, zoning, development, and resource management emphasize the protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should at a minimum maintain or increase the availability of open spaces and recreational facilities in the county.
    b. Tama County discourages the use of prime agricultural land for anything other than agricultural production, generally to be recognized with a corn suitability rating (CSR2) of more than 60. There is adequate land available in Tama County with an average CSR2 of less than 60 for non-agricultural uses.
        1) The CSR2 weighted average rating across Tama County is 70.3. [2]
        2) CSR2 State average rating is 68.4. [2]
    c. Marginal land that is in row crop production should be protected from excessive erosion and degradation by all possible means. In severe cases, if determined by the NRCS, fragile land is recommended to be removed from production and seeded to grass. Before marginal land is brought into production, owners and operators should be made aware of the consequences. Tama County recommends an environmental impact statement be filed on any marginal land brought into production. Soil loss limits as specified by the Soil Conservation Service should be incorporated into the zoning laws if possible.
    d. All zoning laws and ordinances of the County Zoning Commission should also coordinate with land use preservation goals.
    e. Tama County gives a high priority to maintaining shelterbelts (windbreaks / barriers of vegetation) in all parts of the county and especially those areas that are prone to erosion. Tama County recommends that the NRCS and others continue to support EQIP funds (Environmental Quality Incentives Program) for shelterbelts and wildlife habitat utilizing input from the Iowa Conservation Commission.
    f. Tama County's water supply and aquifer quality will become more critical in the future. Potential for pollution has increased greatly with advances in agricultural technology and increased sewage treatment demands of populated areas. Non-point source pollution (soil erosion) will aggravate this problem. All possible precautions should be taken to protect

DRAFT

the water supply of Tama County. Tama County advocates for cover crops with their positive impact on water quality. Also, Tama County recognizes that bioreactors and saturated buffers have a tremendously positive impact on water quality and should be advocated where needed.

g. Tama County recommends that all abandoned wells, current and future, should be identified, marked, and capped to keep pollutants from any source to an absolute minimum. Capping should be done under the supervision of the County Sanitarian.
    1) Tama County recommends that care should be taken in those areas that are particularly prone to pollution to assure minimal wash into servicing wells. New well casings should be brought above ground. Educational programs should be pursued in the area to provide awareness.
    2) Financial assistance may be available for capping abandoned wells through the Private Well Grants Program. Contact the county Environmental Health Department / Sanitarian for additional information.
h. Tama County recommends that landfill areas should have all necessary precautions taken to reduce chances of toxic chemicals from being absorbed into the soil.
i. Tama County strongly advises that the practice of stream straightening in Tama County should not be allowed.
    1) It is advised that a zoning ordinance be created to require any stream straightening in the county to be approved by both the County Engineer and the Soil Conservation Service. This would include those streams in an agricultural area.
j. Tama County strongly encourages the use of filter strips along running water.
k. Tama County encourages creating an ordinance for requiring review and permitting for altering land in flood plains. Suggested reviewing parties include Army Corp of Engineers (ACE), Iowa Department of Natural Resources (IDNR), and County-level Zoning or Environmental Health departments.
l. Tama County recommends that ditch spraying and mowing on county roads should be limited to areas where noxious weeds have become a problem or to promote visibility at intersections for traffic safety.
    1) General spraying in ditches should be limited.
m. Tama County recommends that Mineral Development in the county should be undertaken with a great deal of care and restraint—all quarries of mineral removal sites should be reclaimed to the fullest possible extent with assurances made to reduce water pollution. It is recommended that the County Conservation Board be given the authority to regulate the environmental impact of extraction and reclamation. New quarries and expansion of existing quarries must be scrutinized to determine environmental impact and degradation of natural landmarks.

DRAFT

1) It is recommended that permitting of new quarries should be reviewed by local zoning along with approvals by Iowa Department of Agriculture and Land Stewardship (IDALS) and Iowa Department of Natural Resources (IDNR)

n. Tama County recognizes that cultural and historic landmarks should be protected from destruction and encouraged to be preserved as part of the County Park Systems, as managed by the County Conservation Board and/or the Tama County Historical Society. Preservation of historical areas and donations of private properties to the Historical Society for future generations is to be encouraged. There are currently 13 historic sites in Tama County [3]:
    1) Chambers Ford Bridge
    2) Conant's Cabin and Park
    3) First United Brethren Church
    4) Hope Fire Company Engine House
    5) King Tower Historic District
    6) Le Grand Bridge
    7) Lincoln Highway Bridge
    8) Round Barn, Buckingham Township
    9) Star-Clipper-Canfield Building and Winding Stairway
    10) Tama County Courthouse
    11) Tama County Jail
    12) Wieting Theater
    13) Young, John W., Round Barn
o. Tama County recommends that any pipeline or transmission line must concur with the Tama County Land Use Plan and be accomplished with a minimum risk to Tama County resources and agricultural productive capacity.
p. Tama County Conservation Board
    1) Provides Education and Outreach programs
    2) Parks and Management Areas [4]:

Park or Area	Address	Existing Amenities
Columbia Wildlife Area	2171 370 St, Tama	Hunting, Trails
Duffus Landing	2711 360 St, Chelsea	Fishing, Boating
Heritage Wetlands Wildlife Area	3279 320 St, Elberon	Hunting
Iowa River Natural Area	2725 360 St, Chelsea	Fishing, Hunting
Izaak Walton Shooting Facility	3055 H Ave, Toledo	Shooting
Lohberger Memorial Park	1701 285 St, Toledo	Trails
Longpoint Landing	3469 P Ave, Tama	Fishing, Boating
Manatt's Landing	1974 340 St, Tama	Fishing, Boating

DRAFT

McCoy Landing	2970 C Ave, Montour	Fishing, Boating
Otter Creek Lake & Park	2283 Park Rd, Toledo	Electricity, Water, Toilets, Picnicking, Beach, Fishing, Boating, Camping, Hunting, Trails
Oxbow Bottoms	(Approx. ¼ mile east of the Hwy 30 / Iowa River crossing, North side: GPS 42.001832, -92.708145	Trails, Hunting
Reinig Wildlife Refuge & Nature Study Area	1887 295 St, Toledo	Trails
T.F. Clark Park	2775 150 St, Traer	Electricity, Water, Toilets, Picnicking, Fishing, Camping
Wolf Creek Trail	1596 AA Ave, Gladbrook	Trails
**Hickory Hills Park (Managed by Black Hawk County Conservation) [5]	3338 Hickory Hills Rd, LaPorte City	Electricity, Water, Toilets, Picnicking, Beach, Fishing, Boating, Camping, Hunting, Trails

3) Refer to Appendix A for a map of county conservation areas

q. Tama County Wildlife and Conservation Areas, separate from County management:
   1) State DNR Conservation Properties:
      a) West Salt Creek Wildlife Management Area, 86 acres; 3100 T Ave, Chelsea
      b) Salt Creek Wildlife Area, 116 acres; 1 mile east of Vining on V Ave
      c) Kunch Wildlife Management Area, 162 acres; 2501 L Ave, Toledo
      d) South Chelsea Boat Ramp to Iowa River
      e) Oxbow Bottoms Wildlife Area, 269 acres; south of and separate from Tama County Oxbow
      f) OHV Park and Campground, 300 acres; south of the City of Tama, north of the Iowa River near Hwy 63
      g) Union Grove Wildlife Area (State Park), 108 acres, near T47 & 230 ST.
   2) Other Public Conservation Properties:
      a) Hickory Hills Park (information above with other county-level parks)
      b) Wilson Prairie Preserve [address] – pollinator park managed by partnership with City of Traer and Tama County Conservation
   3) There are many state hunting grounds available throughout the county that can be utilized. [Curtis B Checking for a map from IDNR]

9. Sustainable design (Per IA Code 18B.1):
   a. Tama County encourages promoting developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials

10. Transportation Diversity (Per IA Code 18B.1):
    a. Tama County encourages promoting expanded transportation options for residents of the community.
    b. Consideration should be given to transportation options that maximize mobility and serve the greatest number of county residents.
    c. Consideration should be given to transportation options that reduce congestion, conserve fuel, and improve air quality.
11. The Tama County Multi-Jurisdictional Hazard Mitigation Plan (section 3.3 in the 2021 version) [3] has assessed the following natural and other hazards that are considered to be the most concerning for Tama County (Per IA Code 18B.2(2-k)):
    a. Natural Hazards:
        1) Animal/ Plant Crop Disease
        2) Drought
        3) Dam/Levee Failure
        4) Extreme Heat
        5) Flooding
        6) Thunderstorm/Lightning/Hail
        7) Tornado
        8) Severe Winter Storms
        9) Wind
        10) Fire
    b. Other Hazards:
        1) Hazardous Material Incident
        2) Human Disease
        3) Infrastructure Failure
        4) Radiological
        5) Terrorism
        6) Transportation Incident
12. Flood / Catastrophic Flood Mitigation/Response/Recovery (Per IA Code 18B.2(3))
    a. This Land Use Plan recommends referring to the current Tama County Multi-Jurisdictional Hazard Mitigation Plan, maintained and issued by Tama County Emergency Management
13. Geography of County (per IA Code 18B.2(2-b)):
    a. Tama County is located in Eastern Central Iowa. The county is bounded on the northwest by Grundy County, on the northeast by Black Hawk County, on the east by Benton County, on the south by Poweshiek County, and on the west by Marshall County. Jasper and Iowa Counties touch borders only at the southwest and southeast corners of the county, without sharing any border lines.

DRAFT

b. Tama county covers an area of about 722 square miles, of which approximately 1.1 square miles is water. It also includes 10.34 square miles of the Meskwaki Settlement that is a sovereign entity. This ranks Tama County as the 9th largest county in Iowa by total area.
c. The highest surface elevation in the County is about 1,060' above sea level, in the northwest corner of the county. The lowest surface elevation is about 770' above sea level, in the southeast corner of the county where the Iowa river leaves the county.
d. There are 21 townships in Tama County [4]
    1) Buckingham
    2) Carroll
    3) Carlton
    4) Clark
    5) Columbia
    6) Crystal
    7) Geneseo
    8) Grant
    9) Highland
    10) Howard
    11) Indian Village
    12) Lincoln
    13) Oneida
    14) Otter Creek
    15) Perry
    16) Richland
    17) Salt Creek
    18) Spring Creek
    19) Tama
    20) Toledo
    21) York
e. There are 12 incorporated cities and 1 federally-recognized Native American Tribe Settlement in Tama County [4] – History & Recent Census Population:
    1) Chelsea
        a) Otter Creek Station moved ¾ mile West to the current site of Chelsea in 1861
        b) First Post Office 1862 [11]
        c) City laid out in 1863, Name officially changed in 1864 [15][7]
        d) Incorporated March 4, 1878 [14]
        e) Population at 2020 census: 229 [8]
        f) Named after either Chelsea, Massachusetts [7], or Chelsea, England

DRAFT

2) Clutier
    a) First Post Office 1900 [11]
    b) Incorporated January 16, 1901 [14]
    c) Population at 2020 census: 213 [8]
    d) Named after Maude & Bertram Clutier (sister and brother-in-law of founder Wm. E. Brice).
3) Dysart
    a) City Platted in October 1872
    b) First Post Office 1873 [11] (previous nearby post office "Ettie" in 1869)
    c) Incorporated May 30, 1881 [14]
    d) Population at 2020 census: 1,281 [8]
    e) Named after Joseph Dysart
4) Elberon
    a) Town surveyed in September 1881. Plat filed in February 1882 [4]
    b) First Post Office 1882 [11]
    c) Incorporated October 28, 1893 [14]
    d) Population at 2020 census: 184 [8]
    e) Originally called Halifax. Changed to be called Elberon when the town incorporated, after Elberon, New Jersey, where President James A. Garfield was assassinated in 1881. [4]
5) Garwin
    a) First Post Office 1880 [11]
    b) Platted in 1880
    c) Incorporated June 5, 1890 [14]
    d) Population at 2020 census: 481 [8]
    e) Named after a misunderstanding in a message to Toledo " 'G' and 'R' Win", when John Galvaizer ("G") and George Rider ("R") won the right to sell their land for the purpose of picking the town site [4]. Or named for Train Despatcher Garvin [7].
6) Gladbrook
    a) First Post Office 1880 [11]
    b) Incorporated December 20, 1880 [14]
    c) Population at 2020 census: 799 [8]
    d) Named as either a made-up name applied by a prominent officer of the Chicago and North Western Railway Company, or from the two founders saying they had a nice brook and were glad they had it.
7) Lincoln
    a) First Post Office 1883 (Berlin) [11]
    b) Incorporated September 10, 1913 [14]
    c) Population at 2020 census: 121 [8]
    d) Originally named Berlin, after a misunderstanding in wishing the name to be Bellin, after a city in Scotland.
    e) Name was changed to Lincoln in June 1918, after the outbreak of World War I. Named after Abraham Lincoln, to show their town's patriotism.

