

First Impressions

Inman, KS

K-State Research and Extension in Partnership
with

The Dane G. Hansen Foundation



- Inman signed up for First Impressions as a match for Harper, KS; 75 miles or about 1 hr. 20 mins. away.
- Volunteers were trained in both communities. Multiple visitors from Harper came to Inman on July 16, July 24, August 3 (two groups), and August 9.
- Reports were compiled, pictures were taken of Inman observations in late September, presentation was designed in October.
- Results are presented tonight, May 10.
- Inman uses the results for further discussion and action plans.

Why: First Impressions?

- **Feedback:**

How does a first-time visitor view my town?

- Evaluate successes.
- Set goals and priorities for next steps.

- **If you don't agree with the observation:**

- ***Be curious,*** Why does the visitor see it this way?
- Is the observation worth considering?
- What can we do to change it– or the perception?

Curiosity: A strong desire to know or learn something.

-Oxford Living Dictionary

Ben Winchester, Senior Research Fellow, U of MN

We need to change the narrative about rural.

- Rural is *changing*, not dying.
- Brain Gain (30-49 year olds moving to rural) is a “new trend” that has been happening since the 70’s and no one is noticing or talking about it.
- Only 36% lived there previously.
- People research a number of places before they move to a rural town.
- Rural is in the middle of ***everywhere***. You live one place, work another and play another. With transportation and internet, it’s all accessible to you.

Ben Winchester, Senior Research Fellow, U of MN

- In a survey of newcomers to rural areas, the reasons they come are:
 - Simpler pace of life
 - Safety and Security
 - Low housing cost
 - ***“A job,” isn’t in the top 10 reasons.***
- “In small towns everyone knows each other.” *false*
- *Get to know each other*, invite them to a newcomers meal.

- If you bring 7 people to a 700 citizen town every year in 10 years you'll have a 10% increase. It matters! It is a challenge with housing, but it is achievable.
- We are our own worst enemies. We have to monitor our customer service and what we say. It matters.
- Don't say, "You have to live here twenty years to be an insider." And don't act like it either.

- 75% of rural homeowners are Baby Boomers and older. 30% are over 75.
- Housing will be freed up as the baby boomers retire and move closer to medical services.
- Rural communities need retirement housing (not nursing facilities, but maintenance free) to retain seniors.- *Ben Winchester, Senior Research Fellow, University of Minnesota*



*Ben Winchester was our guest on the
March 1, 2019 First Friday Call.*

See the recording at:

<https://www.ksre.k-state.edu/community/business/entrepreneurship/>

- 2010 Census Population 1,377
(up 20.58% since 2000*) (KS= +6.1%)
- 2018 Estimate is 1,309 (± 193)
(up 14.62% since 2000) (KS= +8.0%)
- 88.3% high school or GED, 26.9% college educated,
— 91.8% HS or equivalency, KS 34.0% college education (KS)
- Poverty rate 15.9% (KS=11.4%)
- Median Age 44.1 years (37.2)
- Median household income is \$50,231 (\$62,087)

* 2000 Census was 1,142

- **Website**
 - www.inmanks.org



- **Website**

- Some felt the website was up to date and accurately reflected what was seen in town.
- Photo galleries are empty. Calendars link is broken but clicking on individual calendars takes you there.
- Chamber link – Business of the Month is from April, there are no businesses in the Businesses link.
- Appreciated contact names and emails for organizations.



“Five-Minute” Impression

- Nice wide streets. Even the alleys were well kept.
- Very clean downtown and well kept homes – above average yards.
- Store fronts also attractive.
- Fun park with a new community building.
- People out and about in the community.
- Great signage, though never saw a sign for country park or motocross area.
- Quite impressive!



“Five-Minute” Impression

- Nothing really eye catching coming into town over the railroad tracks.
- Elevators could use some paint, some tall grass entering from the west.
- A nice, big attractive sign on the highway before taking the exit.
- Did notice a scrapyard or automotive business with a lot of machinery outside.



Downtown Business Area

- Downtown buildings all appeared to be in good shape. Not one building in need of repair. Mixture of newer and older buildings.
- Signage and sidewalks were good.
- Almost all storefronts had businesses in them.



Downtown Business Area

- Beautiful museum/historical area across from city hall.
- Grocery store was small, but had a good variety of products. Produce and meat looked fresh.
- Nuefeldt Variety had very friendly staff and a good selection of gifts and cards.



