

COMPREHENSIVE PLAN

PIEDMONT 2026

Adopted February 10, 2026

RESOLUTION NO. 2026-03

A RESOLUTION ADOPTING A COMPREHENSIVE PLAN FOR THE CITY OF PIEDMONT

WHEREAS, the City of Piedmont (hereafter "City") is a municipal corporation duly organized and existing under the laws of the State of Missouri;

WHEREAS, the City Board of Aldermen is the legislative body of the City;

WHEREAS, the city desires to comply with RSMO 89.340. "City plan, contents — zoning plan. — The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and* may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas..."

WHEREAS, the City has developed the Comprehensive Plan set forth in this resolution;

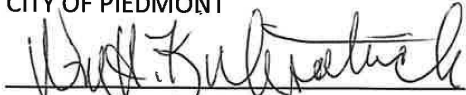
WHEREAS, THE City Board desires to adopt the Comprehensive Plan set forth herein;

NOW, THEREFORE, BE IT RESOLVED by the City Board of Aldermen of City of Piedmont, Missouri that:

Section 1. This resolution shall take effect immediately upon its passage.


Passed and Adopted by the Board on this 10th day of March, 2026.

CITY OF PIEDMONT



By: William Kirkpatrick

Mayor

ATTEST: 

By: Morgan Robinson

City Clerk

(Resolution Continues with Policies Attached)

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ACKNOWLEDGEMENTS

We appreciate and gratefully acknowledge those who spent their time and made the effort to contribute information to help formulate this plan.

CITY BOARD OF ALDERMEN

Karin Townsend Kyle Allen Cory Thompson

CITY ADMINISTRATIVE STAFF

William Kirkpatrick, Mayor William McMurray, City Collector
Morgan Robinson, Clerk Barbara Potter, Administrative Assistant
Tammy Thurman, Grants Clerk

CITIZENS ADVISORY COMMITTEE

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Darin Percy Jeff Radford Stephanie Harbison
Kathy Street Morgan Robinson Tammy Thurman
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Ozark Regional Foothills Planning Commission
Rachel Coleman



PIEDMONT 2026

CHAPTER 1

PLAN GUIDELINES, GOALS & OBJECTIVES



CHAPTER 1 PLAN GUIDELINES, GOALS AND OBJECTIVES

Introduction and Plan Guidelines

In January 2024, the Ozark Foothills Regional Planning Commission (OFRPC) was awarded a grant from the Missouri Department of Economic Development-CDBG program to draft a new comprehensive plan for the City of Piedmont. OFRPC was created in 1967 to facilitate the cooperative efforts of its member municipalities and counties in solving problems and planning the future development of human, natural, and economic resources in the Ozark Foothills region. The commission serves as a guide to units of local government in accomplishing a coordinated and efficient development of the region and the promotion of its public health, safety, general welfare, and economic prosperity in accordance with the area's existing and future needs.

An effective Comprehensive Plan will describe the community by focusing on each of the elements that originally helped frame the city. This plan is a foundational document that will guide the City of Piedmont for the next 10 to 20 years, through ever-changing conditions, toward future growth and development. The purpose of this plan is to protect the welfare of the community, pursue community involvement, encourage economic development and ensure government efficiency. The elements this plan will explore include transportation, public facilities, infrastructure, housing, economic development, public health, utilities, community character, and land use, among others.

This Comprehensive Plan is the result of many hours of public engagement that included communications between elected and appointed officials, city staff, public agencies, and most importantly, the citizens of the community. It outlines the community strengths and weaknesses, potential threats and opportunities available and will feature the inventories and analysis that went into developing the plan. While goals and objectives will be identified and a plan for implementation will be put into place, the strategies laid out in the plan will make the community's vision tangible.

The process of creating this new Comprehensive Plan included a collaborative effort between the city council, city staff and a group called the Citizens Advisory Committee. Made up of citizens with a vested interest in the community's future, this group was selected by the city staff to guide the conversations that would help create the document. The Executive Group included members of the city staff and representatives of the CAC. This group conducted open meetings with each city department, various stakeholders and the public to get feedback on what citizens wanted to include in the plan. Open house style meetings, along with interviews with key stakeholders and surveys conducted with citizens both inside the city limits and the surrounding area provided opportunities for input to help shape the plan throughout the process. The City of Piedmont has never created a Comprehensive Plan, and Missouri State law requires that municipalities have one. Stated below is the law as written:

**RSMO Chapter 89.340. The commission shall make and adopt a city plan for the physical development of the municipality. The city plan, with the accompanying maps, plats, charts and descriptive and explanatory matter, shall show the commission's recommendations for the physical development and uses of land, and may include, among other things, the general location, character and extent of streets and other public ways, grounds, places and spaces; the general location and extent of public utilities and terminals, whether publicly or privately owned, the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing; the general character, extent and layout of the replanning of blighted districts and slum areas. The commission may also prepare a zoning plan for the regulation of the height, area, bulk, location and use of private, nonprofit and public structures and premises, and of population density, but the adoption, enforcement and administration of the zoning plan shall conform to the provisions of sections 89.010 to 89.250.*

CHAPTER 1 PLAN GUIDELINES, GOALS & OBJECTIVES

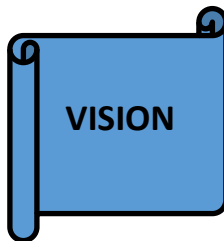
We strive to grow our community while keeping the beauty, historical relevance and small town feel our residents rate as one of their highest priorities, while promoting economic development, citizen involvement and community revitalization.

-Piedmont 2025 Vision Statement

The Visioning Process

Our vision statement is a written aspiration of what we, as both city and citizens of Piedmont, see for the future. It is a clear and deliberate outline for planning and is an inspirational statement meant to give purpose and meaning for the future of Piedmont.

The goals and objectives developed in cooperation with this statement were written with the intention of achieving the desired outcome shared by the city, stakeholders and citizens alike.



The big picture; a vision the community sees for itself.



Generalized statements of prospects for the future.



Specific ideas to be implemented.

CHAPTER 1 PLAN GUIDELINES, GOALS & OBJECTIVES



During the third meeting with the Citizen Advisory Committee, a wide range of concerns were examined and the committee ranked them in order of importance.

1. Economic Development-Develop local talent, retain and create jobs, create sustainability
2. Infrastructure-Water/Sewer, internet
3. Housing-Availability, affordability, quality, future needs
4. Community Character-Historic preservation, cultural resources, community pride
5. Capital Improvements-Construction and maintenance of public services
6. Transportation-Road conditions, sidewalks, greenways
7. Public Health-Access to healthcare (medical, dental, ambulance)
8. Land Use-Residential, commercial, industrial, institutional, forestry, parks and rec, vacant
9. Natural Systems-Agriculture, forest/timber, wildlife habitat, water resources, floodplain
10. Energy-Utilities

CHAPTER 1 PLAN GUIDELINES, GOALS & OBJECTIVES

Comprehensive Plan Goals

The citizen advisory committee identified several citizen-defined goals for each of the elements during the creation of this plan. Those Comprehensive Plan Goals are as follows:

COMMUNITY CHARACTER & ECONOMIC DEVELOPMENT

*Encourage beautification projects with business owners and civic clubs, extensively promote tourism and offer ample green space to encourage and achieve a high quality of life among residents.

*Promote restoration of the historic downtown area in order to retain and entice businesses and increase commercial and entertainment sectors for both citizens and tourists.

*Respond and seek out economic opportunities while strengthening already established relationships with area businesses, making sure to maintain balanced growth while working proactively to plan for the future of the community.

PUBLIC FACILITIES AND SERVICES

*Ensure the availability and affordability of infrastructure, emergency services and public facilities that best serves the citizens of Piedmont. Explore funding opportunities to enhance those services both for the present and for possible future growth. Services include water, wastewater, sewage, fire, police, library, telecommunications and other general services.

PARKS AND RECREATION

*Continue to maintain and enhance the city's park and recreation system.

TRANSPORTATION PLAN

*Ensure equitable transportation for area residents, identify opportunities to improve the safety of sidewalks and crosswalks, and maintain infrastructure to make future economic development sustainable.

FUTURE LAND USE

*Encourage the development of a wide range of housing options to serve the needs of all social classes in the community, and explore funding opportunities to aid in their development.

PIEDMONT 2026

CHAPTER 2

SOCIOECONOMIC ANALYSIS



CHAPTER 2 SOCIOECONOMIC ANALYSIS

Community History

Piedmont, a community of 1,897 according to the 2020 census, is situated in the northwest portion of Wayne County. Average temperatures range from 26 degrees Fahrenheit in January to 91 degrees Fahrenheit in July. The city, its chamber of commerce, and the Ozark Foothills Regional Planning Commission work together to foster economic development for Piedmont.

Mayor William Kirkpatrick and the four-member city council serve the municipality from city hall at 115 West Green Street. Citizens are protected by 41 volunteer firemen. In 2020, the City of Piedmont reported a median household income of \$36,535. The city also maintains a website at www.cityofpiedmont.com.

Missouri Highways 49 and 34 and County Roads HH and B serve as the main thoroughfares for Piedmont travelers. It is 35 miles to the nearest four-lane highway, and Interstate 55 is 65 miles east. The city has its own airport, with a 3,300-foot paved and lighted runway. Private aircraft storage, fuel, and air freight service are available at the Piedmont Memorial Airport. Cape Girardeau Regional Airport is the closest commercial airport at 85 miles east. Union Pacific is the commercial railroad serving Piedmont.

Piedmont children attend public elementary, middle, and high school in town. There are also a private elementary and high school available to Piedmont students. The nearest public community college, Three Rivers College, is located in Poplar Bluff with an approximate enrollment of 2,700 students. Poplar Bluff Technical Career Center is available for students seeking training in vocational skills. Southeast Missouri State University, a public four-year college located in Cape Girardeau, MO, is the nearest higher learning facility.

There are eight Protestant churches and one Catholic church serving the community's spiritual needs. Residents keep up with local news through the weekly hometown newspaper, Wayne County Journal Banner, and radio stations. Cable television is available to the area residents. There is a motel in Piedmont, and a public library. Within a 20-mile radius, locals can enjoy a country club, public golf course, seven public parks, and two tennis courts. Clearwater Youth Center, a source of pride for the community, is available for a variety of activities. According to the city records, there are currently 126 merchants who hold a license to do business in Piedmont.

Besides the beautiful scenery of the area, Clearwater Lake and Sam A. Baker State Park are nearby. Young and old can enjoy camping, fishing, hiking/fitness/nature trails, and swimming. Annual rainfall for the area averages 46 inches a year.

The community is part of the 144th Missouri State Representative District represented by Tony Harbison (R) and the 25th State Senatorial District Senator Jason Bean (R). Representative Jason Smith (R) represents Piedmont in the Eighth United States Congressional District.

CHAPTER 2 SOCIOECONOMIC ANALYSIS

The City of Piedmont is located on land that was originally Logan Township when Wayne County was created in 1818, but by the mid 1860's the area was know as Benton township. James and William Daniels settled along McKenzie Creek in the 1850's. Farmers by trade, they were looking to work crops in the area after fighting in the Spanish-American War, but William's land was not suitable for farming. Instead, he opened a general store and since the land was inexpensive, other businesses settled in the area, and the population increased. This was the beginning of Danielsville. A school-house and post office were opened, a stagecoach service was running and the first church services were held. Over the next four years, the town grew to almost 300 residents. By 1859, a public school district had been organized and a new schoolhouse was erected in 1863 to replace the Blue Moon School that could have been serving area students since the 1830's.

In 1868 the St Louis and Iron Mountain Railroad announced they would follow a route along McKenzie Creek to Black River then on to Poplar Bluff. This brought big growth to Danielsville, and in 1871 William Daniel sold his property to the railroad. Thomas Allen of the railroad named the town Piedmont (meaning foot of the mountain), and on August 27, 1873, the city was incorporated. After the railroad came to town, Piedmont was the rail supply station reaching towns as far as West Plains. Families came from all around to ship livestock and do their shopping. In 1872 the first drug store, newspaper and hotel joined already established blacksmith and wagon shops, saloons and a law office. The town continued to grow, adding schools, banks, additional drug stores and newspapers, as well as a blue granite quarry. Unfortunately, fires in both 1879 and 1888 badly damaged the town's business district. Not easily defeated, the town built back both times bigger and better, opening additional banks and even an opera house. The city also survived disasters in 1898 with a major flood of McKenzie Creek that destroyed much of the town and a small-pox epidemic that stretched into 1899 that killed 25. Electric service was first provided in 1898 but that plant was destroyed by fire and the town was without electric for several years. It wasn't until 1915 that a franchise was granted for an electric plant.

After the turn of the century, the first automobile arrived in Piedmont. In 1909 the first concrete sidewalks were constructed and a bond was approved to build a 2-story brick school after fire destroyed the one built in 1874. Demand in the area for the Model T brought a Ford dealership to town in 1914, which serviced both Wayne and Reynolds Counties. By 1920 another bond had been approved and a separate high school was built. In 1925 an additional bond was approved to finance the construction of a water system which was put into service in 1926, the same year Piedmont's fire department was created. Piedmont's infrastructure was being put into place.

CHAPTER 2 SOCIOECONOMIC ANALYSIS

Entertainment and socialization were important to the area from the start. Between 1871 and 1873 six saloons opened in the bustling railroad town, followed by dance halls and opera houses. The fire in 1888 destroyed all of the saloons, dance halls and restaurants except the dining room of one of the city's hotels. Lon Sanders bought McKenzie Creek Canyon in 1931 and started a beautification project. A golf course opened in 1935 near Lon Sanders Canyon and the Piedmont Country Club opened for business in 1939. The Piedmont Public Library was dedicated in 1939, work on the Clearwater Dam started in 1940 and the Chamber of Commerce and Rotary Club were organized in 1941. After a pause during World War II, construction resumed on Clearwater Lake and it was completed in 1948. Brown Shoe factory opened in 1953 and the Pine-Hill Drive-In Theater started showing movies. The drive-in is still in operation but Brown Shoe closed in 1994, leading to a decline in the population. Entertainment and industry are important aspects of any thriving town.

In 1960 voters approved to extend the city limits to include the Johnson Subdivision. Two years later, a bond was approved to provide sewer services. Train service ended in 1968 and the town approved another bond issue for a new waterworks system. In 1972 a grant was obtained to build a new airport in the Piedmont Industrial Park just east of the city limits on Highway 34, and has been serving the Piedmont area since 1975. The International Hat Company built a factory as well. In 1973 UFO's were spotted in Piedmont and captured national attention. In 2023, Piedmont and Wayne County were designated as the UFO Capital of Missouri.

The Highway 49 Industrial Complex was developed in 1993 and in 1996 the city purchased and renovated the building at 115 W Green Street for the new city hall. The city received a grant in 1997 to purchase properties in the McKenzie Creek floodplain. The land purchased has been turned into a park and green space. A safety walkway bridge was constructed over McKenzie Creek near the school in 1998 and the city donated land for a Family Youth Center, which opened in 2001. In 2003 construction began on the new McKenzie Park, adding a new pavilion and baseball field. There was also a new walking/exercise trail opened in the McKenzie Creek Greenway. Today, you can use a trail that will take you from the high school through town and to the greenway at McKenzie Park and beyond.

The City of Piedmont, while small, is in an area with an abundance of natural resources. Unfortunately, with declining population and degrading infrastructure, the city faces challenges going forward with growth and prosperity. Improvements to the current water and sewer systems are paramount to the survival of the town and securing reliable internet access will allow sustainability, and possibly future growth, of the area.

CHAPTER 2 SOCIOECONOMIC ANALYSIS

During the last 17 years, the city has been awarded a number of grants from various funding agencies, both federal and state. Those have included funding to extend south sewer lines, upgrade the wastewater and pre-treatment plants, pave the industrial park road, buy new fire and police department equipment and vehicles, take fire training, repair waterlines in the industrial park and HH highway, improve sidewalks and bridges, extend the walking trail, pave city streets and purchase portable generators for the water system. The airport has been awarded several grants to update their master plan, make repairs to the runway, complete rehabilitation on the bridge and entrance, remove obstructions, stabilize the streambank and move and pave the parking lot. Federal awards have totaled \$8,038,444, state awards were \$2,672,796.31 and the city has contributed \$715,443.69 in cash match dollars to complete these projects. Another \$5,425,178 is currently pending for repairs to the water plant and inflow/infiltration issues.

While Piedmont remains the largest city in the county, there has been a decline in population since the year 2000 both city and county wide. Reasons for this decline include the proximity to a major highway, lack of sufficient telecommunications infrastructure which has resulted in out-migration and a decrease due to aging population.

CHAPTER 2 SOCIOECONOMIC ANALYSIS

Piedmont is similar in size and location as Doniphan(2), Thayer(3), Houston(4), Hermann(5), and Ava (6) making them good candidates to compare different features and characteristics.

A look at each city's demographics:

PIEDMONT

Population (2020): 1,897 Est. 1871
 Cost of Living Index (100 avg.):
 *MHI \$37,868 Living in Poverty 44.3%
 Race (% of Population)
 White: 90.8 Black: 0.7 Latino: 1.9

DONIPHAN

Population (2020): 1,781 Est. 1847
 Cost of Living Index (100 avg.):
 *MHI \$43,309 Living in Poverty 23.5%
 Race (% of Population)
 White: 91.6 Black: 0.7 Latino: 1.6

THAYER

Population (2020): 1,883 Est. 1882
 Cost of Living Index (100 avg.):
 *MHI \$36,477 Living in Poverty 36.5%
 Race (% of Population)
 White: 92.3 Black: 0.4 Latino: 1.3

HOUSTON

Population (2020): 2,079 Est. 1857
 Cost of Living Index (100 avg.):
 *MHI \$41,250 Living in Poverty 30.9%
 Race (% of Population)
 White: 90.2 Black: 0.4 Latino: 3.8

HERMANN

Population (2020): 2,185 Est. 1842
 Cost of Living Index (100 avg.):
 *MHI \$57,578 Living in Poverty 13.7%
 Race (% of Population)
 White: 93.2 Black: 0.2 Latino: 1.4

AVA

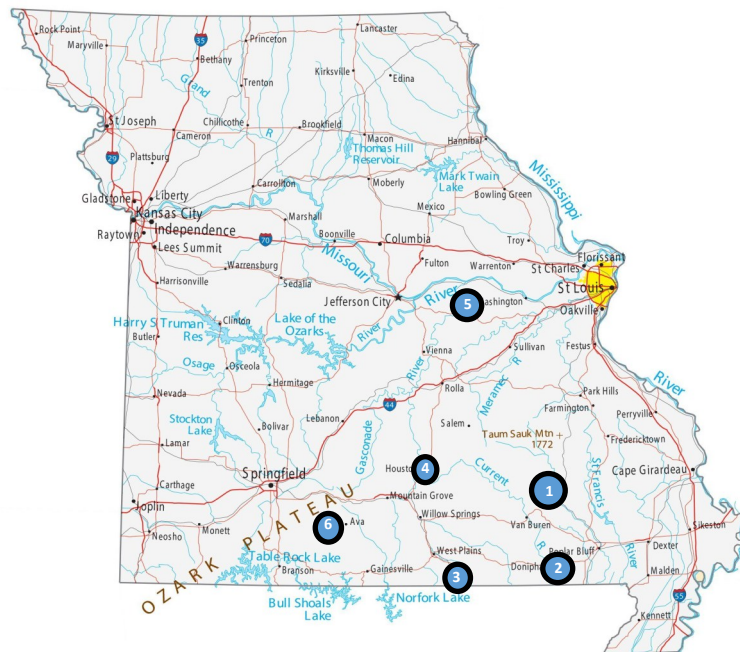
Population (2020): 2,894 Est. 1871
 Cost of Living Index (100 avg.):
 *MHI \$44,722 Living in Poverty 17.2%
 Race (% of Population)
 White: 89.5 Black: 0.5 Latino: 2.2

**MHI-Median Household Income*

Source: US Census

TOTAL LAND AREA

| City | Population | Sq Miles |
|----------|------------|----------|
| Piedmont | 1,897 | 2.13 |
| Doniphan | 1,781 | 1.38 |
| Thayer | 1,883 | 2.44 |
| Houston | 2,079 | 3.64 |
| Hermann | 2,185 | 2.53 |
| Ava | 2,894 | 3.32 |



MISSOURI

Population (2020): 6,154,913 Est. 1821
 Cost of Living Index (100 avg.):
 MHI \$68,545 Living in Poverty 12%
 Race (% of Population)
 White: 75.7 Black: 1.1 Latino: 4.9

CHAPTER 2 SOCIOECONOMIC ANALYSIS

National Risk Index

FEMA has recently updated information on the National Risk Index. This index is meant to inform communities of natural hazard risks, and provide information to update emergency operation and hazard mitigation plans. There is a wide range of environmental, social and economic factors that influence each communities risk to natural hazards. Some of those individual factors include age, income, illnesses in the area, road systems, housing, economic productivity, healthcare providers, and community revenue. While there are 18 natural hazards FEMA has identified in their studies, only 14 of those hazards apply to Wayne County.

| NATIONAL RISK INDEX HAZARD TYPES | | | | | |
|----------------------------------|---------------|-----------------------|-----------------------|--|--|
| 1. Avalanche | 6. Hail | 11. Lightning | 16. Volcanic Activity | | |
| 2. Coastal Flooding | 7. Heat Wave | 12. Riverine Flooding | 17. Wildfire | | |
| 3. Cold Wave | 8. Hurricane | 13. Strong Wind | 18. Winter Weather | | |
| 4. Drought | 9. Ice Storm | 14. Tornado | | | |
| 5. Earthquake | 10. Landslide | 15. Tsunami | | | |

| Hazard Type | Risk Index Rating | Events on Record/Period |
|----------------|---------------------|-------------------------------|
| River Flooding | Relatively Moderate | 93 from 1996-2019 (24 yrs) |
| Tornado | Relatively Low | 20 from 1950-2021 (74 yrs) |
| Earthquake | Relatively Low | n/a 2021 dataset |
| Strong Wind | Relatively Moderate | 96 from 1986-2021 (34 yrs) |
| Winter Weather | Relatively Moderate | 33 from 2005-2021 (16 yrs) |
| Heat Wave | Relatively Low | 45 from 2005-2021 (16 yrs) |
| Lightening | Relatively Low | 2,305 from 1991-2012 (22 yrs) |
| Wild Fire | Very Low | n/a 2021 dataset |
| Hail | Very Low | 116 from 1986-2021 (34 yrs) |
| Ice Storm | Relatively Low | 78 from 1946-2014 (67 yrs) |
| Hurricane | Very Low | 3 from 1951-2021 (171 yrs) |
| Landslide | Relatively Low | 0 from 2010-2021 (12 yrs) |
| Drought | Very Low | 84 from 2000-2021 (22 yrs) |
| Cold Wave | No Rating | 0 from 2005-2021 (16 yrs) |

