
**City of Wells, Nevada
Community Assessment
Final Report**



Presented by:

Wells Resource Team

**Kathy Halbardier, Winnie Dowling, Kay Vernatter, Joe Locurto,
Des Craig, Ron Radil, Mary Randolph, Clint Koble**



Table of Contents

Wells Resource Team Final Report October 7-9, 2008

1. Introduction/Acknowledgements.....	pg. 3
2. Nevada Rural Development Council.....	pg. 4
3. Strategic Planning and Community Assessments.....	pg. 5
4. Process for the Development of this Report.....	pg. 6
5. Executive Summary.....	pgs. 7-8
6. Resource Team	pg. 9
7. City Representatives and Team Captains.....	pg. 10
8. Schedule of Listening Sessions.....	pg. 11
9. Major Themes and Sub themes.....	pg. 12
10. Team Member Recommendations.....	pgs. 13-63
11. What was Said at the Listening Sessions.....	pgs. 64-100
12. City of Wells – Priority Setting.....	pgs. 101-102
13. “20 Clues to Rural Community Success”.....	pg. 103
14. Statistical and Demographic Data – University of Nevada, Center for Economic Development	Attachments

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Introduction

The Wells Community Assessment was made possible through a Community Development Block Grant (CDBG) from the Nevada Commission on Economic Development. Other sponsors include: The City of Wells, Nevada State Bank, and Northern Nevada Development Authority. The City of Wells applied for the CDBG funding in December of 2007, which was awarded in July, 2008. The Nevada Rural Development Council facilitated the community assessment process.

The City of Wells representative who organized the lead on this community assessment was Jolene Supp, City Manager. Jolene was totally committed to this project and worked endlessly to ensure its success. It should be mentioned that Mayor Rusty Tybo supported Jolene and the Wells community in every way possible. Together, Jolene and Rusty made the community assessment memorable and effortless. Collectively we were shown hospitality that is so commendable of rural communities.

The entire process however, could not have been possible without the great turnout by the residents of the community. They not only turned out in large numbers, they treated the resource team like neighbors and friends. It is with the residents of the City of Wells that we dedicate this effort in our wish for a better tomorrow for this community.

Acknowledgements

There were many people and reasons that made the community assessment very special. In addition to the contributions of individuals and residents listed above, there were team captains that worked very hard to get turnout from the residents. Local business owners provided the resource team great places to eat at, and to stay. The resource team donated all of their time for the process, effectively taking a week off from their work. Their organizations made this possible and also provided for the cost of transportation to and from Wells. These organizations include: Nevada Small Business Development Center, Nevada Commission on Economic Development, Western Nevada Development District, and USDA Rural Development. A special thanks to the Wyoming Rural Development Council for lending their Executive Director, Mary Randolph for the City of Wells Community Assessment. Mary provided the resource team with guidance and support every step of the way as team coach.

This process involved considerable pre-planning and training by the resource team, a week in the City of Wells to complete the community assessment, several meetings and days to write the final report and then another two days to present the final report. All of this effort was a great contribution to the community assessment process and to the City of Wells. It was also a determined effort to revive and remake the strategic planning process for rural communities in Nevada. A special thank you to the Nevada Commission on Economic Development for getting behind this process and for advocating it publicly throughout the State. Another special thanks to USDA Rural Development of Carson City for providing logistical support.



The Nevada Rural Development Council

The Nevada Rural Development Council (NRDC) is a 501(c) 3 non-profit organization dedicated to the enhancement of rural communities in Nevada. It is a collaborative public/private partnership comprised of federal, state, local, Tribal, university non-profit organizations and private sector individuals dedicated to collaboration and partnership.

The mission of the Nevada Rural Development Council is to “raise the capacity of rural communities.” The NRDC seeks to raise the capacity of rural communities by:

- Providing rural communities with strategic planning assistance, including community assessments, asset mapping, and plan implementation.
- Providing leadership development as a foundation of every community.
- Providing access to resources.
- Serving as a networking link between resources and needs.
- Promoting the quality of life in the values, needs, and contributions of rural communities.

The Nevada Rural Development Council is governed by a 22 member board of directors and supervised by its executive committee. The executive committee members are: Keyth Durham, Shirley McCrosky, Shirley Walker, Winnie Dowling, and Doug Busselman. Through their determination and tenacity, the NRDC has continued its presence in rural Nevada through growth and challenging times.

For more information on the Nevada Rural Development Council, please contact:

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Strategic Planning & Community Assessments

Strategic planning is essential for every community to reach its goals and objectives. Without a plan, there is no roadmap to success. Residents of a community will follow community and elected leaders down a path if they believe in the plan presented to them. Community master plans are often the base for strategic planning in rural communities but often these plans are primarily land and water use plans. A “community plan” is a necessary component of any master plan; it does not replace it, rather it complements it. However, no plan has merit if it lacks vision for what is to be accomplished.

Community assessments provide the first step, the visioning step, in the strategic planning process. It is a community based planning and assessment process consisting of interviewing a large number of people in the community, recording their suggestions, and having a team of experts write up implementation plans for community use. This is a very neutral, non-threatening process where citizens can give input without criticism or debate. Because it is citizen-based, it adds tremendous validation to master plans, community development plans, and the elected officials that use the major comments for implementing strategies.

The benefits of a Community Assessment include providing an opportunity to hear from community members, offering an affordable process, opening of communication between citizens and government, bringing “outside ideas” into the community, identifying new resources for communities to use, and providing a source of in-kind contributions for grants. Additional results include leadership development, an increase in volunteerism, and also an increase in civic engagement.

On behalf of the Wells Resource Team and the Nevada Rural Development Council, we are honored to bring this great engagement process to your community. It is our hope that it will provide benefits short-term and long-term for the community of Wells.

Clint Koble, Executive Director
Nevada Rural Development Council

Process for the Development of this Report

The Nevada Rural Development Council (NRDC) compiled a Resource Team to assist the City of Wells in evaluating the community's challenges and assets in developing suggestions for improving its quality of life, social and economic future.

The City of Wells presented a grant request to the Community Development Block Grant program through the Nevada Commission on Economic Development, requesting an assessment from the Nevada Rural Development Council (NRDC). Jolene Supp, City Manager of the City of Wells, presented the grant request and she also served as the community representative in working with the NRDC. Jolene was instrumental in organizing and promoting the community assessment process, choosing team captains for the listening sessions, picking the dates, setting the agenda, and accommodating the resource team. The NRDC selected the resource team from the steering committee that formed in November 2007 to assemble the community assessment program.

The resource team completed the City of Wells Community Assessment on October 7-9, 2008. The process included a tour of the City and the Wells Band Te-Moak Tribe of Western Shoshone Indians Colony. The following community sectors participated in one-hour listening sessions: Chamber of Commerce, Educators, Western Shoshone Tribe, Hispanics, Retail, Senior High Students, Junior High Students, Economic Development, Seniors, Downtown Redevelopment, General Public, Young Adults, Government & Wells Rural Electric Company, Recreation, Hospitality, Resource Center, and Religious. Participants in the listening sessions were each asked to respond to three questions and their responses were recorded anonymously by the recorder, Winnie Dowling. The responses by participants served as the basis for developing the final report and the ensuing action plan. The three questions were:

- **What do you think are the major challenges in your community?**
- **What are the greatest assets and resources in your community?**
- **What projects would you like to see completed in the next 2, 5, 10, & 15 years in your community?**

At the end of each day, the resource team met to review the comments collected and to assemble the major themes. These were then presented at the town hall meeting at the fire station on Thursday, October 9, 2008 that was preceded by a community BBQ sponsored by the City of Wells.

During the following weeks after the community assessment, the resource team met to discuss the major themes, assignments, and important points to include in the final report. Team members met several times in working groups to offer assistance to each other in writing the final report. After writing reports, team members shared them with each other for support and additional resources.

The final report will be presented to the residents of the community on Tuesday, January 13, 2008 at a town hall meeting. Following the final report presentation, priorities will be chosen

and residents asked to volunteer for committees. The NRDC will be working with the community during an extensive follow through campaign.

Executive Summary

The City of Wells Community Assessment proved to be a great community exercise from the start. It began with the desire of the city administration to attempt a new process of strategic planning that included community visioning and a follow through. A grant application was made to the Community Development Block Grant (CDBG) program for a community assessment. From the beginning the city administration was committed to make the community assessment a viable, working tool.

Shortly after the CDBG grant application was made, the community suffered a devastating earthquake. The city administration and the community became more committed than ever to proceed with the community assessment.

Considerable effort was put into the publicizing of the community assessment by the city administration and the Nevada Rural Development Council. The City used creative ways to publicize the event by including notices in utility bills, public notices, and student engagement. A strong core of team captains to engage their respective sectors was additionally, another reason for the great community participation.

The concept of using a resource team, trained to complete the assessment, also led to considerable enthusiasm for this event. In addition, the expertise of the resource team greatly contributed to the enthusiasm and engagement generated by this assessment.

As a result of the above synergies, combined with the devastation of the earthquake, the community of Wells was ready to break into its future. As the assessment began, participation and engagement was strong in virtually every community sector. The city administration, the Wells Band Te-Moak Tribe of Western Shoshone Indians, and the entire community supported the assessment wholeheartedly. A total of 399 participants out of a community of approximately 1300 residents was a remarkable accomplishment.

The 18 listening sessions produced 1266 comments, 11 major themes, and numerous sub-themes. Students, educators, business people, and seniors participated and contributed. Community voices were heard repeatedly on recreation, beautification, business development, healthcare/wellness, tourism, community and capacity development, downtown identification, infrastructure, housing, and capital facilities. At the town hall meeting the resource team identified these major themes and presented a sample of anonymous comments received from the listening sessions.

Proof that a community assessment process works was evident immediately after the event was finished. On the day after the assessment, as the resource team was making preparations to leave, the city administration was busy implementing efforts in response to some of the

comments received by the community. It appears the process has opened new lines of communication between the community and the city administration.

There were several characteristics of the community that were very apparent to the resource team while it was in City of Wells for the week of the community assessment. The first was the unusually high number of positive responses to the performance of the city administration. In fact, there was only 1 negative comment out of 1266 comments regarding the City administration! The concern of the resource team is that so much trust and reliance is placed in the city administration's competence that perhaps residents don't feel as compelled to get involved in their community government as they should. The other glaring characteristic was the shortage of financial resources counteracted by the abundance of human resources. It is from this resource that the City of Wells can best build into its future.

One remaining statement needs to be made: The week of the community assessment was a great bonding experience for the resource team towards each other and the community of Wells. Quite often, our thoughts and thought processes reflect the value of what we learned and experienced in this great community experience.

The resource team looks forward to presenting its final report on January 13, 2009 and to begin priority plan development as part of the follow through process.

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The team would also like to thank Blake Syndergaard, Director of Rural Business Development for the Nevada Microenterprise Initiative and Ernest Purefory, Area Specialist for the USDA Rural Development, for assisting during the assessment process.

City Representatives & Team Captains

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Team Captains:

Ali Reynolds – High School Representative	775-752-3205
Valerie Tate – Young Adults	775-752-3355
Janet Riddle – Senior Citizens	775-752-3280
Pablo Roque – Hispanics	775-752-3215
Thad Ballard – Chamber of Commerce	775-752-3328
Yvonne Stuart – Downtown Redevelopment	775-752-3966
Aurora Aboite – Western Shoshone Tribe	775-752-2601
Jolene Supp – Government/Wells Rural Electric Company	775-752-3355
Brian Hewett – Religious	775-299-4202
Todd Hubert – Recreation	775-752-2052
Denny & Jackie Stanhope – Hospitality	775-752-2237
Paul Bottari – Economic Development	775-752-3040
Terry Lundy – General Public	775-752-3726
Leslie Lotspeich – Educators	775-752-3477
Aerial Howell – Resource Center	775-752-2345
Ken Huff – Retail/Service	775-752-2400
Peg Kaplan – Alternate	775-752-2668

Schedule of Listening Sessions

City of Wells Community Assessment October 7-9, 2008

SCHEDULE:

Tuesday, October 7, 2008

- 1pm – 2pm: Listening Session with the Chamber @ the Fire Dept.
- 3pm – 4pm: Listening Session with Educators @ the Fire Dept.
- 4pm – 5pm: Listening Session with the Shoshone Tribe @ the Tribal Ad. Bldg.
- 6:40pm – 7:40pm: Listening Session with Hispanics @ the Fire Dept.
- 7:40pm – 8:40pm: Listening Session with Retail @ the Fire Dept.

Wednesday, October 8, 2008

- 8am – 9am: Listening Session with Senior High Students @ the High School
- 9am – 10am: Listening Session with Junior High Students @ the High School
- 10am – 11am: Listening Session with Economic Development @ the Fire Dept.
- 1pm – 2pm: Listening Session with Seniors @ the Senior Center
- 2pm – 3pm: Listening Session with Downtown Redevelopment @ the Fire Dept.
- 3pm – 4pm: Listening Session with the General Public @ the Fire Dept.
- 6:40pm – 7:40pm: Listening Session with Young Adults @ the Fire Dept.
- 7:40pm – 8:40pm: Listening Session with the General Public @ the Fire Dept.

Thursday, October 9, 2008

- 8am – 9am: Listening Session with Govt. & WRE C @ the Fire Dept.
- 9am – 10am: Listening Session with Recreation @ the Fire Dept.
- 10am – 11am: Listening Session with Hospitality @ the Fire Dept.
- 11am – noon: Listening Session with Resource Center @ the Fire Dept.
- 1pm – 2pm: Listening Session with the Religious Sector @ the Fire Dept.

Major Themes & Sub Themes

Major Theme

Sub-Themes

Beautification

Clean up (yards, property, entrances, City properties)

Recreation

Youth, Seniors, Young Adults

Capital Facilities

Swimming Pool, Skateboard Park
Community/Recreation Center
Public Works & City Hall

Health Care/Wellness

Full-time Doctor, Pharmacy, EMT,
Dentist, Drug/Alcohol Abuse
Resources

Tourism

Capitalize on Outdoor Assets
Branding/Marketing
Chamber of Commerce

Downtown Identification

Front Street, 6th Street, Plaza,
City Center

Business Development

Entrepreneurship, Good Jobs,
More Retail, Industrial Park,
Revitalization/Facelifts
Workforce Training, Location,
Recruitment, Customer Service,
Retention, Alternative Energy

Community Involvement

Volunteerism, Mentoring, Tutoring,
Community Service, Cross-Cultural
Involvement

Capacity Development

Leadership/Mentoring, Access to
Capital Wealth, Generational
Transfer, Youth Engagement &
Development, Civic Organizations

Infrastructure

Roads, Water, Sewer, Commercial
Space, Curbs, Sidewalks, Gutters,
Natural Gas, Rail Spur

Housing

Lack of Rentals, Availability and
Affordability, Single/Multi-Family

Team Member Recommendations

Theme: Beautification: Joe Locurto

My serving as a team member for the City of Wells Community Assessment in October was my first long-term exposure to your community. During the three day working sessions, I was impressed with the spirit of the citizens attending the listening sessions and town hall meeting, as well as, the City as a whole. Although shocked by the earthquake of February 2008, the citizens of Wells came together to address the needs of their neighbors. I witnessed the same sense of community during the 18 listening session meetings conducted in October. I suspect this same spirit will help move the City of Wells forward in accomplishing its community and economic development endeavors.

I will do my best to provide recommendations for some of the major themes that were revealed during the listening sessions and supply some resources to assist in meeting these themes. Before I do though, I'd like to start with a few thoughts from Robert Ady from a *Forbes* magazine article.

Mr. Ady is the founder of Ady International and during his 35 year career he has identified prime locations for more businesses in the United States than any other person. He is considered an expert on global competition and business location needs. Through his experience, he has discovered that there are three main criteria questions that rise above all others in evaluating whether or not a community is prepared for new investments; be it start up businesses, expanding existing businesses, relocating businesses or new public facilities.

The first questions is; "*Is anyone in charge?*" - There has to be a leadership team in place in the community that can readily assist with any business or public facility project. This can be the local economic development organization, chamber of commerce, local/ regional government or public/private sector groups.

Secondly; "*Do they know their product?*" – A community has to have a complete and thorough understanding of its "product" – its economic and demographic characteristics. This includes up-to-date data on the community, its businesses and its local characteristics.

Lastly; "*Is history important?*" – How does a community's past relate to its plans for the future? The past and plans for the future should not conflict with the potential future investment or success will be impaired.

Concerning my resource recommendations: By far the best resource is the people of Wells who voiced their desire for positive change during the listening sessions.

Issues

There was repeated concern expressed at ALL listening sessions on improving the appearance of the City of Wells. Some of these concerns included cleaning up junky looking properties, abandoned cars, and trash around town and at the schools. It was stated that some of the properties needing attention were owned by absentee owners or even the City of Wells. Highway entryways into the community were said to need cleaning up to make a favorable impression. The Front Street area was an area of common concern addressing the damaged buildings, as well as, the Union and Southern Pacific Railroad properties.

Recommendations

It's said that first impressions are lasting ones and that you never get a second chance to make a good first impression. Sitting at the crossroads of Interstate 80 and US Highway 93, the City of Wells has the opportunity to be a showcase of community pride for local residents, visitors, tourists and new businesses sought for the area.

Ordinances with strict enforcement provisions should be in place to address trash and “public nuisance” properties, whether privately or publicly owned. To address properties needing repairs but held by reluctant absentee landowners, the City may be required to have a “blighted and condemned” ordinance in place to take ownership of said properties if necessary. The City could hold designated “clean up days” and collect trash. A hazardous waste collection day could also be arranged for items as electronics, solvents and agricultural waste products.

Community beautification can also be a positive endeavor through some sort of recognition award program, whereby homeowners and businesses can be awarded with prizes from local businesses and featured in various media outlets. Working with State agencies can also bring technical and financial assistance to deal with highway entryways, bicycle and walking paths and highway signage. The Adopt A Highway program is a good volunteer effort to clean up roadways leading to Wells and it also exposes Wells to travelers by signs posted along the highway noting who adopted the highway.

Resources

Town of Gardnerville, Jim Park, Town Manager, 775-782-7134, jpark@co.douglas.nv.us
Gardnerville has two planning and ordinance documents of interest; *Plan for Prosperity* and *Design Guidelines*.

Nevada Department of Transportation, Leif Anderson, Program Manager, 775-888-7121, landerson@dot.state.nv.us and Kevin Lee, Elko District Engineer, 775-777-2700.
NDOT provides grant funding for the Landscapes & Aesthetics Program and the Transportation Enhancement Program. Also the Adopt A Highway Program.

Nevada Department of Environmental Protection, Chet Sergent, 775-687-9466, csergent@ndep.nv.gov
Provides information on Solid Waste disposal efforts and Recycling Programs.

City of Winnemucca, Stephen West, City Manager/Engineer, 775 623-6333,
wmcadsw@winnemuccaCity.org

Winnemucca is currently working on numerous beautification/enhancement
Projects; as entry ways, trails.

Nevada League of Cities, David Fraser, Director, 775-882-2121, fraser@nvleague.org

The Nevada League of Cities and Municipalities offers resources and contacts for
issues such as Blight ordinances, Sphere of Influence topics and examples from
communities in Nevada and elsewhere.

University of Nevada-Reno, Cooperative Extension, Staci Emm, Extension Educator,
775-945-3444, emms@unce.unr.edu

Cooperative Extension is working on a Community Beautification Through
Horticulture program in Mineral County.

Theme: Beautification: Kay Vernatter

I would like to thank the community residents, local business owners, service providers and local governmental entities who participated in the City of Wells Community Assessment. It was very apparent from the participation at the listening sessions the City of Wells has one very valuable resource; all the community members who care about their community and the future of the community. In order for a community to move forward and implement change or desired projects there must be active citizen participation from all sectors of the community, and open discussions. It appears the community of Wells is ready to embrace changes in their community and identified several issues on which I have offered comments.

Issues

The earthquake which occurred in Wells has offered the community opportunities to reshape the downtown area while continuing to support the economic development corridor which continues to develop along I80 and US95. The City of Wells is located at the cross-roads of 2 major routes leading in 4 directions; there are very few communities which have this location advantage. The challenge which exists is to capture potential tourist or overnight stops. The existing community welcome signage and information on services, events and/or major attractions are not located in areas where it is easy to read or visual to traffic. I suggest the community identify areas near the major entry ports to highlight the advantages to stopping to explore what the community has to offer. The entry ports should tie into a “theme” the community has identified as their marketing niche, several were introduced during the listening sessions and are included in the listening session comments.