Downtown Business Area

- Herb Shop was very unique.
- Pizza place owner was great and they had good food.
- Also observed: several restaurants, insurance office, florist, plumbers, antiques, a nice appliance store.
- City building was small, but neat and well marked in a storefront type of building.



Downtown Business Area

- Customer service in town was excellent. All were friendly, informative.
- For public amenities there were trash bins and benches downtown. Most visitors noted these.
- Didn't notice any public wi-fi or restrooms, but the community building at the park had restrooms if needed.



Downtown Business Area

- Ample parking downtown. Easy to walk to stores from parking areas.
- Landscaping and streetscaping was good.
- Wide streets make it feel comfortable to drive downtown.



Other Retail Shopping Areas

- Fabric Country Store across the highway looked nice.
- Not a lot of retail options outside of downtown area.



- *A drive-by is not how industry will find you, check with your local Eco Devo director to make sure your site is listed on LocationOne @ Kansas Department of Commerce.*

Observation:

- “Entrepreneurs who choose to start their small businesses are responsible for 63 percent of net new jobs created in the United States every year.”
- *Global marketing makes your town accessible to purchases all over the world.*

Industrial Parks/Commercial

- There was an industrial area, appeared to be west of the old highway.
- Diesel and pickup specialist shop.
- Grain elevator and flour mill on the east side of the highway.
- The separation of industrial to retail/residential is nice.
- Looks like plenty of area to develop.



- No hospital in town. Ambulance comes from McPherson.
- Maybe the volunteer fire department could provide some emergency medical assistance?
- Fully staffed medical clinic – some couldn't find it when visiting town, but others did.

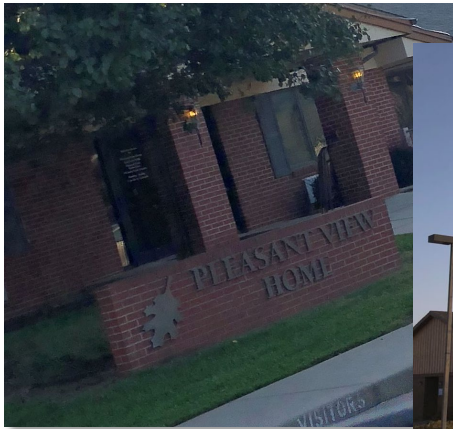


- Clinic was staffed with 2 physicians.
- Chiropractor's office was observed.
- Most noticed the dentist, some did not.
- Wonderful wellness center near the high school.



Health Care Services

- Pleasant View Home – a 124 bed long term care facility with 87 independent living units, memory care, home health, and therapy services was observed.
- Attractive buildings, beautiful landscaping. Very large!
- Well kept and inviting.



- Some income-based housing found on the Pleasant View property.
- Noticed houses for sale that might appeal to lower income buyers and also a higher end housing district.
- Most all of the neighborhoods observed contained newer housing.
- Even the older, smaller homes were very well kept and nice looking.



- Some remodels and construction observed by visitors.
- Some saw a few rentals and apartments, others didn't see any.
- City clerk's office confirmed there were very few available rentals.



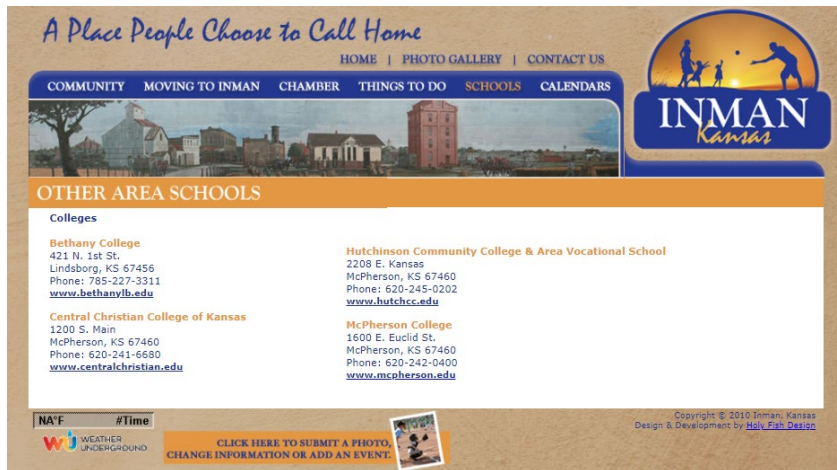
KANSAS

• Total Housing Units	632	
• Total Occupied Houses	553 (87.5%)	(88.4%)
• Vacant Houses	79 (12.5%)	(11.6%)
• Owner Occupied	348 (62.9%)	(66.5%)
• Renter Occupied	205 (37.1%)	(33.5%)
• Family Households	344 (62.2%)	(64.4%)
• Non-family Households	209 (37.8%)	(35.6%)

- Pre-school, K-8, and high school buildings observed. Buildings were nice and grounds well maintained.
- Schools seemed adequate for the size of the community.
- Conflicting opinions on playground: good, open playground/not very modern and not much to do.
- Nice greenhouse!