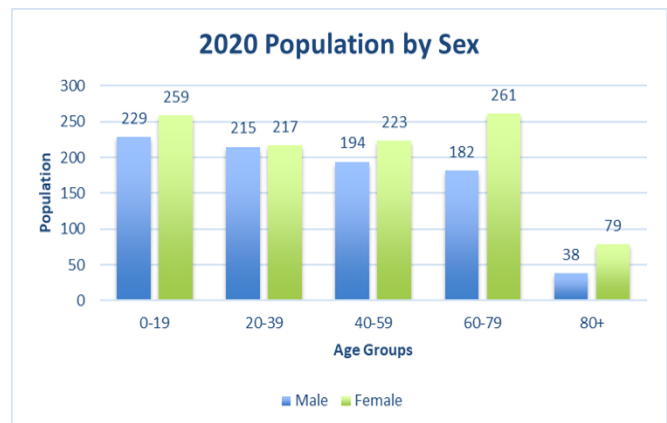
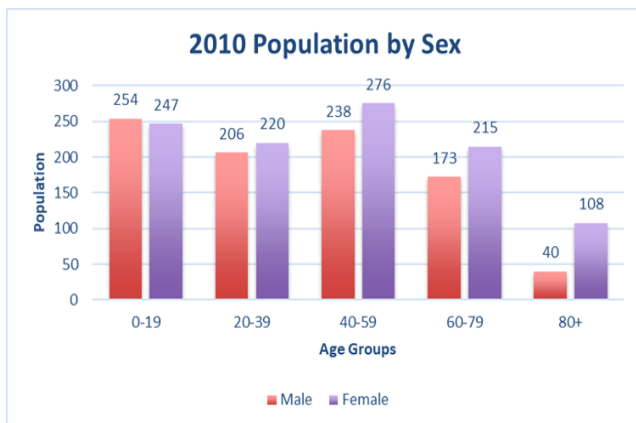
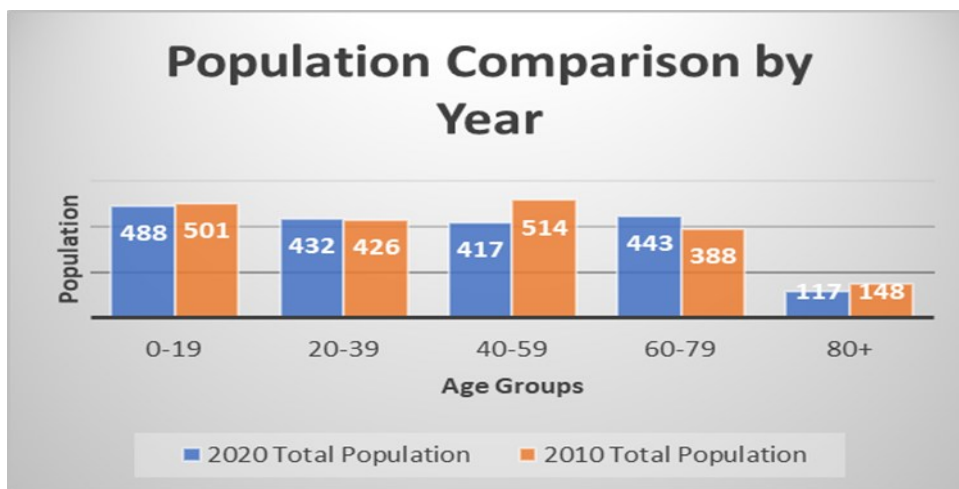
Source: FEMA National Risk Index

CHAPTER 2 SOCIOECONOMIC ANALYSIS

While Wayne County has a relatively low risk index and expected annual loss, they do score relatively high on the social vulnerability scale and very low in community resilience. Their social vulnerability rates 62.41%, meaning they are susceptible to adverse impacts of natural hazards compared to the rest of the United States. Wayne County scores a 3.18% on an ability to prepare for anticipated nature hazards, adapt to changing conditions and withstanding and recovering rapidly from disruptions when compared to the rest of the United States.

Age Distribution

Piedmonts population from 2010 to 2020 dropped a little over 4%, or 80 people. Of that number 5.75% were male while the female population declined approximately 2.5%. Female population increased in from 60-79 rising from 215 to 269, while males only rose in two age groups, 20-39 (9) and 60-79(9).



CHAPTER 2 SOCIOECONOMIC ANALYSIS

Income

According to Census.gov, the median household income in 2023 was \$67,521 with a 11.4% poverty rate. During the same timeframe, the median family income in Piedmont was \$37,868 with a 44.3% poverty level, which is well below the national average. The most common causes of poverty include lack of education, unemployment or underemployment, and lack of affordable housing. Children living in poverty suffer from food insecurity, are less likely to pursue a higher education and lack proper healthcare. Unfortunately, this leads to a generational cycle of poverty.

Employment

Census data indicates that Piedmont has an employment rate of 39.3%. The occupations that see the most employees are education and healthcare, followed by retail and manufacturing. Only 45.4% of those worked in the Piedmont area, while the remaining commuted daily or worked from home.

Healthcare

The American Community Survey shows that about 36.5% of the population in Piedmont is listed with some type of disability. Around 33% of the total population carries private health insurance, another 44.2% carry Medicare or Medicaid and 12.7% are uninsured. The citizens of Piedmont have access to two medical providers, a county health department, three pharmacies, a dentist and a behavioral health facility. However, getting access to more specialized healthcare or treatment is a struggle for many citizens due to lack of transportation.

Education

During the 2023-2024 school year there were 241 students that attended Clearwater High School. Statistics on grade and gender were pretty equal with 122 males and 119 females; of those 61 were freshmen, 65 sophomores, 50 juniors and 65 seniors. There were approximately 20 teachers, leaving a student to teacher ratio of almost 12:1. There were a total of 252 in middle school, which is comprised of grades 5-8. Of those, 129 were female while 123 were male. There were 63 in 5th, 66 in 6th, 66 in 7th and 57 in 8th. Their student to teacher ratio was also 12:1. Clearwater Elementary had a much larger student population from grades Pre-K through 4th of 392 students; Pre-k had 55, Kindergarten had the most at 74, 1st had 64, 2nd had 62, 3rd had 73 and 4th had 64. There was a much larger ratio of males to females; 220:172. Student to teacher ratio sat at a little over 13:1. Between the three schools and 885 students, free lunches were provided to 516 while 65 were eligible for reduced cost meals. The Missouri Department of Elementary and Secondary Education (DESE) reported there were 180 students who suffered chronic absenteeism and there were 13 suspensions for 10 or more days.

CHAPTER 2 SOCIOECONOMIC ANALYSIS

The district report card data also shows that the 4-year graduation rate for Missouri stands at 90.79% for 2024. Piedmont surpassed that with 94.92%. From students exiting school, 16.3% planned to attend a 4-year and 24.5% planned to attend a 2-year college while 42.9% planned to enter the workforce.

Lack of education has a direct correlation to poverty. Children who are raised in poverty regularly suffer from food insecurity, lack of proper healthcare which leads to illness and the lack of resources others usually take for granted. They often experience reduced verbal skills and impaired development due to stress at home. They suffer more from bullying at school, which can affect their educational outcome. Of the Piedmont residents who fall below the poverty line, 41.3% have less than a high school education. Many of those who are poverty stricken often do not realize the potential of higher educational opportunities. It is important that students are informed of different opportunities, such as trade schools and on the job training. Many skilled trade jobs do not require a bachelor's degree and often pay well above minimum wage. Only 12.7% of Piedmont residents hold a bachelor's degree or higher.

Sources:

The Story of Piedmont Albion & Velma Daniel 1955

Piedmont, Missouri: A Sesquicentennial History Cletis R Ellinghouse 2006

Wayne County Missouri, History and Memories of my Childhood There Robert H Forister

Ozark Foothills Regional Planning Commission www.ofrpc.org

FEMA www.fema.gov

MO Dept of Elementary and Secondary Education www.dese.mo.gov

PIEDMONT 2026

CHAPTER 3

COMMUNITY CHARACTER & ECONOMIC DEVELOPMENT



CHAPTER 3 COMMUNITY CHARACTER

Community Character & Economic Development Goals

GOAL: Encourage beautification projects with business owners and civic clubs, extensively promote tourism and offer ample green space to encourage and achieve a high quality of life among residents.

GOAL: Promote restoration of the historic downtown area in order to retain and entice businesses and increase commercial and entertainment sectors for both citizens and tourists.

GOAL: Respond and seek out economic opportunities while strengthening already established relationships with area businesses, making sure to maintain balanced growth while working proactively to plan for the future of the community.



In January 2025, one of the oldest buildings in Piedmont was demolished. Built in the late 1800's, the building first housed a mercantile and wagon shop and later served as a liquor store and an antique store. As with other older buildings in Piedmont, the Wayland Building was deteriorating to the point of collapse making it a danger to citizens. An open area now, the possibilities for this lot are endless.

Similar cities have embraced the historical downtown area by making it a social gathering place. For instance, Doniphan has a downtown square, with a variety of boutique style shops and restaurants. Adjacent to city hall there is a nicely fenced park with a gazebo, fountain, and seating area. Residents can enjoy a variety of events held in the downtown area throughout the year. Hermann has embraced its German heritage and celebrates cultural festivals throughout the year. They host music events at the historic bandstand at their city park as well as an open air amphitheater. They boast several area wineries and breweries and they end their year by turning the town into a magical wonderland where you can visit the German Christmas Market and enjoy festive concerts, tree lightings and holiday house tours. Thayer, Ava and Houston all celebrate their natural resources by promoting their beautiful rivers, state parks and the many springs and mills in the area. While similar in size, each of these small towns offer something unique to their area and work to capitalize on those interests.

Piedmont has the opportunity to build on their unique qualities. The niche of being the UFO capital of Missouri, and the fact it is surrounded by a plethora of natural resources that people want to flock to in the summer months, is the perfect opportunity to market to a specific audience.

CHAPTER 3 COMMUNITY CHARACTER

UFO Capital Of Missouri-In February of 1973 upon returning to Piedmont from a basketball game, a coach and his team reported seeing a shaft of light coming down from the sky followed by an object with flashing lights around Brushy Creek. In all, over 500 residents reported seeing unexplained lights and objects in the skies around Wayne County in 1973. As a way to boost tourism in the area, in 2023 Rep. Chris Dinkins helped pass a bill recognizing Piedmont and Wayne County as the UFO Capital of Missouri. After completing an economic impact study in the area, the Missouri Department of Economic Development indicated that the area was not capitalizing enough on tourism. That same year, Piedmont held their first UFO Festival to commemorate 50 years since the first sighting and ultimately came up with the idea of creating a UFO Park. That park opened in May 2024 and includes a 16-foot UFO, a variety of aliens, and playground equipment.

While the city maintains the UFO park, there are Piedmont citizens who have worked hard on getting donated structures to enhance the park. At various times throughout the year, the resident aliens can be found wearing different outfits based on the holiday or sporting backpacks for the beginning of school. There's also a Facebook page dedicated to the UFO park. They share photos of the park, highlight area restaurants who offer UFO themed meals and businesses that sell UFO memorabilia, and also share links to stories and articles from other social media accounts. Social media is a crucial marketing strategy that brings in a unique set of users that view page content. This strategy has brought visitors from all over the United States to visit Piedmont specifically for the UFO aspect of the town, and to then share the town on their social media accounts. Several restaurants and businesses in town have décor and photo ops for their customers to enjoy, sell apparel and merchandise and include the UFO motif in their sign advertising. Fire hydrants around town are painted to match the theme and there are several big murals located throughout the town. Leading up to the annual UFO festival, there is a window decorating contest, an alien scavenger hunt, and an alien decorating contest. The Chamber of Commerce hosts the annual Piedmont UFO Fest that includes guest speakers, a parade, food vendors, live music and more during the two day event. You can also find published books to purchase from Amazon on the subject of UFO's, such as Suzie's Piedmont UFO Adventure by Rhonda Payton Boyer and *We Come In Peace: Piedmont-UFO Capital of Missouri* by Gina Henson.



CHAPTER 3 COMMUNITY CHARACTER

Piedmont Rotary Club Chartered in 1941, the Piedmont Rotary Club is a group of civic minded members of the community who wish to put “Service above self”. While they are a diverse group of individuals from various backgrounds, their common goal is to improve the welfare of area residents by contributing to a variety of causes. Their annual Rotary Auction raises funds to support the area schools through scholarships, sponsorships of sports teams, and both student and teacher of the year awards. They donate hoodies for perfect attendance, funds to purchase school supplies and give an annual donation to project graduation. They realize the importance of a good education and work especially hard to support the vulnerable population in our community. They encourage the students to work on their leadership skills and self-confidence by sponsoring the schools *Interact* club and they also support students who attend the Rotary Youth Leadership Academy. In addition to supporting the school, they also donate to the Special Olympics, Shop with a Cop, and Boy Scouts. Their contributions do not stop there. Each year they donate to Citizens Against Trash, they hold several Mobile Food Pantry events and participate in the Ozark Heritage Festival. The Rotary Club, through its hard work and fundraising activities supported by area residents, are able to contribute to over 30 charitable organizations every year.

Piedmont Area Chamber of Commerce- “The Piedmont Area Chamber of Commerce advocates and represents businesses' interests and issues affecting the community. We provide the environment to help our members prosper and succeed through a proactive working partnership with all levels of government and community organizations to achieve a healthy local economy and quality of life.” This is the mission statement that represents the chamber as they work to strengthen area partnerships. They host multiple events each year to bring the community together, among those being an Independence Day Celebration where there are recreational activities held throughout the day that include a parade, fun and food on the greenway and ends with a fireworks display in the evening. Held for the first time in 1977, Ozark Heritage Festival is hosted each year in October and includes a variety of food trucks, music, a craft fair, car show and more. They also host an annual Piedmont UFO Fest in April. The Chamber maintains a very active Facebook page where they share various events happening in the community and announce businesses openings, ribbon cuttings and more.

Clearwater Family Youth Center-The City of Piedmont donated land in 1998 for what would later become the Clearwater Family Youth Center, a non-profit organization. The center offers visitors of all ages a place for a variety of recreational activities and an area available for rent to host private parties. Not only can you walk and use exercise equipment, they also have roller skating, basketball, volleyball and pickleball.

CHAPTER 3 COMMUNITY CHARACTER

Clearwater Lake -Located six miles west of Piedmont, Clearwater Dam was originally designed as a flood control project by the Army Corps of Engineers. Construction began in May 1940 but work stalled on the project due to World War II. The dam officially opened Memorial Day of 1948 and was fully completed by 1958. The lake is man-made and controls the flood waters from the Black River, and eventually became a popular recreation area. It is a major tourist attraction in the summer offering visitors many recreational options of hiking their ten miles of trails, camping in one of 400 available campsites, boating, fishing, enjoying one of their three swimming areas or just relaxing in the sun. There are also resorts and cabins in the area for rental accommodations. The lake saw 224,119 visitors in 2023.



Fort Benton-Constructed in 1862 and on the national register of historical places, and also know as Fort Hill, Fort Benton is a historic Civil War fortification that was designed to protect Union soldiers from the Confederate's entering from Arkansas. There were two battles at the fort, one in April of 1863 and the other in September 1864. Visitors will find a historical marker on the hill overlooking Patterson Cemetery that was placed by the Wayne County Historical Society in 2003. The historical society purchased the property in 1999.

CHAPTER 3 COMMUNITY CHARACTER

Sam A Baker State Park-Named after Missouri governor Samual Aaron Baker, who was born in Wayne County, Sam A Baker State Park was acquired in 1926 and is one of Missouri's oldest state parks. A sixteen mile drive from Piedmont, the park covers over 5300 acre's of land and offers over thirty-two miles of trails. Visitors can swim or fish in the St Francis river, stay in one of the nineteen cabins or 200 campsites in the park, picnic at one of the three sheltered pavilions, or enjoy the exhibits in the historical nature center that was originally constructed as a stable in 1936. The park also has a restaurant and a general store where you can purchase camping supplies or rent canoes, rafts or kayaks. By the end of 2024, the park saw over 1.256 million visitors which was an increase of more than 56,000 from 2023.



Lon Sanders Canyon Conservation Area-Colonel Lon Sanders, a St Louis and Philadelphia businessman, bought McKenzie Creek Canyon in 1931 and started developing the property as a beautification project. He built flower gardens, shelter houses, foot paths, lily pools and small dams. He also planted a variety of non-native ornamental plants, some of which can still be found in the park today. In 1988, the Missouri Department of Conservation acquired a 50-acre partial donation from the McGhee family and an 80-acre donation by Nan Gardner Weber. The conservation area boasts hiking trails, fishing, and archery hunting. The day use area is open daily from 4 am to 10 pm and visitors can hike the half mile loop trail that was constructed by Boy Scout Troop 65 through an Eagle Service Project. They will see remnants of the blue granite quarry, climb steps that were originally built by Lon Sanders and enjoy nature alongside McKenzie Creek.

Piedmont Canyon Club- Established in the early 1930's, the Piedmont Canyon Club is a beautiful 9-hole golf course that offers a clubhouse, pool, dining and a variety of golf tournaments and events throughout the year.

Source: mostateparks.com

CHAPTER 3 COMMUNITY CHARACTER

Pine-Hill Drive-In— Only one of ten remaining drive-in movie theaters in Missouri, originally opening in 1953, the Pine-Hill Drive-In showed movies until its closure in 2015. In 2021, the property was purchased and renovated by new owners, opening for its first showing in May 2022. They are open during peak tourist season, usually May through September, and show a wide variety of new releases while also offering a year-round full service restaurant that still serves the original recipe “Juicy Burger” from 1953. They also host other special events for the community on the grounds, that include trunk or treat events with a special movie on Halloween, revivals, and weather permitting, Christmas movies.



PIEDMONT 2026

CHAPTER 4

Public Services and Facilities



CHAPTER 5 PUBLIC FACILITIES & SERVICES

Public Services and Facilities

GOAL: Ensure the availability and affordability of infrastructure, emergency services and public facilities that best serves the citizens of Piedmont. Explore funding opportunities to enhance those services both for the present and for possible future growth. Services include water, wastewater, fire, police, library, telecommunications and other general services.

Public Services Overview

The public services and facilities located in Piedmont include police, fire protection, ambulance district, administration, street/public works department, water distribution, wastewater, water plant, parks, public library, schools, internet services, telephone, and solid waste management. While the city provides the majority of these services, some are supplied by other agencies. To ensure the future availability of these services and maintain the security of the community, the city will have to work cohesively with these other agencies. If the city is to grow as it moves forward, the best way to do that would be to focus on keeping any new development adjacent to the already built-up areas, instead of developing properties with large areas of undeveloped land between. This will minimize infrastructure and utility costs.

Recommendations

To accommodate the distribution of public services during future growth, the city will need to concentrate its efforts into developing areas that are already served by existing services. With future growth, it could be necessary to expand those utility services, and the city should have a plan in place for those extra costs.

Breakdown by Department

The following sections give a brief synopsis of each public service mentioned as well as recommendations for future improvements. During the drafting of this plan the CAC committee recommended that meetings be held with employees from each city department, without department heads, to get their feedback on the services they provide and how those services might be enhanced. An overview of those meetings are included in their individual sections.

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Public Safety

Police, fire protection and ambulance services are available to all residents of the City of Piedmont. The availability of these services ensures the health and safety of the city's residents.

Police Department

The City of Piedmont police department is located at 116 W Green Street and employs a police chief and six officers. The department partners with the county for dispatch services. The mission of the police department is to provide the safest possible environment and to strengthen the quality of life for the residents of Piedmont. After storm damage in the spring of 2025, the police department roof was replaced.

Conversations with the police department employees revolved around their capabilities and the challenges they face. Key issues include inadequate equipment, lack of manpower and training in the department, the impact of homelessness and drug issues on the community, the need for better code enforcement and the potential for increased revenue through higher taxes or water and sewer rates to supplement added expense for upgrades. The conversations emphasized the importance of addressing these issues to strengthen the community and improve public safety.

The animal pound is located in Industrial Park #1 and is attended by an officer of the police department. The pound can house up to 11 dogs and 10 cats at a time. Animals are adopted out on a yearly basis and while the pound is considered a kill shelter, they have worked with rescue organizations and have not had to euthanize in 11 years. Animal rescue organizations are responsible for 95% of the yearly adoptions and the other 5% include individual adoptions.

Recommendations

The City of Piedmont police department is capable of providing adequate service to the community. The building that houses the department is in fair shape with a need for repairs, minor upgrades and regular maintenance. To ensure the safety of the residents and officers alike, equipment needs to be updated to include new technology, vehicles need to be upgraded, the department should retain sufficient personnel to perform daily duties and officers should attend training on a rotation. Code enforcement should also be given priority to tackle the slum and blight in the community. It is a strong recommendation that firearms be provided by the city and be compatible with those carried by other area law enforcement agencies. It is critical to the city that the officers are equipped with the proper equipment and training to ensure community preservation. To ensure retainage of city police officers, the wage should be in line with other area departments as the budget allows.

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Fire Department

The City of Piedmont fire department is located at 117 W First Street and employs a fire chief and an assistant. Twelve residents volunteer their time to provide emergency fire services and rescues.

Conversations with the fire department revolved around their needs and the challenges they face. Key issues include inadequate equipment, lack of volunteers, and training in the department. Immediate concerns were the water system issues, with some hydrants not working. The fire department’s budget has dwindled, and the lack of willing volunteers remains a significant challenge.

