

# First Impressions

## Team Report Form



Community Visited: **Hays, KS**

Date(s) Visited: **4/28-4/30/23**

**5/24/23**

**5/31-6/1/23**

**6/2/23**

1. Pre-visit web search: How easy was it to get information on the community you were visiting? Did it accurately reflect what you saw? Did you have difficulties obtaining information on the community through a web search?

- Easy to navigate community and find info about housing, shopping, eating establishments, churches, business services.
- Not all the fast food options showed up in a preliminary web search for some reasons. Once we got to town we saw all the usual options appropriate for the size of the community.
- Pretty easy to get information. All the main websites were easy to navigate (except Grow Hays – economic development website) City, Visitors Bureau, Chamber, Hays Rec Center and multiple others.
- Grow Hays website was just a landing page with no contact information. The “contact us” section was broken and didn’t work. A pointless website in my opinion.
- For the most part my web search reflected the community accurately.
- The visitor’s bureau website held a lot of good information.
- A quick Google search revealed details about the community being very historic with reference to some “wild west” type characters who walked the streets in the 1860-1880s. I also learned that crime rates are low. The population is about 21,000 people. And the Sternberg Museum is perhaps the primary tourist attraction.

2. The “Five-Minute” Impression: After taking a five-minute drive through the community without stopping, the following reactions were noted.

- Nice & clean downtown, main streets and neighborhoods to and from the FHSU campus.
- Entering from the north was very clean and have made some improvements with the new roundabouts to help with traffic flow. A very typical main drag with a lot of eating options especially being right on I-70.

- As you make your way to the south end of town you start seeing more industrial areas. Not as clean the further you head south.
- Fort Hays State is a very clean campus. Saw some of the newer apartments that were built. Sits by itself on the southwest side of town – within walking distance of downtown.
- East part of town housed a lot of medical (hospital, assisted living, etc.) with some residential.
- West side is very residential. A good mix of single-family homes and rental units.
- Clean streets in good condition. The roundabouts were a little crazy and took a while to get used to.
- The town seemed busy with traffic.
- As I entered Hays from the north I was impressed by the fact the FHSU Tiger logo is placed above the Walmart entrances. Right away that university branding was apparent through that prominent logo placement. I liked seeing that.
- I was not enthused to drive through back-to-back-to-back-to-back (yes, that's four) round-a-bouts through the heart of Hays. This felt very congested and cluttered. Made it difficult to see what dining and retail options were available in the area because I was so focused on not crashing into other vehicles circling the round-a-bouts. I'm sure it helps the flow of traffic, but too many back-to-back.
- Street infrastructure aside, as I drove all through the community to the south and then looped around to the east, the community buildings and structures felt very dated and even a bit rundown. I got the vibe that there was a real boom in Hays in the 1960s-70s maybe? Most of the buildings had that look, and not in a cool vintage way, but rather a "we haven't modernized much over the last 50 years" kind of way.
- I totally see the historic appeal, however. The truly historic structures stood out in a positive way. I definitely noticed the many historic references through the city.
- In general, all along Vine Street from north to south, there seems to be a lack of beautification. Not much landscaping. A few of the businesses and properties are run down and not well maintained. I realize you can't always control that. However, there is a lively feeling. There are a lot small businesses and restaurants (mostly chains). I imagine there are plenty of job opportunities in this community.

The following observations were noted when entering the community from major entrances (signs, streetscapes, buildings, etc.)

- Signage and streetscapes were good to and from downtown, campus... could be better to find the "in-town" ball fields where my son played one-day way behind the legion field. Google maps didn't direct well there either.
- Others felt the signage was mostly ok, but didn't see any clear signage on where downtown or FHSU was. If it was there, it didn't stick out for some.

- Wind Farm, hotels, restaurants and businesses by the interstate looked in good shape. One way streets were something to get used to. The streetlights were good.
- I noted the many wayfinding signs directing traffic to the hospital, high school, airport, and other locations. Most of this signage was modern looking and aesthetically pleasing.

