



CITY OF CENTERVILLE

312 East Maple St, PO Box 578

Centerville, IA 52544

www.centerville-ia.org

Phone: (641) 437-4339 Fax: (641) 437-1498

Planning and Zoning Committee Meeting Agenda

Monday, February 24, 2025 @ 5:30 PM

At Centerville City Hall

Members: Diane Burkemper, Bill Buss, Tanya Clawson, Randy Hash, Sarah Lind, Michelle Moore, Ed Shirley, Jan Spurgeon.

1. Roll Call
2. Approval of Agenda
3. Approval of Minutes of 27th Planning and Zoning Commission Meeting
4. Review of Comprehensive Plan Section 3, Chapter 1&2
5. Discussion of Air B&Bs
 - a. Pre-emption via Chapter 414.1

Jason Fraser
City Administrator



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City of Centerville
Planning and Zoning Meeting
January 27, 2025 5:30 PM
Centerville City Hall

Attendees: Bill Buss, Randy Hash, Matt Janssen, Sarah Lind, Michelle Moore, Ed Shirley, Jan Spurgeon. Absent: Diane Burkemper, Tanya Clawson

Guests: Jason Fraser

Buss Meeting Called to Order at 5:30 PM

Motioned by Spurgeon to Approve Agenda, second by Lind. All Ayes

Fraser provided an overview of the responsibilities of the Planning and Zoning Commission.

Fraser provided the Commission with an overview of the review process for the Comprehensive Plan. The Commission was provided the first two chapters of the plan for review before the February 2025 P&Z meeting.

The committee discussed possible future actions related to Fencing Requirements, Air BnBs, and Amendments to the Zoning Map..

Motioned by Lind to table the discussion on Air BnBs until the February 24th, 2025 P&Z meeting, seconded by Moore. Ayes: All, Nays: None. Motion Passes. Fraser advised that he would bring additional information on the financial impact of Air BnBs.

Spurgeon motioned to adjourn the meeting, and Moore seconded it. Ayes: All. Motion carried.

The meeting adjourned at 6:23 pm until the next scheduled P&Z meeting on February 24th, 2025.



Jason Fraser
City Administrator

414.1 Building restrictions — powers granted — rental properties — consumer fireworks.

1. a. For the purpose of promoting the health, safety, morals, or the general welfare of the community or for the purpose of preserving historically significant areas of the community, any city is hereby empowered to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.

b. A city shall not, after January 1, 2018, adopt or enforce any regulation or restriction related to the occupancy of residential rental property that is based upon the existence of familial or nonfamilial relationships between the occupants of such rental property.

c. (1) Except as provided in subparagraph (2), when there is a replacement of a preexisting manufactured, modular, or mobile home with any other manufactured, modular, or mobile home containing no more than the original number of dwelling units, or a replacement of a preexisting site-built dwelling unit with a manufactured, modular, or mobile home or site-built dwelling unit, within a manufactured home community or a mobile home park, the city shall not adopt or enforce any ordinance, regulation, or restriction, or impose any conditions on the replacement home, home site upon which the home sits, or the owner's property that were not required of the preexisting home, home site, or property, that would prevent the continuance of the property owner's lawful nonconforming use that had existed relating to the preexisting home, home site upon which the home sat, or the owner's property.

(2) Subparagraph (1) does not apply if any of the following conditions exist:

(a) The replacement of the preexisting home with the replacement home would substantially increase the risk to the safety of life or property.

(b) The property owner has discontinued and abandoned the nonconforming use for the period of time established by ordinance, unless such discontinuance is caused by circumstances outside the control of the property owner. The period of time so established shall be not less than one year. For purposes of this subparagraph division, circumstances outside the control of the property owner include floods, fires, destructive thunderstorm events such as derechos and tornadoes, and similar catastrophic events causing widespread or localized severe property damage. For purposes of this subparagraph division, a property owner shall not be considered to have discontinued and abandoned the nonconforming use if the property owner demonstrates that the applicable home site continues to be available for use as a home site for a replacement home.

(c) The replacement results in the overall nature and character of the present use being substantially or entirely different from the original lawful preexisting nonconforming use.

(d) The replacement results in an obstruction to a shared driveway or shared sidewalk providing vehicular or pedestrian access to other homes and uses unless the property owner makes modifications to such shared driveway or sidewalk that extinguishes such obstruction or the effects of such obstruction.

d. A city shall not adopt or enforce any regulation, restriction, or other ordinance related to residential property rental permit caps on single-family homes or duplexes.

e. (1) For purposes of this paragraph, "*short-term rental property*" means any individually or collectively owned single-family house or dwelling unit; any unit or group of units in a condominium, cooperative, or timeshare; or an owner-occupied residential home that is offered for a fee for thirty days or less. "*Short-term rental property*" does not include a unit that is used for any retail, restaurant, banquet space, event center, or other similar use.

(2) A city shall not adopt or enforce any regulation, restriction, or other ordinance, including a conditional use permit requirement, relating to short-term rental properties within the city. A short-term rental property shall be classified as a residential land use for zoning purposes.

(3) Notwithstanding subparagraph (2), a city may enact or enforce an ordinance that regulates, prohibits, or otherwise limits short-term rental properties for the following primary purposes if enforcement is performed in the same manner as enforcement applicable to similar properties that are not short-term rental properties:

(a) Protection of public health and safety related to fire and building safety, sanitation, or traffic control.

(b) Residential use and zoning purposes related to noise, property maintenance, or nuisance issues.

(c) Limitation or prohibition of use of property to house sex offenders; to manufacture, exhibit, distribute, or sell illegal drugs, liquor, pornography, or obscenity; or to operate an adult-oriented entertainment establishment as described in [section 239B.5, subsection 4, paragraph “a”](#).

(d) To provide the city with an emergency contact for a short-term rental property.

(4) A city shall not require a license or permit fee for a short-term rental property in the city.

f. A city shall not adopt or enforce any regulation or restriction under [this chapter](#) to regulate, restrict, or prohibit the location of permanent buildings or temporary structures used for the sale of consumer fireworks pursuant to [section 10A.519](#), in any location zoned for commercial or industrial purposes.

g. For purposes of this paragraph, “*energy benchmarking*” means requiring a decrease in the average energy use of a property or requiring the average energy use of a property to be less than the average energy use of a similarly situated property. A city shall not adopt or enforce an ordinance, motion, resolution, or amendment to require energy benchmarking requirements for a private property.

h. (1) A city shall not adopt, enforce, or otherwise administer an ordinance, motion, resolution, or building code that prohibits or limits, either directly or indirectly, the use of a specific style of exterior cladding or finish materials for residential buildings in a manner that is more restrictive than the state building code as adopted pursuant to [section 103A.7](#). [This subsection](#) does not prohibit a city from regulating the use of a specific style of exterior cladding or finish materials for a residential building that meets any of the following conditions:

(a) The building is located in an area designated and declared as a state or local historic district under applicable law.

(b) The building is designated as a local, state, or national historic landmark.

(c) The building is in a common interest community as defined in [chapter 499C](#).

(d) The building is located on a property that is governed by a policy of regulation of an overlay or special purpose zoning district that is adopted pursuant to applicable law.

(2) For purposes of this paragraph, “*residential building*” means any single or multifamily residential dwelling and includes single-family and two-family dwellings and townhouses, condominiums and apartments with a maximum of twelve units per building, and all secondary structures to such a single or multifamily residential dwelling.

2. The city of Des Moines may, for the purpose of preserving the dominance of the dome of the state capitol building and the view of the state capitol building from prominent public viewing points, regulate and restrict the height and size of buildings and other structures in the city of Des Moines. Any regulations pertaining to such matters shall be made in accordance with a comprehensive plan and in consultation with the capitol planning commission.

[C24, 27, 31, 35, 39, §6452; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §414.1]

[99 Acts, ch 204, §36](#); [2017 Acts, ch 94, §1](#); [2019 Acts, ch 43, §2](#); [2019 Acts, ch 68, §1, 2](#); [2020 Acts, ch 1118, §148](#); [2022 Acts, ch 1019, §2, 4](#); [2022 Acts, ch 1070, §18](#); [2023 Acts, ch 66, §95](#); [2023 Acts, ch 147, §3](#); [2024 Acts, ch 1174, §2](#)

Similar provision on consumer fireworks, see [§335.2A](#)

Subsection 1, NEW paragraph h

Section 3: Planning Elements

Section 3: Planning Elements

Chapter 1: Community Character – Quality of Life

GOAL: “Enhance our quality of life by uniting local efforts to establish programs, events and city policy that will promote healthy living and wellness in a clean community.”

RECOMMENDATIONS

- Develop a comprehensive system of parks, trails and open spaces that meet the needs of all age groups in Centerville and attract tourists to the city.
- Support progressive organizations that utilize a vast volunteer base to enhance the quality of life and services while preserving heritage for residents of Centerville.
- City will continue to support a high quality of critical services to ensure residents’ health and safety through law enforcement, emergency services, health/mental health care, and access to preventative health measures.
- Ensure that all city residents have access to city parks and recreational facilities within ¼ - ½ mile walking distance.
- Created a phased plan to expand and connect key attraction points into Centerville’s trail system.
- Develop a new Parks and Recreation Master Plan.

