

# *City of Centerville*



## *Comprehensive Plan – 2019-2039*

*Adopted: April 1, 2019*

“Centerville is a charming community with a vibrant historic square that captures the spirit of the residents. The thriving economy is supported by unique businesses and a prosperous Industrial Park. Our heritage is preserved through celebrations that feature art, culture and music. It is a place where families and visitors can enjoy a healthy lifestyle exploring trails, parks, Rathbun Lake, and the rolling hills of southern Iowa.”

## **HISTORICAL INFORMATION**

*Summary provided by the 1961 Comprehensive Plan*

The City of Centerville is located near the center of Appanoose County nearly 11 miles from the Missouri border. Appanoose County is the southernmost tier of counties in the state of Iowa. Land in Appanoose County is predominately agricultural and is classed as marginal agricultural land. The soil is upland Grundy type with some Edina silt loam underlain with gritty subsoil.

The name Appanoose is of Indian decent and derived from the hereditary ruler of the Meskwaki (Fox) Indian tribe. He was the only leading chief of the Sac & Fox tribes west of the Mississippi River. Appanoose means "Chief when a child or He who was a chief when a Child." This Chief was well known to the early settlers in the southern part of Iowa.

Centerville (the county seat) was platted in October 1846, and was called Chaldea. It was decided at a later date to change the name of Chaldea to Senterville in honor of Governor Senter of Tennessee. The State Legislators, however, in enacting a name change into law made it



"Centerville" instead of the intended Senterville, and thus it has remained. Early on there were no buildings of any kind erected in Chaldea during the year 1846. Spencer F. Wadlington came to the vicinity during the summer of 1846 and built a cabin northeast of the original plat. Mr. Wadlington open the first mercantile house established in the City. The first building to be constructed within the original town site was a cabin erected by James

Wright in 1847. Later in 1848 the first Post Office was constructed.

Centerville was incorporated as a Town on March 26, 1855. A new brick Court House building was started around 1860 to replace the original log building that was constructed in 1848. The present Court House building was started in 1903 being constructed of stone with a tile roof.

Other history shows that the "Appanoose Chieftan" was the first newspaper established in Centerville.

During the early years, Centerville enjoyed a rapid growth in population reaching its peak of 8,486 in 1920. This early growth and the prosperity of the City during those years were due largely to the deep vein of coal mining industry that flourished in the region. With the increase in coal mining costs that had been experienced in the past, the coal industry began to decline with a resultant decline in the population of the City of Centerville. Today the City of Centerville will look towards a prosperous future as we update the comprehensive plan.



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## Section 1: Planning Process

## Section 1: Planning Process

### Executive Summary

#### Purpose of the Comprehensive Plan

Comprehensive planning is a transparent public process in which residents create a shared vision to promote health, safety, and prosperity of the community. The plan is a foundational document that helps guide the city's decisions. A comprehensive plan has two fundamental services:

- To provide a legal basis for land use regulations by analyzing existing conditions and developing growth goals.
- Present a unified and compelling vision for a community and establish the specific actions necessary to fulfill that vision.

The recommendations of the plan are designed to take advantage of Centerville's assets, resources and heritage to build an optimal future for the citizens of Centerville.

#### A Community Building Role

The plan presents a unified and compelling vision for a community and establishes the specific actions necessary to fulfill that vision. The plan articulates the community values and priorities, based on a public input process. The plan is designed as a working document that both defines future goals and provides a flexible implementation framework that can respond to demographic and economic environment change over time. Many opportunities in future may be beyond the current resources of the city or require conditions which do not exist at the time the plan is created.

#### Legal Role

The Centerville Comprehensive Plan provides the legal basis for the city's authority to regulate land use and development. A city that chooses to adopt zoning and subdivision ordinances (which recognize that people in a city live cooperatively and have certain responsibilities to coordinate and harmonize the uses of private property) must comply with Iowa Code that requires that these ordinances be in conformance with a comprehensive plan and its corresponding vision for the community's physical development. This includes adopting land use regulations such as zoning and subdivision ordinances, for the "health, safety, morals or general welfare of the community". These regulations govern how land is developed within a municipality and its extra-territorial jurisdiction.

#### Guidance for Decision-makers

The approved comprehensive plan will provide the framework for both public and private decision makers to make choices where the end results are in the best interest of the entire



community. The plan is the guide for City Council, city staff, the Planning and Zoning Commission, City Council, and other City Boards and commissions, as they set policy, make new public investments, and deliberate on land use and development decisions.

The foundation of the plan is based upon principles that make it valid regardless of the exact rate or extent of growth. Comprehensive planning can be vital in determining:

- The quality of life in the community;
- The character, health and accessibility of open space and natural resources;
- The degree to which storm water runoff is controlled from new development;
- The available revenues to support capital improvements and public services;
- The employment, housing, recreational and shopping needs of the community;
- The current and future demand on infrastructure and;
- The compatibility of new development, especially those that occur adjacent to existing or proposed residential land uses.

City Administration and council recognized the desperate need to update the city's Comprehensive Plan to provide direction for the city's future. The most recent plan was completed in 1961 and is no longer valid in today's society. The Centerville City Council contracted with Chariton Valley Planning & Development Council of Governments to complete the plan. CVPD was responsible for organizing the planning committee, public involvement opportunities and composition of the document.



### **Public Involvement**

Public involvement is critical to building consensus in the planning process. If the full community is involved in the planning process the comprehensive plan is stronger in its applications. It is unrealistic that all ideas presented in the comprehensive plan will receive complete agreement. However, the inclusive planning process collected a wide array of ideas and opinions, the comprehensive plan becomes the unifying element for decisions.

Public participation was sought through a variety of ways. A community wide kick-off meeting was held on September 11, 2017. This meeting was designed to inform residents on what a



comprehensive plan is and the importance of it; along with gathering input from the community members. Vision planning sessions with key stakeholders were held in September and October of 2017. Planning meeting sessions were advertised as open to the public and also included staff members of the city, council members and stakeholders. The planning sessions occurred approximately monthly from

October 2017 through June of 2018 at Centerville City Hall. A community wide survey was distributed in November 2017 and also re-distributed in April of 2018. It yielded 101 responses. Chariton Valley Planning and Development Council also made multiple presentations to local clubs and had several news articles in the local Daily lowegian Newspaper. An entire day was spent presenting and gathering input from high school students at Centerville Community School district. Refer to Appendix 6 for public involvement.

The draft Centerville Comprehensive Plan was available for public review at Chariton Valley Planning and Development Council and Centerville City Hall. The Planning & Zoning Commission held a public meeting on March 25, 2019 to gather final comments and make a formal recommendation to the Centerville City Council. The City of Centerville held a public hearing on April 1, 2019 to hear final public comments. During the regular meeting, Council would hear said recommendation and take final action on the approval of the Comprehensive Plan.

## Acknowledgments

<b><u>Centerville City Officials</u></b> Darrin Hamilton, former Council Member Dianne Senior, Council Member Dr. Neal Sokol, Council Member Jan Spurgeon, Council Member Jay Dillard, Council Member Michael O'Connor, Mayor Neil MacArthur, former Mayor Ron Creagan, Council Member	<b><u>Centerville Planning and Zoning Commission</u></b> Bill Buss Bill Matkovich Ed Shirley Lori Bogle Randy Hash Richard Wakefield Robert Bozwell Roman Royer Scott Arnold	<b><u>City Staff</u></b> Debra Smith Frank Belloma Jason Fraser, City Administrator Jenel Barth, Drake Public Library Director Joyce Davis Marsha Wells Mike Bogle Mike Craver, City Attorney Ryan Moore Steve Hawkins Tammy Johnson Tom Demry, City Police
<b><u>Chariton Valley Planning and Development Council of Governments</u></b> Nichole Moore, Executive Director Julie Pribyl, Program Support Specialist Darwin Rhode, Alloy Specialties Inc.		
<b><u>Planning Participants</u></b> Al Collins Aldo Smaniotto Alison Fraser Becca Emmitt Beth Morris Bette Howell Bev Engle Bev Jewett Bill McAfee Bob Morris Bob Thomas Brad Bratz Bruce Buttel Bruce Frevert Cheryl Kirkland Chester Engle Chris Fenton Christina Bratz Clarence Ballanger David Dillon David Faris Edith McGill Gary Messersmith George Reynolds Greg Fenton Hector Torres-Cacho, IDOT	Howard Davis James Emmitt Jane Love Jeff White Jim Sulser Joe Starceovich John Sheston Jon Dorman Jonathan Hart Joni Sokol Josh Hart Joy Davis Judy Dorman Kelly Kauzlarich Kris Larson Kyle Ocker Larry Heikes Lisa Baker Lois Reynolds Lora Ashby Lottie Wilson Marcia Thomas Mark Dekker Mark McGill Mary Ann Bonds Mary Wells Matt Haden, Co Engineer	Michael Ashby Mikal McGill Mike Bogle Mike Lamb, ADLM Mike Miller Nancy Buss, HEC Natalie Close Nicole Cox Pam Messersmith Pat McAfee Peggy Johnson Phil Visser Rhonda Raskie Richard Reynolds Rusty Kirkland Ryan Stober Sam Belloma Sarah Lind Shane Frevert Shawn Dekker Sheila Shelton Sherry Henshaw Susan McDanel Tony Kury Tracy Morris Wilma Faris
<b><u>Comprehensive Planning Committee</u></b> Bev Jewett, Resident Jan Spurgeon, Council Member Jason Fraser, City Administrator Mary Wells, Main Street Mike Craver, City Attorney Natalie Close, Chamber Patti Lind, Resident Sarah Lind, AEDC <b><u>Additional Planning Resources Cited:</u></b> Full list in Appendix		



## Comprehensive Plan Timeline

August 15, 2017	Meeting to go over comprehensive plan information
September 11, 2017	Comprehensive Plan – Kick-off meeting @ City Hall @ 5:30 pm <b>Issues &amp; Opportunities Element</b>
September 13, 2017	1 <sup>st</sup> Vision Statement Session @ CVPD office 1-4 pm
October 4, 2017	2 <sup>nd</sup> Vision Statement Session @ CVPD office 1-4 pm
October 9, 2017	Comprehensive Plan Meeting @ City Hall @ 5:30 pm <b>Economic Development Element</b>
November 8, 2017	3 <sup>rd</sup> Vision Statement Session @ CVPD office 1-4 pm
November 13, 2017	Comprehensive Plan Meeting @ City Hall <b>Community Facilities Element</b> <b>Community Character Element</b>
December 11, 2017	Comprehensive Plan Meeting @ City Hall <b>Transportation Element</b>
January 8, 2018	Comprehensive Plan Meeting @ City Hall <b>Housing Element</b>
February 12, 2018	Comprehensive Plan Meeting @ City Hall <b>Public Infrastructure &amp; Utilities Element</b>
April 9, 2018	Comprehensive Plan Meeting @ City Hall <b>Agricultural/ Natural Resources Element /Hazards Element</b>
May 14, 2018	<b>Land Use Element</b> Comprehensive Plan Meeting @ City Hall
June 11, 2018	<b>Land Use – P&amp;Z Mapping</b>
July - Oct, 2018	CVPD work on draft Comp plan Review 1 <sup>st</sup> Draft of Comp plan with committee
Oct-Nov, 2018	Revisions to the document
December 2018	City Council & Planning Committee Review
January 2019	Centerville Council meeting - review
April 1, 2019	Review Final Comp Plan with Council for approval/adoption Public Hearing for Public Comments

## Section 2: Introduction

## Section 2: Introduction & Community Profile

### Iowa Smart Planning

The plan lays out a vision for the future of Centerville, Iowa. The community has approximately 5,528 (2010 US Census) residents and is the county seat to Appanoose County, Iowa. The plan identifies issues and opportunities for Centerville's land use, infrastructure, public facilities, housing and natural resources. These findings are paired with community input to provide a unified vision for the city's future. The action steps will provide direction to improve the quality of life and make the city more attractive for potential growth.

### Iowa's Smart Planning Legislation

In the spring of 2010, the Iowa State Legislature passed the "Iowa Smart Planning Act" as a way to guide and encourage the development of local comprehensive plans. The legislation outlines 10 Smart Planning Principles and 13 comprehensive plan elements that Iowa cities should use to develop comprehensive plans. These guidelines are intended to improve economic opportunities, preserve the natural environment, protect quality of life, and ensure equitable decision-making processes.

The Centerville Comprehensive Plan was created in compliance with the guidelines of the Iowa Smart Planning Act. Section 6: Appendix provides an overview of this compliance. The smart planning principle and comprehensive plan elements as defined in legislation are listed below. Though the sets of elements and principles may look similar, they differ in that the 10 smart planning principles are meant to be the overarching values that inform each of the 13 elements of the plan.

#### **Exhibit 1: IOWA'S SMART PLANNING LEGISLATION PRINCIPALS AND ELEMENTS**

<b>10 SMART PLANNING PRINCIPALS</b>		<b>13 COMPREHENSIVE PLAN ELEMENTS</b>	
1.	COLLABORATION	1.	PUBLIC PARTICIPATION
2.	EFFICIENCY, TRANSPARENCY, AND CONSISTENCY	2.	ISSUES and OPPORTUNITIES
3.	CLEAN, RENEWABLE, AND EFFICIENT ENERGY	3.	LAND USE
4.	OCCUPATIONAL DIVERSITY	4.	HOUSING
5.	REVITALIZATION	5.	PUBLIC INFRASTRUCTURE and UTILITIES
6.	HOUSING DIVERSITY	6.	TRANSPORTATION
7.	COMMUNITY CHARACTER/QUALITY OF LIFE	7.	ECONOMIC DEVELOPMENT
8.	NATURAL RESOURCES AND AGRICULTURAL PROTECTION	8.	AGRICULTURE and NATURAL RESOURCES
9.	SUSTAINABLE DESIGN	9.	COMMUNITY FACILITIES
10.	TRANSPORTATION DIVERSITY	10.	COMMUNITY CHARACTER/QUALITY OF LIFE
		11.	HAZARDS
		12.	INTERGOVERNMENTAL COLLABORATION
		13.	IMPLEMENTATION

## Community Profile

Centerville serves as the county seat and encompasses an area of 4.9 square miles with an approximate population density of 1,137 people per square mile according to the 2016 ACS.



The City of Centerville was established in 1846 when the coal mining industry was booming. Multiple coal mines in and around the city dictated the population trend and the local economy. Centerville's peak population occurred in the early 1920's as the coal

industry was at its height. The community's population and economy paralleled the trend and also began to dwindle. The population has continued to decline from that time to current.

Ten major employers are identified in Appanoose County by the Location One Information System (LOIS) website as of 2015. All but one of these are located within Centerville's jurisdiction: (\*outside city limits)

Centerville Community Schools	Hill Phoenix, Inc.
Bemis	Honey Creek Resort
Hy-Vee	Iowa Steel and Wire Co
*Mercy Medical Center – Centerville	Wal-Mart
Wells Manufacturing Corp	Fareway Stores Inc.
Lee Container	C and C Machining

Transportation needs are provided through a roadway system, a short line railroad, a regional transit service and hiking/biking trails in the parks. State Highways 2 and 5 intersect in Centerville's northeast quadrant of the city. There are about 54 miles of roadway in Centerville. The Appanoose Community Railroad enters the community from the southeast and crosses the southern portion of town with a stub connecting to the industrial park. The Leleh Bradley Hike and Bike Trail connects the east and south sides of the Centerville Reservoir to a park in the southwestern part of town.

Exhibit 2: Demographics	
US Census Year	Centerville's Population
1980	6558
1990	6068
2000	5924
2010	5528
2016	5404

"Centerville boasts that its downtown area is 'world's largest city square'. The square offers numerous specialty shops intermingled with offices and surrounds the majestic county courthouse." (Main Street Centerville Market Study and Strategies 2017) The square provides benches, extra wide sidewalks and abundant free parking to create a pedestrian-friendly environment. This environment also

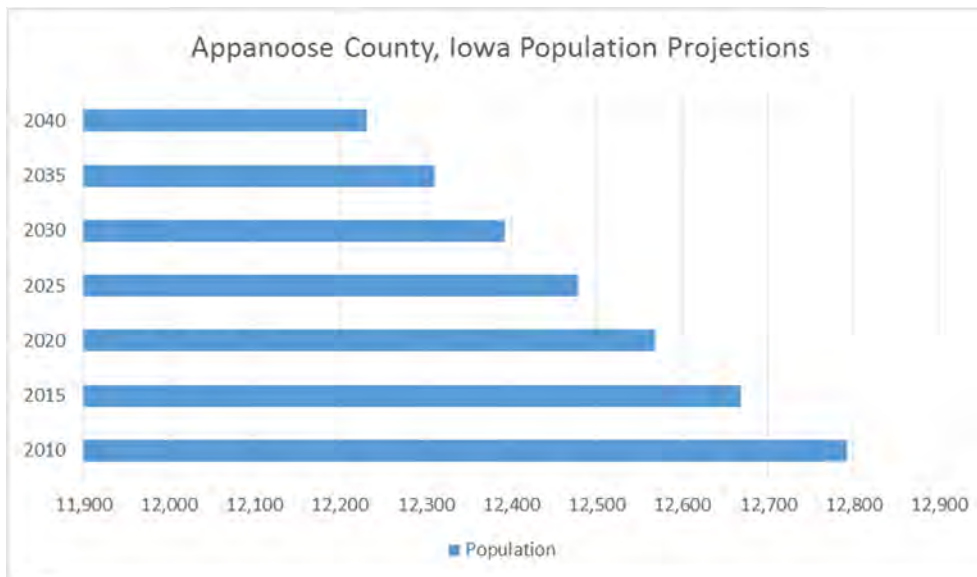
provides the square to be a great host for community events on the courthouse lawn or historic band shell.

### **Population and Projections**

Centerville's peak population occurred in the 1920's as the coal industry was at its highest. A few years later the industry began to suffer with less consumer usage. The community's population and economy paralleled the trend and also began to fall. Centerville's population has continued to decline from 1980 to current. Woods and Poole Population Projection indicates a continued decline in residents of all Appanoose County over the next 30 years. (See Exhibit 3.) While the population continues to decrease into the foreseeable future, Centerville's median age continues to increase as baby boomers age. In 2016, the US Census shows the median age as 45.6 years which is higher than the 2010 median age of 40 years.

As of the 2016 ACS, the total population of Centerville was 5,404 with a total of 2,452 households. Between 2000 and 2010, Centerville lost 396 people and decreased 39 households in alignment with the County's loss in both population and households.

#### **Exhibit 3: Woods & Poole Population Projections**



The City of Centerville continues to decrease in the number of youth in the community. There were approximately 1,540 children under 18 years of age in 2000, 1,400 in 2010 and about 1,220 in 2015. This trend also carried through to

the senior population who reside in the community. During the past 16 years, the number of residents 65 years and above has decreased from 22.8% to 20.9%. However, the community aging overall which is evident in the increase of the median age for Centerville from 39.4 years in 2000 to 41.8 years in 2010 and to 43.8 years in 2015 (US Census data).

Centerville's vulnerable population who are most at risk to be severely impacted by a disaster or economic fluctuation are identified as young children, the elderly, those with disabilities, those living in poverty and those that are linguistically isolated. As of the 2016 ACS, the survey estimated that 2.6% of people have a primary language other than English and would be considered linguistically isolated. There are approximately 357 (6.6% of total population)

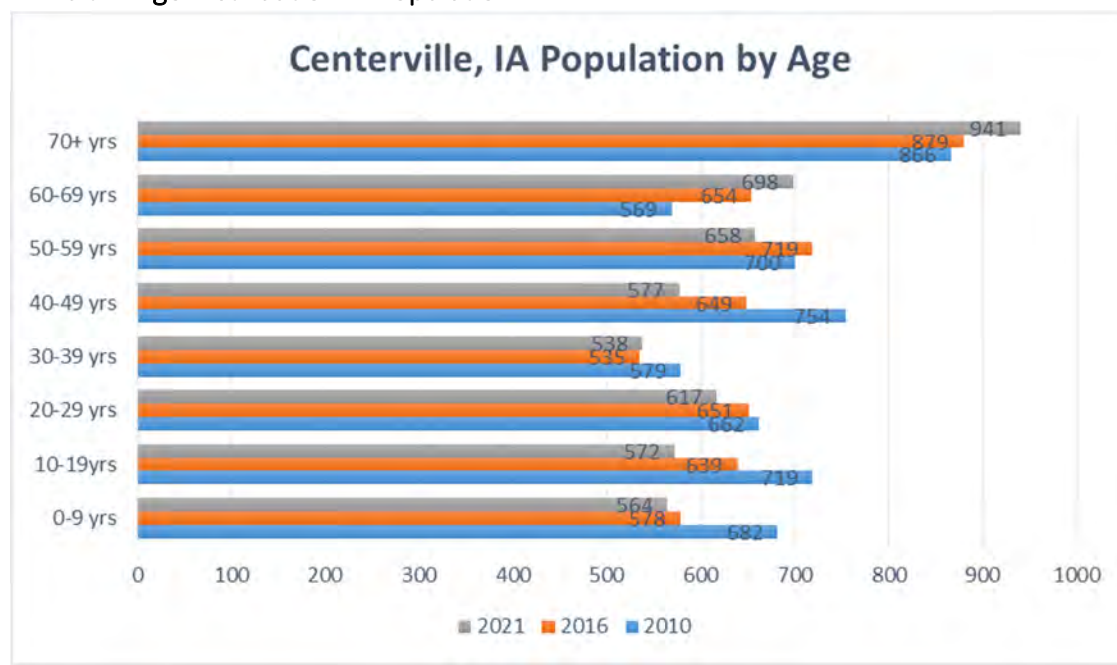
children under the age of five years. The population over the age of 75 years account for 10.6% (573 people) in Centerville. Centerville has a large number of residents living in poverty at 22.1% versus the State of Iowa's average of 12.3%. The remaining vulnerable population category would be individuals that have a disability. It is estimated that 385 residents of Centerville have a confirmed disability. That accounts for approximately 7% of the population. The combination of all these populations qualifies nearly 26% of residents.

In the 2016 ACS, median household income for Centerville was \$34,689 up from \$29,401 in the 2010 Census. More than 56% of the households in Centerville had incomes less than \$35,000 in 2016. Approximately 17.8% of the population of Centerville have incomes below the 2010 Federal Poverty Guidelines.

### **Age and Gender**

In addition to the changes in total residents, Centerville also has experienced a shift in the age distribution of its population. These changes have important socio-economic implications, including demand for jobs, housing, social economic support, health care, and other goods and services. The data indicates that the City's population is aging at a significant pace. A noticeable loss in the 30-39 years is followed by an increase for residents in their 40's and 50's. An increase of elderly residents has occurred over 7 years has taken place in 2010 and 2016 and is predicted to occur in 2021 at a greater rate. Centerville's female population is slightly higher than the male counterparts. There are approximately 2,826 women in the community compared to 2,578 of men. (Exhibit 4)

Exhibit 4: Age Distribution in Population



2016 ACS indicates that a higher percentage of Centerville males over the age of 25 years have an education level that is less than a high school diploma compared to females the same age. (Men-26%/ Women-13%). An education level can directly impact the occupations the person is eligible for and income range. The 2016 ACS also indicates that the total number of unemployed is 205 of 2324 residents over 16 years old. The majority of those unemployed residents are male (66%). This also supports why a greater number of individuals living below poverty level are men. (Men 23%/ Women 21%).

## Race and Ethnicity

Centerville is a predominantly white community that has seen only slight changes over the past fifteen years. The white population has slightly decreased in population of 1.3% since 2000

EXHIBIT 5: RACE & ETHNICITY (2016 ACS)

	2000	2010	2016
<b>RACE</b>			
WHITE	97.3%	96.5%	96.0%
BLACK	0.8%	0.9%	0.6%
ASIAN	0.4%	0.3%	0.8%
HAWAIIAN/PACIFIC ISLANDER	0.0%	0.0%	0.0%
AMERICAN INDIAN/ALASKA NATIVE	0.1%	0.4%	0.0%
SOME OTHER RACE	0.4%	0.3%	0.1%
TWO OR MORE RACES	0.9%	1.5%	2.2%
<b>ETHNICITY</b>			
HISPANIC/LATINO	1.5%	1.9%	2.4%
NOT HISPANIC/LATINO	98.5%	98.1%	94.1%

reflecting a similar trend as the State of Iowa.

The most significant increase was to the Hispanic/Latino population which increased by nearly 1% and accounts for approximately 1.9% of residents. Another increase occurred in residents that consider themselves two or more races.



## Household Characteristics

There are many important factors to consider when reviewing basic household characteristics. One important is to assess the living arrangements of individuals within households. ACS exhibits show that the number of households decreased by 124 from 2010 to 2016 to keep in align with the loss of population. This is consistent with the trend for the State of Iowa as a whole, although its average household size was slightly higher to begin with, going from 2.46 to 2.41. When viewed in the context of the City's aging demographics, it appears that household sizes are decreasing as a result of the natural pattern of families growing older, and adult children leaving home for other places.



Additional consideration needs to be given to the difference of a “family household” or “non-family household”. According to the US Census Bureau, a ‘family household’ is one that has at least one member of the household related to the head of household by birth, marriage, or adoption. In contrast, ‘non-family member households’ are those that have either one person living alone or multiple individuals who are not related to one another. In Centerville from 2000 to 2010, the percentage of households classified as ‘non-family households’ increased by 2.1%. At the same time the number of ‘family households’ decreased in average family size by 2.1%.

The average age composition of households has also changed over the years as well. For example, the percentage with households with individuals under 18 present decreased by 85 people (2.3%) and consistently the percentage of households with individuals 65 also decreased from 34.3% to 32.4%.