DRAFT

8) Meskwaki Nation Settlement
    a) Current settlement location was established July 13, 1857, with the purchase of 80 acres of land.
    b) Population at 2020 census: 1,144 [8]
    c) The name “Meskwaki” translates to “People of the Red Earth”
9) Montour
    a) First Post Office 1864 (Orford) [11]
    b) Town laid out in 1863 in anticipation of railroad
    c) Incorporated December 22,1870, as Orford [15][17]
    d) Incorporated May 4, 1883, as Montour [14]
    e) Population at 2020 census: 203 [8]
    f) Originally named Orford, after, a town in New Hampshire [4], or a town in Vermont [15][17]
    g) Renamed Montour in 1873, named after a place in New York State [4], or a county in Pennsylvania [7]
10) Tama
    a) First Post Office 1863 (Iuka) [11]
    b) Platted in 1862
    c) Incorporated March 16, 1887 [14]
    d) Population at 2020 census: 3,130 [8]
    e) Originally named Iuka, after a Civil War battlefield in Mississippi. Later changed to Tama City, then simply Tama
11) Toledo
    a) First Post Office 1853 [11]
    b) Platted in 1853
    c) Chosen as the County Seat in 1853
    d) Incorporated January 1, 1866 [14]
    e) Population at 2020 census: 2,369 [8]
    f) Named after Toledo, Ohio, or from the book “Knight of Toledo, in Spain”
12) Traer
    a) First Post Office 1873 [11]
    b) Platted in 1873
    c) Incorporated January 18,1875 [14]
    d) Population at 2020 census: 1,583 [8]
    e) Named after John W. Traer
13) Vining
    a) Land donated in 1874 to establish the first Catholic cemetery and church
    b) Town is recognized as established in 1881 with arrival of the Railroad [4]
    c) First Post Office 1882 [11]
    d) Incorporated May 26, 1913 [14]
    e) Population at 2020 census: 54 [8]
    f) Likely named by officials of the Chicago, Milwaukee & St. Paul Railroad [4]

f. Tama County has more than 60 parcels that host cemeteries (including current, pioneer, and individual historical gravestone sites). [4] [9]

DRAFT

g. The Tama County Highway Department is in charge of the Secondary Road System in the County. As of a 2006 report, there are approximately 1,168 miles of road under its jurisdiction: 179 miles paved, 4 miles bituminous, 893 miles rock, and 92 miles dirt. There are approximately 300 bridges that are maintained with the roads. [4]
h. There are two US Highways that cross through the county (Hwy 30 and Hwy 63), and sections of four State Highways that are in the county (Hwy 8, Hwy 21, Hwy 96 and Hwy 146). [10]
i. The largest river in the county is the Iowa River, along with 12 named large creeks and multiple smaller creeks running through [4]:
    1) 12 Mile Creek
    2) Wolf Creek
    3) 4 Mile Creek
    4) Little Wolf Creek
    5) Salt Creek (multiple branches)
    6) Stein Creek
    7) Troublesome Creek
    8) Otter Creek
    9) Deer Creek
    10) Sugar Creek
    11) Raven Creek
    12) Richland Creek

14. History of Tama County (per IA Code 18B.2(2-b)):
    a. The earliest people on record to live in Tama County, Iowa, are the Meskwaki Tribe, federally recognized as The Sac and Fox of the Mississippi of Iowa. They originally lived on the south banks of the Iowa River near the western part of the county.
    b. Tama County is said to be named in honor of Meskwaki leader Chief Taimah, although there are three other variations of the naming of the county in various historical accounts.
    c. The first permanent white settlers in the county are debated between two families, both in the early half of 1849. The county is said to have been so isolated at that time that they likely did not know the other family existed in the area, with one family in the area of York Township and one family in the area of Indian Village Township. Each family had members pass through the county in previous years but did not settle until 1849.
    d. Tama County was surveyed and created by an act of the Iowa legislature in 1843, but attached to Benton County for revenue, judicial, and civil purposes because of its low population. In 1850 there were only 16 people, increasing to 200 residents in 1853, and rising to 21,585 by 1880. Tama County was split from Benton County and established independently in 1853 by court order after receiving a petition that was said to be signed by nearly all the inhabitants of Tama County. The first election was held on the fourth Monday

DRAFT

in May 1853, to elect county officials that would hold office until the regular election the following August.

e. After suffering from Removal Era policies of the U.S. Government (1830-1850) by being forcibly removed from their homes in Tama County, members of the Meskwaki Tribe returned to present-day Iowa in 1856. In 1857, they were legally allowed to remain in Iowa and own land by the State Legislature and the Governor of Iowa in an "Act permitting certain Indians to reside within the State". The Governor stated that he could not force any Iowa citizen to sell them land, but that he would support and accept any sale as a legal transaction. In July 1857, the Meskwaki members were able to purchase their first 80 acres of land from the Butler family, in the area where the Tribe had resided long ago.
f. Today the Sac & Fox Tribe of the Mississippi in Iowa (Meskwaki Nation) is the largest land-holding federally recognized tribe in Iowa, with 1,452 enrolled members and 1,238 descendants disbursed throughout the state, nation, and world. Until 2022, the Meskwaki were the only federally recognized tribe in Iowa, when the Ioway Tribe became the beneficiary of a 7-acre parcel in Johnsen County.
g. The Meskwaki Settlement is located on 8,085 predominately contiguous acres of land, divided by U.S. Highway 30 and the Lincoln Highway Scenic Byway. The Tribe, of Algonquin origin, are a Woodlands people, and nearly 3,500 acres of Settlement land remain forested. Roughly half of the Meskwaki Settlement is developed and includes 356 Tribal homes, 20 apartments, the Meskwaki Bingo Casino Hotel, the Meskwaki Travel Plaza, Renard's warehouse, Meskwaki Organix, the Meskwaki Settlement School, Meskwaki Courts, Meskwaki Police Department, Meskwaki Health Clinic, and several additional buildings for Tribal Operations, which is comprised of 20 Tribal Departments.
h. Tama County was primarily settled in the period from 1850-80, with the most rapid increase in population following the completion of the railroad in 1862. Settlement of the county originally progressed faster along the southern part of the county along the Iowa River.
i. Early settlers were often from states further East in the US, but some came directly from Europe. Settlers had backgrounds including mostly German, Czech, English, Scottish, and Irish.
j. Other "Firsts" from county history:
    1) First birth by settlers was where Salt Creek Township is now, in 1851 [15]
    2) First death recorded for settlers was also the first baby, in 1851 [15]
    3) First religious organization in May 1853, followed by the building of churches or religious organizations mostly beginning in Toledo, in the mid-1850s through the 1870s. Denominations included Congregational, Presbyterian, Baptist, Methodist, Catholic, 'Christian', and United Brethren all in Toledo; and Tranquillity in Perry Twp.
    4) First marriage of settlers was Aug 14, 1853
    5) First post office in Toledo in December 1853. (The town didn't incorporate until 1866)

6) First mail route through the county was established from Marengo (Benton Co) to Marietta (Marshall Co) in 1854
7) One of the first schools opened in Buckingham Twp and York Twp in 1854. The first school paid for from the treasury was in 1856 [15]
8) First county courthouse completed in 1855. (Replaced in 1866).
9) First newspaper in the county: The Toledo Tribune in 1856 (later changed to the Iowa Transcript)
10) Completion of the first railroad: In the late fall of 1862 the Cedar Rapids & Missouri River RR came westward from Cedar Rapids, leased to the Chicago & Northwestern RR Company. The railroad was completed by the end of the year.
11) First state road was laid out passing through the southern part of the county in 1863, going from Marengo to Fort Dodge.
12) The first railroad through the northern half of Tama County: Burlington, Cedar Rapids & Northern RR, running from Vinton to Traer, starting in 1873. It eventually extended past Traer to Grundy County in 1881.

k. Zoning History in Tama County
    1) Tama County first implemented a Zoning Ordinance for the county in 1966.
        a) This ordinance was prepared under contract and financed in part by Urban Planning Grants, through the Iowa Development Commission and financially aided through a Federal Grant from the Urban Renewal Administration of the Housing and Home Finance Agency under the Urban Planning Assistance Program.
        b) Ordinance prepared by Wallace Holland Kaster & Schmitz Consulting Engineers & Planners, from Mason City IA and Rochester MN.
    2) A Land Use Plan was originally approved by Supervisors on 2/4/1986, prepared by the Tama County Land Use and Preservation Commission.
        a) This was reviewed, updated, and reapproved by Supervisors on 5/5/2025, but was not considered by outside advisors to be inclusive enough of the Smart Planning Principles from Iowa Code Chapter 18B.
    3) The “1998 Tama County Zoning Ordinance” was passed by Supervisors on 7/7/1998.
        a) An amendment to the 1998 ordinance was added 1/25/2010 for the creation of the County's first Wind Energy Conversion System ordinance.
        b) The 1998 ordinance remained un-revised until 2019, when some definitions were updated, a Residential Lake District was added, and an Accessory Solar Ordinance was included. These revisions were approved by Supervisors on 10/14/2019.
        c) No other revisions are on record until zoning fees were reviewed and updated with Supervisor approval on 10/13/2025.

DRAFT

d) The Zoning Commission has been working to create a new Accessory Dwelling Unit (ADU) Ordinance Addition/Revision, a new Utility Scale Solar Ordinance, an updated and revised Wind Energy Conversion System Ordinance, a new Battery Energy Storage System (BESS) Ordinance, a Data Center/ Data Mining Ordinance, and a Community Solar Ordinance. Additional areas of the existing ordinance will also be reviewed.

4) Additional zoning-related ordinances adopted in Tama County:
   a) Subdivision Ordinance (Passed by Supervisors 8/19/2003)
   b) Airport Tall Structure Zoning Ordinance (Passed by Supervisors 11/2/1993)
   c) Flood Plain Management Ordinance (Passed by Supervisors 7/6/2021, effective 7/23/2021)

15. Census Information, 2020 Decennial Census (per 18B.2(2-b)):
    a. As of the 2020 United States Census, the population of Tama County was 17,135
       1) Population within city/incorporated limits: 10,647 (62.1%)
       2) Population in rural/unincorporated areas: 5,344 (31.2%)
       3) Population within Meskwaki Settlement: 1,144 (6.7%)
16. Education and Library Facilities (per 18B.2(2-b)):
    a. There are 9 incorporated cities that have libraries:
       1) Chelsea
       2) Clutier
       3) Dysart
       4) Elberon
       5) Garwin
       6) Gladbrook
       7) Tama
       8) Toledo
       9) Traer
    b. There are portions of 10 public school districts in Tama County (Map in Appendix)
       1) Belle Plaine Community School District
       2) Benton Community School District
       3) East Marshall Community School District
       4) Gladbrook-Reinbeck Community School District
       5) GMG Community School District (Green Mountain-Garwin)
       6) Grundy Center Community School District
       7) Meskwaki Settlement School
       8) North Tama County Community School District
       9) Union Community School District
       10) South Tama County

DRAFT

c. There are 9 public school buildings currently in use within Tama County
    1) Dysart-Geneseo Elementary School (Union) (in Dysart)
    2) GMG (Green Mountain-Garwin) High School (in Garwin)
    3) Meskwaki Settlement School (Elementary/High School) (in Meskwaki Settlement)
    4) North Tama County Elementary/Secondary School (in Traer)
    5) South Tama County Elementary School (in Tama)
    6) South Tama County High School (in Tama)
    7) South Tama County Middle School (in Toledo)
    8) South Tama County Partnership High School (in Tama)
    9) Union Community Middle School (in Dysart)

