

First Impressions

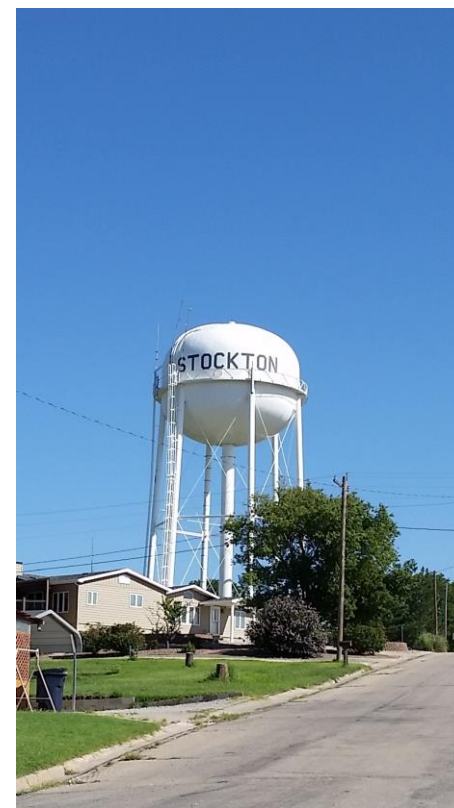
Stockton, Kansas

K-State Research and Extension in Partnership
with

The Dane G. Hansen Foundation



- Stockton – Population 1,329
- 22.9% college educated, 88.6% high school or GED
- 48.1% single, 51.9% married
- Poverty rate is 21.9%
- Median worker income is \$20,625
(Source: www.usacityfacts.com)



- Web Presence:

Informative website!

<http://www.stocktonkansas.net/>

<http://usd271.k12.ks.us/>

<https://www.facebook.com/pages/City-of-Stockton-KS/112318472129218>

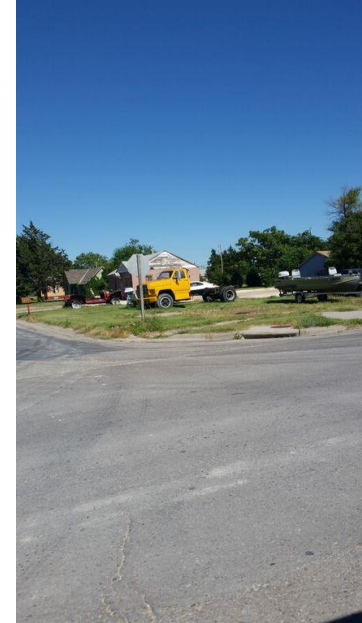


The “Five-Minute” Impression

- Initial reaction to community depended upon the direction you drove in from
- Overall reaction, scenic, clean and well-kept
- Good welcome signs from all directions, however sign on south side was hid by a tree
- Solomon River Valley very pretty and comforting to drive into







Downtown Business Area

- At first glance it appears the downtown is thriving
- Appearance kept up but lots of vacant buildings
- Many service establishments but few retail shops
- Hard to tell if the business was open or closed
- Locals don't support downtown businesses
- Flags a nice added touch
- Planting of flower boxes inconsistent



- Webster's Supermarket – Clean and well organized. Friendly and well stocked but in need of better lighting.
- Carousel Bakery & Sand Creek Mercantile –
Looked like a neat store, however it was closed.
Hours said it should be open.
- Pharmacy – Closed and no hours were posted. (Saturday)
Recommend posting hours on the door or by the door.
- End of the Line Hobbies – Very original store with friendly service. Sadly going out of business.
- Main Street Trading Post – They were closed but with a phone call were open within five minutes. Very friendly!