Parks and Recreation

Parks

Parks, recreational facilities and programs are vital components to a community’s quality of life. Active lifestyles or the integration of physical activity into daily life is becoming increasingly popular. Walking, bicycling and hiking are the most popular way to participate in active living. Providing facilities that promote physical activities create a variety of social, health, economic and environmental benefits. The benefits include: improved quality of life, improved livability,



and reduced energy consumption. Centerville has been actively improving the overall health status of residents during the past five years. Through the community survey, public meetings and stakeholder meetings, a priority emerged to improved parks and recreation areas.

Existing Parks:

North City Park- small playground

South City Park- basketball court

Kennis Korner Skate Park – Small Skate park, ice skating

Morgan Cline City Park – Swimming Pool, 7 shelter/rent, playground, tennis courts, Frisbee golf

Lelah Bradley Park - City's Lower Reservoir – camping, fishing, trails, public cabins, hunting

Morgan Cline Sports Complex – soccer, baseball fields, football field

Little League Baseball field – North Park

Appanoose County Girls Softball fields – IHCC campus



Centerville and residents have been committed to improving park conditions. The city bonded \$23 million to fund a new swimming pool in 2017 and additional parking spots. Corporate sponsor Lee Container provided renovations to South City Park. Kennis Korner Skate Park was improved due to the efforts of area youth and local contributors. North City Park will be remodeled soon to remove old fencing, improve the court surface for safety, and construct a shelter location. A recent grant award will allow the city to develop a one mile concrete trail that



will loop through the Morgan Cline City Park. Construction is set to begin in 2019 and will certainly be an asset to the park system. Additional improvements to the city park will occur when Centerville Community School and the City of Centerville partner funding to improve the 'Henry Little Tennis Courts' (utilized by the school for sporting events).

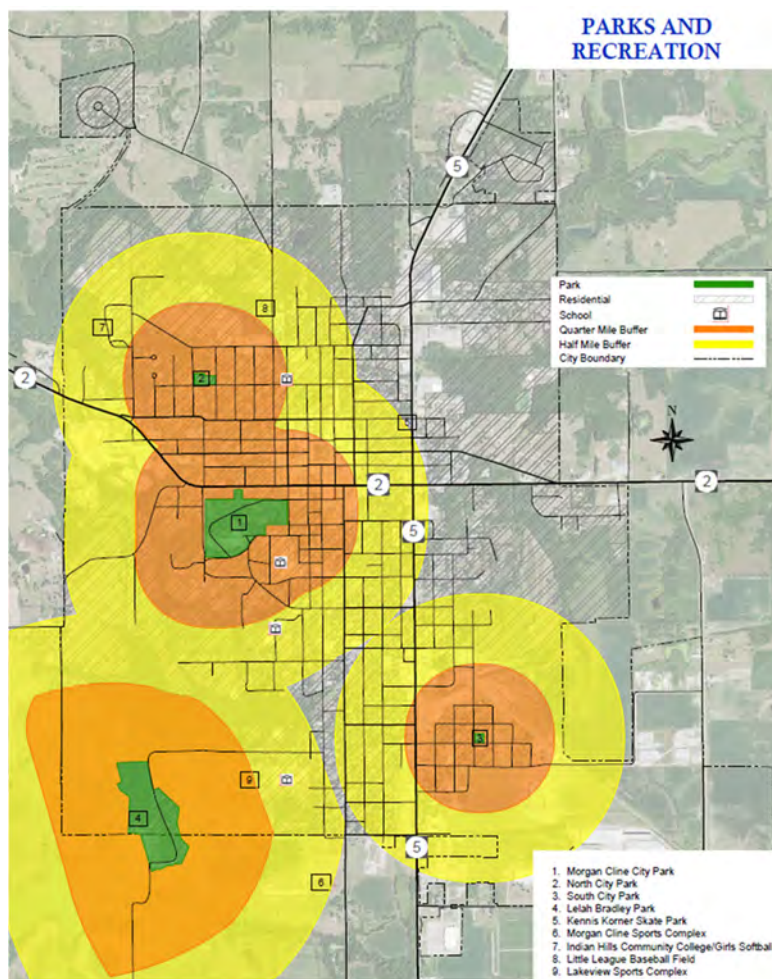
The National Recreation and Park Association (NRPA) has established a classification system for parks that helps communities identify categories of park needs that it should serve.

Although there is not a "perfect number" of acres recommended for communities, a general informal rule is cited as 10 acres per 1,000 residents. There are approximately 154 acres of park or green space in the City of Centerville. Using the 2016 ACS Census Survey population of 5,404 this calculates approximately 28.5 acres per 1,000 residents. Using this guidance, it indicates there is an ample amount of park space for residents.

However it is important to consider the location of such green space. Three large parks exist on the south side of the city and very limited park locations are north of State Highway 2.

Exhibit 17: NRPA Park Classification System					
<i>Classification</i>	Function	Size	Service Radius	Centerville's Level of Service	Centerville Examples
<i>Neighborhood</i>	Basic Unit of a community's park system, providing a recreational and social focus for residential areas. Accommodates informal recreational activities.	5-10 acres	¼ - ½ mile (walking distance)	0.05 acres/ 1000 ppl	North Park South Park Kennis Park TOTAL 3 acres
<i>Community</i>	Meet diverse community-based recreation need, preserve significant natural areas and provide space for larger recreation facilities. May include special attraction such as a pool or trails.	30-50 acres	½ - 3 miles	2.0 acres/ 1000 ppl	Morgan Cline City Park (33 acres) Lelah Bradley Park (78 acres)
<i>Specialty</i>	Meet a niche recreational need for the community, such as a sport park or wilderness area.	Varies	Varies	0.7 acres/ 1000 ppl	Morgan Cline Sports Complex (40 acres)

Exhibit 18: Buffer Zones around Parks & Green Spaces (larger map can be found in Section 6: Appendix)

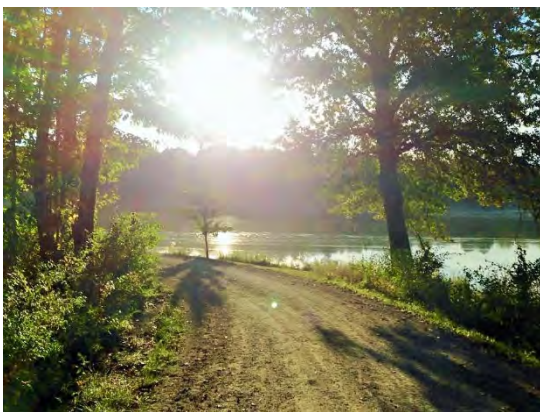


Park Needs & Ideas

- Updating the Master Park Plan with inclusion of a dog park, additional safety features at all park locations, and additional parking (I.E. lighting at City Park, parking at Little League Fields, etc.) It shall also include: a park improvement program, sites for future parks, plans for funding and maintenance of park assets and also guide the city on how to integrate park projects and trail expansion into the Capital Improvement Plan.
- Additional activities or opportunities in the parks possibly including horseshoes, sand volleyball, more basketball courts, updated playground equipment to meet current safety standards and sustainability.
- Include 'Parks and Recreation Staff' as a full time position.
- Incorporate more cultural, artwork and/or items reflecting community's heritage.
- Establish more neighborhood parks ("pocket parks") in the city. Identified locations include Golfview, Eastridge and north of Highway 2.
- Incorporate additional trails that could provide access to other parks, schools, and community attractions.

Trails/Sidewalks

The rolling green hills of southern Iowa provide a beautiful landscape to promote hiking and biking trails. Centerville has a unique resource in Lake Rathbun from which the city can attract visitors to the community. Residents would ideally like to see a trail system that could connect the North Shore Trails surrounding Lake Rathbun to a trail system in the City of Centerville. This



goal has also been identified in the Chariton Valley Transportation Planning Affiliation's (CVTPA) Long Range Transportation Plan and Trails Plan. However, it is acknowledged that it would be a complicated and extensive process to achieve.

Nearly all of the community survey respondents stated that sidewalks were a critical element of the city's infrastructure. Centerville has acknowledged concerns of the existing sidewalk conditions. There are numerous areas that have absent sections, broken pieces, and accessibility concerns. The city is pursuing opportunities to conduct a sidewalk inventory, potentially develop a sidewalk repair program and possible funding options.

Existing Trails/Safe Routes

The only existing designated trail in Centerville is located at Lelah Bradley Park. It is a 7.7 mile granular trail that circles the Lower Reservoirs. Approximately 25% of survey respondents indicate that they utilize this trail at least monthly.



The City received a 'Safe Routes to School' grant in 2008 that allowed the construction of 3 miles sidewalks to connect Lakeview Elementary School to the High School building.

Centerville also just received word that the city was awarded approximately \$375,000 for the development of connecting sidewalks located in various locations. Each location was identified as a target area for safety purposes and connectivity to schools and prominent businesses.