A clean-up of city owned properties, commercial, residential and the downtown, needs to take place. The city should take the lead with a clean-up of city owned properties to include routine weed and trash removal, to include placing equipment or items which cannot be removed/eyesores behind fencing. The fencing can include an overall mural theme for the community which may include; display of history, or current opportunities which exist in the area (recreation), or the promotion of events in the community which are unknown to potential visitors (Race to the Angel.) This may encourage repeat visitors to the community.

The community, through community meetings needs to make a decision on what will happen to the current downtown area and if downtown is located in the right location. Historically the community has changed, the City of Wells, as other communities which are on major cross roads, has two separate commercial centers, similar to Boulder City, and the City of Fallon. I would suggest that the community consider a community image survey and visual preference survey, which can be accomplished via a charrette process. Through this process the community is provided surveys to complete on design, what is desirable to the community visually and what is not. From the process the community comes to consensus on the “look” and “feel” of their downtown environment and possibly where downtown is located. Several areas across the country have gone through this process including the State of Utah in their “Envision Utah” for their quality growth initiative and the Sierra Business Council in their “Planning for Prosperity – Building Successful Communities in the Sierra Nevada.” This type of process also follows along with the National Trust for Historic Preservation’s Main Street Program. The City would need to

hire consultants to assist them through the visual charrette process. Also under Nevada Revised Statutes the city can consider creating a Business Development District (BDD), which will allow the city some additional revenue generation within the BDD.

Funding for entry ports could be obtained from the following sources:

USDA Rural Development (Rural Business Enterprise Grants or Community Facility Program)
Kay Vernatter (775)887-1222 ext 28, kay.vernatter@nv.usda.gov
Herb Shedd (775)887-1222 ext 19, herb.shedd@nv.usda.gov

Nevada Commission on Economic Development, Community Development Block Grant (CDBG) program. Des Craig, Carson City, Director, (775) 687-4325, dcraig@bizopp.state.nv.us

Nevada Department of Transportation, Sandy Stanio, Manager, Local Government Programs
901 So Stewart St. Suite 4001, Carson City, NV, (775) 888-7122, sstanio@dot.state.nv.us

Nevada Department of Transportation, Tracy Larkin-Thomason, Assistant Director – Planning
1263 South Stewart Street, Carson City, NV, 775-888-7240, tlarkin@dot.state.nv.us

State of Nevada Commission on Tourism, Christian Passink, Rural Programs Manager,
401 N. Carson City, NV, 89701. 775-687-4322

Potential funding sources for mural theme to include history or current opportunities:

Nevada Commission on Tourism, Kari Frilot, Rural Grant Manager, 401 N. Carson Street,
Carson City, NV, 89701, 775-687-4322

Nevada Arts Council, Robin Hodgkin, Community Arts Development, (775) 687-6680;
Rhodgkin@nevadaculture.org

Contact information on the community charrette and visual preference process:

Sierra Business Council, Box 2428, Truckee, CA 96160, (530)582-4800

University of Utah, Environmental and Behavior Area, Family and Consumer Studies

State of Nevada, Commission on Economic Development – potential funding source
Community Development Block Grant – Des Craig

Solid Waste Management Grant funds are available from USDA Rural Development
Kay Vernatter, (775-887-1222 ext 28, kay.vernatter@nv.usda.gov

Theme: Beautification: Clint Koble

I really enjoyed the City of Wells Community Assessment. The citizens were genuinely friendly and hospitable and I was tremendously impressed by the turnout and engagement of the community. The support we had from the City of Wells Manager & Mayor along with the support we had from the Wells Band Te-Moak Tribe Western Shoshone Indians was outstanding. Wells is a small city but it is big in heart as evidenced by the response to the earthquake in February 2008 by all of the citizens. One of the biggest resources the City of Wells possesses is its human resources which are the foundation of its future. Wells is a family town and it is a city that has a connection to the outdoors. I believe this explains the need and demand for additional beautification in Wells.

Issues

Many comments were received related to beautification and they came from each of the listening sessions held in the three-day community assessment. The comments received were very strong and they related to many of the other themes.

There were a number of issues related to beautification. First, it was said that both residential and city properties needed to be cleaned up. Many felt that the lack of clean properties not only was a reflection of community pride, but also felt that the unkempt image was a detriment to business and economic development as well as tourism.

Other issues included access to landfills, enforcing ordinances, and getting tough with absentee landlords, beautifying the entrances to the city, providing recycling facilities, and facelifts to businesses.

The comments regarding beautification also covered all age spectrums within the community and there were a considerable number of recommendations from citizens and students. Also related to the beautification issue was the future of Front Street, “it should be rebuilt or torn down” reflecting a desire to have its devastated state addressed. It was interesting that the religious sector of the community also felt strongly about this issue.

Lastly, there were comments regarding businesses that not only needed facelifts, but serious attention to their properties, leaving a very negative image on the community. The question of how to attract businesses with many current business properties being run down was asked several times.

Recommendations

While all property owners need to clean their own property, a good place to start with a major clean up challenge for Wells is with the city. The city has the motivation and the resources to make beautification a priority. In addition, the city has code enforcement powers that may motivate absentee landlords as well as current residents. The city can and is already setting an example by cleaning up properties within the community. It would be expected that the city therefore would also do its part to beautify its properties within reason. Another thing the city could do is schedule clean up days as described in the tourism theme of this report that allows for

free dumping, dumping facilities etc. to make it practical for residents. The city can easily promote this through the schools, utility bills, notices, the Chamber of Commerce etc. The fact that beautification was included in the tourism theme gives credence to the importance of this issue.

The citizens also need to do their share if they want to instill pride in their property and pride in their community. The cutting of weeds was mentioned numerous times and citizens need to give this serious attention. Abandoned vehicles cannot be tolerated on any property; they must be disposed.

The Wells Chamber of Commerce can also spearhead the importance of businesses cleaning their properties, providing facelifts, and making the business community more attractive. Awards or recognition can be given to the most aesthetically improved business or the Chamber can simply recognize businesses for their proactive participation in this issue. Businesses can lend monies, expertise, or manpower to assist with beautification projects. For example, the local flower shop or the local feed/ranch supply store could provide expertise and guidance for individuals seeking help with what to plan, where to plant, fertilize, etc.

Together, the city and the Chamber could form a beautification committee that can carry the initiative and give residents support for their efforts. Both organizations need to publicize efforts by residents and businesses to make Wells a more attractive community for residents, tourists, and new businesses. Perhaps a theme to beautify Wells could be adapted; for example, the City of Caliente, NV, prides itself as the Rose Capital of Nevada. Hawthorne prides itself in being the Patriotic Capital of Nevada; while not related to cleanliness, the military theme in Hawthorne makes residents aware that they have a reputation to keep up.

A great resource is your high school students; they not only have the energy, they expressed interest in helping. They expressed the need for a “cooler park, fixing buildings, planting flowers and trees, cleaning up the community, providing community service, fixing the football fields, fixing the muddy track, building better roads, and having a prettier community.” The community (residents and the city) need to tap this resource and put the student energies to work. The Chamber could solicit a business to “sponsor a student for Wells beautification” for a couple weeks of service to the community by performing clean up and beautification projects. Perhaps a number of businesses could sponsor this project. Residents could also be asked to contribute to this sponsorship and the students could assist the Wells Parks and Rec with assigned and supervised projects. Students could undertake a “green project” in conjunction with the Chamber and/or city with the high school as the sponsor. Funding is not essential, but this initiative could build, momentum and impact that students could make within the community.

Local seniors could form a flower club or city club and donate their expertise to help plant trees and flowers, so often mentioned. Perhaps the Chamber could raise funds for the purchase of flowers and trees; a particular part of town could be targeted every year in order to provide a noticeable makeover. The seniors could donate their expertise in providing a senior flower park within the city park that would be a standout for the community. The seniors could demonstrate their expertise to students that have never had experience planting before. The local churches need to be involved with these community events. The church pastors are strong advocates of a

community that works effectively together. In addition, the churches can help promote a plan trees day, or plant flowers day, or clean up day, etc.

The Elko County Economic Development Authority (ECEDA) has just named a community development director for all of Elko County. The City of Wells and the Wells Chamber should make a presentation or a request to ECEDA for assistance with clean up programs.

The Wells Band Te-Moak Tribe of the Western Shoshone Indians and the Hispanics community need to be involved in this effort; it is their community also. The Tribe can do its part to beautify an already proud and clean community by adding color to its landscape. The Tribe may already participate in Earth Day; if so, it should consider expanding its responsibility to beautify its community. Hispanics can donate time and effort to help other organizations and individuals plant trees and flowers or make additional contributions of their own.

The city and/or Chamber may want to enter into a partnership with a local fertilizer or landscaping business for a potential Wells beautification project in return for advertising the business. The Chamber can also encourage businesses to put at least one flower vase, plant etc. inside or outside their business to green the community.

The University of Nevada Cooperative Extension has excellent resources and personnel that can be of great assistance. The Elko Office may be able to supply or refer a Master Gardener or someone that can provide a plan for beautification or provide invaluable expertise.

And lastly, local service organizations or clubs need to support all the efforts listed above by making contributions and giving support. There has been and exists an incredible turnout of residents to volunteer for civic projects. It will be up to the city and the Chamber to motivate and harness these energies and talents to make a difference within the community. The goal should be to make 2009 a “beautiful year” in the history of Wells. What a turnaround from the devastation of 2008.

Resources

Wells High School, Wells Senior Center, Wells Chamber of Commerce, The City of Wells
The City of Wells Parks & Rec, The Wells Western Shoshone Tribe, All Wells Churches

Elko County Economic Development Authority (ECEDA): Stacey Sawyer, Community
Development Coordinator, 723 Railroad Street, Elko, NV, 89801. (775) 738-2100 phone;
(775) 738-7978 fax.

For information on trash clean up programs, Evan Dodson, Solid Waste Supervisor, City of Elko,
Municipal Landfill, 2200 Pinion Road, Elko, NV, 89801. (775) 777-7395

Josh Brown, Elko Sanitation, (775) 738-3771

University of Nevada Cooperative Extension, Elko County, 701 Walnut Street, Elko, NV,
89801-5032. (775) 738-7291

Theme: Recreation: Clint Koble

Issues

This theme was the most often theme mentioned in the listening sessions. Of the 1266 comments during the community assessment, 368 or 29% of the citizens quoted the need for various forms of recreation.

Residents of all ages in Wells expressed their concern about the lack of recreation opportunities for all age groups. In particular, there was overriding concern by all age groups about the city pool that was closed for the summer of 2008 due to earthquake damage. Young people wanted the facility to enjoy while parents wanted the facility open as a place for their kids to have fun, be safe, and stay out of trouble. Seniors wanted their grandchildren to enjoy their summers and they recognized the need for a facility that brought the community together. Also lacking in the community is a skating rink, skateboard park, adequate soccer facilities, and enough biking trails.

There were also comments requesting programs for young adults and seniors. Young adults expressed the desire for a gym to workout while seniors voiced their concern for a wellness center. Both groups expressed the desire to use the streets to walk/run and also the desire to have more access to area outdoor recreation in the Angel Lake area with ATVs. There were requests for a skating rink and more winter activities.

Residents also wanted recreation opportunities that used to exist earlier, i.e. a bowling alley and a movie theater. Young students voiced concern for a skateboard park. There was also consideration for a year-round pool and to combine a recreation center with a community center facility.

In addition to the need for outdoor recreation that was expressed, there was mention of need for indoor rodeo facilities and/or livestock activities for kids. As mentioned, there is a great connection to the outdoors by residents and students of Wells.

Recommendations

The first priority for the City of Wells should be to build a pool for the community. I believe it should be an outdoor pool and that it should be built in the city park. The city park is already a great amenity for the community and adding the pool would give it even more appeal and would allow families to participate in several activities in one place. The location of the city park is adjacent to local schools and churches and it would provide a central meeting place for all of these family and community activities near residential areas that have reduced vehicular traffic speed. If the city park could include an outdoor pool, skateboard park, and a skating rink, it would be a showcase city park for small towns in Nevada. It would be a terrific place for families to recreate in a central place that is safe and has a positive environment. This would greatly enhance the quality of life in Wells. In addition, it would be a draw for families looking to relocate to a safe and small community rich in recreation in the shadow of schools and churches.

While an enclosed pool may be the ultimate goal of the community, it will be an expensive addition to the community. To build an affordable indoor pool may require the inclusion of gym facilities for teens, adults, and seniors to make it financially feasible. The current small population of Wells, however, would present a financial challenge for such a facility. Very few private health clubs would attempt such a facility in a town with a population under several thousand. By combining an indoor pool with a gym, city hall, or community center would assist in the affordability, but it would still be a financial challenge for the community to pay for the facility. I like the location of the pool, skateboard park, and a skating rink to be located in the park as opposed to a downtown community center that could include a gym and wellness center for teens, young adults, and seniors. I suggest that the new outdoor pool be designed to be covered at some point in the future if demand warrants.

A gym and a wellness center that could greatly add to the program availability for young adults and seniors, and could be located in the proposed El Rancho Community Center facility. This is more of an adult facility that may also include meeting rooms for activities and events. Not much space is needed for a gym and a wellness center can certainly be a component of this facility. The two facilities certainly go hand in hand and would be a positive contribution to the community with amenities such as cardiovascular and weight equipment along with classes in conditioning, stretching, yoga, pilates, physical therapy, and strength classes for seniors. I recommend meeting space be established if a new community center is built, for the creation of a Boys and Girls Club program to provide new activities for the youth. Gym facilities in approximately 2,000 sq. ft. for a community like Wells could easily service the community but it may still be financially challenging. Most private gym facilities require a larger or growing population, as many clients lose interest after a time. However, a combination of public/private funding and support may make it possible.

Outdoor recreation in the Angel Lake area could be improved by the addition of rental equipment such as cross country skiing, snowmobiles, and ATVs. This would greatly enhance the recreational opportunities for residents of all ages. Perhaps the high school could rent ice skates as part of a fundraiser for school activities if an ice skating rink could be built in the City park. It could also teach students the values of customer service, scheduling, inventory, promotion, pricing, profit etc. Increased advertising for some of the outdoor events such as the Race to the Angel should be incorporated immediately. The outdoor recreation in the Angel Lake area has tremendous potential for recreation, tourism and dollars for the community of Wells. If there is potential conflict with BLM policies regarding the road to Angel Lake then a plan must be taken to BLM with representation from the City of Wells and Elko County to make the request.

I believe the community of Wells is overlooking the recreation potential that it may have if it completes all of the facilities and services listed above. With its natural resources, facilities which are available at the city park, and a community center the City of Wells can be a haven of outdoor and indoor recreation. More attention needs to be focused on tourism, recreation and revenue opportunities. With increased revenues from tourists and local residents, monies could be raised to support even more local recreation such as soccer fields. Secondly, local motels should promote area recreation to their guests that could result in increased income for recreation facilities and equipment rental locations. Longer stays in area motels would have a positive impact on community services and businesses.

The implementation or continuing of 4-H and other livestock programs for kids should also be explored with the help of the Cooperative Extension out of Elko. There is a strong ranching community in the area that supports this endeavor.

Lastly, the completion of the Bishop Reservoir will positively impact fishing opportunities. This would be a huge compliment to the great hunting and fishing that exists in the area for locals and tourists.

To make all of this happen, the City of Wells needs to appoint recreation committees composed of citizens, government, schools, churches, students, the Western Shoshone Tribe, and representatives from recreation groups. They need to form action plans to support some of the major projects that could be built: outdoor pool, skateboard park, skating rink, and community center with a gym and wellness center. This should be part of planning for the future of Wells in working with the City, County, and State.

I strongly believe the citizens of Wells can achieve all of these things. Human capital is by far the strongest resource of capital in the community of Wells. With it, there is no project that cannot be achieved. Time has seen the citizens donate their time and resources to make things happen, especially in times of need. By expanding recreation opportunities the community and citizens of Wells will greatly enhance their quality of life and make their community more attractive to visitors and new residents.

Resources

Since the pool and the proposed community center require considerable financial resources, the City of Wells should look to the Community Development Block Grant program and the USDA Rural Development for assistance as soon as possible. Identifying these projects may seem challenging during the current economic and financial crises, however, a new administration is coming in and there is much talk about additional ‘stimulus packages’. These are federal dollars and anything could change at any time so the city should apply for funding as soon as possible. The recreation committees should contact rural communities with great city parks to gather information on what facilities were built and how they were funded. The Nevada Community Foundation also has programs that may provide assistance. The Boys and Girls Club of America can also serve as a partner in supporting additional recreational and leadership opportunities for the youth of Wells and its outlying areas. Another organization that supports cities and youth leadership that may help support youth recreation is the Nevada League of Cities. The Nevada Commission on Tourism may provide assistance in attracting tourists to the area.

Community Development Block Grant program, Des Craig – Director, Nevada Commission on Economic Development, 108 E. Proctor Street, Carson City, NV, 89701-4240. (775) 687-4325 phone; (775) 687-4497 fax; dcraig@bizopp.state.nv.us

USDA Rural Development: Kay Vernatter – Community Program Director, 1390 S. Curry Street, Carson City, NV, 89703. (775) 887-1222 x 28. Kay.Vernatter@nv.usda.gov

Community Foundation of Western Nevada: 1885 W. Arlington Avenue, Ste. 103, Reno, NV, 89509. (775) 333-5499 phone; (775) 333-5489 fax. www.cfwnv.org; mstewart@cfwnv.org

Nevada League of Cities, David Fraser, Executive Director, 310 S. Curry Street, Carson City, NV, 89703. (775) 882-2121. www.nvleague.org

The Boys and Girls Club of America: www.bgca.org

The Boys and Girls Club of Western Nevada, 673 S. Stewart Street, Carson City, NV, 89701. (775) 882-8820. www.bgcwn.org

Nevada Commission on Tourism, Christian Passink – Rural Programs Manager and Kari Frillot, Rural Grants Manager, 401 N. Carson Street, Carson City, NV, 89701. (775) 687-4322 phone; (775) 687-6779 fax. www.travelnevada.com

NV Division of State Parks, Division Headquarters, 901 S. Stewart St. – Ste. 5005, Carson City, NV, 89701-5248. (775) 684-2770; stparks@parks.nv.gov; www.parks.nv.gov David Morrow, Administrator @ (775) 684-2771. Also contact at same office: State Trails Coordinator, Randy Moore @ (775) 684-2775; rlmoore@parks.nv.gov

NV Division of State Lands, Department of Conservation and Natural Resources, 901 S. Stewart St, Ste. 5003, Carson City, NV, 89701-5246. (775) 684-2720 phone; (775) 684-2721 fax; James R. Lawrence, Administrator; Charles Donahue, Deputy Administrator. www.lands.nv.gov (contact for trails, outdoor recreation etc.)

Question 1 Program (trail grants etc.), Kevin Hill, Program Coordinator @ (775) 684-2747 or kjhill@lands.nv.gov or JP Keil, Grants & Projects Analyst @ (775) 684-2744.

Bills Simms, NSBDC Counselor, 90 West 4th Street, Winnemucca, NV, 89445. (775) 623-1064; Bill is currently working on a biking trail system in Winnemucca and is knowledgeable on the subject and he knows resources to contact

State Parks Program that manages federal funding: www.parks.nv.gov/trails.htm

Nevada Division of Wildlife (NDOW), Eastern Region – Elko, 60 Youth Center Road, Elko, NV, 89801; (775) 777-2300; www.ndow.org

U.S. Fish & Wildlife Service, NV Fish & Wildlife Service, 1340 Financial Blvd, Ste. 234, Reno, NV, 89502; (775) 861-6300; www.fws.gov/nevada

BLM Elko District Office, 3900 E. Idaho St, Elko, NV, 89801. (775) 753-0200; www.blm.gov/nv

Great Basin Institute, great source of trail building and maintenance expertise in Nevada: www.thegreatbasininstitute.org

University of Nevada Cooperative Extension, Elko County, 701 Walnut Street, Elko, NV, 89801-5032. (775) 738-7291. Contact: Jax Paxson, Extension Educator: paxsonj@unce.unr.edu

Nevada 4-H Camp, 1 4-H Road, P.O. Box 6868, Stateline, NV, 89449. (775) 588-6943

Cooperative Extension Auxiliary Office: Stephen Schafer: 4 – H Youth Development Programs & Events, (775) 784-6207; Schafer@unce.unr.edu

Carson Valley Swim Center, 1600 Highway 88, Minden, NV, 89423. Contact for funding for pool program: Kirk Chiapella @ (775) 782-8840

Theme: Recreation: Ron Radil

Like many people, I have driven I-80 through Wells, Nevada a number of times. Little did I know about Wells until...Until I spent the first week of October 2008 as part of the Community Assessment Team. Then I learned about Wells.