Recommendations

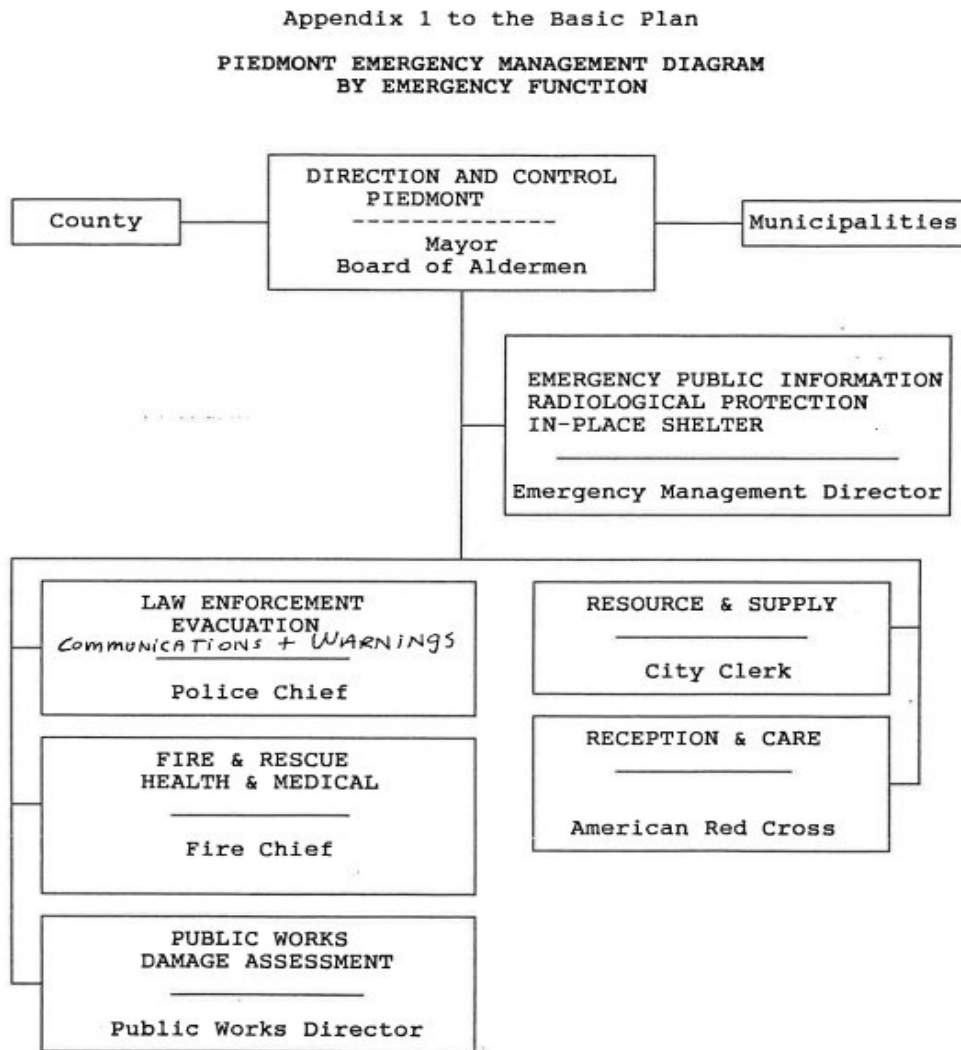
The City of Piedmont volunteer fire department is manned by a fire chief, an assistant and twelve volunteer fire fighters. The building that houses the department is in fair shape with a need for minor upgrades and regular maintenance. To ensure the safety of the residents, the department could use new hazmat equipment and battery-powered vent fans. All hydrants should be inspected for functionality and any of those not working should be repaired and put back in working order. The department should look into the possibility of recruiting at the local high school, use their social media for community outreach and attend career fairs. It is critical to the city that the firefighters are adequately trained, have easy access to the infrastructure needed to fight fires and have the proper equipment to ensure their safety as well as that of the community.

| Remove and Replace Existing Hydrants | | | | | |
|--------------------------------------|--------------------------------|----------|-------|------------|----------------------|
| Item No. | Discription | Quantity | Unit | Unit Price | Total Item Price |
| Item | DESCRIPTION | QUANTITY | UNITS | UNIT COST | SUBTOTAL |
| 1 | Mobilization/Demobilization | 1 | LS | \$12,000 | \$12,000 |
| 2 | Hydrant Removal and Replacemet | 15 | EA | \$7,500 | \$112,500 |
| 3 | Misc. Construction Costs | 1 | LS | \$11,000 | \$11,000 |
| Total Construction Cost | | | | | \$135,500 |
| Engineering Design | | | | | \$ 14,700.00 |
| Construction Inspection | | | | | \$ 11,100.00 |
| Surveying | | | | | \$ 5,000.00 |
| Total Project Cost | | | | | \$ 166,300.00 |

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Emergency Management

Piedmont adopted an Emergency Management plan in 1994 that outlines the chain of command should a disaster occur. Below is the chart that shows the plan function for each city department. The county emergency management director is currently working on updating the city plan while working on the Wayne County Hazard Mitigation Plan. There is also an All Hazard Emergency plan adopted in 2001 and Flood Buyout plan.



CHAPTER 5 PUBLIC FACILITIES & SERVICES

Recommendation

The city should continue to review and update their plan while keeping residents educated on the need for preparedness for flooding, tornados, fire and other natural disasters. FEMA has public service announcements and disaster specific toolkits the city can use at no charge to share with the community. The city should partner with area newspapers, radio and civic groups to keep residents informed using those available resources by running periodic public service announcements focusing on different disasters

| Tornado Sirens | | | | | | |
|----------------------------|--|----------|------|--------------|------------------|-------------------|
| Item No. | Description | Quantity | Unit | Unit Price | Total Item Price | |
| 1 | French St. Siren Removal and Replacement | 1 | LS | \$ 37,000.00 | \$ | 37,000.00 |
| 2 | City Hall Removal and New Siren at First Midwest | 1 | LS | \$ 37,000.00 | \$ | 37,000.00 |
| 3 | Bank | 1 | LS | \$ 37,000.00 | \$ | 37,000.00 |
| 4 | Misc. | 1 | LS | \$ 5,000.00 | \$ | 5,000.00 |
| Total Project Price | | | | | \$ | 116,000.00 |

| McKenzie Creek - Stream Cleanout | | | | | | |
|----------------------------------|--------------------------|----------|------|--------------|------------------|-------------------|
| Item No. | Description | Quantity | Unit | Unit Price | Total Item Price | |
| 1 | Stream and Bank Cleanout | 1 | LS | \$ 42,800.00 | \$ | 42,800.00 |
| 2 | Stream and Bank Cleanout | 8400 | LF | \$ 22.50 | \$ | 189,000.00 |
| 3 | Material Disposal | 1 | LS | \$100,000.00 | \$ | 100,000.00 |
| 4 | Cleanup/Seed and Mulch | 10 | AC | \$ 10,000.00 | \$ | 100,000.00 |
| 5 | Misc. Construction | 1 | LS | \$ 38,900.00 | \$ | 38,900.00 |
| Total Construction Cost | | | | | \$ | 427,900.00 |
| Engineering Design | | | | | \$ | 37,700.00 |
| Construction Inspection | | | | | \$ | 28,300.00 |
| Surveying | | | | | \$ | 10,000.00 |
| Total Project Cost | | | | | \$ | 503,900.00 |

CHAPTER 5 PUBLIC FACILITIES & SERVICES

| Stream Gage - Private | | | | | |
|---|------------------------------------|----------|------|--------------|---------------------|
| Item No. | Discription | Quantity | Unit | Unit Price | Total Item Price |
| 1 | Purchase and Installation | 1 | LS | \$ 21,000.00 | \$ 21,000.00 |
| 2 | Annual O&M | 1 | LS | \$ 4,617.00 | \$ 4,617.00 |
| 3 | Data Hosting/Storage | 1 | LS | \$ 1,000.00 | \$ 1,000.00 |
| Total Project Price - Year 1 | | | | | \$ 26,617.00 |
| Total Yearly Cost there after | | | | | \$ 5,617.00 |
| Stream Gage - USGS | | | | | |
| Item No. | Discription | Quantity | Unit | Unit Price | Total Item Price |
| 1 | Installation Cost | 1 | LS | \$ 25,000.00 | \$ 25,000.00 |
| 2 | Annual O&M - Stage | 1 | LS | \$ 6,448.00 | \$ 6,448.00 |
| 3 | Annual O&M - Streamflow (Optional) | 1 | LS | \$ 16,952.00 | \$ 16,952.00 |
| Total Project Price - Year 1 (with Streamflow Option) | | | | | \$ 48,400.00 |
| Total Project Price - Year 1 (Stage Only) | | | | | \$ 31,448.00 |
| Total Yearly Cost there after (with Streamflow Option) | | | | | \$ 23,400.00 |
| Total Yearly Cost there after (Stage Only) | | | | | \$ 6,448.00 |

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Administration

Most municipal services are performed out of the city hall office located at 115 W Green Street. That building was acquired and renovated in 1996 after the previous city hall was destroyed by fire. The administration includes the mayor, a clerk, deputy clerk, an administrative assistant, collector and part time treasurer. The city has recently updated its website management and is now posting council minutes regularly and offers autopay for city utilities.

Recommendations

The city hall is in fair condition and requires regular maintenance. Staff are trained to do their jobs and work well with each other. However, citizens expressed the lack of transparency. The mayor and staff should be proactive in keeping citizens up to date on city decisions by posting council minutes in the newspaper and online, working with the newspaper and radio stations to send out public service announcements and continue to keep the website up to date by adding important events happening in the community.

Street Department

The street department operates out of a work shed located at 301 Harold Allen Drive. They maintain city owned streets and ditches, work on waterlines, maintain city owned machinery and equipment, and any other maintenance needed by the city.

The meeting with the street department revolved around training and equipment needs. While they felt like overall they had decent equipment and could do their jobs properly, they did indicate the need for a larger dump truck that could handle more weight. Their main concern was the water drainage system and the frequent maintenance it needs, and they mentioned an air knife would help in clearing the systems more efficiently. They also expressed a need for more training with the water system, and acknowledged that the best training is on-the-job. Lastly, they suggested hiring someone with small engine repair experience to provide better maintenance on city owned equipment.

Recommendations

The street department faces challenges with outdated equipment and insufficient training. The city should take a proactive stance with the employees about the desire to pursue more training. Equipment should be kept up to date and in working order. Funding options should be explored to purchase necessary equipment that allows the employees to do their jobs safely and efficiently.

Park Systems

The City of Piedmont owns and operates 7 parks and recreational facilities. These parks offer a variety of amenities that include playground equipment, baseball fields, tennis courts, pavilions and restrooms. The city bids out maintenance for the lawnmowing and weed eating of the parks.

CHAPTER 5 PUBLIC FACILITIES & SERVICES

During the discussion with the park department director, he identified needs for equipment to drag the ball fields. Currently they are using personal 4-wheelers to do the job. He also talked about the need for concession stands that offer affordable drinks and snacks.

Future recommendations can be found in Chapter 6.

Piedmont Public Library

The Piedmont Public Library is located at 118 W Green Street. The library was built out of local blue granite that was sourced from nearby Lon Sanders Canyon with red granite from Elephant Rocks added later. The library began construction in 1938 and was dedicated the following year. It serves 3400 patrons and has over 19,500 items available for use that include books, magazines, reference materials, DVD's and audio books. The services they offer include book borrowing, computer use, free wi-fi, a room full of local historical information for research and summer story time hours and reading programs. The library has an ongoing book sale from donated items that are not suitable for the collection and they offer bibles and magazines, that are donated, free of charge.

During the meeting with the library director, the need for more computers and bookshelves was discussed. While the library had recently acquired a computer, they lost three others. Overall, the director feels like the community needs to offer better educational opportunities and the importance of recognizing that need would hopefully improve opportunities and outcomes.

The public library was included in a Digital Opportunity Grant that would bring curriculum, devices and training to the library, the school district and the Chamber of Commerce's Community Building. There was a preliminary award, but that is now on hold awaiting review through the US Commerce Department.

Recommendations

The Piedmont Public Library provides adequate access to the patrons in the Piedmont area. The building itself is in fair shape with needs for more computers, book shelving and regular maintenance. To ensure the patrons continue to have access to reliable internet, the city should seek funding for additional computers and make sure those computers stay up to date.

Piedmont Municipal Airport

Located in Industrial Park #1, the Piedmont Municipal Airport began serving the area in 1975 and currently encompasses approximately 90 acres of property at the south end of the city limits.

Current projects and recommendations can be found in Chapter 7.

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Water Distribution and Wastewater Systems

The United States has one of the safest water supplies in the world, and public water systems are held to safe drinking water standards, which is why Missouri Department of Natural Resources (MDNR) monitors public water systems to ensure compliance. Potable water is one of the most vital municipal services for citizens, making the maintenance of a water treatment system so important. When water systems are not monitored, there is a greater risk of contaminants in the water supply. Those contaminants can cause a number of health problems including gastrointestinal, neurological and reproductive issues. Regular testing by MDNR and upgrades to the system as needed helps curb health issues that might arise. Maintaining sewerage systems is important in order to manage public safety by providing rainwater and flood control, treating wastewater and preserving the soil and groundwater from pollutants.

The City of Piedmont currently maintains a water treatment plant, 624,000 gallons of finished water stored in four ground storage tanks and one elevated storage tank, and over 10 miles of distribution piping. The water department employees include a licensed wastewater operator, a certified waterline operator and water plant operator.

Currently, the city is working on grants that include mapping sewer lines and completing a lead service line inventory. After the sewer lines are mapped, there is a grant pending to correct inflow and infiltration problems within the system. There is a Phase 1 SUDC grant through DNR that is 100% funded to make repairs at the water plant that runs through September 2026. Those repairs include but are not limited to piping, controls and wiring, chlorine system, chlorine room modifications and repairs to settling basin #2. Phase 2 of the SUDC grant is also 100% funded, runs through September 2027 and it continues upgrades to the water plant. That includes installation of a 50,000 gallon water storage tank, repair of tank equipment, upgrade to the sand filter and temporary treatment. A bond issue was passed in April, 2024 for the purpose of acquiring, constructing, furnishing, equipping, extending and improving the combined waterworks and sewerage systems.

Discussions with the water department revolved around the need for adequate training, the need for better equipment and more water storage or booster pumps up highway 49. Everyone agreed that the biggest problem the city faces is the issues with the water systems. In fact, over 56% of survey respondents agreed that the city had inadequate water systems.

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Recommendation

The water system is in need of major repairs and upgrades. There are currently multiple grants in action and some pending to make the needed enhancements. The city should continue it's efforts to seek funding that will bring the water system up to date and follow through when maintenance is needed. They should offer more hands on training to employees and remain proactive with assisting them in getting certified.

| SCADA System | | | | | |
|---------------------------|--------------------|----------|------|--------------|----------------------|
| Item No. | Discription | Quantity | Unit | Unit Price | Total Item Price |
| 1 | Water | 1 | LS | \$ 75,000.00 | \$ 75,000.00 |
| 2 | Sewer | 1 | LS | \$ 75,000.00 | \$ 75,000.00 |
| 3 | Misc. Construction | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Total Construction Cost | | | | | \$ 200,000.00 |
| Engineering Design | | | | | \$ 20,500.00 |
| Construction Inspection | | | | | \$ 15,500.00 |
| Surveying | | | | | \$ 10,000.00 |
| Total Project Cost | | | | | \$ 246,000.00 |

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Healthcare

Wayne County Health Department

The residents in and around Piedmont have access to the Wayne County Health Department located in Greenville. Health Department personnel come to the FCC facility located in Industrial Park #2 monthly to give immunizations. They also offer a WIC clinic weekly at Southeast Mo Action Agency for those residents who cannot travel to Greenville. Included in the WIC services, they offer car seat and safe crib safety demonstrations. Currently they employ a health inspector for food service providers as well as lodging facilities, an RN who also performs daycare inspections, an LPN, a nutritionist and three clerks. They host yearly health fairs for seniors and a kids fair at the park in Greenville, and offer discounted lab services. The biggest challenge they face when serving Piedmont is the residents access to reliable transportation.

Ambulance District

The Clearwater Ambulance District provides emergency services to residents from the Reynolds County Line to the Iron County line and out Patterson to Co Rd 316, out FF. On average, they make about 150 runs per month and frequently face challenges retaining staff due to being in a rural area. However, they have a good working relationship with the city police and fire departments and find their help very useful.

Medical Providers

Piedmont currently has two medical providers in town that include Missouri Highlands Healthcare and Piedmont Physicians Associates, affiliated with Saint Francis Medical Centers. There are three pharmacies in town, a chiropractor, dentist, and FCC Behavioral Health. The challenges the providers face are staffing issues and patient accessibility. Transportation is a big issue with residents, and a hinderance when they need to reach higher levels of care.

Sheltered Workshop

Citizens in and around Piedmont that have intellectual and developmental disabilities have the opportunity to work at Services for Extended Employment (S.E.E.) where they learn vocational skills while earning a paycheck. The facility employs approximately 28 people with disabilities and 4 other staff members and produce custom printed items that include t-shirts, cups and tote bags.

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Basic Utilities

Black River Electric provides electric services to the Piedmont area and natural gas is obtained from Liberty Utilities in Caruthersville. The area has three dealers that can supply residents propane; Ferrellgas and MFA Oil of Piedmont and M&G Gas Propane out of Silva.

The city supplies residents with both sewer and water services and the rural areas are provided water by Public Water Districts #1 and #3. There are 3 cell towers in the area, two of those outside of city limits and home telephone service can be obtained from Windstream. Internet service is available from Kinetix, Hughes Net, Starlink and Boycom. Trash service is provided by Henson Trash or Clearwater Sanitation.

Solid Waste Management

Recycling helps protect our environment by conserving natural resources, decreasing landfill waste, saving energy and reducing pollution. While there is not a recycling center in Piedmont, Ozark Foot-hills Solid Waste Management Center provides a recycling trailer, located next to City Hall, for residents who wish to recycle newspapers, cardboard, aluminum and tin cans, plastic milk, soda and water bottles and even magazines. In addition, for a small fee, Henson Transfer Station will accept old tires and large waste such as furniture and appliances.

CHAPTER 5 PUBLIC FACILITIES & SERVICES

Objectives

Police Department

Explore opportunities to provide officers city issued firearms.

Continue to update and upgrade vehicles and equipment as needed.

Pursue available training opportunities for police officers.

Fire Department

Update and upgrade vehicles and equipment as needed.

Pursue opportunities for funding of Haz Mat Equipment and battery powered ventilation fans.

Work on recruitment of area residents by setting up at job fairs and speaking at local schools.

Emergency Management

Complete an update to the current plan. Train all departments on their involvement in the emergency management plan.

Perform a cleanout of McKenzie Creek.

Install a Stream Guage Station in McKenzie Creek.

Pursue funding for new tornado sirens to replace those over 30 years old.

Public Library

In cooperation with Clearwater School and Ozark Foothills Regional Planning Commission, funding is being sought through MO Broadband Development for the library to purchase new computers and offer technical skills training to patrons. Training will also be available to residents at the AARP community building. The purpose of the grant is the further the availability of broadband and increase computer literacy. This grant is currently under review by the US Commerce Department.

Water & Sewer Systems

Add a water storage tower in industrial park #2 on Highway 49.

Replace approximately 15 fire hydrants that are currently in disrepair.

Pursue funding to complete Phase 3 of the water improvement plan written in 2023.

PIEDMONT 2026

CHAPTER 5

Parks & Recreation



CHAPTER 6 PARKS & RECREATION

Parks and Recreation

GOAL: Continue to maintain and enhance the city's park and recreation system.

According to the National Recreation and Park Associations (NRPA) 2024 parks report, ninety-one percent of people agree that parks and recreation is an important service provided by their local government. More than 276 million people in the United States visited a local park or recreation facility at least once during the past year.

Low income communities often experience high rates of chronic diseases such as cardiovascular disease, diabetes, obesity and asthma because their environments are not generally health promoting. Easy access to parks and recreation programs helps cultivate healthy communities by providing the space needed to bolster physical activity, social connections, education and family support. A park should be easily accessible and safe while welcoming to people of all age groups, and offer a variety of activities to serve those age groups. The City of Piedmont currently maintains six city parks.

Chatman Park was created prior to 1971 after the park board approached the council for funding.

The City Park (located next to the high school) was developed after land was purchased by the city in 1972. In 2002 the city added a War Memorial to the Wayne County Veteran's Memorial walk-thru that was erected by the Lions Club in 1974. Each boulder in the memorial has a plaque that lists all Wayne County lives that were lost in wars that included World Wars I and II, Korean, Vietnam and more recent wars in the middle east.

Handy Park was constructed in 1998. Playground equipment located at this park was purchased with funding from Department of Natural Resources.

Ash Park was constructed in 2000. The park includes a pavilion and several 3-phase electric outlets that are utilized during the annual Fall Festival.

Rotary Park was constructed in 2005 and includes the Girls Softball Field, a playground, restrooms, and a pavilion. The playground equipment was purchased with funds from the Wayne County Heart Coalition which received funding through a health grant from Washinton University.

UFO Park was constructed in 2024 and includes a UFO structure donated by a local artist, 3 extraterrestrial figures who appear to boast different outfits during holidays or special occasions, and two small pieces of playground equipment. There is also a unique pavilion structure being crafted by a local artisan that will include bench seating.

There has been discussion by a group of citizens of creating an All Inclusive Playground close to the community center located next to the City Park.

CHAPTER 6 PARKS & RECREATION

The City of Piedmont maintains multiple parks and greenspaces for their residents. Following eight rounds of flood buyouts over the course of 13 years, and a MoDOT grant in 2002, Piedmont has been able to construct sidewalks that lead from the high school at the north end of town down to Tractor Supply at the south end. A grant through the Department of Natural resources allowed the construction of a trail that leads from Ash Park, winds around Rotary Park to the UFO Park. Another MoDOT grant then connected that trail from Ash Park to Handy Park.