Trails/Sidewalk Needs

- Re-establish the 'sidewalk program' that is supported by a committee of volunteers to work with residents to improve sidewalks through a program that assist residents with expenses or labor.
- Improve sidewalk safety around the Historic Square by: clearly identifying crosswalk zones, constructing sidewalks around the perimeter of courthouse lawn, improve lighting, install bollards that would better control traffic flow, etc.
- Nearly 60% of survey responses indicated that expanding and improving walking and biking trails throughout the city is important to enhance recreational options.
- Ensure that all city residents have access to city parks and recreational facilities by providing access to a neighborhood park within ¼-1/2 mile of any household. Also, improve coordination and conditions of local recreational facilities for greater access and possibly hosting regional events to promote tourism. (Little League and Softball fields, All Play/Morgan Cline Sports Complex, etc.).
- Update the parks and recreation master plan (or create a new plan) to promote use of 'Green Space', establish Centerville as a walkable and bike friendly environment, improve sidewalks throughout the community, require city arterial and collector streets to offer sidewalks on at least one side of the street, sidewalks to be established within ¼ mile of any school building and each park, sidewalks should be completed over time and in conjunction with other street or infrastructure projects, and establish bike routes or trails/sidewalks that lead to major points of interest in



the community. The City could create a phased plan to expand and connect key attraction points into Centerville’s trail system by potentially utilizing old railroad beds.

Sidewalk/Trails Issues and Ideas

- Expand Safe Routes to School to include all school building locations, parks and recreational facilities.
- Prioritize sidewalks along artillery streets, major/minor collector roads
- Establish long term goal to connect a trail system to Lake Rathbun through a multiple phased approach.
- Sidewalks need to be added to locations that house a large population of senior citizens.
- The city has prioritized establishing a walkable community that has connectivity to major assets by a safe trail or sidewalk system. Centerville is currently working with Wellmark to develop a ‘walking audit’ that will establish priority locations for expansion or improvement. Among the top locations to consider are locations near where children congregate (parks, schools, etc.), ADA compliance concerns, and along major/minor collector streets. When the city develops a new Master Park Plan it should specifically identify the sidewalk/trail priority locations on a map.

Essential Community Services

Schools

The quality of educational opportunities is a critical part of the quality of life and economic development for any community. The Centerville Community School district and Indian Hills Community College operate independently from the city, however, they are critical partners in moving Centerville forward. Through the planning process, it was identified that city needs to strengthen these partnership in order to achieve many of the goals outlined in this plan.

Centerville Community Schools

The school district serving Centerville, Mystic, and Cincinnati is the K-12 CSD. Its facilities include:



- Centerville High School (grades 9-12) – 600 CHS Drive, Centerville; student enrollment 416
- Howar Middle School (grades 6-7-8) – 850 South Park Street, Centerville; student enrollment 282
- Lakeview Elementary School (grades 2-5) – 1800 South 11th Street, Centerville; student enrollment 410

Central Ward Elementary (grades K-1) – 320 Drake Avenue, Centerville; 225
Lincoln Elementary Pre-School – 603 North 10th Street,
Centerville & Centerville Community Preschool – 838 South
18th Street, Centerville; total preschool enrollment 61
The combined student enrollment for the Centerville district
in 2018 is 1,394.



Public School Needs

- An education center at HS administration office
- Athletic facilities on one campus
- New high school campus with athletic facilities offering full accessibility
- Multi-use turf field @ Lakeview
- Need to make a plan of what will happen to Central Building after it closes
- Develop a 'Life Skills' program @ CHS (Home Ec, Foods, Child Development/parenting, etc.)
- More after school programs
- Utilize the Central Elementary School building (after vacated in 2018) facility with a community asset, service or use.

Indian Hills Community College

The Centerville Campus of Indian Hills Community College is located on the northwestern edge of the city of Centerville. Students at this campus may take Arts and Sciences courses, Advanced Technology programs, Construction Technology, Sustainable Agriculture and Entrepreneurship, Associate Degree Nursing, and Practical Nursing classes. The Centerville Campus is also home to the Indian Hills Baseball Team. Student enrollment averages 350 students with approximately 20 who live on campus. There are 26 full time staff/teachers.



The college has an integral role in the sustainability of Centerville. The college's long term growth is also critical to consider in Land Use development.

IHCC Needs

- IHCC needs a new academic building that provides service to students in the 21st century.

School/Education Issues and Ideas

- Enhance partnerships with local education entities.
- Collaborate efforts for celebrations/events.
- Have Centerville become more “college friendly” by inclusion at community events.
 - Suggest utilizing students as ambassadors to community activities, utilize the students as special guests, and greater involvement in the school systems,
- Partner with CSD to coordinate school facilities planning and site selection with city infrastructure and parks planning.
- Foster job training partnership between students and local business or young professionals.
- Survey results show that respondents would like to have more opportunities available for students to gain skills from a technical or trade school to equip them with skills applicable to enter the workforce.

Health Services

Mercy Medical Center-Centerville is a 25 bed critical access and 20 bed long term care is located on the very north edge outside the city limits. The facility is a large employer for the area with 270 medical staff, including six specialized care providers. In 2017 the hospital had over 6,800 emergency room visits, more than 550 total admissions, almost 90,000 outpatient visits, and approximately 17,000 medical clinic appointments.

Mercy Medical Center-Centerville also owns and operates Mercy Medical Clinic that provides non-emergency, daily healthcare. Mercy Medical Clinic offers primary care physicians and practitioners, provide family practice and pediatrics, internal medicine, and obstetrics-gynecology. Services are provided through regular clinic hours Monday through Friday and at ‘Quick Care’ hours during evenings and weekend mornings.



Community Health Centers of Southern Iowa (CHCSI) is located near the Historic Square downtown and provides a wide variety of health care services, including, but not limited to preventative health care, mental health counseling, substance abuse counseling, dental care, and behavioral health. CHCSI also offers a sliding fee program to provide services at a discounted rate based on family size and income for those that qualify.

Ambulance transport service and 911 calls had previously been provided by a private entity, however, the City of Centerville has recently established ‘Centerville Fire & Rescue’ to provide local 911 emergency ambulance services for the entire county.

- **Mental Health Facilities**
Community Health Centers of Southern Iowa provides Mental Health Counseling, Behavioral Health, and Substance Abuse Counseling.
- **Dental Facilities**
There are currently four dentist providing dental care to Centerville and the surrounding area. One provider operates on a sliding scale fee based upon income.
- **Optometrist**
International Eye Care has two optometrists that provide exams, testing and eye wear.
- **Appanoose County Public Health**
ACPH offers a variety of services to residents of the county including citizens of Centerville: Vaccines for Children, Iowa Disease Surveillance System (follow-up to any infectious disease notifications), skilled nursing services with medication, wound care or home health aides, immunization audits at schools and daycares, flu vaccines at workplace locations, maternal health screenings, family planning, health education/promotion presentations, home visits to newborn babies, and assistance to complete Presumptive Eligibility for immediate health care coverage.
- **Veterinarians**
Health care of domestic animals is provided at three privately owned veterinarian offices in the city. Residents are currently advocating for a 'no-kill' animal shelter within the city.

Health Service Needs

- Hospital plans renovations and expand campus
- Chariton Valley Medical improvements: pave parking lot, handicap accessibility and re-construct entry
- Participant recommendation to convey Central School (once closed) become a Civic Use Building
- Need to communicate extreme needs of better health service to State Representative
- Expanded hours at "quick call"
- Mental Health homes/care facilities, provide or expand
- Have a Psychiatrist available in the community
- Funding to support local hospital and ambulance service
- Improve transportation for medical service
- Locate a facility that could accommodate all veteran organizations/services

Child Care Facilities

Currently there are 15 licensed child care providers located in the City of Centerville. Two providers are center-based and the others are private homebased individuals. The 2016 ACS indicates that there are 357 (6.6% of total population) children under the age of five in the city.

Child Care Needs

- More licensed child care providers to care for young children
- Need to provide 24 hour care for children of shift workers



Senior Care and Services

Approximately 21.5% of Centerville's population are 65 years and older and 7% are over the age of 80 years (2016 ACS). The population trend over the past 20 years indicates a continual increase of older residents in the city.



Current housing opportunities include two businesses that offer senior housing options at Homestead (96 beds) and the Centerville Senior Lofts (43 units). There are 3 long term care facilities at Golden Age Care Center (70 beds), The Continental Assisted Living at St. Joseph's (96 beds) and Centerville Nursing and Rehab Center (67

beds). Senior assistance and support agencies include: 18-80 Club Congregate Meal site, Milestones Area on Aging, and Appanoose Community Cares Services.

Senior Care and Service Needs

- The current facilities are meeting the need for the city for now, however, it is anticipated that as the 'baby boomers' begin to age the demand will exceed the housing supply.
- Develop more community garden beds that are elevated and residents could potential care for and share produce with residents of facility and community.

Faith Based Organizations

Residents can chose to become involved with any of the approximately twenty faith based organizations in the Centerville. Each entity is actively involved in supporting the city's residents, projects and growth.

Historic Properties

Centerville has a rich history that has been well documented by local historians. The City of Centerville promotes the preservation of all historic structures and physical items related to the



development of this city and its residents. The 'Centerville Historic Preservation Committee' was developed in 1991 as a "certified local government" arm. The five member commission is appointed by the mayor with the approval of the Council and consists of a Chairperson and secretary. Centerville's Historic Preservation Corporation operates as a funding arm for the city.

Appanoose County Historical Society is a non-profit organization that cares for the preservation of some of Centerville's significant historic properties and artifacts to the city. The organization owns and operates the Appanoose County Historical and Coal Mining Museum located at 100 West Maple Street and the Old Jail and Sheriff's Residence at 527 North Main Street. Historic Preservation Corporation is another non-profit that oversees the following historic buildings, such as CB&Q Depot, Historic Second Baptist Church, State Street Station.