Based upon the great participation of the residents in the listening sessions and observing the commitment of those residents and community leaders, I can say the greatest asset in Wells is not material, but the greatest asset lies in those people making up the Wells community. The community effort demonstrated in the community assessment needs to continue into the future and the residents will make their community a better place to live.

As the Eagles' song lyric says: "Time keeps on slippin' into the future". Building upon the recent community assessment will make the future better in Wells.

Issues

The lack of recreation opportunities for all age groups and the lack thereof was a major component of comments received at the various listening sessions.

Community assessment participants identified the following areas as being needed:

- A community center for meetings, receptions, etc.
- Activities for school age children to have supervised activities after school.
- The swimming pool, damaged in the February 2008 earthquake, is a high priority to be put back in operation.
- A gym or work out place needs to be constructed.
- A skate board park has been designed by a high school student and would be an asset to the City.

However, based upon observations of and living in rural areas, there are recreation opportunities available in Wells.

Any community development or economic development must be built upon existing assets. The same principal, building upon existing assets, applies to the recreation issue in Wells.

Recommendations

The participants in the community assessment have identified several issues relating to recreation in Wells. The major recommendation for recreation in Wells is to build upon the existing assets. A major asset is the existing public park system in Wells. The layout of the municipal park reminds this writer of the National Mall in Washington, DC. The concept is much the same.

The swimming pool is a major anchor of the park. The swimming pool needs to be reconstructed at the present site, thus maintaining the integrity of the existing park as an asset. The other recommendation would be the design for the new swimming pool, necessary to replace the existing pool severely damaged in the February 2008 earthquake, to be an out door pool, with the design necessary to provide for eventual enclosure of the pool at a later date.

Resources

USDA Community Facilities Program

Land and Water Conservation Fund (very limited resource)

City of Wells

Local fiscal resources derived from donations/community foundation

Theme: Capital Facilities: Kay Vernatter

Issues

A number of improvements to capital facilities or the need for new capital facilities were mentioned during the listening sessions. Improvements that were identified included a community complex center to include small and large meeting rooms, health center, swimming complex and potentially a new city hall complex to combine all city services into one location.

Recommendations

The concept of combining all city services into one facility could be the catalyst of where a potentially new city hub/center could be located. It would be important for the community to identify where this center will be located taking into consideration all aspects of the community and the potential of what the hub/cent would include and what are the “visual aspects” of the center (see community beautification section.)

Resources

Several potential funding sources for facilities which may be explored include:

Donald W. Reynolds Foundation (community center)

1701 Village Center Circle, Las Vegas, Nevada 89134, Phone: (702) 804-6000

Fax: (702) 804-6099, Email: GeneralQuestions@dwrp.org

Nevada Commission on Economic Development, Community Development Block Grant (CDBG) program. Des Craig, Carson City, Director, (775) 687-4325,

dcraig@bizopp.state.nv.us

USDA Rural Development (community center, city hall, public works building, pool, roads)

Community Facilities Programs - Kay Vernatter, Community Programs Director,

(775)887-1222 ext 28, kay.vernatter@nv.usda.gov

Theme: Health Care/Wellness: Joe Locurto

Issues

The two most common issues heard during the listening sessions concerning health care in Wells were the lack of a full time doctor and absence of a pharmacy. Also included were comments about the lack of a dentist, optometrist and the shortage of trained ambulance service Emergency Medical Technicians (EMTs). Travel to Elko to receive medical services was viewed as inconvenient, costly and perhaps even putting people at risk due to drive times. There was also a connection drawn by some that by traveling to Elko for medical services was also used as an opportunity to utilize other retail and services there, which negatively impacts businesses in Wells. The availability of medical services in Wells after the sole, retired physician ends his practice was of great concern.

Recommendations

Adequate health care services in rural communities are a national issue. Fortunately, there are resources available on a state and national level to assist with access to these facilities in rural communities. The citizens of Wells must address this issue, as adequate healthcare is a prime consideration for many people as to the attractiveness of living in a community.

Working with the local physician in Wells, a public/private citizen group could explore the options available to address medical services. The physician could assist with the specific issues requested of many of the resource providers and increase positive response to actions. There are health provider services available that help recruit medical professionals to rural communities, establish clinics and other medical buildings, provide essential emergency equipment and provide training opportunities for new and existing medical personnel.

Resources

State Offices of Rural Health Grant Program (SORH)

Nevada Office of Rural Health, School of Medicine, Univ. of Nevada, Reno
Caroline Ford, Director, cford@med.unr.edu or Keith Clark, Coordinator,
clarkk@med.unr.edu, 775-784-4841

<http://www.ruralhealth.hrsa.gov/funding/50sorh.htm#additional>

Assistance for strengthening rural health care delivery; provides technical resources and funding.

United State Department of Agriculture (USDA) Rural Development

Rural Development Housing & Community Facilities Programs Ernest Purefory , Area Specialist, Elko Area Office, 775-738-1429, ernest.purfoury@nv.usda.gov

Kay Vernatter, Community Programs Director, Nevada State Office, 775-887-1222x28,
kay.vernatter@nv.usda.gov

Grants and loans programs can be used to assist rural areas or to improve essential public or non-profit community facilities such as clinics, shelters, public buildings, day care centers, fire stations, and fire trucks...

<http://www.rurdev.usda.gov/nv/community/cfg.htm>

Nevada Rural Hospital Partners

RHP Loan Pool - Low Cost Loan Program, Reno. Steve Boline, Chief Financial Officer, 775-827-4770, steve@nrhp.org

Offers a wide array of programs and services to maintain access to hospital-based healthcare services in rural settings, including medical, dental and pharmacy.

<http://www.nrhp.org/index.html>

Nevada Division of Emergency Management

Department of Homeland Security Grants Management. William Webb, Emergency Manager, Elko County Emergency Management, (775) 738-8046

bandaid@elkocountynv.net

Frank Siracusa, Chief, Carson City, (775) 687-0300, fsiracusa@dps.state.nv.us .

The State of Nevada receives many federal dollars through the Department of Homeland Security and distributes them to local and tribal jurisdictions for equipment, planning, training, exercise, management and administrative funding for emergency prevention, preparedness and response personnel in Nevada. Grants also provide funding to local governments for critical infrastructure.

Nevada Commission on Economic Development, Community Development Block Grant (CDBG) program. Des Craig, Carson City, Director, (775) 687-4325,

dcraig@bizopp.state.nv.us

CDBG provides grants for construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, essential facilities and other public works projects.

University of Nevada-Reno, Department of Resource Economics, Tom Harris, Chair, (775) 784-1681, harris@cabnr.unr.edu

The department assists rural communities with strategic planning, regional economics, impact modeling, rural development and operations research analysis.

Theme: Health Care/Wellness: Clint Koble

Seventy two responses or 6% of the 1266 comments related to health care/wellness. This was a rather low response to what seemed to be a real problem in the community. The most often mentioned components of this theme were the lack of a full-time doctor, a pharmacy, EMTs, a dentist, and drug/alcohol abuse/resources.

Issues

Lack of a full-time doctor and a pharmacy were the most prevalent of comments. There was the fear of losing the doctor because residents had to leave the community to find a pharmacy which in turn, led to fewer residents using the local physician because residents wanted to visit a doctor and pharmacy in the same place. Lack of medical specialists and a dentist further compounded the problem of residents having to leave their community to find these services. While these services could generally be found in Elko, only 50 miles away on I-80, an issue was the lack of transportation by some residents. With the small size of Wells, there is a limited market for full-time physician and pharmacy services, which may explain the current lack of these services. There also exists a lack of volunteers for the ambulance services and there is also a lack of resources to treat what residents said was a serious drug and alcohol problem within the community. No greater segments of the community voiced this than the students and the clergy.

Recommendations

Many rural communities have the same healthcare/wellness problems that Wells is facing. With its proximity to Elko, it is fairly convenient for able Wells residents to drive to Elko for health care issues. For those that can't drive to Elko, it is another issue. If Wells wants to grow, it will need more facilities and services for its residents in town and in the surrounding areas. So it is a question of the chicken or the egg, which comes first?

The first recommendation is to publicize your pharmaceutical needs whenever you can to enterprising pharmacists looking for a nice, small community with no competition to relocate. The community assessment report documents the desire in the community for the service; use the need as an opportunity. A good place for the pharmacy to locate may be in the medical clinic because it would be a good fit. If the pharmacy kept the same hours as the medical clinic, it would be convenient for physician, pharmacist, and patient. This would be perhaps the best scenario for the residents of Wells until it grew enough to justify new services or expansion of current services. The addition of a pharmacist to the medical clinic may also reduce the number of trips out of town to see a pharmacist and or doctor. Some indicated that since they had to go out of town for a pharmacist, they also saw a doctor in the same town for convenience. This practice however, costs the community when local services are not being utilized. Most small towns struggle with "business leakage" and this is a prime example. Shopping local can eventually lead to better products and services and in the end, will be "more convenient" for the locals.

Having a full-time physician presents the same challenge as having a full-time pharmacist; it is based on need. Here again, future growth may spur the need for a full-time physician. With additional growth, it is possible for the current physician to add patient hours or possibly add a

physician assistant along with pharmaceutical and lab services or to contract with a provider to add these services. It will take growth to increase demand and Wells is growing, so the future may improve soon. As long as the local physician continues patient service and emergency care coupled with the EMT service, the community has basic coverage and it may have to be patient until growth and need provide the opportunity for additional service or new providers.

It was mentioned several times that there was a shortage of EMTs for the local ambulance service. This is a volunteerism issue and can be addressed through community and leadership programs that promote engagement and volunteerism. Since there are new people moving to Wells, it is imperative that the need for EMT training and volunteers be publicized often. It will also help if the instructors are brought to the community rather than the volunteers travel to other communities for training. Perhaps an EMT Board or Advisory Board can help promote the need for volunteers for this valuable service to the community. If there exists a committee or board in place to oversee the EMT Service, it needs to respond to the wishes of the community and make this a priority.

As for dental services, again, the small population of Wells may be restricting the availability of those services currently. However, the NV Office of Rural Health should be contacted as well as Indian Health Services. The City of Wells and the Western Shoshone Tribe should be working on the medical and dental challenges together to determine if there is a collaboration of resources available to help solve the issues of lack of services.

While not specifically asked for during the community assessment, wellness programs can dramatically improve the quality of health of community residents. If a new community center with a gym is built, it would be the perfect place to hold wellness classes and possibly physical therapy if the need exists. If wellness classes are not offered currently, they could be offered at the high school, fire hall, or other places with adequate space. The senior population would be a good sector of the community to participate in wellness classes.

To counter the drug and alcohol abuse that persists in Wells, like most communities, the Elko County Drug Rehabilitation and Treatment Center/Intervention should be contacted for programs. In addition, the churches in the community should be involved with this effort; they are aware of the problems and they are willing to help community members. Their willingness to help should not be overlooked. The Partners Allied for Community Excellence may offer ideas on how the churches, schools, and parents can form a coalition on how to deal with these issues.

Resources

Drug & Alcohol Abuse: Elko County Drug Rehabilitation & Treatment Center/Intervention:
www.interventiontreatment.com/drug-treatment-centers/nevada/elko-county

Nevada Drug & Alcohol Rehab Programs & Addition Treatment Centers:
www.addictionsearch.com/treatment/NV/nevada.html

Partners Allied for Community Excellence, 249 3rd Street, Elko, NV, 89801. Executive Director:
Cathy McAdoo @ (775) 777-3451 or pacecoalition@frontiernet.net ; www.pace-coalition.org

Nevada Department of Health & Human Services, Division of Mental Health & Development Services, 4126 Technology Way, 2nd Floor, Carson City, NV, 89706. (775) 684-5943; www.mnds.nv.gov

Montana Meth Project (one of the most successful state meth projects in the country), P.O. Box 8944, Missoula, MT, 59807. Peg Shea, Executive Director @ (406) 721-2538 or (888) 366-6384. www.montanameth.org

Health Services: Nevada Health Centers, Carson City Administrative Office, 1802 North Carson Street, Ste. 100, Carson City, NV, 89701. (775) 887-1590, contact: Tom Chase. www.nvrhc.org

Nevada State Health Division, Nevada Department of Health and Human Services, 4150 Technology Way, Ste. 300, Carson City, NV, 89706. (775) 684-4200; www.health.nv.gov

EMT Services: Health Division Internet – Emergency Medical Systems, NV State Health Division, 4150 Technology Way, Ste. 300, Carson City, NV, 89706. (775) 684-4200. (Google Nevada emt services)

University of Nevada School of Medicine, State Offices of Rural Health @ www.medicine.nevada.edu ;

Indian Health Services: Contact Indian Health Board of Nevada: www.ihbn.org

Dental Services: Delivering Dental Care in Rural Underserved Nevada – A Partnership Model: www.nosorh.org ; Contact: Gerald Ackerman: Office of Rural Health, 701 Walnut Street, Elko, NV, 89801. (775) 738-3828.

Theme: Tourism: Kathy Halbardier

I was fortunate to be chosen for this first community assessment in Nevada. The community of Wells not only embraced the concept but all of us on the assessment team. I was greeted by compassionate people who are very passionate about their community. The visit was well orchestrated giving us insight to the many pockets of this community from students to seniors to the Wells Band Te-Moak Tribe of Western Shoshone Indians to government and the business owners that make Wells a small but vital city. The City of Wells has weathered many challenges, of late the severe 6.0 earthquake that still leaves a trace of the magnitude in the city today. While on the assessment, our team was fortunate to be taken on a side field trip to the Angel Lake recreation area which is a true hidden treasure from the passersby on I-80 but also a glimpse into the tourism opportunities in the Wells area.

Issues

The theme of tourism was mentioned in the listening sessions 45 times out of the 1266 comments recorded throughout the 18 listening sessions. It is the belief of the assessment team that tourism spills over into the other themes addressed in this report.

One of the concerns addressed by the community was recreation and the opportunities that could be expanded and/or developed. A common concern is that Wells is a “gas stop place” with many visitors getting off the interstate to gas up but they do not venture into the city. Following that concern is that “Wells is not attractive to visitors.” Cleanliness was another factor mentioned in that visitors “don’t feel like they want to go farther into town”, adding that there is a need to attract and hold people here with resources, such as a staffed welcome center. Marketing/getting the word out about area attractions and getting people off the freeway was mentioned numerous times.

Recommendations

Wells does have a great web site sponsored by the Chamber of Commerce. However, since the earthquake the chamber has lost its home so there is no physical location for tourists to visit. One of the area realty offices is doing their best to promote the area, providing brochures on-site to hand to guests/walk-ins. A possible idea for getting the information about the area into the hands of the visiting guests would be to open the California Trail Interpretive Center in conjunction with a visitor center similar to the one in Tahoe. The area could be located in a section of an existing business such as one of the gas stations and/or casino. The operation in Tahoe is basically a small area that is accessible 24 hours a day 7 days a week. It has printed materials on the area sites and businesses. Guests can browse this area and learn more about the attractions without having to staff the site. “The tag line, “Catch Wells Fever! Live the Dream!” used on the Chamber web site has great possibilities for some of the new directions that were suggested in the listening sessions. This tag line and the follow-up catch line on the site “The best location for your business” is well on the way to fulfilling the need to “brand ourselves”.

The area of cleanliness among the city streets and the business properties was mentioned several times in various sessions and needs to be addressed to meet branding statements. One idea

for area businesses and the city is to have a clean-up day co-sponsored by the waste management operation out of Elko similar to the one done in that community. During our visit to Wells, the City of Elko hosted a community clean-up day where for Saturday, October 11 there were no fees charged to anyone taking a many trash load(s) to the dump. The city could coordinate with the trash operators to deliver dumpsters to key locations throughout the city. The city could then issue a challenge to residential and commercial property owners and business owners, from hotels to restaurants, to clean-up the city. Students could get engaged by helping seniors and other residents in need to help with their sites thus giving a jump start on cleaning up the city at minimal expense.

As noted in one of the listening sessions, Wells has demonstrated their draw with the November holiday craft fair, the car show and the annual Race to the Angel, just a few events which are proof positive that Wells can attract folks from outside the community. The Chamber needs to re-open as this organization aids dramatically is getting the “word out to the public that we have facilities and opportunities to come and discover Wells.” In addition, the Chamber can act as the vehicle to channel the Transient Occupancy Tax monies into marketing the area and developing “something to attract and hold more people here like maybe another park closer to the freeway, decorating of the four corners area that could include a couple of picnic spots, developing an ATV park, and developing the winter attractions mentioned earlier such as snowmobiling and cross-country skiing opportunities that promote winter activities better as we have the perfect environment.”

Another possible resource is the Nevada Commission on Tourism’s (NCOT) grant program. The City of Wells could apply for grant dollars to develop marketing pieces that promote these activities and the Race to the Angel especially since this event attracts people from around the nation here.

Another option would be to develop something similar to that race in the winter time, maybe with snowmobiles. The city could begin to have discussions with NDOT about the possibility of keeping the road to Angel Lake open year round to capitalize on these winter sport activities in this desirable terrain. It appears from the listening sessions and the community’s suggestions, that there is much opportunity to “recreate in Wells.” We just need to spread the word.

Another area of marketing for Wells is with the rodeo demonstrating that Wells “is one of the last of the Wild West.” Roger Brooks from Destination Development, Inc. was contracted by the Carson Valley Chamber to do a study entitled “The Art of Branding a Community.” A combination of funding sources was used to finance this study. It gave some good insight on the Valley and how to market the attractions. Possibly NCOT grants could be used to assist in this kind of study for Wells. Destinations Development has done work in other parts of the State recently with Carson City. A possibility could be to do a Rural Branding Study looking at a corridor (Wells to Wendover to West Wendover) or a triangle (Wells to Ely to West Wendover and places in between) area with a cost sharing plan. The Carson Valley study is on file for review if this is a direction the community chooses to pursue.

NCOT has divided the state into 5 territories: Reno-Tahoe Territory (Northwestern Nevada), Cowboy Country (Northern Nevada), Las Vegas Territory (Southern Nevada), Nevada Silver

Trails (Central Nevada) and Pony Express Territory (North Central Nevada). This group gets together for forums to learn and promote their attractions at their annual summit called Rural

Round-up, yet another opportunity for networking and learning to brand Wells. The meetings for the individual territories start with introductions of attendees that include bragging rights where the attendee highlights what is going on in their communities. Attendees from Wells could discuss their events such as the car show, holiday craft fair, or the Race to the Angel.

And lastly, the city needs to get with developers to see what it would take to get Bishop Reservoir finally developed. This is an area that will need further research by our team.

Resources

For information on the trash clean-up program: Evan Dodson, Solid Waste Superintendent
City of Elko Municipal Landfill, 2200 Pinion Road, Elko, NV, 89801
Ph 775-777-7395; Fax 775-777-7399; engineering@ci.elko.nv.us

or

Josh Brown, Elko Sanitation, 355 W. Silver Street, Elko, NV 89803
Ph 775-738-3771; Fax 775-738-2882

For grants on marketing and/or projects related to Tourism: Christian Passink, Rural Programs Manager; Kari Frillot, Rural Grants Manager; Larry Friedman, Deputy Director of Sales & Industry Partners, Nevada Commission on Tourism, 401 N Carson Street, Carson City, NV 89701
775-687-4322; 775-684-5928. www.travelnevada.com

For projects such as the Main Street Program and helping to implement one:

Tim Rubald is a consultant versed in this program area- 2t@charter.net or 775-790-0035

Roger Brooks is another resource versed in marketing /branding areas: His study, The Art of Branding a Community – Carson Valley, Nevada provides important information on how branding can increase tourism efforts in your area. Contact Kathy Halbardier for more information @ (775) 782-6548.

Theme: Downtown Identification: Joe Locurto

Issues

Many of the comments heard during the listening sessions concerned Front Street and there were two separate points of view expressed - rebuild it or tear it down. When these comments were expanded, the underlying issue was revealed. The City of Wells has no identifiable downtown core. It was stated that businesses are scattered around the city, which lead to decreased traffic to support businesses and made selecting a location for new business difficult. It was said that without having a central downtown location that there was a lack of a sense of community or an identity for Wells.

Recommendations

Restoring the historic buildings on Front Street that were damaged by the earthquake is a complicated task but one that needs to be resolved quickly. The damaged buildings now serve as a constant reminder of the trauma the earthquake had on people. It also casts a negative image on Wells as a whole according to some comments heard during the listening sessions.

There was a genuine desire expressed for a definable city center, a downtown that would serve as a place where people could congregate and also serve as a place where there was a variety of business and city services. One such area to be considered would be the historic center of commerce in Wells, which is the Front Street and 6th Street area. Where to establish such a downtown area would ultimately be a community decision, even if a totally different location was chosen. This type of decision making is best addressed through a formal downtown program coordinated by business, government and citizen representatives. A downtown in any community is often expressed as being the heart of the community. The opinions heard during the listening sessions noted that City of Wells needs such a downtown heart.