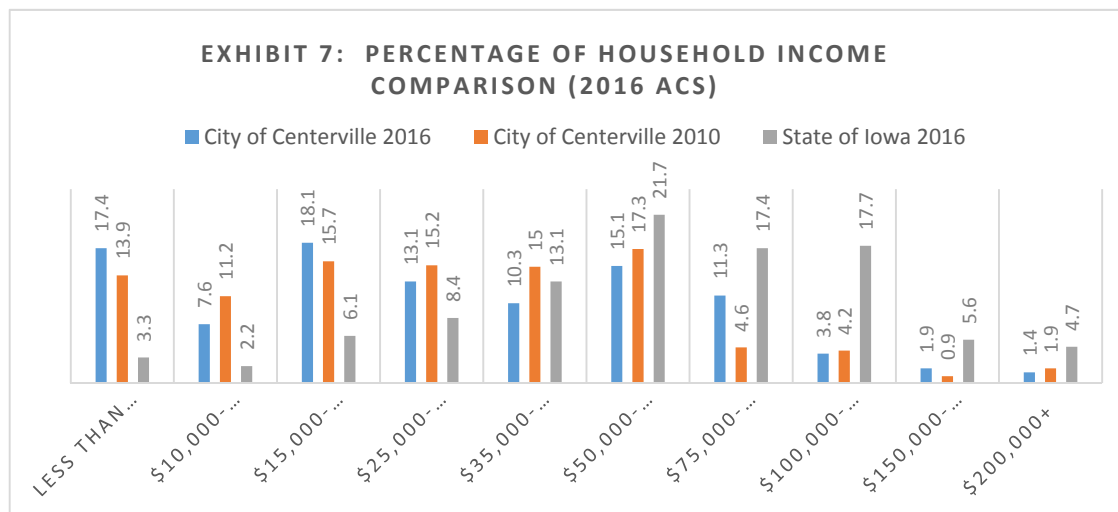
A ‘group quarter’ is a special category to include individuals living in some form of group living arrangement. The exhibit below includes ‘Group Quarters’ that have been identified in Centerville:

<b>Exhibit 6: Community Group Living Locations</b>	
<b>ENTITY</b>	<b>POPULATION</b>
Nursing/Skilled-Nursing	
Golden Age	70
Homestead	96
Centerville Specialty Care	67
Appanoose County Jail	9
Indian Hills Community College Dorms	20

## Income

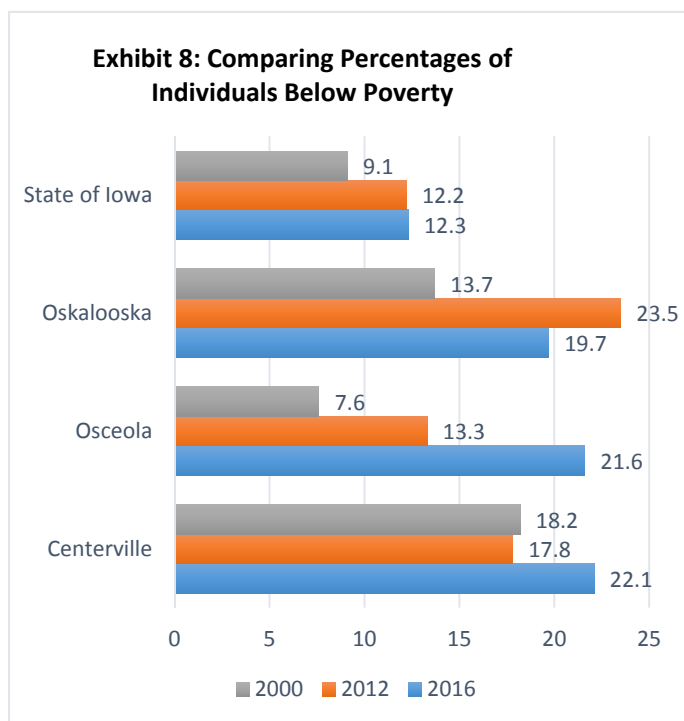
Household income levels are an indicator of local prosperity and growth potential. Exhibit 7 highlights the percentage distribution of households in each income bracket and comparing that to the years of 2010 to 2016 in Centerville and to the State of Iowa in 2016. It is evident that income ranges \$25,000-\$75,000 in 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 (HUD's guidelines of very low poverty level) saw an overall increase. The greatest increase in Centerville's categories occurred in the income range of \$75,000-\$99,999. Centerville is well below the State of Iowa's percentages in all household income categories exceeding \$50,000 per year. The city has a high level of individuals living below poverty



guidelines and is evident by the greater percentage than the State's average of households earning below \$50,000.

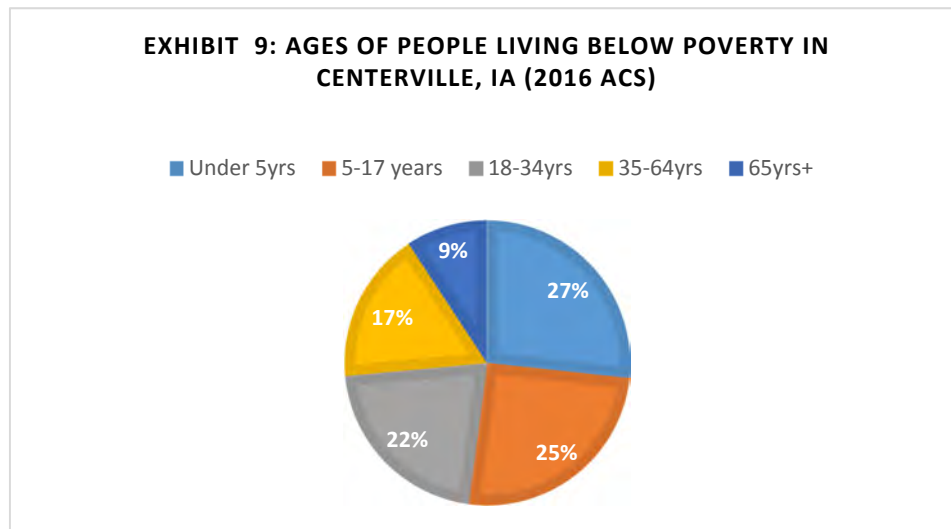
Appanoose County has ranked among the top five poorest counties in the State of Iowa for many



years now. The residents of Centerville continue to live well below the United States median household income of \$51,914 as well as the State of Iowa's \$48,872 with Appanoose County's median income of \$34,689 a year. While the State of Iowa has maintained 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 ACSs indicates that in 2016 youth under the age 17 account for over half the people that live below poverty guidelines.

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 8%. This has a direct impact on the work force and household income resulting in increasing poverty rates.

The education levels of residents directly correlates to the household incomes in the region. The education levels of persons 25 years and older in the city are below the State of Iowa’s averages.



## Health and Wellness

Exhibit 10: Health Rankings	Appanoose County- 2017	2017 Iowa State Ranking out of 99 Counties	Appanoose County- 2011	2011 Iowa State Ranking out of 99 Counties
<b>Health Outcomes</b>		93		99
<b>Length of Life</b>		93		99
Premature Death	7,900		9,161	
<b>Quality of Life</b>		85		99
Poor or fair health	13%		24%	
Low birthweight	7%		8.6%	
<b>Health Factors</b>		97		88
<b>Health Behaviors</b>		91		85
Adult smoking	17%		25%	
Adult obesity	35%		29%	
Sexually transmitted diseases	323		140	
Teen births	44		43	
<b>Clinical Care</b>		96		48
Uninsured	9%		10%	
Primary Care Physicians	1810:1		1420:1	
Dentists	6226:1		--	
Mental Health providers	1790:1		--	
Prevent Exhibit Hosp stays	67		82	
Mammography Screening	55%		47.5%	
<b>Social and Economic Factors</b>		96		90
Children in Single-Parent Households	25%		31%	
Violent Crimes	298		--	
Children in Poverty	25%		24%	
High School Graduation	87%		95%	
Some College	69%		56.7%	
Unemployment	4.8%		8.1%	
www.countyhealthrankings.org				

## County Health Rankings

Since 2011, the University of Wisconsin Population Health Institute and the Robert Wood Johnson Foundation have partnered together to publish an annual resource called 'County Health Rankings'. Each county in every state is evaluated and ranked according to two basic categories: Health Outcomes and Health Factors.

Centerville comprises 43% of Appanoose County's population and significantly impacts the data. Centerville and Appanoose County's poor health condition were brought to light at the first release of this data in 2011. Appanoose County ranked the lowest of all 99 Iowa counties in Health Outcomes including the length of life and quality of life. Over the past six years, there has been significant improvements to reduce the number of premature deaths, the number of residents in poor/fair health, and reducing the number of low birthweight babies.

However, during that same period of time, Appanoose County has fallen from 88 of 99 to 97 of 99 in the Health Factors. This includes declines to health behaviors, clinical care, and social and economic factors.

There are particular areas of concern are indicated in Exhibit 10. Specifically the increased number of residents who are obese, infected with sexually transmitted diseases, and the reduction of high school graduates.

In 2017, Appanoose County ranked worse than the State of Iowa's averages in the following categories: more premature deaths (2,000), more adult obesity (4%), greater physical inactivity (7%), higher number of teen births (17), number of residents uninsured (2%), less percentage of students graduating from high school (3%), higher unemployment than the states average (1.1%), and more children living in poverty (10%).

### Economic Conditions

<b>Exhibit 11: Leading Employment Categories</b>	<b>Number of employees</b>	<b>Percentage of the Population</b>
<b><i>Employment Category</i></b>	TOTAL 2419	
Ag/Forestry/fishing/mining	70	2.8
Manufacturing	495	20.4
Wholesale Trade	55	2.2
Retail Trade	463	19.1
Transportation/utilities	91	3.7
Finance/real estate/insurance	85	3.5
Professional/Admin/waste mang	91	3.7
Education/Health care/Social work	477	19.7
Entertainment/Rec/Food	193	7.9
Other	154	6.3
Public Admin	126	5.2
<b>2016 ACS</b>		

### Employment

Centerville is the largest city in Appanoose County and is larger than other cities located within the four surrounding counties. Centerville is a regional draw for retail, services and jobs. The economic pull occurs from neighboring Iowa counties but also from the Missouri counties that are just across the southern border.

The overall unemployment rate over the past seven years

continues to decline despite fluctuation in month-to-month evaluations. The highest unemployment rate of recent years occurred in January 2010 with a rate of 9.3%. The recent unemployment rate estimated by Iowa Workforce Development was 4.0% in September of 2017.

### Commuting Patterns

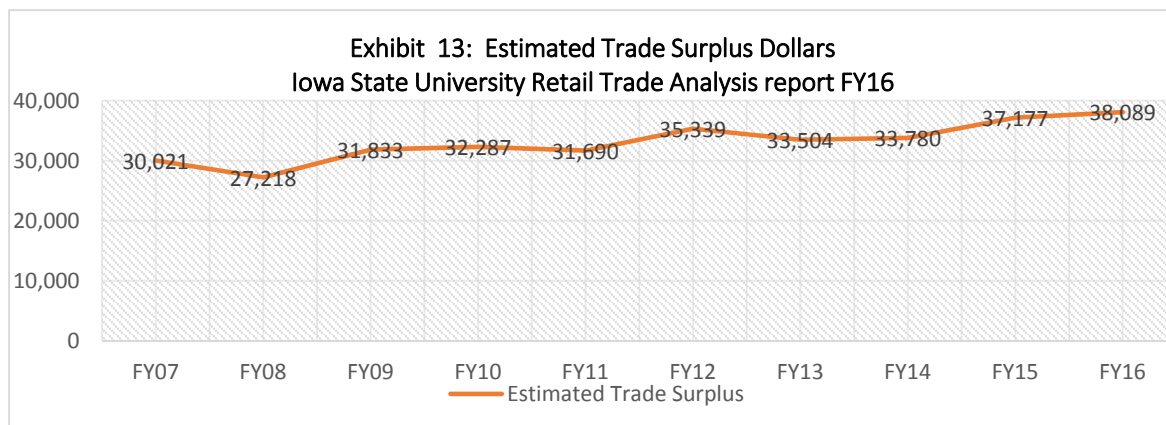
The average commute for Appanoose County/Centerville residents is 16.5 minutes and the majority of workers drive alone to work. (2016 ACS). It is estimated that 1,592 residents commute to work outside the Centerville city limits and an estimated 2,135 people come to Centerville for employment. Most of those commuting outside of the city are working in Albia, Moravia, or Ottumwa. The surplus of employees coming in for employment helps bolster the economy in the City of Centerville. According to the Appanoose County Labor shed analysis performed by Iowa Workforce Development, residents that explore jobs outside of the county are willing to commute an average of 25 miles one-way for employment opportunities.

## Retail Analysis

Exhibit 12: Retail Sales Per Capita	Appanoose County Trends FY13-15	Appanoose County Trends FY16	Non-Metro Median FY16	State of Iowa FY16
Type of Firm				
Apparel Stores	119	--	122	341
Building Materials Stores	--	847	424	883
Eating and Drinking Establishments	618	689	732	1352
Food Stores (excluding non-tax food)	NA	1011	1105	1112
General Merchandise Stores	--	--	1234	1509
Home Furnishing Stores	130	143	152	395
Specialty Retail Stores	392	471	404	976
Service Establishments	1290	1427	1131	1702
Miscellaneous Retail Firms	361	381	818	985
Automotive and Related Stores	NA	404	451	595
Utilities and Transportation	992	981	658	1173
Retail by Wholesale	271	333	841	1259
<i>Iowa State University Retail Trade Analysis Report FY2016</i>				

Iowa State University provides reports on retail trade for all Iowa communities based on reported sales of goods and services. Exhibit 12 and Exhibit 13 give an estimation of sale surplus and leakage for Centerville from 2007 to 2016. This information is calculated by evaluating the city's actual retail sales and the total retail sales

that would be generated if residents met all their retail needs within the city. Centerville consistently has a trade surplus supporting that it is a regional hub that attracts the spending of Centerville residents and non-residents from the surrounding area.



## Economic Development Agencies

Centerville has several organizations that are devoted to the economic development of Centerville. Appanoose Economic Development Corporation (AEDC) has the mission 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.” The priorities of the corporation are to provide support and resources to existing and prospective industries and businesses, support a strong entrepreneurial environment, and market Appanoose County to attract new commercial and industrial development opportunities. The

services are administered through several different branches including Appanoose Industrial Corporation (AIC).

Main Street Centerville helps people “Experience Downtown Centerville, as a regional commercial district, set apart by our ‘World’s Largest Town Square’. Residents, families, and visitors appreciate our vibrant, thriving culture and the architectural character of the downtown district. The walkable, clean downtown is well known for its unique shopping and dining options, we feel a sense of belonging, love and respect.” They provide design assistance for downtown buildings, coordinate activities and events to promote the Historic Square, analyze market opportunities, recruit targeted retail, provide advice for businesses and promote historic preservation.

Centerville - Rathbun Lake Area Chamber of Commerce “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 focus of their work is to:

- Provide benefits to our 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. Advocate for issues that are important to the Centerville-Rathbun Lake area.
- Bring visitors to the Centerville-Rathbun Lake area.
- Work with other community entities to facilitate beautification and enhancement efforts and assist with other organizations in achieving goals.

### Housing Characteristics

According to the 2016 ACSs, over half (51%) of residential structures in Centerville were built prior to 1950. There was a spike in new homes built in the 1970’s with nearly 15% of the housing stock built during this decade. Approximately 43% of residential structures were built prior to 1939.

Another challenging statistic is that about 40% of homes (972 units) in Centerville are rental properties.

<b>Exhibit 14: Owner-Occupied Household Median Values Comparisons (2016 ACS)</b>	
Centerville	\$67,200
Oskaloosa	\$95,800
Osceola	\$84,800
Knoxville	\$96,700
State of Iowa	\$129,200

Estimates from the 2016 American Community Survey indicate that 72% of Centerville housing units are single-family detached. Multi-family dwellings include small apartment complexes (3-9 units) to large density units of 10 or more. Less dense apartment style living quarters account for approximately 6.8% of residences in Centerville and locations of 10+ apartments comprise 9.9% housing units. The

lowest number of housing types available in the city are single-family attached (duplexes) at 1.6% and mobile homes with 2.4%.



Single-family housing is one of the dominant uses in the City of Centerville. The City offers a wide variety of housing types within this category – everything from stately well-preserved homes near the heart of the city to modern suburban-style homes around the periphery. Centerville struggles with an aging housing stock and deteriorated conditions. Almost half of Centerville’s single family dwellings were built prior to 1950 and about one-third are valued below \$50,000. Centerville’s median value of owner-occupied structures is approximately \$67,200 compared to the state’s median owner-occupied median of \$129,200. Approximately 83% of owner-occupied houses are valued below \$100,000.

Centerville’s has identified a variety of housing challenges in the community and those are discussed in more detail in the “Housing” component of this plan.

- One concern that has been identified is that approximately 40% the total housing units are used as rental properties. The target range for rental properties is near 20%.
- There is a “Workforce Housing” shortage. This describes dwelling options for households that are below and around the median income for the housing. 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. There are a shortage of houses that working families can afford in the \$50-\$100k range. Small affordable properties are quickly purchased as rental properties by large landlords and the remaining homes not purchased by them are in desperate need of extensive repairs –often equal or greater than the value of the structure. This becomes a problem for employees of local industries that start a job, rent a residence and later want to purchase a home. When there are no acceptable quality homes in this price range, they relocate to neighboring communities and commute.

#### **Exhibit 15: Housing Profile**

Total housing units: 2,850  
 Occupied: 2,452  
 Vacant: 398  
 Owner-Occupied: 1,413  
 Renter-Occupied: 972 (40%)  
 (2016 ACS)

## **PUBLIC PARTICIPATION**

### **Community Opinions/Priorities**

The development of the Centerville Comprehensive Plan occurred over a two year timeframe.



Public input was emphasized early in the process and continued throughout the duration of the planning period. Adult committee participants and high school students were asked to provide their opinions regarding the positive attributes of the city, the challenges they see facing the city and what desires they have for their community.

Despite different perspectives, adults and the youth agreed on several outlooks. Details of the opinions can be found in Section 6: Appendix.

A majority of participants strongly believe that the greatest community asset is the Historic Downtown Square. The Square offers abundant shopping, dining and is home to the Appanoose County Courthouse. The students also appreciate people who create a wonderful small town atmosphere.

Adults take pride in the education available at Centerville Community Schools and Indian Hills Community College, as well as that there are variety of recreation options through natural resources and local services available.



#### EXHIBIT 16: SUMMARY OF OPINIONS

<b>YOUTH – POSITIVES ABOUT CENTERVILLE</b>	Small town atmosphere, people, variety of restaurants, community events, and Historic Square
<b>ADULT – POSITIVES ABOUT CENTERVILLE</b>	Local education systems (public school and college), historic downtown, and recreation options
<b>YOUTH – CHALLENGES IN CENTERVILLE</b>	Drugs and Alcohol problems, Lack of entertainment options for youth, overall poor attitude of residents, and safety (especially around the Square at night)
<b>ADULT – CHALLENGES IN CENTERVILLE</b>	Lack of funding for projects, declining tax base, and overall poor attitude of residents
<b>YOUTH – DESIRES FOR CENTERVILLE</b>	More activity/entertainment for youth, cleaner city and schools, more restaurants, and higher housing standards that improve housing appearances/landscape
<b>ADULT – DESIRES FOR CENTERVILLE</b>	Increase business and industry, improve infrastructure, increase/improve recreation, and analyze/assess and improve Historic Square building conditions.

Every community has a variety of challenges they face and residents will prioritize differently. The priority of citizens will be influenced by perspective and experience. This is evident when analyzing the opinions collected from the youth of Centerville, who commented on more social aspects of the community as a challenge. They believe the most troubling issues with the city are drug/alcohol usage, lack of entertainment options for youth, poor attitudes of residents and

concerns for personal safety. They believe their safety is compromised at school with too many fights, that a high level of stealing/crime creates safety concerns, and that a very high level of drugs and alcohol appear acceptable when the police seem complacent about it. The youth also recognized that many of these problems stem from the significant poverty level and the associated challenges facing residents in Centerville.

The adults suggested many challenges evolve from the issues of a declining tax base and lack of funding to make critical and aesthetic improvements to the city. Centerville has a rich history that dates back to the early 1900's but unfortunately this also dates many of the commercial buildings, residential dwellings and infrastructure as well. Maintaining those critical structures in the city can be very expensive for private owners or municipal entities that are located in a significantly poor county. This challenge can also be compounded by the apathy and low civic engagement of residents that committee members identified.

When discussing Centerville's future, it became evident that the majority of participants have similar desires. Priority was given to improve appearance of the city by creating improved quality housing stock/conditions and assure structural integrity of historic commercial buildings. Adults and youth both identified the need to unify and increase recreational opportunities available in Centerville. Residents also desire to increase local business and industry.

### **Survey Results**

Chariton Valley Planning and Development Council of Governments distributed a survey on behalf of the City of Centerville. Questions gathered opinions regarding community assets, deficiencies, desires, housing conditions, recreational opportunities, occupations, infrastructure and economic status. Approximately 100 surveys were completed. The profile of the most common participant would be a female over 40 years old, owns her own home, resides in a two person household (68% had no minor children), annual income of over \$50,000, hold a bachelor's degree or higher, supports mandatory trash pickup and curbside recycling, seldom uses the library, shops more than twice a month online and knows little about disaster preparedness.

While the information gathered is important to consider, it is not an accurate glimpse of the average Centerville resident. The US Census indicates the following average profile for a Centerville resident: median age is 43.8 years, approximately 74% of households have 1-2 residents in it, approximately 18% of the population over 25 years have a bachelor degree or higher level of education (31.5% have obtained a high school education or equivalency and 11.5% have below a high school education) and the annual median household income of \$30,442. The full survey can be viewed in Section 6: Appendix

## **EMERGING THEMES & ISSUES**

### **Housing/ Neighborhoods**

Housing revitalization was identified as an essential need in Centerville. More than a third of homes were constructed prior to 1939 and are in need of renovations or updates. Additional concerns are for homes constructed prior to 1970 because of the concerns with lead-based paint, asbestos and current radon hazard. This accounts for approximately 73% of the housing stock in the city. Centerville has a high amount of rental properties (42%). Planning committee members want to see increased home ownership to create a better sense of community and pride.

### **Infrastructure**

The city has been aggressively addressing the aging infrastructure in the city. The sanitary sewer rehabilitation has occurred in ten phases over the past fifteen years. Overall conditions of the storm water and water system are stated as 'good' condition. A strong infrastructure is crucial for economic growth. Infrastructure maintenance is an ongoing challenge for every community.

### **Human Capital**

A reoccurring issue was the poor attitude of the residents in Centerville. This can be seen in several capacities throughout the city. Manufacturing companies state that they have ample job opportunities but are challenged to find people that are willing to work. Members discussed how to retain or entice 'Millennials' to come back after completing their post-high school education. This is a growing challenge that many rural communities will face in the upcoming years. When discussing this topic with high school students they stated they would be looking for employment diversity and places that offer "a career, not just a job" and a higher salaried position. It is also critical to acknowledge a very active core group of citizens that extensively volunteer with organizations like the Garden Club, the Chamber of Commerce, Centerville Main Street, Rotary, etc. The city and its active residents would like to develop greater volunteerism in the youth and believes this can create a stronger sense of community pride and belonging.

### **Transportation**

The committee and the public commented on the need to improve the sidewalk system, particularly safe routes to school buildings. Participants discuss the importance of ADA compliance for sidewalks and the need to create an audit of conditions. Community leaders discussed improving truck traffic in the industrial park area to reduce large vehicles in residential neighborhoods. Centerville will also collaborate with Iowa Department of Transportation for traffic safety audits and traffic patterns. The Centerville Municipal Airport recently updated zoning ordinance and other improvement plans. The city desires to increase opportunities/services and enhance features of the facility to allow for larger aircraft to utilize

the airport. The short line railroad in Centerville provides a critical resources to the businesses in the Industrial Park and is certainly an economic asset to attract additional employers. The City and the residents support expansion of the short rail to benefit additional patrons. Transit opportunities are often scarce in rural communities due to the increased expense when traveling to services. The public transit system that provides service to Centerville is 10-15 Transit, which is based out of Ottumwa. The City sees a potential increase in alternative options with the increasing popularity of Uber, Lyft, and Autonomous cars.

### **Community Character**

The Centerville Historic Square was identified by all as the city's greatest asset and focal point of community character. Committee members and youth particularly enjoy the variety of activities that are hosted on the Square. Residents identify the small town atmosphere as one the most positive attributes of the community. However, the youth indicate they have safety concerns in the community and the school system.



### **Parks & Recreation**

Parks and recreation improvements and expansions were among many discussions throughout the planning. Residents and community leaders would like to have Centerville become a 'walkable community'. Efforts to accomplish this would include recreational trail development, trail connectivity, improved sidewalk conditions and potential partnerships with local recreational organizations. The youth had many recommendations for activities intended for young children through teenagers to be active and entertained.

### **Economics**

Considering the challenges with human capital and labor, Centerville's focus is to retain large employers, promote entrepreneurship, and possibly develop 'cottage businesses' of 10-12 people. Centerville has a declining unemployment rate over the past eight years as it steadily decreased from 8.7% in 2009 to a low of 3.8% in 2017. Centerville is a local shopping hub for the surrounding rural counties. This provides a strong economy to the Historic Square and businesses in the city.

## Development

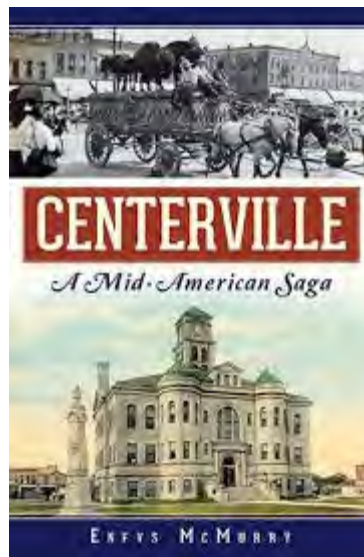
Appanoose Economic Development Corporation partnered with the city to establish a “certified site” to entice businesses to locate to Centerville. This location complies with planning and zoning identified by the city and would allow for efficient development. There are numerous residential lots available for development within the city limits. The City of Centerville purchased multiple residential lots and installed new infrastructure to have locations prepared for future development in an established neighborhood. Committee members frequently spoke about the potential of lots when dilapidated structures were removed at locations throughout the city.

## Governance

Committee members believe that trust is an important factor between the public and local government. This relationship has improved over the past few years. Transparency, efficiency and collaboration in government was discussed as a critical smart planning principle.

## Education

A good education system and partnership with Indian Hills Community College was a priority for all participants. The school district was brought into conversations throughout the comprehensive planning process. Centerville Community School district had representatives at several meetings to provide input. The city and the school district need to coordinate efforts for future development intentions to ensure infrastructure compatibility and the city’s Land Use Plan. Community consensus College is a tremendous asset be more effort needs to events and functions.



is that Indian Hills Community to the city and that there needs to incorporate the students into

## Goals & Objectives

### Community Character – Quality of Life

*“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.”*

- 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.
- Continue to support a high quality of critical services to ensure residents’ health and safety through law enforcement, and emergency services, health/mental health care and access to preventative 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.

### Economic Development

*“Continue to develop a strong economy that supports and attracts quality businesses, industry and tourism.”*

- Implement an action plan to preserve the integrity and enhancement of the buildings and atmosphere of the historic square as the heart of the community as well as other business and economic growth areas.
- 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.
- Centerville will 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.



## Transportation

*“Provide efficient, safe and reliable transportation systems in the City.”*

- Improve reliability, system resiliency and capacity for all transportation modes
- Reduce crash frequency and severity
- Provide ease of access and mobility options to residents

## Housing

*“Offer affordable, diverse and high quality housing stock in clean neighborhoods that encourage homeownership.”*

- Create new neighborhoods, not just new houses - Neighborhoods have focal points such as a park or a school, are interconnected with the rest of the community through streets and trails, and preserve important natural areas.
- Provide diverse housing types, with an emphasis on providing housing to the underserved and making available quality rental options.
- Provide more homes that moderate income families can afford.
- Rehabilitate deteriorated housing and invest in existing neighborhoods.
- Priority areas to develop should be adjacent to the existing city boundaries before development of outer areas.

## Public Infrastructure & Utilities

*“Provide efficient infrastructure systems that will be maintained by qualified professionals.”*

- Provide an economical and efficient expansion of high quality infrastructure that includes water, storm water, sewer systems, streets, sidewalks/trails and utility options.
- Promote public safety by providing well trained, equipped, and staffed police force, fire protection, and first responders and strategic planning to protect infrastructure & residents from hazards.
- Establish a five year plan for infrastructure needs that will prioritize work locations and potentially identify combined projects (i.e. burying powerlines with water/sewer repairs and sidewalk replacement).
- Encourage energy efficiency and use of alternative sources for private homes, private businesses, and municipal use.

## Land Use, Environmental Goals & Zoning

*“Encourage development that maximizes infrastructure efficiency, prioritizes infill and contiguous growth, revitalizes neighborhoods, is sensitive to environmental features, promote green strategies and considers transportation in land use decisions.”*

- Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites.
- Use the 10 principles of land use development as criteria for making land use decisions.
- Preserve sensitive natural areas from development, based on the sensitive areas identified in the Hazard Mitigation Plan.
- Encourage reinvestment in our existing neighborhoods by utilizing ‘smart growth’ principles.
- Use the Comprehensive Plan and future Land Use maps as the basis for all land use decisions such as annexation, subdivision review and re-zoning in the future.
- Prioritize “green strategies” that promote an environmentally conscious and sustainability approach in all future development.
- Approve the Extra-Territorial Zoning area.