17. Agricultural Census Data & Trends (Based on the Agricultural Census Data collected every five years. The following information is from years 2002 through 2022) [Data in Appendix B]
    a. The number of farms in Tama County has decreased by 103, between 2002 and 2022
        1) The number of acres of land in farms has decreased by 57,298 acres.
            a) In 2022, the number of acres in farms was 1.2% of the Iowa total
        2) The average size of farms has decreased by 20 acres.
            a) In 2022, the average size of farms was 4 acres less than the Iowa Average
            b) 2022 was the first in over five Ag Census Reports (20 years) where the Tama County Average was under the Iowa Average for farm size.
        3) The number of acres of farmland harvested has decreased by 45,025 acres.
            a) In 2022, the number of acres harvested was 1.2% of the Iowa total
    b. The average estimated market value of land & buildings has increased in Tama County from 2002 to 2022, and remains above the averages for all of Iowa.
        1) Average per acre increase from 2002 to 2022 in Tama County = $7,310
        2) Average per farm increase from 2002 to 2022 in Tama County = $2,438,817
        3) Average per acre in Tama County in 2022 was $310 higher than state average
        4) Average per farm in Tama County in 2022 was $74,069 higher than state average
    c. In 2022, the breakdown of farm size in Tama County was:
        1) 1-9 acres = 57
        2) 10-49 acres = 210
        3) 50-179 acres = 316
        4) 180-499 acres = 248
        5) 500-999 acres = 130
        6) 1000+ acres = 95

DRAFT

d. Corn Production for Grain in Tama County
    1) Number of acres decreased by 18,364 from 2002 to 2022
    2) Production in bushels increased by 2,636,704 from 2002 to 2022
    3) Yield (bushels/acre) increased by 40 from 2002 to 2022, consistently higher than the Iowa yield per acre.
    4) Production in 2022 was 1.3% of the state total
e. Soybean Production for Beans in Tama County
    1) Number of acres decreased by 21,571 from 2002 to 2022
    2) Production in bushels increase by 267,117 from 2002 to 2022
    3) Yield (bushels/acre) increased by 11 from 2002 to 2022, consistently higher than the Iowa yield per acre.
    4) Production in 2022 was 1.1% of the state total
f. Cattle Statistics for Tama County
    1) Cattle and Calves Inventory decreased by 3,020 from 2002 to 2022
    2) All Cattle Sold increased by 3,913 from 2002 to 2022
        a) Cattle sales were 0.87% of the state total in 2022
    3) Beef Cow numbers decreased by 1,392
    4) Milk Cow numbers decreased by 647
g. Hog and Pig Statistics in Tama County
    1) Hog & Pig Inventory increased by 79,721 from 2002 to 2022
    2) Hogs & Pigs Sold increased by 311,664 from 2002 to 2022
        a) Hog & Pig sales were 0.75% of the state total in 2022
h. Sheep and Lamb Statistics in Tama County
    1) Sheep and Lamb Inventory decreased by 1,414 from 2002 to 2022
        a) Sheep and Lamb Inventory was 0.74% of the state total in 2022
i. Poultry Statistics in Tama County
    1) Layers Inventory decreased by 282 from 2002 to 2022
    2) Broilers & Other Meat Chickens decreased by 105 from 2002 to 2022
    3) Poultry numbers in Tama County are statistically insignificant compared to state totals (1381 total in Tama County compared to 59,856,258 for the State)

18. Documentation of the public participation process (Per IA Code 18B.2(2-a): The creation of this document included public participation and input, with the request to have citizens join the Zoning Commission for Comprehensive Land Use Plan sessions, and with the circulation of a Comprehensive Land Use Survey in February and March of 2026.
    a. Public Outreach to participate in Task Force Meetings
        1) Letters were sent to individuals who were thought to have expertise and/or enthusiasm to help in the review of the Comprehensive land use plan.

DRAFT

2) Public Notice was published online and in local newspapers for every meeting that discussed the Comprehensive Land Use Plan. All meetings were in the evenings and available online for convenience.

b. Public Survey Creation Method
    1) The Zoning Commission picked a survey template that was used by Bremer County, IA in a comprehensive land use survey. The Commission members, with the input of community members at their meetings, then revised and added questions they felt essential to be asked for our survey.
c. Public Survey Distribution Method
    1) The digital survey was hosted through Microsoft Forms. The link was shared through multiple Facebook accounts of the departments of Tama County, such as the Auditor, Sheriff, Engineer and Conservation departments.
    2) The survey was available on the Tama County website, with a link on the Zoning page and a banner notice on the main page of the County site.
    3) Fliers were printed with a QR code directly to the survey link, and posted in multiple locations of every incorporated community throughout the county.
        a) Locations of fliers included city halls, libraries, grocery stores, convenience stores, grain elevators, banks, and restaurants.
    4) Paper copies of the survey were available at the Zoning Administrator and Auditor offices in Toledo, as well as at least one location in each incorporated city of the county.
    5) Zoning Commission members and community volunteers spread the word throughout the county, and had paper copies of the survey available to hand out.
d. Survey responses are included in Appendix C.
e. Local Public Participation Meetings
    1) Held 11/11/2026 in Vining and 11/18/2026 in Traer
    2) Publicized through methods
        a) Tama County Website
        b) Tama County Department Social Media pages
        c) Paper flyers
    3) Discussion topics included _____ (will be filled in after the local meetings planned for November 2026)
    4) Meeting discussions are in Appendix D

DRAFT

19. Index of Maps (found in Appendix A)
    1) State Counties Map- highlighting location of Tama Co
    2) Region 6 Map of connected counties
    3) Supervisor District Maps
    4) Voter District Maps
    5) County Map – including incorporated cities & rivers
    6) Tama County Zoning Map
    7) Topography of County (Elevation)
    8) CSR2 Ratings Map (export CSR Data from Parcel PDFs on the Assessor's site ??)
    9) Drainage District Map (only have 1 drainage district)
    10) County Services Locations Map (Major roads, County Courthouse, Health Clinics, Emergency Mgmt Office, etc)
    11) Fire Departments Map
    12) Ambulance Service Area Map
    13) County Conservation Areas Map
    14) State & other public Wildlife or Conservation Areas map
    15) Recreation Trail Map
    16) Education and Library Facilities
    17) School District Maps
    18) Floodplain Map (IDNR)
    19) Flood Prone Areas Map
    20) Electric Service Providers
    21) Telephone Service Providers
    22) Transportation Modes/Infrastructure (roads, railroad & airports)
    23) DOT Road Usage Map
    24) Map of Cemeteries
    25) Cell Phone Coverage Maps
    26) Map of Broadband Technology Types
    27) National Pipeline Mapping System Map

Appendix Section to Follow:

- Appendix A: Maps
- Appendix B: Agricultural Census Data
- Appendix C: Public Survey Results
- Appendix D: Local Public Meeting Discussion Summaries
- Appendix E: References

DRAFT

20. Appendix A – Maps

a. This section is still being compiled, and will be included at a later date.

DRAFT

21. Appendix B – Agriculture Census Data (USDA Census of Agriculture, years 2002-2022)

Land in Farms, average size, and Acres Harvested in Tama County						
Agricultural Census Year	Number of Farms	Land in farms (acres)	Average Size in Acres	Median Size in Acres	Harvested Cropland Acres	Total Cropland Acres
2002	1,159	417,917	361	206	331,855	370,853
2007	1,210	430,855	356	160	343,790	380,834
2012	1,132	402,701	356	158	324,959	351,667
2017	1,072	406,984	380	160	329,892	362,156
2022	1,056	360,619	341	153	286,830	314,988
2022 (% of IA Total)	1.22%	1.20%			1.22%	1.22%

Land in Farms, average size, and Acres Harvested in State of Iowa						
Agricultural Census Year	Number of Farms	Land in farms (acres)	Average Size in Acres	Median Size in Acres	Harvested Cropland Acres	Total Cropland Acres
2002	90,655	31,729,490	350	194	23,994,343	27,153,291
2007	92,856	30,747,550	331	151	23,799,380	26,316,332
2012	88,637	30,622,731	345	136	24,507,219	26,256,347
2017	86,104	30,563,878	355	142	24,347,862	26,545,960
2022	86,911	29,978,165	345	130	23,520,694	25,881,597

Estimated market value of land & buildings:	Average per farm ($) Tama Co.	Difference from Iowa Average (Greater By:)	Average per acre ($) Tama Co.	Difference from Iowa Average (Greater By:)		Average per farm ($) State of Iowa	Average per acre ($) State of Iowa
2002	826,772	119,042	2,253	248		707,730	2,005
2007	1,233,812	111,789	3,465	77		1,122,023	3,388
2012	2,313,301	106,081	6,503	114		2,207,220	6,389
2017	2,754,577	247,765	7,256	194		2,506,812	7,062
2022	3,265,589	74,069	9,563	310		3,191,520	9,253
Increase 2002-22	2,438,817		7,310				

Farms by size – Tama County	1-9 acres	10-49 acres	50-179 acres	180-499 acres	500-999 acres	1000+ acres
2002	45	180	315	349	176	94
2007	104	176	357	290	184	99
2012	88	248	280	243	167	106
2017	84	207	282	234	158	107
2022	57	210	316	248	130	95
% of State for 2022:	0.78%	1.13%	1.28%	1.28%	1.34%	1.29%
Farms by size – State of Iowa	1-9 acres	10-49 acres	50-179 acres	180-499 acres	500-999 acres	1000+ acres
2002	4,811	16,278	24,250	24,719	13,063	7,534
2007	8,709	17,824	24,692	22,354	11,826	7,451
2012	6,707	20,665	22,788	18,654	11,581	8,242
2017	9,120	18,183	20,831	19,172	10,381	8,417
2022	7,270	18,641	24,624	19,335	9,690	7,351

DRAFT

Corn Production for Grain in Tama County					State of Iowa		
Agricultural Census Year	Acres	Production in Bushels	Yield (Bu./Acre)		Acres	Production in Bushels	Yield (Bu./Acre)
2002	165,657	29,103,750	175.687		11,761,392	1,851,276,224	157.403
2007	194,190	33,475,285	172.384		13,842,282	2,292,163,101	165.591
2012	172,126	28,079,377	163.133		13,709,408	1,835,358,239	133.876
2017	167,964	36,092,038	214.880		12,969,645	2,583,967,870	199.232
2022	147,293	31,740,454	215.492		12,637,070	2,511,484,113	198.739
% of State for 2022:	1.17%	1.26%	108.43%				
Difference 2002-22	-18,364	+2,636,704	+40				

Soybean Production in Tama County					State of Iowa		
Agricultural Census Year	Acres	Production in Bushels	Yield (Bu./Acre)		Acres	Production in Bushels	Yield (Bu./Acre)
2002	147,925	7,548,227	51.027		10,418,621	487,380,897	46.780
2007	136,256	7,501,473	55.054		8,612,810	430,739,578	50.012
2012	139,939	7,327,177	52.360		9,301,594	406,951,953	43.751
2017	147,261	8,469,466	57.513		9,949,724	553,576,064	55.637
2022	126,354	7,815,344	61.853		9,497,898	541,748,465	57.039
% of State for 2022:	1.33%	1.44%	108.44%				
Difference 2002-22	-21,571	+267,117	+11				

DRAFT

Cattle Statistics for Tama County						State of Iowa			
Agricultural Census Year	Cattle & Calves Inventory	Beef Cows	Milk Cows	All Cattle & Calves Sold		Cattle & Calves Inventory	Beef Cows	Milk Cows	All Cattle & Calves Sold
2002	34,522	13,258	975	23,490		3,535,945	987,670	206,965	2,929,704
2007	40,773	11,912	895	36,449		3,982,344	904,100	215,391	3,635,880
2012	33,778	11,564	591	28,740		3,893,683	885,568	204,757	3,446,109
2017	41,242	15,624	587	34,552		3,950,920	938,818	223,579	3,595,241
2022	31,502	11,866	328	27,403		3,517,805	858,556	238,087	3,160,223
% of State for 2022:	0.90%	1.38%	0.14%	0.87%					
Difference 2002-22	-3,020	-1,392	-647	+3,913					

Hog and Pig Statistics in Tama County				State of Iowa	
Agricultural Census Year	Hog & Pig Inventory	Hogs & Pigs Sold		Hog & Pig Inventory	Hogs & Pigs Sold
2002	70,773	194,837		15,486,531	41,232,492
2007	118,772	363,896		19,295,092	47,279,443
2012	93,899	324,580		20,455,666	49,355,848
2017	97,992	391,602		22,730,540	60,292,876
2022	150,494	506,501		23,808,603	67,629,581
% of State for 2022:	0.63%	0.75%			
Difference 2002-22	79,721	311,664			

Sheep and Lambs Statistics in Tama County			State of Iowa
Agricultural Census Year	Sheep and lambs inventory		Sheep and lambs inventory
2002	2,574		249,908
2007	2,271		209,285
2012	1,743		165,815
2017	1,243		167,208
2022	1,160		156,013
% of State for 2022:	0.74%		
Difference 2002-22	-1,414		