Resources

National Main Street Program, Lauren Adkins, Assistant Director, 202-588-6137,
lauren_adkins@nthp.org

For over 25 years the National Main Street Program has assisted over 2100 communities in developing a comprehensive approach to downtown revitalization.

National Trust for Historic Preservation, Anthony Veerkamp, Senior Program Officer,
Western Office, 415-947-0692 x 38228, anthony_veerkamp@nthp.org

The National Trust for Historic Preservation provides leadership, education, advocacy and resources to save America's diverse historic places and revitalize local communities.

Main Street Gardnerville, Kim Cervenak, Board President, 775-783-8212,
kcervenak@mainstreetgardnerville.org or Jim Park, Gardnerville Town Manager,

775-782-7134, jpark@co.douglas.nv.us

Main Street Gardnerville is Nevada's only National Main Street Program

community. Begun in March 2008, the Gardnerville program uses the Four Point Approach and received funding from the Town and Douglas County.

Rubald and Associates, Tim Rubald, 775-790-0035, 2t@charter.net

Tim Rubald is a Certified Main Street Manager and directed a National Main Street Program for 8 years. He is currently consulting the Gardnerville program.

Theme: Down Town Identification: Ron Radil

Issues

The following issues were mentioned many times by listening session participants:

- There is no identifiable down town in Wells.
- What to do about Front Street?
- What to do about 6th Street?

Commercial activity seems to be located at the I-80 interchanges and adjacent areas to the interchanges and along “old US 40” and Front Street. The scattering of commercial activity lends itself to the observation stated by listening session participants there is no identifiable down town. A hearty down town is necessary for commercial activity and a community’s identity.

Recommendation

The following actions can provide for an identifiable down town, based upon existing assets:

- Continue to develop 6th Street as the commercial sector in Wells.
- Retain the facades on Front Street and replace the back side of the facades with new structures.
- Move the Post Office from its present location to the identifiable down town.
- Move City Hall from its present location to the identifiable down town.

Sixth Street is the “old US 40” and was the down town for Wells. There are existing businesses that can be utilized as the nuggets to further develop the down town area. Front Street is an asset that could be built into a retail and arts area for Wells. It seems the earth quake has made preservation of Front Street in some format, a massive hurdle to future development. Front Street could remain a focal commercial venue in Wells through:

- Retaining the existing facades
- Removing the remainder of Front Street buildings behind the facades
- Reconstructing new buildings behind the facades

Retaining the Front Street facades, utilizing the “old US 40” as another commercial venue, and re-building the swimming pool would provide the park area and the down town as the anchors for an attractive down town in Wells.

Resources

Private sector financing
Individual business owner financing
Small Business Administration
Rural Nevada Development Corporation, Ely, Nevada
State Historical Preservation Office, Carson City, Nevada

Theme: Business Development: Winnie Dowling

I've lived in Nevada for most of my life, but had never actually stopped at Wells until my visit for the community assessment. What I missed, until now, is a cohesive community near a spectacular recreational area, whose friendly and caring people love their small town. I'll always feel attached to Wells and its unique qualities and characteristics. Thank you for the hospitality and inviting us to participate in the plan for your future.

Issues

Almost 20% (243 responses) at the listening sessions were concerned about business development in Wells. Citizens want more retail and service choices and they want "more and better paying jobs" and "economic opportunities." Business development would provide more choices, increase competition, as well as help keep young people in the community, motivate young people to return to the community, and increase the employee base. Business development would provide more revenues for infrastructure development and present new opportunities for growth.

The City of Wells website is eye-catching and does a good job of highlighting the area's attributes and benefits. The infrastructure is in place for the industrial park (a tremendous accomplishment); however, one reason businesses don't relocate is because of the lack of services and prospects for family members. The small town quality is important, but Wells needs to provide opportunities for all citizens, including employees, as well as their families. Challenges and issues with business development can be categorized into the following:

Retail – Wells citizens desire additional retail for basic goods and eating establishments. They want better selection, variety, and more choices. Many citizens would prefer to patronize businesses in Wells, vs. traveling to Elko or a larger community, however, without sufficient choices, leakage is bound to occur. Business investment in Wells, however, is risky, due to a lack of population and market potential. Current retail and service business potential depends on tourism development.

A major challenge is that there is "no identifiable downtown" or central business area. Front Street, even if restored, is no longer the main street. Wells needs a business district. Many businesses in Wells need "face lifts" (beautification, weed control, and clean-up), assistance in attracting more customers, and ideas for improving products and services.

Because of the size of Wells, the employee base is a challenge. Current employers also are concerned about getting and keeping quality employees. Mines, with higher paying wages, attract the "good" employees.

Industrial – The new industrial park needs tenants. The City has a good start featuring park attributes on the web site, but the park needs to be marketed. A major challenge is no natural gas. In addition, companies may not be relocating to the park because of lack of opportunities for families and a lack of support systems in Wells. Also, lack of a rail spur is a current challenge. Lack of affordable housing is also a deterrent to businesses thinking about relocating.

Jobs - Citizens want more job opportunities and higher paying jobs. It is difficult to find job opportunities in Wells and the jobs that are offered are not generally skilled jobs.

Recommendations

Wells won't have more and higher paying jobs until business investment increases; this needs to start from within the community. Refine the Wells master plan in regard to business development. Wells needs a new "heart" of the town, which ties into other recreational and tourism opportunities. A central plaza or gathering place would be a natural place for business development. Having the post office and library, as well as a meeting area in one interesting and attractive area, is a good long term strategy and would invite business development. The best place for a central business development area must be determined internally and it may not be Front Street.

Significantly more attendees of listening sessions (all ages) are in favor of bulldozing Front Street rather than in favor of restoring some dilapidated buildings. If Front Street had any traffic or the train stopped, there could be merit in restoring this historic section of town. However, Front Street in its current location, relative to new traffic patterns and walking access, no longer has appeal. The goal is not to forget the past – there is a great collection of photographs and artifacts, and these should be showcased, in conjunction with the Tribe somewhere (museum, walking tour, etc), but re-development should make sense for new businesses and customers.

Form a downtown/business committee to provide input, a group of Wells leaders (government, businesses, the tribe, and other interested participants) who have a vested interest in business success. Existing businesses should be encouraged to participate. Think quaint downtown, a place where residents and tourists would like to gather. Once the concept and plan is approved, infrastructure improvements and plans for development in this new district can move forward. To tie in the past, perhaps sell bricks from the old buildings or use the old bricks in the new area.

The new development plan can be promoted to and outside the community, through the City, Chamber, ECEDA, and tourism channels. A resource guide for realtors would be helpful, as realtors promote to individuals and businesses thinking about relocation to Wells. The idea is to generate excitement from within, stimulating internal entrepreneurial business development, and also to promote business development to potential entrepreneurs, as well as customers who could patronize Wells.

Long term infrastructure improvements with sidewalk, curb and gutter, and sewer will be necessary, as part of the long term plan. Beautification of existing businesses and private and government property – trees, flowers, weed control, clean-up – is necessary, and will almost certainly attract new business and can happen sooner, rather than later.

Many motels could use a face lift to attract tourists. Properties could be more welcoming in terms of cleanliness and appeal. Consider murals and other local ideas for making the town interesting and intriguing from the 4-way. Advertise at the intersections to get cars to venture into the rest of the town.

Wells needs to “re-kindle the entrepreneurial spirit that comes from within,” according to one

listening session attendee. Those most likely to invest in Wells are already in Wells. Judy Emerson, business advisor with the Nevada SBDC in Elko, will begin counseling in Wells in January, with a standing appointment once/month. Hopefully, entrepreneurs will take advantage of a nonbiased advisor to provide input and guidance on business ideas, planning, management, and operations. Capitalizing on the momentum that has been established through the community assessment, a plan is in place to offer a NxLevel class in Wells in Spring of 2009, a 13 week entrepreneurial class (that has been offered to the community before). The goal is to get new and existing business owners excited and working together, ideally, including the youth. Perhaps the class could specifically address area needs, activities or approaches in the new re-development district, how to better support each other, and how to develop new markets. NxLevel could be followed up by specialized training. For example, all businesses can benefit from classes in marketing and customer service.

Continue to promote business development and special events on the website. Promote the changes in Wells – cleaned up, attractive, new plan for business development (new downtown).

More information on the website about the City of Wells special events (one-page detail sheet) would be helpful.

Specific practical retail suggestions through existing or new businesses, as a result of the listening sessions include:

- Additional restaurants/dinner house
 - Tourist and resident attractions (services and products)
- Sewing/quilting supplies
- Sporting goods and recreational items
- Clothing items
- General drug store, supplies
- Feed store, including boots, saddles
- Western Union services
- Ice cream, coffee
- Beauty salon

There is also public demand for a greenhouse, as well as a recycle center.

Potential additional special events/interests/opportunities (not already on website), were suggested at the listening sessions. The following could be opportunities for new business or public development, increase tourism, and also are opportunities for recreation:

- Bishop Creek Reservoir site
- Camping and hunting sites
- Ice skating rink
- Quilt shows
- Hot springs area
- Trail system (bike and walking, snowmobiles)
- Angel Lake road open year-round (MOU with DOT)
- Archery range

Dirt bike/ATV access
Equestrian recreation
Dog park (many people travel with their pets and might venture off the freeway to stop at one)
Chamber of Commerce location (staffed by volunteers) at Four Corners
Museum
New or improved school track
Improved rodeo grounds

Wells' industrial park is available and improvements have been made, which are necessary for growth. Finding businesses to relocate at the park depends on many factors, including willingness by outside businesses to re-locate to a small town with limited services and jobs, opportunities for family members, proximity to markets, and availability of housing for current and future employees. If other improvements can be made in Wells regarding basic business development from within the community, town clean-up and beautification, increasing recreational opportunities, and increasing affordable housing, it is likely businesses would consider relocation in Wells – resulting in more, higher paying skilled jobs.

For business development in the industrial park, Wells does need a plan for obtaining natural gas. While this may not be practical in the short term, it should be a long range goal, with a plan of action.

Many attendees of listening sessions recommended exploring alternative energy possibilities (wind, solar, geothermal) in Wells and through the industrial park. Make this plan part of Wells' master plan and inform potential partners that this is a desired outcome. Alternative, clean energy may also benefit Wells in the long run.

In summary, successful businesses need customers, whether from the local community, tourism, or through on-line orders. Investment will occur if business owners believe they'll have a profitable establishment. If Wells wants more businesses with better paying jobs, create from within and offer up a community favorable to business growth and opportunity.

Resources

Desmond Craig – Community Development Block Grant, Kathy Agee- Procurement Outreach, Nevada Commission on Economic Development, 108 E. Proctor St., Carson City, NV 89701-4240. (775) 687-4325 dcraig@bizopp.state.nv.us

Judy Emerson – Business Advisor, Nevada Small Business Development Center, Great Basin College, 723 Railroad St., Elko, NV 89801. (775) 753-2245 judy@gwmail.gbcnv.edu

Clint Koble – Business Advisor, Nevada Small Business Development Center and Rural Nevada Development Corp., 1320 E. Aultman St., Ely, NV 89301. (775) 289-8519 nrdc@gbis.com

Elaine Barkdull Spencer – Executive Director, Elko County Economic Development Association, 723 Railroad St., Elko, NV 89801. (775) 738-2100. <http://www.eceda.com/>
Elaine@eceda.com

Blake Syndergaard, Nevada MicroEnterprise Initiative, 1600 E. Desert Inn Road, Ste 203
Las Vegas, NV 89109. (702-734-3555 info@microbiz.org)

NxLevel entrepreneurial training, Kathy Carrico – State Training Director, Nevada SBDC,
University of Nevada, Reno, Reno, NV 89557 (775) 784-1717 kcc@unr.edu

David Leonard - Senior Area Manager, U.S. Small Business Administration, 745 W. Moana
Lane, Ste. 375, Reno, NV 89509. (775) 827-4923 ext 24 www.sba.gov

Northern Nevada SCORE Chapter #415, University of Nevada, Reno Mailstop 032, Reno, NV
89557. (775) 784-4436 info@score-reno.org (note: they do provide online counseling)

Bob Bricca - Management Assistance Partnership, 475 Edison Way, Suite 201B, Reno, NV
89502-4103. (775) 772-9824 www.mapnv.com bbricca@mapnv.com

Ernest Purefory - Area Specialist, USDA Rural Development, 555 W Silver Street, Ste 101,
Elko, NV 89801. (775) 738-8468 ext 112 – ernest.purefory@nv.usda.gov

Herb Shedd – Business and Cooperative Programs Director, USDA Rural Development, 1390
South Curry Street, Carson City, NV 89703, (775)887-1222 ext 19 – herb.shedd@nv.usda.gov

National Association of Women Business Owners – NAWBO, P.O. Box 15064, Las Vegas, NV
89114. (702) 952-2470; info@nawbo-lasvegas.org

Tom Harris, Ph.D. University of Nevada Reno Center of Economic Development. (775) 784-
1681; harris@cabnr.unr.edu

Theme: Business Development: Ron Radil

Issues

There were many statements from the listening session regarding the need for overall business development in Wells, to include more commercial, retail and industrial development. There is a need to evaluate existing assets and build upon those existing assets. The City of Wells does have some location advantages: US Interstate 80 and the Union Pacific Railroad. Both have their advantages and disadvantages. Look at ways for business development that can capitalize upon these advantages.

Recommendation

Recommendations are based upon listening session comments:

- Entrepreneurship – Wells has a number of entrepreneurs that are active and those that are wanting to develop a business. A series of NxLevel business planning classes need to be scheduled in Wells. A NxLevel class in Wells may give the community a good idea of the number of entrepreneurs in waiting.
- More retail – Retail development can be improved through the NxLevel classes and the efforts to revitalize an identifiable downtown along 6th Street and Front Street.
- Industrial Park – Evaluate this asset as to how it can best be utilized. What type(s) of businesses could locate in the current industrial park? What improvements need to be made to develop additional businesses in the industrial park? The basic infrastructure is in place, however, the lack of natural gas is a hindrance to development. Efforts need to be made regarding the possibility of securing natural gas to the site and to Wells.
- Western Rural Electric Cooperative should explore the possibility of submitting an application to USDA for Rural Economic Development Loan and Grant Programs, whereby rural electrics can borrow funds from USDA to establish a local revolving loan fund. Rural Nevada Development Corporation, Ely, Nevada, has experience in public sector lending with other USDA programs and could be utilized as the loan development and loan servicing component for this program.

Resources

Nevada Commission on Economic Development

USDA Rural Development

Rural Nevada Development Corporation

Nevada Small Business Development Center

Theme: Community Involvement: Des Craig

Many thanks for the excellent hospitality and openness we enjoyed when we visited Wells in October 2008. The 3-day visit to your City allowed us to see the town in detail and meet many of the townsfolk personally. The City of Wells is blessed with many wonderful assets, not least the people. The residents have already demonstrated their determination and resolve as a community, and have many common goals and interests. Determining the development priorities and the best direction to take over the next few years may be time-consuming and difficult, but we are confident these tasks can be accomplished. We are pleased to be partners with you in these all-important and strategic activities.

Issues

While a strong sense of community involvement was seen immediately after the earthquake in early 2008, this seems to have dissipated by now. There is a need to motivate and recruit more volunteers for community service, especially among the younger generations. The community appears to be waiting for someone or something to come along and fix their problems.

This lack of community involvement could be connected to the stated lack of pride in the community; and lack of pride in the community could be connected to a lack of vision for the future of the City.

There is a lack of co-operation between the 3 communities in Wells; whites, Hispanics and Native Americans. During the community assessment, there was reference to a lack of communication and co-operation between the City and the County. While the churches reported cordial relations and good co-operation, fewer and fewer people are attending week-end services due to sports and other activities.

Recommendations

There clearly is a need for the community to come together more. The earthquake provided a strong motivation to come together. In learning from this, it could be that rallying points/action groups are needed and could be formed to encourage civic engagement, for example: a downtown action group; a clean-up-our-town action group; a community center action group; a branding and image-for-Wells action group; stamp-out-drug-use action group etc. These action groups need not be permanent and need not have the same people all the time, but they could provide the necessary rallying points to allow people to become involved in community affairs.

Restore the service clubs, e.g. Lions, Kiwanis, Rotary, Eagles, Elks etc. It was mentioned that these clubs used to exist but were now gone from Wells.

The churches might be encouraged to restore their traditional Wednesday night events, especially for the youth of the town. Church-based youth groups can be a powerful influence for good in the lives of young people, especially in a small community.

EMT and fire prevention/public safety training would help bring out more volunteers for public

safety and related activities.

Business sponsorship of community service activities, and perhaps a competition to devise a range of community activities, could help to bring people together and get residents motivated to serve in their community. Private and public sponsorship of cross-cultural activities is another way to get people involved.

Better communication within the community on local, community opportunities and activities is suggested. During the Community Assessment exercise, some said that they were not aware of all that goes on within the community. Perhaps an updated and widely circulated Community Calendar could be used.

Finally, the situation pertaining in Wells is not unique; other communities have faced similar challenges and overcome them. It is recommended that a group be formed within the community to research other communities that have successfully overcome similar challenges in this area of community involvement. The town of Wray, Colorado has been mentioned as one such example.

Resources

A number of organizations have resources and guidance in the areas of community engagement and volunteering, for example:

USDA Rural Information Center (RIC), Community Development Resources
<http://ric.nal.usda.gov>. (Search using the word Volunteerism)

Center for Rural Affairs: <http://www.cfra.org>. (Look under Community)

Rural Community Assistance Corporation: <http://www.rcac.org>.

Youth Volunteer Corps of America: <http://www.yvca.org>.

Americorps: see http://www.americorps.org/about/programs/vista_activities.asp

Big Brothers Big Sisters: <http://www.bbbs.org>.

Boys' and Girls' Clubs: for information on the Carson City Club see: <http://www.bgcwn.org>.

Community Emergency Response Team training: for information on CERT in Carson City see:
<http://www.carson-city.nv.us/Index.aspx?page=269>

Service Clubs in Elko County – check telephone directory and internet for Rotary, Kiwanis etc.
in City of Elko and elsewhere in Elko County

Theme: Community Involvement: Ron Radil

Issues

The listening sessions brought forth a need for more volunteerism in Wells on a more consistent basis. Wells residents come together in crisis but the volunteerism seems to fall off in more normal times.

Cross cultural involvement with the Tribe was expressed in both the Tribe listening session and other listening sessions. Some effort is made through the 4th of July fire works event at the Tribe, the city also conducts 4th of July events. The city and Tribe could coordinate their respective 4th of July events for more cross cultural involvement.

School students stated they need to have more opportunities for community service/involvement. Members at the Senior Center also stated they have a desire to become more involved in the community.

Recommendations

The school and the Senior Center members should develop a program whereby members of the Senior Center can share their skills and insights with students, either through class room situations or through one on one sharing. The school could work with the Tribe to develop class room situations or one on one situations for skill sharing and cross cultural involvement.

There are an unknown number of persons in Wells who would be willing to share their insights and skills to others in the community. One example would be if there is a saddle maker in the Senior Center willing to impart their skills to a student. There could be a possibility for the student to develop a saddle making business in Wells.

Resources

Wells Public School
Shoshone Tribe
Wells Senior Center

Theme: Capacity Development: Joe Locurto

Challenge:

Many of the comments heard during the listening sessions could be categorized as community development issues. There was a general feeling that Wells has some wonderful attributes but also some seemingly daunting issues. How to address these issues and who would be responsible for working to make changes were underlying questions. In these times of diminishing financial resources, the ability to pay for some of these desired changes would be difficult. Building the community was said to involve both the quality of place and of the citizens of Wells.

Recommendation:

A large part of being a successful community is the ability of the citizens to help themselves. The citizens of Wells have demonstrated this ability with their initial response to the earthquake in February 2008 but they are now seeking long-term abilities to move the community forward. Capacity development is a very broad process that includes the abilities of individuals, institutions and society as a whole to perform functions, solve problems, set objectives and achieve these objectives in a sustainable manner. Simply, having the ability to do it, resources to do it and seeing it through to conclusion or next level. Some of the pieces to capacity building that were heard during the listening sessions included leadership, mentoring, civic organizations, youth involvement, transfer of community knowledge and access to capital wealth.

Resources:

University of Nevada-Reno Cooperative Extension, Carl Dahlen, State Leadership Specialist, 775-230-0075, dahlenc@UNCE.unr.edu

A statewide leadership training needs assessment was just completed through UNR Cooperative Extension. Contact information of other local leadership training programs in Nevada is available.

