

City of Shellsburg Community Survey Analysis

Updated: 10/4/2017

Total # of Surveys Distributed	400
Total # of Usable Surveys	158
Percent Response	39.50%

(All comments transcribed below are verbatim, including spelling and grammatical errors and punctuation)

Question #1 Mark the top five issues with an "X" that you feel are important to the City of Shellsburg.

Total People Responding 134.2

Item	Votes
Maintain and improve local streets	84
Maintain small-town atmosphere	71
Improve appearance of community	65
Continue to have its own police force	62
Attract new business (economic development)	56
Contract with Benton County for law enforcement	56
Correct storm drainage issues	54
Increase recreational opportunities (youth programs, splash pad, city park, etc.)	49
Improve appearance of Pearl Street	49
Develop a Community Center / Pavilion (meetings, receptions, etc.)	37
Plan for future growth in appropriate areas	35
Increase housing opportunities	29
Adopt a zoning ordinance to manage growth and development	13
Continue to develop multi-purpose bike and pedestrian trails	11
Total:	671

Notes: Some surveys were not filled out correctly and were difficult to tell the author's intent and were therefore not included in the totals.

The following were comments on question #1:

- 1 A splash pad would be wonderful! The kids needs some place safe to cool off and have fun
- 2 Need more info on pros + cons of each [law enforcement issues]
- 3 Tennis court / pickleball
- 4 Have a diner in town so we don't have to drive to Vinton/CR
- 5 Do something about empty or abansoned houses
- 6 Get rid of cops that would safe a lot of money. Also be nice to get a booster pump so us on the North East side can have water pressure. improve appearance of coops and dry to help get some of these drug addicts out cause they are ruining this city. You could also get cameras put up to help with the steal on suspicious people because there is [unintelligible] to be more people like that around here
- 7 Personally, it's cute, the other day Marty was driving down the street and all 6 kids riding their bikes yelled, 'Hi, Marty.' It would be a shame to lose our own police. He knows people, their issues and he doesn't escalate problems like the county can at times. Storm drains!!!!
- 8 To not have a police force in our town would be a huge mistake. Do you have any idea of the increase in crime in C. R.? If you think that isn't going to spill over here, you are crazy!
- 9 We would like to see a new library building. Not enough emphasis has been placed on our library. Most of towns in Benton Co have new libraries. Safe sidewalks needed for school children & adult walkers [improve Pearl Street] This is already in the process
- 10 Motor bikes are great but very loud and don't stop at stop signs on (Main St/Canton st). Seems to be a lot of traffic all night long on Main St. 66th st (corner of 32nd Avenue "Smith street") needs to be paved all the way to Vinton. Maybe then the large trucks & loud bikes would not come through town, all night. Most cars do not stop at that sign in general (Main Street & Canton)
- 11 Try to maintain present businesses that we already have.
- 12 Hold dog owners responsible for there dog barking. Charge more for each visit by police!! Force people to park on correct side of road! Let the Shellsburg police do there job!!
- 13 As for maintaining own police force, it wouldn't need to be the same as now but having someone in town is important to us given we've already had issues with theft.
- 14 Pearl St - finish by getting west side, get business's in empty buildings. Try to get owners to keep buildings in good repair. Recreational - playground update or at least new ground covering, splash pad, keep kids and parents active in community. Attract new business - fill empty buildings, bring new people to community. Hopefully bringing families with children. Own police force - prefer this more hours in community, be driving around when children going to & from school, driving around town to keep town safe rather than sitting so much for traffic control. More active in community.
- 15 I feel it is very important to maintain local police. We feel secure knowing our town is kept safe from reckless driving and actions. I feel we should maintain the small town atmosphere.
- 16 The appearance of the community has not changed significantly in the 21 years we have lived here. There has been minimal attempt to improve the city suggesting we have a Governing body that is too involved in te politics of their positions, rather than the improvement of the surroundings. New businesses are non - existant. Seems like there is minimal effort to solicit new businesses. Pearl Street is about the same for many years. The new sidewalk project is nice. Now, complete it. Local streets, while not extremely bad, should receive scheduled maintenance. The city has a new street sweeper. Saw it once.
- 17 I feel strongly about local law enforcement. I see you have a question about age. I bet not too many people in our age bracket replied? Age 29 you have a nice town so far...
- 18 Feel it's more important to start focus on fixing/maintaining the city's infrastructure (streets, sewers, storm drains, water system, etc) before focusing on just the "appearance" of overall community. If you start with the infrastructure hopefully the overall appearance of the community will improve. Also once these issues are maintained improving overall appearance should merely be cosmetic fixes!
- 19 Homeowners and rental property owners need to be held accountable for proper maintaining of property. Needs to be reinforced if not complying

20 A splash pad would be a great gathering place for families, mothers and babysitting. There is nothing else to have gatherings such as this type.