Poultry Production in Tama County					State of Iowa		
Agricultural Census Year	Layers Inventory	Broilers & other meat-type chickens sold	Total combined		Layers Inventory	Broilers & other meat-type chickens sold	Total combined
2002	1,293	475	1,768		38,650,210	9,558,127	48,208,337
2007	11,745	424	12,169		53,793,712	10,257,286	64,050,998
2012	1,356	400	1,756		52,218,870	10,572,270	62,791,140
2017	781	97	878		56,554,774	21,981,704	78,536,478
2022	1,011	370	1,381		43,137,355	16,718,903	59,856,258
Difference 2002-22	-282	-105					

DRAFT

22. Appendix C – Public Survey Results

Survey Results / Summary

183 online responses

26 paper responses

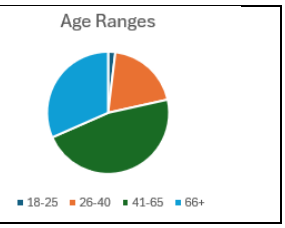
209 total responses

43 days available (10:30am Tuesday 2/17/26 through 11:59pm Tuesday 3/31/26)

Zip Code Responses (17 different zip codes):
50173 (Montour) = 5
50612 (Buckingham) = 8
50632 (Garwin) = 3
50635 (Gladbrook) = 10
50651 (LaPorte City) = 1
50669 (Reinbeck) = 1
50675 (Traer) = 34
52211 (Brooklyn) = 2
52215 (Chelsea) = 6
52217 (Clutier) = 26
52224 (Dysart) = 35
52225 (Elberon) = 9
52336 (Springville) = 1
52339 (Tama) = 28
52342 (Toledo) = 39
52405 (Cedar Rapids) = 1
50501 (Fort Dodge) = 1

The highest density of responses: Clutier 26, Tama 28, Traer 34, Dysart 35, Toledo 39

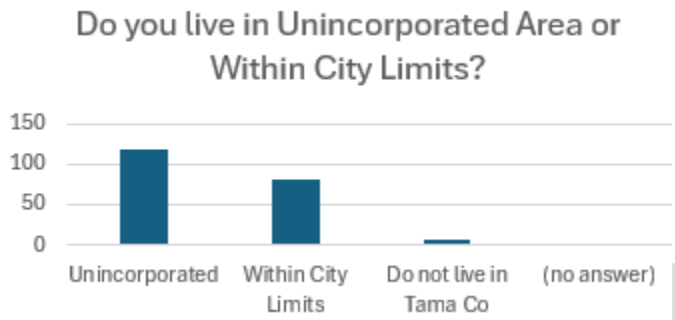
Age Ranges:		Percent of total
18-25	4	1.90%
26-40	41	19.60%
41-65	98	46.90%
66+	66	31.30%

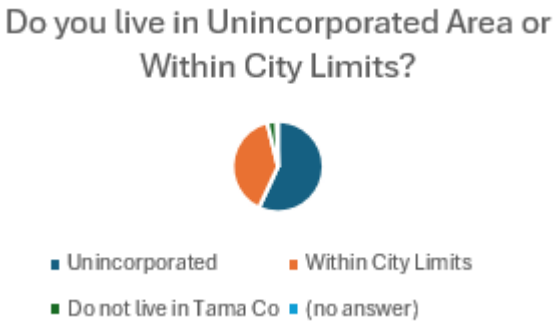


Only 4 respondents only worked, but did not live or own land, in Tama County

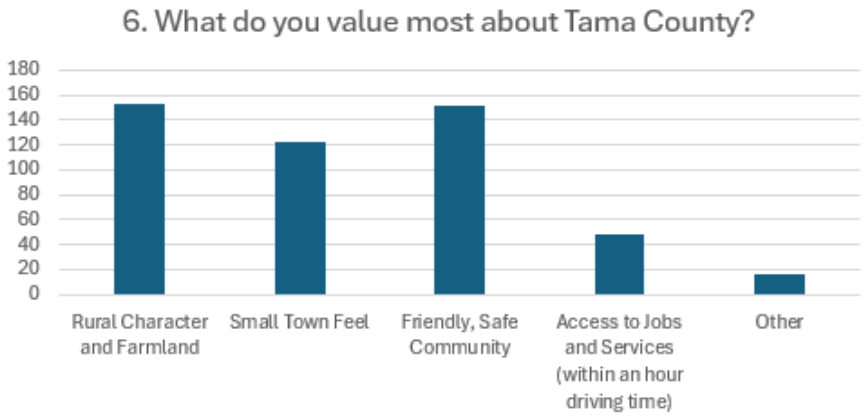
DRAFT

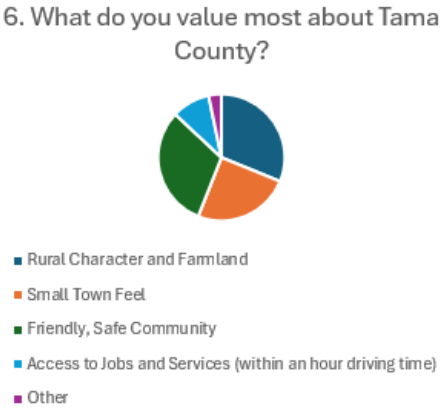
City or Unincorporated:		Percent of total
Unincorporated	119	56.90%
Within City Limits	82	39.20%
Do not live in Tama Co	7	3.30%
(no answer)	1	0.50%





Question 6: What do you value most about Tama County? (select up to 3)			
Rural Character and Farmland	153		
Small Town Feel	122		
Friendly, Safe Community	152		
Access to Jobs and Services (within an hour driving time)	48		
Other	16		(The beauty of the country side before the turbines got put up, location to entertainment within hour, the areas where landscape NOT destroyed by wind or solar projects by turbine, "I can only speak for Toledo, we don't have the friendly community with all the events that we had when I was a kid or even when my kids were growing up, so I really don't see anything that I value other than my home and family", outdoor and recreation opportunities, cost of living is lower, growth and development, quietness, the diversity of ethnic and cultural backgrounds, not Waterloo, "Open spaces, trees, creek & river bottoms, dotted with family farms-no site pollution", able to have say on what you do with your own land, "beautiful landscape & agriculture landscape", family farms settled and retained, farm life privacy)

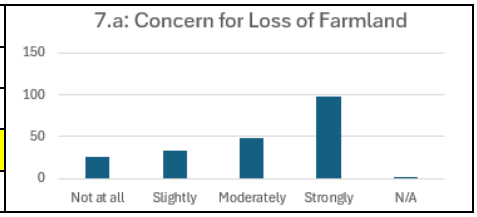




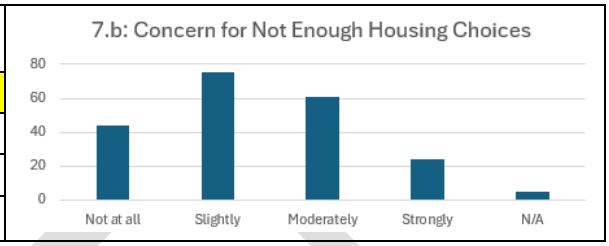
DRAFT

Question 7: How concerned are you about the following land issues in Tama County?

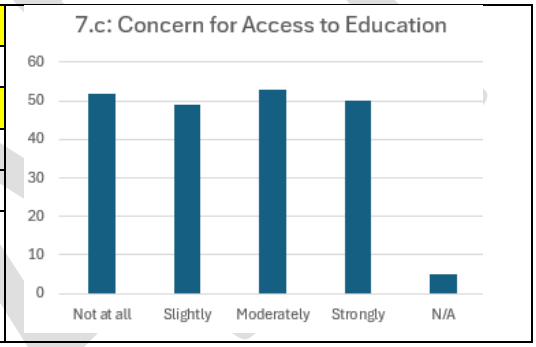
7.a: Loss of Farmland	Not at all	26
	Slightly	34
	Moderately	49
	Strongly	98
	N/A	2



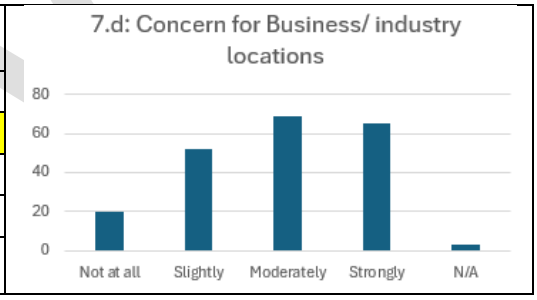
7.b: Not enough housing choices	Not at all	44
	Slightly	75
	Moderately	61
	Strongly	24
	N/A	5



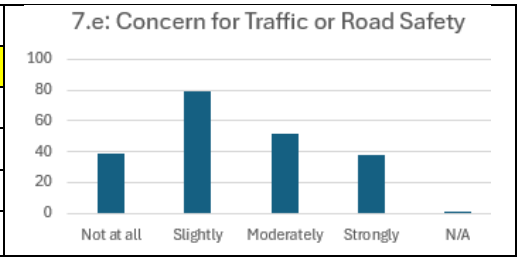
7.c: Access to Education	Not at all	52
	Slightly	49
	Moderately	53
	Strongly	50
	N/A	5



7.d: Business/ industry locations	Not at all	20
	Slightly	52
	Moderately	69
	Strongly	65
	N/A	3

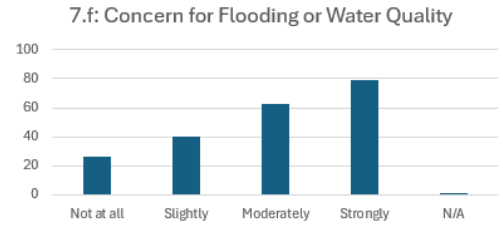


7.e: Traffic or road safety	Not at all	39
	Slightly	79
	Moderately	52
	Strongly	38
	N/A	1

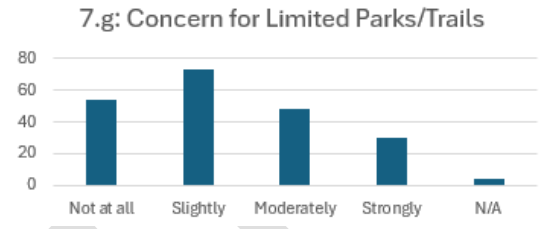


DRAFT

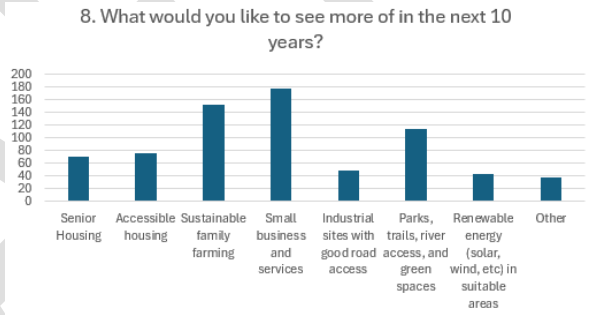
7.f: Flooding or water quality	Not at all	26
	Slightly	40
	Moderately	63
	Strongly	79
	N/A	1



7.g: Limited parks/trails	Not at all	54
	Slightly	73
	Moderately	48
	Strongly	30
	N/A	4



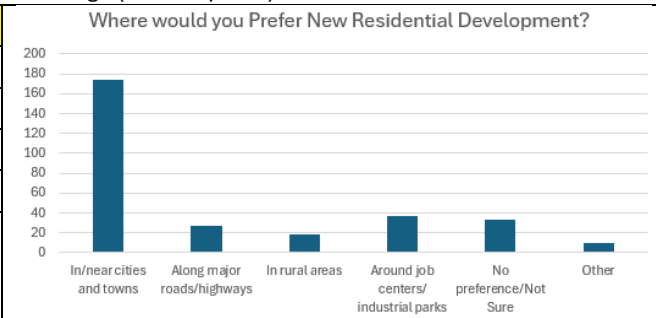
Question 8: What would you like to see more of in the next 10 years? (select all)	
Senior Housing	71
Accessible housing	76
Sustainable family farming	153
Small business and services	178
Industrial sites with good road access	49
Parks, trails, river access, and green spaces	114
Renewable energy (solar, wind, etc) in suitable areas	44
Other	38