USDA Rural Development, Rural Economic Development Loan and Grant Program (REDLG), Herb Shedd, Business & Cooperative Programs Director, 775-887-1222 x19

The REDLG program provides funding to rural projects through local utility organizations, such as Wells Rural Electric. Under the program, USDA provides zero interest loans to local utilities which they, in turn, pass through to local businesses for projects that will create and retain employment in rural areas. The ultimate recipients repay the lending utility directly.

Community Foundation of Western Nevada, Reno, Community Foundation Affiliate Program, Chris Askin, Executive Director, 775-333-5499.

An affiliate community foundation program is a tax-exempt public charity created by and for the people in a local area through a working relationship with an existing Community Foundation. Community Foundations help individuals, families, and businesses establish charitable funds which are then used to contribute a variety of community needs or projects. More can be learned at

www.wealthtransfernevada.com

Reno-Sparks Chamber of Commerce, Leadership Reno Sparks Adult Program and Leadership Reno Sparks Youth Program, Nancy Pulliam, 775-337-3057.

This chamber of commerce runs a leadership program for adults and also for junior high school students from all of Washoe County.

Theme: Capacity Development: Ron Radil

Issues

Among the issues raised at the listening session was that of “Generational Transfer”. Generational transfer refers to both human and fiscal transfers. The transfer of wealth in rural communities is a major issue. Wealth has been created by one or more generations and due to economic opportunity and education opportunities, the descendants of the original wealth generators no longer live in the community. Upon passing of those still living in the community, their wealth will be transferred to other areas and the community will most likely not benefit from wealth generated within the community.

New leadership must be developed in any community to replace those who because of age or burn out, no longer can or want to serve in leadership positions in the public and private sectors. City officials are aware of this issue in Wells. Efforts must be made in both the private and public sectors to develop future leadership. These efforts must be made both in the City and the Tribe.

Recommendations

The public and private sectors in Wells need to explore leadership development with the Nevada Rural Development Council.

The citizens of Wells should explore the potential of developing a community foundation for the purposes of retaining wealth generated within Wells and the surrounding area. A community foundation could provide support for projects such as the community center, skate board park and other community development projects, thus leveraging public sector funds for such projects and stretching the City of Wells fiscal resources.

Resources

Nevada Rural Development Council

Nevada Commission on Economic Development

Theme: Capacity Development: Clint Koble

Issues

The major capacity development issues raised during the community assessment centered on unity, volunteerism, youth engagement, pride, apathy, and accountability. Residents placed considerable value in these issues and in particular, their youth. Without changes the citizens felt the result would be even more “burnout” in the community affecting the ability of the community to change. In addition, residents felt the impacts touched many facets of the community as well as most of the residents.

Recommendations

One strong comment was the need for unity, cohesion, and participation by more residents, including the Hispanics and Wells Band. Improvements in communication and planning could help overcome those needs. An example we heard was two separate firework celebrations are held during 4th of July – one by the City of Wells and the other by the Tribe. By combining the resources of both entities a larger 4th of July celebration could be held, which could assist in uniting the two communities. Perhaps both the Tribe and the city could have ad-hoc members represented during Tribal and city meetings or send their meeting minutes to each other. There needs to be an entity or person that seeks a community calendar that is all inclusive.

Many comments concerned the youth, looking for ways to create and maintain interaction with seniors, local government, and community affairs. In return, some residents wanted to assist in recognizing youth involvement in the community. The students themselves even offered to get involved in programs to help seniors. Adults wanted students to get involved in community clean up and beautification. Representatives of the senior center and the school district could get together and design a program that benefits the seniors while rewarding students for community service. The city council could challenge the high school students to design a community service program that would enhance leadership and volunteerism by inviting an ‘ad-hoc’ representative to council meetings. The challenge could be for the students to pick their own project or to compete with the city council in designing a program.

The issue of volunteerism was at the core of these comments as many residents felt that most volunteers were the same people and were “burning out.” The lack of volunteers especially affected the Volunteer Fire Department and the EMT service. In a community with no hospital and no full-time paid fire department personnel, it is imperative that volunteers maintain these services or the community will suffer greatly. The community already feels the impact of no full-time doctor; without EMTs, the impact would be far greater. This has the potential to affect the appeal of the community, in particular retirees wanting some type of EMT or emergency medical staff within the community. Businesses and homeowners need to be reassured that their most valuable possession is well protected. As a recommendation, the community could make a concerted effort to publicize the need for more volunteers; most studies show that the number one reason that people don’t volunteer is that they weren’t asked. This may not be the case in Wells; however, until all citizens are summoned to duty, there may be potential volunteers not being solicited. There have been young families moving into Wells recently and their talents

may not yet be recognized. A welcome wagon or some type of welcoming committee has the potential to meet and assimilate new people into the community. An open house with the fire department and the EMTs can give the community more information about the opportunities to serve.

Other issues touched on pride, attitude, and accountability that affected pride within the community, attitudes towards change, and the motivation to make changes within the community. Leadership development programs could be of great benefit for all of these issues including volunteerism. Volunteerism has been phenomenal at times in Wells, especially in cases of emergency or tragedy; however, as some put it “after the emergencies are over everyone goes back to their own world.” Small rural communities need to be involved in their communities or possibly face the absence of services. By developing leadership skills and mentoring, more citizens may feel confident in “stepping up to the plate.” Leaders can also learn how to facilitate and implement change where necessary without threatening residents from their normal comfort zone.

There were comments reflecting the absence of service clubs such as the Lions Club and the Elks Club that once thrived in Wells. These are strong organizations that make positive impacts in their communities, particularly small communities. The role of the churches should be expanded in capacity development because they have access to the people and they also have competent, skilled leaders in charge. Together, the schools, service organizations, and churches could significantly impact the level of volunteerism. By getting more people involved, individual responsibilities may be reduced resulting in less burnout. The city council should continue to constantly recognize local volunteers and leaders. It should be noted that during the community assessment, the positive comments regarding the leadership of the City administrator and mayor were extremely high. The community cannot continue to rely upon these few positions to carry all the community issues.

Lastly, there were issues of lack of capital, resources etc. that are often inherent in small rural communities. Not having access to capital and resources often holds communities back. It may not be possible to raise all the capital and resources overnight, but small communities need to learn to raise and leverage resources and capital.

Many of these issues including leadership development, student engagement, and transfer of wealth can be addressed with a good HomeTown Competitiveness (HTC) program or a program similar to it. HTC addresses these three pillars along with entrepreneurship and it could help greatly strengthen the community.

Asset mapping or community inventory mapping could assist the community recognize more of its resources, especially individual inventory. The city and the community could use this to address what resources it has and how it can use them.

Recommendations

Community Development Block Grant program (CDBG): Nevada Commission on Economic Development, Des Craig, Director. (775) 687-4325. Des has information on HTC and other community development programs.

USDA Rural Development, Kay Vernatter, Community Development Director.
(775) 887-1222. Kay has programs on community development and leadership development.

University of Nevada Cooperative Extension. Consult the following Extension Educators
Dan Nelson, White Pine County Extension Office @ (775) 289-4459,
nelsond@unce.unr.edu

Steve Lewis, Douglas County Cooperative Extension; (775) 782-9960
lewisst@unce.unr.edu

Carl Dahlen, Douglas County Cooperative Extension; (775) 230-0075
dahlenc@unce.unr.edu

Marlene Rebori: Washoe County Cooperative Extension after January 5, 2009
(775) 784-4848. Adult and student leadership programs.

Nevada Association of Counties (NACO), 201 S. Roop Street, Carson City, NV, 89701
(775) 883-7863. Leadership development for counties employees.

Nevada Rural Development Council, Clint Koble, Executive Director, P.O. Box 3926,
Carson City, NV, 89702. (775) 546-3198; nrdc@gbis.com
leadership development programs

Rural Community Assistance Corporation: Eileen Piekarz, Executive Director,
401 Ryland Street, Reno, NV, 89502. (775) 323-8882. epiekarz@rcac.org
Leadership programs.

Elko County Economic Development Authority: Stacey Sawyer, Community
Development Coordinator, 723 Railroad Street, Elko, NV, 89801. (775) 738-2100
Stacey@eceda.com
Community Outreach Programs

Theme: Infrastructure: Des Craig

Issues

Infrastructure can cover a great many aspects of community development. The challenges under this heading include:

- the need for better overall infrastructural planning;
- improvements to the streets, curbs and gutters throughout Wells, especially in the business areas;
- a lack of public transportation, and the need to further develop the airport;
- improved infrastructure at the City entrances to attract visitors, and improved aesthetics in general throughout the City including trees and shrubs and (train) noise reduction ;
- the need for a new City Hall and Public Works facility;
- improved waste removal and disposal, including recycling facilities;
- better access to recreational areas, and more public walking trails;
- more development of alternative energy projects – in particular geothermal and wind; development of a natural gas line to the City.

It was felt that if some or all of these issues could be tackled and improved, more visitors and businesses would come to the City, and overall the community would be more attractive and accommodating.

Recommendations

Community master planning is a necessary and vital tool to ensure orderly, cost efficient growth. If the city doesn't have an up-to-date master plan, this is highly recommended. Such a plan would look at all the present and future infrastructural needs of the community, rank them in terms of priority and make suggestions on implementation. In this connection, a local suggestion, made during the community assessment, was the establishment of a utilities board that would help coordinate this planning endeavor, especially in the area of utilities.

The idea of beautification and improving aesthetics in the city are dealt with elsewhere but improving infrastructure throughout the city can and will contribute to these objectives.

A great many voices expressed the need to clean up the city, however, in counterpoint it was noted that there are presently no or inadequate facilities to dump waste. A land fill or system of removing yard, domestic and industrial waste needs to be given some priority.

Laying a natural gas pipeline to the city would greatly enhance the city's attractiveness to businesses, and one area of business potential and infrastructural development that should be explored urgently is the development of alternative energy, especially geothermal.

An incentives program may be useful to attract businesses and to encourage growth from within, and assuming businesses do locate and develop, city ordinances could be put in place to have these private sector initiatives contribute to meaningful infrastructural development and maintenance.

Downtown revitalization is necessary and infrastructural planning and developments are vital components of defining and developing a downtown area of the City.

Resources

There are at least 11 small incorporated cities in rural Nevada. Some may have master plans and a survey of these would be useful in charting the way forward for a City of Wells Master Plan.

White Pine County recently received a grant to update their Land Use Plan. Contact Karen Rajala, White Pine County Economic Diversification Council, Ely, NV, Tel. 1-775-289-3065.

The Nevada League of Cities and Municipalities may also be able to assist regarding urban planning processes. Contact David Fraser, Carson City, Tel. 1-775-882-2813

City of Ely for information on a Utilities Board. Contact Jim Alworth, Clerk/Treasurer, Tel. 1-775-289-2430

USDA-RD: for assistance with infrastructural planning and projects, especially water, wastewater, storm drain and solid waste, natural gas. Contact Kay Vernatter, Carson City, Tel. 1-775-887-1222

State and Small Cities CDBG Program: for assistance with infrastructural planning and projects, including streets, curbs, gutters etc. Contact Des Craig, Carson City, Tel. 1-775-687-1812

NDEP: for assistance with water and wastewater projects and handling waste in general. Contact Adele Basham, Carson City, Tel. 1-775-687-9488

Nevada Department of Transportation (NDOT), for information on grant financing for street improvements etc. Contact Carson City, Tel. 1-775-888-7000; Kevin Lee, Elko, Tel. 1-775-777-2700

Nevada State Office of Energy: Renewable Energy & Energy Conservation Task Force:
<http://energy.state.nv.us/taskforce/default.htm> and www.nevadarenewables.org

Senator H. Reid for assistance in promoting rural alternative energy initiatives:
<http://reid.senate.gov>; Carson City, Tel. 1-775-882-7343; Washington, DC, Tel. 1-202-224-3542; Toll Free for Nevadans: 1-866-SEN-REID (736-7343)

Public Utilities Commission of Nevada:
<http://pucweb1.state.nv.us/pucn/PUCHome.aspx?AspxAutoDetectCookieSupport=1>

Main Street Program information. Contact Joe Locurto, NCED, Carson City, Tel. 1-775-687-4325

Information on Public Transportation development: American Public Transportation Association: http://www.apta.com/media/releases/2004_poll.cfm

Theme: Infrastructure: Kay Vernatter

Issues

Infrastructure which includes roads, sidewalks, curbs/gutters, water and wastewater is a key component for the orderly development of a community and economic viability.

Recommendations

Several programs exist from State and Federal sources which offer financial assistance through loan and grant programs for infrastructure improvements. Rail service may be more difficult, however in researching other communities that have obtained rail spurs. Typically this is done in cooperation with the Federal Department of Transportation, therefore the suggestion is made to work with the local economic development district, EDA, and NDOT: (see attached listing for full details and contact information)

Resources

State of Nevada, Commission on Economic Development (Water, Wastewater, Solid Waste, Sidewalks, Curbs, Gutters), Community Development Block Grant Program - Des Craig

State of Nevada, Department of Environmental Programs, State Revolving Loan Programs (Water and Wastewater), Adele Basham & Morris Konowitz

State AB-198 Grant Program (Water Only), Michelle Stamates

USDA Rural Development (Roads, Sidewalks, Curbs, Gutters, Water, Wastewater, Solid Waste)
Kay Vernatter

Economic Development Administration – EDA (Roads, Sidewalks, Curbs, Gutters, Water, Wastewater, Solid Waste, Rail)
Richard Trembley

Western Nevada Development District (Roads, Sidewalks, Curbs, Gutters, Water, Wastewater, Solid Waste, Rail), Ron Radil

Nevada Department of Transportation, Sandy Stanio, Manager, Local Government Programs
901 So Stewart St. Suite 4001, Carson City, NV
(775) 888-7122; sstanio@dot.state.nv.us

Tracy Larkin-Thomason, Nevada Department of Transportation, Assistant Director – Planning
1263 South Stewart Street, Carson City, NV. 775-888-7240; tlarkin@dot.state.nv.us

Theme: Infrastructure/Capital Facilities: Ron Radil

Issues

Every local government in the United States faces infrastructure issues. Some infrastructure issues in Wells are exacerbated by the recent earth quake.

The swimming pool and community/recreation center were mentioned by a vast majority of the listening session participants as being two critical capital facilities needs in Wells.

Issues related to capital facilities include:

- Prioritization of those capital facilities needed in the short term and those capital facilities needed over the long term.
- Location of the prioritized capital facilities
- Funding the construction of the capital facilities.
- Operation and maintenance of the capital facilities.
- Replacement plans for current capital facilities.

Recommendation

The swimming pool is the critical capital facility needing to be constructed in Wells.

A major asset is the existing public park system in Wells. The layout of the municipal park reminds this writer of the National Mall in Washington, DC. The concept is much the same. The swimming pool is a major anchor of the park. The swimming pool needs to be reconstructed at the present site, thus maintaining the integrity of the existing park as an asset. The other recommendation would be the design for the new swimming pool (necessary to replace the existing pool severely damaged in the February 2008 earthquake) to be an out door pool, with the design necessary to provide for eventual enclosure of the pool at a later date.

Efforts have already begun to revitalize the El Rancho Hotel into a community center. Pending further evaluation of earth quake damage to the structure, efforts should be pursued to renovate the El Rancho into a community center.

Re-construction of the swimming pool and renovation of the El Rancho into a community center provides the anchors to each end of the national mall-like municipal park. These are two existing assets that need to be built upon for future community development in Wells.

A short term capital facility that can be implemented rapidly is the skate board park. The design of the skate board park is in city hall. The design was completed by a student at Wells High School, an example of talent within the area that can be utilized to meet a variety of community needs. Each community has the ability to build from within, if those talented persons can be discovered and brought forth to work on such projects.

Resources

USDA Community Facilities Program

Land and Water Conservation Fund (very limited resource)

City of Wells

Local fiscal resources derived from donations/community foundation

Skate Board Park – Don Orendorf, Parks & Recreation Director, Mineral County, Nevada

Theme: Housing: Kay Vernatter

Issues

The City of Wells has taken many steps to encourage residential and multi-family development in the City, including a City owned subdivision. It was expressed during the listening sessions that housing options continue to be a concern for the community, especially with the potential business and mining growth in the area. The creation and retention of homeownership in the community is important for City revenues (tax base) and local business owners (maintain and increase local sales and employee base.)

Recommendations

The City of Wells can consider entering into an agreement with the newly formed statewide land trust through the Nevada Rural Housing Authority. How a land trust works is available land is acquired by the land trust, who will then retain ownership of the land upon which a home is built. Individuals purchase the home, but not the land. This enables an ownership opportunity at a reduced cost, and the homeowner is able to have an equity gain. When the home is sold the equity is divided between the homeowner and the land trust organization. This can be a stepping stone for first time buyers or individuals who need affordable housing options, and helps local communities retain local workers in the community.

Another option is the development of multi-family or single family units utilizing the Rural Development 538 Guaranteed Rural Rental program. Under this program a developer owns and manages the units and rents out the units. There is a possibility if single family units are built these units can also be sold after a long term rental term.

With the ever tightening home mortgage market and current lending environment, the city can consider sponsoring quarterly “homeownership fairs.” Invite to the community on a quarterly basis local lenders, state and federal mortgage lenders, mortgage brokers, real estate agents and down payment assistance providers. Many first time homebuyers are unaware of whom to contact to assist them through the homeownership process, and therefore don’t explore homeownership opportunities. The fairs allow local potential residents to discuss with mortgage lenders the requirements of homeownership, what loan products and down payment assistance products that are available, as well as run “pre-qualification” scenarios to assist potential homeowners determine the amount of loan they may qualify for, stumbling blocks to homeownership and how to remove the stumbling blocks. The events should be held to obtain maximum community participation. Evenings or weekends are two suggested time options or in conjunction with major community events. Having the city sponsoring the events will reinforce to the community the city’s commitment to available housing as a component to community development.

Resources

Contact information for Land Trusts:

Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701
Phone 775-887-1795; info@nvrural.org

Contact Information for the Guaranteed Rural Rental program:

Bill Brewer, Rural Housing Program Director, USDA Rural Development
1390 South Curry Street, Carson City, NV 89706. 775-887-1222 ext 16
William.Brewer@nv.usda.gov

Contact information on homeownership fairs, pre-qualification workshops etc:

Nevada Rural Housing Authority, 3695 Desatoya Drive, Carson City, Nevada 89701
Phone 775-887-1795; info@nvrural.org

Bill Brewer, Rural Housing Program Director, USDA Rural Development
1390 South Curry Street, Carson City, NV 89706. 775-887-1222 ext 16
William.Brewer@nv.usda.gov

Ferrel Hansen, Executive Director, Rural Nevada Development Corporation
1320 East Aultman Street, Ely, NV 89301. 775-289-8519; www.rndcnv.org

Nevada Housing Division, 1535 Old Hot Springs Road #50, Carson City, NV 89706
775-687-2040

For more information regarding the Housing Division's Single Family (First Time Homebuyer Program): contact Betty Roark at broark@nvhousing.state.nv.us or Cathy Ewing at lvloans@nvhousing.state.nv.us

Theme: Housing: Des Craig

Issues

A number of concerns were raised regarding housing in Wells, namely, inadequate supply of housing, not enough affordable housing, inadequate rental housing, businesses are discouraged from relocating to Wells because of inadequate supply of housing stock, and some hotels are being used as long term residences.

Recommendations

It would seem appropriate for the city to carry out an in-depth housing needs assessment to determine the current and future needs for all types of housing in Wells. This study should also analyze the existing stock of available housing and comment on its quality. This assessment will help guide what action is needed to properly address the challenges listed above.

The land trust concept should be researched to see if it might be applicable in Wells. This is a concept that helps keep single family homes affordable. Prices are kept down by not selling the land under the homes. It is leased to the house owner but not sold thereby keeping the price and value of the property at affordable levels.

In order for the land trust concept to work there has to be a land owner willing to develop the land with housing and sell the houses as mentioned above. This could be the city, a private developer or a non profit organization. The city already has experience in developing housing on city-owned property, something that could be expanded in the interests of increasing the affordable housing stock.

While we are not familiar with the city permitting process, there may be some room for this to be modified to encourage more developers to develop housing projects in Wells. Additionally, businesses that are interested in moving to or expanding in Wells and need housing for their employees could be encouraged – through a variety of incentives - to build the required homes and rent or sell them to their employees. Such incentives might include subsidized land prices, co-operative ventures with the city, tax breaks etc.

A number of senior residents explained that special purpose housing for seniors was lacking in Wells. If special-purpose assisted-living developers and managers could be encouraged to come to Wells, this need could be resolved. Churches may also be interested in investing in assisted-living facilities for senior citizens. The above-mentioned housing needs assessment would help clarify the extent of this particular problem.