- The school district site had adequate information about the schools.
- USD 448 site linked to on city website was broken at the time of visiting. There were links to area colleges on the city website.
- Some school Facebook pages found were not up to date.



Comments:

- Independent day care available, but did not see pricing information.
- Most couldn't find any childcare options in the community.
- A Google search found one, but it wasn't clear if it was still in business.

McPherson County Data (2019):

- Number of Children Under Age 6 Potentially Needing Care: 1,319
- Number of Licensed Family and Group Day Care Homes: 36
- Number of Childcare Centers: 5
- Desired Capacity of Childcare Centers: 882
- Extent that desired capacity meets potential need: 67%
- Creating a Childcare Action Plan

<https://www.ks.childcareaware.org/wp-content/uploads/Child-Care-Supply-Demand-Action-Plan.pdf>

Contact [ks.childcareaware.org](https://www.ks.childcareaware.org) to get access to local childcare specialists.

785-823-3343

- Multiple churches found in person and online.
- Of the 6 found online, 4 were Mennonite.
- Church buildings look nice, neat, and clean.
- There is evidence of outreach/faith-based community services: a food pantry and a ministerial alliance.



- Most noticed evidence of a Lions Club, Rec Commission, Chamber of Commerce, Veterans Association, Senior Center, Community Center, 4-H, and Booster Club.
- Inman Arts Council had a nice Facebook page.
- Community Foundation Facebook page was outdated and no current data could be found.
- No evidence of civic organization activity observed during visits*

*



- Streets were excellent. Sidewalks were good. Landscaping and streetscaping was beautiful.
- Everyone takes pride in this town.
- One of the most impressive parts of town is the public infrastructure!

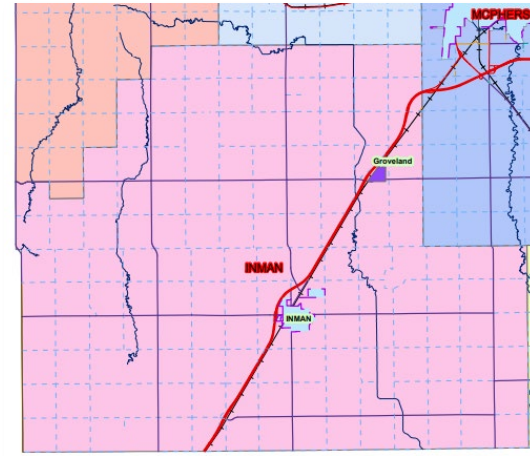


- City clerk was very informative. Sat and visited with us, took us to the museum (one of the nicest museums they've ever seen in a small town).
- City clerk talked about how they manage to keep the town so clean and neat.
- Very well received. Barb and staff were very accommodating, answered lots of questions, and provided us with a GREAT Inman brochure!



Fire, EMS and Police Services

- There's a police station with 3 officers.
- There's also a volunteer fire department.



Welcome to Kansas Insurance Department

Home Contact Us

GO

Kansas Insurance Commissioner
Vicki Schmidt



Kansas Insurance Department
420 SW 9th Street
Topeka, Kansas 66612-1678
Consumer Hotline: 800-432-2484 (KS only)
[Email Us](#) | Phone: 785-296-3071

- > The Department
- > Auto/Home
- > Health/Life
- > Insurance Fraud & Education
- > Producer/Agency Services
- > Company Services
- > Other Services



HOME : ISO

ISO Public Protection Classification

Most U.S. insurers of home and business properties use Insurance Services Office's (ISO) Property Protection Classification (PPC) in calculating premiums. In general, the price of insurance in a community with a good PPC is lower than in a community with a poor PPC, assuming all other factors are equal.

PPC Program: <https://www.isomitigation.com/program-works/how-the-ppc-program-works.html>

A community's PPC depends on:

1. Emergency communications systems, including facilities for the public to report fires, staffing, training, certification of telecommunicators, and facilities for dispatching fire departments
2. The fire department, including equipment, staffing, training, and geographic deployment of fire companies
3. The water supply system, including the inspection and flow testing of hydrants and a careful evaluation of

- Librarian was friendly.
- Library was nice, well kept, and full.
- Nicely arranged.
- Liked that it was a corner store front.