(Other):
the old crappy houses littering the countryside being torn down; Fewer inefficient, noisy, ugly, night-sky interfering, wild-life threatening renewable energy projects that will be a disaster to clean up in the event of tornadic winds, can't be recycled or repurposed, whose life of project cost and efficiency ratio is never accurately reported; Revitalization of existing downtown areas; 63 bypass; Good paying jobs and opportunities for young people to move to Tama Co; Our county lacks services or resources for single parents ; no more wind turbines or commercial solar; Public Health thriving ; no more commercial renewable energy; Regenerative Farming ; More jobs; access to home health care; strong public schools; nuclear power; Health care facilities and access; diverse housing ie. apartments, condos ;No more wind turbines; Affordable senior housing; Better job of maintaining the roads we already have; Jobs; I'd like to see more farmers getting back to regenerative farming practices and pasture raised livestock. I'd like to see less corporate farming and more of the old-fashioned farms.; Repair and replace the infrastructure of Tama County. Roads and bridges are unsafe; Roadway & bridge repair and maintenance; Water quality improvements, efforts to reduce farm chemical exposure; ;Safe farming practice, protect from chemical use and run off ; small scale wind and/or solar on individual farms owned by the farmers; remove 'in suitable areas' from renewable energy requirement; Better roads, gravel & paved; Better roads, clean water, no windmills, less summer maintenance on roads- more maintaining in the winter roads.; Moral values of safety/behavior; Better roads, clean water, no windmills, less summer maintenance on roads- more maintaining in the winter roads.; safety 1st with continued low income assistance, competent medical services, continued safety from Muslim terrorist cells, continued phone services, upgrade in South Tama County education literacy;

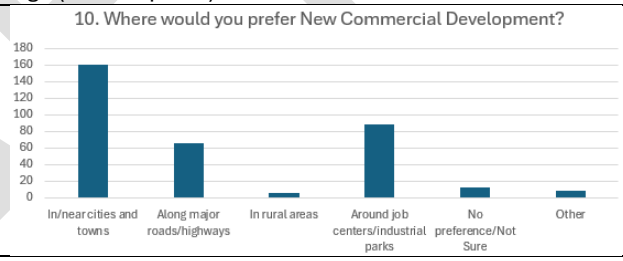
DRAFT

Question 9: Where would you prefer most new residential development to go (select up to 2)	
In/near cities and towns	174
Along major roads/highways	27
In rural areas	18
Around job centers/ industrial parks	37
No preference/Not Sure	33
Other	10



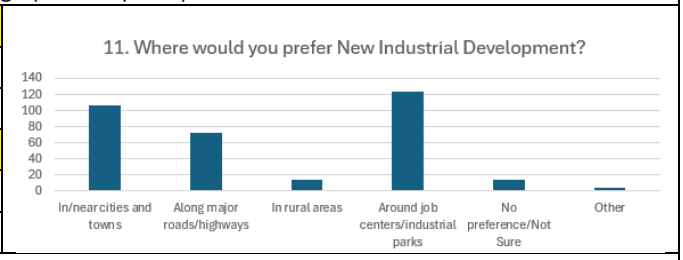
(Other):
Perhaps the edges of towns so people don't have to worry about too much traffic, a quiet and safe place. ; I don't want additional residential developments. To live here you need to understand we DO NOT have services they do in cities. If you want those services move to a city.; preserve older farmsteads for young families; In current incorporated areas to avoid urban sprawl; Saftey area ; In current houses and properties that are not maintained and have become eyesores. Require owners to maintain or sell; near schools and necessities; In cities or on current low current or acreages; Subdivisions of Farm Land like Hickory Hollow; Anywhere but on the farm land.

Question 10: Where would you prefer most new commercial development to go (select up to 2)	
In/near cities and towns	161
Along major roads/highways	66
In rural areas	6
Around job centers/industrial parks	89
No preference/Not Sure	13
Other	8



(Other):
Renovate downtown areas for new development. ; Again. New Commercial development should occur in the cities not Tama county. We can make due with what we have.; Along old highway 30; Safety area ; downtown main street; Modernization and restoration of main streets to encourage small businesses and look attractive to consumers ; As long as not infringing on neighboring property owners or high CSR ground, not a bid deal where; Need;

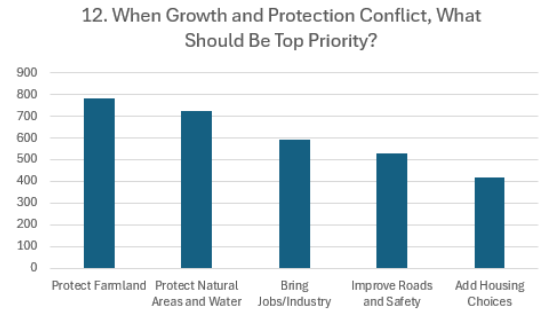
Question 11: Where would you prefer most new industrial development to go (select up to 2)	
In/near cities and towns	107
Along major roads/highways	73
In rural areas	14
Around job centers/industrial parks	123
No preference/Not Sure	14
Other	4



(Other):
No new industrial. We will just get manipulated and hung out to dry like with Traer man; Expand around the meat factory; Doesn't matter as long as it's not infringing on neighboring properties or taking lots of high CSR ground out of production ; Need;

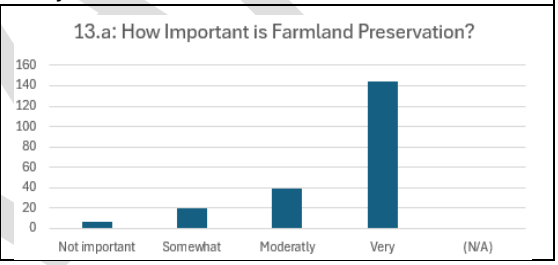
DRAFT

Question 12: When growth and protection conflict, what should be the top priority (RANK)			
	Overall Rank	total points	
Protect Farmland	1	781	
Protect Natural Areas and Water	2	722	
Bring Jobs/Industry	3	590	
Improve Roads and Safety	4	530	
Add Housing Choices	5	418	

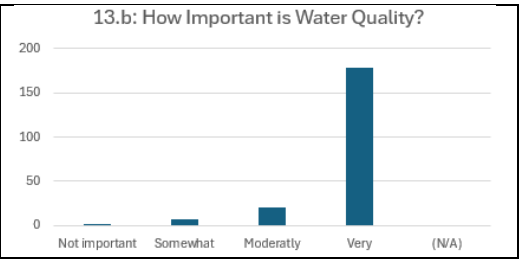


	points		points		points		points		points
#1st place votes (5 points)	5	#2nd place	4	#3rd place	3	#4th place	2	#5th place	1
101	505	37	148	22	66	18	36	26	26
57	285	68	272	32	96	23	46	23	23
33	165	43	172	41	123	48	96	34	34
10	50	32	128	68	204	54	108	40	40
3	15	23	92	40	120	57	114	77	77

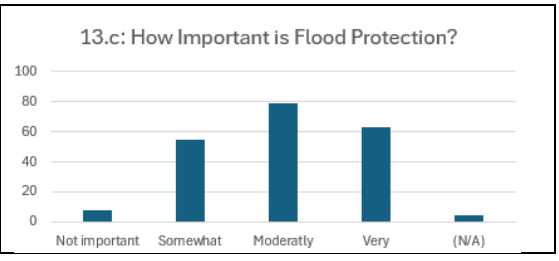
Question 13: How important are Farmland and Natural Resources to you?		
13.a: Farmland preservation	Not important	6
	Somewhat	20
	Moderately	39
	Very	144
	(N/A)	0



13.b: Water quality	Not important	2
	Somewhat	7
	Moderately	21
	Very	179
	(N/A)	0

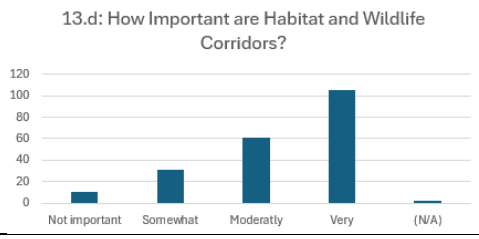


13.c: Flood protection	Not important	8
	Somewhat	55
	Moderately	79
	Very	63
	(N/A)	4

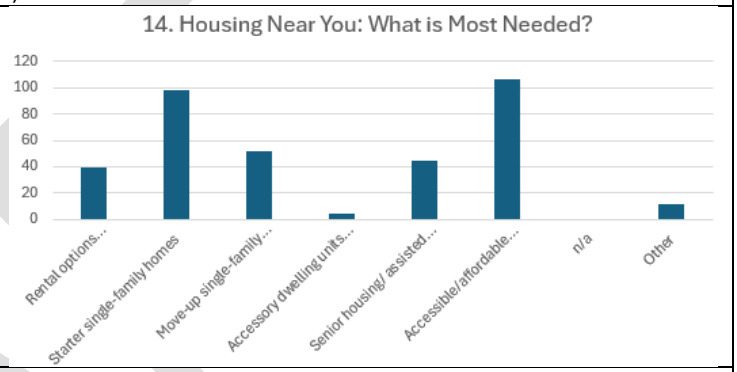


DRAFT

13.d: Habitat and wildlife corridors	Not important	10
	Somewhat	31
	Moderately	61
	Very	105
	(N/A)	2



Question 14: Housing near you: What is most needed (select up to 2)	
Rental options (duplexes/apartments)	39
Starter single-family homes	98
Move-up single-family homes (mid-size)	52
Accessory dwelling units (e.g. additional/secondary dwellings)	4
Senior housing/ assisted living	44
Accessible/affordable options (all ages)	107
n/a	0
Other	11

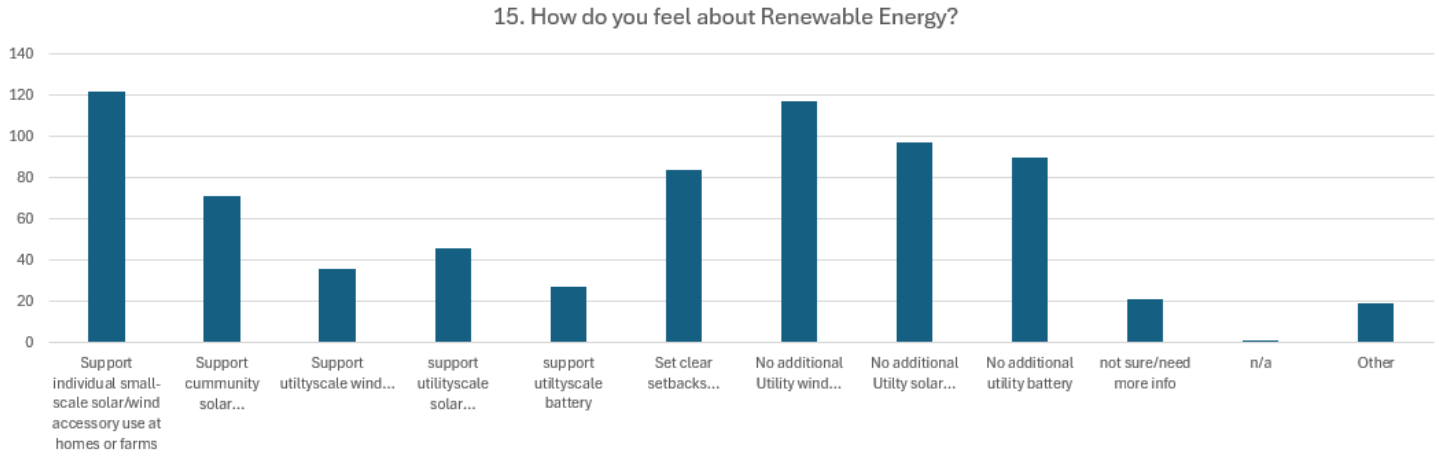


(Other):
Not informed enough about housing choices need to know more; do not encourage rentals, Traer has way to many and it brings in trouble; save small acreages for homesteading; people to move in; we don't need more housing for ghosts; More homestead acreages with houses, but that might be hard now, and Tama County most of them been destroyed and tore down and made into precious farmland; many rural houses are sitting empty, why I don't know for sure-some home owners maybe don't want to take a chance on renters or new home owners possibly; there's enough already available, too many getting bull dozed down; no squatters/keep clean, we have several housing opportunities in Tama County, need to keep them up so they are livable long term and able to be sold recycled; small farms; none