Resources

A number of organizations have resources and can provide guidance on housing and in particular affordable housing, for example:

USDA-RD: for assistance with housing projects: Contact Bill Brewer, Carson City, Tel. 1-775-887-1222

Nevada Housing Division (NHD): for information on HOME funds, State Trust Funds, Down payment Assistance Programs etc. Contact Debbie Parra, Carson City, Tel. 1-775-687-2041

Rural Nevada Development Corporation (RNDC): for information on housing finance, weatherization, rehabilitation etc. Contact Ferrel Hansen, Ely, Tel. 1-775-289-8519

Nevada Rural Housing Authority: for information on land trusts and housing finance. Contact Garry Longaker or Lynn Gondorcin, Tel. 1-775-887-1795

Humboldt Development Authority, Workforce Housing Committee: for information on the 2008 Humboldt Housing Needs Assessment, contact Bill Sims or Catherine Cole Ferandelli, Tel. 1-775-623-6300

US Department of Housing and Urban Development (HUD): on affordable communities visit: <http://www.hud.gov/initiatives/affordablecom.cfm>

For an example of a community that has struggled with and overcome affordable housing issues visit: <http://www.jpndc.org/housing/#p11>

The Builders Association of Northern Nevada: for information on possible developers and house builders: <http://www.thebuilders.com/html/committee.html>

What Was Said At The Listening Sessions

First of all, the Resource Team would like to congratulate the community of Wells for getting so engaged in the community assessment. It was an outstanding achievement to receive 1266 comments from the citizens of Wells.

Community Development:

Image of being a “crappy town”; Need to change mindset of our image
People don’t pick up litter; garbage; looks crappy to visitors
burden financially to travel to Elko; image of Wells
Litter, lack of pride for homes and in city
clean up homes; Wells looks like it’s drying up; need a lot of work to be done in this town;
Cut down weeds
Need volunteers for fire department
Newcomer – finding help in this town; resources to repair things in stores (people who are qualified)
Some parts of the town are ugly but some are pretty
Abandoned property; weeds – afraid they’ll catch on fire; don’t care
Abandoned property; weeds – afraid they’ll catch on fire; don’t care
Community looks bad
City property and private property filthy dirty; town doesn’t have a clean image
Need to fix downtown
Need to clean up our city
Stop the vandalism
Stop the vandalism
restoration of downtown is impossible; El Rancho restoration fine but get eyesore across the street out
Jolene has been working her tail off to improve image but spraying only helps some; it’s a PR issue
Concerned with safety of downtown area; worried that our fuse will burn out before we can do something productive
We’re our own worst enemy – we have the tools, merchandise; as a community, we haven’t done it; we’re not working for ourselves
Looks like a sad little town; people don’t care about what it looks like and represents
Our leadership is good but youth and young people need to participate to breathe life into the community
No generation behind us; no one coming to chamber that wants to learn about the chamber, city council meetings; need more civic engagement
If want younger people involved, we need to do something that will interest them
Out of town owners; a lot; they pull money out of town and don’t provide leadership we could expect from them on local levels
Same. Also, we’re exporting our young people. Of our graduating class of 24, we have only 2 here.
Lions Club, civic improvement Corporation used to be involved, but we miss them; lost them;
Elks Club was one
Appearance; first-hand; it’s negative; the signs are good but the buildings are unacceptable; damage is not related to earthquake; town appears less than desirable; this is a challenge for new business coming to bring in their families

Same; appearance; signs that are broken; weeds; zoning – people promise to clean but don't. there is no recourse; this is no heart of the city; no focus; nothing makes someone even want to stop
When I came back to Wells, after leaving, it wasn't the home that I left; attitudes of the public are deep seated; hard to find the motivation to change; the challenge is to draw the public out
It's not hoppin anymore. The freeway affected everyone when it was built; the town looked much better then; it looks like a dump now

Heart for the community; even if people wanted to come to town, few places to go; remaining ones have been left in disrepair; a lot of buildings haven't been kept up; the people move out of town and don't keep them up; owners don't live here; curtains flapping out of broken windows; looks like a ghost town

It's the abandoned look; weed control

When I first came to Wells and saw the town I said "What have I gotten myself into"

Town needs a face lift

Cleanup after the earthquake for the downtown center

Native American community – needs to be more involvement with the community down here; would be nice to have cohesion

Low economic base; cleanliness; don't feel like you want to go farther into town

Lack of community pride; would like to have more people proud; lack of cohesiveness; how do you energize? "time to get over the earthquake and get going"

Setting goals that are compatible with what the community wants; being able to communicate with the public; we want to be in touch with the public

Small which can be good but that is also a challenge; need to bring citizens together

Getting our young people to see opportunities here

Unity theme is important; "we need to be able to bring out the best in our community without a tragedy"; be more pro-active

When potential buyers come in, want to see all areas of the cities and its an

Clean up the community; weeds, don't care

We had a hospitality person in Wells but she is no longer here; lost a major person who met and greeted

If people aren't outgoing, no person to meet and greet; may not feel part of our community

Hard for newcomers to break into inner circle and feel accepted in first 2-3 years; support group or committee that welcomes people to town

Easiest way to get in is to have kids because you're there for the sports activities; meet people by going to games

"Don't sit there. That's my chair." You never sit at a senior center until everyone sits.

Senior center may be easier way to meet people because there is a social center; if no kids, no easy way to meet people

Other retirees who don't go to senior center – these people may fall into cracks

We're a little redneck. We assume people know what we are; don't take enough time to explain relocation guide; when ranch folks or even businesses move to the city, they don't realize the deposits are needed; city staff need to be educated on the attributes of the city, customer service

Parents will volunteer but older segment who don't have kids could fit in with city; the same people are volunteering; burnout with volunteerism; we need to limit

School our realtors more, give them more resources to educate new clients on the community

Apathy – we depend on volunteers, burnout; money always a problem; would like to see more jobs created; more business activity

Cleanliness

Ditto, definitely cleanliness, especially from four-way into town; absentee owners don't care;

they don't see it so don't take care of it "some people mow their lawns and find a car"

First impression

Separation between Indian and other culture; in sports and go to junior high and high school, integrate back into their groups

Although earthquake devastating, in the days afterwards, they got together and helped the community – there was a sense of volunteerism

Need to get back to the family – lack of family

Harness community for churches

Government needs to rely on the churches to help with projects (it's worked in distributing dollars after the earthquake)

Appearance of town

Clean up town; expand infrastructure

Appearance is an issue

Appearance is an issue

appearance; change mindset of community

When we try to get people to come to Wells, they say there is nothing here; small town is a big challenge because there is nothing here

Clean up

Better communication with law enforcement – cleaning up downtown

Area needs beautification which will attract new business and residents

Cleaning up of town – removing junk cars, and debris from streets and residents' front yards

Clean up of town overall

Vacant business buildings

Clean-up of front street

Grass around apartments

Downtown cleanup (front street)

Cosmetic side of town

Community appearance

Lack of finances

Beautification of the city i.e. old buildings restored

Enforcement of abandoned/unmaintained lots

More natural growth

Wishing well in 4-way intersection

Connect the school and the community

Community self-sufficiency/independence

No interaction with interested community members in resolving emergency situations like earthquake

Weed clean-up

Something people want to see

Sponsors for town projects

Within 2 years, would like to see a city master plan that we can all work toward

Library, post office – locate downtown; will make people come downtown

Library, post office – locate downtown; will make people come downtown

New city hall would define how City sees itself; Front Street would be good location;

Right away – ordinances regarding blighted structures, junk vehicles, begin to enforce

Clean up

Downtown beautification

Clean up trash; pride in our community; ordinance

Rebuild downtown, advertise it

Invite Hispanics to participate

Computer classes

Need volunteers for fire department and EMT; current ones are burned out

Would like to see more communication between colony; better government relations between colony and community; need to work out jurisdiction issues

Be better prepared for next disaster – water, food, other resources

Slow steady growth but redneck yards need to be cleaned up

Have people take pride in the community, get things cleaned up

Mentoring smaller kids; I'll see little kids riding bikes with no supervision

Agree with senior centers; start a program where we visit our seniors; they would appreciate it because their families would appreciate it

Still need community service

Elderly community services would be; something with senior center; do things for them around the house

Plant flowers and trees; cleaning up community

If groups got together, even picking up trash

About ½ would participate in community service activities – coat drive. Anyone interested?

Stop holding out your hands; people who work hard are doing good; other people just want handouts

Clean up image

Get the kids busy cleaning up

Bigger senior center; this one is managed well but it could grow

Parents more interested in their kids

Beautification; life

Beautification; weeds not enticing

Exchange of knowledge between our citizens in our community so we can improve our community ourselves

Short – complete some of the projects we've started – streets; priority projects including aesthetics; it's been 4 years since we've focused on park; for the new leadership to have a plan in place; get our younger folks involved in city government, though not involved on a day to day basis

Something there to inform youth on how to get involved, more about this job, something to give back

After school tutoring program

After-school program similar to programs in Idaho, i.e. learning about nature; gym; help with homework

We would like to have kids, but we don't know what we would do with them because there is no child care for our income bracket

Tutoring would be good service

Would like to see young adults get more involved with the functions of government that makes the changes in your community

Why isn't there an Ag group?

You can't resolve problems with the same consciousness from where they were created; don't want to put systems in place that we won't be successful

Set attainable goals

Involve young people

Feel isolated from school system; would like to be more involved with them; more of open door access

to school system

Students don't see opportunities in our real community jobs

True craftsmen skills are being lost; need mentoring

Clean it up; our opportunities are out there

It's out there; no one else is going to make it happen

Plan to clean up, would enhance community pride and involvement; if get kids involved, would take better care of it

Wells is Wells because of our water; would like to see Wishing Well; collect; Wishing Wells as planters around town – simple; we have a nursery that could sell the plants – businesses could co-sponsor and help maintain

We need to be able to rebuild our town and not feel sorry for ourselves; have it be the way it was before, if not better

Separation with Indian colony; it seems that everyone has own territory, Hispanics, including businesses – would like to see it more blended, with everyone participating

Resource center depends on grants to stay open, which depends on grants; economy is worrisome our typical funding sources may not be dependable,

Foundation for Resource Center

Front Street is a good place to distribute grants

Volunteering opportunities – need to use

Don't give up on plan for what will be good for the community

Activity in Independent Valley

Sad looking; weeds; needs to be cleaned up

Community needs to be cleaned up – there is dumping, garbage; lack of transport

Negative attitudes toward community

this town is filthy; people who have property in town don't care

Too much trash around (litter)

Get tougher with absentee landlords

Need to attract attention to Wells; build homes; clean up homes; hotels need to be addressed;

Wells looks like it's drying up; need a lot of work to be done in this town; cut down weeds

People feel like they are being harassed to take care of their property; how do we instill pride?

Live in county but this is my town; it's trashy; houses are privately owned and we can't take them down but there is a good deal of vandalism – take down old abandoned houses; someone trashed the pavilion “pull their thumbnails out”

We need dedicated people to volunteer

Agree with everything; newcomer – see a lack of pride; some areas of town look bad

Getting volunteers to help; no one shows up

People volunteer and work themselves to death. People who complain and do nothing

People volunteer and work themselves to death. People who complain and do nothing

Clean bathrooms

Service to help seniors

Don't throw trash on ground; we need to clean up, during earth week

Stricter littering fines but no one gets charged for that

We need to take some time to clean up our community

Beautification (flowers, yards)

Ordinances – clean up houses, yards

Dog ordinances should be enforced

Improvements in how the city looks; more buildings; fresh face

“If you look like a duck and quack like a duck, you’re probably a duck.” We look less than desirable so we may attract undesirables

Volunteers burn out

Interested in children of Wells; 1/3 of children are failing; could we get retired people to help with children?

No one is willing to get involved and try and help make things change and be better – people expect everything to be done for them

Cleaner look; people take care of their yards

More trees; something to attract people off the highway

clean up the community (put pressure on deadbeats, especially nonresidents)

Very few volunteer opportunities for kids if they aren’t looking for them; no suggestions

Cleaning up front Street. Make a Recreation center there for the kids.

More projects to assist the elderly – senior center

Clean-up day would help encourage garbage pickup. Didn’t know who to give garbage to when I volunteered on Earth Day

Since it’s our theme, something for community to get involved in agricultural activities; fix up rodeo facility/grounds

Downtown beautification

Find some way to motivate kids to be more involved in community

Facades downtown

Clean up eyesores; make more appealing; would like to see it be a showcase community

Continue with these ideas and need to energize community

Community needs to rally and let’s clean it up! We need a community clean up day! From “The Farm”

Cleanliness

After the earthquake, people went back into their holes

Recreation:

Nothing for teenagers to do, get in trouble
Nothing for teenagers to do, get in trouble
Nothing for teenagers to do, get in trouble
Not enough for kids to do; need swimming pool, something to do in winter
Not enough for kids to do; need swimming pool, something to do in winter
Not enough for kids to do; need swimming pool, something to do in winter
At high school lots of sports, but not enough for younger kids
Not enough opportunities, other than sports
Not enough opportunities, other than sports, but realize funding is difficult
Lack of things to do not being addressed
Plenty to do in for kids in summer but not in winter
Need more to do than wander around town
Few adult athletic programs
Communication, lack of stuff to do. No pool. Need skate park.
Need more for kids; they have to go to Elko
No place for meetings, dances, parties, gatherings
Nothing for children to do
Limited childcare facilities; need more for kids; no swimming pool
Kids get in trouble because nothing to do
Not enough summer programs for kids
Not a lot to do as a young person
Not a lot of activities for kids
No swimming pool; an indoor one would be nice
No swimming pool; an indoor one would be nice
Not enough for youth to do
Not enough for youth to do
Not enough for youth to do
Availability of things to do for youth
Something for young people – need a swimming pool (extracurricular activities)
Need more for youth, people to take pride in our community, keep clean
Need extracurricular activities for kids
Programs for the youth
Ditto on youth activities; not all kids into skateboards and golf
Need more stuff for kids to do
Nothing to do (very difficult to get away from this theme)
Nothing here
No activities to do (agree everyone)
Nothing we're allowed to do
Need a place where kids can hang out so kids don't get into drugs

Need a place to go and do other things

It's boring, nothing to do

Need our pool back

Not a lot of facilities at school – skate park, wrestling

Not a lot of facilities at school – skate park, wrestling

It's boring, nothing to do

Need our pool back

Nothing to do here

Nothing to do here

Need swim pool and skate park

Need swim pool and skate park

Need a pool, skate park

Need a bowling alley

No organized soccer

Need bowling alley

Need bowling alley

Need a spa for the girls

Need a theme park

Boxing ring

Need more activities

Need a ski resort

Need a boxing ring

Boxing ring

Need indoor swimming pool

Need a boxing ring

Need a mall and ski resort

Kids don't have anything to do; need swimming pool, indoor, so that seniors could go swim while kids are in school; kids need a game room, place to go

Lack of swimming pool rebuilt

Lack of swimming pool rebuilt

Children – need something to do or get into trouble

City government and schools work together to get indoor pool, some complex have a health center; no exercise place

Movie center

Need a Community center

No community center; old El Rancho was really great, a place for functions

Need a Community center

No community center; old El Rancho was really great, a place for functions

Kids have nothing to do; not much that is family oriented; this creates challenges

Activities for young children – lacking bowling activity for example

Activities for young children – lacking bowling activity for example

Nothing for youth to do – we use to have the pool, but not anymore

Problems because there is nothing to do

No social structure for organized sports for young adults

Recreational sports for our young people are not local until they get into high school. You have to go to Elko for sports

Difficult when sports are not located in Wells

Lack of Day Care make it difficult to be involved in sport activities

Lack of Childcare – there is a waiting list for kids that really need day care

There are no marked trails and no one that helps you in getting into outdoor recreation activities

Difficult to host sport activities here because of location of fields and having to put up orange fencing

We have multiple activities we want kids to be involved in, but we don't have the facilities for them to practice in

We have a lot of places such as video rental in the bars so you have underage people having to go into bars

There are no activities for kids – not a whole lot of stuff for kids to do

There are funds out there like the Tony Hawk foundation to put in a skate park

Need more social activities

Not enough stuff for younger generation to do

Not enough stuff for younger generation to do

Youth development is important

Lack of a swimming pool

Lack of youth based recreational opportunities – arcade, pool, skate park

community cleanup, swimming pool

Community Center that will accommodate more; need more for the youth

Maintenance of current facilities – ice rink, tennis, golf course; getting people out to enjoy facilities that are already here; need to expand summer rec facilities

Not enough for kids to do without their parents; need a center where they can play pool, healthier environment

Agree; nothing for youth; nothing for adults to do – softball leagues, etc to keep adults interested

Getting people into this town; tourists don't come into this town; new employees – men (employees) like it but there is nothing for spouses to do outside of their homes

community center – need a gathering place, need to see improvements

Not enough recreational opportunities; idle hands; don't have access to areas; dirt bikes and ATVs

need a corridor to get into the foothill to give opportunity to get outside; need a center, gathering place – pool, ping pong, etc

Community center is a necessity, pool; need to define downtown

Things to do

No licensed infant child care; no activities for junior and high school; we're licensed from 2-12, do after school

Agree; need for services for young people when not in school, that age which is not baby sat; hard to balance day care costs – what is affordable where your kids benefit?

Sports is wonderful and a major part of the community and on the weekend but parents say they are too busy to come to church or want to spend the time with their families

Ditto; without the pool, there is no place to do activities on a week day because the weekends are for sports – people head out of town for sporting events or are too busy to attend church; sports are on the weekend

Student related – see a drug problem among students; too many children walking the streets at night,

after school

Drug problem and kids on the street, amount fluctuates

No bowling alley or place to hang out, congregate, be supervised

Nothing for children and adults to occupy their time fruitfully

Community center open to the public/all ages

Indoor Swimming Pool

Recreational Facilities – Bowling

Community garden.

Swimming pool

Swimming pool

Community center

More projects for young kids

No pool

Community swimming pool

Nothing for teenagers to do, get in trouble

Nothing for teenagers to do, get in trouble

Nothing for teenagers to do, get in trouble

Not enough for kids to do; need swimming pool, something to do in winter

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At high school lots of sports, but not enough for younger kids

Not enough opportunities, other than sports

Not enough opportunities, other than sports, but realize funding is difficult

Lack of things to do not being addressed

Plenty to do in for kids in summer but not in winter

Need more to do than wander around town

Few adult athletic programs

Communication, lack of stuff to do. No pool. Need skate park.

Need more for kids; they have to go to Elko

No place for meetings, dances, parties, gatherings

Nothing for children to do

Limited childcare facilities; need more for kids; no swimming pool

Kids get in trouble because nothing to do

Not enough summer programs for kids

Not a lot to do as a young person

Not a lot of activities for kids

Fix up historical district

Pool

Rec center

City pool

Recreation center

Fitness center

Basketball court
Indoor track
Multi-purpose room (dance, gymnastics, martial arts, music, etc.)
Indoor playground
Recreational facility
Restoration of the old theater
Community garden
Indoor recreational/exercise facility
Walking path
Nowhere for the kids to go
The pool
Somewhere the kids can hang besides the park that isn't going to cost parents
fix pool
Swimming pool
Could rally around recreation center or swimming pool
Recreation center for kids, meetings
Swimming pool was a huge asset – baby sitter and could be used year-round
Recreation center and pool (exercise, activity, socialization)
Recreation Center
Recreation center for people of all ages, not just kids; for families
Recreation center is an immediate need; city buildings need to be replaced
Recreation Center immediate need
Rec Center
Community center with health gym, swimming pool, snack shack where you could eat before, wedding receptions, play, talk – for all ages
Swimming pool
Adult recreational center, gym, a place to work out
swimming pool
clean-up, swimming pool, skate park, rec center
Pool and rec center
Pool and rec center
Pool and rec center
Pool and rec center
Pool and rec center
Would be opportunity to all get together and have fun
Pool, rec center
Youth center, skate park, in-door rodeo
Family oriented things; bike route/trail (93)
Skiing/boarding in mountains
Nicer track where we could walk
Skateboard park
Walking and exercise areas for families

Movie, bowling

Bigger park

Indoor swimming pool

Community center, place to have gatherings, parties

So we can host conventions, need a facility for meeting – social events, dances; could use old bricks

More community events in the park for everyone (barbeques, parades) to encourage community involvement

Bingo hall; what are protocols involved?