### 3. Downtown Business Area Describe the buildings, signs, infrastructure, etc.

- Very clean, not many vacant properties.
- The buildings were beautiful, well maintained and cared for. The infrastructure was good – how clean the sidewalks were (there were some areas with chipped concrete, like near the county administration building, but for the most part it was great), the bricks on the main road through downtown were well maintained and smooth. Kearney needs your secret!!
- Love the two murals on the buildings downtown.
- Well maintained brick streets and sculptures.
- Downtown Hays has a nice mix of historic feel and modern/good energy. The streets are narrow, but parking is plentiful. I noticed the historic murals painted on the wall of a building. Nice artful touch. Work was being done to maintain an historic building which I thought was good to see. There was really interesting architecture . The Glassman, Bird, and Powell building, along with the Frontier Apartments and finally Saint Joseph Church looked very historic and intriguing. It was great to see these buildings preserved and not torn down. This added to the historic and charming feeling in Hays.

Explain what type of businesses you observed and give a description of the variety and quality of merchandise displayed.

- Spent more than an hour walking up and down Main on a Friday afternoon.
- Downtown has a micro-brewery, park, venue for shows, and a great pizza place (Lomato's).
- Good mix – retail, restaurants, services. I like that not all the eating places were bars. All the shops we stopped in were well kept and pretty on the inside.
- All the restaurants looked clean and very friendly. Additional praises for Lomato's from other visitors.
- Some antique stores were observed.
- A good mix of retail, restaurants and other small businesses was observed. I noticed a lot of hair salons for some reason. Everyone in Hays must have great hair! The public library building looked really nice. More modern looking facility and very inviting. I even noticed a Hallmark store – I thought most of those had shut down.
- One final note in this area is related to the establishment known as "Toby's Jugs." The look of the building and signage gives the appearance that this might be a "gentlemen's club" right at the edge of downtown. Knowing this is not something one usually sees so

close to the heart of a community, I did a quick Google search to see if my instincts were correct. It appears that this is just a regular pub/bar with no dancers. It was a sigh of relief, but as it's my job to give "first impressions," that was mine. This particular place seemed tacky.

Describe the customer service received when you entered those retail businesses. (Were you greeted? Did you have to ask for assistance?)

- Downtown Hays EcoDevo director and CVB ladies were very friendly and made referrals.
- Downtown businesses visited were all friendly and greeted people right away.
- I visited Breathe Coffee House and it had a classic downtown vibe to it. Nice atmosphere. Yes, I was greeted very well and service was fast. Wi-Fi was free access. This was a great spot to write up my visit report!

What public amenities (drinking fountains, benches, public restrooms, trash receptacles and wi-fi, etc.) were available?

- Restrooms were available at the public library.
- A lot of benches and planter/flower pots, about every other block or so. They flower pots were empty, but looked like they were being transitioned to summer plants.
- No public drinking fountains, and no other restrooms besides the library were found, though a business downtown was happy to let visitors use theirs.
- Plenty of trash bins were throughout downtown.
- Wi-Fi was noted to be available by some when visiting downtown.
- Wi-Fi was accessible everywhere I went. The area was clean and well kept. I didn't notice much in terms of park benches, but it was raining during my visit so not many people were out walking about.

Comment on landscaping and streetscaping. Did you have difficulty finding parking? Could you access multiple services from where you parked?

- Parking does seem to be an issue downtown. There was mention by some visitors that they had to go a couple of blocks down from where they wanted to be and it wasn't even a busy time of day, others had no trouble parking or didn't mind walking.
- Parking spaces had noticeable signs indicating where the public could park.
- Landscaping was minimal in the transition with the flowerpots. With the buildings well maintained and the façade nice you don't need much landscape – the buildings, being older, have a lot of architecture features that are beautiful.
- Public parking near the railroad tracks was weedy in spots.
- We were able to walk up and down the sidewalks of downtown and pop into any store we wanted too!!

- No issues finding parking. I would say that landscaping is lacking in this area. No potted plants or flowers on corners from what I could tell. As it was raining, I did appreciate the ample number of awnings as I walked downtown. This provided nice cover.

#### 4. Other Retail Shopping Areas

Describe other retail shopping areas. Were the areas attractive and easy to access?