21 We don't support the business that are in town now. I also believe we need our own police force. Because of the number of bars we have along with the motorcycle rallies we have in town.

22 Small business/owner new business

23 Continue with the appearance of Pearl St. as planned. Shellsburg should keep police force for the safety of all. The new police chief should come with improvements, implementing all aspects of a police force. Continue with the street improvements already in motion. Build the community center with appropriate planning and funds to complete the project, including parking.

24 Bring back our sidewalks

25 I personally don't think we need our own police force. When something important comes up it's always been dealt with by the county. Our force just takes complaints and then doesn't follow through. Pretty sad when you have to contact the mayor so he can "remind" our force what they are supposed to be doing. For the most part the majority of Shellsburg residents are law abiding citizens. There are a few people who will continually need reminders, however, because they think they are special and above the laws and ordinances.

26 Would like to see a closed pavilion at the park. Heating & cooling would be nice.

27 Dollar General would have been nice thing to have

28 It's a nice small town feeling. We have plenty of parks, etc. Let's get some economic development and hop on while the corridor or grows?

29 I really like the appearance of the East side of Pearl Street that was a real big improvement to the city. Hopefully in the near future the west side of Pearl Street will be having the same type of upgrades done. What concerns me is that when all of the upgrades are completed to the west side of Pearl Street. The eye sore of a bar that sits on the corner of Pearl and Main will still look the same. I realize that the bar owner may not have a lot of money to work with, but how much would some paint cost, pressure wash the scum and mold off of the outside of the building, get rid of the junk around the building and cut the waist high weeds around the west side of the building. Getting that property improved would dramatically improve the looks on Pearl Street.

30 [Maintain and improve local streets] Northgate

31 Burn ordinance

32 A good plan for future is needed financial responsibility

33 [Improve appearance of Pearl Street] Entire town Increased housing and improvement of existing structures to increase tax base would be advantageous to everyone

34 Police presents in town is fine - if they do something. I have asked before to cover Main St West - as folks drive 60 + mph and only thing that gets done is - bumpkiss

35 Get everyone to work together and almost all issues could be solved. Don't create division. We have all levels of income, age, and values living here now.

36 Let's not be just a bedroom city for big cities. Let those who live here be a part of us - we do not need to ape big towns.

37 Dollar General was shut down due to Roy's, what type of businesses would Roy allow in town? Shells burgh needs full time law enforcement.

38 Fix old Pearl Street bridge/replace

39 Waste of time & money to develop a community center. Ridiculous idea.

40 Fix the water pressure problem. Too much air in the waterline.

41 Storm drainage issues could be mitigated by cleaning out existing culverts and digging out ditches that have filled in over the years.

42 Currently several empty buildings that could be remodeled to have a small community center rather than none. Parking for a community center would be the biggest problem.

43 [Shellsburg planning committee] This should be up to town council not a bunch of citizens and do they live in town. Or are outsiders - tell us city people what to do. [Bike and pedestrian trails] no one uses them now. [Improve pearl street] already in the plans. [Increase housing opportunities] No land to build. [maintain local streets] sidewalks for every side. [Community center] Started this years ago never finished talk about a waste of money & time. Business properties should NOT be turned into apartments (locker/tastee freeze)

44 City park improvements: community day to clean up + improve. City streets: paved w/ curbs + sidewalks preferable.

45 [Improve Pearl Street] business can. No splash pad! It's a breeding ground for infection! Walking/biking trails decrease health insurance premiums :) (I am a county public health nurse)

46 Remove old houses that have not been lived in for years

47 Finish Pearl Street renovation.

48 Shellsburg offers very little to our youth. There is not much to do here. Neglected property and junk cars have been ignored for far too long. Long term planning should have been implemented many years ago. Get with the times council!

49 Convert the basketball court in cement rink to flood for ice skating. Vinton has a good model. We can't attract new business prospects until this town does "a lot more" clean up. Properties, etc.

50 I (we) would love for the city to partner with the gym to provide additional recreation opportunities!

51 We need decent sidewalks for walking so we don't have to walk in the streets. Many have been torn up or are badly neglected.