Open to joint activities with community – fireworks, Easter egg hunts, haunted house

Living museum; authentic museum – show lost arts during summer; could have indoor in the winter

Bowling alley, or place to hang out

Indoor swimming pool

More for kids

Recreation – fitness center, swimming pool

Bingo

Ideas for family; have community participate more

Bowling alleys, arcades

Auditorium, exercise, swimming pool, weights, in-doors, year-round

Community center, extra basketball court; need another gym

Indoor pool

Gathering place – parties

More to do for kids – bowling alley, theatre, swim pool (indoor)

Community center for get togethers, all ages, foster community

Bingo

Community center, gym

Community center (10 year plan)

More things to do

Community center

Community center

More done for kids

Need a cooler park

Need a boys and girls club

Skate park

Community a little bigger; still small but some things for us to do – swimming pool; paint ball arena; movie theatre;

basketball court

Events during 4th of July; liven up fireworks

Our foot ball field needs to be fixed; also track; it's muddy, has ruts; some people drive on it

About half would like to see a skate park

About 2/3 would like to see a swimming pool

Put old stuff in a museum; could be a tourist attraction

Need club where kids could dance and hang out

Could have a swim teacher
A place to hang out, not get in trouble; community center
Need a skate park
Swimming pool; skate park
Need a skate park
Need to fix swim pool
Need to fix swim pool
Need a basketball court too
Skate park
Need a city gym, fitness center
Need a city gym, fitness center
Need a better community center
Need a better track facility
Skate park and a pool in next two years
Skate park
More stuff to do
Skate parks, mall in the future
Pool, but make it larger and better... and warm
More activities – wrestling room but keep it small
swim pool and
Pool hall
Make a community center
Indoor pool, not outdoor pool
Kids' bar for candy, soda
High dive for pool
Skate park, pool
Place in winter to snowboard, ski, snowmobile
Movie theatre
Movie theatre and bowling alley
Outdoor facilities; reclaim extinct rail lines; turn into trail for walkers, joggers, bikers; paved path
(no cars)
Children having some place to go to enjoy themselves
Skate park
Recreation facility with other things – target practicing, bowling alley, health center, learning center;
things to steer kids and others
More outdoor trails
Need more for young kids; we had a skating rink
Pool for kids (many agree)
Something for kids to do
I want a skate park so we can see who is the best; lets fund scholarships to fund what we want kids to
be in this town (plumber)
Swimming pool for youth

Swimming pool

Skateboard park

Swimming pool; bus barn, city shop

Move toward more entertainment activities, especially at night

Need a community center for families

City has done tremendous jobs for ball fields and a park; nice golf course; earthquake destroyed pool; all my kids learned to swim there; summer jobs. Absolutely critical we have a pool; necessary by June #1 for short term is the pool; very important; also important for socialization for kids and adults; no central place to meet

Every year a hassle of use over gym – need a basketball court for all the users; gym facility;

Jackpot has a good one

Indoor walking path, especially considering number of retired people

Need organized sports for young adults

Short – community center or recreation center with indoor/outdoor pool

Short – recreation center with indoor gym and weight room would help us get in shape and stay busy

Short - Something to do for us instead of going to the bar to play pool, i.e. arcade, theatre, bowling

Short – recreation center with gym, handball, etc. that is open to the general population

Sports complex

Inside gym and pool – Wells has lots of wind and cold days and we need an indoor facility for those days

Recreation center with pool and bowling alley – a place where the community can come together – can utilize it for town meetings; have a theatre

Outdoor track at the school – would help us host track and field events

Have both summer and winter draws to get people such as Angle Lake, Snowmobile races, etc.

Pool hall would be great – where you can play pool, air hockey, arcade, so you don't have to sit in the bar

More activities for both adults and kids

Skate park

It would be nice to have a skate park for kids to go to

Would like to see the community grow with activities for adults such as a softball program

Bike trails

Recreation center; clean-up; draw tourists

Clean main street; pave streets; fix swim pool; park for skateboarders; things for kids that aren't athletic to do

Weight room; skateboard park; swim pool

rec center, skateboard park, somewhere for families, pool good idea

Something for people over 18; don't want to be around only kids

Utilize rec areas; reservoir for fishing

Not right for kids to be on streets

Theatre, bowling alley

More for kids and families

18 hole golf course.

Continued recreation indoor and outdoor

Pool table, ping pong tables could be in with pool

Community center all in one area; movie theatre; dances not always associated with schools;

water aerobics. All recreation could be located in one central area.

18 hole golf course.

Swimming pool – we missed it a lot this summer; a swimming pool brings people together

Swim pool; recreation center with gym and other – courts, track; work programs for youth through the government hat

that would teach them responsibility

Recreation/community center

Recreation center, bigger park or tennis, more recreation

Something for little kids, play area in winter

Rec center or community center; it is impossible to even host 50 people; not a room, other than the school; there could be a lot of small events that could be hosted

Self supporting community center that can be used for multiple functions

Pool, community center established, buy existing property, corridor to ride ATVs!

pool – we needed it yesterday; access corridor is necessary without highway patrol bothering them; develop another

need trail system restored; corridor from east to west for bike safety; swimming pool (indoor) and gym

Build on winter recreation; swimming pool; rec center (racquet ball courts, etc that all kinds of people would like to do for all ages 6 – 95

Rec center, Bishop band get finished – so can be enjoyed by fishermen

Rec center, put in fake façade; something for kids

Ice hockey, ice skating for kids in winter; headwaters of Humboldt we used to go the headwaters and sometimes we only got to use one foot”

Need a cooperative agreement with DOT keep to keep the road to Angel Lake open so we can have recreational opportunities available to everyone; won’t open until summer

Programs for youth, over 12; Tony Hawke Foundation grant for skate park (maybe spring)

Community center

Swimming pool

Area/auditorium for exercise, dance – a place to get healthy

Need a community center – bowling alley, pool, businesses in it

A community center; swimming pool was a major lot

Family center; community center; need a place where kids can go and not walk the streets to play pool, watch movies, sewing classes, that will enhance our resource center

Bike trail – would bring tourists in

Bike trail – would bring tourists in

Community center

Need a community center

Community center

Community center

Community center – YMCA

Community center

Civic community center – meeting rooms, recreation, gym

Civic community center – meeting rooms, recreation, gym

need a community center; put in the pool there; "We can baptize everyone there” for quincierras and other parties; on the religious side

We could do a community center inexpensively
Need some kind of a community center, in order to work together – to have a sense of belonging
Swim pool back in operation
Community center – pool, a place where kids can go and have recreation
Activities that involve children
Swim pool back in operation
Community center – pool, a place where kids can go and have recreation
Activities that involve children
rec center
No opportunities for kids
community center – need a gathering place, need to see improvements
More done for kids
Bigger town (many dittos)
Stay small but need more things to do
If grows, people will get into trouble
Need more activities
More opportunities for adults and young adults that don't involve alcohol
City government and schools work together to get indoor pool, some complex have a health center; no exercise place
Lack of stuff for grades 5-9th grades

Tourism:

Wells is not attractive to visitors

Get travelers off the interstates but need facilities; camping opportunities

The November Holiday Craft Fair is proof positive that Wells can draw folks from outside the community

To assist the community in valuing their youth and thus enhancing generational transfer, how about 40 developmental assets through search institute.

Something to attract and hold more people here; maybe another park closer to the freeway

Decorate four corners area; a couple of picnic spots,

We're a gas stop place; we need to be more

Snowmobiling, cross-country skiing opportunities – develop attractions

Location destination – we need to brand ourselves

Word out to the public that we have facilities, opportunities – come and discover us!

Recreational event – race to the angel people from around the nation come here – we could have something similar in the winter time, just like the car show

Need a chamber of commerce;

Need to figure out accommodations factor – eat and stay; one place – four-way – it's a bottleneck when everyone goes to eat; restaurants

Promote winter activities better – we have the perfect environment

A resort destination, could stay without having to leave the area

We're the last of the wild wild west; could be a mini Jackson hole;

Ski resort; resort areas; corridors old trees, picturesque town with pretty lighting; lets landscape I80;

I want to get off there

Recreate Wells! Pond, park, bring people off the road; nicest areas; stage the dream

Angel Lake race – we need to promote people come here to do the race

We have recreation opportunities that could be expanded

Angel Lake – keeping it open; expansion of additional recreational areas

Recreation – ATV park; would attract tourists

Angel Lake – keeping it open; expansion of additional recreational areas

Recreation – ATV park; would attract tourists

Investment along I80 corridor – hotels, casinos

When freeway came, it went past our town;

Not many attractions to get people off the freeway

Bishop Creek Reservoir – get it developed finally

Welcome staffed center at gateways; Wells 101

Welcome center closer to four-way. Welcome center doesn't work downtown; don't catch drive-thru

How about signs off - freeway to get people to stop here in Wells?

Traffic passing doesn't stop

Perception of Wells is negative. They think why are we here?

Need to attract attention to Wells

Hotels need to be addressed

Cleanliness; don't feel like you want to go farther into town

Something at our gateways (40 and Humboldt) that better advertises/greets

We're a gas stop place; we need to be more

Low economic base; cleanliness; don't feel like you want to go farther into town

Bigger hotels with pools so more people come

Two major exits 93 and 40 – nothing to attract you off the freeway

Celebrity times – famous names of people with last name Wells, HG Wells, etc. (singers, actresses, etc.)

and also sponsors - would be a type of photo opportunity;

people will get off the road to see something different

Health and Wellness:

No pharmacy, limited medical service; no eye doctor; must commute
Health care is expensive, everywhere
No pharmacy. People leave the area for that and buy other things
We may lose our doctor because people have to leave for pharmacy anyway
No pharmacy
Doctor works just part time
Must make trip to medical specialists, dentist outside the area. These services are necessary
No pharmacy; have to drive
No pharmacy; have to drive
Need another doctor
Need another doctor
Need a vet
We don't have a doctor here; no one to help with serious problems
Agree with medical care
No pharmacy; no transportation
No pharmacy; no nice restaurant that's not part of a casino
no pharmacy;
Doctors only here twice weekly
No pharmacy (nearly all)
Seniors need pharmacy
Seniors need pharmacy
Pharmacy and doctor; Dr. Smith getting older
Pharmacy and doctor; Dr. Smith getting older
Lack of medical help
Lack of medical help
Dr. is getting older and will be retiring – we will lack a doctor and now we also lack a pharmacy
Ambulance service and need volunteer service desperately
No pharmacy
No pharmacy
Pharmacy, medicine.
Pharmacy, medicine.
Serious drug and alcohol problems
Need a doctor's office open 5 days/week; it's costly to go to Elko; probably have to go to emergency
because can't get in there either; costly to go to Elko; no pharmacy
Elderly community – need a pharmacy
Transportation to medical
appointments
Pharmacy
Pharmacy
No pharmacy

Doctor (for Medicare) and medical patients

Local pharmacy

Full-time doctor

Pharmacy

Full-service drugstore

A doctor and a pharmacy with a pharmacist

Pharmacy

Bring in new pharmacy and CLINIC we can afford

Better USDA food level

Pharmacy

Need a new ambulance

Pharmacy

No more pharmacy; need more than a part-time doctor

After hour medical/urgent

care

2nd doctor that will accept Medicare and

Medicaid

Pharmacy (everyone)

Full time clinic

Pharmacy

ambulance

More medical facilities – a dentist; family practice doctor

Need community support; get citizens involved with ambulance service.

Need community support; get citizens involved with ambulance service.

Will be needing another doctor; pharmacy

Self sustaining ambulance force (take a lesson from Carlin)

Full time doctor, pharmacy

Volunteer list for ambulance service; younger people are needed so the few volunteers aren't burdened so much

Approach businesses to help recruit (ambulance) volunteers, be receptive to flex schedules

Medical; need another pharmacy

Health care

Businesses have to make a profit but we do need emergency care services

Medical; need another pharmacy

Health care

Businesses have to make a profit but we do need emergency care services

Training for volunteers and EMTs; city and county could work together

Business Development:

People here assume you can't buy from here and go out of town to patronize businesses
Size makes it difficult to fund services
Size of community makes it hard to attract service businesses
Community doesn't have a large number of businesses; keep business here
Making an investment in Wells is difficult – no place to create a retail environment, plan, place
Face challenge of businesses transition from one generation to next; risk of losing those businesses
NxLevel class stalled. No follow-up.
Lack of products; that's why people leave town.
Economic opportunities are lacking
Lack of some of the basic services – beauty salon, basic services
Poverty is an issue. See through kids.
Buildings are empty but buildings were empty
Economically, we're dying. Nothing for kids to come back to. No future after college.
Little enticement for businesses; nothing to sustain
Need economic viability, like in western and southern Nevada
Can't get employers to come here because no affordable housing
No upper end
Brothels are a disadvantage
Jobs that provide more skills
Raising money for matching funds
Not enough business
Flexibility toward businesses
No variety in businesses
Not a big selection for stores; only one grocery store
Some teachers at high school don't really know how to teach high school students
Need to work together to keep things strong in this community; room for improvement; more business
would draw more employees and people would shop here
Retail venue needs to get together, as a group, to increase revenue for everyone
Hard to find a job
No upper end jobs
Lack of shopping
Nowhere to get clothing; have to travel outside town
Keeping commerce in community to spend their dollars
Keeping commerce in community to spend their dollars
Capital is a major issue if want to start a business
Customers feel businesses may not be to standard
Have to leave area to shop
Direction of city, retail; need a short and long term plan for the city on retail; unified approach
Can't get good jobs - ditto
Hard to get and keep quality employees; have to compete against mines and they pay a higher wage
We have a lot of minimum wage jobs
Need more variety in stores; food choices

We have a lot of minimum wage jobs
Need a Walmart; more shopping - ditto
Need more shopping; a mall
Business has gone down
Front St; need a shopping mall because we have to go to Elko to shop; not anything here you can buy
Limited shopping and transportation - ditto
Downtown area needs to be demolished; little shopping
Just have one store; need a Walmart – ditto (many)
No identifiable downtown core; our businesses are scattered around town; lose advantage of traffic, which could support other businesses;
There are people who want to get into business but regulatory hoops, capital, business start-up is difficult; especially hard here because start-up is high and not a huge client base
Not enough business; we've produced a number of brilliant students and they leave and don't come back; this hurts the community; I can see why; they are where there are jobs
Lack of job opportunities – nothing for our young people to come back for
Money leaks out of community because no services are offered
Since we go to Elko for everything we do all of our shopping there
Lack of jobs especially if you are looking for an office job
We can bring drivers in for employment but there are no jobs for the spouse – so they become unhappy so we have lots of turnover
Lack of jobs is a big problem
Difficult to find quality workers
Hard to bring in new businesses because it is hard to find workers
Income level; limited media for communication; isolation of services
Not enough jobs
Not enough jobs
Need more jobs in town
Need to bring in good ;paying jobs
Not enough high paying jobs; hard for a couple to hold down a household when you're making \$8.50/hour
Staying trained and competitive with the private sector; we hire from within but we have to do our own training to have them understand infrastructure issues
Mining situation – don't want to become a hodge podge of growth
Commercial property locations
Getting the tourists to support business
High cost for starting a new business; big nut to crack before can open a door
Finding space but there is no place to put retail an image that is necessary to make a good impression; my preference would be downtown; retail needed
Attracting people to move here; competing with gold mine wages; either have to make more or not as good as an employee
Employees - workforce skill level
Lack of people in the community to justify retail; target the ones that would be successful
More Businesses
Need turnkey space – residential, commercial

Good paying jobs w/ benefits

Taking on the El Rancho – takes too much to maintain and to fix it soon with a grant – be cheaper to add onto an existing structure- get more money?

Clean industry

More businesses, more lower-income housing

Clothing store

More opportunities for shopping

Limited grocery shopping

More business growth

Retail

Shopping

More jobs for teens

Ways to entice new businesses

More businesses

Both a destination and a definition of where the heart of the city/shopping/community areas are.

Utilize artists to help develop services

Nice restaurant

Find money to develop Front St or it comes down

Face lifts for businesses

Need to attract more business

Competition – grocery store, department store

Strip mall on Front Street, dollar store, pharmacy

Grocery store and shopping mall of some kind

Casino and gas station here on colony

More stores

Employment stability

Living museum; authentic museum – show lost arts during summer; could have indoor in the winter

Shopping mall – big box stress like Costco, JC Penney, Walmart, clothes, shoes)

More restaurants would be good

More jobs

Entice more businesses

More choice for shopping

Recycling, though it hasn't been profitable

Mall

We need to focus on bringing in base industry. Geothermal is a possibility

Front Street has had its time; we need to tear it down; new shops; need jobs

Need more things; because we have to travel 50 miles

Starbucks

Mall

Need jobs for them to come back here; don't want to make minimum wage

More done for kids; we're a gas stop place; we need to be more

We have a lot of minimum wage jobs

Knock down old buildings; put other little shops in place that people would like to go to; would be tourist attraction

Put little clothing stores for younger kids; people don't have cars and can't make it
Tear down old buildings and put in a plaza – ice cream (many agrees)
Cabela's
KFC
Taco Bell
More restaurants
Pizza parlor and Mexican food
Need more businesses
Lower gas prices
Need another grocery store and another restaurant
WalMart
Subway
KFC
Need business to provide good pay/jobs so that we can have businesses that people want
Grocery stores for competition
Industrial park going to build up base so we can get pharmacy, Walmart, but this is necessary
Grocery store, youth center
Mini mall; like Front St where shopping is located – dollar, sewing, service station
Billboards out of town that show what Wells has to offer to attract tourists and why they should stop;
More small business; revitalize downtown area – Front St.
Not enough people here to get new businesses
Short-more variety of restaurants
Long-term – growth in retail
Have retail that will help to keep people here and bring in people
More businesses – such as a nice dinner house (romantic dinner house)
More shopping for clothes, doctor, pharmacy
More shopping for clothes, doctor, pharmacy
Self sustaining energy – tire plant, wind power, could make us more self reliant
Ditto retail; hot a huge shopping mall but need some more shopping options to keep money here
Environmentally friendly industries for jobs – wind, geothermal.
Environmentally friendly industries for jobs – wind, geothermal.
Activity in Independent Valley
Wells is located far enough from other towns that there is a niche, going back to crossroads, would like Wells become alternative energy location; Wells isn't competing with mining or gaming; great opportunity to be the alternative energy hub for this region
Retail – bring businesses in; there is no place to buy quilting supplies, magazines, spool of thread; older people can't get out of town to get
Re-kindle entrepreneurial spirit that comes from within; use own skills and encourage people with money to start building; people with existing buildings need to improve – landscaping, improvements to own buildings, easy things to do – facelifts; someone locally that can build spec homes; people are looking for existing buildings – want to come in and use an existing building
Diversity of jobs; another meeting area/room
Growth would take care of many things – industrial park, we'd love to have manufacturing
More and better jobs

No place to have businesses; need central location to have the sense of community
Museum into another location; get bricks down so people can sell them so we can get retail space
Market what we have to get some businesses in here
Find businesses we think would be successful here
Move businesses down town
How big do we want to get? Do we want all that business?
To attract the businesses, must make the town attractive – trees, xeriscape, no weeds; look inviting
Railroad spur so we can maintain some of our business; access to natural gas line
Developing a mine – what is the status?
Lost all great merchandise at stores – need
Front St – city office, museum
Market what we have to get some businesses in here
Alternative
energy
Find businesses we think would be successful here
Move businesses down town
How big do we want to get? Do we want all that business?
To attract the businesses, must make the town attractive – trees, xeriscape, no weeds; look inviting
Railroad spur so we can maintain some of our business; access to natural gas line
Developing a mine – what is the status?
Lost all great merchandise at stores – need
Front St – city office, museum
More diversified economy
no identifiable downtown
no identifiable downtown
no identifiable downtown
Economic development
Without an identifiable downtown area, we don't have an identity
Where are all the people who were talking about Front Street yesterday? How do we spark the fire?
Unless we have growth into some industry, there will be no chance of keeping younger population here.
Challenge to get financing in this area; challenge to get commercial lending
Restoring downtown
Historical downtown
A lot needs to be done on Front Street – to attract people to spend money and invest in it; needs to be cleaned up
Front St.
Develop downtown
Front Street – leveling not an option but it needs to be rebuilt, cleaned up for 21st century
Front St
Front St – rebuild it, just the facade but it needs new stores – boots, saddles, shoes, ice cream, etc.
Downtown has seen its day –bulldoze it; new stores
Bulldoze Front Street get volunteers to help with it;
Long term – distribution center to bring people in to work there are run it; not too much truck traffic to ruin it

More businesses; lively town; keep it going

Mini mall (not huge one)

You need to pump in jobs; we've lost them; Elko takes 99% of everything

Potential for business incubator at old building but this would be useful.