DRAFT

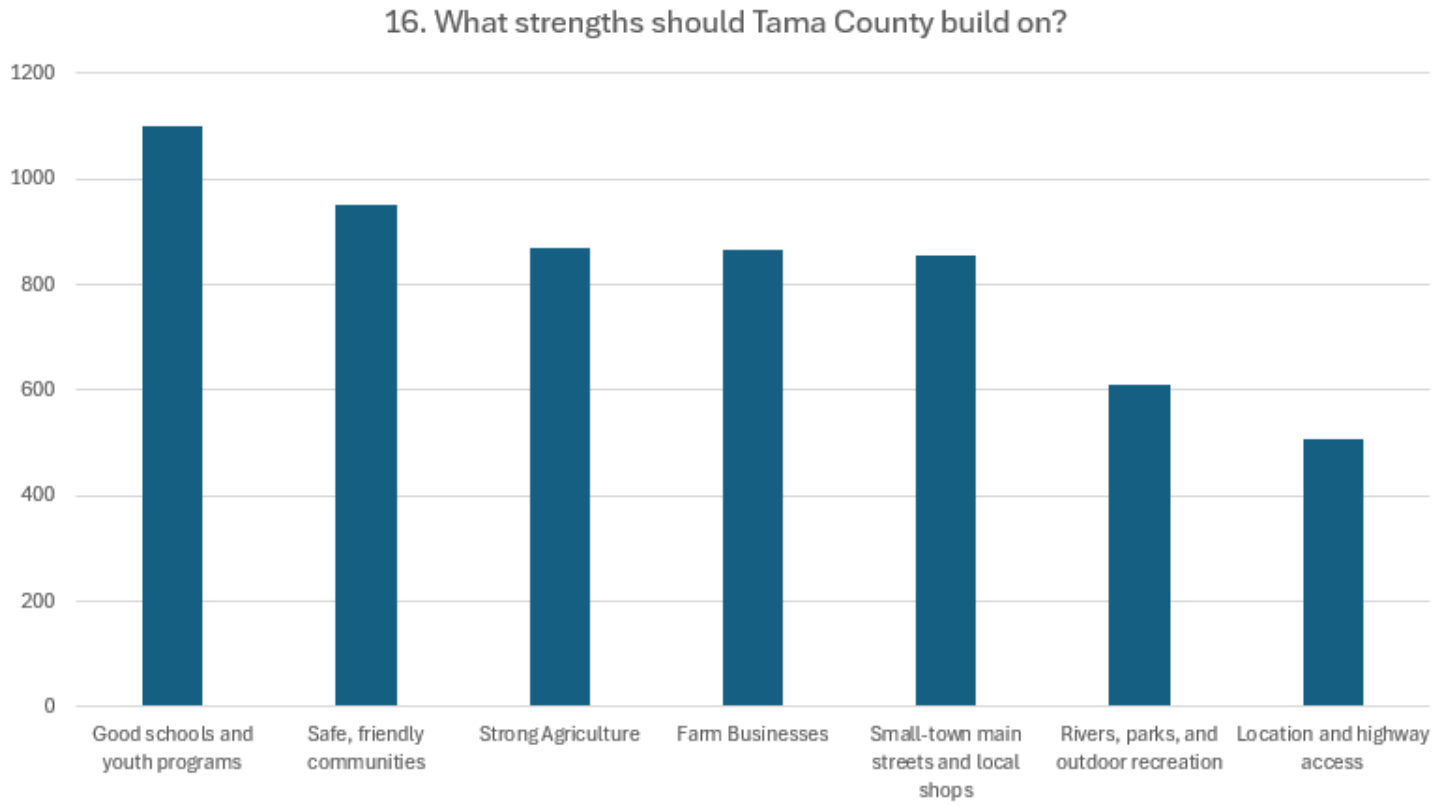
Question 15: How do you feel about renewable energy in Tama County?		
Support individual small-scale solar/wind accessory use at homes or farms	122	
Support community solar...	71	
Support utility-scale wind...	36	
support utility-scale solar...	46	
support utility-scale battery	27	
Set clear setbacks...	84	
No additional utility wind...	117	
No additional utility solar...	97	
No additional utility battery	90	
not sure/need more info	21	(some of the 'need more information' were paired with other opinions)
n/a	1	
Other	19	

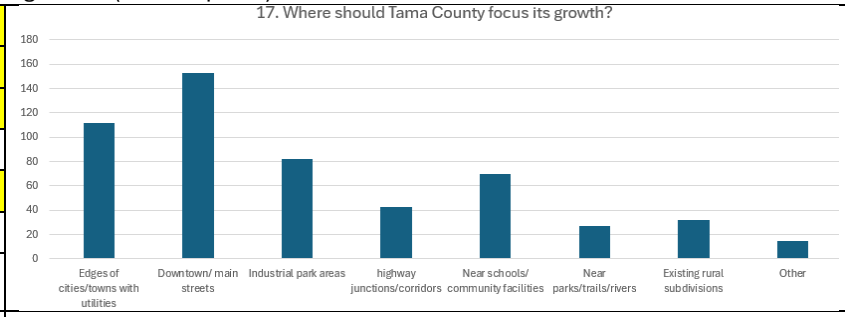
(Other):
No more renewable energy; Don't fall for it, all these companies are swindlers and unethical, keep them far away from Tama County; More honest appraisals of efficacy, life of project costs, environmental impact in event of destruction; I do not want any more wind farms!; Residents around wind power get - from them, scam; taxes should be paid to the community, it should be the farmers choice; No carbon capture pipelines or facilities and no data centers; Affordable options for homes/farms; We need to protect our land and water; Solar, Wind, Data Centers only benefit the Land Owner that gets paid; Support landowners to make decisions on their own land; I'm against wind farms but would consider solar farms; what will actually help people in Tama County to reduce their utility bills; remove 'in mapped suitable areas' from Community solar, Utility-scale wind, and Utility-scale solar options; I believe that land owners should have control of what their land is used for, not government; Absolutely NO wind power, what a ruination of our beautiful land in Tama County, absolute disaster; Absolutely NO wind power, what a ruination of our beautiful land in Tama County, absolute disaster (2); Some how we must avoid wasteful use of our water for future energy projects as I believe water is the most important in short supply in much of USA; only support individual small-scale solar-not individual small scale wind;



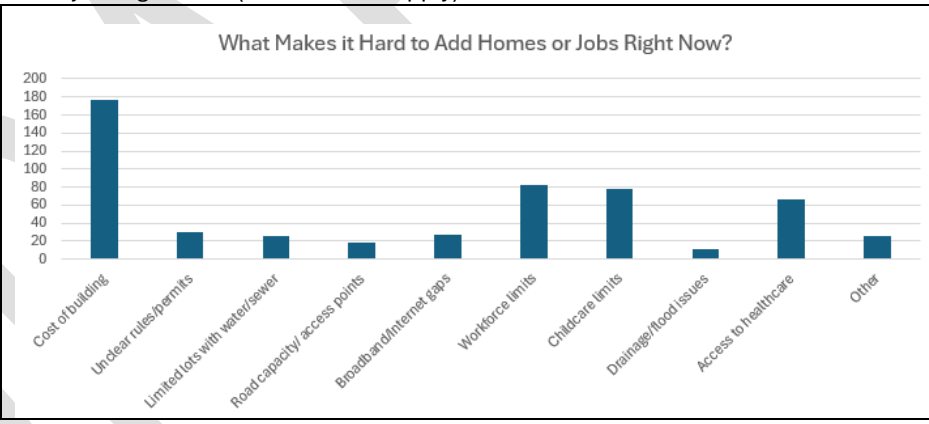
Question 16: What strengths should Tama County build on? (RANK)					points
	Overall Rank	total points		#1st place votes (7 points)	7
Good schools and youth programs	1	1101		55	385
Safe, friendly communities	2	952		36	252
Strong Agriculture	3	870		53	371
Farm Businesses	4	867		26	182
Small-town main streets and local shops	5	857		20	140
Rivers, parks, and outdoor recreation	6	611		8	56
Location and highway access	7	507		8	56

	points		points		points		points		points		points
#2nd place	6	#3rd place	5	#4th place	4	#5th place	3	#6th place	2	#7th place	1
54	324	44	220	26	104	17	51	7	14	3	3
37	222	41	205	31	124	35	105	18	36	8	8
23	138	25	125	16	64	27	81	29	58	33	33
40	240	29	145	30	120	33	99	33	66	15	15
32	192	33	165	51	204	33	99	20	40	17	17
13	78	28	140	28	112	29	87	39	78	60	60
7	42	6	30	24	96	32	96	59	118	69	69

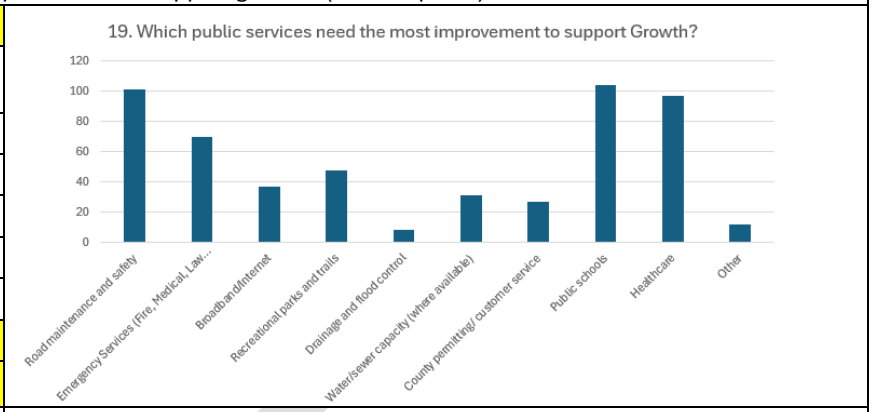


Question 17: Where should Tama County focus its growth? (Select up to 3)		
Edges of cities/towns with utilities	112	
Downtown/ main streets	153	
Industrial park areas	82	
highway junctions/corridors	43	
Near schools/ community facilities	70	
Near parks/trails/rivers	27	
Existing rural subdivisions	32	
Other	15	(2 comments included multiple of the above options instead of new suggestions)

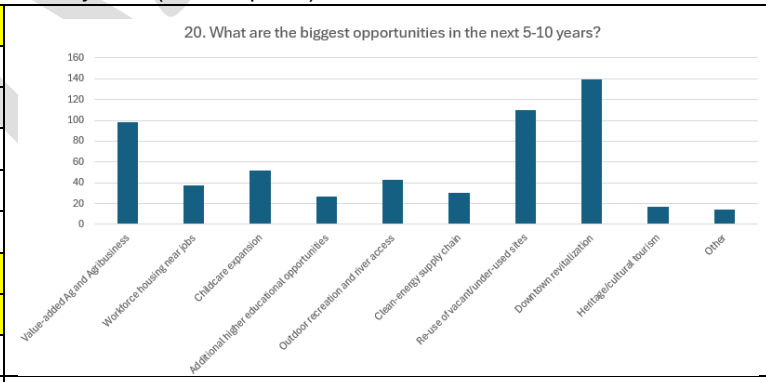
(Other):
Within city limits; We don't need to grow; Who says we need growth?; Places that will not destroy the rural character, that will support established towns; Water quality- update all piping; Avoid urban sprawl at all costs; Public Health, medical; Saving small acreages, and not allowing big corporations buying up farmland; Public transportation access; Get real growth, growth of jobs; The roads that are currently disintegrating (LL ave/L ave, K ave, E State st/305 st, old Hwy 30 down by Tama livestock auction); Anywhere, farmers need to be able to diversify their income, to suit their needs; Fill existing area before expanding out on farm lands;

Question 18: What makes it hard to add homes or jobs right now? (Select all that apply)		
Cost of building	176	
Unclear rules/permits	30	
Limited lots with water/sewer	26	
Road capacity/ access points	19	
Broadband/Internet gaps	27	
Workforce limits	82	
Childcare limits	78	
Drainage/flood issues	11	
Access to healthcare	67	
Other	26	

(Other):
Good schools; No lots or subdivisions; Property tax; Property taxes unknown in future; High taxes (2); High property tax due to education costs (which are needed), there has to be a better way to find education and bring down property tax so business can flourish; Too many restrictions on building; Lack of new businesses that bring good paying jobs to the county; Lack of large employing jobs in school towns/areas; We don't take care of what we have now, why build more to have additional maintenance cost that we don't want to pay now; Rural infrastructure has been allowed to decline due to lack of foresight, leads to declining business which leads to declining populations- hard to reverse cycle; Affordability of revitalizing downtown areas; Government zoning coding building etc; Lack of vision and mission to make it happen, look at the lack of budgeting for the economic development in 2025, shows lack of vision to support growth of bringing good employers and jobs to attract more young people to the county; Factory jobs to draw people here; Unstable economy; The economy and foreign interest buying our land; Town debt included in utilities, unaware until living in Tama; Distance from schools; Businesses not being sustainable (not enough business); We don't need to add more homes; Access to updated good education; Covenants/rules placed on lots for building are too strict; non-friendly government (city & county), high taxes and high insurance costs, bad reputation from long time scams/theft, bad school system longterm; Poor school education/low proficiency scores