Objectives

Park Systems

Pursue funding to create new soccer fields on city owned property.

Work with community members to construct an all-inclusive playground on city owned property near the community center.



CHAPTER 6 PARKS & RECREATION

| Soccer Field Development | | | | | |
|--------------------------------|-----------------------------|----------|-------|------------|----------------------|
| Item No. | Discription | Quantity | Unit | Unit Price | Total Item Price |
| Item | DESCRIPTION | QUANTITY | UNITS | UNIT COST | SUBTOTAL |
| 1 | Mobilization/Demobilization | 1 | LS | \$25,000 | \$25,000 |
| 2 | Soccer Field Development | 1 | LS | \$150,000 | \$150,000 |
| 3 | Misc. Construction Costs | 1 | LS | \$15,000 | \$15,000 |
| Total Construction Cost | | | | | \$190,000 |
| Engineering Design | | | | | \$ 19,600.00 |
| Construction Inspection | | | | | \$ 14,800.00 |
| Surveying | | | | | \$ 10,000.00 |
| Total Project Cost | | | | | \$ 234,400.00 |

Community Center Playground (Unit Prices)

General Construction Prices

| Item No. | Discription | Quantity | Unit | Unit Price |
|----------|---|----------|------|--------------|
| 1 | Water and Water Fountain (if needed) | 1 | LS | \$ 10,000.00 |
| 2 | Sewer and Public Bathroom (if needed) | 1 | LS | \$ 75,000.00 |
| 3 | Concrete Sidewalks | 1 | SY | \$ 67.50 |
| 4 | Aggregate Base Course (Under Concrete and Asphalt Pavement) | 1 | SY | \$ 10.00 |
| 5 | ADA Connections and Ramps | 1 | EA | \$ 2,500.00 |
| 6 | Playground Equipment (Per Feature Avg. Cost) | 1 | EA | \$ 50,000.00 |
| 7 | Chain-Link Fencing and Gates (If needed) | 1 | LF | \$ 40.00 |
| 8 | Seeding and Mulching | 1 | AC | \$ 2,500.00 |
| 9 | Asphalt Paving (Parking and/or Connection/Access Road) | 1 | SY | \$ 20.00 |

Additional Generalized Fees/Costs

| Item No. | Discription |
|----------|--|
| 1 | Contractor Mobilization and Demobilization (10% of Construction Cost, not including Misc.) |
| 2 | Incidental Construction (10% of total construction cost including Mobilization/Demobilization) |
| 3 | Engineering Design (Estimating Purposes is 10-15% of Construction Cost)* |
| 4 | Construction Inspection (Estimating Purposes is 75% of Engineering Design)* |
| 5 | Survey (Engineering Design Survey, Estimate \$1,250/day with 2-day minimum)* |

* This item can vary depending on the funding source and complexity of the project.

PIEDMONT 2026

CHAPTER 6

Transportation



CHAPTER 7 TRANSPORTATION PLAN

Transportation Plan

GOAL: Ensure equitable transportation for area residents, identify opportunities to improve the safety of sidewalks and crosswalks, and maintain the street infrastructure to make future economic development sustainable.

Missouri Highways 49 and 34 and County Roads HH and B serve as the main thoroughfares for Piedmont travelers. It is 35 miles to the nearest four-lane highway, and Interstate 55 is 65 miles east. The city has its own airport, with a 3,300-foot paved and lighted runway. Private aircraft storage, fuel, and air freight service are available at the Piedmont Memorial Airport. Cape Girardeau Regional Airport is the closest commercial airport at 85 miles east. Union Pacific is the commercial railroad serving Piedmont. Other modes of transportation typically included in a municipal transportation system include bus, bicycle and pedestrian. While Piedmont is too small to offer bus service, SMTS offers limited public transportation choices. The City's pedestrian network includes a greenway and sidewalks system.

According to an inventory performed by the city street department, 17.3 miles of road is maintained within city limits. Of those, 15.5 miles are asphalt, 1.2 are concrete and the remaining 6 tenths of a mile is gravel. During the spring of 2024, street and drainage improvements were completed with funds awarded by CDBG. Those streets included: Big Ben, Eckles, Barnes, Cherry, E Daniels, Sheryl, Corrigan, Park, 2nd, 5th, Green, Piety, Fir, 6th, 4th, Pine, Sparks, and 2nd streets. Apache, Chippewa, Beckville, Town and Country and Sunny Hill Drives as well as Scenic View Lane. Drainage improvements consisted of cleaning and profiling ditches, replacing damaged pipes, adding new drainage pipes, performing rock stabilization and installing new drop inlets.

An assessment of city sidewalks was included in the June 2023 Ozark Foothills Regional Transportation Plan. According to data recorded at that time, there were 32,983.31 linear feet (6.25 miles) of existing sidewalks to serve its citizens. While 50.74% of those sidewalks were considered in good condition, only 24.74 % were considered fair and the other 24.52% were rated as poor. As more citizens are walking or traveling by motorized mobility devices, it is important that city sidewalks are well maintained and ADA accessible.

Sidewalk maintenance is the responsibility of the property owner. However, MoDOT does maintain sidewalks in their right-of-way.

CHAPTER 7 TRANSPORTATION PLAN

MoDOT

A meeting was held with Matt Wilkerson, previous Area Engineer for MoDOT, during the planning process to discuss updates and improvements to their maintained roadways within the city limits. MoDOT’s future projects are to do an overlay of Highway 34 and 49 beginning at the Y and heading north in 2025 and an overlay of Main Street in 2029. A small section of HH Highway is also slated for overlay. He explained the shoulders of the road are the city’s responsibility to maintain, but when the project begins the city has the option to pay the MoDOT contractor to overlay the transitions and street parking. Tin horn replacement and maintenance are the responsibility of MoDOT, while the storm drains are maintained by the city.

The elementary school is in need of a crosswalk from the parking lot across Main Street to the school. While the school does have a crossing guard when students are entering and exiting school, the need for the crosswalk comes when there are meetings, concerts, etc. where the parking lot is more frequently utilized. There are speed limit and pedestrian road crossing signs posted, but it is a high traffic area and drivers are not as focused when there isn’t a crossing guard directing traffic.

Two railroad crossings in town are without cross arms leading to potential collisions without the added warning. The city is interested in pursuing the placement of these safety arms, but has had difficulty in communications with the railroad.

Recommendations

To ensure the safety of parents and children crossing the street at the elementary school, it is recommended the City of Piedmont, in collaboration with the school district, apply for a Transportation Alternatives Program (TAP) grant to fund a crosswalk that would include the proper signage, stripping and access controls and would also make the area sidewalks ADA accessible. The city should also research grant opportunities to make sure all railroad crossings are upgraded to ensure community safety.

| Elementary School - Signalized Crosswalk | | | | | |
|--|-----------------------------|----------|-------|------------|----------------------|
| Item No. | Discription | Quantity | Unit | Unit Price | Total Item Price |
| Item | DESCRIPTION | QUANTITY | UNITS | UNIT COST | SUBTOTAL |
| 1 | Mobilization/Demobilization | 1 | LS | \$11,000 | \$11,000 |
| 2 | Pavement Striping | 1 | LS | \$1,500 | \$1,500 |
| 3 | Signals and Signage | 1 | LS | \$25,000 | \$25,000 |
| 4 | Electrical and Controls | 1 | LS | \$75,000 | \$75,000 |
| 5 | Misc. Construction Costs | 1 | LS | \$10,000 | \$10,000 |
| Total Construction Cost | | | | | \$122,500 |
| Engineering Design | | | | | \$ 13,600.00 |
| Construction Inspection | | | | | \$ 10,300.00 |
| Surveying | | | | | \$ 5,000.00 |
| Total Project Cost | | | | | \$ 151,400.00 |

CHAPTER 7 TRANSPORTATION PLAN

SMTS

SMTS provides both local and long distance services to the resident of Piedmont and the surrounding community. Local service must be scheduled no later than 12:00 pm the day before while residents can schedule rides to Cape Girardeau at least two days in advance. All residents can utilize the service, but anyone with a verified disability or over age 60 can ride at a reduced rate. Currently, service for the Piedmont area includes trips within Wayne County on Wednesday and trips to Poplar Bluff on Thursday. SMTS does provide service beyond the regular scheduled pickup days, but residents must contact the area office to coordinate appointments.

Piedmont Municipal Airport

After construction began in 1972 and the airport officially opened in 1975, the facilities include an automated weather observation station, a light beacon and wind indicator that helps guide pilots to the 3,300 foot runway, a parking lot, an above ground fuel storage tank, a terminal building, a box hangar and an 8-unit aircraft hangar. The airport maintains a separate master plan, the latest revision done in April 2023, with a recommendation that a new entrance road be constructed. Flooding occurs during heavy rain events in McKenzie Creek, making the main entrance inaccessible. Otherwise, at the time of the revision, the airport met current demand and needed no other updates.

The airport is currently working on a FAA 90% grant funded by the Bipartisan Infrastructure Law that requires a 10% match. The intent of this grant was to construct new hangars and/or terminal building. The city was seeking approval through FEMA/SEMA to built in the floodway, but were concerned about losing the funding. In February of 2025, the city voted to reseal the runway with those funds since it had last been done five years ago. Funds expired in September 2025.

Active Transportation

The City of Piedmont is very walkable thanks to the sidewalk system that runs throughout the town. Active transportation is important because it encourages residents to get out and walk or bike and also encourages social interaction which is vital for a small town. By keeping sidewalk systems well maintained, and possibly offering bench seating and street lighting in the future, residents would be given an opportunity to get regular physical activity which promotes health. Lack of transportation is an issue with many residents in Piedmont, leading to the necessity of an appropriate means of mobility. Walking and biking are not only low cost options of transportation in an area already plagued by poverty, but by maintaining the sidewalks and greenways, the City is providing a means of entertainment, health and wellness and social interaction, which leads to a better overall quality of life for the residents of Piedmont.

CHAPTER 7 TRANSPORTATION PLAN

Objectives

Explore funding opportunities to install new crosswalk with access controls and signage at the elementary school.

Explore funding opportunities to install crossarms at heavily used railroad crossings.

Continue to seek funding opportunities for improvements to road paving and drainage issues.

Explore funding opportunities to complete an Active Transportation Plan.

PIEDMONT 2026

CHAPTER 7

Future Land Use



CHAPTER 8 FUTURE LAND USE

Future Land Use

GOAL: Encourage the development of a wide range of housing options to serve the needs of all social classes in the community, and explore funding opportunities to aid in their development

Affordable Housing

According to the National Low Income Housing Coalition (NLIHC), in the State of Missouri, only 45 homes out of every 100 are affordable and available for extremely low income households. Developers and landlords often cannot build or operate affordable rental units for these households because they cannot charge enough in rent to cover the costs it takes to build and operate the properties. To be considered extremely low income, a household would make less than 30% of the area median income. The 2023 median income was \$57,000 for an average 4-person household. Households making at or below \$30,000 per year were considered extremely low income by HUD standards.

The population of Piedmont, according to the 2020 census data, shows a total of 1837 residents. The median age of residents was 42, with 1,039 of those female and the remaining 858 male. The majority of residents are over the age of 18 with only 443 under. The households considered family/married made up 470 units, 52 households were male householder, 118 were considered female householder and 347 were considered non-family (either living alone or other).

The census states that Piedmont has 926 housing units available. Of those, 817 were occupied and 109 vacant. Renters occupied 379 of those units, 216 were owned with a mortgage or loan and 222 were owned free and clear. Out of the 109 vacant units, 26 were listed for rent, 6 were rented but not occupied, 16 were for sale, 3 were sold but not occupied, 22 were for seasonal use and the remaining 36 were not disclosed. For the 817 units that were occupied 309 were a one-person household, 243 were two-person, 103 were three-person, 61 were four-person, 51 were five-person, 21 were six-person and 29 were seven-or-more-person households.

An average four-person household would rent a three-bedroom home. Using 2023 HUD income limits and utility allowances for Wayne County, an extremely low income household would pay an average rent of \$659 per month plus an additional \$303 in utilities for a total of \$962 per month for a three-bedroom house. Guidelines suggest that no more than 30% of household income should go toward housing expenses. At the top end of the extremely low income households, that would average \$750 per month, so the household would be paying 39% in housing expense. Approximately 30% of households in Piedmont were considered extremely low income during the 2023 reporting period, and of those only 1.9% were at the top end of that income bracket making between \$25,000-\$30,000 per year, while 23.9% made below \$15,000 per year.

Sources:

HUD www.huduser.gov

National Low Income Housing Coalition www.nlihc.org

CHAPTER 8 FUTURE LAND USE

A recent phone survey of three affordable housing units in Piedmont showed a total of 33 one and two-bedroom apartments available to low-income residents. Clearwater Apartments offers 20 units made up of one and two-bedroom apartments and stays at 90% occupancy at all times. They see a very high turnover rate, and are comprised of low-income families. Piedmont Apartments has 13 two-bedroom units available and house mainly elderly residents, though they do accept families, elderly and disabled. These units are usually at 100% occupancy. Similarly, Meadowbrook Apartments rent to only elderly and disabled citizens and offer 25 two-bedroom apartments. They also experience 100% occupancy.

The number of units available and the amount of income going toward housing expenses show the disproportionate access to affordable housing for extremely low-income residents of Piedmont.

Over 36% of Piedmont residents are over the age of 55 according to the 2020 census data. As the population ages, there is a greater need for assisted living and more targeted skilled nursing care. Piedmont is home to Clark's Mountain Nursing Home. This facility houses 91 beds and has an average occupancy rate of 60%. They accept Medicare and Medicaid, which makes affording a facility that feeds and houses low-income elderly residents a little easier.

Industrial Parks

Piedmont is home to two separate industrial parks. The older park is located on the southwestern tip of the city, and houses four industries. The airport is adjacent to the businesses, which they utilize for business trips and freight. The businesses that make up the industrial park are Impact Fisheries, Z Manufacturing, J E R Industrial Service and H&H Marine. The park also houses the city animal control facility. Z Manufacturing specializes in custom sewing on items like tote bags and aprons and has been in business since 1918. According to their website, Impact Fisheries supports regional fisheries to produce products that are used in the food service industry as well as pet food manufacturing. H&H Marine is a local family owned business that offers the maintenance and repair of boats, pontoons and jet skis. Services for J E R Industrial are listed on their website and include sales, installation, repair and maintenance of shot blasting equipment.

The 110-acre newer park sits outside city limits on the northwestern side, just off Highway 49. The park offers 11 lots that are between three and five acres each. Six lots have paved roads with water and sewer already in place. Four of the 11 lots are occupied by Fine Labs, Henson Trash , FCC Behavioral Health and S.E.E. Fine Labs works as a contractor offering goods and services to the defense industry, Henson Trash Transfer Station offers a place for builders and contractors to dispose of their waste in a safe and convenient manner, FCC Behavioral Health offers a variety of services that promote recovery and wellness and S.E.E. offers day training and services for the developmentally disabled.

CHAPTER 8 FUTURE LAND USE

Parks and Open Space Use

Flood buyouts opened several properties that would allow the city to develop greenspace and park usage. Plans for an all-inclusive playground to be constructed on flood buyout property have been discussed by private citizens. The deed restriction below is in place on all flood buyout property and will continue in perpetuity.

abandoned by the City of Piedmont on April 4, 1979, in BOOK 377 at page 192 of the Wayne County, Missouri land records.

(Descriptions furnished by Dennis R. Barfield, LS 1802)

THIS DEED OF CORRECTION IS MADE SPECIFICALLY TO CORRECT THE WARRANTY DEED FORM DATED APRIL 15, 1998, RECORDED IN BOOK 401 AT PAGE 823 OF THE WAYNE COUNTY, MISSOURI LAND RECORDS AND TO CORRECT DESCRIPTION CONTAINED IN WARRANTY DEED DATED MAY 2, 2000, RECORDED IN BOOK 420 AT PAGE 640 OF THE WAYNE COUNTY, MISSOURI LAND RECORDS.

TO HAVE AND TO HOLD the property and said premises aforesaid with all and singular, the rights, privileges appurtenances, and immunities thereto belonging or any wise appertaining unto the **CITY OF PIEDMONT, MISSOURI** and its assigns.

This conveyance is expressly subject to rights outstanding in third parties for existing easements for public roads and highways, public utilities, railroads and pipelines.

The lands herein acquired are for the use of the **CITY OF PIEDMONT, MISSOURI**, and this conveyance is made upon the express conditions that:

1. The premises shall remain in public ownership;
2. The premises shall be used only for purposes consistent with sound land management and use, as that term is defined in Title 44, Code of Federal Regulations, Part 77, as it now appears or may hereafter be amended;
3. The premises shall be used only for open space purposes;
4. The premises may be leased for agricultural uses provided no buildings or structures are erected;
5. There shall not be erected on the premises any structures or other improvements, unless such structures (restrooms excepted) are open on all sides and are functionally related to open space use;
6. The premises shall not be eligible for any future disaster assistance, for any purpose, from any federal agency;
7. Any breach or threatened breach of the above conditions may be enjoined upon application by the United States of America.

The above conditions and restrictions, along with the right to enforce same are deemed to be covenants running with the land and perpetuity and are binding on subsequent successors, grantees, or assigns.

CHAPTER 8 FUTURE LAND USE

Future Land Development

Should it be necessary in the future to annex property on the north end of town, it would be wise to increase water storage or booster stations on Highway 49.

Water Storage Tower - 50K Gallon

| Item | DESCRIPTION | QUANTITY | UNITS | UNIT COST | SUBTOTAL |
|------|-----------------------------|----------|-------|-------------|-------------|
| 1 | Mobilization/Demobilization | 1 | LS | \$179,000 | \$179,000 |
| 2 | Site Development | 1 | LS | \$125,000 | \$125,000 |
| 3 | Elev. Water Tower | 1 | LS | \$1,250,000 | \$1,250,000 |
| 4 | Painting Tower | 1 | LS | \$125,000 | \$125,000 |
| 5 | Water Tower Site Piping | 1 | LS | \$125,000 | \$125,000 |
| 6 | Misc. Construction Costs | 1 | LS | \$163,000 | \$163,000 |

Total Construction Cost **\$1,967,000**

| | |
|-------------------------|---------------|
| Engineering Design | \$ 137,300.00 |
| Construction Inspection | \$ 103,000.00 |
| Surveying | \$ 15,000.00 |

Total Project Cost **\$ 2,222,300.00**

The city should encourage current owners to use their unoccupied buildings for adaptive reuse. By using existing structures for new purposes, it helps with environmental sustainability as well as historical preservation. Having those structures inside city limits allows for businesses to have access to the necessary utilities and infrastructure. It can also bring about economic advantages by creating jobs, bringing new investment into town, and increasing property values. By revitalizing the historic downtown area, it increases citizen engagement and encourages community pride.

There are grants available for downtown revitalization and elimination of slum and blight for buildings that are beyond saving. The city should enforce codes for dilapidated buildings throughout town, especially in their historic downtown area.

Objectives

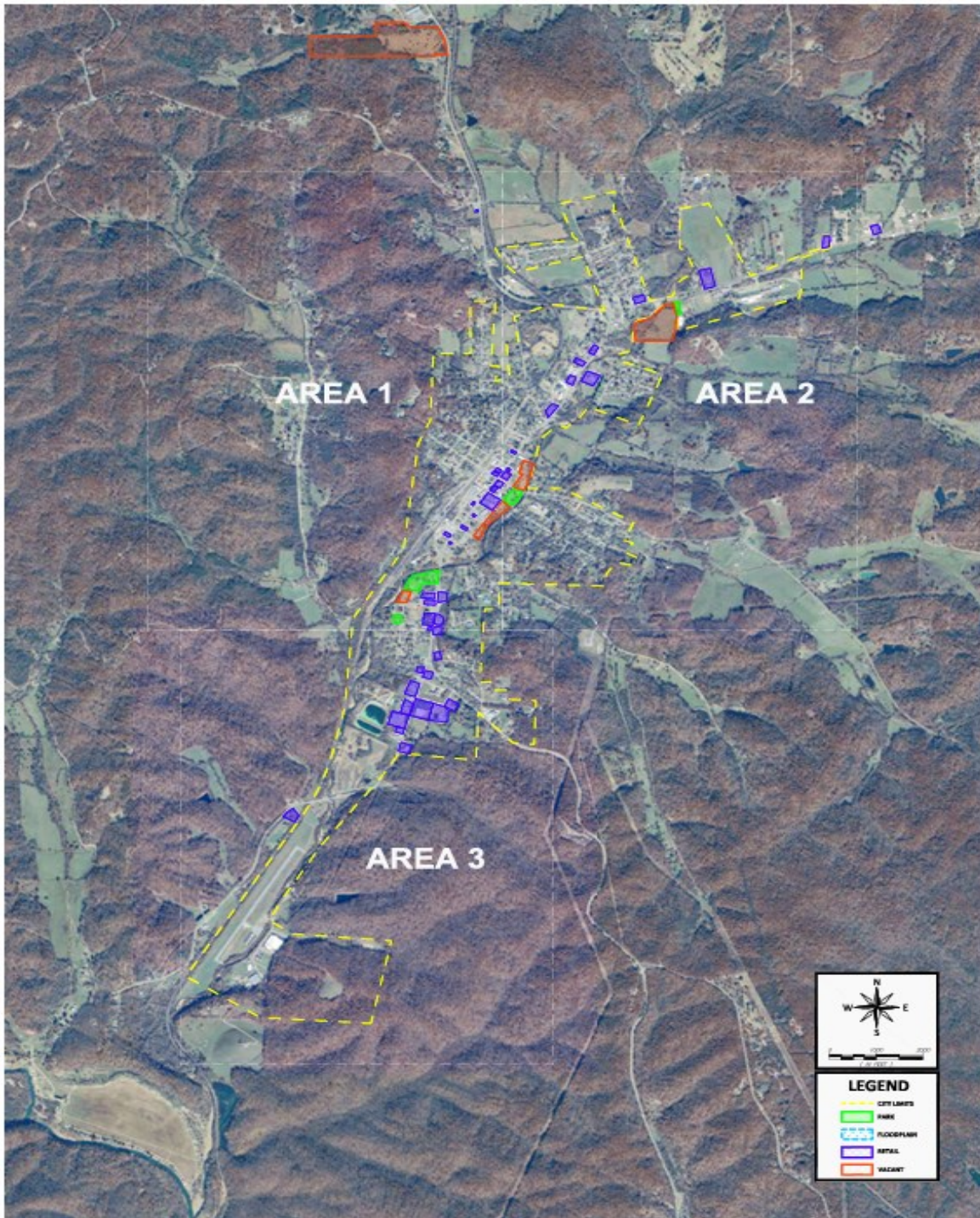
Research available funding that will allow the City to work with real estate developers to bring more affordable housing units to Piedmont.