The National Register of Historic Places identifies eleven properties within the City of Centerville. Those include the Appanoose County Courthouse, Appanoose County old Sheriff's House and Jail, CB & Q Passenger Depot, Courthouse Historic Square, Second Baptist Church, Stratton House, Porter Hall, Drake Public Library, Sturdivant-Sawyer House, old US Post Office (now museum), and the Vermillion Estate. Approximately 119 stately residences are on the Iowa Registry as well as the National Historic Register.

Appanoose County and the City of Centerville had Native American influences from the descendants of Iowa Tribe of Kansas and Nebraska, the Iowa Tribe of Oklahoma, Sac and Fox Nation of Missouri in Kansas and Nebraska, Sac and Fox Nation, Sac and Fox Tribe of the Mississippi in Iowa and Assiniboine and Sioux Tribes of the Fort Peck Indian Reservation. Native American artifacts and history are an essential piece of history that shall be preserved if possible.



Historical Needs

- Funding to maintain the historic properties
- Challenge to meet code requirements for renovations to buildings on the Square
- More awareness of how to become on Historic Registry and how to preserve buildings
- Possible opportunities for “Swede Town” preservation/renovation – ‘Sears Catalog House’
- Establish fire suppression/alarm system for Historic Square
- Identification of current and/or potential sites in the community that could benefit being placed on Historic Registry
- Eliminate nuisance properties to enhance surroundings of Historic properties
- Need to have a city code in place to protect properties that may have been important in city history
- Need funding to preserve the historic sheriff residence and cabin – only a few left in the state
- Establish Depot (on the levee) to be utilized as a community facility or museum

City Police Department

The Centerville Police Department enforces laws, protects the community, conducts criminal investigations, provides dispatch for police and fire, and is a first responder to assist the Centerville Fire Department and Appanoose County Sheriff’s office.

The City has 12 paid law enforcement positions and provide 9 cars for the city police force. The city also funds 50% of dispatch positions to split the expense with the Appanoose County Sheriff’s office. The city police and county sheriff’s office currently are housed at the same facility. The office and jail are located at 1125 West Van Buren Street. The building was constructed in 1975 and no longer meets the needs of the area. Annual inspections outline concerns of health and safety as well as insufficient space. The jail is intended to house 9 inmates according to Iowa’s new standards, but the county averages over 20 inmates a day. Other inmates are then transported and housed a surrounding facilities and costs the taxpayers over \$253,000 annually. Voters have rejected to bond on two individually proposed options and should return to the ballot in the near future.



Public survey results have many comments regarding the concerns of local law enforcement in Centerville. These comments reflect the same sentiments as the opinions also shared by the high school students and participants of the public meeting. While 97% of respondents agree that law enforcement is one of the most important services in the community, approximately 60% the respondents believe the quality of service rating is ‘good to excellent’. The majority of the concerns revolve around the apathy towards drug use and volume of crime. Multiple comments stated they believe law enforcement agencies “look the other way” when there are known drug offenders in public areas or simply “slap people on the hands and let them go”. Many of the youth indicated that they no longer feel safe on the Historic Square at night and many other public places. This safety concern provoked many emotions among participants considering the “Square” was a frequent location youth once gathered.

Quick Fact: Survey respondents overwhelming agreed that law enforcement & Fire/Rescue are the most important governmental service offered in the city.

Law Enforcement Needs

- New Jail/office facility with adequate space and accommodations for offices, recreation needs, inmate separation cells, etc.
- Drug dog/new technology for illegal drug identification
- Fleet replacement and equipment in patrol cars
- Security camera system needs upgraded and expanded. Currently at Historic Square
- Additional body cameras

Centerville Fire & Rescue/First Responders

The Centerville Fire Department is a combination paid/volunteer department. The members consist of a full-time chief, 2 volunteer asst. chiefs, 2 full-time captains and around 25 volunteers. The volunteers are split up into three categories, 13 regulars, 7 trainees, and up to 5 auxiliary. The Centerville Fire Departments primary role, as with any fire department, is the preservation of life and property.



Appanoose County E911 service and medical transport service have been provided by a private entity. The private agency recently determined the existing E911 program was no longer profitable and changes must occur. Centerville took the initiative to establish a local 911 emergency service to guarantee medical care is provided to residents. Centerville Fire & Rescue began in January 2019 and employs 5 EMT's to man 2-3 ambulances.



Fire & Rescue Needs

- More space/ larger building for fire department
- Maintain Certified Dive team through Sheriff Department with proper equipment (HMP 2016, city priority)
- Continue to Update Search & Rescue Training equipment (HMP 2016, city priority)
- Educate residents on fire & safety needs.

Emergency Management

ADLM Emergency Management Agency was formed by a 28e agreement subject to the Iowa Code, Chapter 29C.9, Iowa Code 29C.10 and the Administrative Rules with the four counties: Appanoose, Davis, Lucas, and Monroe (ADLM). A Local Emergency Planning Commission (LEPC) comprised of 1 supervisor or their representative, sheriff or their representative, and 1 mayor from each county to serve as the board.

A few Examples of the functions and responsibilities as outlined in the associated Administrative Rules Section 605, Chapter 7 include:

- Develop and maintain each county's Emergency Operations Plan and test this plan through exercises.
- Develop and establish a warning system.
- Assist other governmental entities within each county in developing organizational plans and training programs.
- Develop standard operating procedures for the Emergency Operations Center (EOC) and supervises EOC operations.
- Maintain inventory of county-wide resources (resource management)
- Prepare and present a budget to the Emergency Management Commission.
- Maintain liaison with local, county, and state offices.
- Direct training of staff and volunteers, and assist cities and the county with its training programs.

- Prepare informational material for dissemination to the public.
- Meet with interested groups to explain the emergency management program and enlist their support and cooperation.

Emergency Management Needs

- Community needs educated on procedures during emergency events. The majority of survey respondents were not sure if the community was prepared for any type disaster or how to proceed in an emergency.

Solid Waste and Recycling

Rathbun Area Solid Waste Commission (RASWC) is the local transfer station for licensed haulers, residents and businesses. Curbside garbage is picked up by local private garbage companies of which individuals contract with. Once the waste is collected at the local transfer station, it is



hauled to the South Central Iowa Solid Waste Agency in Tracy, Iowa. Although trash pick-up is not required, the City support the efforts of mandatory trash pick-up and curbside recycling. Centerville would like to assist trash haulers in system efficiency, billing routes, and exploring the option of curbside recycling. 24-Hour Recycling Center is available in Centerville, however, many residents don't make the effort to go to the facility.

The Regional Collection Center, or RCC, is a facility to collect household hazardous materials and waste generated by area residents and small businesses for proper disposal.

Results from the public survey indicate that 82% of participants support curbside recycling and 66% would like to enforce mandatory trash pick-up at all residences. Currently, residents are free to select trash service from city approved providers and billed independently. The city has no detail on who has service nor from which provider. This also provides unnecessary heavy traffic on city streets.

Quick Fact: 66% of survey respondents support mandatory trash pick-up and 82% favor developing curbside recycling.

Solid Waste & Recycling Needs

- Mandatory Trash Pick-up (HMP 2016, County – identified as a priority for Centerville)
- Hazardous Materials Drives (HMP 2016, County)
- Curbside Recycling

Electric and other Utilities

Electric and gas services are provided by Alliant Energy. Upcoming improvements include burying electrical lines in the alley ways around the Historic Square in the summer of 2019. The city is working to coordinate efforts to bury additional utility lines during this project.

The city supports Iowa's initiative to have broadband service across the state and encourage the expansion of broadband providers. The minimum coverage established by the state is not enough for the service to the rural areas of the county.

LED lights will be installed around the Historic Square to improve efficiency and reduce electrical expense. This replacement is grant dependent and is hopefully completed by 2020. Annual savings is estimated at about \$6,000.

Electric & Utilities Needs

- A proposed wind field could develop off the southeast corner of city limits and would be within the 2 mile zoning of the city.
- Establish Infrastructure Plans to create underground utilities (HMP 2016)
- Continue upgrades to Broadband services.

Cemetery

The City of Centerville maintains the Oakland Cemetery. Oakland is located at the northeast portion of the city at East Van Buren Street. It comprises 44 acres and has 3,481 graves dating back to the 1800's. The City, the 'Friends of Oakland Cemetery', and residents maintain an attractive eternal resting place. The 'Friends' committee has received local donations and grant funding to erect a Veteran's Memorial and columbarium for ashes in 2019. The committee has also identified critical goals to maintain the property and accents to increase the peaceful environment. Such future projects may include trails, speaker systems, historical tours, etc.



Cemetery Needs

- Volunteers plan to add cremation garden
- Need funding to preserve old, dilapidated headstones



Entertainment

Entertainment is any form of an activity that holds the attention and interest of people. It is a way for people to divert attention from the demands of life and amuse themselves in their leisure time. Centerville provides entertainment to residents at the bowling alley, movie theater, indoor laser tag, golf courses, music theater shows and community celebrations such as; 'Bike Nights', 'Pancake Day', a wine festival, Junk Jaunt, the Children's Art Festival, the Appanoose County Fair, and 'Planes, Trains and Automobiles'.



Perhaps the greatest entertainment asset is simply the beautiful natural environment of the county. The rolling hills of Appanoose County provide excellent hunting, camping, biking and hiking. Southern Iowa is renowned for trophy deer and welcome hundreds of hunters each year. Lake Rathbun and Honey Creek State Park are located eight miles north of Centerville. The 11,000 acre lake has endless opportunities for fishing, water skiing, swimming, sailing, camping and adventures.