## Governmental Operations

*“Promote fiscal soundness and viability of city government operations through an established trusting relationship with residents.”*

- It’s important to periodically review existing and potential intergovernmental agreements to provide the most efficient and cost-effective service.
- Establish and maintain open communication with local, state, and federal governments as well as organizations. This can occur through conversations, meetings, associations, memberships, and other forms that promote cooperation and further community goals.
- Partner with other entities who have an interest in implementing the recommendations of this plan.
- Abide by all legal requirements.





### Vision Statement

*“Centerville is a charming community with a vibrant historic square that captures the spirit of the residents. The thriving economy is supported by unique businesses and a prosperous Industrial Park. Our heritage is preserved through celebrations that feature art, culture and music. It is a place where families and visitors can enjoy a healthy lifestyle exploring trails, parks, Rathbun Lake, and the rolling hills of southern Iowa.”*

## 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 improve 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.

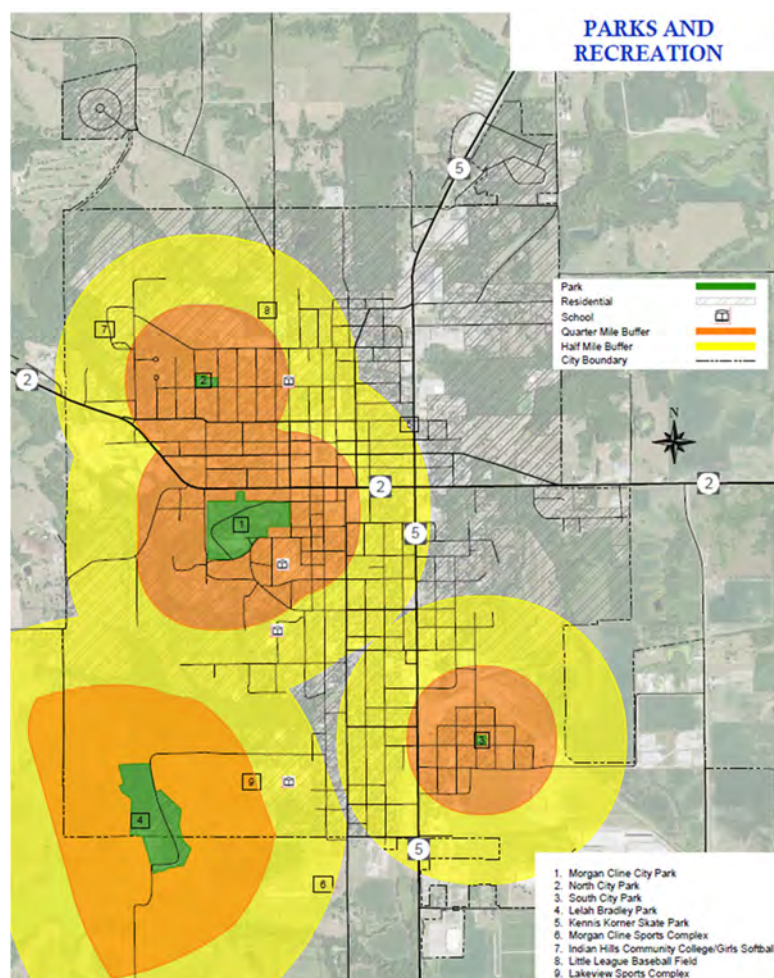
Although there is not a "perfect number" of acres recommended for communities, a general informal rule is cited as 10 acres per 1,000 residents. There are approximately 154 acres of park or green space in the City of Centerville. Using the 2016 ACS Census Survey population of 5,404 this calculates approximately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

<b>Exhibit 17: NRPA Park Classification System</b>					
<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)**



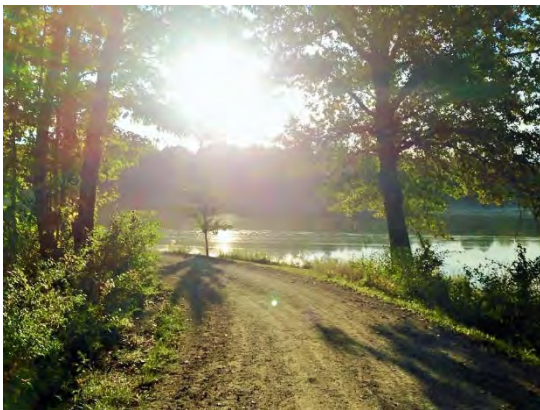


## Park Needs & Ideas

- 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 11<sup>th</sup> Street, Centerville; student enrollment 410

Central Ward Elementary (grades K-1) – 320 Drake Avenue, Centerville; 225  
Lincoln Elementary Pre-School – 603 North 10<sup>th</sup> Street,  
Centerville & Centerville Community Preschool – 838 South  
18<sup>th</sup> 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 21<sup>st</sup> 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

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

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.

### 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 545<sup>th</sup> 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 12<sup>th</sup> 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 12<sup>th</sup> Street, Centerville

Post Office: 300 North 10<sup>th</sup> 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](http://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](http://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.

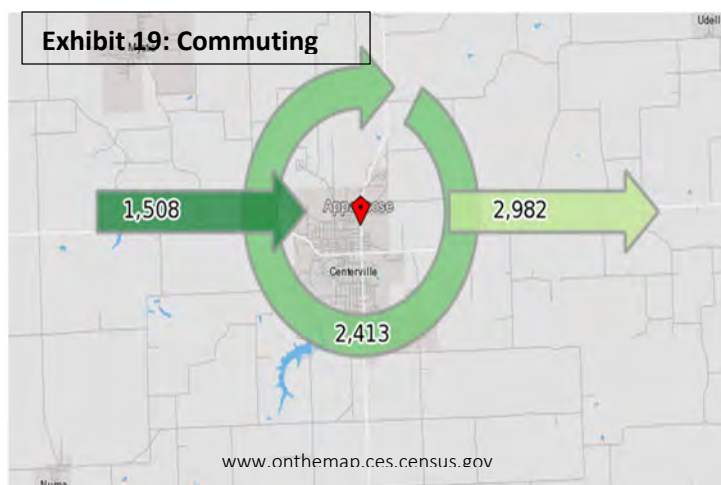
The unemployment rate is defined as the percentage of the work force that is unemployed but actively seeking work. The average unemployment rate in Appanoose County has remained above the State of Iowa levels but it mirrors the overall trend. The Appanoose County unemployment rate for May 2018 was 2.8% 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](http://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](http://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

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.

**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%

### **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](http://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.

<b>Exhibit 21: Centerville Change in Annual Median Household Income</b>					
	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.





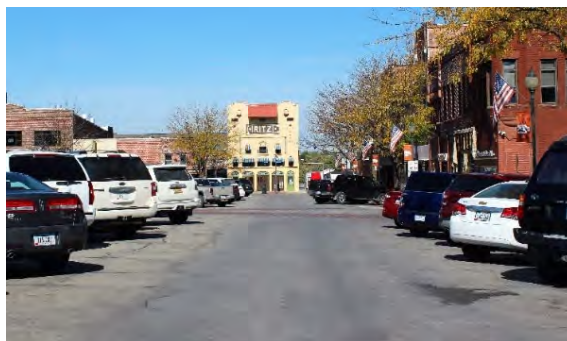
## Retail

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](http://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 bolster 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.

<b>Exhibit 22: CENTERVILLE’S ZONING DISTRICTS WITH DIRECT ECONOMIC IMPACT</b>		
<b>SYMBOL</b>	<b>TITLE</b>	<b>PURPOSE</b>
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.

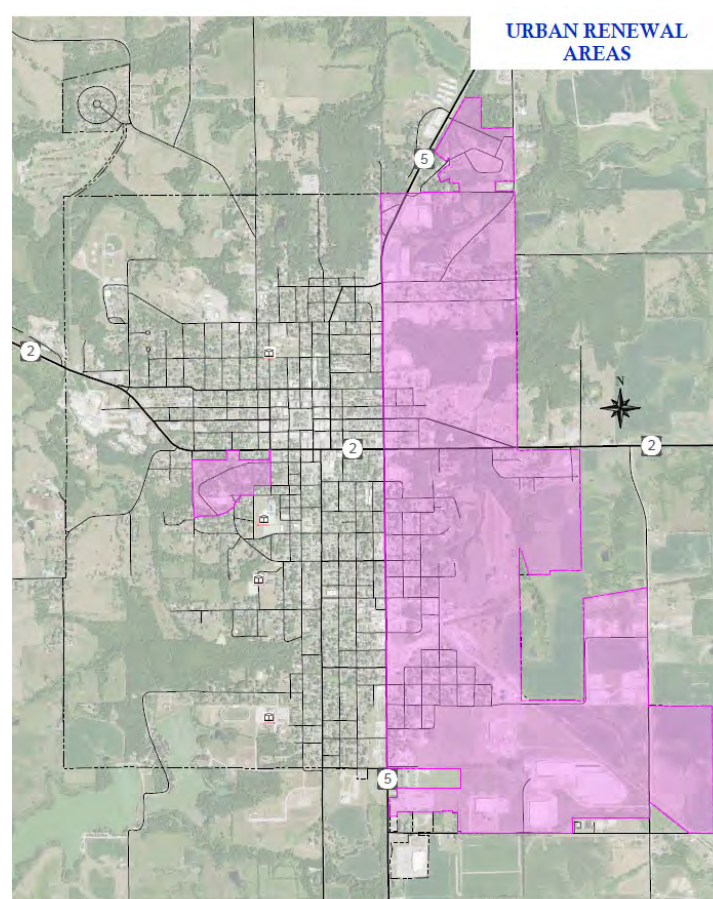


All TIF districts developed prior to January 1, 1995 have no statutory limit of time for which revenues can be collected and used. Any TIF district based on slum and blight only after January 1, 1995, also has no statute of time limitation. Areas of economic development established after 1/1/1995 may 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 18<sup>th</sup> Street. There is also a spur leading from 18<sup>th</sup> 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 “18<sup>th</sup> 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.



## Chapter 3: Transportation

*GOAL: “Provide efficient, safe and reliable transportation systems in the City”.*

### RECOMMENDATIONS

- Improve reliability, system resiliency and capacity for all transportation modes
- Reduce crash frequency and severity
- Provide ease of access and mobility options to residents
- Embrace emerging technology/generational shifts and displaying community character
- Incorporate Iowa DOT and RPA 17 transportation planning components



### Structure

The City of Centerville’s transportation system is vital to everyday life within the region. Locally, the transportation system facilitates the movement of people and goods within the region. The system allows residents to get from their homes to employment, education, medical care, shopping and allows people to move within and outside of the region.



Iowa Department of Transportation has planning affiliations designated throughout the state. Chariton Valley Planning and Development Council of Governments is contracted by Iowa DOT as a Regional Planning Affiliation (RPA). Centerville coordinates with Regional Planning Affiliation 17 (RPA 17) also titled Chariton Valley Transportation Planning Affiliation (CVTPA). RPA 17 region consists of Appanoose, Clarke,

Davis, Decatur, Lucas, Monroe, Wayne Counties and the City of Centerville. The RPA facilitates coordination among local, regional, state and federal agencies on transportation issues and plans. They are also responsible for planning the development system that provides safe and efficient movement of people and goods within and between modes of transportation including streets, highways, bicycle, pedestrian, transit, rail, water and air.

While the City of Centerville Comprehensive Plan provides an overview of the city’s transportation system. More detailed information is included in RPA 17’s Long Range Transportation Plan (LRTP). The LRTP provides an explanation of the area’s current transportation trends and a forecast of future transportation needs. Through the LRTP planning

process, local residents create the vision and goals that will guide transportation investment within the region over the next 20 years.

Centerville's transportation system provides a basic structure on which the city grows. Proper street development should move traffic efficiently, provide multiple routes to destinations and accommodate to multiple modes of transportation including cars, bikes and walking. Future street development will maintain overall connectivity and accessibility between existing development and proposed growth centers.

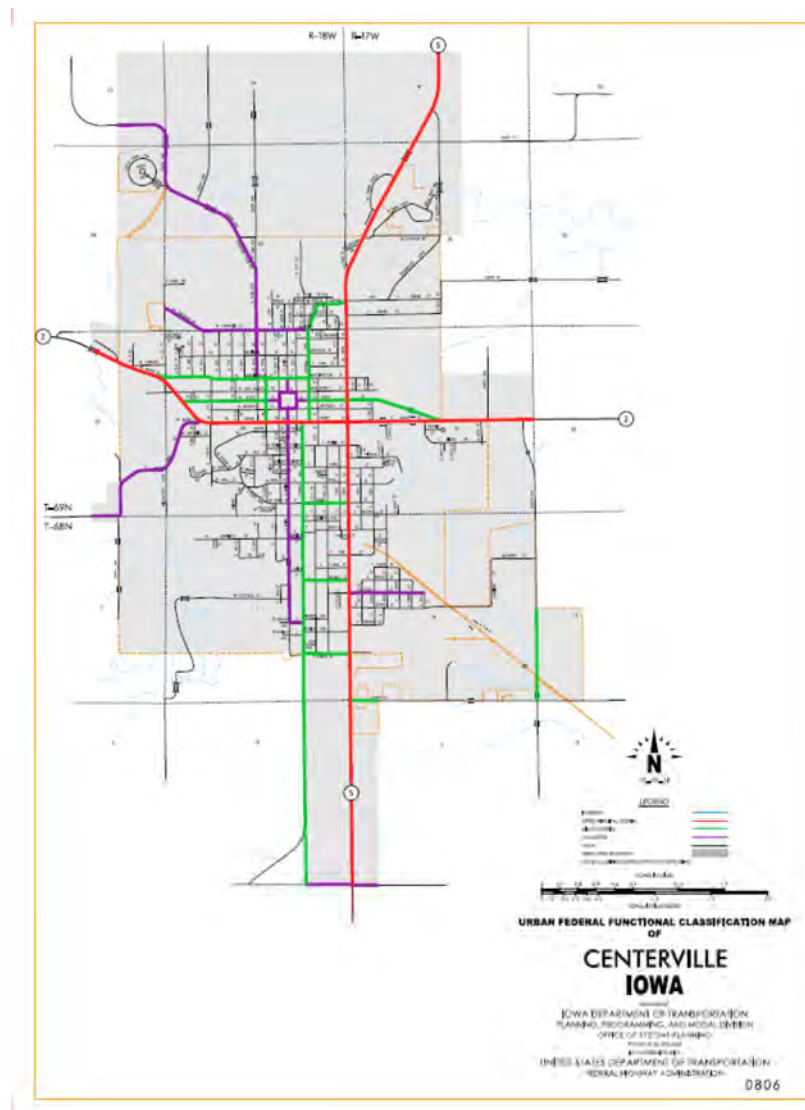
## Modes of Transportation

### Roadways

Centerville street classifications are determined by the US Department of Transportation Federal Functional Classification System. The classification system divides roadways into five categories of interstates, principal arterials, minor arterials, collectors and local streets. Distance is illustrated in Exhibit 24 and street location and classification is identified in Exhibit 25 . The city can recommend a change of classification but it must meet the approval of Iowa's Department of Transportation.

<b>Exhibit 24: Description of street Categories in federal functional classification system</b>		
<b>Street Classification</b>	<b>Description</b>	<b># miles in Centerville</b>
<b>Interstates</b>	Connects cities and allow travel over multiple states at high speeds.	0
<b>Other Principal Arterials</b>	Connect major regional activity centers and allow long distance travel at high speeds with minimal interference.	7.17
<b>Minor Arterials</b>	Connect with major/principal arterials at .5 to 1.0 mile intervals to connect parts of a city together.	6.98
<b>Collectors</b>	Connect with arterial system to link neighborhoods together at relatively low speeds.	6.32
<b>Local</b>	Link individual properties to higher order streets at low speed.	40.19
	<b>TOTAL MILES OF ROADWAY</b>	<b>60.67</b>

**Exhibit 25: Street Classification System** (larger map can be found in Section 6: Appendix)

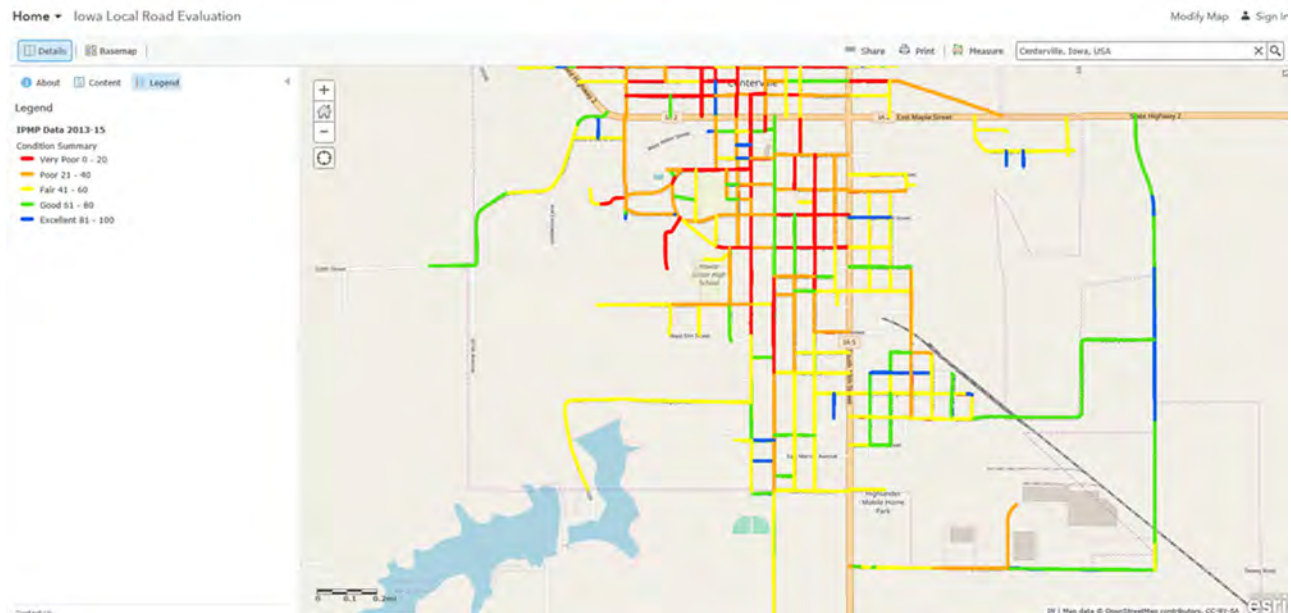


**Current Conditions**

Iowa DOT established the "Iowa Pavement Management Program" (IPMP) in 1999 to assist cities, counties or state in determining surface conditions so that the right treatment is applied to the correct location at the correct time. The data collections provides condition reports that are integrated into a data base that allows performance forecasting and recommendations of tools for support.

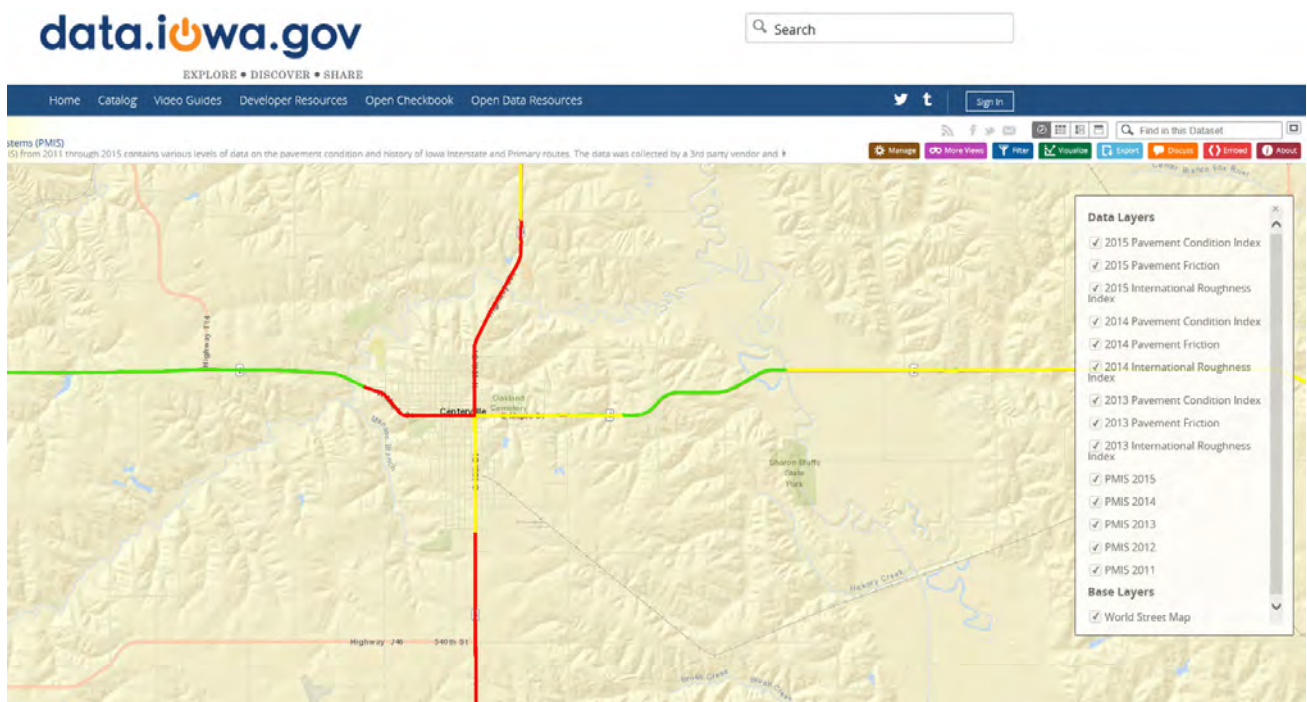
The data evaluates roadways and provides a simple ranking ranging from 'very poor' to 'excellent'. Less than a few miles of streets in the Centerville City limits are labelled as 'excellent'. There are several miles of roadway identified as 'good condition'. Approximately 35% of streets would be in fair condition, 25% in poor condition and about 25% in very poor status. Exhibit 26 or 'Section 6: Appendix' shows the mapping locations provided by DOT.

## Exhibit 26: Local Street Surface Conditions (larger map can be found in Section 6: Appendix)



State Highways 2 and 5 intersect in the city and are the jurisdiction (as well as maintained) by the State of Iowa's Department of Transportation. DOT indicates that from where Highways 5 and 2 intersect the pavement going north on Highway 5 and pavement heading west on Highway 2 are both in very poor condition to the edge of the city limits in each respective direction. From the same intersection, Highway 5 south and Highway 2 east are considered to be in fair condition. Exhibit 27 or See Section 6: Appendix.

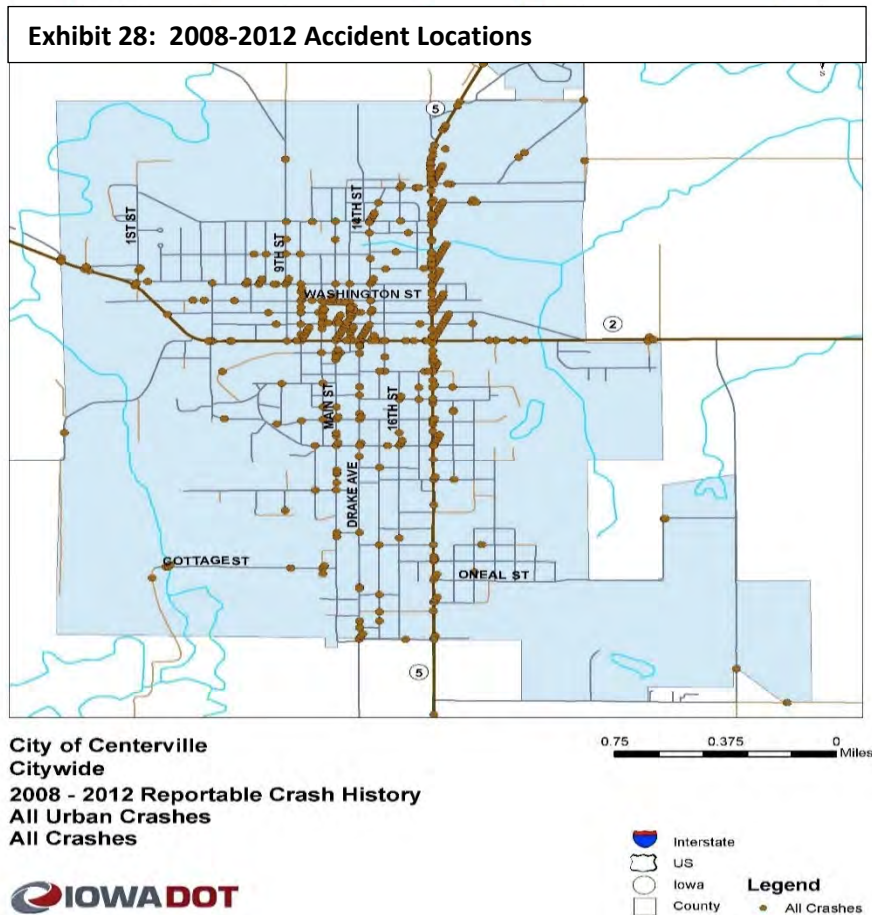
## Exhibit 27: State Road Surface Conditions (larger map can be found in Section 6: Appendix)





## Road Safety and Maintenance

Roadway safety is an important consideration when planning for the future. Outdated or deteriorating infrastructure, high traffic volume or unsafe driver behavior are all potential causes of safety issues that can lead to serious injury or death. Iowa Department of Transportation provides crash data to assist in identifying areas on the road network where the number of crashes are higher than expected. The crash severity data from 2008-2012 are displayed in Exhibit 28. The illustration shows that the majority of crashes occur along state Highway 2, Highway 5, and around the Historic Square. No crash fatalities occurred in the city limits. This



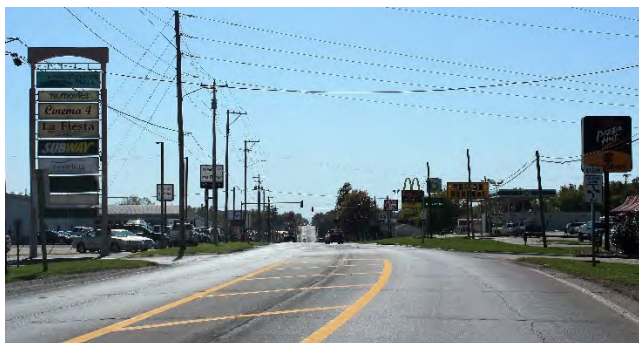
data is also consistent with frequent crash locations also identified in 2004-2008. The data assures residents that the city roadway system is relatively safe but there are a few problem areas.

Upon reviewing historical crash data, another indicator of the aging population is revealed. Data from 2004-2008 shows that 161 accidents involved an older driver. However, during 2008-2012 it was determined that 433 accidents included an older driver. The number of young driver accidents declined from 204 to 152 during the same time periods.

(Iowa DOT Crash Analysis).