52 Lower taxes it reflects on the city when you send out a survey that is printed upside down + include an envelope that doesn't fit

53 Need to get rid of Nancy Torkelson!

54 Use tax dollars for the community not paying too much for over - paid city employees AKA police etc

55 Keeping our school building open should be a #1 priority. In order to do that, we need families to move to town. In order to get families to move to town, we need more housing opportunities. Then, if more families move to town, we need things to attract them and keep them here. (recreational opportunities, splash pad, etc.)

56 Crack down on illegal drugs being sold and used in this town.

57 This town needs a swimming pool!

58 Do not raise property taxes

59 The most important thing we can do at present is clean up our town - make homeowners accountable!

60 Storm drainage issues need to be taken care of & street maintenance before you even think of building more homes and businesses here. Community improvements have been nice but we need to maintain what we got first. We pay over \$2200k in property taxes each yr and nothing has been done to help us with the water running through our yard year in & year out. Tired of our yard being used as a waterway. Neighbors next door & across have been helped only because neighbors sewer collapses. I've gotten water through yard for the 20 plus years we've lived here. No one has helped us. We've paid for all our culverts. By ourselves. Not a very happy Shellsburg resident.

61 Best thing to happen to Shellsburg is Marty "retiring". Use that money to grow the community!!!

62 Eliminate Shellsburg police, it is a waste of a lot of money when they are never available and never return calls. I would like to see a community center similar to Palo. And fire/emergency new facility

63 Sidewalk improvements are important to walkers in the community. Addressed dilapidated and abandoned houses & enforce ordinances pertaining to junk and junk vehicles.

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Question #2 Would you be willing to have increased property taxes to pay for additional services, such as new recreational opportunities, a community center, safety services and infrastructure improvements?

Yes	No	Totals
53	88	141

Percentages	
Yes	No
37.59%	62.41%

Total People Responding	141
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The following were comments on question #2:

- 1 Within reason
- 2 Property taxes are high for a small town
- 3 Neither one
- 4 Maybe within reason
- 5 [Yes] if not too much
- 6 [No]!!!!
- 7 [No] hard on seniors
- 8 Our town isn't big enough and I would rather give more to the schools but first get RID OF THE COPS and put cameras up around, not speed cameras but help with bad behavior.
- 9 Yes on infrastructure, no on parks, etc.
- 10 [Yes] For new library sidewalks for safety
- 11 [Maybe] Depending on amount or percentage part of the reason Shellsburg/Benton County is appealing is its lower taxes than Linn County & Cedar Rapids
- 12 We could use the resources we have more wisely to add services
- 13 I support increased taxes only if they are used in the areas I feel are necessary.
- 14 Within reason. Have come to conclusion that more things are needed over a community center - playground, things for families to do, etc. Already have open pavilion & legion available
- 15 This question is an insult to the Shellsburg residents. The city of Shellsburg receives 1/3 of our \$3876.00 tax bill this year, not counting school tax, which folks in our age group (over 80,) should not have to pay for. We saw the snow plow about 3 times last winter. No other direct benefits from our taxes that are apparent.
- 16 I rent, no taxes on property. The license plates and garbage/landfill are too high
- 17 Additional services would be good but my income is already stretched
- 18 If the city's budget is reevaluated and there are services/projects that require the extra funding - yes. But would expect taxes to lower after the project's/services have been paid off.
- 19 Absolutely not, pay way to much as it is.
- 20 I like this town the way it was when I firts moved here
- 21 Yes but not a lot cause they are high enough. We need something for families & kids to do
- 22 Perhaps but not without review - by not replacing/having local police force will save money
- 23 As long as it's a majority vote for improvement of the community.
- 24 We do not need our taxes raised and we don't need a cop full time as we always had the call Vinton before why not stay with them
- 25 It would depend on how much. I think a lot of projects can be done with grants like some that have already been accomplished. That should still be the number one way of getting funds, as long as we have someone who can research and write grants.
- 26 Within reason - esp where our community center is involved
- 27 Our county has already high taxes, and despite that? The city has a lot of property, some of which are developed for trails, enjoyment etc. Let's get some new businesses?
- 28 [No] Plan a budget and cut the overhead
- 29 [Yes] For safety services and infrastructure improvements
- 30 Depends on how much
- 31 [No] I pay enough tax
- 32 New fire station and paid EMTs
- 33 [No] Taxes are high enough!
- 34 [Yes] Police
- 35 Need to have more safety [unintelligible]