- The 17-year-old daughter gave the mall a “mid” rating.
- Baseball team of over 20 people ate at Thirsty’s on a Saturday night. Pleased at how well they accommodated so many there.
- Family had breakfast at IHOP and was pleased with service and food. No complaints about Arby’s for lunch either.
- Big Creek Crossing – has the same stores as Kearney. They were working on some maintenance or construction as a part of the mall. Outside looked very run down and I was hesitant to go inside, but we did. The inside is nice just the outside is misleading.
- Tebo Village – drove by it and it looks like a newer building with a lot of specialty service places – insurance, nail store, etc. Places you typically don’t stop in to browse.
- Mostly strip mall type retail. Easy to access.
- Most of the retail areas I observed felt old/dated. Besides Walmart, I noticed Dillon’s grocery store seemed particularly busy. Overall, things felt active but congested. Everything was crammed along Vine Street. As I drove to the east end and looped all around to the west end, I expected to see more, nicer, newer retail locations with a more open feel – but alas, I didn’t discover anything like that.

#### 5. Industrial Parks/Commercial Areas

Is there a defined area where manufacturing industries could easily locate/expand? If so, describe.

- Didn’t see a specific area of town that was designated as industrial, though south and southeast appeared to be the most industrial areas of the city.
- Others felt, though it didn’t appear to be officially defined, there was an area in the northeast part of the city that was industrial.
- Pepsi Bottling and Budweiser bottling were right next to each other. That was the southeast edge of Hays. That felt like more of the industrial area.

#### 6. Health Care Services

Comment on the availability and apparent quality of hospitals and emergency medical services.

- The hospital had good signage which made it easy to get to and easy to identify once there.
- HaysMed had an emergency services department and the facility itself was very nice.
- Didn't see it in person, but during the web search a children's hospital came up in the results.
- The HaysMed area seemed very nice. The campus was expansive and mostly well kept. Facilities looked modern and inviting. I noticed the main hospital building as well as smaller clinics, surgery center, and even a daycare in the area. I felt like I could receive quality care at these facilities. It was on the east end of Hays in a less congested area of the city.
- Very impressive facilities, from the condition of the buildings to the landscaping.

Comment on the availability and condition of facilities for physicians, dentists, optometrists, public health and other healthcare providers.

- Found during the web search: 35 dentist offices; 16 optometrists and/or offices; 18 Physical Therapy Offices; 17 Chiropractic Offices; 5 Dermatologists.
- For the size of the city it is well served by these entities.
- I noticed physical therapy, speech pathology, and a number of other services. Most of these were conveniently located in the HaysMed area. Easy access to all facilities in one location. Great!

What long-term care services, assisted living or nursing facilities exist in the community?

- There were a handful of assisted living and/or nursing facilities not far from the HaysMed hospital.
- Good Sam Society, Brooksdale, Homestead, Ascension Living Via Christi Village, St. John's.
- The senior center looks outdated, but found out during the visit that a new facility was to be built.
- Ascension was in the area of HaysMed.

## 7. Housing

Give a brief description of the existing mix of housing stock. Does the local market have housing that would appeal to all income wages? What challenges do you see in regards to finding acceptable housing? (Neighborhoods, size, properties for sale, etc.)

- Housing seemed nice, small houses near "old" town center with increasing size going out.... Impressive quality and variety appropriate for town size but didn't seem too many "for sale" signs at any level? Might need some incentives for developers to add some?

- Did a Realtor.com search on May 17th and found 39 (single & condo homes) that were not pending & 46 (single & condo homes) available homes in Ellis County. There was a nice mix of prices points and size of homes on the market.
- Challenges: # of available homes on the market. Also, possibly the quality of the homes. Some looked run down but that is just based off pictures.
- Same challenges many Midwest cities encounter. Typical university town with university housing.
- I actually didn't notice a ton of apartment complexes. There were a lot of residential neighborhoods with smaller homes. There seemed to be a lot of low-to-middle income housing areas. Realtor.com revealed there were 61 properties available for sale. This seemed like an adequate number, although a breakdown by price-range shows more limited options in that middle-income range.

What kind of rental properties did you observe for persons interested in building or simply living in the community prior to buying housing?

- Didn't really notice rental properties except a few east of campus which seemed in appropriate "college house" condition.
- There was a handful of rental units available from a quick search. However, some of the buildings the rental were in looked rough – for a young professional and to feel safe. Mainly 1-2 bed units available not many family size rentals available.
- Had a couple 55+ apartment complexes.
- Multiple Apartment complexes - Stonepost Apt looks like a nice complex – has playground equipment, across from the pool and a ball field.
- Several apartments, especially new FHSU, similar to what we see in Kearney. New subdivisions in the northeast part of town.
- Apartments.com shows only TWO apartments available for rent. Can this be true?! Are the rental options really THAT limited? Again, I didn't notice many apartment complexes as I was driving around. Even near FHSU there weren't any large, new, modern apartment complexes that I've noticed in similar communities.
- Realtor.com showed 18 rentals available but most of them were trailers. This seems like a major issue to address in this community. Or perhaps a major opportunity for developers?