Iowa DOT Crash Analysis also tracks the locations of accidents at intersections throughout Centerville. The number of intersections accidents decreased by 59 during the surveyed years of 2004-2008 to 2008-2012. The city has worked to improve signage, safety, and speed reduction throughout the years to improve traffic safety. Iowa DOT has developed an "Intersection Safety Improvement Candidate Location" (SICL) list. This data shows 108 intersection locations for potential improvements in Centerville. (See Section 6: Appendix). It is important for the city to collaborate roadway safety and improvements with RPA 17 and Iowa DOT to improve safety for its roadway users.

One such improvement will occur in the near future. Iowa DOT 2020 plans indicate that State Highway 5 will be resurfaced and converted to three lanes the entire length of Centerville's municipal boundaries.



Federal and state regulations are always working to improve transportation safety. New technology now enables communities to test the reflectivity of their road signs to ensure they are visible at night. Improved sign testing will the city's ability to identify and replace signs that no longer meet minimum safety standards. This can also be a critical component to reducing accidents as the 'Baby Boomers' age and drive in their later years. The City of Centerville can collaborate with Iowa DOT and RPA 17 to improve roadway safety with analyzing the reflectivity of local signs.

### **Commuting Patterns**

The average commute for Appanoose County/Centerville residents is 16.5 minutes and the majority of workers drive alone to work. (2016 ACS). It is estimated that 1,592 residents commute to work outside the Centerville city limits and an estimated 2,135 people come to Centerville 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.

### **Roadway Safety and Maintenance Issues and Ideas**

- A major challenge for the city is funding to repair damaged roads.
- Participants concerned about safety near Walmart/Dewey Rd. City requesting DOT re-analyze that area to consider a stop light at Dewey Rd intersection.
- City plans to reduce the quantity of signage along roadways to reduce confusion to drivers.
  - Locations of concern: 5<sup>th</sup> St and Hwy 2; Greene St onto Hwy 5; explore the need of an additional turning lane on south Highway 5 onto the Numa Road (540<sup>th</sup> Street);
  - Ensure street connectivity by reserving Right-of-Way for proposed streets in advance of development, requiring developers to leave room for future street connections, and connect to existing streets.
  - Sign Reflectivity, traffic flow around the square, signage
  - (LRTP) Pursue safety improvements at rail crossings and locations of high crash rates.
  - Continue adequate maintenance of all city roadways and bridges.
  - (LRTP) Develop or improve roadways as needed to promote economic development.

- Provide multi-modal, interconnected road extensions for new development, and based on the proposed street improvement plan or existing streets.
- Cooperate with Iowa DOT and Appanoose County engineer to participate in a Safety Audit that can provide recommendation on local safety improvement locations throughout the city. (LRTP)
  - Sign Reflectivity, traffic flow around the square, signage
  - (LRTP) Pursue safety improvements at rail crossings.
- Consider adoption of 'Complete Streets' policy.
- Replace street signs at all intersections.

### **Future Street Expansions, Proposals, and Recommendations**

Centerville envisions new streets or possible expansions, all street decisions should comply with three basic principles:

#### **Basic Principles for streets**

##### **Enhance Connectivity**

New streets should line up with existing streets and connect new development to existing neighborhoods using multiple entrances. Single access cul-de-sacs should be avoided unless environmental factors preclude other options.

##### **Build Complete Streets**

Streets should accommodate multiple modes of transportation, including walkers and bikers. Multi-modal features include: sidewalks, bike lanes, bike pavement markers, bike signage, or traffic calming. Streets should provide a sidewalk on at least one side of the new local street and on both sides of new arterial and collector streets.

##### **Promote Centerville Character**

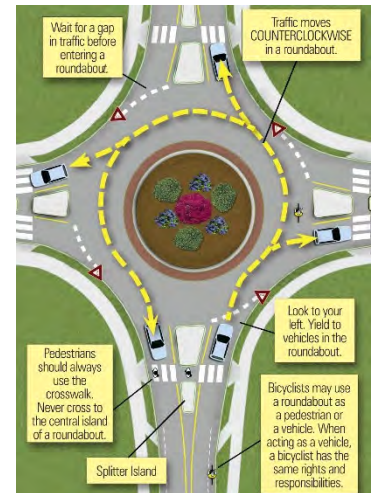
Streets are public space and should be designed in a way that reflects the pride that citizens want. Streets provide a first impression for many visitors and have a daily impact on how residents view their community. Landscaping, street furniture, public art, green boulevards and other attractive street features should be considered as an investment in the community character.

### **Future Roadway Issues & Ideas**

- Potential improvement locations - DOT stated Hwy 5 and 2 (exploring potential of converting Hwy 5 to three lanes)



- Future Street Extensions/Expansions – possibly on Greene St to AEDC Certified Site; surface improvement/changes to S Drake Ave near All Play and Franklin St near fairgrounds; need to improve roads with truck traffic to withstand greater heavy truck traffic- potential locations may include O’Neal and Walsh Street.
- Streetscape improvements around the Square including islands or removable bollards to control traffic flow
- New driveway developments should be part of the street planning process.
- Redirect heavy traffic (going to Industrial Park) off O’Neal Street to Dewey Road.
- Follow Iowa DOT’s recommendations for potential intersection location improvements.
- Future road developments would include current dead-end roads like Bella Vista, Mikels Drive, East Ridge, etc. and incorporating roundabout in that future development



## Bicycle and Pedestrian

Non-motorized transportation is a key component of multi-modal transportation system. Safe walking and biking options can improve the quality of life by reducing the number of vehicles on the roadway, promoting an active lifestyle, attracting visitors, and providing low cost mode of transportation.

Bicyclists in the City of Centerville do not have many options to ride. Bicyclist generally have to share the road with automobiles. Lelah Bradley Park provides a 7.7 mile granular trail around the Upper and Lower Reservoir and is accessible to bicyclists. Bicyclists are not encouraged to ride on the Historic Square due to the safety concerns of traffic flow. A ‘Safe Route to School’ established in 2008 created an option for children on bicycles a safe way to commute to/from school.

**Quick Stat:**  
Approximately 25% of survey respondents indicate that they utilize the Lelah Bradley Trail at least monthly.

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 Healthy Hometown program 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. (See Section 6: Appendix for mapping locations). When the city develops a new Master Park Plan it should specifically identify the sidewalk/trail priority locations on a map.

**Quick Stat:** Nearly 60% of survey responses indicated that expanding and improving walking and biking trails throughout the city is important to enhance recreational options.

Centerville has a unique resource in Lake Rathbun that the city can attract visitors to the community. Residents would ideally like to see a trail system that could connect the North Shore Trail surrounding Lake Rathbun to a trail system in the City of Centerville. This goal has also been identified in the CVTPA's Long Transportation Plan and Trails Plan and ideal would be ideal for bicyclists.



### Trails/Sidewalks Issues and Ideas

- Expand routes to school to include all school building locations, parks and recreational facilities.
- Prioritize sidewalks along arterial streets, major/minor collector roads,
- Re-establish the 'sidewalk program' that is supported by a committee of volunteers to work with residents to improve sidewalk 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.
- Establish long term goal to connect a trail system to Lake Rathbun through a multiple phased approach.



When planning a bicycle or walking system, local governments should design a system that will accommodate as many users as possible. The system should take into consideration the differing abilities of the potential riders using the system. The Federal Highway Administration (FHWA) uses the following categories of bicycle users to assist in determining the impact that different facilities and roadway conditions will have on the bicyclist:

Group A- riders have the most experience and are more comfortable riding on city streets.

Group B- bicyclists are less experienced and prefer riding on separated trails or low speed low traffic.

Enhance the bicycle and pedestrian network by building an interconnected system of trails/sidewalks and establishing designated bike routes.

- Locate possible options to establish a bicycle route on existing streets.
- Develop interconnected trails that link Lelah Bradley, City Park, Historic Square and other attractions
- Create mapping of existing sidewalks in the city and prioritize repairs/replacement/new locations



## Railroad

The Iowa Southern Railway - Progressive Rail is a 35 mile short line railroad in Appanoose and Monroe Counties. This line was formerly known as the “Appanoose County Community Railroad” and was sold in 2016. The rail provides an on-demand service to industries in Centerville and Albia. Interchanges to NS, BNSF, and CP exist at Moravia and/or Albia. It is currently utilized by Lee Container, Iowa Steel and Wire, County Roads Department, Centerville Produce, Bemis Curwood, Centerville Iron and Metal, and RELCO. The City of Centerville recently established a public multimodal center at Centerville Produce. Iowa DOT funds were used to construct a rail spur and loading dock near 21<sup>st</sup> and Clark St. This gave Centerville Produce the option to ship grain by rail more economically than truck.

Iowa Southern Railway has recently spent approximately \$1 million in cross tie replacement and installing a propane terminal in Moravia. Prior to the sale of the company, APNC received \$2M for cross tie replacement and rehabilitation of bridges in Appanoose County and in Albia.



Iowa Department of Transportation offers a RISE (Revitalize Iowa’s Sound Economy) program that helps promote economic development through the establishment, construction and improvement of roads and streets across the state. Funds are generally limited to industrial, manufacturing, warehousing, distributing, and professional office developments. The funds are targeted toward value-adding activities that feed new dollars into the economy and provide maximum economic impact to the state on roads and streets. Iowa Southern Railway was awarded a grant in 2018 to construct a propane unloading area and increase opportunity for shipping in and out of the businesses of Centerville. Potential rail projects could include multi-modal development of freight and rail. This would significantly increase truck traffic and rail expansion.

## Railroad Issues and Ideas

Centerville and Appanoose County are very fortunate to have the availability of the short line rail that is linked to greater routes. The City should promote the use of this transportation option to existing businesses and market to potential business partners. This economical asset can place Centerville at advantage to enticing businesses to the region.

- Maintain an active and supportive role in the transportation options of rail facilities.
  - Support railroad development and maintenance of RR crossing locations, tie replacement and expansion
  - (LRTP) Support initiative to ship rock by rail to local county roads departments.
- Participants believe that the short line railroad could provide an opportunity for an increase in tourism by establishing a monthly Historic Railway tour from Albia to Centerville and provide local transportation service to local retail establishments.
- Future potential expansion of services could include accommodations companies constructing wind farms.

## Freight

The efficient movement of good is one of the keys to effective competition in the world market system. As a result, policy makers, industry specialists, and transportation planners have recognized that an efficient freight system is critical in every community, including Centerville. The primary modes of freight in this region are truck and rail. Though the freight modes can be described separately, the different modes are often used in a combination.

Iowa State Highways 5 and 2 intersect in Centerville and provide ground connection to the region and the nation. The two rail systems that pass through the region are highly valuable resources. Iowa's only short line railroad, Southern Iowa Railway originates in Centerville and connects to BSNF in Albia 25 miles north. The DME rail line passes through Appanoose County north of Centerville's corporate boundaries.

The region could see a significant increase of freight movement with the planned wind turbine farms proposed for eastern Appanoose County. Traffic on roadways systems will be increased as well as the weight capacity of loads. There may be additional opportunity for rail accommodations for transportation of turbines as well.

## Airport

The Centerville Municipal Airport is the largest airport in the surrounding five county region to the northwest. It is a valuable asset that provides service to people on business trips, executives looking for locations for business expansion, individuals headed to Honey Creek and for anyone who simply loves flying. The airport has approximately 5,000 single-engine take-offs a year. There are 16 airplanes based at the facility and more are waiting for hanger space to rent. The terminal provides 24/7 availability for pilot resources, fuel, oil, etc.



The Centerville Airport is owned by the City of Centerville and is overseen by the City, the Airport Commission, and Airport Board of Adjustments. The efforts of the members involved have allowed the airport to grow into an integral part of the economy today and in the future.

Recent improvements have included: Updating the zoning ordinances, upgrading of lighting; and in FY 19 the airport will develop a new Airport Layout Plan.

“DOT Aviation System Plan 2010-2030: identifies the need for mitigation to remove obstructions from the primary runway approaches; Facility needs improvements to meet or exceed targets by role- continually maintain and preserve infrastructure to meet or exceed targets; Need to coordinate with local communities to enact a height zoning ordinance – update the zoning ordinance as needed and monitor for enforcement; Need to coordinate with city and county officials to



address compatible land use in a comprehensive plan or land use plan – review and update as needed with each plan; coordinate with the FAA, industry associations and other aviation organization to host pilot safety programs; Establish regular communication program to inform interested parties on airport news and events through newsletters, press releases, web sites, and social media; Improve turnaround taxiways at each runway end to meet standards; Construct a crosswind runway or realign existing runway to achieve 95% wind coverage; Construct additional storage for 100% of based aircraft; Provide based aircraft maintenance and repair.



## Airport Issues and Ideas

- Develop and construct a cross wind runway; acquire more land that would allow for expansion of runway and local corporate jets to utilize (they currently use Ottumwa).
- Electric system on runway needs replaced and improved
- Develop parallel taxiway
- Hanger Renovations: Will be adding 8 additional hangers
  - 3 existing hangers will get new approaches
- Considering creating partnership with Mercy Medical regarding Mercy Flight in any future growth plans.
- Foliage growing around the airport property has created a hazard for automobiles in route to the property.
- Maintain an active and supportive role in the transportation options of rail and air facilities.
  - Updating airport zoning ordinances and support improvements to enhance economic development
  - (LRTP) Support expansion of runway as needed to promote economic development
  - (LRTP) Promote access to existing airport facilities such as turning lanes, signage, etc.

## Transit Services

10-15 Transit is a state and federally funded public transportation system that provides service to this region, including Centerville. The service is open to the public and includes transport options for persons with disabilities. Riders can use the transit for work or personal use and the rides can be to local businesses or out of town for important appointments. 10-15 Transit reports the estimated monthly ridership numbers of 2,000 rides are given each month in Appanoose County. There are no on demand transportation options such as fixed-route systems or buses in the City.



Other options for transportation are the local care centers who provide transport of their own residents, Veteran's Affairs office utilizes a county van for transport of veterans and a volunteer group does offer transportation for individuals that meet their criteria.

The nearest taxi service dispatches from Ottumwa, nearly 45 miles away. Few people utilize the service due to added expense of their distance to get here.



During public input sessions, participants discussed the future of transportation options. Members were uncertain how long it will take before ridesharing (i.e. Uber, Lyft), autonomous vehicles or electric cars will become popular in rural Iowa. The City has anticipated the growth of electric cars and identified the need of chargers in southern Iowa. The city with support from Alliant Energy has installed 2 electric car chargers on the corners of the Historic Square in spring 2018.

Group discussions also included: The possibility of rental cars locally; If there was need for “Park and Ride” or ridesharing for commuters going to other communities; and a possible ‘shuttle service’ for those wanting to connect to other modes of transportation (i.e. shuttle to airport or Amtrak).



### **Transit Issues and Ideas**

- Continue to support 10-15 Transit and other volunteer services to maintain transportation services.
- Embrace the future by establishing car charging stations and automated vehicle user friendly roadways
- Support ‘On Demand Service’ options through city policy.
- Future Transit needs for 10-15 Transit and Appanoose County: expand hours and days of service, fully staffed, and new equipment. (PTP)

## Chapter 4: Housing

*GOAL: “Offer affordable, diverse and high quality housing stock in clean neighborhoods that encourage homeownership.”*

### RECOMMENDATIONS

- Create new neighborhoods, not just new houses. Neighborhoods have focal points such as a park or a school, are interconnected with the rest of the community through streets and trails, and preserve important natural areas.
- Provide diverse housing types, with an emphasis on providing housing to underserved and make available high quality rental options.
- Provide more homes that moderate income families can afford.
- Rehabilitate deteriorated housing and invest in existing neighborhoods.
- Priority areas to develop should be adjacent to the existing city boundaries before development of outer areas.

Traditional single-family detached housing has always been the dominant housing type throughout the Midwest and to Centerville. Development of new residential structures in Centerville has been very low. As the community looks forward, this comprehensive plan assumes that efforts will be made to maintain housing diversity and strive to have adequate housing for all income levels. Future housing should either occur as infill housing in the developed portion of the community or new housing in Bella Vista where infrastructure is already established.

#### Housing Characteristics: (2016 ACS)

Single Family Detached: (2,013)	72%
Single Family Attached: (44)	1.6%
Multi-Family – 3-4 units (89)	3.2%
5-9 units (101)	3.6%
10+units (285)	9.9%

Mobile Homes (68) 2.4% (majority at 2 locations – South Park/Industrial Park and 11<sup>th</sup> and Garfield St.)

### Current Housing Analysis

Iowa Smart Planning legislation identifies housing as one of the ten Smart Principles to include in all comprehensive plans. It states “planning, zoning, development and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers”. The legislation goes on to further state that plans should have “objectives, policies, and programs that further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure the adequate supply of housing that meets both the existing and forecasted housing demand. The

comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market



value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing that provide a range of housing choices that meet the needs of the residents of the

municipality.”

Housing quality and character in neighborhoods plays an important role in shaping the identity of a community. The public input gathered throughout the planning process placed emphasis on improving the quality of houses and the property on which it resides. 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% (972) are renter-occupied units. Municipalities generally 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.

Approximately 45% of respondents evaluated the overall housing condition in Centerville to be in “fair condition”. Another 46% estimated the housing condition to be in poor condition or dilapidated. This leaves the remaining 10% as “good” condition.

### Housing Values

Exhibit 29 shows the assessed value of owner-occupied residential properties in Centerville. Many of the small “coal miner” homes were constructed in the 1930’s and are located near the center of the community. Homes located on the perimeter of the city and in Golfview are generally newer homes with higher values. Centerville’s median value is almost half of the state median value with it showing \$67,200 and \$129,200 respectively.



**Exhibit 29: Owner-Occupied Household Values (2016 ACS):**

Less than \$50,000	32.1%	\$200,000-\$299,999	3.9%
\$50,000-\$99,999	50.5%	\$300,000+	0.4%
\$100,000-\$149,999	9.8%		
\$150,000-\$199,999	3.4%		

Median Household Value: \$67,200 (almost half of state median)

State of Iowa Median: \$129,200

Creston Median Value: \$83,900    Fairfield Median Value: \$92,200    Knoxville Median Value: \$96,700

**Year Built and Housing Characteristics**

Centerville's housing stock includes 73% of units being constructed prior to 1970. The structures contain lead-based paint health concerns because they pre-date 1970 when lead paint was used during construction. Approximately 40% of homes were built prior to 1940. Older homes will require increased amounts of ongoing maintenance. The census data also indicates that 814 homes were constructed after 2000. These units are scattered throughout the community, but many are on the edges of the community. The city will need to continually monitor overall housing quality to ensure the long-term integrity of its housing stock throughout the city. This may be achievable through code enforcement, implementing preventative measures, and required rental inspections. The City of Centerville indicates less than five building permits are issued a year for new residential construction.

**Exhibit 30: Year Structure Built (2016 ACS):**

1939 and earlier:	39.8%
1940-1949	9.1%
1950-1959	13.00%
1960-1969	10.85%
1970-1979	15.3%
1980-1989	5.1%
1990-1999	3.9%
2000-2009	2.9%
2010 and newer	0.0%



## Housing Types and Availability

The availability of affordable, quality housing is an important factor in a community's ability to maintain, expand or develop a healthy economy. The availability of 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. Housing must be made available for the low-to-moderate income households, the first-time home buyer, residents looking to upgrade and for those looking to retire in the community.

An informal inventory of the housing types determined that there are approximately 2,850 total housing units. 2016 ACS Census Survey shows that the majority of units are occupied, however, it is estimated that 14% were vacant at the time of the 2016 census survey. (2010 census data indicates a rate of 13%). The U.S. Department of Housing and Urban Development (HUD) considers 5% to be a normal vacancy rate. This vacancy rate may be the result of a significantly high number of rental units in Centerville. It is estimated that 40% of housing units are renter-occupied households when the more common acceptable rate is 20%. The higher percentage of renter-occupied housing tends to be an indication of less traditional, more transient population, and poverty. This could potentially be correlated back the negative, passive, and lack of respect for others and properties that were frequently mentioned in comments throughout the public survey. (See Section 6: Appendix).



The significant housing identified issues focused on property maintenance, lack of owner-occupied housing options, and the lack of variety in housing options for moderate income families. Many of the public input “desire cards” stated residents and high school students want “a clean, tidy city”. (See Section 6: Appendix). The city has been working to establish better code enforcement over the past several years. There are now two employees dedicated to this work. Buildings are enforced under City Code Chapter 15 and 16 primarily, but also 17 and 18. The Community Service Officer can enforce under Chapter 8, and Chapter 10 (vehicles and bikes). Centerville’s Building Official is monitoring multiple deteriorated residential structures, yards, and other buildings. Some of the deteriorating housing units are located in prominent locations including the entrances to the City and downtown. Such properties sometimes deteriorate and negatively impact the image of the community. Many cities acknowledge that “In the past, strong housing codes, noise limits, and public nuisance ordinances have all helped keep home values up and landlords in line—but they require the willingness to enforce them.” (<http://www.thefiscaltimes.com/Articles/2012/01/24/Can-Too-Many-Renters-Bring-Down-the-Neighborhood> )

## Housing Issues and Ideas

\* It will be important for the City to review land use regulations, such as the zoning code and subdivision ordinances, to ensure that there is flexibility to allow a wide range of housing options and zoned appropriately to reflect accurate housing values.

\* Coordinate with local entities to reduce risk of health problems associated with Lead Paint and Asbestos in older homes as well as Radon in all homes.

\* The poverty rate and low median income challenges homeowners to have funds to make such improvements. Participants feel it would be beneficial to have a Habitat for Humanity organization in the community or another organization that could provide funding opportunities to limited income families. Some struggling families do not qualify for state funded assistance programs but live on a very tight fixed income.

## Affordable Housing

“Centerville Affordability Analysis” is show in Exhibit 31 was derived from the 2016 ACS 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

**Exhibit 31: Centerville Housing Affordability Analysis**

Income Range	% of Households	# of Households	Affordable Range for Owner Units	# of Owner Units	Affordable Range for Renter Units	# of Renter Units	Total Affordable Units	Balance
\$0-\$25,000	41.3%	1,010	\$0-\$50,000	453 (32.1%)	\$0-\$500	456	909	-101
\$25,000-\$49,999	24.5%	600	\$50,000-99,999	713 (50.5%)	\$500-\$999	507	1220	620
\$50,000-\$74,999	14.2%	346	\$100,000-149,999	138 (9.8%)	\$1,000-1,499	24	162	-184
\$75,000-\$99,999	12.2%	299	\$150,000-200,000	48 (3.4%)	\$1,500-1,999	13	61	-238
\$100,000-\$150,000	4.9%	119	\$200,000-\$300,000	55 (3.9%)	\$2,000-2,499	0	55	-64
\$150,000+	2.8%	69	\$300,000+	6 (.4%)	\$2,500+	0	6	-63
2016 ACS								



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.

The public survey results also support the data supplied in the 'Housing Affordability Analysis'. Approximately 45% of respondents indicated there is a need for more single family dwellings available to purchase under \$100,000 in value. (See Section 6: Appendix). Conversations during public input meetings suggested that many of the smaller "coal miner" homes could be rehabilitated and make ideal homes for first time home buyers.

### **Household Income**

Exhibit 32 shows the percentage of population below the poverty guidelines. 17.6% of all Centerville residents are below the Poverty Guidelines compared to the State of Iowa at 12.5%.

#### **Exhibit 32: Percentage of Population Living**

##### **Below Poverty guidelines (2016 ACS)**

Below \$10,000 Annually:	14.7%
\$10,000-\$14,999:	9.7%
\$15,000-\$24,999:	16.9%
\$25,000-\$34,999:	13.0%
\$35,000-\$49,999:	11.5%
\$50,000-\$74,999	14.2%
\$75,999-\$99,999	12.2%
\$100,000-\$149,999	4.9%
\$150,000+	2.8%

Median Household Income: \$31,270

State of Iowa Median Income: \$53,183

Centerville Municipal Housing Agency operates Section 8 and public housing agency at 317 East Oak Street. There is an ongoing waiting list but preference on the list for applicants that live and/or work in Centerville. ([www.affordablehousingonline.com](http://www.affordablehousingonline.com)) There are four low income housing apartments which contain 537 affordable apartments (487 offer rent assistance). The locations of options include:

- Shamrock Height Apartments offer 51 unit low income rent subsidized (income based).
- The Landings is a 50 unit low income housing apartment community. Rent is not subsidized but is considered 'affordable' to low income families.
- Oak Street has 100 unit low income (rent subsidized) apartments.
- Cross Street is a 336 unit low income housing apartment community that is rent subsidized.

- 58 Housing Choice Vouchers are managed by the local housing agency. The average monthly voucher is approximately \$253 and the total monthly expense by the agency is approximately \$14,652.
- The new “Senior Lofts” opened in 2018 offering 43 units-40 will be income based and give preference to residents 62 years and over.

### **Housing Burden**

HUD defines cost-burdened families as those “who pay more than 30% of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation and medical care.” Severe rent burden is described as paying more than 50% of one’s income on rent. According to the 2016 ACS, approximately 27% of Centerville households were paying 30%+ of their annual income on housing expenses. The majority of those households earned less than \$20,000 per year. Most monthly housing expense vary from \$300-\$799 per month to give the median cost to be \$553. When considering the median annual household income of Centerville is \$31,270, the residents paying more than \$780/month on rent would be considered ‘housing burdened’.

### **Workforce Housing**

“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](http://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 professionals just starting their careers or individuals who commute to the community to support the city’s economy but can’t afford to become a resident. The ‘HUD Fair Market Rent for Centerville, Iowa-Appanoose County’ determined that the fair market rates are: Studio: \$489, 1 BR: \$650, 2 BR: \$834, 3 BR: \$890. ([www.publichousing.com/city/ia-centerville](http://www.publichousing.com/city/ia-centerville)). When taking this data and comparing it to the Affordability Analysis Exhibit it is evident that households with an income of less than \$25,000 annually (43% of Centerville households – 2016 ACS) have very limited housing options with only studio apartments, one bedroom rentals, and approximately one-third of owner-occupied homes.

### **Affordable Housing Issues and Ideas**

Participants discussed the need for education/mentor programs/workshops that would increase home ownership, inform on how to work with lending entities for first time home buyers, improve the quality of properties, educate on the responsibilities of renters/homeowners, etc. Possible community partners would be local banks, schools, Chamber of Commerce, real estate agents, community action, AEDC, IHCC, city officials, etc.

Other discussion included the importance of local lenders because many of the residents may not qualify for a standard loan due to history and poor credit. Could we develop a ‘transition’ program that would allow selected residents to rent-to-own a higher quality property while receiving education classes on responsibilities, insurance coverage, maintenance, etc.?

Public questions arose “Could the former ‘Hubbard House’ location be renovated to provide additional multi-family low income rental properties?” to accommodate financially struggling residents and/or homeless individuals.

## **Future Neighborhoods**

### **Infill Housing**

Infill housing refers to housing that is built on vacant or under-used lots in existing neighborhoods. Infill lots are beneficial for a variety of reasons, including: efficiency through use of existing infrastructure; expanding options in established neighborhoods to respond by providing new housing types and features; and filling in gaps of vacant/under-used lots that detract from neighborhood vitality. Infill housing types need to be compatible with surrounding housing types and lot sizes. In a newly developing area, there is more flexibility. The housing diversity may be affected by location with slope, soil composition, and local zoning restrictions.

### **Downtown Living**

Centerville Main Street’s 2017 Market Study and Strategies includes a business survey of 23 downtown Centerville businesses and 364 consumer online surveys. One section of the survey concluded that there is some strong interest in potential downtown housing options. The findings could support the rehabilitation of existing housing and the development of new, mixed-use concepts.