Question 19: Which public services need the most improvement to support growth? (Select up to 3)		
Road maintenance and safety	101	
Emergency Services (Fire, Medical, Law Enforcement)	70	
Broadband/Internet	37	
Recreational parks and trails	48	
Drainage and flood control	8	
Water/sewer capacity (where available)	31	
County permitting/ customer service	27	
Public schools	104	
Healthcare	97	
Other	12	(one 'other' comment was multiple of the above options instead of new suggestions)

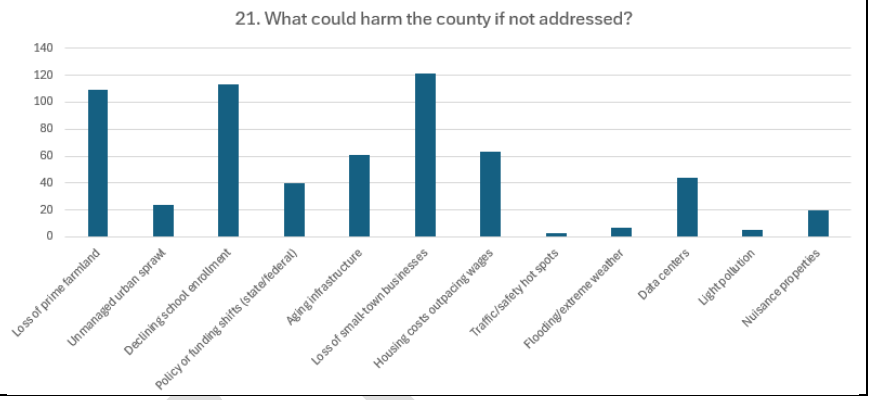
(Other):
Food insecurity; What we have is perfect, if you want those services or growth you should go elsewhere; public education on the economics, how to be business friendly to revitalize areas, long term dedication to creating tax base, infrastructure to support business; Marketing what Tama County has to offer; Private Schools; Services will not grow without increase in population; Tama County Public Health; Old ordinances updated to allow more dwellings per parcel; Help with school improvements without bond; Hospital in Tama County; Perhaps expansion of affordable public transportation, and must work on corrupt policy, safety, selfserving adults; Advocate Public Health, audit and outline a structured budget, allow room for improvement financial growth to show our community we can become united in times of struggle without closing the doors and leaving behind when we see loss. When there's deficit over a year's worth of time, that should had been discovered long before. That's doesn't and shouldn't result with closing home health. That's honestly a red flag, somewhere else. Let's start with financial board, how did $900,000 add up in the year without any questions? That's not on Public Health, they proactively provide service. And honestly, financial board of directors. Failed. Failed to mentor, educate and support and step in to pull back when in fact board meetings take place for various purposes. ;

Question 20: What are the biggest opportunities in the next 5-10 years? (Select up to 3)		
Value-added Ag and Agribusiness	98	
Workforce housing near jobs	37	
Childcare expansion	52	
Additional higher educational opportunities	27	
Outdoor recreation and river access	43	
Clean-energy supply chain	30	
Re-use of vacant/under-used sites	110	
Downtown revitalization	139	
Heritage/cultural tourism	17	
Other	14	(5 Other comments included multiples of the above answers)

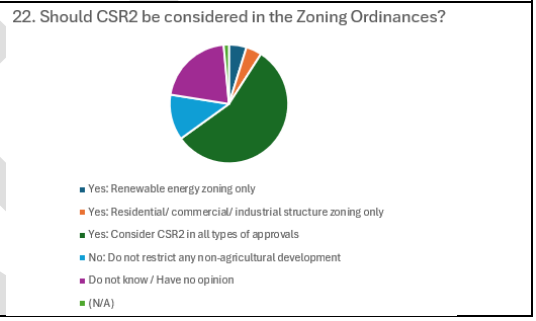
(Other):
I can only pick three, but I would pick all of the above, if I had to pick a third one it would be housing; The biggest opportunity is to stay small and quaint, do not encourage invasion from other places to relocate to Tama County; Clean water; No more commercial wind and solar; No more commercial renewable energy; Let's see what happens with Public Health; Teaching farmers the benefits of regenerative farming and less dependency on Federal government; medium and large business; Must keep terrorists out/identify; I don't know

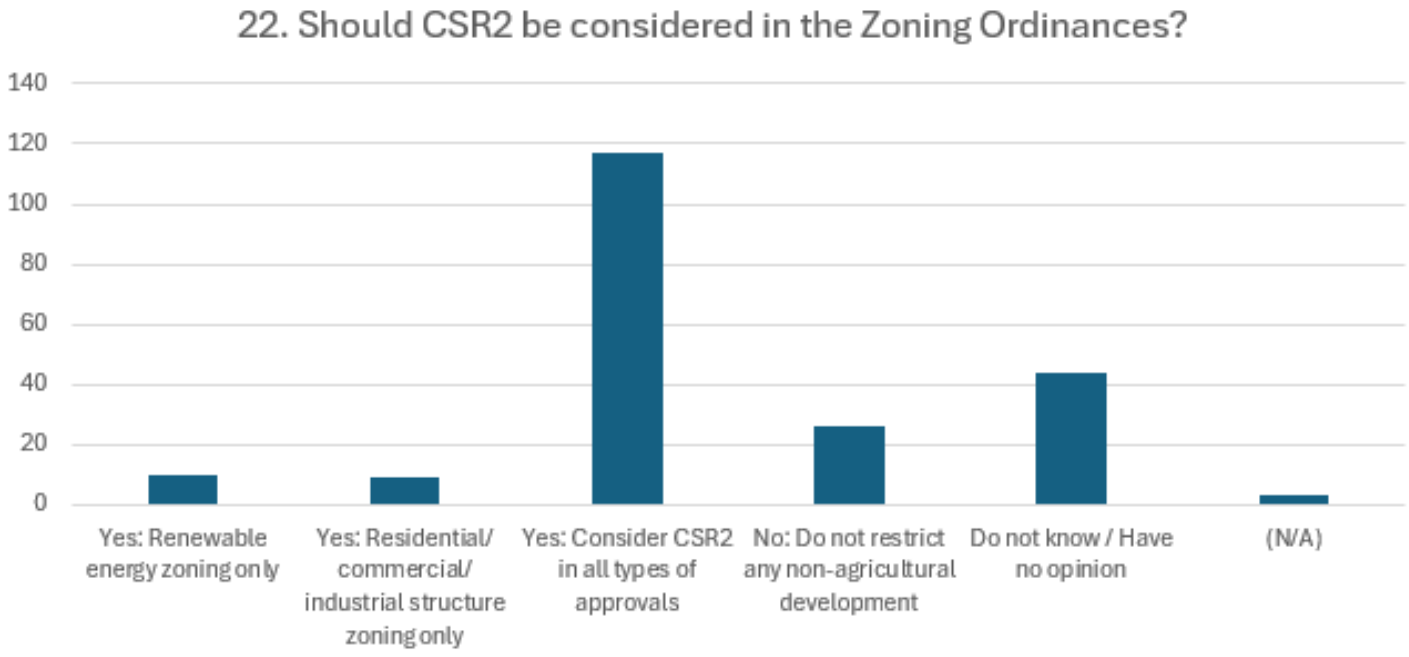
DRAFT

Question 21: What could harm the county if not addressed? (select up to 3)	
Loss of prime farmland	109
Unmanaged urban sprawl	24
Declining school enrollment	113
Policy or funding shifts (state/federal)	40
Aging infrastructure	61
Loss of small-town businesses	121
Housing costs outpacing wages	63
Traffic/safety hot spots	3
Flooding/extreme weather	7
Data centers	44
Light pollution	5
Nuisance properties	20



Question 22: Should CSR2 be considered in the Zoning Ordinances.... (select 1)		
Yes: Renewable energy zoning only	10	4.8%
Yes: Residential/ commercial/ industrial structure zoning only	9	4.3%
Yes: Consider CSR2 in all types of approvals	117	56.0%
No: Do not restrict any non-agricultural development	26	12.4%
Do not know / Have no opinion	44	21.1%
(N/A)	3	1.4%
**of the 'do not now' & no answer, 30 were from within incorporated cities		





Question 23: What is one change you want to see in Tama County in the next 10 years? (Write-In)			
(n/a)	42		
Open answers	167	Keyword Responses (Full Answers are in the separate table following)	
		Limit Renewable Energy	31
		jobs/industry	25
		Water Quality/ Natural Resources	21
		Roads/bridges	20
		Taxes	13
		Housing	10
		Schools	9
		downtown revitalization	8
		Budget	6
		Healthcare	6
		Support/unity	5
		Opportunities	5
		Tourism	4
		law enforcement	4
		Combine Tama/Toledo	3
		Property Owner Rights	3
		(other answers not falling into the above categories)	22
		(some responses have multiples where some parts did not fall into above categories)	

What is one change you want to see in Tama County in the next 10 years? (Question 23)	Key words
Standing up more vocally to the State Legislators in an effort to protect the county-level ability to determine ordinances.	
Improve schools systems academically	schools
Lower property taxes	taxes
Better budget management.	Budget
No more wind energy	Limit Renewable Energy
Maintenance of the country/rural roads, there's pot holes and so much missing gravel it's pretty hard to drive on already.	Roads
More attention to rural population needs. Roads, safety, sheriff's presence.	Roads; law enforcement
Instead of multiple school districts, have one centralized school base for all children within Tama County.	schools
Be able to build/expand/develop property that an individual owns.	property rights
Bike trails across the county... town to town	
Downtown Revitalization	downtown revitalization
Bring money into the county, fix the current deficit that we continue to find ourselves in.	Budget
Drive job growth by providing incentives for employers.	jobs/industry
Alor more housing	housing
The wind turbines need to go or be shut down.	Limit Renewable Energy
More industry, more housing. Tama County is dying. Farmland is great but it won't save our county. We need to find ways to bring more money to Tama County.	jobs/industry; housing

Stop all the bickering about how we don't want anything new coming in that is a tax base. Yes we don't need to wipe out the farm land for all green energy but with a couple solar farms and wind power farms Tax Base is needed.	taxes
I just want to see it grow so we can bring in families. I miss the small family farms and the close neighbors.	
Spending and not following a good ol boy way like its been for the last century. Support your employees and put people in positions that need to be to help on wasteful spending	budget
Better funding for public safety	
Update to policies regarding renewable energy sources.	Limit Renewable Energy
I would like to see the county address the continued push for industrial business such as wind, solar, data centers and corporate business. The continued push for this has caused large companies to drive up the price of our land when trying to buy, while also causing property values to fall. Having these large solar, wind and data centers come in to neighboring properties create noise disruptions, are an eye sore to our quiet countryside which is what brings most residents to our county. Coming from a neighboring county that had industrial wind farms, we moved to Tama county in a spot that didn't have that. Now we have industrial wind knocking on our back door which could at some point be a cause for us to again, leave the county as we did from the neighboring county. We love our clean and quiet countryside and do not want to see that go by the wayside.	Limit Renewable Energy
Attract industry with desirable, good paying, middle class jobs.	jobs/industry
Get rules in place for potential industrial renewable energy projects.	Limit Renewable Energy
More law enforcement, fire/emergency services.	law enforcement
No more wind turbines. Ever. Better water quality.	Limit Renewable Energy; Water Quality/ Natural Resources
Cleaner spaces, safer towns with lower crime rates, bringing life back into dying, small town main streets.	law enforcement; downtown revitalization
I would like to see more cooperation, creative solutions and problem solving. We need less finger-pointing and blaming. We need to work together.	support/unity
Make Tama county bridges and roads up to date for the heavy trucks and equipment we use now.	Roads
Tama and Toledo need to merge towns and go to one city council, one police department, one fire department and one EMS department.	Combine Tama/Toledo
Support the schools. They bring working families. Encourage large-scale business growth. In/near the school towns because the people support the local businesses (healthcare, grocery, pharmacy, hardware, insurance, etc in the towns they work and live in). Cheaper healthcare across small businesses. So many farming families or self employed persons pay $600-$800 more per month for health insurance than working for company employers while having deductibles of 8,00-13,000 to meet.	jobs/industry; schools; healthcare
Need new business	jobs/industry
More Agri-business focused for local growth	
An end to internal corruption. The moment we start acting like Washington, is the moment you will loose public support.	
Ohh, so many; but if I had to choose, it would be the revitalization of our downtown areas, especially, the larger towns in the county.	downtown revitalization
Balanced budget and tourism center growth	Budget; Tourism
Combining Tama and Toledo	Combine Tama/Toledo
More funding for PUBLIC school	schools
More business. Less taxes for the working people.	taxes
Better gravel road maintenance. Lots of inexperienced grader operators. Expansion of IPB.	Roads
Appropriate school district boundaries that align with properties and taxes that align with incomes	schools; taxes
More jobs that pay a living wage.	jobs/industry
No more wind turbines unless they are for a local energy provider such as TMU.	Limit Renewable Energy
I want to see Tama county return to its roots. Leave all these new systems and technologies, that do not work, behind and realize that less is way way more.	