## 8. Schools

What schools are present? (Head Start, Preschool, K-8, High School, Post-Secondary, etc.)

Do the schools appear to be adequate in size? Are the buildings and grounds well-maintained?

- We did the full tour of FHSU on Friday. Admin, and Sci prof my daughter met was honest, friendly, nice. Campus was nice as well.

- The big school a few blocks off downtown seemed crowded. In a bit of an odd location. Made me wonder if a bond was in order for expansion.
- Public Schools: Early Childhood Connection (Headstart); Many Pre-school options; K-8: 4 elementary and 1 middle school (All the elementary schools looked well maintained and have large outdoor play areas to the students); Hays Middle School seems like an adequate size to accommodate 4 different 5th grade student classes into one school along with 7th and 8th graders; Hays High School; Higher Education: Fort Hays State University is a very nice and clean campus. Noticed some newer apartment buildings. Construction on some roads made it a little difficult to get around but that happens; N. Central Kansas Technical College.
- Private schools: Holy Family Elementary; Hays Catholic School; Thomas Moore Prep Marian( Jr/Sr. High).
- A bond issue was passed to build a new high school. Schools look to be well maintained.
- At the corner of 13<sup>th</sup> street and Harvest Road I saw a sign that says "Future site of Hays High School." So apparently they're going to be getting a new school, and that tells me that the community has likely voted to pass a bond. This shows they are progressive thinkers with a great focus on education – which is great!
- I can't say I noticed a lot of other elementary schools or middle schools as I was driving around. A web search revealed that there are several elementary schools and at least one middle school. So nothing that stood out here.
- As a staff member at the University of Nebraska at Kearney, I was especially interested in visiting the FHSU campus. Upon entering from the west, there was a nice digital sign and entrance sign welcoming people to campus. Light pole banners looked updated and well kept. The alumni association building is one of the first I noticed. It looked like a newer, modern facility. I stopped and walked all through campus. The union/student services center looked really impressive. I enjoyed touring this facility and even though classes were not in session, I could tell that students would really like this space. I had a very positive interaction with someone in the Student Engagement Office. I asked what this building was. She gave me great information, referenced a number of student services in the area, and wished me a pleasant day. It was a very welcoming exchange. Walking through campus I noticed ALL of the buildings have a similar look. Same color schemes and same type of stones used. It was a very cohesive and uniform look. An oddly satisfying mix of historic feel, yet modernized touch. Some buildings looked like actual castles. I enjoyed this very much. The campus was very well manicured. Lawn was well kept. Flowers were in full bloom. Campus was very clean. FHSU branding was prominently placed, but not in an obnoxious way. Very tasteful. The Tiger head adorned benches, interior walls, athletic facilities, and more. There was no question what campus I was on. Overall impression of campus was outstanding. Very welcoming feeling, positive interactions with people. A+ all the way. And again, as a UNK employee with a competitive side, it pains me to admit this, haha!



Were you able to find online information in the community that helped assess the quality of the educational system?

- Didn't find a lot of information about the quality of education systems in town. There were a couple of different websites but they all had mixed reviews.
- Others couldn't really find any information online about the quality of education.
- An online search revealed usd489.com which is apparently the Hays public schools website. Strange URL, but I was able to find it just fine. I liked the "About Us" section with stats related to the school system. Gave the appearance of quality education.

## 9. Childcare

What childcare services are available? Is it affordable?

- Saw a couple childcare services while driving around. I also did a web search and a handful of centers came up. I only found one that had pricing and it stated on their website that it was \$229 a week for an infant and then drops down to \$213 a week for kiddos that are between 1-4. Which is higher than Kearney. But again, that is the only one I could find with pricing on the website. Only found 3 websites for childcare services.
- According to what was found while visiting, a shortage of workers has left the city with a potential need in this area.

## 10. Faith/Religion

Comment on the number of denominations and the physical appearances of the places of worship represented in the community. Did you observe any evidence of faith-based community services?