(See page 23 of study). Nationally, there is a growing preference for housing options such as townhouses, condos, duplexes and four-plexes. This is particularly true among the older and younger age groups. Many baby boomers are looking to downsize to smaller, single level homes. At the same time, Millennials (adults in their 20’s) are less likely to be interested in large lot single family homes, and more interested in alternate options like those previously listed. The City of Centerville has acknowledged this opportunity and has volunteers gathering information and interest from building owners who may want to pursue upper story renovations and potential funding options.

## **Attracting Millennials**

*CBS Money Watch* indicates a likelihood that ‘Millennials will flock to Midwestern cities’ based on expectations of nine real estate trends. (12/19/2016 -<https://www.cbsnews.com/media/9-real-estate-trends-to-expect-in-2017/6/> ) While many young people have traditionally headed for the coasts after college, an increasing number of millennials are choosing to settle down and buy homes in the Midwest. In particular, Realtor.com predicts millennials will settle in Madison, Wisconsin; Columbus, Ohio; Omaha, Nebraska; Des Moines, Iowa; and Minneapolis, Minnesota. "I don't think it's so much about millennials moving to those cities. It's more about millennials deciding to stay and deciding that this is where they want to buy a home," Scott Smoke stated.

“Small towns will have to hustle to recruit and retain millennials, experts say. The American Planning Association urges local planners to mimic the appeal of city centers by creating ‘density’. That means keeping the walkable neighborhoods and traditional town centers that millennials say is key to making a community a desirable place to live. Smart-growth advocate James A. Bacon sees opportunities to fight off ‘brain drain’ and attract urban ‘escapees’ who start small businesses, but he worries that towns aren’t taking advantage.”

(<http://www.ozy.com/fast-forward/why-millennials-are-avoiding-small-town-america/34058> “Why Millennials are Avoiding Small-Town America” 10/01/2014). Centerville’s proximity to Des Moines and beautiful Historic Downtown provide tremendous assets to build upon when attracting millennials. The city is actively pursuing opportunities to enhance the walkability, recreational options and economy.

## **Priority locations**

In order to encourage diverse, affordable housing in Centerville, it is important that the land use plan and zoning regulations support providing a range of housing densities and lot sizes. The future land use plan in Chapter 6 encourages diverse densities of housing throughout the city. This plan should be followed to allow the private market to provide the market the residents prefer. The zoning code is currently being updated and will determine residential type locations, corridors, industrial, commercial, historic, etc.

The residential zoning categories throughout the zoned area will include rural residential, single-family residential, urban family residential, multiple-family residential, and mobile home residential. The updated zoning will provide guidance for future development and residential growth.

The City of Centerville has topography that provides physical features including slopes and floodplain see Section 6: Appendix. Environmental regulations strives to protect these features as distinct benefits for ‘quality of life’. Any housing developments that may be considered must be designed in a manner to preserve and protect natural features and preserve agricultural land

to the extent possible. Also, the city should be committed to preserving the existing character of the community.

There are approximately 20 vacant parcels of land in the City limits available for new construction. Most are located in Bella Vista in the northeast portion of the city. The city has developed lots obtained through abandonment, etc. that would be an excellent location for residential dwellings or a small multi-family housing complex. Another neighborhood of potential expansion is at East Ridge. As dilapidated structures are removed, it provides tremendous opportunities for infill housing.

### **Housing Issues and Ideas**

- Try to make the city more appealing by establishing housing code standards that are strictly enforced to homeowners and landlords. Work with local businesses to establish curbside recycling and mandatory trash pick-up. Organize voluntary efforts through local organizations to assist seniors and disabled residents with recycling and trash services.
- Prepare a property standards manual and/or a property maintenance standards program that clearly outlines the city's expectations for individual buildings and property maintenance.
- Interconnect diverse neighborhoods within the community through streets, trails, sidewalks, and gathering locations of parks and neighborhoods that would be identified in the City's new Parks Plan.
- Identify locations of preferred growth for new residential construction. Locations shall include where water and sewer lines are existing or are feasible and access is on existing or planned city streets
- Complete a Comprehensive Housing Assessment to identify needs, options, etc.
- The city should consider programs that would offer opportunities to restore large older homes from multiple rental units back to an owner-occupied unit. This would be consistent with Smart Planning principles.
- It is predicted that the U.S. population above the age of 65 years will more than double by the year 2060 and senior living facilities will be in high demand. ([www.forbes.com](http://www.forbes.com) "Four Trends That Will Impact Rental Markets in 2018".) Centerville needs to assure adequate housing is available for the local aging population.
- Encourage infill development that complements the character of the surrounding neighborhood and provides diverse housing options for a variety of income levels.
- Explore opportunities of for 'upper story renovations' for apartments around the Historic Square.

## Housing Resources

There were discussions during public input sessions that residents emphasized the desperate need for housing renovations in Centerville. The poverty rate and low median income challenges homeowners to have funds to make such improvements. Some struggling families do not qualify for state funded assistance programs but live on a very tight fixed income.

Chariton Valley Regional Housing Trust Fund, Indian Hills Community College's Building Trades classes and City of Centerville have developed a partnership to provide Infill housing using newly built homes to be purchased by low income residents/families. Participants feel it would be beneficial to have a Habitat for



Humanity organization in the community or another organization that could provide funding opportunities to limited income families. Potential resources available include HUD, IFA, Veterans Programs, local lenders, USDA Rural Development, etc.

Tax abatement is offered to residents to provide a tax break that is intended to encourage improvements to property that would not have otherwise occurred. Without an abatement program, home-owners may be reluctant to improve their homes, because the increased value could cause a sudden increase in property taxes. Tax abatement also incentivizes potential property owners to buy in Centerville, by offsetting the cost of a new or rehabilitated home for the first few transitional years.

Tax Increment Financing (TIF) provides the opportunity to use the increase in property tax revenue to make improvements on the land, thereby bringing down developer costs. TIF should only be used if development would not otherwise be possible.



## Chapter 5: Public Infrastructure & Utilities

*GOAL: "Provide efficient infrastructure systems that will be maintained by qualified professionals."*

### RECOMMENDATIONS

- Provide an economical and efficient expansion of high quality infrastructure that includes water, storm water, sewer systems, streets, sidewalks/trails and utility options.
- Promote public safety by providing well trained, equipped, and staffed police force, fire protection, EMS first responders and strategic planning to protect infrastructure and residents from hazards.
- Establish a five year plan for infrastructure needs that will prioritize work locations and potentially identify combined projects (i.e. burying powerlines with water/sewer repairs and sidewalk replacement).
- Encourage energy efficiency and use of alternative sources for private homes, private businesses, and municipal use.

### Storm Water System

The storm water system manages the water runoff produced from rain or melting snow. The water is collected into storm water lines and conveyed (untreated) to natural waterbodies or detention ponds when it is possible. Otherwise, the city's storm water is collected in a network of pipes that transport water off-site quickly and combines with sanitary sewer pipes for treatment at the wastewater treatment plant. The city maintains the storm water system and determines that the general condition of this system is rated as "good". The majority (65%) of respondents to the public survey stated they believe water and sewer services provide good to excellent service. (See Section 6: Appendix) The recent improvements to the storm water collection system has alleviated problem areas of frequent flash flooding. Local funding for system improvements are partially funded through a \$3.00/month user fee that is billed to all patrons.

Many communities have started taking a more natural approach to storm water by preserving natural areas that help mimic pre-development drainage patterns. These preservation areas are located strategically where water already naturally drains. A natural system requires fewer and/or smaller pipes and allows for gradual infiltration into ponds, creeks or waterways. This system can be costly to maintain and have negative side effects such as stream bank erosion and contaminated streams. Centerville has embraces this concept utilizes this when possible. The city would like to establish and promote water conservation for future needs. This would include promotion of rain water retention, limiting usage, etc.

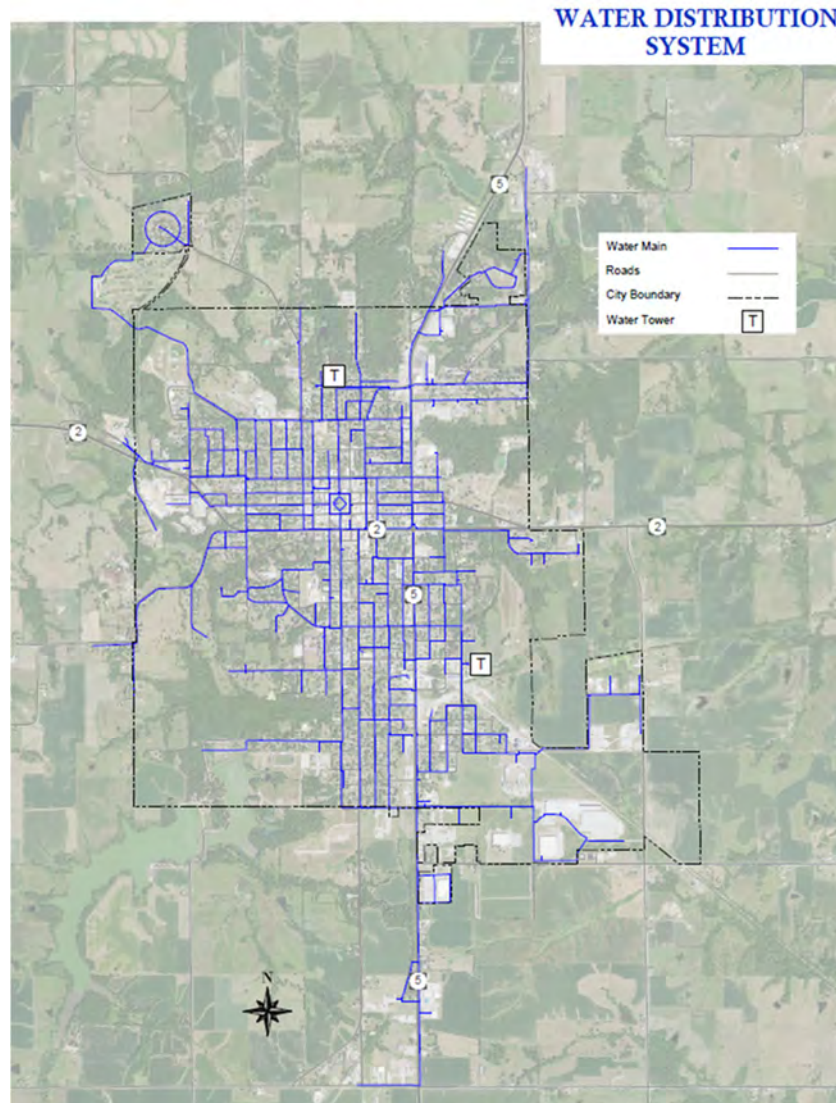
Centerville should protect wetlands, streams, floodplains, dry runs and flow paths from development to allow the natural drainage system to manage storm water runoff. This can be achieved through a several policy options:

- Adopt a stream buffer ordinance that requires preservation of areas around streams. Frequently the minimum buffer is approximately 50 feet.
- Impervious cover restriction reduces the amount impervious surface (such as streets or parking lots) during the site design. Encourage pervious pavement options.
- Centerville should encourage developers and private property owners to adopt best management practices (BMP's) such as: Bio swales, permeable pavement, green roofs, rain gardens, and landscaping.
- Watershed Development Ordinance regulates development that minimizes flooding, water quality and erosion.

### **Storm Water Issues and Ideas**

- Preserve natural areas that provide natural storm water drainage
- Establish 'Stream Buffer Ordinance' to protect natural drainage in/near wetlands, streams, dry runs, and water flow paths. (HMP 2016, County)
- Banning development in floodplains or wetlands. (HMP 2016, County) Currently city has adopted the ordinance provided by FEMA that discourages development in the newly identified flood plain zones, however, residents appeal and build if they provide proof of flood insurance.
- The city has identified a large problem with 'elicited connections' from residential properties. This occurs when private lines (usually drain tiles from downspouts) tap into the sanitary sewer. This creates excess flow into the system(s) that the city pays to be treated. The city could identify such use through smoke testing and enforcement through a city ordinance.
- Partner with local Emergency Management for optimum protection, preparation and recovery processes for potential hazards in the community. Utilize Appanoose County Hazard Mitigation Plan.
- Formally identify problem locations that will need correction with future funding. There are known problematic areas but an official rehabilitation plan does not exist.

**Exhibit 33: Centerville Water Distribution System** (larger map can be found in Section 6: Appendix)



### Sanitary Sewer

Centerville Public Works is responsible for the Wastewater Treatment Plants and the Sanitary Sewer Collection System. The City of Centerville has two treatment plants, the East Plant and the West Plant. Together they process an average daily flow of 750,000 gallons. Centerville Public Works staff maintain approximately 50 miles of sanitary sewer main, approximately 800 manholes, and 7 lift stations. Only one lift station, at Golfview, will be in need of repair within the short term (budgeted for FY19).



The Iowa Department of Natural Resources had previously mandated the city to eliminate sanitary sewer overflows within the collection system. This project was divided into ten separate phases to re-line or replace the majority of the existing sanitary sewer pipes. It will include rehabilitating or replacing over 32 miles of sanitary sewer pipe and over 700 manholes. The total project will cost over \$6,000,000. The city will use SRF loans, Community Development Block Grant (CDBG) and USDA Rural Development grants and loans to assist in funding the project. Currently the city has completed 7 of the 10 phases since 2004. The city estimates 80% of the system is new or in “good” condition. IDNR has issued drafted permits to begin work on the remaining 20% of the system needing repaired.

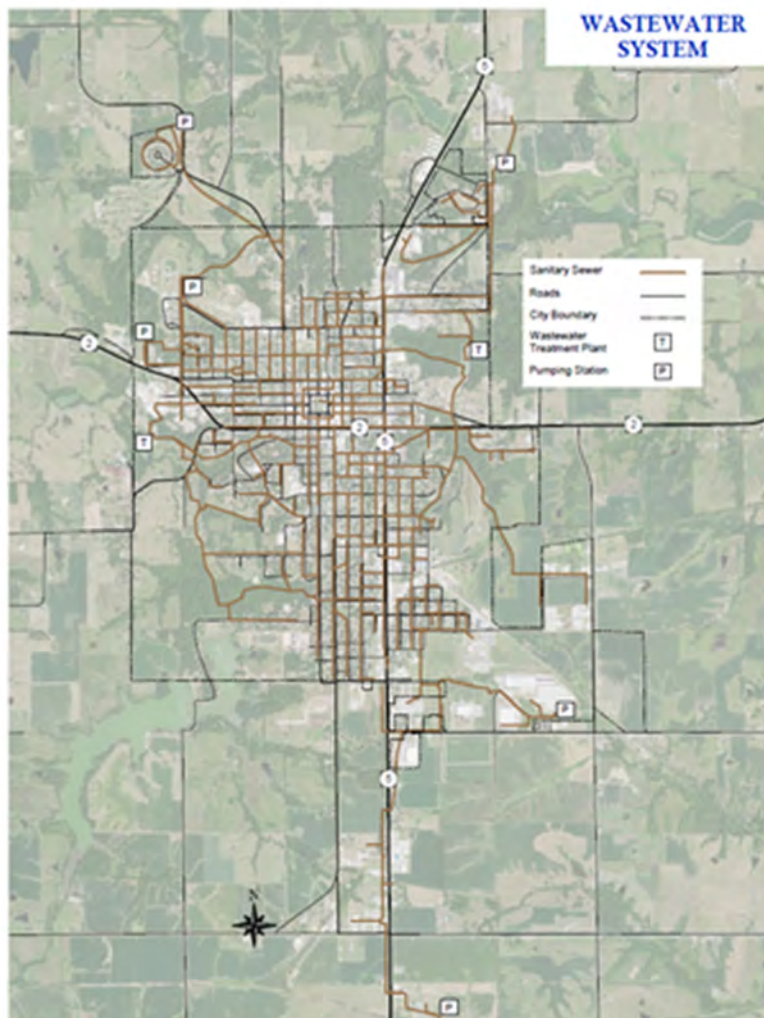
The city firmly supports the ‘complete streets’ concept – promoting the complete rehab/repair to all pertinent infrastructure when a project occurs. For example, when an underground water/sewer project occurs, other improvements to exposed and identified.

A user fee of \$20 (\$15 directly billed to each user and \$5 LOST funds applied to each and will sunset in 2022) is used for ongoing improvements necessary for the collection system.

### **Sanitary Sewer Issues and Ideas**

- Currently, no a formal five year maintenance plan exists for the sanitary sewer system, other than the rehabilitation phases identified by the contracted engineer. The entire collection system is evaluated by city crews twice annually and critical repairs and preventative maintenance performed. The city has identified specific locations of concern to monitor and repair as funds are available. It will be beneficial for the city to develop a maintenance plan for future leaders to understand what needs have been outlined.
- The useable life of a sewer lift station is estimated at 20 years, so during the life of the comprehensive plan another phased approach for replacement will need to be implemented.
- There have been changes to the treatment process since the last time the city has had the Wastewater Treatment Plant inspected by the DNR. The new process will entail equipment, permits, etc. that will require the city to evaluate if the current collection system can be retro fitted or if it would be more cost effective to build a new treatment plant. A determination of what type of facility and site location will need to be decided in the next 2-5 years.

**Exhibit 34: Centerville Wastewater System** (larger map can be found in Section 6: Appendix)



### Future System Needs:

Approximately 15% of existing sewer mains need lined and upgrade/replace existing waste water plants to meet IDNR permit requirements.

### Water System

The Centerville Municipal Waterworks is a utility that is administratively supported by the City of Centerville. Currently five members comprise the Waterworks Board and serve five year terms. Water rates and policies are established by the Municipal Waterworks Board, which holds a public meeting the Second Monday of each month at 11:00AM in Centerville City Hall.



Rathbun Regional Water Association provides water to Centerville and Appanoose County. The city water system supplies water to 2,995 households and businesses. The water is drawn from Rathbun Regional Water into wells and includes a water treatment plant (which treats approximately 750,000 gallons a day), and is distributed through miles of water lines. (See Exhibit 32.)

By establishing a water 'user fee' (\$4/mo) the city has been continually able to replace failing water meters throughout the city. Water meter replacement project is near completion. By 2019, all 2,995 old meters will have been replaced with new digital meters that can be read remotely. This reduces employee hours and expenses greatly. Future user fee rates will provide funding for water line replacement.

The city has begun a nearly \$2 million water project that will replace water lines at various locations around the city. Funds have been secured through a Community Development Block Grant and USDA Rural Development. The project will begin in the fall of 2018 and anticipated completion is 2020.

The city budget currently allows for rehabilitation of water lines (also coordinating with street resurfacing) to approximately 2-3 blocks of side streets. This also allows for the city to replace smaller pipes with larger diameter that can be critical when a fire occurs.

#### **Water System Issues and Ideas**

- Establish a five year maintenance plan for all critical infrastructure.
- Fire Hydrant replacement occurs when it coincides with other capital improvement projects. Critical locations have been upgraded to greater flow capacity and now infill replacement occurs when possible.  
\*\*A new hydrant must be placed near the Lakeview school building.  
Develop/support water conservation efforts.

#### **Future System Needs:**

The water system will be an ongoing improvement projects for years to come. Approximately 30-40% of mains need to be replaced. Other future projects include all fire hydrants have the approximate ISO rating and the city will need to renew the long term water agreement with Rathbun Regional Water Association.



## Utility Providers

Exhibit 35 shows local utility services and providers.

Exhibit 35: Utility Services and Providers in Centerville	
Utility Service	Provider
Water	Rathbun Regional Water, Centerville Municipal Waterworks
Waste Water/ Storm water	Public Works Department
Solid Waste	Private Hauls to Rathbun Area Solid Waste Commission
Recycling	Rathbun Area Solid Waste Commission
Electric	Alliant Energy
Natural Gas	Alliant Energy
Telephone, Internet, and Cable	Mediacom, Windstream, Verizon, US Cellular, Natel

## Utility Issues and Ideas

- Partner sidewalk replacement with infrastructure or utility repairs.
- Encourage energy efficiency and use of alternative energy sources for private homes, private businesses, and municipal use. By the following methods: Adopt codes that make it easier for residents to use solar panels, consider installing solar panels on all applicable city facilities and infrastructure, complete the ongoing process of replacing existing city lights with LED lighting, and educate residents on benefits of weatherization and energy efficiency recommendations and programs available to assist
- City should explore the options of converting city vehicles to electric or hybrid energy sources and necessary equipment to maintain.
- Explore options for city to be capable of developing its own electrical source such as solar, wind, water, etc.
- Cooperate with utility companies for future improvements and combined projects.
- Support Iowa's initiative to have quality and efficient broadband service across entire state.
- Promote services available from the local solid waste agency to eliminate/reduce health hazards for properties. Examples include: Mandatory Trash Pick-up (HMP 2016, County), Curbside Recycling Service, and Hazardous Materials Drives (HMP 2016, County)

## Chapter 6: Land Use, Environment & Zoning

*GOAL: “Encourage development that maximizes infrastructure efficiency, prioritizes infill and contiguous growth, revitalizes neighborhoods, is sensitive to environmental features, promote green strategies and considers transportation in land use decisions.”*

### RECOMMENDATIONS

- Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites.
- Use the 10 principles of land use development as criteria for making land use decisions and zoning regulations.
- Preserve sensitive natural areas from development, based on the sensitive areas identified in the Hazard Mitigation Plan.
- Encourage reinvestment in our existing neighborhoods by utilizing ‘smart growth’ principles.
- Use the Comprehensive Plan and future Land Use maps as the basis for all land use decisions such as annexation, subdivision review and re-zoning in the future.
- Prioritize “green strategies” that promotes an environmentally conscious approach and sustainability in all future development.
- Approve Extra-Territorial Zoning to allow Centerville to ensure natural resources and determine acceptable land use.

“Land Use” is largely self-explanatory: it is the designated zones of different use for land such as industrial, agricultural, commercial, civic/parks and recreational and residential. Generally a community and its residents will work together to identify current land uses and identify areas of potential growth while developing a Land Use Plan and/or a Comprehensive Plan. Participants consider the environmental framework within the city’s boundaries, existing land use and potential future land uses. Key elements of this chapter will also contain ‘Zoning’ which shows the how the City of Centerville has designated permitted uses on parcels of land.

**Residential Land Use** is the largest land use category with 28% of developed land. This included low density (single family homes and duplex) residential are the most prevalent residential use. The 2014 population density was 1,107.42/sq. mi.

**Commercial Uses** covers approximately 6% of land and includes offices, restaurants, and retail/service stores. Primary commercial locations include the Historic Square and Highway corridors along state highways 5 and 2.

**Industrial Uses** account for approximately 22% of the total developed area. This use includes warehouses, general industrial, and manufacturing. Centerville’s locations would primarily be Industrial Park.

**Civic Uses/Parks and Recreation** uses about 8% of developed land are in Centerville. This includes public buildings and land, school properties, health facilities, cemeteries, churches, parks and recreation locations.

**Agricultural and Open Space** constitutes approximately 4% of total land. This land is primarily spread around the periphery of the developed area. The largest segments would include the northwest and southwest portions of the city's corporate limits.

### **Land Use Distribution Analysis**

The six types of typical land use are labeled as residential, commercial, industrial, civic/parks and recreation, transportation, and agricultural/open space.

Land Use is a critical element of a comprehensive plan because it establishes the overall physical configuration of the city. It outlines mix uses and acceptable uses on parcels throughout the city. This element reviews existing land use in Centerville, followed by projected needs for future land and housing.

This describes the land use inventory, which classifies parcels of land according to their use. And the estimated distribution in the city. Exhibit 36 is the comparative land use by percentage of developed land for Centerville and communities comparable size in Iowa.

<b>Exhibit 36: Comparative Land Use by Percentage of Developed Area</b>						
	<b>Centerville (2010) Population 5,528</b>	<b>Mount Pleasant (2010) Population 8,668</b>	<b>Washington (2012) Population 7,164</b>	<b>Manchester (2010) Population 5,182</b>	<b>Clinton (2010) Population</b>	<b>Pella (2006) Population</b>
Residential	28.1%	19.1%	42.3%	42.7%	16%	42.7%
Commercial	6.3%	5.7%	6.3%	8.5%	5%	8.5%
Industrial	21.8%	11.3%	12.3%	10.8%	3%	10.8%
Civic and Parks/Rec	8.1%	18.8%	15.6%	16.8%	3%	16.8%
Transportation/ Utilities	--	--	26.5%	21.1%	--	21.1%
Agricultural and Open Space	4%				67%	
<i>As stated in current respectful comprehensive plans</i>						

Land use describes how and why the land is being used for a particular purpose. Existing land uses are those in place at the time the information was gathered. Future Land Use addresses the desired use for land within the planning period and planning boundary. Land use provides the framework and statement of land use policy. The future land use map provides guidance to

local officials on the quality and character of development that may take place within the next 20 years.

### **Future Land Use**

The Land Use goal of Centerville is meant to provide continuity on how land use matters are addressed over the next 20 years. It is meant to protect identified valuable resources and preserve what truly makes Centerville a great place.

The city encourages redevelopment opportunities to revitalize unused property. Areas for redevelopment should be examined prior to approving new developments. The city and developers should explore options that encourage redevelopment and revitalization of existing areas, especially in housing.

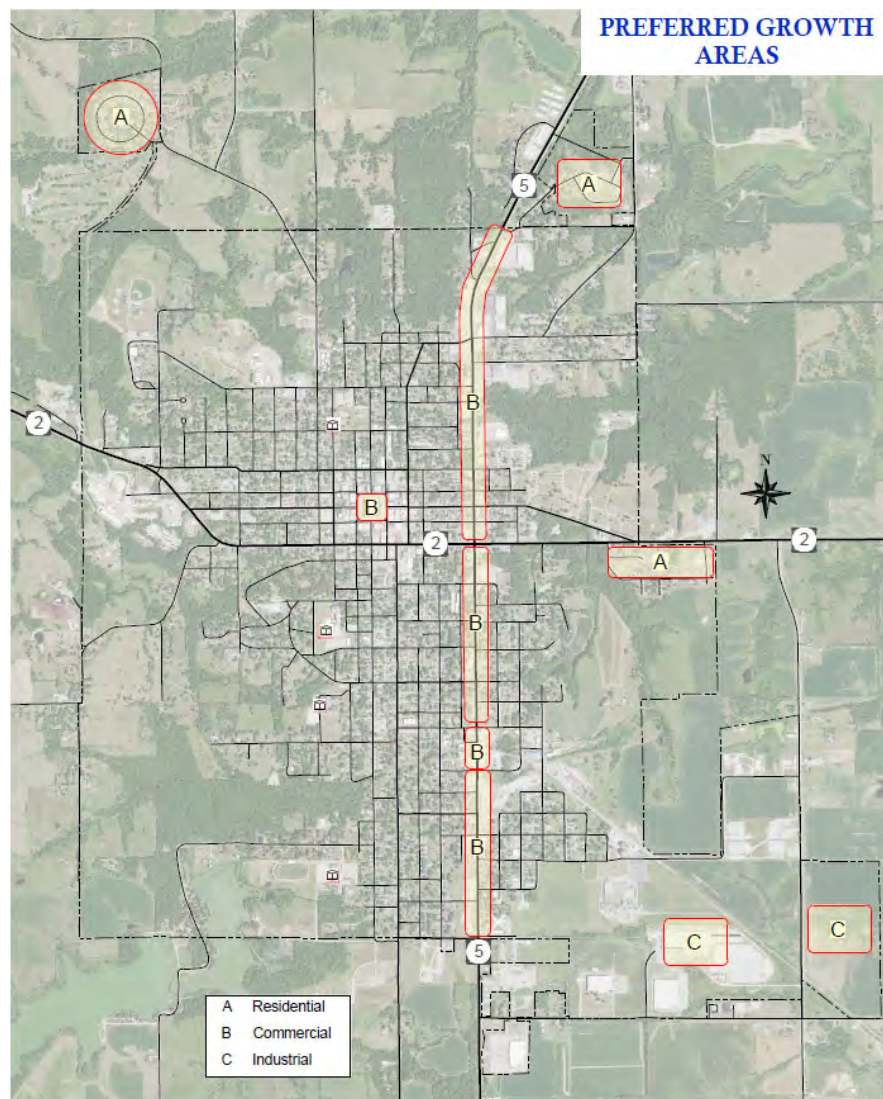
### **Preferred Growth areas**

**Residential:** Centerville will accurately zone residential regions of the city. This will guide future new home construction and potentially address the housing shortfalls identified in Chapter 6. Zones to be identified would potentially include: rural residential, single-family residential, urban family residential, multiple-family residential, and mobile home residential. Priority growth locations include Bella Vista, Golfview and Eastridge.