Research available funding that will eliminate slum and blight and also revitalize the downtown area.

CHAPTER 8 FUTURE LAND USE

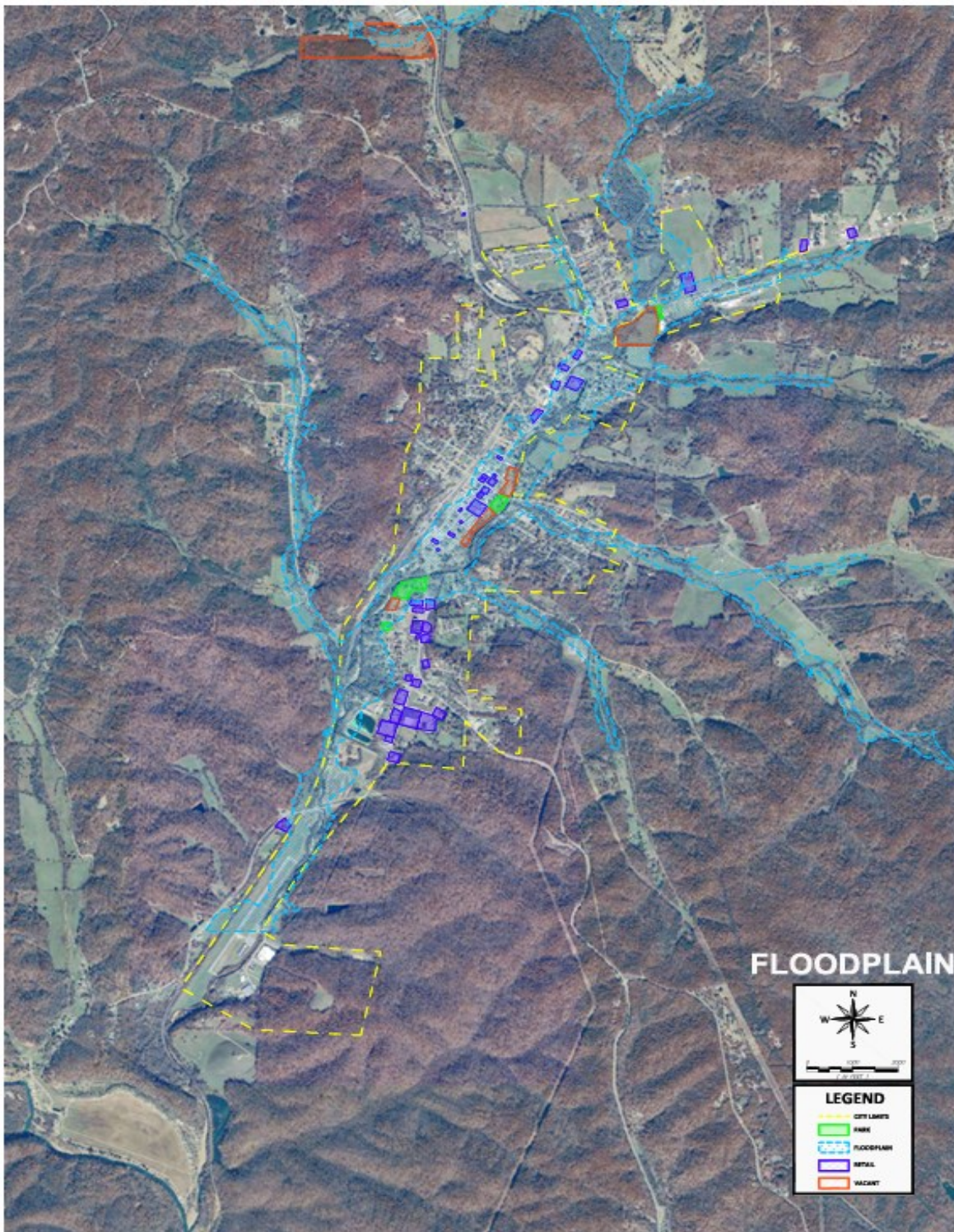
Current Land Use Maps

The following land use maps show the current retail (blue), park (green), and city owned vacant properties (red) as well as the current floodplain. The yellow dotted line indicates city limits.



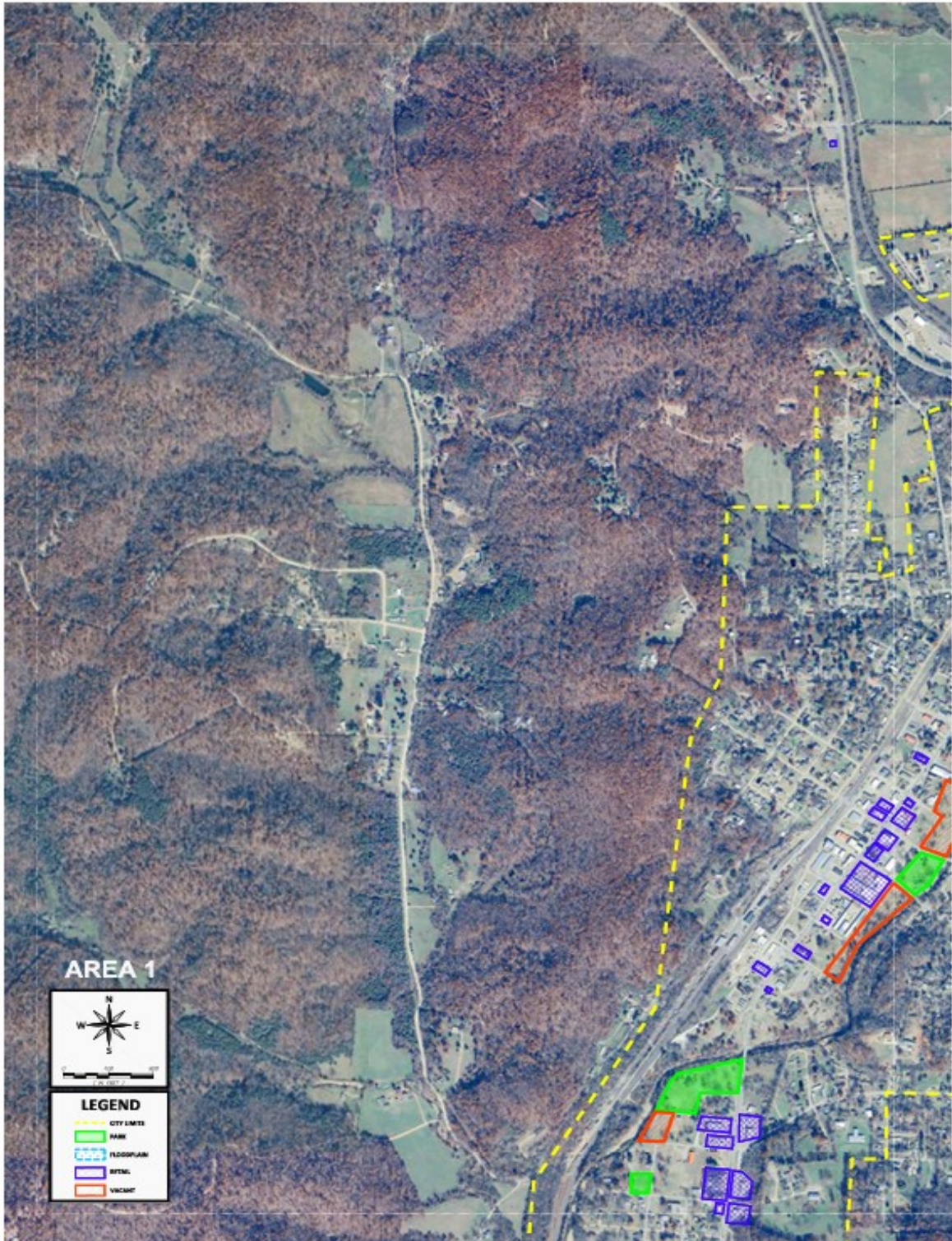
PIEDMONT, MISSOURI
WAYNE COUNTY

CHAPTER 8 FUTURE LAND USE



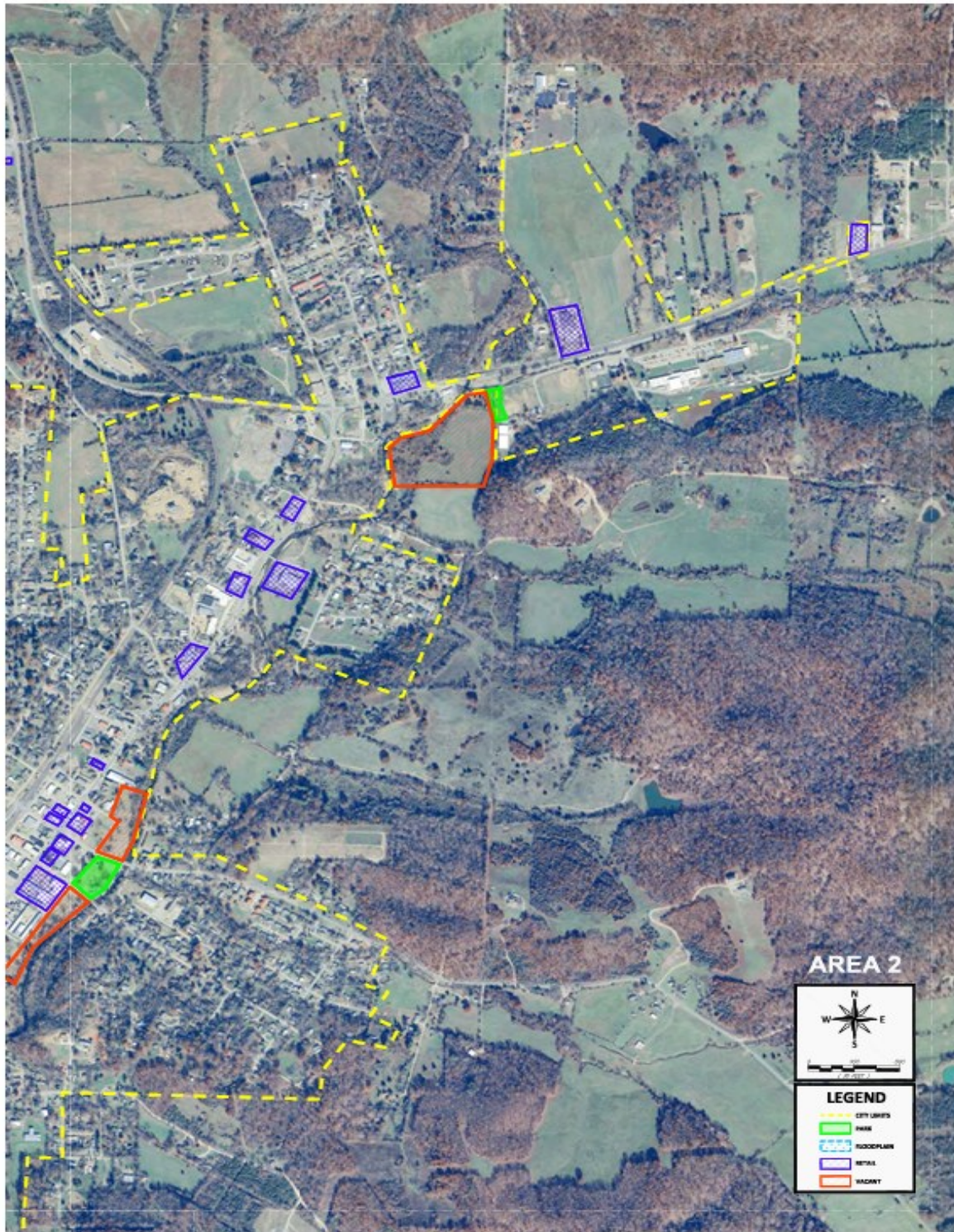
PIEDMONT, MISSOURI
WAYNE COUNTY

CHAPTER 8 FUTURE LAND USE



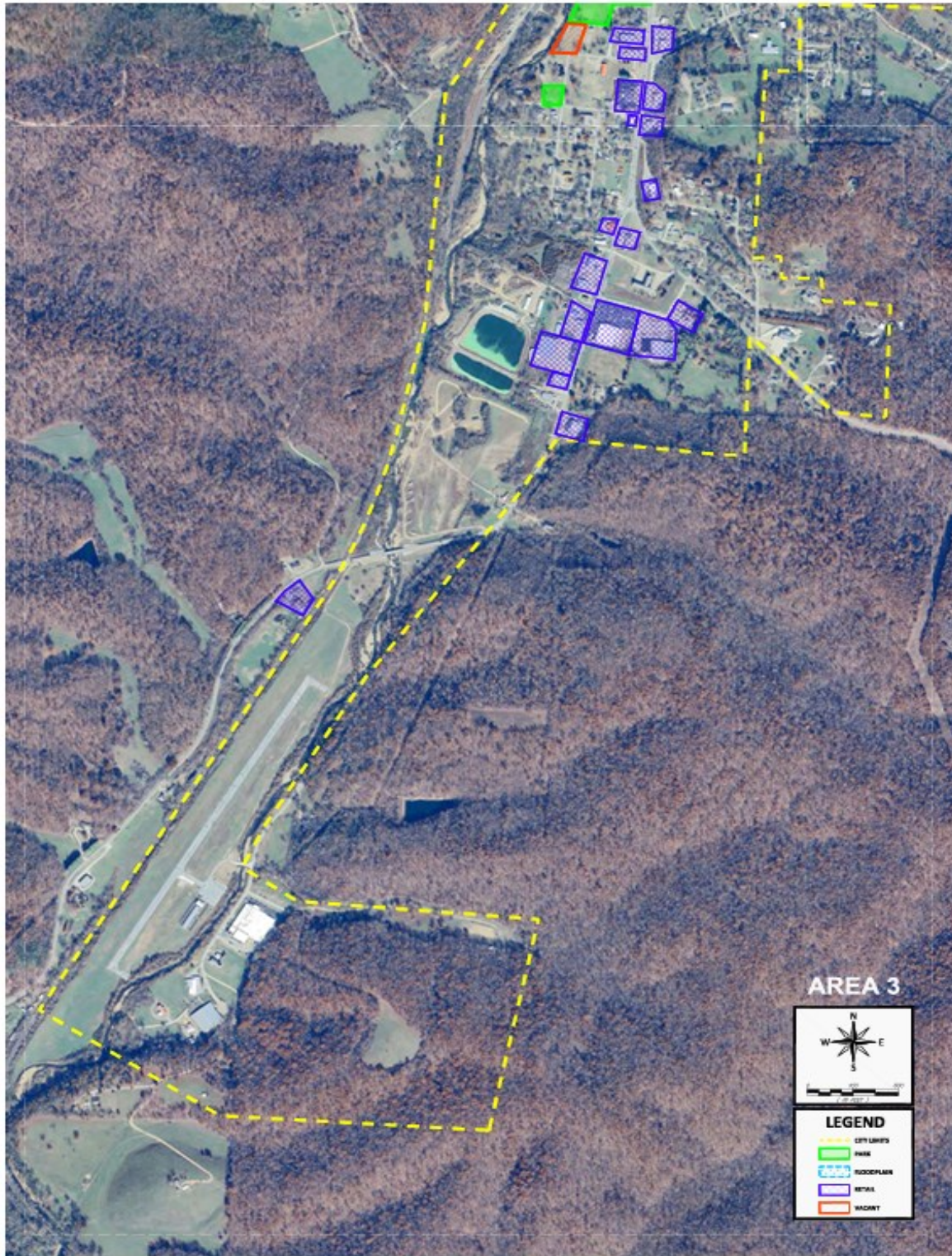
PIEDMONT, MISSOURI
WAYNE COUNTY

CHAPTER 8 FUTURE LAND USE



PIEDMONT, MISSOURI
WAYNE COUNTY

CHAPTER 8 FUTURE LAND USE



PIEDMONT, MISSOURI
WAYNE COUNTY

PIEDMONT 2026

CHAPTER 8

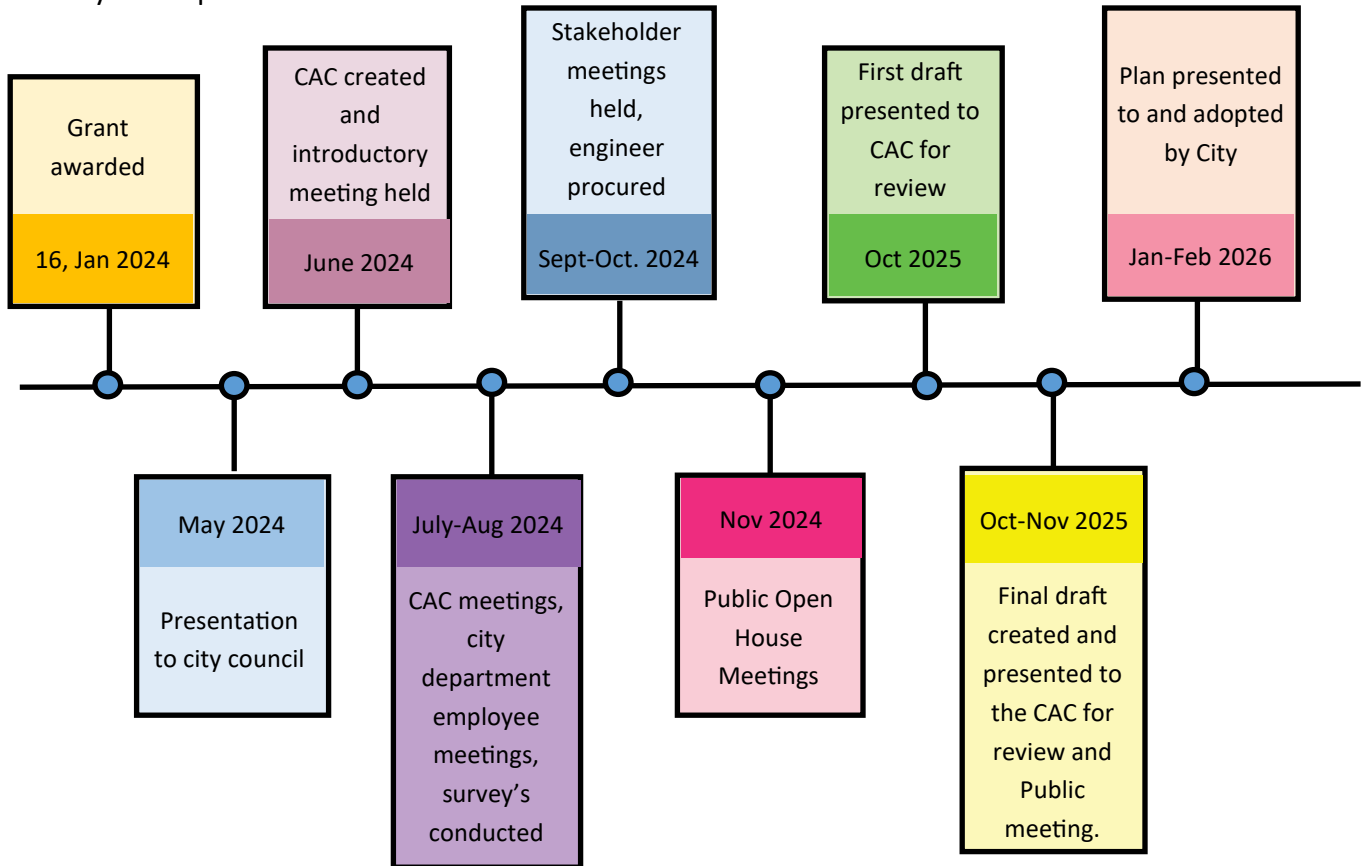
Collaboration and Implementation



CHAPTER 9 COLLABORATION & IMPLEMENTATION

Collaboration

The City of Piedmont applied for a Missouri Department of Economic Development grant to create this comprehensive plan. With the assistance of Ozark Foothills Regional Planning Commission, a plan was written over a period of several months after meetings with multiple community partners. To create a plan that will guide the city for the next ten to twenty years, it is imperative to involve the entire community in the process.



This plan will only be useful if the city council and community members put it into action. Planning is only as good as the commitment and abilities of the people responsible for carrying out the town plan. To create a sustainable community, a good mix of economic, social, and environmental assets and leadership are required. Once the plan is adopted by the city council, it is recommended to have a planning committee who will be responsible for reviewing the comprehensive plan periodically. Members of the Citizen Advisory Committee have formed the *Piedmont Forward Advisory Committee*. The committee will serve in an advisory capacity only and shall have no governing, regulatory, or decision-making authority. The purpose of the committee will be to conduct studies and research issues affecting the City of Piedmont; receive and consider public input; and provide findings to the Mayor and City Council. They will not have the authority to direct city staff, expend city funds, or bind the City or City Council to any action. Instead, they will work with the City as a citizen advisory body to the Mayor and City Council.

CHAPTER 9 COLLABORATION & IMPLEMENTATION

Housing

Character of residential neighborhoods

Excellent Average Poor

Quality of housing

Excellent Average Poor

Range of housing options

Excellent Average Poor

Value and cost of housing options

Excellent Average Poor

Availability of affordable housing options

Excellent Average Poor

Housing options for seniors

Excellent Average Poor

Business

Character of commercial areas

Excellent Average Poor

Character of industrial areas

Excellent Average Poor

Mix and availability of shopping options

Excellent Average Poor

Access to everyday goods and services

Excellent Average Poor

Employment and job opportunities

Excellent Average Poor

Opportunities for new, small business

Excellent Average Poor

Community

Please rate the following community services:

| | Strong | Good | Neutral | Bad | Weak |
|---------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| City Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Police Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Fire Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Utilities (water) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Streets | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Schools | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Library | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Youth Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Senior Services | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Parks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Recreation | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Health Care | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Arts & Culture | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments



The Citizen Advisory Committee held several meetings over the course of a few months to brainstorm community-wide needs and design a survey for community members. They also met with key stakeholders and city personnel to go over ideas that would support community development.