The residents of Centerville and guest can also take advantage of the city's Lelah Bradley Park and Lower Reservoir to enjoy natural beauty. This facility offers camping, cabins, trails, fishing, and non-motorized boating.

Entertainment Needs

- Committee members and the youth would like to see more community events throughout the year. Recommendations generated included: a boat show to entice those visiting Lake Rathbun, an art gallery or art show, music or bands at local establishments, and events that embrace ethnic roots. There was also much discussion on the need for night life entertainment and involvement of Indian Hills Community College Students and 'Millennials' that may be returning home to the area.

Community Facilities – Quality of Life

City Hall

Location: 312 East Maple Street
Structure Built: 1979
Houses: Public Works – Street Department, Waste Water Department, Water Dept.
Building and Code Enforcement
Animal Control
City Clerk’s office
Building and Zoning Department
City Council Chambers
Needs: New City Hall and/or expanded for additional space.

Police Department

Location: 1125 West Van Buren Street
Structure Built: 1975
Staff: 12 paid law enforcement positions and pays 50% of dispatcher’s wages
Vehicles: 9 patrol cars
Challenges: New Jail/office facility, Drug dog/new technology for illegal drug identification, Fleet replacement and equipment in patrol cars, Security camera system needs upgraded and expanded -currently at Historic Square, City Park, but would like to expand to North and South Park. Also have a recovery dive team.

Fire & Rescue

Location: 312 East Maple Street
Structure Built: 1979
Staff: The Centerville Fire Department is a combination paid/volunteer department. The members consist of a full-time chief, 2 volunteer asst. chiefs, 2 full-time captains and around 24 volunteers. The volunteers are split up into three categories, 13 regulars, 7 trainees, and up to 5 auxiliary. Ambulance staff include 4 ALS paramedics and 4 paramedics.
Challenges: More space/ larger building for fire department, Support County’s Certified Dive team & proper equipment (HMP 2016, city priority),

Drake Library

Location: 115 Drake Avenue
Structure Built: 1901, Renovations in 1986, 2003, 2008, 2017-2018
Desires: Establish a book club at library, Library needs extended hours and better parking, Library expansion wants to include more technology to compliment STEM at school. Need more staff to be open more hours, hope to host more community events (i.e. speakers, authors, and art).

Centerville Municipal Airport

Location: 20320 545th Street, Centerville – Approximately 2 miles south west of the city
Number of Structures: 1 Terminal, 3 hangers storing 16 aircraft
Staff: Contracted service for daily operations
Challenges: Funding to provide upgrades to allow for larger aircraft to utilize the facility, ongoing challenge to comply with all regulations that frequently change.

Centerville Parks and Recreation

Parks: North Park, South Park, Kennis Park, Morgan Cline City Park, Lelah Bradley Park, Morgan Cline Sports Complex

Centerville City Pool: Located in the Morgan Cline City Park and constructed in 2017 for \$2.8 million

Henry Little Tennis Courts: Located in the Morgan Cline City Park. Used by the High School for matches. Renovations are set to begin summer of 2018.

YMCA: Located on Main Street. Supported by the city and local contributions

Rathbun Area Chamber of Commerce: Located on the Historic Square and serves the Centerville/Rathbun area.

Centerville Main Street: Office is located on the Historic Square and primarily supports businesses around/near this location.

Challenges: Funding to maintain and improve facilities,

Appanoose County Facilities

1. Courthouse: 201 North 12th Street, Centerville
2. Sherriff's Department and Jail: 1125 West Van Buren Street, Centerville
3. County Engineer and Roads Department: 1200 Highway 2, Centerville
4. Appanoose County Public Health: 209 East Jackson Street, Centerville
5. Appanoose County Veteran's Association

State and Federal Facilities

USDA Farm Services office: 501 North 12th Street, Centerville

Post Office: 300 North 10th Street, Centerville

Quality of Life Issues and Ideas

The critical services provided through the city budget will have continuous and annual evaluation for issues and needs to improve service to residents. Such examples would include fire, police, first responders, etc.

- Increase safety of all people on the Historic Square after dark. (no loitering, lighting, etc.)
 - a. Increase police presence, limit loitering, improving lighting
 - b. Actively pursue a “Zero Tolerance” policy to reduce drug use in the community.
 - c. Work with the local law enforcement departments to establish a “Zero Tolerance” program.
- Promote volunteerism to increase trained volunteer fire department members and first responders.
- Reduction of crime throughout the community.
- Support further development of services available at local medical and mental health facilities.
- Support efforts and programs sponsored by Appanoose County Public Health for preventative health and disaster recovery support.
- Enhance existing partnerships and coordination with local healthcare institutions to promote healthy lifestyles.
- Support local service agency that can offer addiction and recovery counseling.
- Ensure long-term ambulance service to all residents of Appanoose County
- Continued support for local clubs that sponsor programs that enhance curb appeal throughout the city.
- Establish and enforce strict city codes that will provide clean and tidy yards and structures.
- Offer continued policy and program support for Veterans in the city. Such as “Home Based Iowa” program.
- Promote preservation of historical properties that enrich the city’s character and heritage.

Chapter 2: Economic Development

GOAL: "Centerville will continue to develop a strong economy that supports and attracts quality businesses, industry and tourism."

RECOMMENDATIONS

- Implement an action plan to preserve the integrity and enhance the buildings and atmosphere of the Historic Square being the heart of the community.
- Promote Centerville as a tourist destination.
- Support existing industries, recruit new businesses and assist in the creation of new businesses that could improve the local tax base, increase employment and build wealth.
- Provide high quality and diverse housing options for all residents to maintain a great quality of living and healthy economy.
- Establish governmental operations that promote fiscal soundness and viability of city government operations through an established trusting relationship with residents.

Economic Development is described as: "efforts that seek to improve the economic well-being and quality of life for a community by creating and/or retaining jobs and supporting or growing incomes and the tax base" (www.svbic.com). Economic Development involves every facet of the community. Centerville must attend to all these facets in order to support existing businesses, maintain a quality workforces and foster new economic ventures. Committee members worked during meetings to identify the critical pieces to the 'economic puzzle'. Members discussed positive elements in the economy and what desires would improve the City of Centerville's economy. Discussion focused on capital market, housing market, business market, labor market, consumer market and social/human capital. (See Section 6: Appendix).



Economic Partners

There are several key partners that keep Centerville’s economy thriving. Appanoose Economic Development Corporation (AEDC), Main Street Centerville and Centerville-Rathbun Lake Area Chamber of Commerce. AEDC’s mission is “to facilitate the retention, expansion, attraction and creation of businesses and jobs in Appanoose County and collaboratively work to enhance the overall business climate of the county”. This may occur through the following priorities: Providing support and resources to existing and prospective industries and businesses; supporting a strong entrepreneurial environment; and marketing Appanoose County to attract new commercial and industrial development opportunities.

Centerville-Rathbun Lake Area Chamber of Commerce is located in Centerville and “is an action-oriented, volunteer organization of individuals and businesses working together to advance economic growth and promote and preserve the community assets and positive business climate.” The Chamber places priority on providing benefits to members and provide opportunities for members to promote their business, maintain the Chamber’s image in the community with emphasis on retention, recruitment and services, establish and maintain rapport with local, state, and national elected officials while advocating for issues that are important to the Centerville-Rathbun Lake area, bring visitors to the Centerville-Rathbun Lake area and work with other community entities to facilitate beautification and enhancement efforts and assist with other organizations in achieving goals.

“Main Street Centerville builds the value and appeal of downtown by supporting business development, promoting a positive image and rehabilitation of the historic core of the community. Our organization uses an inclusive approach to involve all stakeholders, through community involvement, volunteerism both private and public.” (www.mainstreetcenterville.com). ‘Main Street’ has become the driving force for preserving and enhancing the historic buildings on the Square. Creative fundraising events have also become an integral component of improving community pride and investment through family activities.



Appanoose Industrial Corporation (AIC) is a nonprofit entity that works to improve business conditions throughout Appanoose County. The organization can provide financial incentives to businesses relocating to or expanding in Appanoose County.

The economic partners collaborate to provide community events during the year. The events bring together residents and guest from throughout the region. Centerville’s proximity to fishing at Rathbun Lake and abundant hunting opportunities attracts many visitors to the community. The city has embraced these assets by hosting the annual Governor’s Hunt, fishing tournaments

and other outdoor activities. Centerville is also recognized by the State of Iowa as an “Iowa Great Place”, and a “Home-based Iowa” community.

Economic Needs

- Pursue funding options to lend support and financial assistance to Centerville businesses.
- Clearly identify leadership roles and responsibilities in local economic projects.

Employment and Human Capital

The top three employment categories throughout the past 15 years in Appanoose County are manufacturing, education/health care/social assistance, and retail. They fluctuated slightly during the times that major industry have left or moved in.



Appanoose County Economic Development Corporation has distributed the 2017 data Environmental Systems Research Institute (ESRI) established as the profile of Centerville. The workforce occupations shows that from the 3,849 total employees, approximately one-quarter, are in the fields of education and health care. Another 22% of employees work for manufacturing industries. It is estimated that 17% of employees work for retail trade. Nearly 10% of employees work in the category of accommodations or food services. A large majority of the total employees are from within the county and commute to work alone.