**Commercial:** City of Centerville has opportunity for commercial growth in scattered locations across the community. The Planning and Zoning Commission will work to identify locations in the city for commercial growth. City representatives should work with owners to identify prime locations along the urban corridor, the limited commercial/office, community commercial areas, downtown commercial, or general commercial regions. Preferred growth locations include the Historic Downtown Square, Highway 5 – North & South, and the “levy area” of Highway 5.

**Industrial:** Ample space, opportunity, and infrastructure exists for industrial growth in Centerville’s Industrial Park located at the southeast corner of Centerville. This is also the location of the IEDA Certified Site. Should the space become occupied, the Appanoose County Comprehensive Plan from 2006 states the county is willing to cooperate with the city to “expand the inventory of industrial land in order to remain attractive for future economic industrial growth”. Primary industrial growth should occur in the Industrial Park and would likely include the certified site.

**Exhibit 37: Preferred Growth Areas** (larger map can be found in Section 6: Appendix)



Zoning ordinance is the primary means of implementing the future land use plan. The zoning plan or official zoning map can be considered as reflecting the current stage of the community's evolution from its existing land use pattern to the future land use plan. The districts are intended to recognize as much of the present development that is in accord with future plans and to allow enough room for growth and change. Changes in the zoning plan should be based upon a logical extension of an existing district or on the establishment in a location that will accomplish the objectives in the future land use plan.

### EXHIBIT 38: DIFFERENCE BETWEEN PLANNING AND ZONING

COMPREHENSIVE PLAN	ZONING	ANNEXATION
<ul style="list-style-type: none"> <li>THIS IS THE <u>POLICY DOCUMENT</u> THAT GUIDES DECISIONS RELATED TO:</li> </ul>	<ul style="list-style-type: none"> <li>THIS IS THE <u>SET OF CITY LAWS</u> THAT GOVERNS:</li> </ul>	<ul style="list-style-type: none"> <li>THE <u>ACT TO INCORPORATE TERRITORY</u> INTO THE DOMAIN OF THE CITY, COUNTY OR STATE THAT IS CONTIGUOUS TO JURISDICTION:</li> </ul>
➤ LAND DEVELOPMENT	➤ SPECIFIC USES THAT ARE PERMITTED ON INDIVIDUAL PROPERTIES	➤ ALLOWS JURISDICTION TO INCREASE IN SIZE
➤ CAPITAL IMPROVEMENTS	➤ DENSITIES/INTENSITIES OF DEVELOPMENT THAT CAN OCCUR	➤ ALL CITY SERVICES ARE AVAILABLE TO THE PROPERTY
➤ PUBLIC PROGRAMS	➤ HOW DEVELOPMENT IS DESIGNED	➤ PERTINENT CITY REGULATIONS/ ORDINANCES APPLY

#### Planning & Zoning Issues and Ideas

- Promote infill development, clean and efficient energy, preserve natural resources and agriculture protection.
- Promote affordable commercial space for small start-up, new or growing businesses
- Update Zoning Ordinances to properly reflect current land use and determine future use

### “Smart Growth” for future land use and development

Development decisions affect many aspects of everyday lives — homes, health, schools, taxes, daily commute, the natural environment, economic growth in the community, and opportunities to achieve their dreams and goals. What, where, and how communities build will affect their residents’ lives for generations to come. Smart growth is development that supports economic growth, strong communities and environmental health. “Smart growth” covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse.



## Ten Principles of Future Land Use and Development

### **1. *Encourage compact, contiguous, and fiscally responsible development***

Centerville can reduce costly infrastructure extensions such as water, sewer, and roads by developing on infill properties or in strategic areas adjacent to existing development. Compact and contiguous development also helps preserve Centerville's character and encourage a walkable neighborhood-focused patterns. This enhances quality of life by reducing travel distances, preserving more open and public spaces. This development also minimizes the intrusion on the valuable farm land that surrounds the city.

### **2. *Support and revitalize existing neighborhoods***

Infill housing development supports the economic and social value of Centerville's existing neighborhoods by promoting investment into established areas, rather than solely at the fringe. Balancing new growth with support for established neighborhoods will help preserve community character, respect all residents, and make full use of existing infrastructure.

### **3. *Preserve sensitive environmental features***

Preserving natural areas can protect plant and animal habitats, increase value for adjacent properties, enhance the park system, and reduce flooding by providing natural storm water management. A network of natural 'greenways', enhances character and makes Centerville a more attractive place to live and invest. Greenways protect wetlands, hydric soils, drainage ways, and wooded areas.

### **4. *Promote diverse housing choices***

Housing needs and preferences are changing. The mortgage crisis and economic shutdown have increased demand for affordable and rental options. The Baby Boomer and Millennial generations are demonstrating a growing preference for smaller lot homes and multi-family housing. Providing diverse housing options can help attract and retain residents.

### **5. *Plan for community amenities such as parks***

Parks, open spaces, schools, and other public places can serve as neighborhood focal points that promote community activity, personal interaction and a sense of place. Parks and greenways can attract potential residents and encourage development around the perimeter.

### **6. *Provide multi-modal and continuous transportation network***

A network of streets, bikeways, and sidewalks should provide connectivity and accommodate diverse mobility needs and preferences. Street networks can promote safe, livable neighborhoods by channeling traffic onto main avenues, while providing well-connect routes that make private travel and public service provision more efficient. Walking and bicycling options encourage wellness, independence, energy conservation and Centerville's 'small town feel'.

**7. *Enhance public safety and minimize hazard risk***

Land use decisions have a wide variety of effects on public safety and hazard mitigation. Preserving natural drainage-ways to manage storm water minimizes the risk of injury and property damage due to flooding. A well-connected and multi-modal transportation network promotes better emergency service provision and evacuation routes in case of large-scale hazards. A mixture of land uses within neighborhoods enhances security by creating activity and “eyes on the street” throughout the day.

**8. *Develop balanced neighborhoods that enhance community character***

Balanced neighborhoods provide residents with easy access to a variety of places to live, shop, work, play and engage in community life. Mixing compatible uses, such as a corner store or school in a residential neighborhood, creates dynamic and resilient communities that promote efficiency in infrastructure and travel times. Balanced neighborhoods provide diverse housing options, open space, and activity centers such as parks, schools, civic centers, or commercial areas that are well connected to surrounding neighborhoods. Appropriate transitions should be made between higher intensity uses, such as industry, to lower intensity uses such as homes.

**9. *Leverage public projects to promote private investments***

Centerville’s public investments in streets, water, and sewer infrastructure, parks and schools can be leveraged to promote private investments. When strategically located, new parks or schools can inspire private residential improvements can attract industry.

**10. *Make decisions transparently and corroboratively***

Land use and environmental decisions should be made through a transparent process, with opportunity for input from all citizens and affected entities, such as the county, neighboring towns, or the school district. Creation and implementation of land use decisions should be a shared responsibility that promotes the equitable distribution of development benefits and costs.

**Land Use Compatibility**

Exhibit 39 provides a land use compatibility matrix that indicates which land uses could be located near another without significant conflict. The creation of new conflicts should be avoided moving forward. Existing conflicts should be encouraged to change over time. This chart should be used to assess the relationship between land uses and provide a basis for development proposal review.

**The compatibility scale is rated from 1 to 5:**

**1 – Incompatible.** In general, proposed uses with this level of conflict will not be permitted. Any development proposals considered requires extensive documentation to prove that external effects are fully mitigated.

**2 – Significant conflict.** Major effects must be strongly mitigated to prevent impact on adjacent uses. Any development will be required to assess project impact and define development design.

**3 – Potential conflicts.** Conflicts could be resolved through project design. Traffic and other external effects should be directed away from lower-intensity uses landscaping, buffering, and screening should be used to minimize the negative effects.

**4 – Basically compatible.** Traffic from higher intensity uses should be directed away from lower intensity uses. Building elements and scale should be consistent with surrounding development.

**5 – Completely compatible.**

**Exhibit 39 - Land Use  
Compatibility Matrix**

	Agriculture	Parks	Rural Residential, single family dwelling	Urban family residential	Multi-family	Limited Commercial / office	General Commercial	Community Commercial	Light industrial / office	General industrial and utilities	Civic and Public
<b>Agriculture</b>	-	3	3	3	2	2	3	2	3	3	3
<b>Parks</b>		-	4	4	4	4	4	3	3	2	5
<b>Rural Residential, Single Family Residential</b>			-	5	3	3	2	2	1	1	4
<b>Urban family Residential</b>				-	5	4	3	2	2	1	4
<b>Multi-family Residential</b>					-	5	3	3	2	1	4
<b>Limited Commercial/office</b>						-	4	4	3	2	4
<b>General Commercial</b>							-	5	4	3	4
<b>Community Commercial</b>								-	5	3	3
<b>Light industrial/office</b>									-	4	3
<b>General Industrial and Utilities</b>										-	1

**Agricultural and Natural Areas**

There are limited locations within the city limits currently zoned ‘Agriculture’ – mainly around Industrial Park. The city is considering Extra Territorial Zoning around the two mile perimeter of the city. This would not affect the current use of the land because it will need to be zoned “Agriculture” or “Rural Residential”. But it would significantly increase the number of parcels/acres zoned agriculture, however, there is no Prime Farmland identified by Iowa DNR.

Natural areas would include rural forest land, native forest, community woodlands, and conservation areas, areas of biological diversity, plantation and urban forests. Such locations in

Centerville may include land around the City Reservoir, property around the cemetery, and the area surrounding Golfview.

The City of Centerville owns approximately 178 acres surrounding the municipal airport in the unincorporated and unzoned region of the county. Extra Territorial Zoning will allow for the land to be zoned as agriculture, rural residential, or Light Industrial. There are also natural areas and agricultural land surrounding the airport.

### **Agricultural Issues and Ideas:**

### **Environmental Framework/Development Suitability**

It is also important to consider these components when identifying locations of future land development – Greenspace, Soil types, wetlands, and watersheds, slope of land, land cover, Radon, Brownfields, Grayfield, underground storage tanks and properties that have historical value.

### **Greenspace**

Small street trees, parks, and other green spaces in urban areas promote many social and environmental benefits, including enhanced walkability, improved storm water management,



enhanced habitat for birds and other wildlife, and increase recreational opportunities. Green space is an important attribute to the city. Primary green space currently would include the city parks, trail expansion, courthouse lawn, etc. The new zoning ordinances will regulate green space for any new incoming business. The application for construction will score higher the more allotment of green space they have implemented. Another aspect of the updated zoning ordinance should require new landowners to establish a setback from the curb of the street to ensure green space of landscaping.

The City of Centerville seeks to gain such benefits in their community by increasing greenspaces throughout the area. Such projects may include:

Streetscaping - Streetscapes help bring coherency to downtown by creating a network of connected greenspaces throughout the district and serve as places of social interaction. The renderings bring scale to the area and provide shade, color, and interest through street furniture and small trees/bushes. The streetscapes have been designed to buffer pedestrians from the street.



Pocket parks - A “pocket” park – a term used for urban park space that is typically less than a few acres in size – is the best strategy for significantly adding to the total amount of greenspace downtown.

Storm water infrastructure - Several Best Management Practices (BMPs) can be incorporated in downtown to reduce storm water runoff while simultaneously greening the city. Infiltration strategies such as replacing concrete parking lots with park space as well as utilizing permeable pavement and filtration techniques such as bio-retention cells, rain gardens, filter strips, and bio swales can all be employed in downtown

Parking lots – Recommendations to consider general concepts for greenscaping open surface lots in town. Open lots or parking lot landscaping for new construction can be expanded upon in order to incorporate new green features such as permeable pavement in parking areas, public art, tree islands, and storm water filtration facilities. General features in both concepts include vegetated or landscaped buffer strips between parking areas and the sidewalks and increased shaded public seating.

Retrofits/enhancements – Project considerations may include green space outside buildings to allow families to socialize or relax. Incorporating native prairie grasses along trails adds to the aesthetic benefits that native grasses provide, these plants also help reduce erosion. Longer prairie roots provide water uptake and storage and thus reduce runoff and streamflow velocities. Native grasses help improve the biodiversity of the area and make it attractive for walking and running as well as conducive to pollinators and birds. Retrofitting alleyways is another greenspace concept featured in this plan. The goal of these renderings is to increase public space and seating, as well as decrease the amount of impervious space.

## Soils

The Appanoose County Soil Survey indicates that there are a variety of soil types throughout Appanoose County. The most predominant soil is “Shelby Loam” which covers approximately 40% of the surface. Another quarter of the county contains “Grundy Silt Loam” and approximately 10% of Appanoose County has “Lindley Loam”. The remaining quarter is comprised of a variety of soil types including: Grundy silt loam, Putnam silt loam, Edina silt loam,

Marion silt loam, Clinton silt loam, Crawford loam, Calhoun silt loam, Waukesha loam, Bremer silt loam, Wabash silty clay loam, Wabash silt loam, and Wabash loam.

### **Hydric Soils**

Hydric soils are a soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part.

The concept of hydric soils includes soils developed under sufficiently wet conditions to support the growth and regeneration of hydrophyte vegetation. Soils that are sufficiently wet because of artificial measures are included in the concept of hydric soils. Also, soils in which the hydrology has been artificially modified are hydric if the soil, in an unaltered state, was hydric. Some series, designated as hydric, have phases that are not hydric depending on water table, flooding, and ponding characteristics. An area that meets the hydric soil definition must also meet the hydrophytic vegetation and wetland hydrology definitions in order for it to be correctly classified as a jurisdictional wetland.

### **Wetlands**

Wetlands are areas where water covers the soil, or is present either at or near the surface of the soil all year or for varying periods of time during the year, including during the growing season. Water saturation (hydrology) largely determines how the soil develops and the types of plant and animal communities living in and on the soil. Wetlands may support both aquatic and terrestrial species. The prolonged presence of water creates conditions that favor the growth of specially adapted plants (hydrophytes) and promote the development of characteristic wetland (hydric) soils.

Centerville was one of the jurisdictions in Appanoose County that is identified in the Hazard Mitigation Plan to establish protocol that would discourage wetland destruction and encourage restoration of wetlands in low-lying areas to help slow flood water and infiltrate storm water to minimize flooding and maintain wildlife habitat (HMP 2016).

### **Watershed**

A watershed is the area of land that drains into a lake or stream. Water traveling over the surface or through groundwater may pick up contaminants like sediment, chemicals and waste and deposit them in a body of water. Five watershed cross Appanoose County. They include Lower Des Moines, Bear-Wyaconda, North Fabius, Lower Grand, and Upper Chariton.

Nonpoint source pollution is widespread across the state and no quick fix exists for the problem. Improving our streams and lakes requires the help of all Iowans, both urban and rural. The main solution is prevention. That means keeping excess sediment, nutrients, bacteria and other pollutants out of our water. The largest problems come from agricultural areas, an important solution is using conservation practices. Common conservation practices include wetlands,



ponds, terraces and buffers. These practices reduce the amount of pollutants reaching a lake or stream.

While agriculture is the largest source of nonpoint pollution in Iowa, urban areas can also work to improve our water. Some urban solutions include managing lawn fertilizers, keeping pollutants out of storm drains and keeping excess soil from construction sites out of streams and lakes. <http://www.iowadnr.gov/Environmental-Protection/Water-Quality/Watershed-Improvement/Watershed-Basics>

## Slope

A slope is the rise or fall of the land surface. A steeply sloped site can substantially raise site development costs.

- **Moderate slopes.** Gentle grades of less than about 10% (a one foot rise over 10 feet) are the easiest to build on. Between 15% and 20%, requires more time for grading and the foundation, which will need to be higher or stepped down on the low side.
- **Steep slopes.** Much above about 20% will require more extensive earth moving and soil stabilization to create workable grades and prevent erosion. Cut and fill operations can get costly, especially if it requires trucking in additional fill.
- **Erosion** during the building process can lead to fines for polluting streams and extra costs to regrade eroded areas. Some combination of terracing, retaining walls, and special foundation and drainage techniques may be needed to keep the soil and the building itself from sliding down the hill.
- **Hillside foundations.** Houses are routinely built on extreme grades of 50% or more in places like California, where hillside home sites are coveted. These buildings all have complex engineered foundations installed by specialists in hillside work, which can be dangerous and is always very expensive. Foundations for these homes cost more than many houses built on flatter sites.
- **Drainage of steep slopes.** On steep sites, special attention must be given to soils and drainage. Wet, dense soils on the uphill side of a foundation can exert excessive force on the uphill foundation wall – like a dam holding back a lake of mud. And fast-running water on a steep slope can lead to excessive erosion if not managed properly
- **Septic Systems.** Very steep sites may require specially engineered piping and leach fields. The maximum allowable slope depends on local regulations, but typically ranges from 20% to 30%. [www.buildingadvisor.com](http://www.buildingadvisor.com)

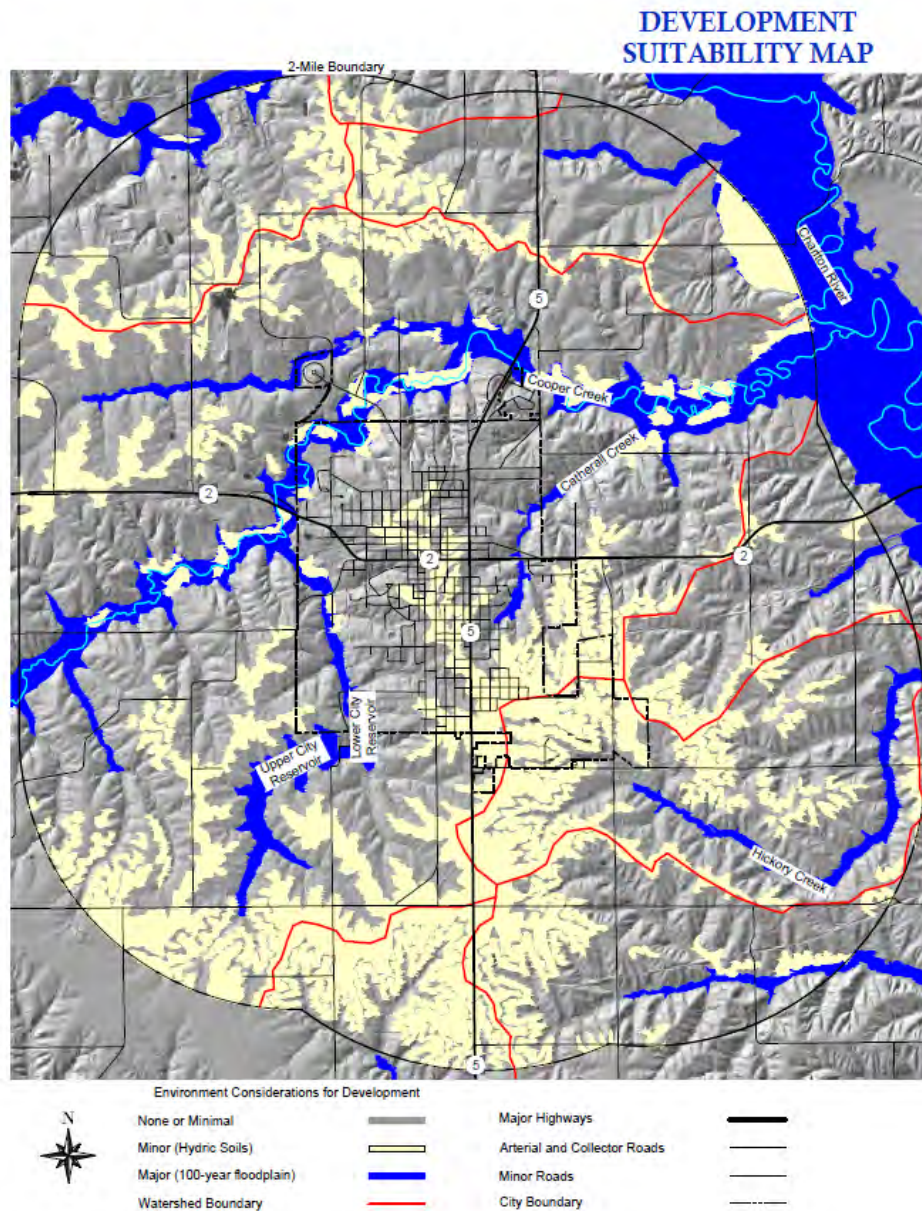
## Land Cover vs. Land Use

Land cover indicates the physical land type such as forest or open water whereas land use documents how people are using the land.

Land cover data documents how much of a region is covered by forests, wetlands, impervious surfaces, agriculture, and other land and water types. Water types include wetlands or open water. Land use shows how people use the landscape – whether for development, conservation, or mixed uses. The different types of land cover can be managed or used quite differently. Land

cover can be determined by analyzing satellite and aerial imagery. Land use cannot be determined from satellite imagery. Land cover maps provide information to help managers best understand the current landscape. To see change over time, land cover maps for several different years are needed. With this information, managers can evaluate past management decisions as well as gain insight into the possible effects of their current decisions before they are implemented. <https://oceanservice.noaa.gov/facts/lclu.html>

**Exhibit 40: Development Suitability Map** (larger map can be found in Section 6: Appendix)



## **Radon**

Radon is a cancer-causing radioactive gas. You cannot see, smell or taste radon, but it may be a problem in your home. The Surgeon General has warned that radon is the second leading cause of lung cancer in the United States today. Radon is not produced as a commercial product.

Radon is a naturally occurring radioactive gas and comes from the natural breakdown (radioactive decay) of uranium. It is usually found in igneous rock and soil, but in some cases, well water may also be a source of radon. The primary routes of potential human exposure to radon are inhalation and ingestion. Radon in the ground, groundwater, or building materials enters working and living spaces and disintegrates into its decay products. Although high concentrations of radon in groundwater may contribute to radon exposure through ingestion, the inhalation of radon released from water is usually more important.

[http://www.radon.com/radon\\_facts/](http://www.radon.com/radon_facts/)

The entire state of Iowa is at the “highest potential” for exposure to radon because of the ground composition. The 2016 Appanoose County Hazard Mitigation Plan states that the residents of Centerville and Appanoose County should “encourage property owner radon testing and mitigation, explore feasibility of City leveraging funds to help property owner’s test and / or mitigation unsafe radon levels.” (HMP 2016)

## **Greyfield/s**

Greyfield sites are abandoned public buildings, industrial or commercial properties that are vacant, blighted, obsolete or otherwise underutilized. A Greyfield has been developed and has infrastructure in place but the property's current use is outdated or prevents a better or more efficient use of the property.

## **Brownfield/s**

A brownfield is a property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. It is estimated that there are more than 450,000 brownfields in the U.S. Cleaning up and reinvesting in these properties increases local tax bases, facilitates job growth, utilizes existing infrastructure, takes development pressures off of undeveloped, open land, and both improves and protects the environment. (<https://www.epa.gov/brownfields/overview-brownfields-program>) The City of Centerville views Brownfields as an opportunity for growth and development at those locations. At this time, the only property identified by EPA is located at 18<sup>th</sup> Street and Dewey Road.

## **Future Development Issues and Opportunities**

- 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.
- Purposed zoning updates will make it clear where residents can use solar panels or fields.
- Consider installing solar panels on all applicable city facilities and infrastructure.

- City should explore the options of converting city vehicles to electric or hybrid energy sources and necessary equipment to maintain.
- Is the City capable of developing its own electrical source? Solar, Wind, Water, etc.
- Promote water retention and conservation for residents and businesses.
- Support development of Greenways when feasible – they are built around natural environment in key natural areas. It has a positive impact on property value, plant and animal habitat, park systems, neighborhood identities, and storm water management.
- Cooperation with owners and EPA on the identified Brownfield site to promote future development when possible.
- Take political efforts to ensure that agricultural land and natural land areas are preserved.

## **Hazards**

The Appanoose County Multi-Jurisdictional Hazard Mitigation Plan was developed in 2016. Representatives from all communities in Appanoose County, including Centerville, worked with Emergency Management and CVPD to develop that comprehensive plan. This 650+ page document outlines the potential hazards for each community, existing mitigation strategies, vulnerable locations/populations, and how a community can prevent major impacts or be better prepared. Below are how the Centerville representatives ranked the identified hazards:

### **Centerville Hazard Rankings**

1. Hazardous Materials	15
2. Tornadoes	14
3. Infrastructure Failure	13
4. Animal/Plant/Crop Disease	13
5. Radiological	13
6. Terrorism	13
7. Earthquakes	13
8. Flash Flood	12
9. Thunderstorm and Lightning	12
10. Windstorms	12
11. Sinkholes	11
12. River Flooding	11
13. Human Disease	10
14. Transportation Incident	10
15. Hailstorms	10
16. Drought	10
17. Severe Winter Storms	9
18. Dam Failure	9
19. Expansive Soils	8
20. Extreme Heat	8
21. Landslide	8
22. Grass or Wild Land Fire	7

Endangered and Threatened Species that can be found in Appanoose County include the Indian Bat, Northern Long-eared bat, Prairie Bush Clover and Western Prairie Fringed Orchid.

### **National Flood Insurance Program (NFIP) Participation**

The following exhibit organizes information provided by the Iowa DNR's flood plain coordinator for Appanoose County and Centerville.

Community	Participates?	NFIP #	Mapped?	Map Date	Repetitive Loss Properties
	(Y / N)		(Y / N)		
Appanoose County	Y	190843A	Y	2/16/2018	0
Centerville	Y	190009	Y	07/02/1987	0

Communities participating in NFIP plan to continue with their efforts of enforcing the ordinance that states no new residence can be built in the identified floodplain. Other efforts include cooperation with Iowa DNR and Iowa Flood Center to approve new floodplain mapping for this county. The new identified floodplains may change who needs NFIP in the future, including the unincorporated county. A residential structure with a mortgage that is identified in the floodplain will now be required to carry flood insurance. Multiple local insurance agencies offer this coverage. There are approximately three houses that reside at the edge of the identified flood zone. Those homes are located in the Wildwood area of Centerville. (See map in Section 6: Appendix) FEMA has stated that if any home in the floodplain receives damaged valued at more than 50% the assessed value, the owner will not be allowed to rebuild in that floodplain. In addition to this, no new buildings will be allowed to be constructed in the identified floodplain.

Previous floodplain mapping dated back to the 1960's and was not inclusive to all areas of the county. After the floods of 2008, the State of Iowa received money to complete this mapping to identify areas at risk of flooding. New DNR Floodplain mapping was complete and officially approved by the county and city in the past year. This can affect property owners who may now be encouraged to purchase flood insurance. See the map in Section 6: Appendix for locations affected in the City of Centerville. Primary locations impacted are near Cooper Creek on the northern city boundaries and Manson Branch extending the western edge toward the Reservoir.