- The city park is beautiful, well-lit, with a pond, fountain, and walking paths.
- Splash pad at playground.
- Skateboard area also observed.
- Great community building!
- Park is a great asset!



- Ball fields appeared to need some work and had limited seating. Limited trees for shade.
- Did not see a swimming pool or sports complex.
- Country park had a fishing pond, motocross racing and a wildlife learning site.



Well-Known for an attraction or event?

- Museum.
- Live nativity at Christmas.
- Slogan: A place people choose to call home.
- Motocross racing area.
- Kansas Sampler Foundation near town.



Well-Known for an attraction or event?

- Santa Fe Days
- Chili Cook-Off
- Tractor Pull
- Classic Car Show
- One observer didn't see any evidence of events.

Natural or manmade features that can draw people?

- Museum is excellent. Ralph Vogel is a great guide and champion for keeping the project continuous.
- The country park with motocross, fishing, trails, picnic areas – AWESOME - but hard to find.
- The city park and all it has to offer.



Visitor's Center

- There wasn't an obvious visitor center or chamber office.
- City office seemed to be the visitor's center, too and the city staff served visitors very well in answering questions and guiding people – including calling Ralph to open the museum.

What would bring you back?

- Phenomenal museum (multiple votes for this).
- Harvest Café to try varenike.
- Knackie's BBQ to try it.



Most Positive Observations

- Cleanliness – all lawns mowed, yards clean, alleys clean.
- Good streets and sidewalks.
- Nice, active downtown.
- Well kept homes.
- Friendly and helpful people on the streets.
- Large truck service across the highway that helped air up a tire (couldn't find the service station in town).
- Great retirement homes/facilities.
- Beautiful park.

Biggest Obstacles/Challenges

- No rentals.
- High property taxes.
- No swimming pool or sports complex.
- Though one exists, multiple people mentioned no convenience store/service station. May just need better signage.
- Other than museum and wellness center, not much obvious for young kids/teenagers to do.
- Not much industry to keep people employed other than agriculture.



What will you remember?

- Ralph and the museum.
- Cleanliness of homes.
- Home of the Kansas Sampler Foundation.
- Hospitality of city staff.
- City park.
- Retirement facility.
- Town is very well put together.
- Beautiful bedroom community between McPherson and Hutchinson.

Thank our visiting teams from Harper and Inman!

Set Next Steps:

- Which group will lead the discussion?

K-State Research and Extension

PRIDE: <http://kansasprideprogram.k-state.edu/>

- Local communities identify what they would like to preserve, create, or improve for their future and volunteers pull together to create their ideal community future.



K-State Research and Extension

Contact

Nancy Daniels

nkdaniels@ksu.edu

to participate.

Grant Writing Workshops

Grants are a vital piece in your community's funding puzzle...and *you* can do it.

K-State Research and Extension's Community Vitality Team offers grant writing workshops for local communities.

Objectives

- Conquer your grant writing fears and start writing.
- Learn new sources of data to document community needs.
- Learn new sources of grant funding.
- Practice developing the Grant Elements: Problem, Outcomes, Activities, Evaluation, and Budget.

Short Term Outcomes

- 93% have increased confidence to write a successful grant.
- 94% learned new sources of data to document community needs.
- 80% learned new sources for finding grants.
- 91% have increased confidence to develop the elements of a successful grant.



K-State Research and Extension

- **First Friday e-Calls 9:30-10:30 am (CT)**
 - Connecting small businesses and communities with the resources to make them successful.
 - Contact Nancy Daniels nkdaniels@ksu.edu to participate.
 - Previous calls are recorded at <http://www.ksre.k-state.edu/community/business/entrepreneurship/>
 - Community Vitality Calendar of events: <http://www.ksre.k-state.edu/community/>

Kansas Department of Agriculture in partnership with other state organizations, will work with your community to find the best opportunities for growth using the assets of your region.

GROW IN KANSAS



STRATEGIC GROWTH INITIATIVE

A pilot program for the proactive recruitment of food, agriculture and UAS/small aircraft business to Kansas.

For more information on the Strategic Growth Initiative, please contact
Russell Plaschka, Ag Business Development Program Manager
785-564-7466 • Russell.Plaschka@ks.gov
agriculture.ks.gov/GrowAg



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