36 Get rid of the expensive police chief that doesn't do anything to pay for these opportunities
37 Property taxes are already catching up with Cedar Rapids. I thought it was small town living not big city living.
38 Taxes are high enough for what we get. If we want growth we must keep taxes down.
39 After exhausting options for increasing business, grants, and/or new home owners, to help share the financial burden, then would consider small tax increase
40 [No] That's what the "lost" is for!
41 Taxes are already too high!
42 Property tax & water bill are too high
43 Yes, if it was for infrastructure improvements, such as street improvements.
44 [Yes] But less than 50.00 per half
45 Stream bank what a waste of money stone is covered with sand lights shine nothing. Soil erosion - why should we pay for their mistake - - - civil engineer. Doesn't she know what they were doing.
46 With the significant reduction in police force costs to a reasonable cost per citizen based on the size of the town, the saved monies would go a long way in meeting these goals. With Shellsburg being the 2nd highest cost per person at \$148 for law enforcement, only behind Vinton which is 5 + times bigger is ridiculous.
47 At this moment I feel taxpayers should not be expected to increase due to the fact it's proven this past year that our city council has POORLY! managed budgets/funds. I feel once we have the budget and plans redone and allocate money to appropriate areas the town will find many new opportunities.
48 [No] This is why "Big Day" should return without the lions club as a sponsor, to keep money in the town! People who don't pay taxes (don't have jobs) would not be affected, only the working class which is ridiculous!
49 By contracting with the Benton County for law enforcement we should be able to save enough money to offset these areas.
50 If this town were cleaned up and had more to offer families I would gladly pay more in property taxes. But not to continue over paying our city employees!
51 New services should pay own way
52 Increased property taxes would be hard for senior citizens. To [unintelligible] changes made we may have to raise taxes some or find suitable funding (low cost) for some of the projects, grants, etc. We all need to feel safe in our community. Some kind of dependable law enforcement is necessary.
53 Part of why people live in Benton County is the low taxes! You could offer additional recreational opportunities by partnering with the gym, golf course, school, etc.
54 Utility (water/sewer) rates are ridiculous for a town of this size. Use some of those fees for improvement.
55 Would you be willing to have increase property taxes. NO. The city government has no fiscal responsibility at all. The Cedar Valley Times said that we had 60 hours of protection with the full time police, officer, 5 hours a week from the sheriff department and the rest from reserve police officers. If the full time police officer did nothing and the sheriff department provided 5 hours a week then 55 hours must have been done by the reserve police officers. I think not but the city officials had no clue. You have two full time city employees and yet you contract the mowing for the cemetery and you have a part time employee who you see around doing all the work when all you see is one city employee driving all over town and the other in a truck. City government has no clue as to what is going on and what they do know is what the city clerk tells them. You don't need more money, you need less spending. Too many people have been too long at the fair.
56 Use fundraisers
57 My taxes have tripled and then some. My wages have not. The services provided are not worth such a high price tag.
58 I think we can do it w/o raising taxes.
59 Water bill is enough been paying more here residential than what commercial bill is in CR for a business with 50 + employees.
60 [Yes] New park in close pavilion fence around basketball court
61 Possibly - depends on the new item. If a swimming pool, absolutely!! Would need to consider other items
62 Do not raise property taxes. Maybe the city should only raise property taxes on the properties of less than \$100,000.00 those seem to be the majority of the eye sores in town, they won't pay the taxes and leave making the town better.
63 Possibly for infrastructure - and/or safety
64 [Yes] for safety services and infrastructure improvements
65 There should be \$100,000 a year savings by getting rid of Marty and his "Barnies". That is \$1M in 10 years to use to improve the community.
66 We pay and us now. Why not reduce the city workers pay scale, I only see them standing around or riding a vehicle
67 As long as there is a comprehensive plan in place to prioritize & plan for the spending of the money.
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Question #3 How significant an issue is each of the following ("X" one response for each issue)

	Significant Positive	Significant Negative	Non-Issue	Total Responses
Price of housing	43	9	91	143
Housing availability	37	26	79	142
Storm water flooding	53	36	49	138
Lack of sidewalks	39	42	62	143
Potential location of new development	48	23	69	140
Street maintenance	78	34	27	139
General appearance of residential areas	71	34	40	145
Adoption of a zoning ordinance	36	16	89	141
A connecting trail system	23	16	105	144
Rising property taxes	24	78	42	144
Development of existing commercial areas	79	18	44	141
Appearance of Pearl Street	74	26	43	143
Maintaining local police force	71	37	36	144
Contracting with Benton County for law enforcement	64	38	42	144

% Positive	% Negative	% Non-Issue
30.07%	6.29%	63.64%
26.06%	18.31%	55.63%
38.41%	26.09%	35.51%
27.27%	29.37%	43.36%
34.29%	16.43%	49.29%
56.12%	24.46%	19.42%
48.97%	23.45%	27.59%
25.53%	11.35%	63.12%
15.97%	11.11%	72.92%
16.67%	54.17%	29.17%
56.03%	12.77%	31.21%
51.75%	18.18%	30.07%
49.31%	25.69%	25.00%
44.44%	26.39%	29.17%