### **Hazards Issues and Ideas**

- The City's major concern is that the water treatment plant is located in the newly drafted floodplain. Mr. Buss indicated that when it was constructed many years ago it was at the recommendation of FEMA and was then situated 200 feet above the identified floodplain at that time.

## Hazard Growth Audit Questions

FEMA document “Hazard Mitigation: Integrating Best Practices into Planning”. ‘Basic Safe Growth Audit Question’ (Chapter 5).

Hazard Mitigation is crucial to the comprehensive planning process, and hazard concerns are integrated throughout the preceding document. In order to facilitate review of this plan for compliance with Iowa’s Smart Planning grant expectations, this section uses the “safe growth audit questions” from the FEMA publication Hazard Mitigation: Integrating Best Practices into Planning as a framework to collect and present the hazard mitigation elements of this plan. The recommendations, as this is the hazard most likely to be affected by decisions of the comprehensive plan (namely, land use and environmental decisions.)

### Land Use

- Does the future land-use map clearly identify natural-hazard areas?
  - Yes, all underdeveloped parcels are identified on the future land use map to show that floodplain are labelled as “greenway” preservation areas that can be utilized as natural drainage.
- Do the land-use policies discourage development or redevelopment within natural-hazard areas?
  - Yes, as stated above, natural drainage-ways are preserved as green space to discourage development in these areas.
- Does the plan provide adequate space for expected future growth in areas located outside of natural-hazard areas?
  - Yes, the future land use map shows more than enough land for future growth in non-hazard area in the planning time frame.

### Transportation

- Does the transportation plan limit access to hazard areas?
  - The street plans for Centerville does not encourage access to hazardous areas.
- Is transportation policy used to guide growth to safe locations?
  - Yes, proposed new road connection to areas of town that can best be served with emergency services and the vital infrastructure such as water and electricity, by placing development close to existing city services and avoiding areas with natural barriers to infrastructure provisions.
- Are movement systems designed to function under disaster conditions (e.g. evacuation)?
  - Yes, one of the primary features of the proposed transportation system is the provision of access routes to all develop areas, and accommodation of multiple modes of transportation including auto, bike and pedestrian. By avoiding single access developments (such as dead-ends or cul-de-sacs) the proposed system allows for greater evacuation possibilities. A more connected system also makes safety services such as ambulance and fire protection more efficient. Providing



multiple mode choices improves safety by allowing options for evacuation and mobility during disaster conditions, particularly for those without vehicles. Proposed street extensions also reduce the load on existing streets, which increases mobility for safety purposes such as ambulance/fire services and other emergency services.

○

### **Environmental Management**

- Are environmental systems that protect development from hazards identified and mapped?
  - Yes, Section 6: Appendix shows floodplains and wetlands. These areas contribute to the natural drainage system that can help prevent flooding in developed areas by conveying storm water properly.
- Do environmental policies maintain and restore protective ecosystems?
  - Yes, the Future Land Use Map (#22) shows much of the natural drainage system as greenway, to preserve water conveyance function.
- Do environmental policies provide incentives to development that is located outside of protective ecosystems?
  - Yes, the Planning & Zoning (P&Z) Land Use Map locates new development in areas outside of protective ecosystems and shows areas inside those ecosystems as non-developable (greenways). This map is presented as a guide for the planning and zoning commission and city council in deciding where new development should be allowed.

### **Public Safety**

- Are the goals and policies of the comprehensive plan related to those of the FEMA Hazard Mitigation Plan?
  - Yes, the recommendations of the comprehensive plan support and advance the goals of the Appanoose County Multi-Jurisdictional Hazard Mitigation Plan 2016. Goals of the Hazard Mitigation that are recognized in the recommendations of the Comprehensive Plan:
- Is safety explicitly included in the plan's growth and development policies?
  - Yes, safety concerns are included as part of the "10 Principles of Land Use and Development" in chapter 6 and the overarching "Comprehensive Plan Goals" in section 2. Public safety has been stated as a recommendation on many facets and in multiple chapters including topics of signage, street design, lighting, police presence, zero tolerance drug enforcement, building integrity on the Historic Square, and housing revitalization.
- Does the monitoring and implementation section of the plan cover safe-growth objectives?
  - Section 5 "Implementation, summarizes, categorizes, and creates a rough timeline for public safety and hazard mitigation objectives of the plan.

## Specific Action Steps for Hazard Mitigation included in the Comprehensive Plan:

1. Establish 'stream buffer ordinance' to protect natural drainage in/near wetlands, streams, dry runs, and water flow paths.  
Hazard Effect: Keeps new development off the path of flooding and maintains natural flood control through storm-water management.  
Responsible Entity: City staff, Planning and Zoning Commission, City Council
2. Guide residential growth within existing neighborhoods and identify priority locations for potential new development areas.  
Hazard Effect: Guides city growth to non-hazard areas especially in floodplains or wetlands.  
Responsible Entity: City staff, Planning and Zoning Commission, City Council
3. A transportation system that provides access, reliability, safety and connectivity for all residents and businesses. The city supports upgrades to the municipal airport and local short line railroad, ensures street connectivity, and evaluate sign reflectivity/size/location  
Hazard Effect: Transportation Incident. Provides mobility options in case of a disaster, particularly to vulnerable populations. Keeps pedestrians out of the roadways by providing sidewalks and options for bicyclists.  
Responsible Entity: City Staff and Engineering
4. Provide multiple links between new and existing development. Avoid development with single access points whenever possible.  
Hazard Effect: Transportation Incident. Allows more efficient provision of emergency services. Allows increased options for evacuation in case of an emergency.  
Responsible Entity: City Staff, Planning and Zoning Commission, City Council, Engineer
5. Build sidewalks on all new streets.  
Hazard Effect: Increases pedestrian and driver safety and provides safe routes to school.  
Responsible Entity: City Council, Planning and Zoning Commission, and engineer
6. Consider amending storm water regulations to require or incentivize best management practices.  
Hazard Effect: Mitigates flash flooding and improves water quality.  
Responsible Entity: Planning and Zoning Commission, City Council, City Staff, Engineer
7. Investigate options to identify and demolish unsound buildings.  
Hazard Effect: Infrastructure Failure. Encourage the demolition or rehabilitation of unsafe structures.  
Responsible Entity: City Staff, Building Inspector, Planning and Zoning Commission, City Council

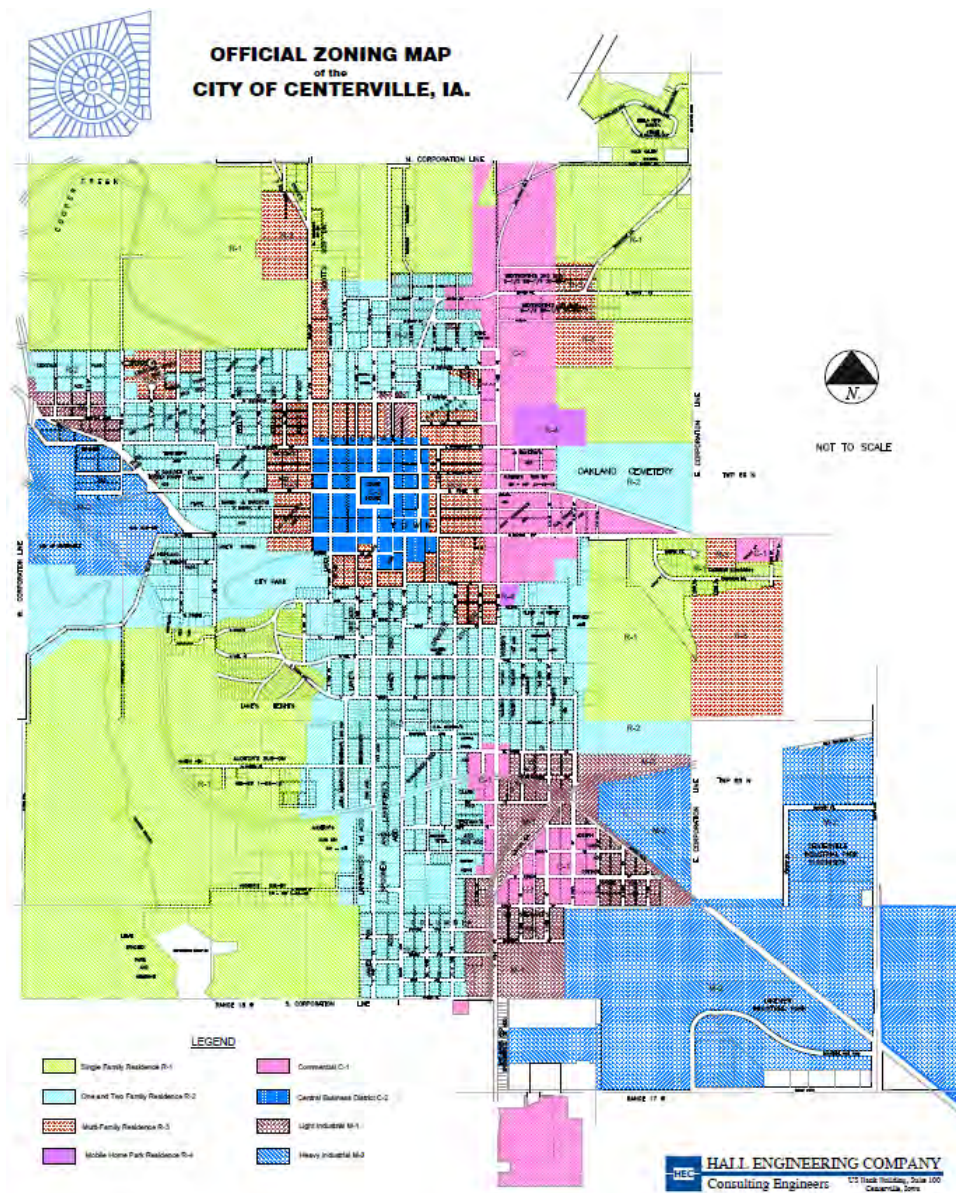
8. Implement an action plan to preserve the integrity of the structures and enhance the atmosphere of the Historic Square by conducting building inspections, energy efficient lighting, improve sidewalk conditions, etc.  
Hazard Effect: Infrastructure Failure, Public Safety  
Responsible Entity: Centerville Main Street, City Staff, Building Inspector, City Council
9. Continue to implement public safety improvements as recommended in the Appanoose County Multi-Jurisdictional Hazard Mitigation Plan including: support preventative health initiatives, establish 'zero tolerance' for drug and alcohol consumption, and work collaboratively to educate residents on the risk of radon and lead-based paints.  
Hazard Effect: Hazardous Materials, Human Disease,  
Responsible Entity: Appanoose County Public Health, City Staff, Law Enforcement Building Inspector
10. 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. Examples include: certified dive team and proper equipment, search and rescue training equipment, efficient fire hydrants and water mains, and ensure long term ambulance service.  
Hazard Effect: Infrastructural Failure, all hazards that prompt an emergency response  
Responsible Entity: Appanoose County Board of Supervisors, City Council, City Staff, medical providers, law enforcement and first responders with fire and rescue.
11. Reduce or eliminate health hazards for residents while also improving the aesthetics of the city. Tasks identified include mandatory trash pick-up, hazardous material drives, and strictly enforcing housing standards and ordinances.  
Hazard Effect: Hazardous Materials, Human Disease, Infrastructure Failure  
Responsible Entity: City Council, Building Inspector, City Staff, Rathbun Area Solid Waste Commission

## Land Use Zoning

The power to zone is granted for the purpose of promoting the health, safety, morals and general welfare of a community or county. All regulations in Iowa Chapter 414 of the Code delegate this responsibility to the cities and towns; and Chapter 335 contains a similar provision for counties in areas outside of cities and community jurisdictions.

The intent of zoning is to protect an area from incompatible land use encroachments, restricting individual actions only when they would be contrary to the use and development standards established by the ordinance and detrimental to the community as a whole. Zoning is not adopted for the singular purpose of keeping certain uses out of a town or county, but rather is utilized to provide a proper place for all uses.

Exhibit 41: Current Land Use Zoning Map (larger map can be found in Section 6: Appendix)



## 2019 Proposed Zoning Districts

There are six types of Land Uses that the Planning and Zoning Committee should utilize during zoning updates. The zones are identify and summarized as follows: Exhibit 42 shows the Proposed Zoning District use and purpose.

1. **RESIDENTIAL USES** – land that has a home or dwelling on it for human habitation
  - Rural Residential (RR)
  - Single-Family Residential (R-1)
  - Urban Family Residential (R-2)
  - Multiple-family Residential (R-3)
  - Mobile Home Residential (R-4)
2. **COMMERCIAL USES** – land used for wholesale/retail sales, office use, which relates to professional services and business activities.
  - Urban Corridor (UC)
  - Limited Commercial/office (LC)
  - Community Commercial (CC)
  - Downtown Commercial (DC)
  - General Commercial (GC)
  - Business Park (BP)
3. **INDUSTRIAL USES** – land that has facilities of manufacturing, warehousing, wholesale trade, construction and utilities.
  - Limited Industrial (LI)
  - General Industrial (GI)
4. **AGRICULTURAL and NATURAL AREAS** – land used for agricultural production either crop or livestock production or land that has been left as open space.
  - Agricultural/Urban reserve (AG)
5. **PARKS and RECREATION USES** – land that is dedicated to parks, recreation (i.e. trails) or have been put into conservation are identified as an overlay Park District.
6. **CIVIC USES** – land dedicated for government buildings, schools, churches, cemeteries, and health services.

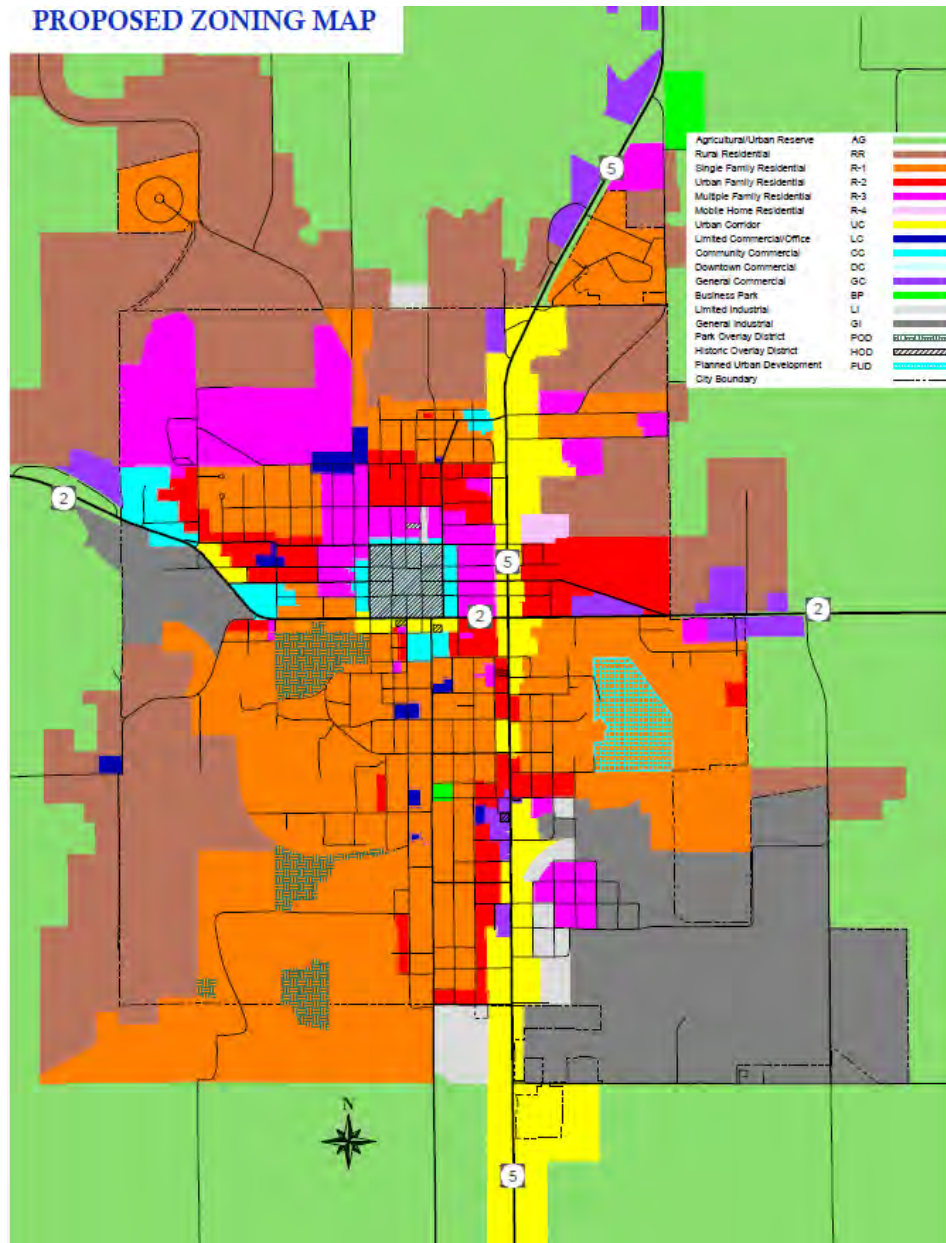
Specific zoning district purposes can be found in the Exhibit below:

<b>Exhibit 42: PROPOZED ZONING DISTRICTS</b>		
Symbol	Title	Purpose
AG	Agricultural/Urban reserve	This district provides for and preserves the agricultural and rural use of land, while accommodating very low density residential development generally associated with agricultural uses. This district is designed to maintain complete agricultural uses within Centerville's extra-territorial jurisdiction. In addition, land included in the urban reserve in the comprehensive plan should be retained in the AG district to prevent premature or inappropriate development.
RR	Rural residential	This district provides for the rural residential use of land, accommodating very low, and low density residential environments. The district's regulations assure that density is developed consistent with: land use policies of the Centerville Comprehensive Plan regarding rural subdivisions; levels of infrastructure; and environmentally sensitive development practices. The district also accommodates developments that merge urban living with rural life.
R-1	Single-family residential	This district is intended to provide residential development, characterized by single-family dwellings on large lots with supporting community facilities and urban services. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-2	Urban family residential	This district is intended to provide for medium density residential development, characterized by single-family dwellings on moderately-sized lots along with low density multi-family dwellings such as duplexes and townhouses. It provides regulations to encourage innovative forms of housing development. It adapts to both established and developing neighborhoods, as well as transitions between single-family residential and multiple-family residential areas. Its regulations are intended to minimize traffic congestion and to assure that density is consistent with the carrying capacity of infrastructure.
R-3	Multiple-family residential	This district is intended to provide locations primarily for multiple-family dwellings, with supporting and appropriate community facilities. It also permits some nonresidential uses such as offices through a special permit procedure to permit a mixing of uses that have relatively similar operating and development affects.
R-4	Mobile home residential	This district recognizes that factory-built home development, properly planned, can provide important opportunities for affordable housing. It provides opportunities for factory-built home development within planned parks or subdivisions, along with the supporting services necessary to create quality residential neighborhoods.
UC	Urban corridor	This district recognizes the mixed use character of major urban corridors, such as Maple Street and 18 <sup>th</sup> 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 district 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 encouraging 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 effects. 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 provisions 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. They are characterized by extensive landscaping, abundant parking facilities, and good visual and pedestrian relationships among buildings.
LI	Light 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.

**Exhibit 43: Future Proposed Planning & Zoning Land Use Draft Map** (larger map can be found in Section 6: Appendix)



## **Estimated Extra-Territorial Zoning**

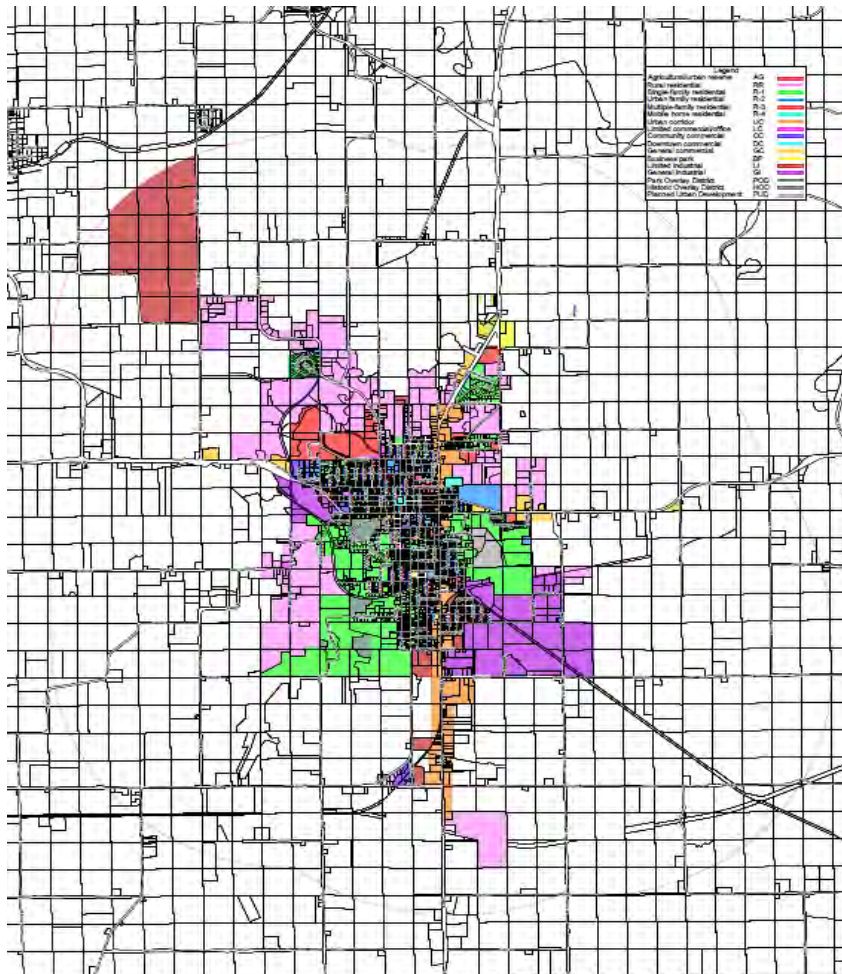
Land is one of our most valuable natural resources, and greater efforts must be made to protect agricultural land from the unwise conversion to urban use. Once land is developed for urban use, it is unlikely that the land will ever be returned to agricultural production. Zoning can protect rural areas from premature urban development, as well as prevent declines in property value resulting from incompatible land uses. Under the updated zoning ordinance, new development will only be encouraged to take place in areas that are best suited by such use, and where necessary utilities and public facilities can be made available.

State law permits cities throughout Iowa to exercise subdivision review in areas located outside but within two miles of the city limits, commonly referred to as “Two Mile Extraterritorial Jurisdiction”. A municipality is empowered to plan future land uses within a 2-mile radius of their actual municipal boundaries. In 2013 the City of Centerville adopted Ordinance NO. 1301 which enacted an amended and restated subdivision ordinance for the City of Centerville which included the governing of the subdivision of lands within the 2-mile extraterritorial jurisdiction.

If a city chooses to adopt zoning ordinances, which recognize that people in a city live cooperatively and have certain responsibilities to coordinate and harmonize the uses of private property, the Iowa Code requires that these ordinances be in conformance with the Comprehensive Plan and its corresponding vision for the community’s physical development. The Centerville Comprehensive Plan provides the legal basis for the city’s authority to regulate land use and development and recommends proceeding with this opportunity. Since Appanoose County has no zoning ordinances, state law permits the City to extend its zoning two mile into the county. The county will then have representation on Centerville’s Planning and Zoning Commission and the Board of Adjustment.

Extra-Territorial Zoning would establish zoning regulations to a two mile zone surrounding the municipal boundaries into the unincorporated county. This area generally needs to be zoned as Agriculture to keep the land as farmland or open to space until there would a demand to develop to another use. As mentioned above the City of Centerville has already adopted a subdivision ordinance that applies to this region. Zoning ordinances for the City of Centerville would also apply to this region. Exercising this zoning and subdivision helps ensure that the city has space to grow and that developments in the city’s growth area are built to certain standards. Consideration should be made to adopt a building permit exemption process for the development of agricultural buildings in this two radius.

**Exhibit 44: Estimated Extra-Territorial Zoning Map** (larger map can be found in Section 6: Appendix)



The public participants were very vocal in opposition to the extra-territorial zoning throughout the comprehensive plan development. Many present were land owners from within the two mile zoning area surrounding the city. There was a lot of confusion and misunderstood concepts regarding zoning versus annexation. The Centerville City Administrator addressed many concerns and explained the process in which the extra-territorial zoning could be enacted. The city's Planning and Zoning Commission will proceed with updating the city zoning districts, maps, and additional overlay districts through numerous meetings. The "P and Z" Committee will make recommendations to the Centerville City Council for official approval. The participants were informed about each opportunity for public input.

## Airport Zoning

Iowa's Department of Transportation and Federal Aviation Administration provide all aviation regulations. The state has recognized that "Effective airport planning for future improvements is important for local airport sponsors in order to meet the aviation demands for their airport." (IDOT, 'Airport Manager and Sponsor's Guide to State Aviation Programs and Services').

The Iowa Transportation Commission approved Centerville Municipal Airport a 2017 Planning and Zoning Grant. This allowed the airport to enact zoning that will be compatible with land use near the airport. The aviation zoning places restrictions on the air space surrounding the airport. There are five zones identified extending out at a slope up from the runway surface. The proposed Airport Zoning outlines the restrictions of items that can impede flight and visibility patterns. Examples may include wind turbines, tall trees at the ends of the runway, large bodies of water that attract fowl, landfills that attract fowl, etc. Details can be found by reviewing the approved plan or viewing a map in Section 6: Appendix. The updated Airport Land Use and Height Overlay Zoning Ordinance also provides direct guidance on the process for an appeal to the Board of Adjustment.

## Airport Zoning Issues and Ideas

- Centerville Municipal Airport will now have opportunities to complete a cross-wind runway, expand turnarounds and grade safety areas when funds are available. (Iowa Aviation System Plan 2010-2030 – Centerville Municipal Airport).

## Voluntary Annexation Strategy

Pursue Voluntary Annexation – Use "voluntary annexation" provisions of Iowa annexation law (including the 80/20 rule) and should not annex areas under "involuntary" procedures. The drawbacks of involuntary annexations include:

- More complex annexation process
- Confrontation with land owners
- Susceptibility to court challenges, which add delays and expenses
- Costly extension of city services are mandated within a short time period, even if development is imminent.

Benefits of voluntary annexation are:

- Allows city to promote areas for development without having to install costly infrastructure ahead of that development. The annexation/infrastructure extension plan becomes a negotiated process between the property owner, developer and the city.

- Doesn't require the city to 'pick winners and losers' among potential annexation areas. Instead, the private market determines development timing and location.
- Simpler process, less controversial.

To make voluntary annexation approach work the city must:

- Enact Parts 2-6 of this strategy
- If necessary, use the 80/20 rule of voluntary annexation, which allows up to 20% of the total annexed area to be included without consent from property owners. This allows for the 'squaring off' of annexation areas to logical boundaries to avoid the creation of unincorporated 'islands', which are not permitted by state law. While full consent from property owners is ideal, there may be circumstances where the 80/20 rule is necessary to follow state laws.

**Initiate Outreach to Property Owners** – Initiate ongoing communication with owners of properties in the annexation of priority areas. Communicate the potential benefits of annexation: The extension of city services/infrastructure greatly enhances the development potential of the land and maximizes its sale value.