The unemployment rate is defined as the percentage of the work force that is unemployed but actively seeking work. The average unemployment rate in Appanoose County has remained above the State of Iowa levels but it mirrors the overall trend. The Appanoose County unemployment rate for May 2018 was 2.8% compared the State of Iowa rate of 2.7%. While discussing the human capital (skills, knowledge and experience of people) participants acknowledged that prevalent drug use, poverty and emotional challenges complicate addressing the local unemployment concerns.

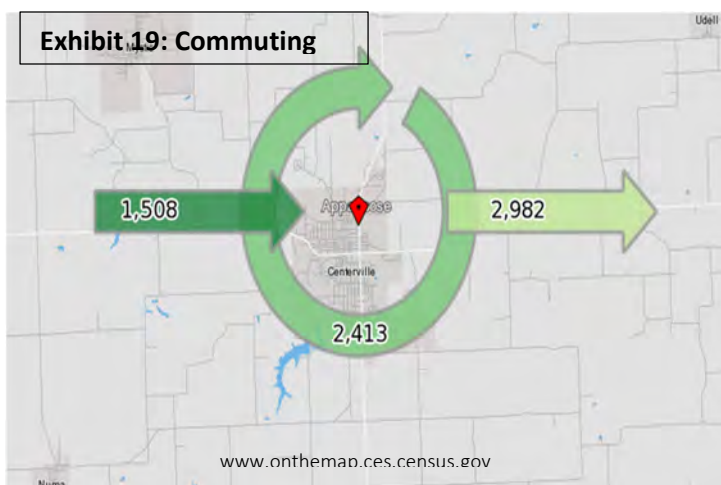
Upon discussing the labor market (availability of employment and labor), Sarah Lind, AEDC Director, stated that recent industry surveys indicate that there are ample jobs available but limited motivated workforce and employers have trouble filling positions. “Currently our economy does not need a large industry to move in because we simply don’t have a local workforce to fill the jobs.” She recommended that perhaps better local options would be for “cottage businesses” with 10-12 people.



Iowa Workforce Development has issued occupational forecasts from 2014-2024 for the State of Iowa. This document predicts the fastest growing occupational fields to be wind turbine technicians, occupational therapy assistants, operations research analysts, information security analysts, and physical therapists. The largest projected job growth could be in truck drivers, registered nurses, food prep/serving workers, customer service representatives, and retail sales. When considering the expanding opportunities in Iowa and Centerville, it will be crucial for educational institutions to educate and train students to prepare for such careers and support young professional organizations.

Commuting Patterns

Regional commuting patterns represent possible sources of sales surplus or leakage for local retail entities. Worker inflow from neighboring communities helps to expand the potential



customer base. When people commute elsewhere for work, there is a likelihood that they will shop locally in that employment base. US Census 'On the Map' estimated in 2015 that 2,982 residents reside in Centerville but commute to work outside the Centerville city limits. This is in addition to the 2,413 Centerville residents that live and work within the city. An estimated 1,508 people reside outside of Centerville but come here for employment. This surplus also

helps bolster the economy in the city of Centerville. According to the Appanoose County Labor shed analysis performed by Iowa Workforce Development, residents that are explore jobs outside of the county are willing to commute an average of 25 miles one-way for employment opportunities.

AEDC has distributed the 2017 data Environmental Systems Research Institute (ESRI) established for the profile of Centerville. The data indicates that a large majority of workers drive alone to work, about 16% carpool and no one uses public transit. Over half of employees commute less than 10 minutes to work and this estimate is used in the calculation establishing the average commute time of 16 minutes (<https://factfinder.census.gov>).

QUICK FACT:
10-15 Transit is the local public transit provider for ALL public users.

Housing Market

The availability of affordable, quality housing is an important factor in a community's ability to maintain, expand or develop a healthy economy. Available housing can be an important location factor for new industries when considering a community. A community that is better prepared to meet these needs may have an edge in attracting new development, along with retaining current residents.

Centerville was incorporated in 1855 and a majority of houses were constructed shortly thereafter.

Approximately 40% of the current homes were built prior to 1940 and almost one-third of houses are valued below \$50,000. Although the city has recently become



more diligent about enforcing property maintenance ordinances, challenges are compounded with an exceptionally high number of rental properties. According to the 2016 ACS, Centerville has 2,850 total housing structures and 40% are renter-occupied units. Municipalities generally prefer to have about 20% of residences as rentals (2010 US Census indicates 2838 households and 1047 are rental properties, equaling 37%). The higher percentage of renter-occupied housing tends to be an indication of less traditional, more transient population, and poverty. The 2016 ACS Census data indicates a rental vacancy rate of approximately 16.8% which also reflect the transient type of residents.

“Workforce housing is generally understood to mean affordable housing for households with earned income that is insufficient to secure quality housing in reasonable proximity to the workplace.” (www.Wikipedia.com) This income group may sometimes make too much money to be eligible for state-funded affordable housing programs, but may still find it difficult to afford



market prices. This often includes young professionals just starting their careers, individuals who work in and support the city's larger service. The 'HUD Fair Market Rent for Centerville, Iowa-Appanoose County' determined to be: Studio: \$489, 1 BR: \$650, 2 BR: \$834, 3 BR: \$890.

(www.publichousing.com/city/ia-centerville) When taking this data and comparing it to the Affordability Analysis (Exhibit 30) it is evident that

households with an income of less than \$25,000 annually (43% of Centerville households – 2016 US Census American Community Survey) have very limited housing options with only studio apartments, one bedroom rentals, and approximately one-third of owner-occupied homes.

“Centerville Affordability Analysis” is shown in Exhibit 30 and was derived from US Census data. This affordability analysis assumes that an affordable owner-occupied unit is valued no more than 2 times a household's annual income, while affordable rental unit costs no more than 30% of a household's monthly income. A positive balance indicates a surplus of housing within the

affordability range for that income group, while a negative balance indicates a shortage of housing in that range. The analysis demonstrates the only sufficient amount of housing stock occurs for the income range of \$25k-49,999/annually. The largest gap occurs in the category that would include many two parent working families earning \$75,000-\$99,999/year. There is a deficiency of 238 affordable housing options for this income category. However, due to the aging housing stock and the availability less expensive homes, it can be assumed that many families take advantage of this surplus. Household incomes that are above \$50,000 annually (34% of total households) have less overall options for higher assessed valued properties.

Income

Household income levels are an indicator of local prosperity and growth potential. Exhibit 21 highlights the percentage distribution of households in each income bracket and comparing that to the years of 2010 to 2015 in Centerville and to the State of Iowa in 2015. It is evident that income ranges \$25,000-\$75,000 in

Exhibit 20: Income Distribution for Household by Percentage, Centerville and State of Iowa (2016 ACS)

Income Category	Centerville	State of Iowa
Less than \$10,000	14.7%	6.2%
\$10,000-\$14,999	9.7%	5.1%
\$15,000-\$24,999	16.9%	10.5%
\$25,000-\$34,999	13.0%	10.6%
\$35,000-49,999	11.5%	14.4%
\$50,000-\$74,999	14.2%	20.0%
\$75,000-\$99,999	12.2%	13.7%
\$100,000 or more	7.7%	19.4%

Centerville had a decrease in the number of household over those six years. In contrast, the number of Centerville households whose income was below \$25,000 saw an overall increase. The city has a high level of individuals living below poverty guidelines and is illustrated by the greater percentage than the State’s average of households earning below \$50,000. The greatest increase in Centerville’s categories occurred in the income range of \$75,000-\$99,999.

Quick Stat: A single parent of one child wage comparisons
Living Wage- \$10.53/hr
Minimum Wage- \$7.25/hr
Poverty Wage- \$7.00/hr
www.livingwage.mit.edu

Appanoose County has consistently ranked among the top five poorest counties in the State of Iowa several years. According to the 2016 ACS Exhibit 20, the residents of Centerville continue to live well below the United States median annual household income of \$55,322 as well as the State of Iowa’s \$54,570 with the Appanoose County’s median income of \$30,422 a year. While the State of Iowa has maintain near the same level of residents living below poverty over the past four years, Centerville’s poverty rate has increased at the rate of one percent each year. The U.S. Census Survey indicates that in 2016 youth under the age 17 account for over half the people that live below poverty guidelines in Appanoose County.

The education levels of residents directly correlates to the household incomes in the region and influences the poverty rate. The education levels of persons 25 years and older in the city are below the State of Iowa’s averages. The 2016 ACS shows that 31.5% of Centerville’s population over the age of 25 years have attained a high school diploma or equivalency and the State of

Iowa's average is 92%. During the past five years, Centerville's estimate of residents with a high school education over the age of 25 has decreased by approximately 5.8%. This has an impact on the work force and household income resulting in increasing poverty rates.

