VILLAGE OF CENTERTOWN

NEEDS ASSESSMENT PUBLIC HEARING

MAY 26, 2020

6:00 p.m.

Present: Adam Brown, Celine Whitaker, Paula Hinshaw, Sherry Kempf, Jim Plaster, Delores Plaster and Debra Baker.

Adam explained this public meeting is for the purpose of completing a Needs Assessment for the Community Development Block Grant. Adam introduced Lincoln Brown, Mid-Mo Regional Planning Commission and turned the meeting over to him. Lincoln explained the purpose of this Public Hearing is to discuss Village priorities in an open forum, a CDBG Grant application requirement. The CDBG Grant application is for the Village’s Water Tower project.

The Village of Centertown is making upgrades to its water supply and distribution system and is seeking $867,063 in grant funding and $289,021 in loan funding from the Missouri Department of Natural Resources’ (MO DNR) State Revolving Fund (SRF) and $625,000 from the Missouri Department of Economic Development’s (MO DED) Community Development Block Grant (CDBG) Program.

This project will take place almost entirely within the Centertown Village limits. The project area is approximately 80 acres though construction activities will take place in only a few locations within this area. The project area is bounded by Oak Street on the east, Dixie Gardens on the west, Union Pacific Railroad on the north, and Lookout Trail on the south. The water system improvements will include the following construction activities.

* + - * Installation of approximately 900 linear feet of 6” diameter water distribution system improvements at:
        + The Oak Street railroad crossing to replace aged water line and additional looping for redundancy in the water system from the North to South side of the railroad tracks; and
        + At the Lookout Trail Crossing since there is currently only one feed from the North side of Lookout Trail to the South side of the water system. The Village needs a second line installed across Lookout Trail to provide looping and redundancy for water service to the South side of Lookout Trail.
* Construction of a new 50,000 or 60,000 elevated water storage tank to address low water pressure issues experienced throughout the Village including approximately 450 linear feet of new 6” water main to connect the new tower to the existing water system.
* Construction of a gravel access road to the new storage tower from Main Street.
* Installing a telemetry system at the new water tower with remote access and an upgrade for a higher head at the existing pumphouse.
* Revisions to yard piping and installation of security fence at the existing well house.
  + - * + Demolition of the existing water tower, at the Village’s expense.

Non-construction activities will include the following: geotechnical survey for the new water tower, engineering and design, construction engineering and inspection, easement acquisition, permitting additional survey work and site staking, bonding and legal, audit advertising, environmental assessment, phase 1 cultural resource survey, and grant administration and closing.

Temporary impacts due to the project are as follows: The project will create minor to moderate traffic interruptions during construction along Oak Street between Main Street and Railroad; along Broadway between Lookout Trail (0ld 50) and Main Street; and along Main Street running from the new tower access road entrance and east back to Broadway. Construction along these roads will be for the installation of the new water main connection and new distribution lines. Additionally, ground disturbance will create some minor runoff and erosion concerns during construction, particularly at the new water tower and access road and at the current tower during demolition.

Measures to mitigate the impacts of construction on traffic, stormwater, and erosion are outlined in the project manual sections titled traffic control, temporary erosion and sediment control and temporary stormwater pollution control.

Most areas of the project will not see any permanent environmental impacts or changes in land use and will be returned to their original condition at the end of construction. The site of the new tower and access road is an exception. This area is currently pastureland or mowed yard. The yard area will be graveled for the access road. The tower, once complete, may still reside in a reseeded pasture, but it will be fenced off and no longer useful for that purpose. Lastly, the visual aesthetic of the community will be altered with the construction of the new tower and the demolition of the old tower.

Areas surrounding the project are not expected to see any immediate changes beyond what has been outlined above, however improved infrastructure could attract new residents and businesses, which would result in additional commercial and residential development, land conversion and increased traffic.

Lincoln reviewed environmental issues and agency responses. Short- and long-term impacts were covered in the project description. State Historic Preservation Office found no historic properties are affected, United States Army Corps of Engineers found no major impacts to wetland or the flood plain, United States Fish and Wildlife found no impact, Federal Aviation Administration signed off on the tower location, Missouri Department of Conversation looking for bald eagle nesting. Cannot be within 660 feet of the tower. Members present stated there was a bald eagle in the area last year. Mention was made of a possible nesting on Waterford Road. Will need to determine if there is a nest. There are some operating and closed underground storage tanks. They are not an issue. During the stormwater improvement project on Monroe Street, two unregistered underground storage tanks were exposed. DNR has been informed. It appears minor. Once the tank issue is resolved, they will be added to the environmental report. A Native American Cultural Survey has been completed. Should have the results very soon. The report must be approved by the Osage Nation Tribe.

There were no additional comments from the public outside a possible eagle’s nest and the underground tanks recently exposed. Village will attempt to determine if there is an eagle’s nest in the vicinity.

At this time, the Community Needs Assessment was evaluated, line by line. Following the completion of the Community Needs Assessment, the Village identified the top five priority needs: Water tower, sewer, sidewalks, parks/recreational trails, and roads/alleys.

This meeting was also available by video conferencing via Zoom, however, no one logged in during the meeting.

There being no further business, the Public Hearing closed at 1900 hrs.