More locally owned small businesses and downtown revitalization	downtown revitalization
More restaurants and more activities for families and children.	
Growth in population	
Increased focus on our natural resources. I believe we focus too much on farming and not enough on preservation. More legislation needed on acceptable farming practices; field edge set-back from waterways and ditches, nitrogen usage/application limits, etc.	Water Quality/ Natural Resources
CLEAN, SAFE WATER.	Water Quality/ Natural Resources
More Jobs and housing for young families.	jobs/industry; housing
Strongest Zoning Ordinances possible to STOP any further building of industrial wind turbines, and STOP the building of any industrial scale solar facilities.	Limit Renewable Energy
Clean drinkable water. Cancer free.	Water Quality/ Natural Resources
To retain young people, which means jobs are necessary, jobs require business friendly towns, entrepreneur support, use of local commodities with national appeal, on farm value added product support in dairy, beef, and food production. Less consolidation in agriculture processing, local processing, crop diversification.	jobs/industry
Cleaner/Safer water. Lower cancer rates. More outdoor/recreational facilities.	Water Quality/ Natural Resources
Revitalize downtown areas invest in small business.	downtown revitalization
More renewable energy	
Removal of wind energy facilities	Limit Renewable Energy
Paved roads. Too many dirt roads.	Roads
Iowa should be known for its corn, not windmills or solar panels destroying good farm ground	Limit Renewable Energy
Bring in good paying jobs	jobs/industry
There are very few jobs and high property taxes. I'm seeing lots of houses for sale and nobody buying. That's going to need addressed soon or it'll snowball fast.	jobs/industry; taxes
#1 Marketing Tama County through out the Midwest. Show people what we have to offer here! We have so many great areas and attractions to visit!!!	Tourism
Improvement in local jobs	jobs/industry
Road maintenance	Roads
More industry	jobs/industry
Upgrading our county hard-surfaced roads that have been neglected for many years now, which are now unsafe in many areas.	Roads
New businesses and jobs coming to Tama Co. Then that will bring more housing options also	jobs/industry; housing
Combine Tama and Toledo into one town	Combine Tama/Toledo
I would like to see some type of program that helps small businesses and first-time business owners within the county if you look at most other cities around Tama Toledo they're downtown area is prospering Marshalltown Grinnell Vinton Shellsburg all have downtown areas that are prospering!!!	downtown revitalization
Tama County becoming a destination rather than a pass through county. Take advantage of our difference heritages to encourage tourism. Also, the DNR could encourage more hunters, particularly deer hunters, which could bring in revenue (foods, groceries, motels, gas, hunting gear), rather than trying to protect deer. Farmers should have a say since they are feeding them!!!	Tourism
Prime farmland protected.	Water Quality/ Natural Resources
No more commercial wind, solar, or data centers	Limit Renewable Energy
Support all the small towns in Tama County not just Tama Toledo	support/unity
Let's clean up our cities to make them more attractive to new families. When businesses shut down the property needs to still look kept up. (Covering windows to not see junk, weeds around buildings, signs taken down, graffiti taken off outside of buildings) Possible volunteer work?	downtown revitalization

Turbine wind advantages? How much energy savings? Percentage that helped our county...did this save tax payers or did tax payers actually know the amount of money we lost not paid from the agreement? Just be honest with our tax dollars we pay.	Limit Renewable Energy
Keeping renewable energy in its proper place.	Limit Renewable Energy
Individuals and groups unselfishly working together to improve the lives of its citizens.	support/unity
Incentives to bring in manufacturing or business.	jobs/industry
Equality in options available to all county residents.	
No more commercial renewable energy	Limit Renewable Energy
Cleaner environment	Water Quality/ Natural Resources
We must always consider and protect individual property rights. Zoning is necessary but it should not be overly restrictive of my rights as a property owner. I should be able to use my property as I see fit within reason.	property rights
Return to regenerative farming practices and break away from monopolies in the Ag Business and incentivize farmers to plant more trees on their waterways and fields	Water Quality/ Natural Resources
Would like the flashing red lights on top of the wind turbines changed to the plane detectable lights. They are a serious eye sore and a major loss to the peaceful environment. Would like to see healthcare for seniors expanded.	Limit Renewable Energy; healthcare
Lower property taxes	taxes
Less/no more wind turbans and less on ground solar panels.	Limit Renewable Energy
More trails, rec opportunities, native plantings, and clean water!!	opportunities; Water Quality/ Natural Resources
Unity	support/unity
Water quality improvement	Water Quality/ Natural Resources
STABILIZATION of TAXES	taxes
I would like to see the county more proactive in planning/controlling progress as it barrels in. Solar power companies, battery storage, data centers/AI will be making a huge push into any county that will let them. We will probably be losing some control at the state level, so we need to get ready ASAP	Limit Renewable Energy
More effort to attract new businesses and better side street conditions	jobs/industry; roads
Help small businesses	jobs/industry
No more commercial wind or solar	Limit Renewable Energy
Active Chamber of Commerce to include Tourism. Start being inclusive and not divisive. Be a good citizen to all. Native Americans were here first, and everyone should stop the hate/racism. Let's work together to build a better future for ALL.	Tourism
Protect timber and streams from deforestation and chemical pollution and regulate private owners by incentivizing farmers who do this in collaboration with local experts.	Water Quality/ Natural Resources
Bring in mid to large business	jobs/industry
Affordable housing needed for young people.	housing
Protection from light and water pollution	Water Quality/ Natural Resources
Better water quality	Water Quality/ Natural Resources
A clear vision for Tama County that balances progressive growth for our tax base and helps deliver diversification from agriculture.	
Promote and encourage small town businesses, keep our schools and youth in our area.	jobs/industry; schools
More diverse habitat and farming practices	Water Quality/ Natural Resources
Health care	healthcare
Expanded access to health care facilities & services	healthcare

We need to promote young families to stay in our communities. Some form of property tax incentive, affordable building lots; or a program to remodel an existing home.	taxes
Allow more houses to increase our tax base. Allow citizens to build multiple houses on current acreage or low CSR ground to live by children and parents/grandparents.	housing
Better roads	Roads
Lower property taxes	taxes
Stop all Solar and wind projects for Tama co. No landowner should be able to have these projects on their land when they don't live directly next to it on the same property section /township	Limit Renewable Energy
Go back to 3 supervisors	
More parks and greenways for residents to enjoy, especially for each community to have more natural parks. Cities need more green spaces unlike the highly developed grey spaces currently offered. The County has abundant natural habitat that could be become part of an expanded parks and greenbelt network (like Marshall County)	Water Quality/ Natural Resources
Reduction cancer rates via water quality	Water Quality/ Natural Resources
Stop the Commercial/Industrial Wind Turbines, Solar Farms, and Data Centers. They will destroy our communities. No one is going to build new houses in rural areas having to look at these. They'll only increase Energy Costs. The Tax Revenue is not there. Bring REAL Jobs and Businesses to our communities instead. Jobs that have sizable headcounts.	Limit Renewable Energy; jobs/industry; housing
Back to 3 supervisors and outsource the road maintenance and snow clearing duties to private companies as a bid job.	Roads
Revising guidelines for turbines! Revoke contracts of such!	Limit Renewable Energy
Public health care and more affordable housing for seniors . Bringing in more young families	housing; healthcare
More of an emphasis on protecting our natural resources including agriculture. This would also mean severely limiting anymore "renewable" energy sources such as wind. Turbines are NOT favorable to the environment nor is exposing citizens to the effects of living amongst them a healthy environment.	Water Quality/ Natural Resources; Limit Renewable Energy
Continue the existing bike trail from Dysart into Traer and Toledo.	
Senior housing, more recreational areas and access to them. Being more energy efficient with lower costs medical care	housing; healthcare
I would like to see more opportunities for young people - education, jobs, housing, recreation, etc. I would also like to see county decisions that work for ALL residents. Those on the edges of the county get forgotten/left out.	jobs/industry; opportunities; housing
More good quality jobs	jobs/industry
I would like to see better maintenance or replacement of roads - we shouldn't have pot holes the size of asteroids in them - we also shouldn't have roads that act like quick sand when people drive on them & get sucked into the soft areas - we also shouldn't have roads that feel like we're going rock climbing & are extremely rough.	Roads
Retention of small family farms.	
Efficient use of tax funds.	budget
No more industrial solar/wind projects.	Limit Renewable Energy
lower property taxes	taxes
Accessible Daycare	
Do not approve any more industrial wind turbines/solar panels	Limit Renewable Energy
I would like to see more regenerative, farmers I'd like to see more regenerative livestock practices. I'd like to see more trees and waterways planted instead of ripped out.	Water Quality/ Natural Resources
No more renewable energy of any kind!	Limit Renewable Energy
Population increase	
Get small business to move to Tama county. Jobs create income, income gets spent	jobs/industry
Find ways to ring new business to the county.	jobs/industry
More opportunities for young people.	opportunities
No roundabouts due to Tama county being a small town with farmers needing to get through with ease	Roads

Continue to support schools and law enforcement that provide the safety of citizens. Fix and repair roads. Promote industry to build in Tama county and Hwy 30 corridor.	schools; roads; jobs/industry; law enforcement
More job opportunities/industry to draw people to our communities and schools	jobs/industry; opportunities
Bridges / roads better maintained, clean water efforts in place, renovation or removal of rundown properties that harm the interest of people considering moving to our area.	Roads; Water Quality/ Natural Resources
Protection of our water resources. Govern tile practices on the farm ground. Restrict farming next to waterways and creeks and rivers. Ensure our water quality.	Water Quality/ Natural Resources
Water quality a priority.	Water Quality/ Natural Resources
No more wind mills	Limit Renewable Energy
Stop the elimination of services, shops, etc (such as the medical center in Traer, pharmacy in Traer, grocery store in Dysart, and more) and promote businesses and services that attract families to live and work here without taking away some of the best farmland around. Stop destroying the beauty of the land with unsightly wind turbines (or solar fields) that can be seen for MILES (clear across the county!)	Limit Renewable Energy; downtown revitalization
To see small towns like Montour grow and expand.	
No more industrial wind turbines, no commercial or industrial solar	Limit Renewable Energy
More opportunity for young farmers to get started in agriculture	opportunities
Unity	support/unity
Don't limit the rights of the landowner!	property rights
We can not rely on Farming, need to look for more sources than just farming	
Closer watch on how county money is being spent. Send out news letters to inform Tama County residents the state of county conditions	Budget
Do something with old middle school in Toledo; enforce property clean up in all towns	schools
More young people entering production agriculture, especially livestock production. Not for vertically integrated corporations.	
Better roads!- V18!	Roads
No new wind towers or utility size solar units	Limit Renewable Energy
Bridges	Roads
Bridges	Roads
Better Roads- Revival of small towns, better engineers, resurface V18- maintenance of roads early (5AM) in winter, better * fix old bridges!! No summer maintaining of gravel roads	Roads
Better Roads- Revival of small towns, better engineers, resurface V18- maintenance of roads early (5AM) in winter, better * fix old bridges!! No summer maintaining of gravel roads (2nd response)	Roads
Single family farms to thrive; Lower fertilizer prices	
continue to up keep existing homes to look nice and be occupied/available w/o more taxes, squatters out, attempt using existing buildings looking nice cleaned, do not just build and then abandon try long term commitment to existing area buildings/repairs/cleanup, no mosques, illegals discouraged, maintain return of honest Christian values, bring in god-fearing teachers	taxes
Lower taxes, or that all people no matter color or race pay theirs here also	taxes
Lower taxes, and if illegals are here then they pay to- along w/ all others (including settlement)	taxes
We need wages held in check compared to this is ag county, not city wages, or let people leave	
Improve Roads	Roads
no renewable energy, utility, wind & solar	Limit Renewable Energy
no more building of wind turbines or solar farms	Limit Renewable Energy
Our public schools doing a lot better, our churches coming back	schools

23. Appendix D – Local Public Meeting Discussion Summaries

a. This section will be added after the public meetings held in November 2026

DRAFT

24. Appendix E – References

a. This section is still being compiled, and will be included at a later date.

DRAFT