Incubator jobs; see smaller businesses come in, no matter what they are

Life, new growth, new businesses; look like a Main street with businesses, vitality

Multiple use Front Street retail space and viable economic use; generates income; supports maintenance and crew sustainable base

Strip mall on Front Street, dollar store, pharmacy, better places to eat

Feed store

Size – need to grow to make more attractive; lack of retail and housing, including multi-family; finding investors in multi-family; “continuing to market this area for investors which is challenging because of the economy”

Slow steady growth

Thriving downtown

Front St., “I haven't driven a cat but if get me one, I'll level it [Front Street] for you”

Downtown redeveloped – start on a plan

Not enough people here to have a payroll

Better places to eat

No dirt bike shop, bowling alley, restaurant, movie theatre

Nice restaurant

Nice restaurant (steakhouse)

Better shopping (mall); don't like to drive to Elko or Twin Falls

Shopping mall – big box stores like Costco, JC Penney, Walmart, clothes, shoes)

More restaurants would be good

Mall

Mall, place to shop, stores, clothing stores, dollar store

Area needs beautification which will attract new business and residents

Would appreciate a Western Union, money orders

I like it here small – don't want big enough for Walmart

Rail spur

Rail spur

Infrastructure:

Earthquake, downtown area particularly
First curb appeal not good.
No away to communicate to those outside of the school; no community channel (2)
No away to communicate to those outside of the school; no community channel (2)
Hard to communicate in community, outside of the school
Not enough college classes available
Few ways to get information to the community
Community communication is limited to board
Concerned about Front Street buildings
Communication between community and City of Wells
No place to accommodate everyone in the event of an emergency – no facility
Earthquake recovery – work with insurance company; can't get money back to rebuild
Earthquake problems were a problem but sources of money are a problem
Law enforcement; response time
Earthquake recovery – work with insurance company; can't get money back to rebuild
Earthquake problems were a problem but sources of money are a problem
Law enforcement; response time
Earthquake recovery – work with insurance company; can't get money back to rebuild
Earthquake problems were a problem but sources of money are a problem
Law enforcement; response time
Aftermath of the earthquake
Need modern look in our town; it looks old; needs a facelift
City won't help on building issues
Lack of other governmental cooperation – no DMV; frustrating to not get those services
There was a delay in getting my lots paved
City may be able to do things faster but there are laws in place
City and county not working together
Old buildings aren't OK; we're spending our money in the wrong places; old buildings don't matter;
Old buildings need to be knocked down; it's a hazard to us; city needs to be cleaned up
Roads are main issue with potholes
Roads are main issue with potholes
Need better paved roads
Better protection against earthquakes
Paved roads – trucks to the big ones
more street lights
Need a junior high; a bigger school; agree; agree
Highway 40 left; downtown faded away
Lost the rail port
No transportation system – only for seniors. Closest shopping is Elko
Clean up our earthquake mess; decide what to do with buildings

No recycling center; goes to landfill (ditto)
Build up streets
Limited shopping and transportation
Greyhound doesn't stop
No recycling center; goes to landfill (ditto)
Transportation system
Transportation system
Get the quake mess picked up
Transportation system, bus depot
Front Street needs to be redone
Front Street needs to be redone
Set up recycling center through trash pickup
No identifiable downtown core; our businesses are scattered around town; lose advantage of traffic, which could support other businesses;
Not made headway to sphere of influence at Elko Planning – how are we going to plan for future on the outlying areas of Wells?
Need assistance on design, engineering necessary to make an area successful
Streets – potholes, no paving
Cleanup after the earthquake for the downtown center
Two major exits 93 and 40 – nothing to attract you off the freeway
Speeding
Speeding
there is a demand for infrastructure when we grow decision made by one is a cost to the rate payers
Lack of paved roads; better communication to the public; more open communication
If we get influx, how is the sewer system going to hold us? We have plugs; there are sewer problems now
Eyesore; maintenance needs to be kept up; dustbowl – nothing making people want to come back
Property owners don't take care of their places, sad
Displacement of downtown; I80 is new center; a misplaced downtown; lack of social gathering place
Soon to be lack of available property; infrastructure development needs – water and sewer; planning is in place but all of our streets need to be paved – sidewalk, curb and gutter, all of Wells
Energy assistance is huge – price of propane affects the economy; we had people who didn't have heat; takes more than 30 days for paperwork to be processed; transportation to medical appointments
We have property but infrastructure cost too high so doesn't pencil out with developers
Seeing any problems with the city's sewer and water system
Cleaning up lots that have old houses and dead grass. Fire Hazard
City emergency shelter built and supplied by city and citizens
Solar power, wind power and a back up food supply available to people who can't afford to do this on their own. What kind of back up do we have in place now?
Roads, transportation to and from Wells keeping businesses open.
Streets and sidewalks
Better drainage on 6th street
Paving of all city streets
Enforced zoning laws

Drainage system
Streets
Sidewalks, vacant business buildings
Sidewalks
Streets
Drainage system
More paved roads and better maintained.
Streets
Storm drains
Sidewalks
Streets
Storm drains
Sidewalks
Fixing roads not just patches
Limited bus service
Lack of equipment for events and maintenance
Post office downtown
Expand the airport
Railways inside city limits
Backup power plan for major outage
In-town building inspector
Fix signs
Un-zoned “wrecking yards”
Penalties for unfulfilled commitments on permit applications
Street maintenance
Fence regulation
Getting the streets fixed
Fix the streets, animal shelter
Streets
Recycling center would be good – glass, paper.
Library, post office – locate downtown; will make people come downtown
Library, post office – locate downtown; will make people come downtown
Greenhouses; would help with short growing season
Relocate railways – noise pollution
Sidewalk along main street of town (6th St.)
More in town that is easier to get to
Front Street; fix it up
Front Street rebuilt or demolished, community
More bussing, as some folks don’t have transportation
Bus system (Greyhound used to come here)
Be better prepared for next disaster – water, food, other resources

Sidewalks throughout town

Long term – railroad that goes around the town but stops to pick us up

Main Street improve; small strip mall

Keep paving streets, sidewalks, especially business loop

Landfill or dump that is closer

Recycling and community center

Revitalization of streets, roads, sidewalks

Would like to see better roads, buildings; look prettier; general improvement

We need to fix buildings, not sidewalks

Transportation system

"We might need a cemetery" laughter

DMV in Wells

housing/retirement center for seniors

Recycling

Comprehensive recycling program within 2 years; got to be some source of business or industry that we can attract to be a sugar daddy, wants to invest here and pull corporate money, more modern types of business dealing (flex time, etc.)

Posted speed areas

Networked mapping system that all the utility players can access – so we can all see services, for planning – cable, phone, city

Way to dispose of construction and yard debris that is not energy and cost prohibitive; would make things look better; when we do clean up, what do we do with it? Yard waste is dumped in surrounding area; half trying to clean up and other half littering

Utility infrastructure worked on, clean up detail can all start immediately

Do something with this train

When we took the post office away from the downtown center, it was a mistake; it needs to come back to a central area

Transportation system – for people who don't have cars

5 – 10 years is what it will take for my landscaping to mature

With gas crunch, we've been using off road vehicles and highway patrol doesn't allow it; write legislation to be able to use our roads

Sidewalk, curb and gutters – good for cleaning up, safety, infrastructure, all of our streets need to be paved

Sidewalk, curb and gutters – good for cleaning up, safety, infrastructure, all of our streets need to be paved

Storage tanks for water backup. For city generator for emergency shelter.

Alternative energy

Natural gas

Natural gas

Natural gas

Natural gas

Natural gas line; industrial park blossom and boom; wind, solar, and geothermal

Greenhouses. We have geothermal here.

Geothermal. Our town is named Wells. What about options for development using our wells. Hot springs or staying over night?

WFI

Establishment of a utility board that can do planning and coordinate activities; would have a structure of major players and coordinate with other government agencies; could report to the Council; Ely has one

We need to have controlled growth, when it comes

Public transportation. Have to go to Elko to get air or rail.

Public transportation. Have to go to Elko to get air or rail.

Build the core back up; block off the railroad, block the noise; bring in the history; make the downtown look historically significant; cultural center there within 10-15 years

(the lack of a railroad spur is big obstacle. Stop each day but need 60 cars to officially stop; as soon as they find out we don't have natural gas, also the lack of a rail spur is an obstacle; the mine is here and offices are here but they won't stop; business goes to Elko

Junior high for kids

Current master plan needs action plan – Front St., recreation center

The county officers that work here don't seem to do anything or actually enforce the laws.

There may be coordination differences between county and city master plan

Coordination between layers of government; flexing the holes between layers; working together among agencies

Restore El Rancho – a lot of history

Sell bricks to salvage, doze, rebuild

Sell the bricks – let money go into investment

Not enough local law enforcement.

Moderate growth, would like to see steady increase

Tear down the old buildings that were destroyed in Earthquake. “Historical Downtown”

Law regulators not receptive; harassment about events; need more cooperation with enforcement agencies so people will feel they aren't harassed

more street lights

Would like to see controlled growth – need a plan; Would like to see city own downtown, including community center;

(for the ones here, transportation isn't a problem but it would be nice for others)

we used to have a central area; now it's all spread apart; no place where people want to go;

Need to get the public and private sector to work together

Setting goals that are compatible with what the community wants; being able to communicate with the public; we want to be in touch with the public

Staying connected to what's going on in the world as a whole; we need to adapt and be creative

Annexation is an issue; we can't because of politics

Police department – spend more time chasing minor violations than patrolling streets

Bring new buildings in the downtown area with acceptable image; capital to help with that

Cooperation between community and city officials

Highway patrol a disruptive force in the community

Prevent abuse of power in governmental issues

Rebuild old buildings that collapsed in the earthquake

internet access

Would like to see police involvement during school hours

New city hall and public works shop; longer term sustainability analysis done on this community
Closure on issues with State on resolving claims; it's a distraction that prevents us from focusing on our core goals

Front St rebuilt even if with false fronts

Rebuild buildings damaged by earthquake

Take our debris from old buildings but it shouldn't go too;

Don't need to rebuild buildings that fell down

Housing:

Mish mash of housing; need to improve streets
Not enough for senior citizens.
Can't get employers to come here because no affordable housing
Affordable housing
Too far to be a bedroom community
Need more housing that accommodates family
Hotels have become apartments
Housing shortage; nowhere for people to live if they do find a job
Tough to find homes for employees; few rentals; paying \$600 for a trashy places; need better rentals
More housing
Lack of housing, apartment complexes and rentals that are reasonably priced
Rentals and affordable housing.
Rentals and affordable housing.
Rentals and affordable housing.
Investment by outside and within; housing; finding investors that qualify
finding investors in multi-family; "continuing to market this area for investors which is challenging
because of the economy"
Size – need to grow to make more attractive; lack of retail and housing, including multi-
family
Hotels/motels clean ones, not enough ones'
need affordable housing; need more areas for housing
Not enough housing so business can't get employees and employees won't move here because they
can't get housing
Agree on housing; hard to keep help here because no place to live
Keeping people here because of housing, high cost of building
Need turnkey space – residential, commercial
Housing
Apt on corner – problems
Affordable Housing / Senior Apartments
We need low income housing – especially for seniors and women with kids to feed
We need a full time welfare worker
Affordable housing
Better place for seniors to live (no hotels)
Slow steady growth and housing
More affordable family homes and apartment buildings
Could if grows because it's good if we sell houses
More senior housing; seniors are living in motels
No rental places for people to live
Industrial park – public/private development and spec homes
Heavy industrial park, more businesses out there; it should be an ideal place

Staffing and housing would help with diversifying this
economy
build homes
lower house payments

Miscellaneous:

Lost Gene after earthquake; he was a great leader; lost Chamber office
Lack of cohesion
Lot of trauma from earthquake; need to cut ourselves slack
Out of town owners take money out but don't contribute to leadership of city
Finger pointing. Must be re-inventing ourselves.
Three communities – Hispanic, Native American, Caucasian, though less visible in school
Poverty
Worth ethic is a concern for kids; not being taught at home to work hard
Transient population, drugs and alcohol all fall under umbrella of poverty; we're a poor community
Community involvement; we have members but people don't get involved
Difficult to get volunteer involvement from parents
After hour day care
Vicious circle – don't know what the answer is
Need foreign language classes for college applications – how about Spanish, nothing in a while
No frustrations with Wells, no problems
Need foreign language classes for college applications – how about Spanish, nothing in a while
Need animal control officer
Would like to restore as much as possible
People in politics today are doing the best job so far but still a serious problem; no tool to get the job done
We'll export an enormous amount of wealth out of this community too very soon, when our youth leave but inherent the wealth
No foreign languages offered at our high school
No foreign languages offered at our high school
Lack of funding to do the things we'd like to see done
Lack of funding to do the things we'd like to see done
Recovering from emotional trauma from quake; investors pulled out of town after the quake; trying to get back to where we were before the quake
Negative tends to overcome positive
Challenge to work together to overcome the negative
Not seeing ourselves as victims
Earthquake recovery – dealing with insurance issues to get fixed
Meth abuse the worst; also alcohol abuse; gambling abuse; prostitution is a negative
Adult parents who buy liquor for their kids
More research into major projects before taking them on i.e. HEARY Simplot
Seniors can not take on more taxes with fixed incomes and rising cost
We're at a crossroads of opportunity; let's seize the moment; use this assessment as a place to start
Computer classes
Rescue center for animals
"I just want to be around in 10 years and so I can see what happens here"
4 day/week school day; most of the people who do anything do everything; gone on Friday; would not

lower test scores; would have huge economic impact on expenses

Our community is basically a ranch community; if we go to a 4 day week, it would help with ranching families and sports

That's why we need a community paper

You're NOT in Wells... campaign

Aged population; we'll need to deal with them too

"If we're looking at 60 years, how about a real nice plot in the cemetery?"

If you have power and you are a member of the cooperative; at WRE, they support you

Flyer more in depth – book club, rodeos, quilts, church groups etc. and key contacts of those groups

Better way to educate - Chapter 2 of licenses, ordinances

County resource list

Coupon book for newcomers to take first step to visit businesses

Be patient with this; it could take 10-20 years

Government needs to call upon the churches to help with the community

Drugs and drinking among kids and older people

Alcohol and drug dependence by kids and adults

Alcohol and drug dependence by kids and adults

Drugs and alcohol is a big problem. No programs that deal with it.

About half agree that there is a drug problem with this age group

"Drugs are a problem with all communities; that is not a lack of activity; that is a lack of smart"

Drugs are a problem

Alcohol

Drugs and alcohol within our community

Drug problems

Environment is what you wish it to be; "you can find what you're looking for in any city or any town"

(About half would like to leave and then come back -from raise of hands)

Lack of resources; don't have base of people to support resources

Because we're small, don't have much help. With earthquake, no money from feds, state. Need more resources.

Blight and poverty

Issue with sovereign land – need mutual understanding for sheriff, social worker

This is the first time we participated in something like this; 40-45 Hispanic families, about 200 with kids

Some teachers at high school don't really know how to teach high school students

Need more teachers

Nobody wants to invest their money in Wells after the earthquake

Students failing

There is not enough child care in Wells

FISH limits

We don't have money Drugs are a problem; we need law enforcement to help with that

Discouraging to lose students

Communication between law enforcement and community at federal level

Formation of a county militia

(Almost all thought parents have had a positive influence on your life)

Maintain the small community

Need an AA program

City of Wells ~ Community Assessment ~ Priority Setting

Priorities identified:

- Capital Facilities
- Business Development
- Beautification
- Health Care/Wellness
- Downtown Identification

PRIORITY #1 CAPITAL FACILITIES

PROJECTS	RESOURCES	LEAD ORGANIZATIONS	TIME FRAME
<ul style="list-style-type: none"> • Swimming Pool • Community/Recreation Center • City Hall • Landfill • Skateboard Park 	<ul style="list-style-type: none"> • CDBG • Insurance Proceeds • Grants – private, federal, state • In-Kind – Volunteer Labor • Increase Tax Base • Golf Course Building • Volunteers to Research Grants • Geothermal • Property owners/land donation • Community Donations • Tony Hawke Foundation • Michael Phelps Foundation 	<ul style="list-style-type: none"> • City Council and Staff • Community Volunteer Committee (research Funding and organize) • Elko County School District (pool) • Elko County Commissioners • Churches • Professional Consultant 	<ul style="list-style-type: none"> • Immediate - 3 yrs • Consider Phasing Of projects

PRIORITY #2 BUSINESS DEVELOPMENT

PROJECTS	RESOURCES	LEAD ORGANIZATIONS	TIME FRAME
<ul style="list-style-type: none"> • Entrepreneurship • Chamber – professionalism • Business Bulletin Board or Marquee • City Website – Revamp • Natural Gas • Beautification Needed to Encourage Business Growth 	<ul style="list-style-type: none"> • Grants • Small Business Loans • Consultants • Research Other Areas – don't reinvent 	<ul style="list-style-type: none"> • Chamber • City • Individuals • Energy Businesses in the Area • ECEDA 	<ul style="list-style-type: none"> • Immediate

PRIORITY #3 BEAUTIFICATION

PROJECTS	RESOURCES	LEAD ORGANIZATIONS	TIME FRAME
<ul style="list-style-type: none"> • General City Clean Up (City, Residential, Commercial) • Weed Removal and Control (Private, City) • Railroad Barrier along Front Street • Landscaping – water efficient • City Entrances 	<ul style="list-style-type: none"> • Volunteers • Property Owners • City of Wells – landfill/garbage removal 	<ul style="list-style-type: none"> • Volunteers • City Staff • City Council • Business Owners • High School Clubs • NDOT – main corridor • Churches 	<ul style="list-style-type: none"> • Immediate • Weather Permitting • On-going

PRIORITY #4 HEALTH CARE/WELLNESS

PROJECTS	RESOURCES	LEAD ORGANIZATIONS	TIME FRAME
<ul style="list-style-type: none"> • Need for Pharmacist or Accessibility to Pharmacy • Vaccination Rights Information • Drug & Alcohol Abuse Counseling • Full Time Doctor 	<ul style="list-style-type: none"> • Incorporate with medical center • Grants • Community forum on medicines issues • Another Doctor or Intern to fill in • Community Support 	<ul style="list-style-type: none"> • City Council • Private Contractor • Volunteers to Organize • State of Nevada • Elko County 	<ul style="list-style-type: none"> • Immediate

PRIORITY #5 DOWNTOWN IDENTIFICATION

PROJECTS	RESOURCES	LEAD ORGANIZATIONS	TIME FRAME
<ul style="list-style-type: none"> • Community or Downtown Center identifiable area 	<ul style="list-style-type: none"> • Grants • Property Owners • Donations 	<ul style="list-style-type: none"> • Committee to be Determined • City of Wells – planning and zoning 	<ul style="list-style-type: none"> • Immediate

20 Clues to Rural Community Survival

1. Evidence of Community Pride:

Successful communities are often showplaces of care, attention, history and heritage.

2. Emphasis on Quality in Business And Community Life:

People believe that something worth doing is worth doing right.

3. Willingness to Invest in the Future:

In addition to the brick and mortar investments, all decisions are made with an outlook on the future.

4. Participatory Approach to Community Decision Making:

Even the most powerful opinion leaders seem to work toward building consensus.

5. Cooperative Community Spirit:

The stress is on working together toward a common goal, and the focus is on positive results.

6. Realistic Appraisal of Future:

Successful communities have learned how to build on strengths and minimize weaknesses.

7. Awareness of Competitive Positioning:

Local loyalty is emphasized, but thriving communities know who their competitors are and position themselves accordingly.

8. Knowledge of the Physical Environment:

Relative location and available natural resources underscore decision-making.

9. Active Economic Development Program:

There is an organized, public/private approach to economic development.

10. Deliberate Transition of Power to a Younger Generation of Leaders:

People under 40 regularly hold key positions in civic and business affairs.

11. Acceptance of Women in Leadership Roles:

Women are elected officials, plant managers, and entrepreneurial developers.

12. Strong Belief in and Support for Education: Good schools are the norm and centers of community activity.

13. Problem-Solving Approach to Providing Health Care: Health care is considered essential, and smart strategies are in place for diverse methods of delivery.

14. Strong Multi-Generational Family Orientation

The definition of family is broad, and activities include younger as well as older generations.

15. Strong Presence of Traditional Institutions that are Integral to Community Life:

Churches, schools and service clubs are strong influences on community development and social activities.

16. Sound and Well-Maintained Infrastructure:

Leaders work hard to maintain and improve streets, sidewalks, water systems, and sewage facilities.

17. Careful Use of Fiscal Resources:

Frugality is a way of life and expenditures are considered investments in the future.

18. Sophisticated Use of Information Resources:

Leaders access information that is beyond the knowledge base available in the community.

19. Willingness to Seek Help from the Outside:

People seek outside help for community needs, and many compete for government grants and contracts for economic and social programs.

20. Conviction that, in the Long Run, You Have to Do It Yourself:

Thriving rural communities believe their destiny is in their own hands. Making their communities good places is a pro-active assignment, and they willingly accept it.

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