Total People Responding 155

(not all people responded to all questions)

The following were comments on question #3:

- 1 home owners are required to have and maintain sidewalks on their premises. This needs to be enforced!
- 2 Pearl St is half completed need to finish to be positive
- 3 Positive = Important to me
- 4 [Maintaining local police force] No
- 5 Not aware of flooding
- 6 [Lack of sidewalks] maybe an issue
- 7 This is not Linn Co. improving the trail system is ridiculous! Why would you improve or make new when no one uses the ones we have now!
- 8 [unintelligible] lack of sidewalks as an example; I think we need them so do I mark the positive or negative? Nice walk from South to school but none from school to the West development - lots of children live there and have to walk in the street. Not safe!
- 9 You should be able to reach a live person when calling the non - emergency # not a voicemail
- 10 All new construction should have sidewalks. If sidewalks already exist on that street a single house should not be made to put sidewalks in if the other houses in the division are exempt from it.
- 11 Get a handle on public drinking around golf course. Stop drinking and driving with golf carts on city streets and around golf course. Control speeding on streets around golf course. Put up speed limit signs around golf course. Put up signs allowing parking on one side of streets only. Force homeowners to clean up there property.
- 12 [Lack of sidewalks] If any for students getting to school [Storm water flooding] Not sure of problem [zoning ordinance] Not sure what this is about
- 13 Storm water solutions should not be a question of whether or not. Our high taxes and government assistance should be standard operating procedures not applicable to this survey. As far as rising property taxes, I wish I were younger when I was an auditor for the DAEC. Greed is very apparent. At least in my perspective. The appearance of the town when you come in from the South, or West, looks just terrible. If there are any ordinances regarding the appearance of the town, they are not enforced. Our town's government doesn't seem to care about much. Like I said, Pearl Street looks like a page out of the past.
- 14 We do not need the expense of a local police who didn't respond anyway.
- 15 [Lack of sidewalks] broken. [Rising property taxes] What is the increase going towards? [Appearance of Pearl Street] If we only fix one street how does it help over all comm? Blacktop/curbs/storm drains/sidewalks for all streets could improve over all appearance of town
- 16 Had an incident where I was walking and a car was following me, showed up at 2 different intersections, I called 911, no one answered at the Benton County law enforcement. What good was that.
- 17 Housing is an individual issue. Storm flooding we believe has been addressed. Sidewalks are homeowners responsibility. But city had included sidewalks with street improvements.
- 18 On property taxes - a non - issue if we get something for our dollar.
- 19 I'm fairly pleased with the local police. Having lived in Vinton, I would not choose to abandon our own force. It's nice to just call Marty or the guys, instead of escalating idocy.
- 20 I reviewed my property tax statement from the last several years. What the city has been assessing per thousand for property taxes for the last several years has either stayed the same or has went down. I think the question in the survey about property taxes rising was an unfair question to ask, when property taxes are currently not going up. I commend the mayor, city council and city staff for doing such a good job at keeping the property taxes at the current level. I think the city provides excellent service to the citizens that live in Shellsburg.
- 21 [Storm water flooding] is it a issue
- 22 [Local Police Force] don't need
- 23 [Appearance of Pearl Street] Bar LOL
- 24 We need to keep our police force.
- 25 We must create a very positive image if we want growth. We must go after growth and get outsiders to come and at least look at Shellsburg