- There were several churches observed in or near town. They all looked nice and inviting with well-kept buildings and landscaping.
- 31 churches were in the city according to a Google search, including: Baptist, Catholic, Episcopal, Lutheran, Methodist, Presbyterian, and a Muslim mosque.
- One faith-based community service observed was the St. Joseph's Food Pantry.
- A Christian school was observed.

## 11. Civic

Tell about the variety of nonprofit organizations and clubs within the community.

- The ballfields behind the Legion had no concessions being offered despite all fields being used for a large tournament. This seems like a missed opportunity for an organization to raise some funds for their activities.

- United Way of Ellis County
- Big Brothers Big Sisters
- Habitat for Humanity
- Heartland Community Foundation
- Masons
- VFW

Did you observe any evidence of civic organization activity?

- It appears that the downtown concert center is non-profit. If so, that would count here. Community theaters are great and this one looks well taken care of.
- Some visitors didn't see any evidence of civic organization activity, but wondered if it was because they visited during the week and maybe there were some sponsored events on weekend.

## 12. Public Infrastructure

Comment in general on the streets, street signage, sidewalks, parking, lighting, restrooms, landscaping, and streetscapes in areas **other than downtown**.

- Infrastructure throughout town seemed adequate. I was impressed with trash cans in the alleys vs. the curbs which is a great idea. Not as impressed with power poles everywhere which made for a slightly messy look. Can a move be made to underground utility lines?
- All the streets we drove on didn't have any (or had very little) issues, but you get that in bigger cities. I never once had a negative comment or thought about the streets.
- Sidewalks looked good and didn't notice anything big other than some weeds in a few residential areas.
- Plenty of parking everywhere we went!
- Was there during the day do didn't pay attention to the lighting.
- Didn't notice a lot of landscaping through the community other than at homes.
- Vine Street was really lacking streetscapes, trees, aesthetics, and more.
- Some brick streets off of downtown area were a little weedy, with some more run down commercial-type properties in the same areas.
- Many of the 4-way stops were confusing because they weren't marked as such. Some were, but probably a majority of those encountered were not.
- Most sidewalks were great in the areas outside of downtown, but there were some spots with major dips, rises (probably because of roots), and rough parts.

Comment on city/town hall (How were you received? Was there information about the town available?)

- City Hall was closed on Friday afternoon so there wasn't an opportunity to visit, but it was easy to find and the facility looked nice.
- Great visit at City Hall. Liked the pictures on the walls. Had a chance to meet with the city manager, mayor, and two commissioners.
- Did notice the county building, but did not go in.

Police/fire protection:

- Didn't notice any police cars around town during the visit.
- I noticed a new fire station was under construction on the west side of Hays close to the country club area. Shows commitment to public safety.

Library:

- Very impressive facility – clean and modern.
- Very inviting. Really a great place.

City parks (walking tracks, ballparks, playgrounds, sports complex)

- The park along Rail was very nice. Impressed with UP Plaza.
- The ball parks and sports complexes looked very well maintained and look very nice. Impressive!
- Saw that the walking trails were popular and being used during the visit.
- The water park was awesome!
- The university's athletic facilities and ball fields were in good condition.
- Saw a few different small parks/playground areas. One on the east end had sand volleyball, nice playground and small ball fields. Looked really nice.
- Frontier Historical Park right next to FHSU looked nice and serene – a good place to relax and enjoy nature. The proximity to campus likely makes this a hot spot for college students looking for a study break.
- In terms of parks, I was **most** impressed by the Bickle-Schmidt sports complex. It was extremely nice. A mix of FHSU and city facilities. Tons of space for soccer fields and many baseball/softball fields. This is among the nicer facilities for youth sports that I have encountered in a while – and I visit many.

### 13. Recreation/Tourism

Is the community well-known for any particular attraction or event? Do they have a community slogan that capitalizes on that asset?

- The Turf ball fields are definitely an attraction/destination when coaches decide to where to go early in the season. Nice work there. Keep adding shade.
- Oktoberfest.
- The bike lanes and the brick streets downtown.
- The Sternberg Museum appears to be the primary tourist attraction. Again, I noticed a lot of historical references throughout the community. The large water tower right along I-70 even promotes this museum. If a community puts something that prominently on a water tower (which is PRIME exposure) it must be good. I regrettably didn't visit the museum. Hopefully next time!

Did you see any indication of significant events taking place in the community that would be of interest to both visitors and residents?