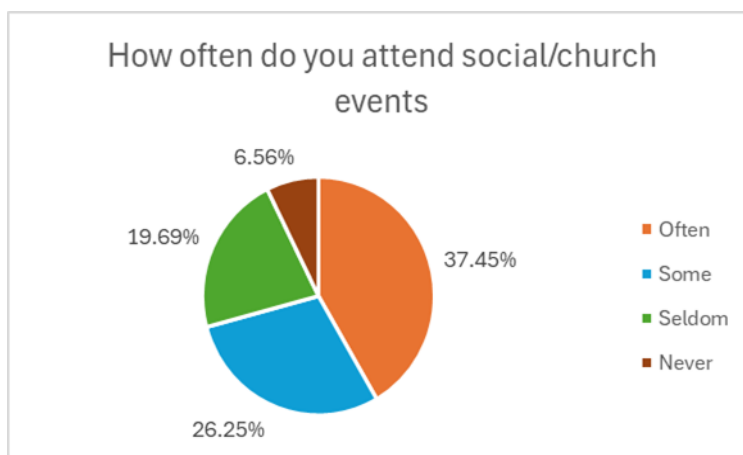
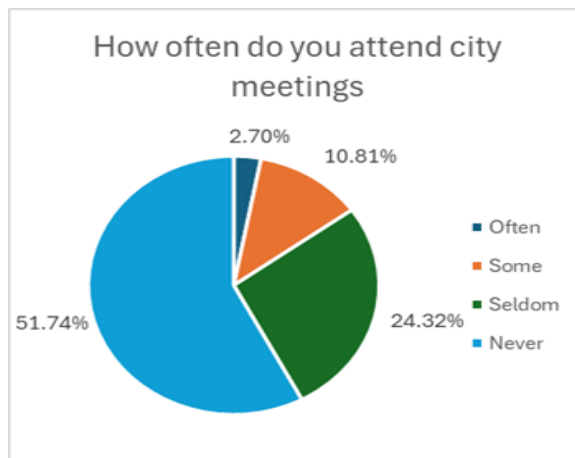
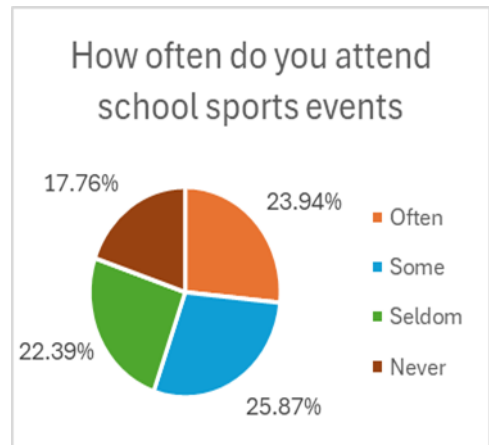
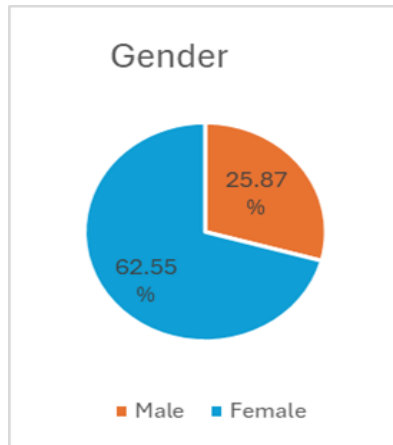
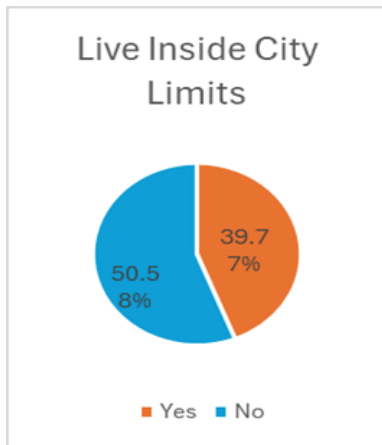
- June 24, 2024
- July 29, 2024
- August 26, 2024
- September 30, 2024
- October 28, 2024

Public Engagement meetings were held November 20 and 21, 2024 at the AARP building.

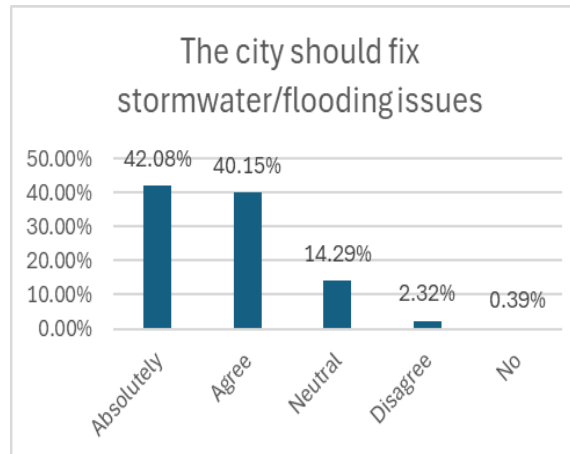
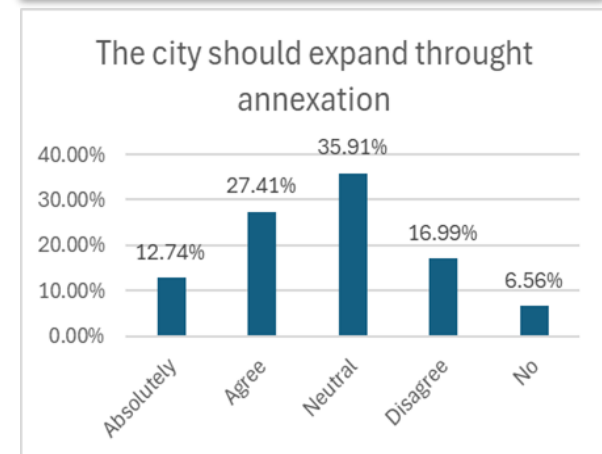
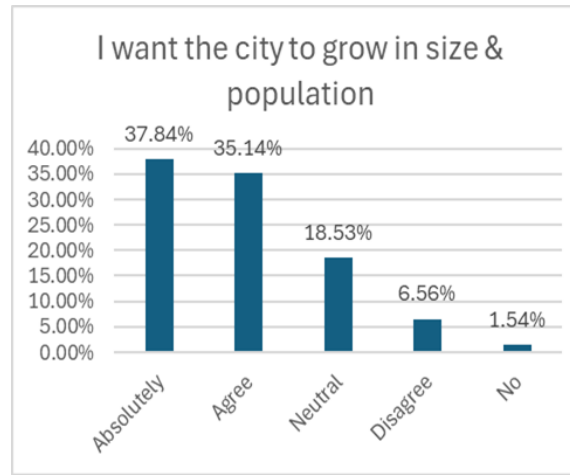
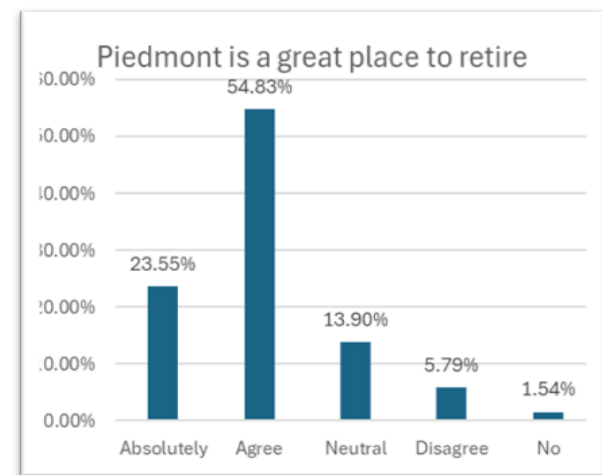
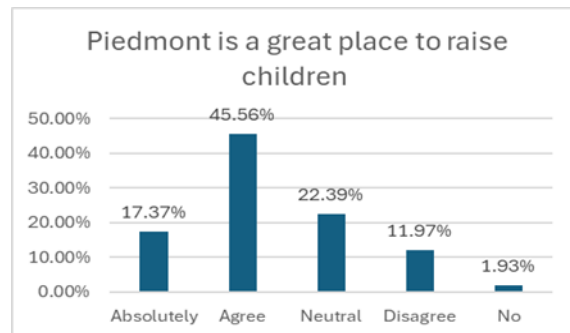
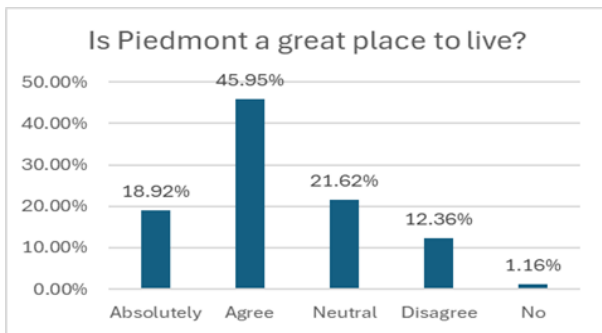
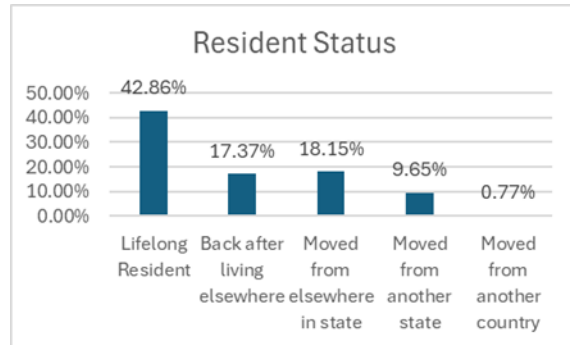
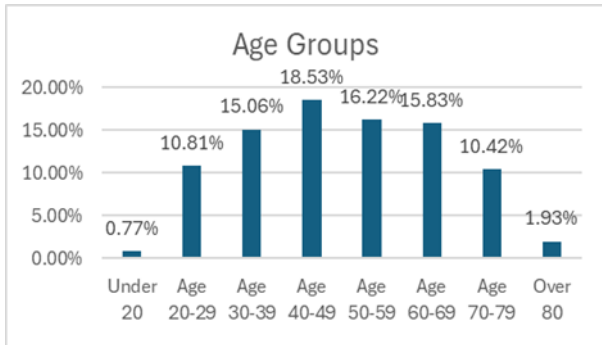
CHAPTER 9 COLLABORATION & IMPLEMENTATION

Survey Data Collected

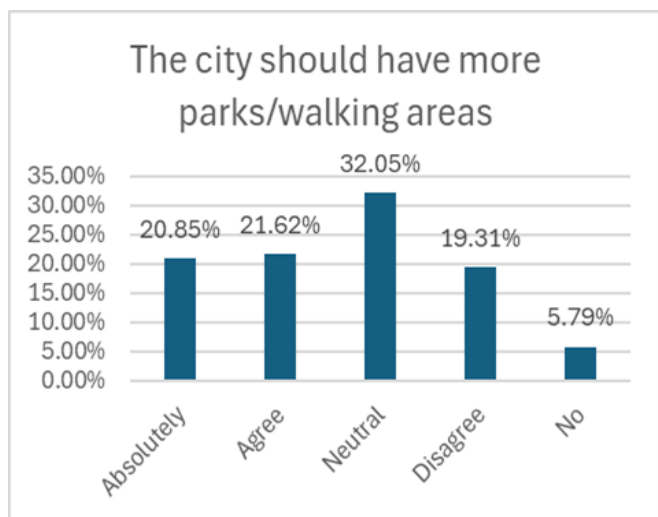
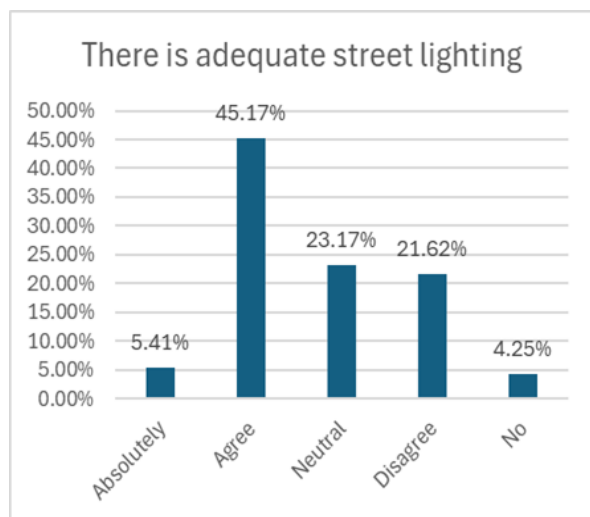
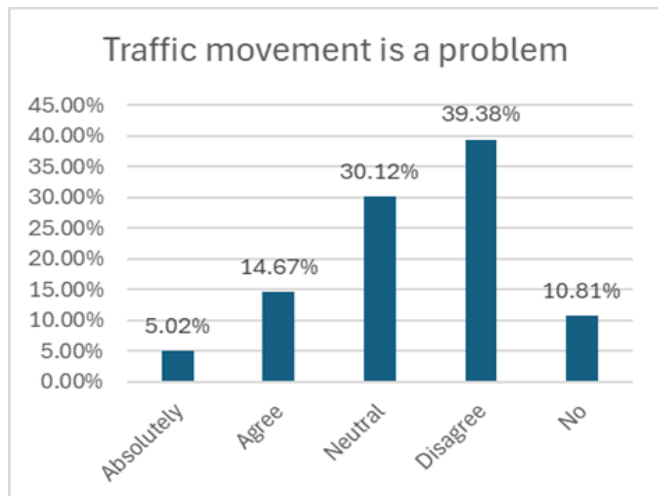
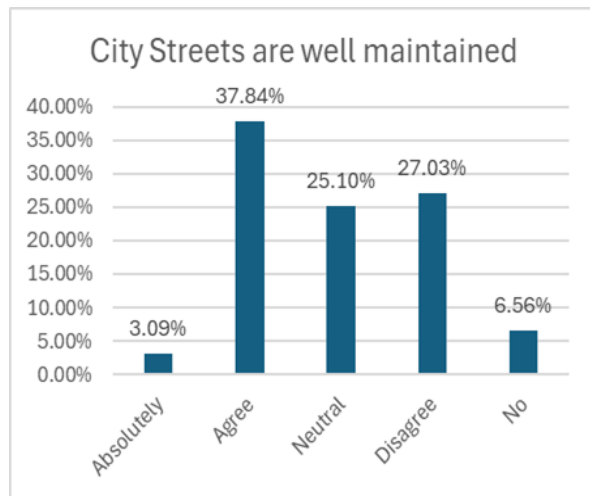
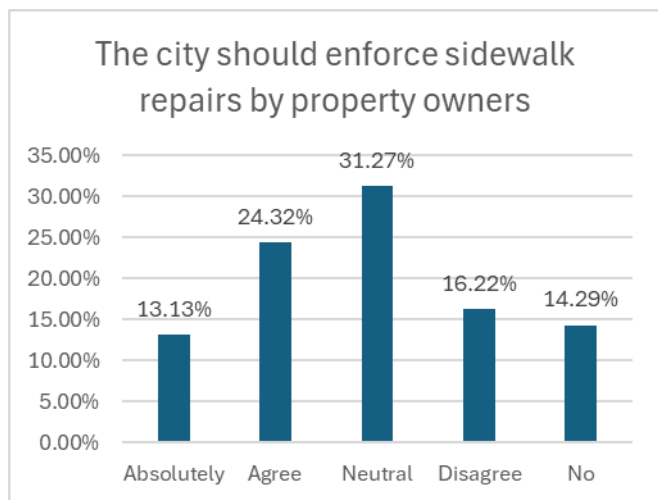
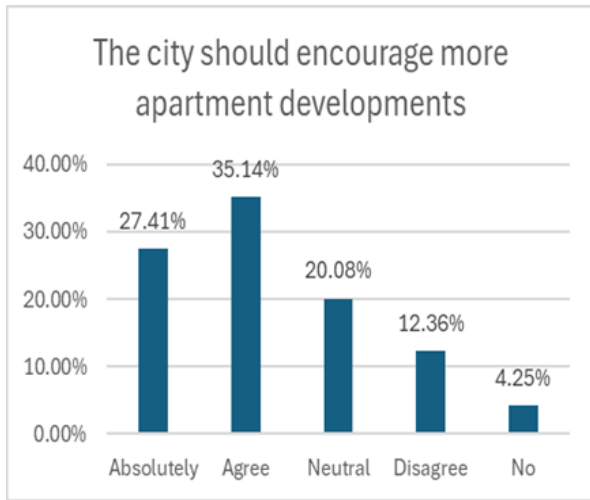
The information on the next several pages are the results taken from those surveys. Also included are all comments returned.