26 Even though it would be nice to have police force, I think Benton County can enforce most laws in Shellsburg
 27 Street lights needed, especially on Cottage.
 28 Keep a P.D.
 29 This is very confusing! #3 should have had a clearer rating scale.
 30 Value of houses is not something a city can do something about unless every purchase had to be approved by a committee.
 31 Wildcat citizens are just worried about the value of their homes. They have no real interest in the original citizens who made this town. A few rotten apples make it bad for everyone - Nancy & Jay
 32 Having local law enforcement would be acceptable as long as the cost was under control. Atkins is \$13 PP, doesn't have local. Crime is not worse than Shellsburg. \$148 PP is way out of line \$48 PP would give \$100 PP to put into the city improvements. Almost 100k!
 33 Apartments need to be upheld better. [Lack of sidewalks] Some room for improvement [street maintenance] Some room for improvement [local police force] If he/she does the job!
 34 Our town has very little to offer to new community members.
 35 Rental [unintelligible] should be maintained to match areas or better run down houses reduce other property value
 36 These issues are reachable with determination and follow through. Shellsburg could be put on the map again if we get her cleaned up and [unintelligible] on her history as a town in Benton County. Make her a place people would like to visit and possibly make a home here.
 37 Stormwater flooding does need to be addressed. We would love the sidewalks so people can walk to our gym. Housing - some 100 K very nice & some areas not so much. Having our own police force is great. We have a bank & we want to keep it here! There is a much quicker response to issues w/a local force. Additionally, people know about them and this deters crime.
 38 How does the city of Shellsburg justify "buying out" the chief of police, for health reasons \$66,000 plus other perks..... then he is turning around and running for city council??? Conflict of interest!!
 39 I'm not sure that I understand how these questions should be answered. A better way to phrase it would have been "on a scale of 1 - 5, how important is this issue to you?"
 40 Local police are not needed. The part time officer is a joke. County has been taking care of things for years anyway
 41 [Property taxes] NO!
 42 Need stormwater flooding taken care of. drainage issues.
 43 I think the committee to get rid of Marty is going to be surprised how little support we will get from Benton County. They will get us when they do. I was broken into last year and the response time was 5 - 10 min. Won't get that from Benton County.
 44 We do not need our own police dept the cost is to high for this town!
 45 Do not raise property taxes
 46 Again - making our city attractive will bring positive development
 47 Tired of my yard flooding due to improper drainage from Cottage St NW. Street and sewer work in this area is a must to improve yard & property values. Homeowner tired of water drainage can't make things look nice with water in the yard all the time. Runs continuously & never stops!!
 48 We need to annex property to the town. Town should buy acreage (can do with Marty's expenses gone) then sell lots at a profit for the town. What has Palo offered to develop their western side??
 49 Quit worrying only about Pearl Street and focus on all streets in Shellsburg.
 50 Shellsburg is a long way from any bike trail. we found the format of this question confusing. We think the price of housing is low so this would be a positive thing - something to attract people here. Another example is we think contracting with the county for law enforcement would be a benefit to our community.
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Question #4 | Check any of the following housing types the city should encourage to develop in the future.

	Total	Total People Responding
Starter single-family homes	82	134
Senior citizen housing / assisted living	61	
Town homes / condominiums	44	
Moderately priced single-family homes	43	
Apartments	36	
Duplex	25	
High value single-family homes	17	

The following were comments on question #4:

- 1 Where is there any place to build?
- 2 We should look and to tax rebates in some cases of housing and business concerns.
- 3 I feel keeping to mostly single family homes will keep the small town feel. Various income levels should be welcome, as all are needed to keep the town balanced.

- 4 Go take a look at the new development South of Palo. I know of one new home being built in Shellsburg. Right across from us. Sends many messages.
- 5 Moved here from Iowa City. Not a lot of rental opportunity
- 6 No low - income housing
- 7 Apartments for the living. The ones around are a low life disgust.
- 8 Reasonable loans to build your own home + lower property taxes
- 9 Do not care to see any gov't subsidized housing of any type. Moderately priced well - maintained apartments.
- 10 It wouldn't be a bad idea to have more apartments for singles, couples & small families that are affordable.
- 11 Really don't know. What have people been asking idiocy.
- 12 We should encourage affordable housing ideas.
- 13 We need all levels of housing to have a growing future for the city
- 14 Basically, there needs to be a good balance between the housing types.
- 15 Rock Ridge doesn't count as assisted living as it's not staffed or run safely. It's a private pay facility
- 16 I feel townhomes would be a great asset, moderately priced.
- 17 No more low rent apartments
- 18 Do not raise property taxes
- 19 I wouldn't encourage building homes here until you fix the roads & sewers that are existing. Plans need to be well-thought-out which hasn't been done in the past
- 20 Annex 80 - 120 acres South of town along golf course. Hire developer.
- 21 I would like to see a tiny house development in or near Shellsburg. Decent senior housing nice townhouses, duplexes & apartments. get rid of the mobile homes unless they are maintained well.
- 22 Townhomes & condos near the golf course are an asset. Assisted living facility connected to rock ridge is not promoted or recognized as a resource.
- 23 [Starter single-family homes] A few
- 24
- 25
- 26
- 27
- 28
- 29
- 30

Question #5 Do you think Shellsburg should be more proactive in bringing businesses to our town?