- The downtown concert/show venue was good to see. I was able to check out a list of upcoming shows.
- Other than that, nothing of note.

Elaborate on any significant natural or manmade features that have the potential of drawing people to the community. (Public art, museums, lakes, campgrounds, regional heritage locations).

- None of these assets really stood out for me. There was a fixed up shed that looked nice – Sinclair themed.
- The turf ball fields are a big deal. FHSU is a big regional draw as well.
- There were some murals noted downtown, the buffalo pens south of town, the Sternberg Museum, and Historical Ft. Hays.
- The water park was very nice.

Is there an obvious visitor's center, chamber of commerce office, main street office, or other facility that serves the needs of visitors? Comment on the staff, facilities, signage, visibility, etc.

- I stopped in the Downtown EcoDevo office and pretended to be a contractor looking to flip a "college-house" my daughter could potentially live in and even set up a "shop" in

downtown area business. Staff was friendly and referred me to a Realtor on the EcoDevo board to find potential properties. I questioned further about any local business incentives to improve downtown properties and she wasn't familiar with any...seems odd not to have "façade-type" rebate program in the town the size of Hays?

- There was no obvious signage for the Visitor's Center or chamber office. I had to Google where they were. I saw a welcome center sign, but it was in a weird spot but in proximity of the visitor center and Chamber office so some people might think that's good enough, but I wouldn't have put two and two together. I was expecting more direct signage with the chamber office or visitor center names.
- Other visitors indicated that Visitor's Center hard to find – signage. Staff was very well informed about the city.
- The Visitor's Center staff was friendly.

Are there any restaurants, specialty shops or attractions that would bring you back to this community in the near future?

- My 17year daughter and I stayed 2 nights at the new Avid hotel on N. side of town. Clean, good service and easy to get around town from there. Parents stayed late "visiting" in the lobby and staff were friendly vs. some hotels we've stayed.
- The shops were really good downtown with different types of stores and products than what we have at home.
- University activities.
- The neat art gallery.
- There are a TON of chain restaurants, the usual stuff you see in other communities. Really didn't see any local establishments that stood out in a significant way.
- Lomato's

#### 14. Wrap-up

What are the most positive things you observed about the community?

- Community was clean and easy to navigate.
- Friendly business staff.
- Appropriate mix of housing types, restaurants, and shops for a city this size.
- The downtown!
- The hospital is a great facility with clinics and other supporting businesses nearby.
- The Health Complex and Cancer Center.
- Wide variety of things to do in town.
- The airport was great with flights to Denver and Chicago daily.
- FHSU and the campus – impressive Union, nice signage, architecture, great branding!

What are the biggest obstacles/challenges facing this community?

- Lack of housing or built commercial properties for sale at any level.
- Lack of destination businesses other than the ball fields or campus events.
- Lack of cleanliness in parts of the city.
- Not giving people a reason to get off the interstate while traveling through.
- Senior Center is small and in an industrial part of town, but there are plans to build new.
- The biggest challenge this community faces is the rundown feel of its main commercial stretch (Vine Street). That space which is so visible and such a high-traffic area doesn't match the feel that I got on FHSU campus. It doesn't match the Smoky Hill area which I really enjoyed. It doesn't match the HaysMed stretch that felt more open and nice. I don't know how to suggest cleaning up Vine Street but consider starting with asking the business community to improve their signage, building fronts, and general upkeep. Next, consider adding some landscaping, trees, light pole banners, and other signage that welcomes people to the community. I don't remember seeing anything that says "WELCOME TO HISTORIC HAYS." Perhaps I just missed it.
- The other big challenge is clearly housing. The lack of rental property is concerning, especially in a college community. I would think if the city offered some resources and tax breaks for developers, someone could come in and add some new business complexes, retail/restaurant facilities, and apartment buildings which would clean things up nicely. Then you just need more green space.

What will you remember most about this community six months from now (positive or negative)?

- Nice FHSU campus.
- Nice turf ball fields.
- Great downtown – a lot of diversity there. Visitors spent a lot of time there.
- How run down the Big Creek Mall looks from the outside.
- Development of the other bypass by the interstate.
- This seems like a mirror image of Kearney, NE – I could see myself living in Hays, KS – a positive experience!
- Amazing facilities at FHSU, the Bickle-Schmidt Sports Complex was awesome, and the congested, run-down feel of Vine Street.



In Partnership with:



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