Exhibit 21: Centerville Change in Annual Median Household Income					
	2000	2010	2015	2010-15 % change	2016
Centerville	25,498	29,401	31,270	+6.3%	\$30,422
State of Iowa	39,469	48,872	53,183	+8.8%	\$54,570
Washington	36,067	46,566	45,013	-3.4%	\$44,462
Pella	45,496	58,486	55,551	-5.3%	\$60,568
Mt Pleasant	35,558	40,265	45,539	+13.1%	\$46,804

2000-2016 ACS

Economic Development Issues and Ideas

- Promote partnerships with educational institutions for potential training and entrepreneurship opportunities for residents.
- Increase percentage of residents receiving a high school diploma or equivalency and job training.
- Work with local entities to create a labor pool of qualified individuals that are motivated to work. I.e. job training at QPS, partnership with IHCC for development programs, preparation classes at HS.
- Encourage and support entrepreneurial ventures and business plans for individuals, small businesses or companies to grow for a changing economy.
- Establish efficient technology service that will be conducive for businesses in the community. I.e. support Alliant Energy efforts to bury power lines, improve Broadband/Fiber Optic capabilities, etc.
- Encourage local businesses to be inclusive of youth (High School and College) entertainment, recreation, shopping and dining.



Critical Economic Pieces

Centerville has a strong business market to provide a stable economy for the county and surrounding region. There are a variety of unique shops around the Historic Square and throughout the community to attract a stable consumer market. Additional city assets include the manufacturing companies in the Industrial Park, a strong tourism base and stable educational systems.

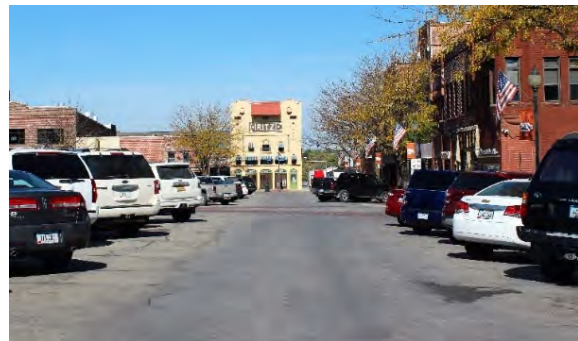
Retail

Iowa State University Department of Economics assembled a Retail Trade Analysis Report for the fiscal year of 2016. This report states that the real annual taxable retail sales has continued to climb over the last 4 years to the highest point of \$96.5 million in FY16.



The retail trade analysis compares sales levels in Centerville to a range of ‘expected’ values for peer cities. In FY 2008 through 2016 Centerville’s per capita sales were above the expected range.

Trade surplus or leakage measures the dollar difference between the city’s actual sales and the total sales it could generate if residents satisfied all their retail needs locally. This can determine if a community is self-sufficient or possibly at ‘break even sales’. Sales above the breakeven level imply a net surplus arising from sales to non-residents. ‘Leakage’ occurs when the sales levels are below breakeven and suggest that local residents are spending money outside the city. The breakeven analysis formula for Centerville can be found in the ISU retail trade analysis report. It supports the concept that Centerville is a local hub for economic activity. It outlines a steady surplus estimate of over \$30,000 on average for the past ten years. The City of Centerville offers a variety of retail stores when comparing the surrounding five counties.



Enhancing the livability of Centerville can help attract workers and businesses. Providing diverse retail options can help improve the quality of life while generating tax revenue. The majority of comprehensive plan survey respondents indicate they would like the city to have more affordable clothing available in Centerville. It was also recognized that a jewelry store was needed in the community. Many respondents commented that the quality of life in Centerville could be enhanced by additional restaurants.

Historic Square

Centerville’s Historic Square is situated at the heart of the community and is a lifeline for the economy. The district includes 119 buildings that are collectively valued at more than \$9.6 million. The buildings are located on the “world’s largest continuous square” because there are no stoplights or stop signs around the eight block trek. Many unique retail shops, businesses and

services are located here. They account for approximately 368 jobs and \$1.3 million in annual retail sales.

The economic opportunities for the Historic Square abound with multiple stories of commerce, government, and living spaces in a compact environment. The survey results indicate a strong agreement that the 'Square' is the greatest asset of the community and it is critical to preserve.

"Centerville Main Street" was re-established in 2016 and serves as the catalyst for the Historic Square District progressing into the future.



There are multiple key business locations throughout the city. The arterial roadways of state Highway 2 and state Highway 5 provide ideal locations for access to business at the perimeter of the city. Highway 2 entering the east side of the city has the Appanoose County Sale Barn, the Machinery Barn, the Granite Works, and auto repair businesses. State Highway 5 is a major through fare for this community. The northern city limits has multiple eating establishments, True Value, banks, medical offices and convenience stores. Along the southern city boundary, businesses on Highway 5 include Walmart, Orscheln's, Lockridge, John Deere, and a multitude of other entities.



Manufacturing – Industrial Park

There are multiple industries located in Centerville's Industrial Park Those employers are: Bemis Company, C & C Machining, Hill Phoenix, Lee Container, Barker Company, RMA Armament, Fluoroseal, Southern Iowa Heating & Cooling, NAI Electricians and Wells Manufacturing.

Also, as part of manufacturing services Iowa Steel & Wire creates industrial and agricultural wire products on the west edge of Centerville.

Education/Health Care/Social Assistance

The consumer market pertains to buyers who purchase goods and services. Consumer preferences and buying habits greatly impact the local economy and businesses. The essential service agencies provide vital elements to the quality of life in the community. Such businesses providing education, health care and social assistance account for the largest employers in Centerville. ESRI indicates that approximately 945 employees provide these services. The prominent community assets that provide such services include Mercy Medical Center and Indian Hills Community College.

Tourism and Recreation

Centerville-Rathbun Lake Area Chamber of Commerce touts that the community was “Named one of the top five outdoor towns in America by Outdoor Life Magazine, Centerville is one of Iowa’s great places. We draw people from all over to enjoy our beautiful 11,000 acre Rathbun Lake and browse our specialty shops and boutiques, dine in many terrific restaurants, take advantage of numerous other recreational opportunities or join in one of our many festivals and special events”. (www.centervilleia.com)



Appanoose County is every outdoorsman’s dream. It includes thousands of acres of public hunting ground, fishing locations, boating, camping, hiking, and three golf courses. Lake Rathbun has over 700 campsites around the Lake as well as Honey Creek State Park and Resort. Public hunting is available on more than 23,000 acres scattered over four locations in the county. This area is especially know for the large white-tail deer and hosts the annual “Governor’s Hunt” for trophy deer. Outdoor recreation activities provide a large economy boost for Centerville.

Tourism is also promoted through the rich history that flourishes throughout the City of Centerville in the Historic Downtown Square, Appanoose County Historical and Coal Mining Museum, Drake Public Library, the CB and Q Railroad Depot and many other historic buildings and homes. A 2018 study prepared by the Research Department of the U.S. Travel Association estimates the 2017 annual domestic travel expenses spent in Appanoose County, Iowa were about \$18.4 million. Local impacts were estimated to be approximately \$250,000 in local tax receipts and about \$2.28 million in payroll.

Economic Growth Issues and Ideas

- Centerville Main Street committee completed the “Market Study and Strategies – 2017”. This outlines opportunities for greater services around the Centerville Historic Square. The survey results are similar to the public input provided to comprehensive planning sessions. Citizens would like to have more restaurants of all types and retail options that provide sporting goods and cater to other hobbies. Additional services and office space could potentially benefit the Historic Square as well. Many residents who completed the survey also showed a strong interest in further developing downtown housing options.
- Businesses will need to recognize internet shopping and connecting with patrons by social media will be an essential component to economic success in the future. Forbes Magazine article “Forbes Survey Reveals What Millennials Really Want” (6/6/2016) indicates that 65% of Millennials prefer shopping online versus going to a store. However, Centerville’s “Market Study and Strategies- 2017” survey indicates that only 17% if business on the Square transact sales online.

The Historic Square is the heart of tourism and retail shops. The participants indicate the community should continue to invest in this critical asset by considering the following recommendations:

- Install Sidewalks around the Courthouse lawn perimeters.
- Evaluation of building integrity and options for rehabilitation funds
- Explore options of upper story renovations for housing opportunities
- Improve safety measures and enforcement at all times (better lighting, zero drug tolerance, frequent law enforcement presence, etc.)
- Frequent celebrations, events or music on weekends
- More attention-demanding signs to attract people off the highways and onto Square
- Support ongoing efforts to improve streetscape
- Work with local Main Street program and private business owners for façade updates that emphasized historic preservation
- Improve traffic flow and mobility around the Square
- Promote business succession to ensure building occupancy
- Sidewalk/Trail System that connects people from major community attractions back to the Square.
- City should engage downtown stakeholders in a public planning process to consider the next step for the trees around the Square based on the following considerations:
 - Tree Health, Longevity and Impacts (blocking building signage, roots creating infrastructure problems, sidewalk concerns, and difficulty pruning. Downtown Tree Options – If selecting a replacement tree, Centerville should engage an arborist and/or landscape architect to consider the quantity, location, root system space required, canopy size and density of the canopy.
 - Downtown Aesthetic - The trees create a pleasant walking environment for visitors.
 - Compare the benefits vs challenges
- Including the analysis of each building by a structural engineer to establish building conditions and recommended improvements to assure building stability, building facade' improvements, removal/replacement of trees, replace street lights with energy efficient LED bulbs, improve sidewalk conditions, cooperating with Alliant energy to bury power lines, and evaluate traffic flow, safety and parking around the Square. Efforts will be inclusive of a 1 block radius off the immediate Square.
- Capitalize on guests at Honey Creek State Park and entice to the city.
- Improve retail services and offer events targeting youth and college students
- Expand broadband and fiber optic services to provide optimum business opportunities
- Establish a larger pool of certified electricians and contractors to meet the demands of a community with aging structures and historical properties.
- Develop strategic marketing during peak hunting seasons to bolster economy.

