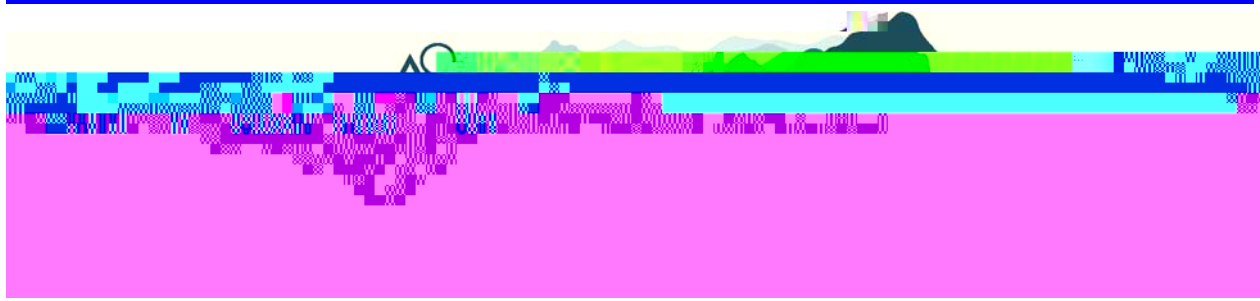


The Nevada Rural Development Council

The Nevada Rural Development Council (NRDC) is a 501(c) 3 non-profit organization dedicated



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. Reside

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

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Resource Team Members

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Cityeport

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

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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 con

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 Municipi

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 Comm

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 Commun

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

The implementation or continuing

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 futureU. 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 comment Ws 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.
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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 including medical, dental and pharmacy.

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

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 a 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 shy age 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

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 meth projects in the country), P.O. Box 8944, Missoula, MT, 59807. Peg Shea, Executive Director @ (406) 721-2538 or (888) 366-6384. www.dontanameth.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.

Theme: Downtown Identification:

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 /ti /

J o g difficult to find job

R_____

l n i Wells s s e n i s won't b s have
s e W

listening session attendee. Those most likely to invest in Wells are already in Wells. Judy Emerson, business advisor with the Nevada SBDC/Elko, will begin counseling in Wells in

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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

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



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

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 mentione

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

Resources

Contact information for Land Trusts:

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

William.Brewer@nv.usda.gov

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Theme: Housing: Des Craig

What Was Said At The Listening Sessions

First of all, the Resource Team would like to co

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

Clean up trash; pride in

to school system

Students don't see opportunities in our real community

T r u e c r

C l i e t a i n e s i

I t is going to make it happen o u

P l a n n d involvement; if get kids involved, would take better care of it

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

Movie, bowling

Bigger park

Indoor swimming pool

Community center, place to have gatherings, parties

P9ess can host conventions, need a facility for mee ting – socia5 events, danæs; could use old bricks

Mors community events in the park for everyone (barbeques, parades) to encourags community involvement

Bingo hall; what ars 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

Mors for kids

Recreation – fitness center, swimming pool

Bingo

Ideas for family; have community participate more

Bowling alleys, arcades

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

Community center, extra basketball court; need another gym

Indoor pool

Gathering place – parties

Mors 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)

Mors things to do

Community center

Community center

Mors dons for kids

Need a cooler park

Need a boys and girls club

Pkate park

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

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

We have a lot of minimum
Need a Walmart; more shopping - ditto

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 grow a g

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

Put little clothing stores for younger kids; people don't have cars and can't make it

; E l k o t a k e s 9 9 % (o D e v r y t h k e e p)] T J - 1 5 . 0 3 y o i n g 0 1 s 7

Infrastructure:

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

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

Sidewalks throughout town

Long term – railroad that goes around the town but stoal.5o 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

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; cultura

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 becom

Housing shortage; nowhere for people to live if they do find a job

Too far to find jobs for family; too expensive to live if retail oute do7.24

Not enough housi3g so bu

Agree onfhou

Keepi3g people here because if Lackng; high cost ifbuil003

Housi3g

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Affordable HousMor8ousi3g

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

2. Emphasis on Quality in Business

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 (JJ-27.61468 -1.1797 TD0.0002 Tc