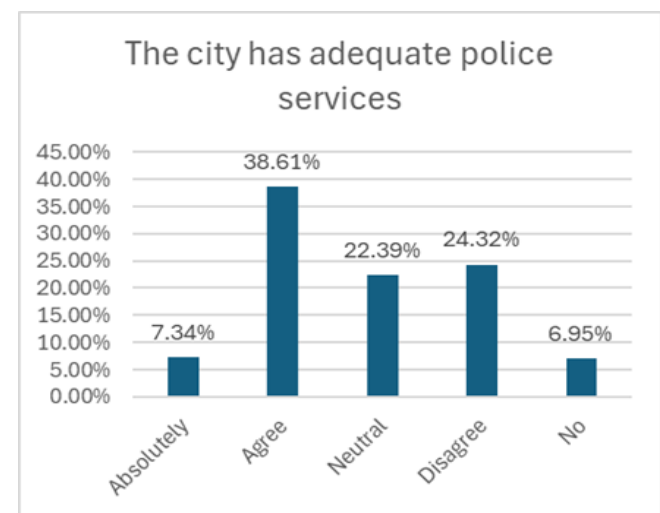
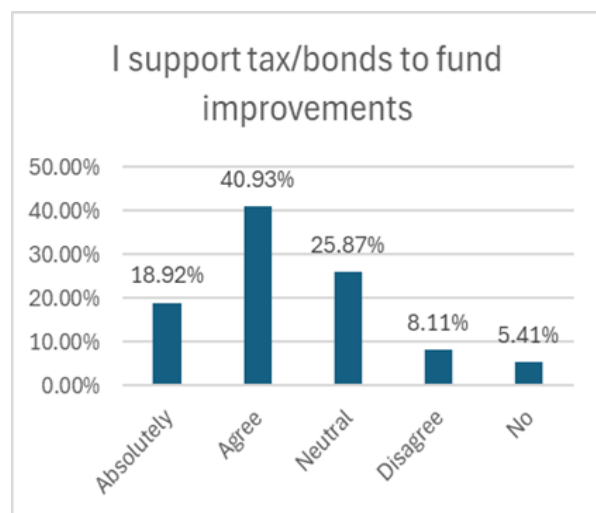
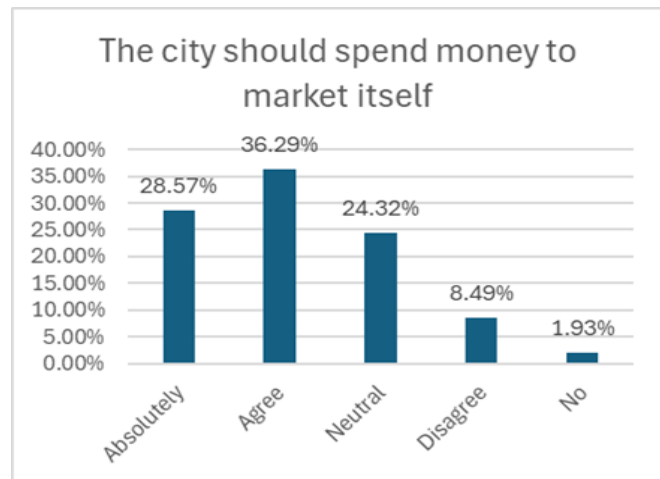
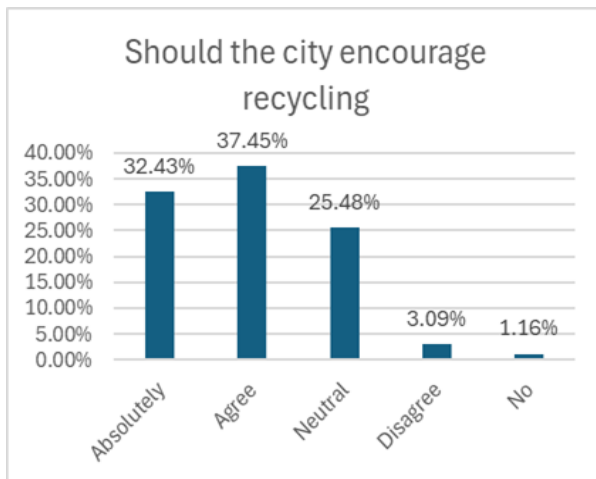
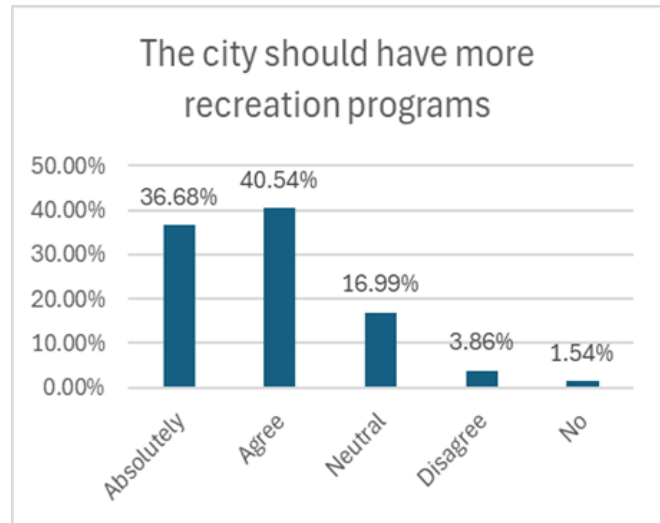
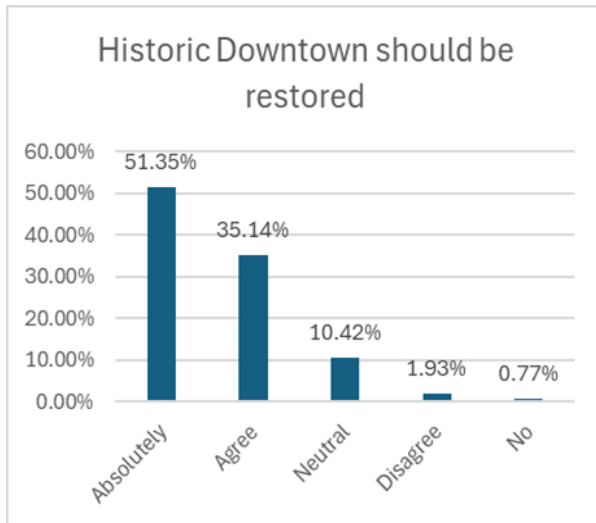
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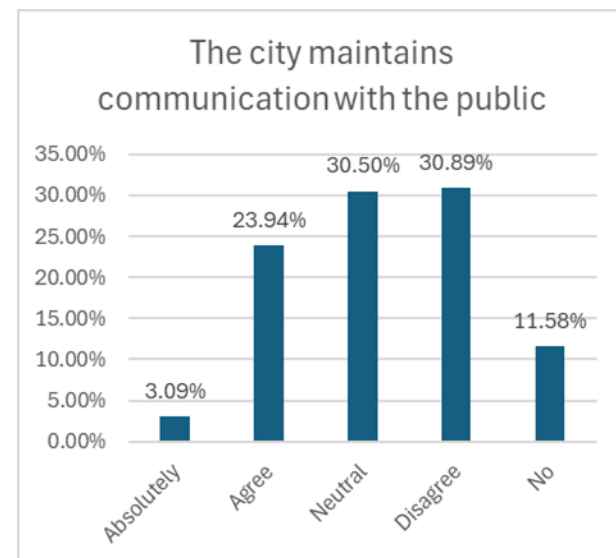
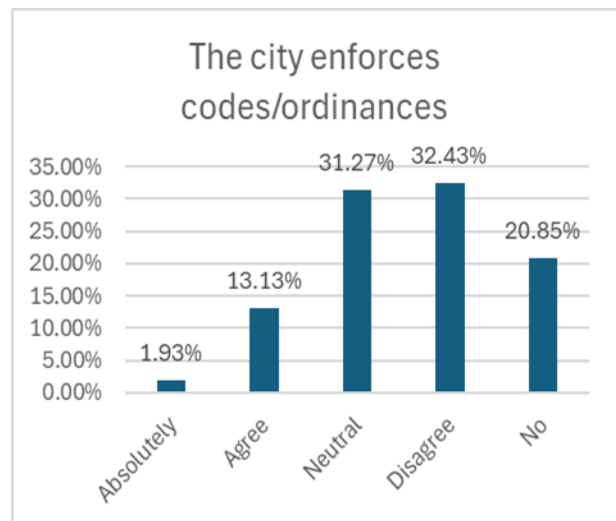
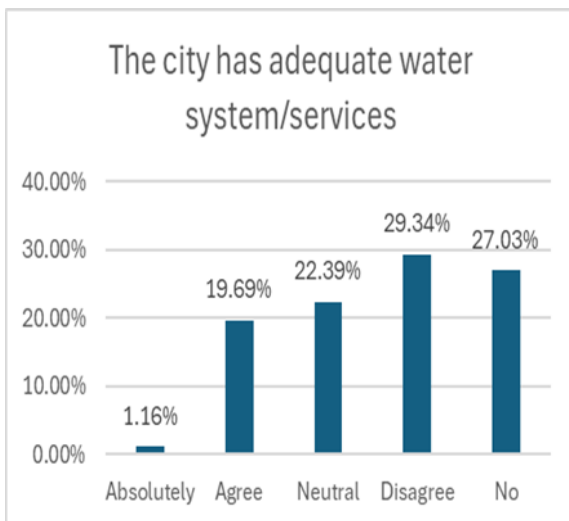
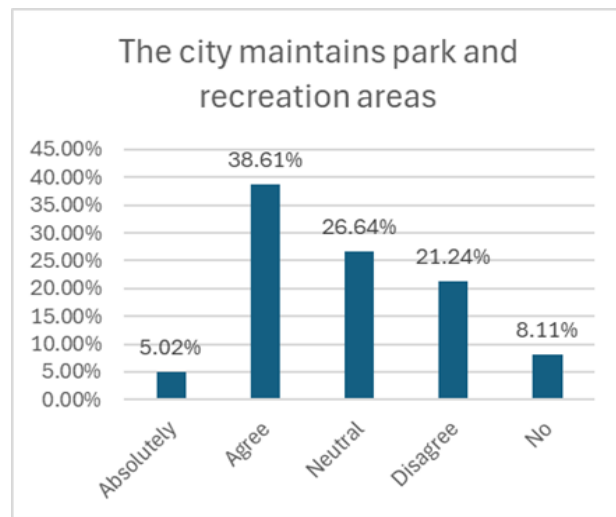
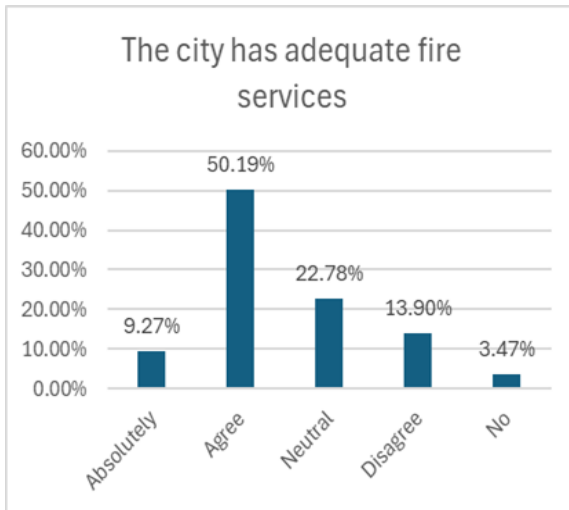
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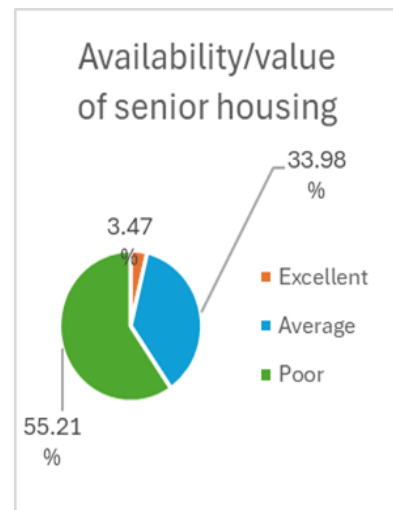
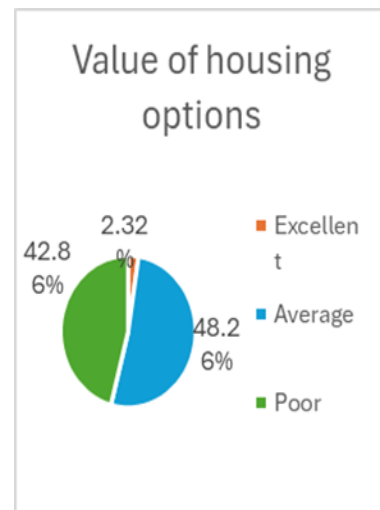
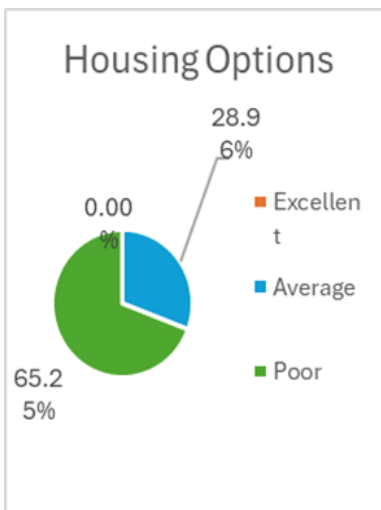
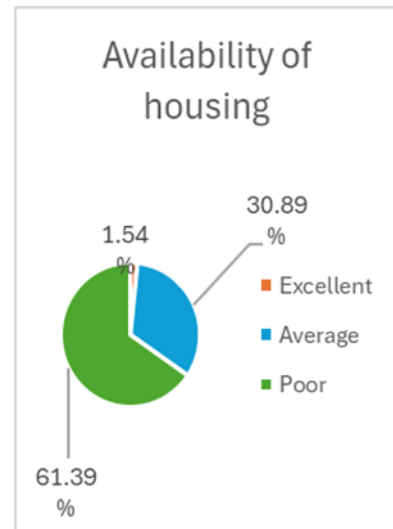
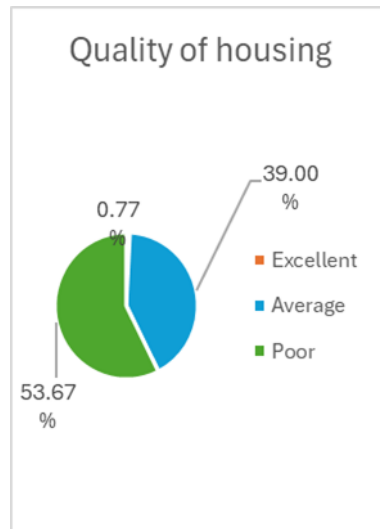
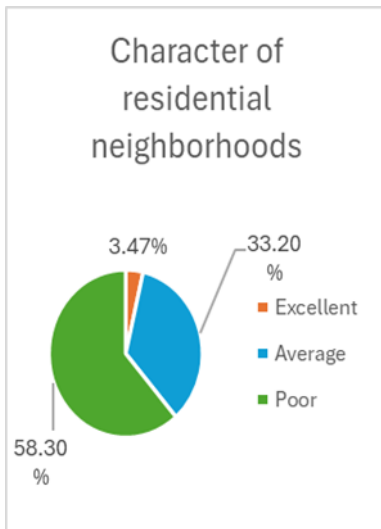
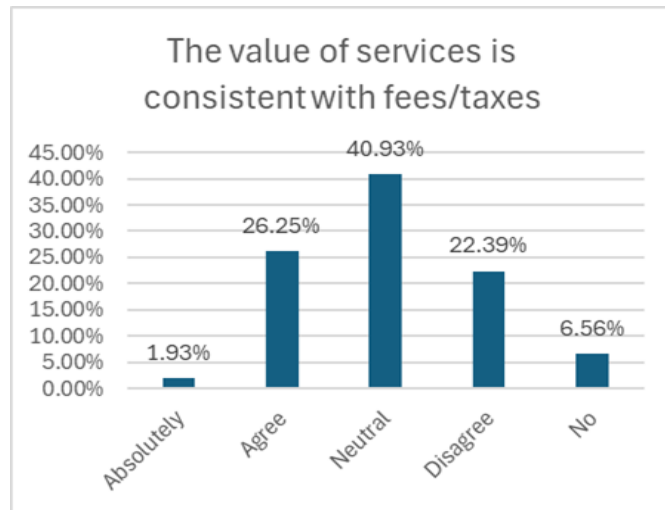
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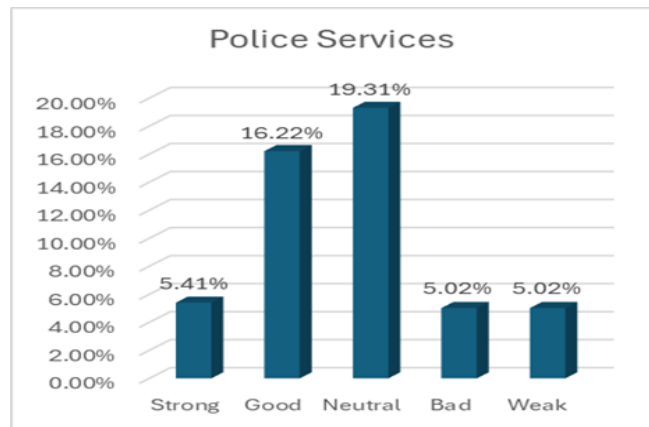
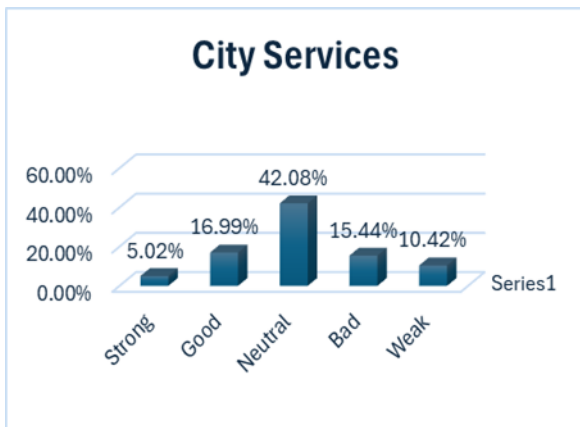
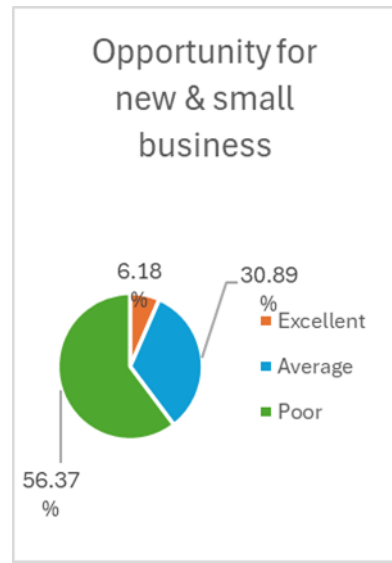
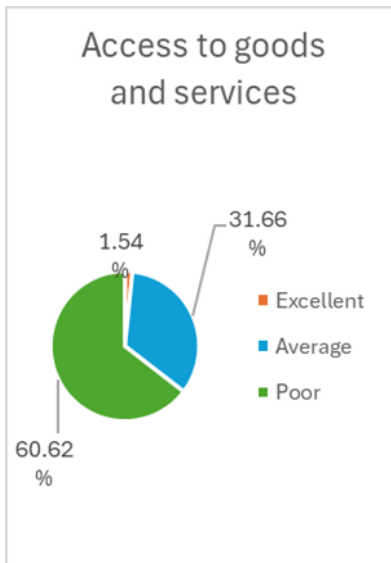
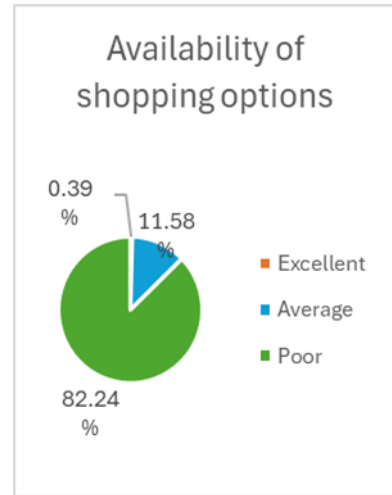
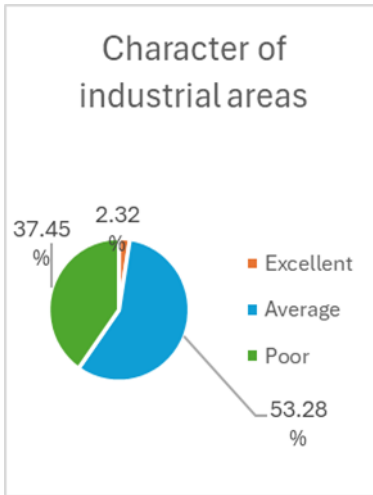
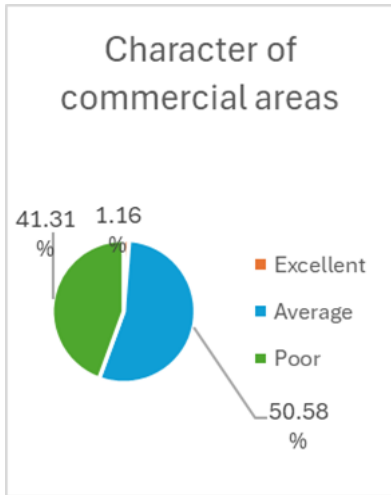
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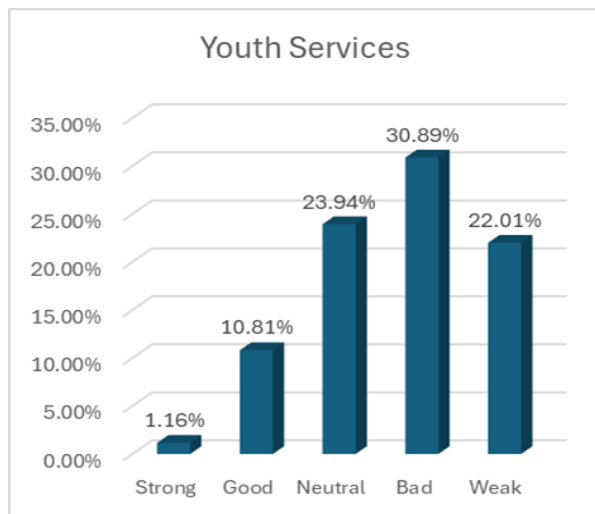
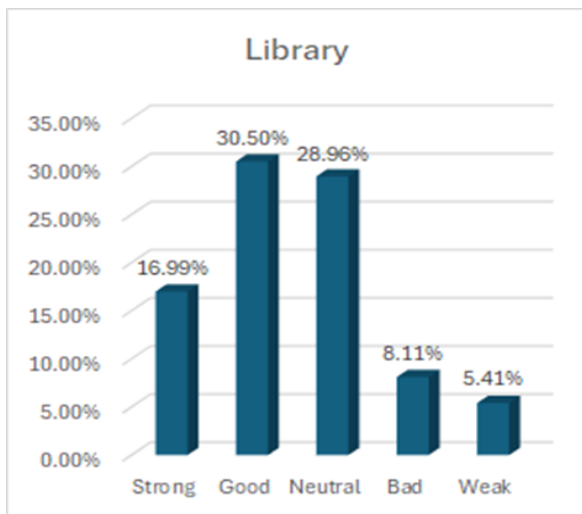
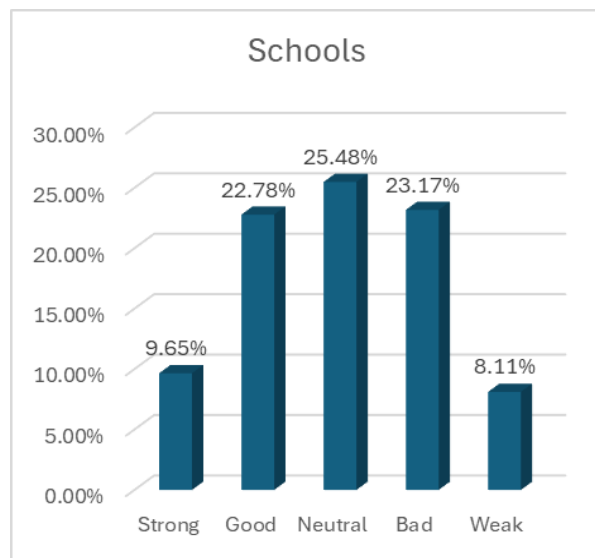
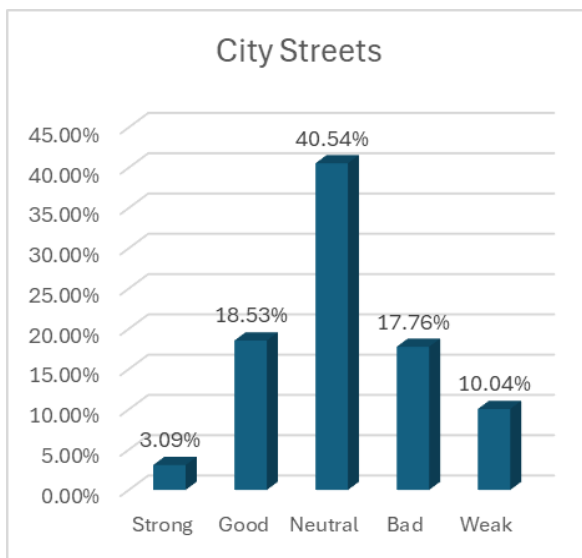
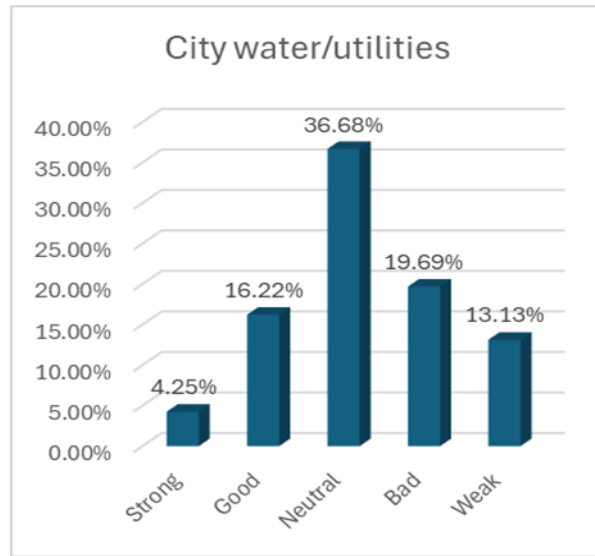
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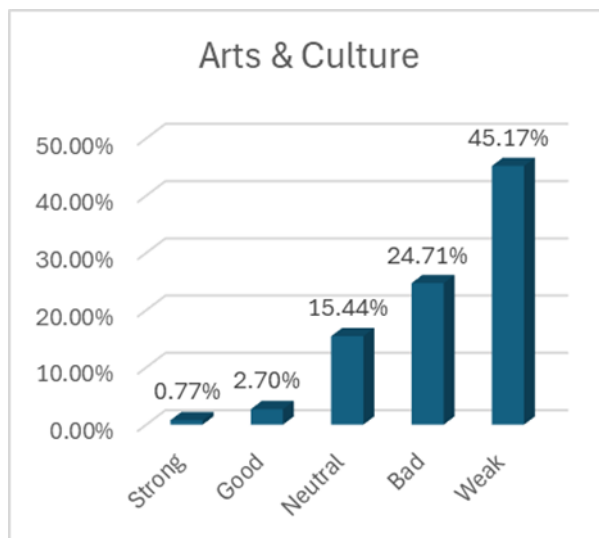
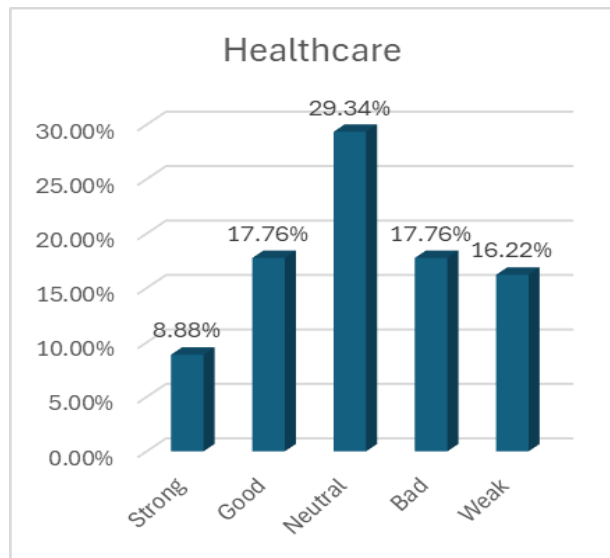
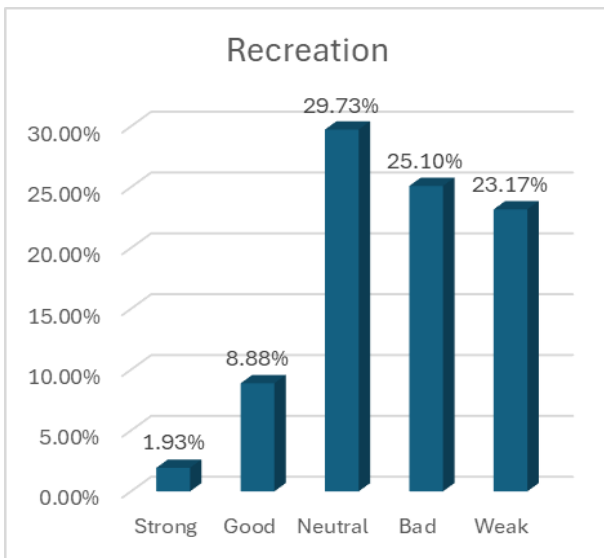
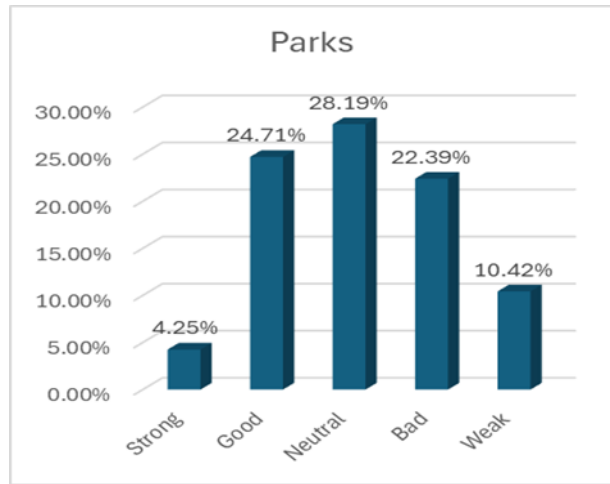
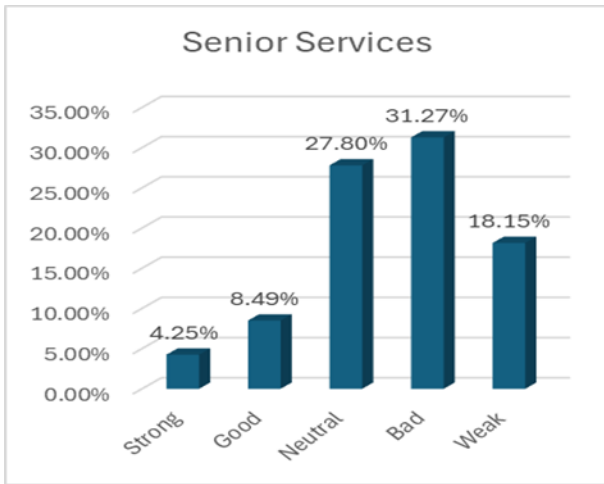
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Comments from Residents Included with the Returned Surveys*