	Number
Yes	98
No	16
No Opinion	31
Total	145

Percentage
67.59%
11.03%
21.38%

Total People Responding	145
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The following were comments on question #5:

- 1 Certainly a good restaurant that serves good food at reasonable prices, in the proper location, would do well in Shellsburg, as would the right, diversified retail businesses in areas that look clean and well organized.
- 2 Keep small town atmosphere.
- 3 I was somewhat disappointed when the city council was pressured by some business owners and a group of people (some I heard whom did not even live within the city limits of Shellsburg) to deny the Dollar General store to build on the south edge of Shellsburg. I feel the city missed a great opportunity to increase the city's tax base, provide additional job opportunities for the people who live in the Shellsburg area and possibly spurred development on the south edge of Shellsburg. I drove through Urbana and the Dollar General store was a really nice addition to Urbana. I strongly feel that the impact to the local businesses would have been minimal. Shellsburg already has most of the businesses types listed under item #6. How much money should the city spend in trying to attract new businesses to the community just to have a group of citizens come in and pressure the city council to deny the business permit because a business already exists within the community. If the survey results show that the community wants new businesses to come to Shellsburg the committee and the city council should come up with some type of strategy on how to attract new businesses and not affect the existing businesses that already exist in the city. It will continue to be quite a challenge to attract new businesses when Cedar Rapids keeps getting closer and closer to Shellsburg maybe everyone should just focus on how to improve the businesses that already exist in Shellsburg. I think a nice upscale bar/restaurant would be a nice addition to the city. The restaurant would more than likely attract people from other areas to come and eat at the restaurant. In closing I would like to thank the members on the committee and taking the time to help improve the city in which we all live in.
- 4 Too many new businesses could result in the loss of small town atmosphere
- 5 A pharmacy would be a wonderful addition!
- 6
- 7
- 8
- 9

Question #6 | **If yes, what type of business should Shellsburg encourage?**

Restaurant	59	Total People Responding	133
Office	12		
Retail	36		
Light Industrial	32		
None	9		
All	44		

The following were comments on question #6:

- 1 [Restaurant] other than bar
- 2 [Restaurant] not sure it could succeed but idea is good
- 3 Restaurants would be nice all we have is coops and it's over run by meth heads and across from there on Main St all the houses are run down. Make them improve their houses.
- 4 The need to take care of what we already have. A number of homes need TLC & we should try to help owners (who live in them) become aware of programs available to them. These older places are providing affordable housing. Incentives to improve might be an option.
- 5 #5 Locally or family owned businesses.
- 6 Don't allow existing businesses to control what new business to be developed or are allowed into them. Shellsburg has always had a reputation of being a dirty town.
- 7 Need to attract families to our town for continued growth. Have good housing available for couples, young families. Less apartments - people not necessarily committing to our community. More young families will show need to keep our school in town. Do what city can to keep town buildings, streets in good repair. Encourage residents to do the same - some type of encouragement?
- 8 New businesses bring in tax revenue, but also brings in more traffic. Small, quieter businesses should be welcome, but industrial should be avoided
- 9
- 10
- 11
- 12
- 13
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Question #7 | **Feel free to add any additional comments about Shellsburg's future:**

- 1 The water/sewage should be able to pay online!!!
- 2 stop burning of plastic, garbage and woods soaked with chemicals - especially after sunset
- 3 Vote "No raise in taxes" income = social security
- 4 Taxes are high maintenance of streets in winter very bad
- 5 Thank you for your efforts!
- 6 None of what I have said is new. Many small towns, with the proper administrators, with the proper attitudes, have made positive changes like these all over the country in towns like ours. Don't you think it's about time we got off our asses, think positively and do things right.. [name withheld]
- 7 We came here long way, from Arizona. It's nice but too much small town back biting?
- 8 Residents of Shellsburg do not support local businesses well. Residents don't stay
- 9 Any business will likely fail, to close to CR. Restaurant won't work, have Coops (shit hole) and golf course. To bad but it's the truth.
- 10 Shellsburg needs to keep the cops. Definitely, as many low lifes that live here and keep coming. I don't know why not having a cop should even be an issue. Maintaine streets. Golf carts. Ugh! Women taking young kids to school holding them in their laps how safe is this when in a car they should have a 5 point harness or they seem to get a ticket. They also don't think they have to stop at stop signs. When there is an event at the golf course the cop needs to sit at the 3 way stop Grand Ave & Autumn St. You wouldn't have to raise taxes for a splash pad or much of anything else. They don't stop. Come from their intoxicated. What else....
- 11 We could use a restaurant or a pizza place use the empty bldgs on pearl st
- 12 We live close enough to Cedar Rapids, Iowa City, Vinton/Waterloo where we can get to big businesses. We moved to Shellsburg for the small town feel and atmosphere.
- 13 I think a nice family restaurant that doesn't have a bar atmosphere would be good. Maybe even someone going in with Devine Decadents to have meals more often? Remodel old bank into a restaurant? The old bank is a neat building and its a shame to see it empty.
- 14 It would be nice to see some, diversity even though it would rock some of the "Old Farts." Let's get some new businesses?
- 15 Small businesses, activities for kids
- 16 Hope it stays a nice town to live in.