**Negotiate Development Agreements** – Development opportunities in the annexation priority areas should be pursued on a "negotiated development agreement" basis, with zoning, infrastructure extensions, and any applicable development incentives as part of the negotiation process. The Future Land Use Map should serve as a guide for uses within the annexation areas.

**Wait to Zone** – Annexation areas should not be zoned for future uses until the areas are voluntarily annexed and a negotiated development deal is accomplished. Discussion of appropriate zoning, consistent with the Future Land Use Map, should be a part of the negotiation process. As well as completing an assessment of the property and infrastructure, so that the city is not placed in a position of financial distress if the annexation is accepted.

**Prioritize Contiguous Parcels** – Annexation priority should go to parcels contiguous to current city boundaries. It is not recommended to annex property that is not contiguous to current city property, and is not be permitted by state law in most circumstances.

#### **Voluntary Annexation Issues and Ideas**

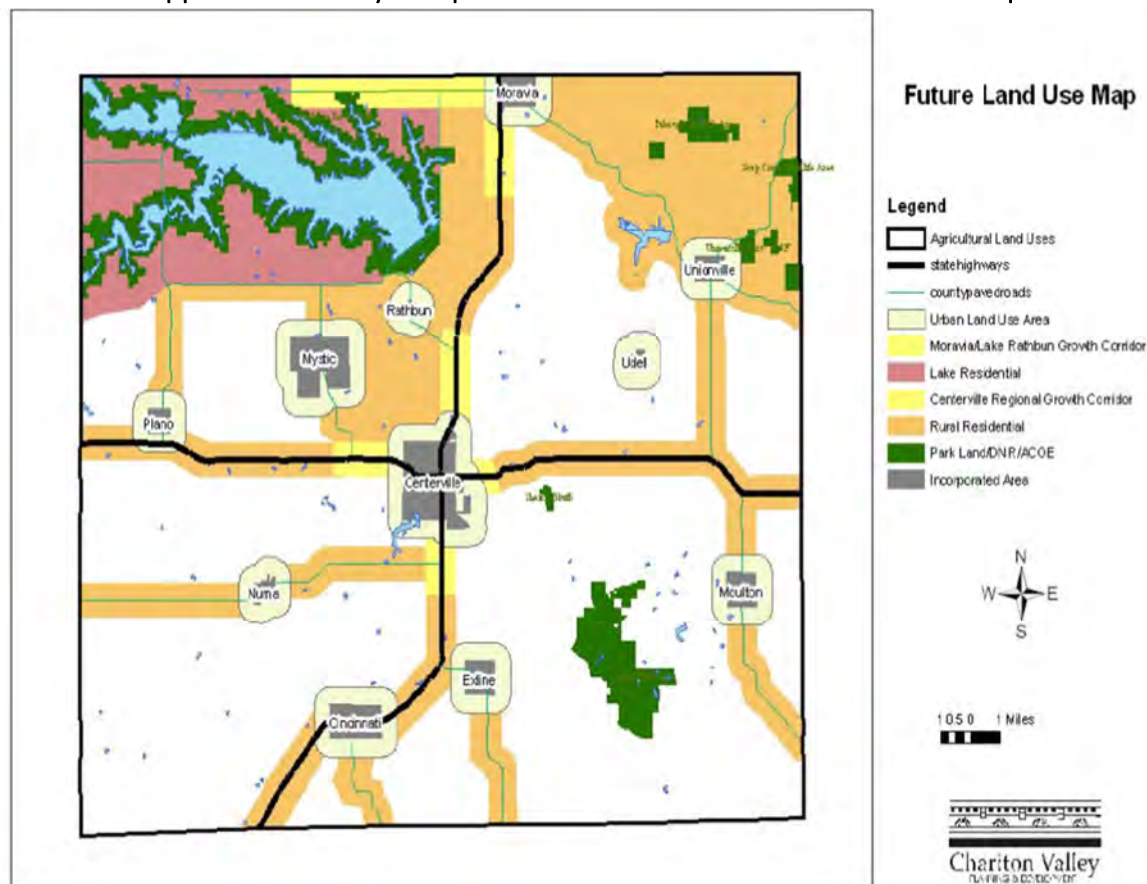
- Centerville representatives have been successfully working with landowners who are interested in voluntary annexation to the City.



## Appanoose County Comprehensive Plan 2026

The Future Land Use Map and Extra-Territorial Zoning Map are consistent with the Appanoose County Comprehensive Plan 2026 which identifies “Urban Growth Areas” (page 54). Although the county is not zoned, the document provides mapping and guidance for future land use decisions. *“Urban growth areas are lands adjacent to existing incorporated communities that may contain a variety of growth types, including low, medium, and high density residential development as well as office/institutional uses, neighborhood commercial area, regional commercial areas, and industrial land uses.”* The following map provides illustration of such potential growth areas.

Exhibit 45: Appanoose County Comprehensive Plan – 2026 Future Land Use Map



“Appanoose 2026” also identifies ‘Centerville Growth Corridors’ that “parallel Highway 5 and 2, are similar to the Urban Growth Areas but cater more to residential and regional commercial

*needs. Permitted uses would include low, medium, and high density residential development, office/institutional, neighborhood commercial and regional commercial. Industrial development may be incorporated if compatible with adjacent land uses. The areas may be serviced with urban level services.”* (Appanoose County Comprehensive Plan – 2026, page 56)

## **Chapter 7: Intergovernmental Collaboration**

*“Promote fiscal soundness and viability of city government operations through an established trusting relationship with residents.”*

- It’s important to periodically review existing and potential intergovernmental agreements to provide the most efficient and cost-effective service. An example could be that communities could participate joint purchasing. Bulk purchasing and sharing equipment could be options as local funding decreases.
- Establish and maintain open communication with local, state, and federal governments as well as organizations. This can occur through conversations, meetings, associations, memberships, and other forms that promote cooperation and further community goals.
- Partner with other entities who have an interest in implementing the recommendations of this plan.
- Abide by all legal requirements to keep residents informed of pending projects and upcoming proposals.

Centerville is a rural Iowa community that identifies collaboration as a key component to community success. Many accomplishments occur due to the general principles of collaboration:

- City officials develop relationships and adjust agreements between other local governments allow for growth and change;
- Establish community relationships that allow residents to feel comfortable in approaching city officials;
- Foster a culture of trust between the city and other entities.

This section presents opportunities for Centerville to collaborate with other entities and improve efficiency and transparency in governance. As the City of Centerville continues to develop, community leaders are encouraged to improve interagency, intergovernmental cooperation and coordination between local groups, organizations, state/federal agencies and local governments. The need for intergovernmental collaboration is increasing as local funding decreases and state or federal funding becomes more competitive.

Existing collaborative partners already include:

- Centerville Community Schools
  - Tennis courts, athletic facilities, and community celebrations/events

- Future collaboration for building site selection & impacts on infrastructure, land use patterns
- Appanoose Economic Development Corporation
  - Partnered to identify a location for a 'certified site' through Iowa Economic Development Authority as well as opportunities for business grant & loan programs.
- Centerville Chamber of Commerce
  - Sponsors frequent events and celebrations
- Centerville Main Street
  - Building codes and inspections on the Square
- Appanoose County
  - Partnership with police protection, dispatch & jail facilities.
    - Future collaboration on Law Enforcement facility.
  - Future cooperation for two mile zoning, processing, & permits.
  - Appanoose County Multi-jurisdictional Hazard Mitigation Plan
  - Utilization & maintenance of the Upper and Lower Reservoir
- Indian Hills Community College
- Chariton Valley Planning & Development Council of Governments
  - Collaborate efforts to apply and administer state and federal grant or loan funds.
- Iowa DOT
  - Coordination of street/highway projects with infrastructure projects to maximize funds.

## OPPORTUNITIES

The city should periodically review existing and potential intergovernmental agreements to provide the most cost-effective public service. It is recommended that Centerville officials maintain communication with other jurisdictions in Appanoose County. Open communication is also essential with local, state and federal governments, organizations through conversations, meetings, memberships, etc. that promote cooperation and further community goals.

Neighboring Communities – Tourism & market the attractions collectively to strengthen the draw.

Marketing – The city should continue to market the strategies selected to move the city in the direction of the community's vision. Outreach could occur through the city's website, city's newsletter, local newspaper articles, etc.

Controls – Surveyed participants agreed that the city's building codes and ordinance need to be stricter to improve the appearance of the city. Community image can be enhanced through a regular review of existing ordinances. Another area that can help with maintaining the community's character would be to implement a building and residential revitalization or rehabilitation program.

## Key Findings & Recommendations Summary

### Parks & Community Facilities

- Develop a community-wide park, trail & open space plan that prioritizes improvements to the existing system to make Centerville a more 'walkable community' and healthy city.
- Evaluate neighborhood parks to ensure that all residential areas fall within ¼ - 1/2 mile service area and identify in an updated "Parks & Recreation Master Plan".
- Add trails/sidewalk system to connect new and existing greenways, parks and community focal points.
- Perform sidewalk condition evaluation and establish priority zones to optimize resident safety.
- Promote cost-effective emergency services and facilities that enhance and protect the lives of residents. i.e. Cooperate with Appanoose County and area residents to explore options for long term ambulance serves without passing on significant tax increases to constituents.
- Explore funding options and collaboration to allow construction or expansion of police station, jail, ambulance services, fire station facilities and city hall location.
- Expand and/or improve recreational opportunities and access to facilities for optimum use by area youth.
- Support upgrades to community entities such as the library, cemetery, and YMCA.

### Transportation

- Provide multiple links between new and existing development. Avoid developments with single access points when possible.
- Practice multi-modal street design to accommodate sidewalks, trails, and/or bike lanes when appropriate.
- Reserve right of way for new local streets that provide logical and continuous with existing streets.
- Provide trail or sidewalk connections that link residential areas with existing neighborhoods, parks, and other community facilities. Build sidewalks on all new streets.
- Collaborate with Southern Iowa Railway to expand services to local businesses.
- Recent updates to the Centerville Airport Zoning Ordinance has provided clarification for the process and restrictions. The City of Centerville and the Airport Commission will cooperate to complete improvements that are identified in the DOT Aviation System Plan 2010-2030 and will also increase usage by a variety of aircraft.
- Safety is of utmost priority for multimodal traffic. This includes signage, speed limit enforcement, traffic flow on the Historic Square, generation shift in drivers.

- The City of Centerville needs to develop a ‘Five Year Plan’ that prioritizes street improvement locations through the city and emphasize the “Complete Streets” philosophy.
- Streets leading to/from and surrounding Industrial park need to have the composition to withstand heavy truck traffic.
- Promote and support public and private transit services available to the residents of the area.

### **Infrastructure**

- Consider amending storm water regulations to require or incentivize best management practices.
- Consider modifications to zoning and addition of city policies that would allow better storm water management, such as conservation development design and conservation easements.
- Assess and prioritize fire hydrants/water lines to ensure optimum use in a crisis situation.
- Complete remaining phases to rehabilitate (re-line pipes) or replace sanitary sewer infrastructure in the city.
- Ongoing analysis of sewer lift stations and prioritize repairs/replacement as necessary during their 20 year lifecycle. Including the immediate need for the Golfview’s liftstation.
- Evaluation of the most cost effective way to accommodate the new requirements for the city’s treatment plant. This capital improvement may include retro-fitting the existing or constructing a new facility.
- Establish a protocol that addresses ‘elicit connections’ to the storm water or sanitary sewer systems. This occurs when private lines (usually downspouts) tap into the city’s system(s) and creates excess flow into the system that the city pays to treat. Will also promote water conservation and retention for later use.
- Create a document that prioritizes upcoming potential projects during the next five year period in order to establish a budget and give guidance to incoming leadership.

### **Land Use & Environment**

- Encourage targeted growth in priority development areas and infill areas as identified in this plan.
- Preserve a system of greenways to naturally manage storm water and provide a community amenity.
- Annex land strategically, as needed, on a voluntary basis in areas that can be logically served by the city infrastructure.
- Allow for a variety of residential lot sizes and home development.
- Make land use decisions in accordance with the land use principles and future land use criteria established in this plan.
- Reserve land for neighborhood parks as new residential areas develop.
- Implement Extra-Territorial Zoning – 2 mile zoning around the perimeter of the city limits.

### **Housing**

- Investigate options to identify and demolish unsound buildings including accessory buildings such as garages or sheds.
- Promote homeownership to reduce the above average rate of rental properties.
- Focus on rehabilitation efforts on concentrated pockets of deteriorated housing.

- Improve buffer zones between residential and industrial areas to mitigate negative impacts on housing values.
- Support a variety of housing options for a range of incomes and ages. Specific efforts should focus rehabilitation on ‘starter homes’ valued up to \$50,000 and homes valued at \$100,000 to \$200,000 for working families.
- Recommendations to establish a “Housing Commission” that could operate as a mentoring program who could guide growth, rehabilitation efforts, educate new homeowners, and enhance community pride.

### **Economic Development**

- Encourage Industrial infill development in southeast or eastern area of the city of the Industrial Park and Certified Site.
- Support efforts of the ‘Main Street’ plan to continue development in downtown, preservation of historic structures, and include upper story housing on the Square.
- Promote Centerville/Appanoose County as a tourist destination for hunting, fishing and unique shops.
- Support existing industries, recruit new businesses and assist in establishing new business ventures through infrastructure investments and incentives.
- Collaborate with local entities to develop a labor pool of qualified individuals that are motivated to work.
- Continued support of local festivals that attract tourists, utilize volunteers/students/youth and celebrates local heritage/traditions.

### **Implementation, Collaboration & Governance**

- Enhance collaboration with Appanoose County, educational institutions, and neighboring communities.
- Improve efficiency and consistency of development review process.
- Increase communication with public on city issues.
- Promote the fiscal soundness and viability of City government operations.
- Define an action and/or capital improvement program that implements the recommendations of this plan.
- Recommendations that city codes and ordinances be more strictly enforced in an effort to tidy up the city. Such examples would include clean-up of dilapidated structures or yards, housing code enforcement, mandatory trash pick-up, curbside recycling, and zero tolerance for drug use in the community.



## Section 4: Implementation

## Section 4: Implementation

### Implementation Guidelines

#### Annual Action Program

The Centerville Comprehensive Plan is ambitious and long-range and its recommendations will require funding and other continuous support. The City should implement an ongoing process that uses the Plan to develop annual improvement programs.

The Planning and Zoning Commission and City Council should define an annual action and capital improvement program that implements the recommendations in this plan.

This program should be coordinated with Centerville's existing capital improvement plan and budgeting process, even though many of the Plan's recommendations are not capital items. This annual process should be completed before beginning each budget year and should include:

- A 1-year work program for the upcoming year that is specific and related to the city's financial resources. The work program will establish which plan recommendations the City will address during that year.
- A 3-year strategic program that provides for a multi-year perspective, aiding the preparation of the annual work program.
- A 5-year capital improvement program that is merged into Centerville's current capital improvement program.

#### Annual Evaluation

City staff should undertake an annual evaluation of the comprehensive plan. This evaluation should include a written report that:

- Summarized key land use developments and decisions during the past year and relates them to the Comprehensive Plan.
- Review actions taken by the City during the past year to implement Plan recommendations.
- Defines any changes that should be made in the Comprehensive Plan.

The City should undertake a full update of the comprehensive plan every 5-7 years.

#### Changes to the Plan

This plan should be viewed as a dynamic changing document. It is not meant to be a rigid or static, but should adjust in response to changing conditions, resources and opportunities. The Planning and Zoning Commission, City Staff and City Council can exercise some discretion as to whether a proposal matches the intentions of the plan.

This plan was created through a public process, and therefore, any official changes to the plan should be made through a public process. The primary criteria for approval of an amendment should be whether it complies with the spirit of the goals and principles of land use and development in Chapter 6.

## Responsibility and Leadership

The primary audience of this plan is the City Council, City Administrator, City Staff, and the Planning and Zoning Commission. However, it's important to partner with other entities who have an interest in implementing the recommendations of this plan. Columns in the following exhibit recommend which group should take the lead in carrying out the recommendations and who the potential partners are.



This designation of 'leadership' is not meant to be exhaustive or exclusive to any group that would like to take the lead on a project or policy. Any group or resident is invited to work with the city to support the implementation of this plan. However, this list can serve as a starting point and provide guidance on the expectations of the groups listed here:

City Council, Planning and Zoning Commission, City of Centerville Staff, Private Land Developers, Private Property owners, Business and Industry leaders, Centerville Chamber of Commerce, Centerville Main Street, Appanoose Economic Development Corporation, Appanoose County, Centerville residents, and Chariton Valley Planning and Development Council of Governments.

## Implementation Schedule

This exhibit presents a summary of the goals and recommendations of the Centerville Comprehensive Plan. Each recommendation is characterized according to several categories:

### **TYPE:**

- Policy – Continuing efforts over a long time period. In some cases, policies include specific regulatory or administrative actions.
- Action – Specific efforts or accomplishments by the city or community.
- Capital- Investments and public capital projects that will implement features of the plan.

### **TIMING:**

- On-going – Most of the recommendations fit into this category. These are matters related to general policy and operations and have no completion date.
- Short Term – Implementation within 5 years.
- Medium Term – Implementation in 5-10 years.
- Long Term – Implementation in 10-20 years.

### **PRIORITY:**

- Priority 1: Moving Forward – Addresses a particularly strong need in the community and/or provides a unique opportunity for the ‘next big thing’. These recommendations relate directly to the priority goals of the plan.
- Priority 2: Supporting and maintaining – Supporting recommendations that are pivotal to the achievement of the other goals, and/or to maintain the top quality systems and amenities already in place. The majority of recommendations are in this category.
- Priority 3: Opportunities to Explore – These represent good opportunities or general policies that the city should explore but are not necessarily pivotal to a priority goal or related to a notable deficit.

Prioritization can help the community determine where to focus its limited resources. This prioritization is meant to reflect the thinking at the time of writing the plan, but these priorities may change as conditions change. Reflection on priorities should be part of the annual evaluation of the plan. Although prioritization can help with the question of ‘where to start’, it should not dictate the order of implementation. The city should be open to implementing any of these recommendations if/when the opportunity arises or conditions are right.

## Implementation Schedule

<b>Implementation Schedule</b>						
<b>Chapter 1 – Community Character – Quality of Life</b>		Type	Timing	Leadership	Partners	Priority
GOAL	<b>Community Character</b> “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	<i>Develop a comprehensive system of parks, trails, open spaces that meet the needs of all groups in Centerville and attract tourists to the city.</i>	Action	Short	Council, Staff	Park Board, staff	
	<i>Support progressive organizations that utilize a vast volunteer base to enhance the quality of life &amp; services while preserving heritage for residents of Centerville.</i>	Policy	On going	Council	Staff	
	<i>Continue to support a high quality of critical services to ensure residents’ health &amp; safety through law enforcement, emergency services, health/mental health care, and access to preventative health measures.</i>	Policy	On going	Council	Staff	
	<i>Ensure that all city residents have access to city parks and recreational facilities within ¼ - ½ mile walking distance.</i>	Action	Short	Staff	Park Board	
	<i>Created a phased plan to expand and connect key attraction points into Centerville’s trail system.</i>	Action	Short	Staff	Park Board	
	<i>Develop a new Parks and Recreation Master Plan.</i>	Action	Short	Staff	Park Board	
<b>Chapter 2 – Economic Development</b>						
GOAL	<b>“Continue to develop a strong economy that supports and attracts quality business, industry &amp; tourism.”</b>					
Recommendations	<i>Implement an action plan to preserve the integrity &amp; enhance the buildings and atmosphere of Historic Square as the heart of the community.</i>	Action	On going	Council	Chamber, staff	
	<i>Promote Centerville as a tourist destination.</i>	Action	Ongoing	Council	Chamber, Staff, Main Street	
	<i>Support existing industries, recruit new businesses and assist in the creation of new businesses that could improve the local tax base, increase employment &amp; build wealth.</i>	Action, Capital	Ongoing	Council	Staff	
	<i>Provide high quality and diverse housing options for all residents to maintain a great quality of living.</i>	Capital	Medium	Council	Staff	
	<i>Establish governmental operations that promote fiscal soundness and viability of city government operations through an established trusting relationship with residents.</i>	Capital	Ongoing	Council	Staff	

<b>Chapter 3 – Transportation</b>						
GOAL	<b>“Provide efficient, safe &amp; reliable transportation systems in the City.”</b>					
Recommendations	<i>Improve reliability, system resiliency &amp; capacity for all transportation modes.</i>	Capital	Ongoing	Council	Staff, P&Z	
	<i>Reduce crash frequency &amp; severity</i>	Capital	Ongoing	Council	Staff, DOT	
	<i>Provide ease of access &amp; mobility options to residents.</i>	Capital	Ongoing	Council	Staff, P&Z	
	<i>Embrace emerging technology/generational shifts &amp; displaying community character.</i>	Policy	Ongoing	Council, staff	Staff, P&Z	
	<i>Incorporate Iowa DOT &amp; RPA 17 transportation planning components.</i>	Capital	Ongoing	Council	Staff, P&Z	
<b>Chapter 4 – Housing</b>						
GOAL	<b>“Offer affordable, diverse and high quality housing stock in clean neighborhoods that encourage homeownership.”</b>					
Recommendations	<i>Create new neighborhoods, not just new houses. Neighborhoods have focal points such as a park or a school, are interconnected with the rest of the community through streets &amp; trails, preserve important natural areas.</i>	Capital	Medium	Council	Staff, P&Z	
	<i>Provide diverse housing types, with an emphasis on providing housing that is under-served and quality rental options.</i>	Capital	Ongoing	Council	Staff, P&Z	
	<i>Provide more homes that moderate income families can afford.</i>	Capital	Ongoing	Council	Staff, P&Z	
	<i>Rehabilitate deteriorated housing and invest in existing neighborhoods.</i>	Capital	Ongoing	Council	Staff, P&Z	
	<i>Priority areas to develop should be adjacent to the existing city boundaries before development of outer areas.</i>	Policy	Ongoing	Council, P&Z	Staff, P&Z	
<b>Chapter 5 – Public Infrastructure &amp; Utilities</b>						
GOAL	<b>“Provide efficient infrastructure systems that will be maintained by qualified professionals.”</b>					
Recommendations	<i>Provide an economical and efficient expansion of high quality infrastructure that includes water, storm water, sewer systems, streets, sidewalks/trails and utility options.</i>	Capital	Ongoing	Council	Staff, Engineer	
	<i>Promote public safety by providing well trained, equipped, &amp; staffed police force, fire protection, EMS first responders and strategic planning to protect infrastructure and residents from hazards.</i>	Action	Ongoing	Council	Staff, EMS, police	
	<i>Establish a five year plan for infrastructure needs that will prioritize work locations and potentially identify combined projects (i.e. burying powerlines with water/sewer repairs and sidewalk replacement).</i>	Capital, Action	Medium	Council	Staff	
	<i>Encourage energy efficiency and use of alternative sources for private homes, private businesses, and municipal use.</i>	Action	Ongoing	Council	Owners, staff	

<b>Chapter 6 – Land Use, Environment &amp; Zoning</b>						
GOAL	<b>“Encourage development that maximizes infrastructure efficiency, prioritizes infill and contiguous growth, revitalizes neighborhoods, is sensitive to environmental features, promote green strategies and considers transportation in land use decisions.”</b>					
Recommendations	<i>Encourage redevelopment or adaptive reuse of vacant or underutilized buildings &amp; sites.</i>	Policy	Ongoing	Council	Staff, owners, P&Z	
	<i>Use the 10 principles of land use development as criteria for making land use decisions &amp; zoning regulations.</i>	Policy	Ongoing	Council	Staff, owners, P&Z	
	<i>Preserve sensitive natural areas from development, based on the sensitive areas identified in the Hazard Mitigation Plan</i>	Policy	Ongoing	Council	Staff, owners, P&Z	
	<i>Encourage reinvestment in our existing neighborhoods by utilizing ‘smart growth’ principles.</i>	Policy	Ongoing	Council	Staff, P&Z	
	<i>Use the Comprehensive Plan and future Land Use maps as the basis for all land use decisions such as annexation, subdivision review and re-zoning in the future.</i>	Policy	Ongoing	Council	Staff, P&Z	
	<i>Prioritize “green strategies” that promotes an environmentally conscious approach and sustainability in all future development.</i>	Policy	Ongoing	Council	Staff, owners, P&Z	
	<i>Approve Extra-Territorial Zoning to allow Centerville to ensure natural resources and determine acceptable land use.</i>	Policy	Short	Council	Staff, P&Z	
<b>Chapter 7 – Intergovernmental Collaboration</b>						
GOAL	<b>“Promote fiscal soundness and viability of city government operations through an established trusting relationship with residents.”</b>					
Recommendations	<i>It’s important to periodically review existing and potential intergovernmental agreements to provide the most efficient and cost-effective service.</i>	Action	Ongoing	Council	Staff, COG	
	<i>Establish and maintain open communication with local, state, and federal governments as well as organizations. This can occur through conversations, meetings, associations, memberships, and other forms that promote cooperation and further community goals. Partner with other entities who have an interest in implementing the recommendations of this plan.</i>	Action	Ongoing	Council	Staff, COG, County, Residents	
	<i>Abide by all legal requirements to keep residents informed of pending projects and upcoming proposals.</i>	Policy	Ongoing	Council	Staff	



RESOLUTION NO. \_\_\_\_\_

**RESOLUTION ADOPTING CITY OF CENTERVILLE 2019-2039 COMPREHENSIVE PLAN**

**WHEREAS**, the City of Centerville is authorized to prepare and implement a comprehensive plan, pursuant to Iowa Code 414.3; and

**WHEREAS**, the City of Centerville has structured the planning process with opportunities for public input including presenting the Comprehensive Plan draft at a public open house on \_\_\_\_\_, 2019 and presenting the plan t various community groups \_\_\_\_\_, 2019; and

**WHEREAS**, the City of Centerville held a public hearing at its meeting on \_\_\_\_\_, 2019 and recommended approval of the final draft plan to the City Council; and

**WHEREAS**, the comprehensive plan has been prepared in accordance with the Iowa Smart Planning Act (Iowa Code 18B.1), including the 13 elements outlined by the Act of public participation, issues and opportunities, land use, housing, public infrastructure and utilities, transportation, economic development, agriculture and natural resources, community facilities, community character- quality of life, hazards, intergovernmental collaboration and implementation, as well as considering and applying principles outlined in the Act.

**NOW THEREFORE, BE IT RESOLVED** by the City Council of the City of Centerville, State of Iowa, which the City of Centerville 2019-2039 Comprehensive Plan is adopted and replaces all earlier adopted Comprehensive Plans and Zoning Ordinances.

**PASSED AND APPROVED** this day \_\_\_\_\_ of \_\_\_\_\_, 2019.

Signatures:

\_\_\_\_\_  
Mike O'Connor, Mayor

\_\_\_\_\_  
Ron Creagan, Councilmember

\_\_\_\_\_  
Dianne Senior, Councilmember

\_\_\_\_\_  
Jan Spurgeon, Councilmember

\_\_\_\_\_  
Jay Dillard, Councilmember

\_\_\_\_\_  
Doc Sokol, Councilmember

\_\_\_\_\_  
Jason Fraser, City Administrator

## Section 6: Appendix

## Section 6: Appendix

Tab A: Iowa SMART Planning Summary & Matrix

Tab B: Public Involvement

Tab C: Meetings

Tab D: Supplemental Data

Tab E: Supplemental Maps

Tab F: Planning & Zoning Ordinance and Maps

Tab G: Potential Funding Sources

Tab H: Additional Planning Resources Cited

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