- Support local entrepreneurs to develop a business plan and opportunities the city can offer to further develop the business.
- Promote City Reservoir as a weekend escape with unique small town shops and dining.
- Focus on infrastructure investments and economic incentives in the identified areas for potential growth/expansion

Participants believe that frequently utilizing the short line railroad could provide an opportunity for an increase in tourism. Establishing a Historic Railway tour from Albia to Centerville and provide trolley service to retail establishments.

Many residents believe that ‘Morgan Cline Sports Complex’ could be greater utilized by local teams and potentially host tournaments that could draw visitors from near and far to bluster the economy.

Economic Growth Areas

The Land Use section of this plan (Chapter 6) has identified locations for growth preferences regarding commercial and industrial. Exhibit 22 below defines the zoning districts that provide direct economic impact to Centerville. Specific growth locations can be viewed in the map in Exhibit 37.

Exhibit 22: CENTERVILLE’S ZONING DISTRICTS WITH DIRECT ECONOMIC IMPACT		
SYMBOL	TITLE	PURPOSE
UC	Urban corridor	This district recognizes the mixed use character of major urban corridors, such as Maple Street and 18th Street. These corridors sometimes accommodate a combination of residential, commercial, and office uses. Design standards maintain their character as important urban streets.
LC	Limited commercial/ office	This district reserves appropriately located area for office development and a limited variety of low-impact commercial facilities which serve the needs of residents of surrounding residential communities. The commercial and office uses permitted are compatible with nearby residential areas. Development regulations are designed to ensure compatibility in size, scale, and landscaping with nearby residences.
CC	Community commercial	This district is intended for commercial facilities which serve the needs of markets ranging from several neighborhoods to the overall region. While allowed commercial and office uses are generally compatible with nearby residential areas, traffic and operating characteristics may have more negative effects on residential neighborhoods than those permitted in the LC district. CC districts are appropriate at major intersections, at the junction of several neighborhoods, or at substantial commercial sub centers.
DC	Downtown commercial	This district is intended to provide appropriate development regulations for downtown Centerville. Mixed uses are encouraged within the DC district. The grouping of uses is designed to strengthen the town center's role as a center for trade, service, and civic life.
GC	General commercial	This district accommodates a variety of commercial uses, some of which have significant traffic or visual effect. These districts may include commercial uses which are oriented to services, including automotive services, rather than retail activities. These uses may create land use conflicts with adjacent residential areas, requiring provision of adequate buffering. This district is most appropriately located along major arterial streets or in areas that can be adequately buffered from residential districts.
BP	Business park	This district is designed to promote the development of planned business parks that accommodate corporate offices, research facilities, and structures which can combine office, distribution, and limited industrial uses. These facilities serve a more regional audience, but may provide services to local residents.

LI	Limited industrial	This district is intended to reserve sites appropriate for the location of industrial uses with relatively limited environmental effects. The district is designed to provide appropriate space and regulations to encourage good quality industrial development, while assuring that facilities are served with adequate parking and loading facilities.
GI	General industrial	This district is intended to accommodate a wide variety of industrial uses, some of which may have significant external effects. These uses may have operating characteristics that create conflicts with lower-intensity surrounding land uses. The district provides the reservation of land for these activities and includes buffering requirements to reduce incompatibility.

AEDC will be an integral leader for any business or industry to flourish in Appanoose County. The executive director is poised to take the lead on business retention, expansion, recruitment, entrepreneurial development, financing/incentives, business advocacy and site/building development.

Capital Market

Capital market is comprised of how securities like stocks or bonds are issued to raise financing capabilities:

- Tax Incentives

- Bonding Capacity – Maximum is \$10.5M and currently at 55%

- Hotel/Motel Tax – approximately \$95,000/yr through 2023

- Local Option Sales Tax (LOST) – funds collected allow for expenses of fire, pool, economic development, and city projects

- Revolving loan and grants

Participant brainstorming results: Own our own electric utility, merchandise fees (rent to buy options), revolving loans, utilize the strong financial institutions in the city, and find a way to capture online sales taxes relevant to sells in the region.

Tax-Increment Financing

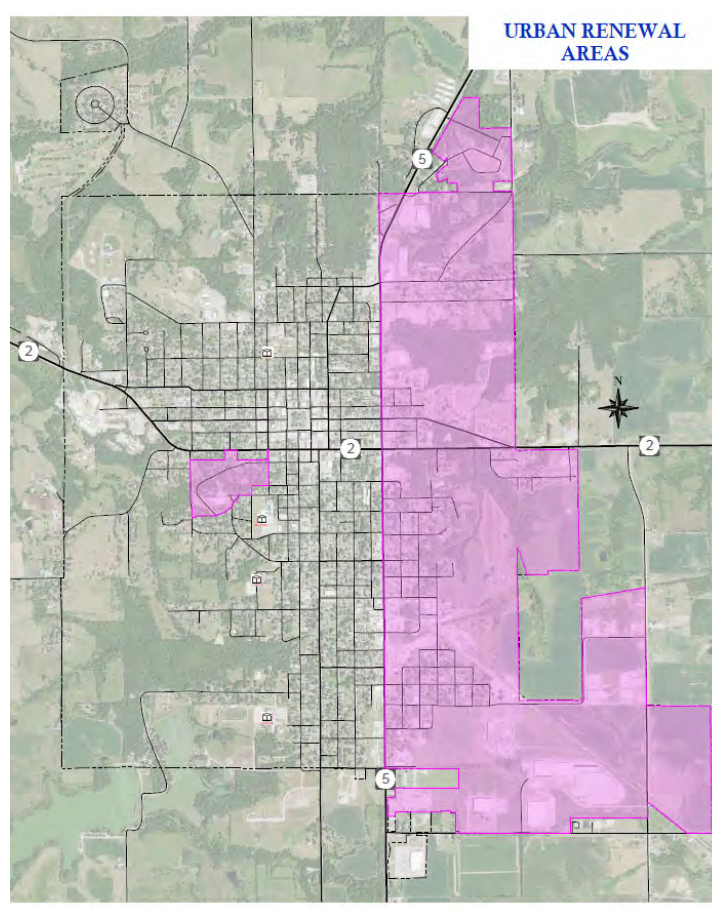
Urban Renewal Plans outline specific target locations to improve economic development or slum/blighted properties. One strategy to implement this is through Tax-Increment Financing (TIF). This is a method of reallocating tax revenues which are produced as a result of an increase in taxable valuations above the “base valuation” figure within a tax increment area. Cities or counties may choose to create TIF district as a means to maximize property tax dollars within particular areas, in order to pay the cost of public improvement projects such as streets, water, sewer, etc. Any real property can be included in an urban renewal area/TIF districts, but the owners of agricultural land must first give permission. The identified district must meet the criteria of slum/blighted area or potential enhanced economic development.

All TIF districts developed prior to January 1, 1995 have no statutory limit of time for which revenues can be collected and used. Any TIF district based on slum and blight only after January 1, 1995, also has no statute of time limitation. Areas of economic development established after 1/1/1995 may be collected for no more than twenty (20) years. Housing projects in economic development areas will have a ten to fifteen (10-15) year limit.

Centerville currently has identified three (3) TIF districts. The original area #1 and amended areas #1 and #2 include Walmart and industrial park area. Original area #2 is primarily located east of 18th Street. There is also a spur leading from 18th Street west on State Street to the Historic Square. The TIF area does also include the Historic Downtown Square. Number three (#3) amendment is the most recent in 2016. This district includes the Morgan E. Cline City Park.

Quick Fact: All TIF districts are identified as potential Economic Development areas.

Exhibit 23: Urban Renewal Areas (larger map can be found in Section 6: Appendix)



Economic Growth Issues and Ideas

Primary opportunity areas for business and industrial growth in Centerville are identified in three different areas. Exhibit 37 shows the Preferred Growth areas.

- Commercial Corridors on Highways 2 and 5.

There are two major commercial corridors in the city limits of Centerville. Highway 5 intersects the city from north to south and is also known as “18th Street”. State highway 2 provides access from east to west and is also known as “Maple Street”. These corridors provide critical economic structure to the retail and services for the surrounding area. Their vitality is important to the economy but its appearance also serves as the major gateways for downtown visitors.

- Industrial Park - Centerville has a strong industrial park that also has potential to expand. This location also is home to a ‘certified site’ through Iowa Economic Development Authority.
- Historic Square - one imminent challenge is the deteriorating conditions of buildings around the Historic Square. The 100+ year old buildings require ongoing maintenance of roof, masonry work, and overall structural integrity. This may be one factor that influences the difficulties of keeping buildings occupied.
- Participants indicated that an opportunity for large economic impact would be if rural regions could establish a way to capture online sales tax from orders made within the region.
- Support the establishments of cottage businesses or pop-up businesses by ensuring the development of a business plan that could provide long term economy support.
- Survey results, student conversations and public meeting participants consistently stated they would like to see greater diversity of food options and restaurants in Centerville.
- One huge challenge noted throughout the planning sessions was that the populations and tax base has continued to decrease over the past years, but yet the expenses for maintaining the city’s infrastructure and essential services increases.
- Participants also recommended the city locate pieces of land that can be dedicated to natural energy development such as solar panels and/or wind turbines to create local energy sources.