17 Does this question really require a comment?? Cmon!
18 We live in a small town because we like a small town
19 Shellsburg is an excellent bedroom community and a bigger tax base would be nice but I think we would lose our charm. Housing is what we should encourage.
20 You want the community to grow, then don't turn away the opportunity. We had a chance to have a new business with DG and you voted it down because you didn't want to piss off a few locals. Now that's called growth, right?
21 If you want to meet current and future needs start with a pharmacy and hardware store
22 Please keep us unique and more pleasant for the low income folks who enjoy living here.
23 Just let us know at the meeting, what type of business would be allowed in town. Dollar General was shot down, so what kind would be allowed?
24 A family restaurant would be a great addition to Shellsburg as would a good fast food restaurant. Retail such as a Dollar General. Then one wouldn't have to go out of town for needed supplies. Local businesses' prices are outrageously high.
25 Maybe those in town should support the business that are already here. Why bring business in our town. If to start with, no one caters towards business already here.
26 I think the community (city council) realizes they made a mistake by not letting Roy build a new store South of town, instead of a possible Dollar Gen. If the town is not going to allow new businesses around town, improve the appearance of the town, and maintain the streets, this town will die! For this reason I'm considering moving back to C.R. in a couple of years before this happens and my house become severely devalued!
27 Would be nice to see the community come together. We need to host more family friendly events in town and rekindle the "small town" pride that once was here. Would also be a good idea at cleaning up some of the known issues in town. i.e. drug houses.
28 A rec/center (pool) city hall like Palo would be appropriate. kids need something to do in this town besides getting into trouble.
29 Rock Ridge should be turned into senior housing. It has gone completely down the tubes.
30 Shellsburg needs business to promote growth in the town.
31 Clean the town up, and they will want to come!! As things change, then Shellsburg can be advertised as a clean, quiet little Benton County town offering recreation opportunities for large and small. Also, Shellsburg is one of very few small towns that offers the service of a well run small town grocery store
32 Whoever is putting these surveys out needs to quit wasting paper as the city government will never change. You are trying to make a silk purse out of a sow's ear. It is what it is and it will always be this way. People don't care when they see the ineptness of city government and the lack of work by employees for the money spent.
33 A larger grocery store would help all. More variety.
34 Shellsburg is a small & friendly little town and that's the way we want it. We don't want Vinton or Cedar Rapids volume. For those who want that, I suggest they move there. East side of Pearl Street looks great. West will look great once it is done.
35 Care more for its long time residents vs compensating for new one by the golf course
36 Clean up dumpy properties. coffee shop on corner west of [unintelligible] for people to sit and talk instead of Post Office
37 Do not raise property taxes
38 Being close to CR is a gift & a curse - but, the more that is happening in town... the more value people place on their city
39 No business can be supported without new residents/families. Shellsburg needs to annex land to the city, buy it and resell lots to new residents. New residents bring, \$, families, taxes, etc. to community. New residents/homes bring \$ through the community to do splash pads etc. They also help support our school. Furthermore, if we can get more homes built, = more people = more support of businesses = more tax dollars
40 This is not going to happen if the older citizens of Shellsburg keep voting down retail franchises!
41 Hire city manager to oversee day-to-day operations of city business and supervision of city employees. Then have a part time billing clerk. This will also help with segregation of duties from an accounting standpoint. Shellsburg needs a new image. It has long been viewed as a run down little town.
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OPTIONAL DATA

Survey taker's age-range

	Number	Percentage
18-30	8	5.84%
31-40	15	10.95%
41-50	20	14.60%
51-60	39	28.47%
61+	55	40.15%
Total	137	

Household size (average)

	Average
Adults	1.9
Children	2
Total	2.1

Years lived in Shellsburg (average)

	Average
Years	23.3

Own or rent home

		Percentage
Own home	138	96.50%
Rent home	5	3.50%
Total	143	

Comments

- 1 [Survey takers age] Don't need to know
- 2 Shellsburg address for 50+ years
- 3 [Shellsburg logo - The Best of Both Worlds] How did we choose this motto for Shellsburg?
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- 5
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- 7