Survey Monkey Comments

If the city would enforce ordinances and make property owners clean up excessive trash, junk, etc., a lot of the issues would be resolved. The mayor absolutely does not care, the police chief is both an enforcer and a pastor, so too many second chances are given. Also, why is the city purchasing land, when there are so many deficiencies and/or needs within the city? The city seems to allow anyone and everyone to do whatever they want but wonders why the city limits has turned into a low income melting pot and anyone with the ability, is reluctant to make an investment in our town.

Wayne County in general is probably one of the poorest in the state and Piedmont is probably about the closest to the poorest towns in the county. The police are biased and have favorites, the people in town considered the lowest are treated the worst instead of being encouraged and lifted up. We probably have one of the highest drug uses of the towns in Wayne County also. They need help and good reliable avenues for rehabilitation, hope given not treated as scum

Businesses and jobs... So obvious it hurts...

You cannot hire competent help here. I have been taken advantage of by many "contractors" and have either been over-charged or had extremely poor quality of workmanship. These people had been recommended to me. Many of these local people are simply con artists who intend to rip people off. There is no oversight of them, and no consequences for their actions. Also, some of the local businesses DO NOT appreciate their customers. I pay all my bills in full in a timely manner, most often before they are due, and always thank the business I am dealing with. Since I moved back here, I have diligently tried to "shop local." I do not understand why gas is so expensive here when you can drive 45 miles and buy it ranging anywhere between .20 to .50 cents a gallon cheaper. Due to the treatment I have received from businesses in the last several months, and the unfair pricing of products, I will no longer even attempt to "shop local" if I can avoid it. I fully understand that Piedmont wants and needs the tourist trade. In preparing for the UFO Festival and the eclipse, many of our restaurants printed new menus and increased their prices. While that may increase their income, a lot of those who live here are on fixed incomes and cannot afford the things tourists can. Perhaps Piedmont should do what Branson does. Charge one price for tourists and a lower price for those who live locally

There needs to be terms on city officials. Not have the same ones for 20 years or have a mayor who drunk drives into an apartment building. I get there aren't many who work on plumbing but it also isn't the right example to set for children. Should focus on younger people more than older the town is turning into a retirement town inside of involving all.

Upkeep/updating of existing infrastructure is needed including parks/restrooms, public water/sewage. Better parking for main street or a centralized parking area for tourists/residents to visit Main Street businesses would help keep stores busy. A more appealing Main Street would draw in business- examples may be Caledonia or Mammoth Spring, AR. Caledonia also advertises/publicizes events well on social media to bring in business.

CHAPTER 9 COLLABORATION & IMPLEMENTATION

One of the biggest issues that everyone sees when they drive through town is businesses and private individuals not maintaining their businesses or property. The city needs codes, and they need to be enforced. I see neighborhoods that were once nice, clean, and safe, that now look like they need to be condemned. I see businesses that are empty and falling down. My favorite is the one with the old piece of furniture sitting in front of it, slowly decaying.

This city's main problem and it's a very unpopular opinion is the amount of animals running around unleashed, a full pound that says it's a kill shelter and I in no means say kill a puppy but when there's no room, no funding, animals running amok through town, all rescues nationwide are full to capacity, maybe it's time to make it an actual kill shelter instead of just posting that it is one and yet the same animals are always in there on death row (is very sad) when really it hasn't been for a long time because the head said if animals are put down she's out. Well maybe the town needs a wakeup call. Make the standards similar to the humane society instead of wasting money on something the regular towns folk don't see as a problem because someone is always there to clean up their mess and irresponsibility of not getting their animals spayed and neutered and then dumping them all over town. I say this as someone who worked with the rescue and used to live in town seeing this every day in the middle of town. Not only that maybe spend \$35 of your budget for some cameras to start prosecuting people for dumping animals at the pound to show you are serious about fixing this major drawback as to why this as a tourist town for aliens is a joke and a waste of taxpayer dollars when all the city ducks aren't in a row.

Encourage more focus and oversight on facilities, services, and quality of care for the elderly

I don't drive or I would become more involved in my community. Would love to see our community become more productive and prosperous. Thank you

I would like Piedmont to advertise itself but not the ufo promotions. I feel it brings a rough crowd into our town. We have enough drugs and crime without inviting more.

Force owners to maintain their personal and business properties, and landlords to clean up their rentals.

The city streets are horrible, and the water is very poor, it tastes like chemicals, and they never alert us when there is a boil order and yes I'm signed up for alerts. The grocery options here are way too expensive and as prices are gouging us to death.

I know it's imperative to spruce up our main street downtown area. First impressions are a must. It would be nice to have all the little shops open with even the hand-crafted things so many in our community do. String light on and dressing up store fronts with big chunky cedar dark stained beams for awnings. Kinda like Per-ryville downtown area.,

The city of Piedmont has severely missed the mark of helping grow the economy in the city of piedmont. There is almost zero support from the city for small businesses, groups and the community in general. It's heart breaking watching a community with such potential be run into the ground. Hopefully the city can out-source some professional business advice to grow our community in the future. Maybe hiring someone specifically for grant writing or advertising/marketing would help also.

City administration is run by people who don't live in the city and only have mailing addresses. There isn't anyone in administration that is capable of writing grants or applying for money that is available.

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Communication would be great if the public had more than the local once a week paper to find out what's going on Facebook, web page, links with other organizations in the community would be helpful

More emphasis on cleaning up abandoned or neglected properties should be priority. And spend some money making downtown more attractive. We can get people here, but why do they want to come back?

Need more job opportunities and industry!!!

Our education system is so lacking. The school cannot compete with other area schools in new teacher hires. The school is limited by taxation. Need to consider raising school tax.

Road quality and incentives for small businesses are both terrible. The housing options reflect the low economic drivers that exist in the area. Water issues are a constant burden and untold cost to the community. The lack of enforcement for yard ordinance is also problematic. Nothing screams "don't move here" like clapped out housing with knee high grass on every corner. I love this town. The community is great. The city leadership is garbage and appear to have no business sense.

The water system and hydrants are a major problem. The town looks like trash. There is no curb appeal done by the city Need economical development Need more residential

Better internet service would certainly enhance the quality of life here. Additionally, reliable/reasonably priced maintenance services would be nice.

City ordinances need to be upgraded. City needs ordinances for rubbish in yards, old cars, old furniture/appliances left sitting out... Need monitoring at parks to keep vandalism down Old, delapidated buildings should have to be torn down, not left barely standing behind Post Office, on Main by Subway...

This city needs more Police Officers who Do NOT turn a blind-eye to certain things ie:drug trafficking, disappearances, persons of interest with warrants, etc. while ragging our teenagers about things which are not a major concern: ie: donuts in a closed parking lot, cruising main, hanging out at a CLOSED ball field, etc. We need officers who will UPHOLD THE OATH they took and PROTECT and SERVE our community instead of ignoring certain people because they do favors. Shut down the drug-trafficking in this town and make it a Family Safe Community again where people will come visit again and again.

Need more road repairs and new grocery stores, because town and country is way to high on things.lot of us folks who r on fix income can not afford their prices. So we do with out so we can pay our bills

the city for all the years I have been here owned a business,volunteered in several different areas and jobs has been lacking in good honest fair leadership. The city ordinances need to be better enforced on all people,landlords should be held accountable for properties,a real and honest effort needs to be done to attract more business,new leadership in all areas.

Wish they would update the water and sewage system also update parks and keep them clean. Need to update a post of things in the city of Piedmont and seems like city workers don't give a crap

CHAPTER 9 COLLABORATION & IMPLEMENTATION

I grew up here but moved away after high school. I returned 30 years later but have been very disappointed in how downhill this town has fallen. I have such fond memories of this town when I was young and growing up here. The town needs some revitalization and needs to bring in better job opportunities and a grocery store for some competition so people can better afford food for their families. It was a shame that we couldn't keep a store like Walmart here or something similar because you can't get everything you need at Dollar General, the expensive Town & Country or Tractor Supply (which was a nice addition). We have a huge field out on hyw 49 that says Industrial Park but nothing there but Fine Laboratories on th right side. We need to invite businesses in for the economy and revitalization of Piedmont.

I think Piedmont has a lot of potential to become a cute quaint town that people would come to visit and potentially move to

I love Piedmont and how the community unites over things!

Poor county, need grants or funding to spruce up the parks, provide play grounds that kids want to play on. We need opportunities for small business, funding to update business on the outsides, we need industry to provide services and employment

I no longer live in city limits but I'm close and my children attend Clearwater. I feel the parks could be cleaned up and patrolled more often. There is often trash everywhere and things I don't want my children seeing. Also sidewalks on side streets, especially elm are almost nonexistent.

Would love to see updating of city water pipelines. Would like to also have city add incentives for businesses to rehab older buildings in the center of town and make moves to reinvigorate areas like Ralph's market lot. Instead of annexation, perhaps ask around for anyone in the peripheral who would like to be included in the city limits that are outliers, since many move around here for freedom from codes and hoa's. Perhaps stream public meetings so that those whose childcare or jobs keep them from being able to attend can do more than just read the outcomes of things.

Our Main Street is an embarrassment. Vacant buildings in visible disrepair should never be acceptable but it is here. We are a tourist town with the very worst Main Street for any to visit.

Too many empty and falling down commercial buildings, needs to be restored or taken down and lot beautified. NEED TO DO MORE TO ATTRACT AND BENEFIT FROM TOURISM.

I appreciate this survey and seeing Piedmont making the effort to grow in ways that can help us all.

We need more job opportunities that pay well. Need our Police Force starting at the top to enforce the laws no matter who you are!!! Make residents accountable for their properties and lawn. Definately need a overhaul of our water system city wide and maps drawn up to assist our city crew when we have our water system down so they can be more effient. We need some sort of Senior housing

I love Piedmont

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The whole downtown, as pretty as it is, needs HUGE improvement. Just having it sit there and rot is doing nothing for our city. Or people who visit here. There is also nothing in this town, besides our lake that brings people back. We need more exciting things- updated and taken care of things. Not outdated and not cheap looking. "Your eyes eat first" when you go through any town, especially small towns. We need things to do here and take a snap down on all the drugged out people just roaming the streets. There's about only two/ three subdivision in all of Piedmont that is actually nice. There is not city ordinances on how there shouldn't be junk strewn along your lawn or everything else. It's not welcoming to people that are retiring and think they may want to move here. Almost anyone I know who has retired around here from out of town lives outside of city limits...

We live in a great area with residents who love the community. Enforcement of building codes and trash removal would help bring pride back to the community. Better working relationship with the city, civic and business owners, all working together than each going their different directions.

So much opportunity here and so much room for improvement's .

I love our little town! If we still had Walmart, or similar store I'd seldom leave town!

We really do need another grocery store

Would like to see our Main Street revitalized. It used to be such a treat to go to all the shops up and down main in the 70s. Wish we could get back to that.

I would love a splash pad for kids! The one park in town I visited this week was dirty, and not kept well at all. I understand that may be a citizens issues and you can't keep people from tearing nice things up!

Biggest issue is there isn't much for kids to do for fun.

Comanche Drive needs to be repaired. Lots of uneven places and bumps. Other streets in the area were repaved but not Comanche.

We desperately need another grocery store. No more flea markets. Something for kids to safely do on weekends and after school

Wish we had more activities for the youth

I have been in piedmont for 8 years now, I have worked with the city and mayor and how they handle the citizens is just sad. They have no care for anyone but themselves. As long as they are getting a check. To many small businesses have opened and maybe last a year and they are gone. There's no jobs. And 75% of the homes around piedmont should be condemned. There are so many slum lords. Garbage scattered all over. Piedmont needs big change. If you look back in time at piedmont it used to be prosperous. The town would come together. It was beautiful. Not so much anymore.

Too many welfare recipients in this area. No skilled workforce so industry and business will not come here. Nothing to bring younger people in to live. School needs a millage increase but an accountability of the mon-ey spent. Housing is difficult to get because Wayne County attracts too many welfare recipients.

Get our water system up to par and police need to write ticket for crappy homes not kept up with lawn care and broke down cars

CHAPTER 9 COLLABORATION & IMPLEMENTATION

I love living here. Nice quiet community that sticks together to help each other. Law is slow on taking action. Our taxes are to maintain our city not to give away. I believe our taxes aren't being used as should be appropriated. We see places that are trashy and need cleaned up. City ordinances aren't followed. Maybe new blood in there might help. I never been to a meeting or city council. Because of not being able to go because they are at 5 pm and many of us are getting home from work or sitting down to eat. A new time like 7pm so the town people can attend. But if you have it at 5, it is better for you so we can't make it and know what your up too. It's people's town.

The parks should be better maintained. They are poorly taken care of especially the one behind sonic. We need a Taco bell kfc something different than this place offers. We have enough residents to be able to fund a better fast food. Also can we have our walmart back? Or maybe give us an Aldis....

Need more job opportunities and new businesses

Downtown Piedmont has great potential for a tourism, but Piedmont leadership does not promote or work with chamber of commerce to promote it. No advertisements and not making improvements like prior mayor did

Updating water lines and aging infrastructure would be in every ones best interest for long term stability

Our downtown business owners need buildings freshend up. We need to be presentable not run down. The Christmas decorations need to be done in a classic manor not like you walked Out of a trailer park. Visions with light poles wrapped in garland

Piedmont needs businesses. Good paying jobs and a better school system with actual books.

Would like to see some of the neighborhoods cleaned up and annex in more neighborhoods

These vague questions do not truly give any insight on how it will help. Main street buildings should be forced to be rented out other than being an eye sore. If we hire a contractor to enforce a building code, I am sure that 3/4 of the commercial and non-commercial buildings would be condemned and need to be torn down. The city needs to focus on the younger generation rather than being a retirement/tourist town if it wishes to expand and survive as a city. We will become another Patterson or Mill Springs when the older generation moves on and we don't have anything other than retirement homes and one weekend out of the year for an event. we also need to find out how to buy back or gain back the flood area that we sold to the conversation department so we can build within Piedmont and not have to only expand. I could go on but I am hoping to go to the meetings soon and will bring this all up there.

Hard Copy Comments

Need enforcement of junk in yards and lawn mowing and dogs running loose. Till this town's residents keep homes and yards clean, you won't entice people to want to live here. People here feel it is more economical for them to drive to Poplar Bluff or Fredericktown to buy many everyday items and for healthcare.

Enforce the ordinances that we have!!! It would make a "Big" difference. When you get 2 blocks off the Main St the city is a mess. We do not have the workforce to attract any business. No workers because of welfare! We are a welfare city!

Have adequate police but they allow some people to be above the law. The city has plenty of parks and walking areas. They need to attract some businesses to move into town to provide more jobs. People pay to many taxes as it is right now. Don't need no more.

CHAPTER 9 COLLABORATION & IMPLEMENTATION

I think the main street should clean it up more. We went to Canada on mission trips. They had the fronts of the buildings painted. There were benches lining the streets with paintings of landscapes-and different paintings on them with large baskets of flowers hanging. It was so colorful and beautiful. Our city needs to look more inviting. The city of Piedmont should take more pride in the community enforcing people to keep their properties cleaned up of junk cars and trash. The businesses on Main Street should pretty up their buildings, painting the front and make our little town more inviting. The business owners should plan more events like special sells-contest things to get people to shop there. I was born and raised in Piedmont in the 50's. I remember when Piedmont was a booming town and I miss it!

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The library needs to add more hours.

I believe we need more industry and grocery and clothing stores.

More attention should be paid to residents and their needs. Too many businesses rely to much on vacationers than to the people who live here. There are able body youngsters 20-40 that do nothing but walk the streets every day when they can be working. Many ask for money. These things make my spouse and I very uncomfortable. Many are high on drugs, and you can tell by the way they act and talk.

Water and sewer need updated. Provide more opportunities for youth. Town needs Wal-Mart back. Important to people who want to retire here. I would like to see city ordinances enforced. Clean up yards, tear down or remodel rundown empty houses and businesses. We need to have a county/city representative go out and seek businesses and factories to come, offering incentives. We need to take advantage of all great opportunities. I love my hometown and would love to see life breathed back into it.

Better job opportunities.

Streets are better but still more needs done. Need to enforce yard sale policy-some places have crap all the time. Merchant license?

(In regard to attending city meetings) I don't know when they have meetings. (To more sidewalks) Maintain the ones we have. (To more parks) We have more than enough. We have 7. (To spend money to market itself) Spend money to fix things! City streets are horrible. They are full of potholes. While the city recently did some resurfacing, they didn't address some of the more traveled streets, and they need to work with MoDOT to fix them. Some of the businesses do not respect or appreciate their customers. I will no longer "shop local" if I can avoid it, due to these businesses attitude. Perhaps the Chamber of Commerce could work better with the businesses.

CHAPTER 9 COLLABORATION & IMPLEMENTATION

City is not trying to get more jobs for people in town, more grocery store options, better police response, better streets, water repairs, make residents and businesses keep up their property.

Love living in Piedmont. Appreciate you guys! I agree it's better than some places to raise children but less than it was. Need another grocery store.

City has adequate police services but the county has a problem a big problem with people getting away with EVERYTHING! Asked "what industrial areas?" in regard to the character of those areas.

We do not need more flea markets. We do need competition in grocery stores. We have to travel 50 miles to food we can afford. Go to Poplar Bluff and see people from Piedmont, Patterson and Des Arc. Go to Farmington and see people from Des Arc, Ulean and Annapolis, all are grocery shopping. This would bring people back into Piedmont. We all have to grocery shop every week.

**Comments were copied as they were written*

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