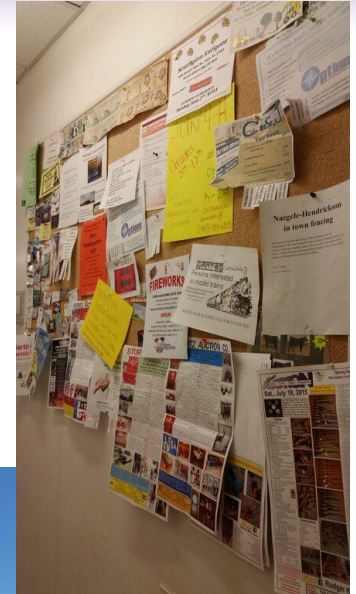


- Plenty of parking
- Nice blue benches
- Lack of noontime eating choices downtown
- Movie Theatre



Other Retail Shopping Areas

- 2 Convenience Stores
- Napa Auto Parts
- Dollar General
- Car Quest
- Hardware Store



Industrial Parks/Commercial Areas

- Industrial park is located along HWY 183 – 35 acres
- Wilken's – 4 or 5 miles south of town
- Correctional Facility
- Ag Services





Health Care Services

- Stockton Medical Clinic is well staffed – 5 doctors, 2 nurse practitioners, and 1 PA
- Dental Clinic
- Vision Clinic
- Physical Therapy facility
- Chiropractic Office
- Rec Fitness Center
- 32 Bed Nursing Home



Housing

- Homes are 64 years old on average
- \$809 a month is the typical owner cost for a home with a mortgage
- Rentals are 25.2% of homes and 68.4% are occupied by their owners. The other 6.4% vacant
- The median number of rooms a home has is 6





Housing observations

- No houses for sale
- Minimal apartment for rent
- Demand for rentals unmet



- Need for clean-up/demolition of older properties



- Unique Housing Opportunity



Schools

- K-12 are all on the same campus
- Buildings are well maintained
- Lots of community pride
- Wiggles and Giggles Preschool observed downtown



- Great location next to the park
- Well kept athletic fields
- Great school spirit
- Concern - school website encouragement to purchase from Amazon



Childcare

- Observed the daycare facility downtown. Open from 6:30 am to 6:00 pm. On hot days the play area did not look inviting.
- Were told there were at least 3 to 4 daycares in the community but there is still a shortage

Faith/Religion

- Observed 5 different churches in Stockton
- Really had to look for the churches
- Youth Center – Awesome
- Difficult to determine denomination



Civic

- Stockton has a PRIDE Program
- Active Rotary Club
- Lions Club and VFW
- Where do people find out about service or community organizations??



Public Infrastructure

- Downtown streets and sidewalks in good shape
- Bricks make Main Street appear rough but longevity is great
- Zoning is in place
- Good downtown lighting
- Room for growth in industrial area



- Close proximity of city hall, fire, EMS and police services



- A large, nice facility for the public library



- City park is awesome!!



- Swimming Pool and Shelter Adjacent to Park



- Fit Trail



- Several nice smaller parks



- Park at the correctional facility very confusing



Infrastructure Concerns

- Maintenance on older parks
- Cement or gravel piles from business
- Some street work needed



Recreation/Tourism

- Downtown Movie Theatre
- Bowling Alley
- Rooks County Free Fair
- Summer Festival and Car Show
- Rooks County Museum



- RV Park



Local/Area Attractions not mentioned

- Webster State Park and Lake
- Rooks Wildlife Area-State Fishing Lake



Most Positive Observations!!

- Stockton is very scenic and a clean community.
- City park is an incredible asset!
- The historic features of downtown gives the town a unique feel and character.
- Very nice looking school and facilities
- The people



Biggest Obstacles/Challenges

- Lack of housing
- Lack of support for local businesses
- Some retail businesses not friendly
- The need for a community gathering place
- Business transfer looked non-existent
- Reducing the poverty rate or increasing wages



What will you remember the most in six months from now?

- Stockton is a quaint town but not active. The downtown buildings appear to be full but after walking up and down the streets one realizes a lot of the buildings are empty. There is not much downtown activity.
- I will remember the park but I'm not sure it would bring me back to visit Stockton.
- I will certainly remember the character that the downtown district has, the cleanliness of the entire town and all the large recreational park on the west side of town. I will also be curious to see the town of Stockton in a couple of years from now. I will be interested to follow up and see how the businesses are doing. I also heard from some residents on our visit that they are expecting a couple of new restaurants in town in the near future. I will look forward to seeing how those turn out and would even come back for a visit to these new restaurants. The new one going in just east of the supermarket looks like it will be a great asset to the downtown area and like it could even attract people from out of town. I was pleased with the friendliness that we received from the few people that we saw throughout town.