



**POTTAWATOMIE COUNTY ECONOMIC
DEVELOPMENT CORPORATION**

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August 10, 2009

Dear Community Leader:

YOU ARE INVITED to take part in a facilitated dinner discussion about the future of Wamego. We want to hear your ideas, suggestions and recommendations about such issues as those noted on the enclosed document.

VISION WAMEGO LEADERS RETREAT

6:00 - 8:00 PM

TUESDAY, AUGUST 25, 2009

COLUMBIAN THEATRE

Complimentary Dinner Buffet

[Donations accepted]

The Vision Wamego Steering Committee, appointed by the City Commission, is engaged in working with the community to prepare a new Vision and Action Plan to guide the development and growth of Wamego over the next 3 - 6 years.

To help with this process, we have enlisted the help of George Butler Associates and Shockey Consulting LLC, both of Lenexa, Kansas and staff support from the Pottawatomie County Economic Development Corporation.

PLEASE RSVP YOUR ATTENDANCE BY THURSDAY, AUGUST 20, 2009 TO:

Julie Roller

Development Associate

Pottawatomie County Economic Development Corporation

PO Box 288/1004 Lincoln

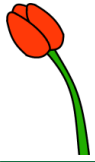
Wamego, KS 66547

E-Mail: julie@ecodevo.com Ph: 785-456-9776

Vision Wamego Steering Committee:

Robert Morse, Clark Balderson, Doug Conwell, Sue Eichman, Rob Eichman, Chris Hupe, Colleen Lord, Ben Meek, Jim Meinhardt, Cheri Pugh, Tom Rawson, Mike Rice, Dave & Jan Vanderbilt and Lance White.

(Bill Ditto, Merl Page and Bob Cole - ex officio)



vision wamego 2009

Public Meeting #1

Tuesday, August 25, 2009

6:00-8:00 p.m.

LOCATION

Wamego, KS

6:00-6:10 pm

What is Vision Wamego?

Find out what will be accomplished by the Vision Wamego study and what is anticipated over the next several months.

6:10-7:15 pm

Visioning Exercise

Participate in a small group exercise that will help determine the goals and objectives for the study. What should be *protected/maintained*? What should be *changed*? What should be *created*? Work with your group to brainstorm some ideas.

As each group shares their results, the study team will quickly summarize what we've heard and will write the items that received the most attention on large pads of paper. The study team then wants all participants to put dots on the items that you feel are the most important.

7:15-8:00 pm

Independent Ideas

For the rest of the time, feel free to participate in several individual activities throughout the meeting area. All activities will help the study team gain a better understanding of the needs and desires of the citizens of Wamego.

- **Newspaper Exercise:** look into your crystal ball to determine what Wamego will be like in 5 to 10 years. Create some headlines of what you would like to see in Wamego in that timeframe. Have fun with this exercise, but leave the paper for us to see!
- **Children's Coloring Activity:** children are encouraged to draw a picture of why they like to live in Wamego or draw a favorite place. Leave us the drawings so we can share them!
- **Talk with Staff:** talk with the study staff about the study and any suggestions and comments you may have.

Please fill out a comment card and give us some suggestions on what should be addressed in this study.

Place it in the **suggestion box** any time throughout the night.

SAMPLE VISIONING QUESTIONS

REGIONAL ROLE

1. What is the ideal regional purpose and role of Wamego - mainly a bedroom community or an economically self-supporting community within the region?
2. What are the liabilities, assets, needs and dreams for Wamego and its residents?
3. How big should the population of Wamego be, how soon and what do we do to achieve the goal?
4. Should Wamego try to evolve into an important center for education, training, arts, entertainment, industry and services?

ECONOMIC DEVELOPMENT

1. Industry:

- a. What types of industries are best suited for Wamego?
- b. How much new industry and employment is needed in the community?
- c. By when should we attempt to encourage new industry to locate in Wamego?
- d. What expansions of existing industry are possible?
- e. What is the best role for the City, the Chamber, local banks and the community to play in industry recruitment, expansion and startups?
- f. What is the community willing to do to encourage and support industry growth?

2. Corridor Businesses:

- a. What kind of businesses best fit the Hwy 24 and Hwy 99 corridors?
- b. What types of businesses are needed or lacking?
- c. What design/infrastructure features need to be in place to encourage growth and to connect corridor businesses to the rest of the community?
- d. Traffic Flow & Safety
 - i. Do approaches to Wamego on Highways 24 and 99 have proper speed limits, lighting, signs and design configurations to ensure smooth flow of traffic, pedestrian safety, safe and easy access to on-corridor businesses, access to nearby subdivisions and ready access to downtown Wamego?
 - ii. What Destination Signage & Design Issues need to be addressed in the short term to ensure convenient flow of people to services and attractions within the community?

3. Downtown

- a. Is it possible to enhance downtown through the addition of education, arts, entertainment, dining, and niche retail?
- b. What physical design needs to be adapted to best redevelop downtown?
- c. Which assets and businesses best fit a redeveloped downtown?
- d. Should all or part of the riverfront be considered for future redevelopment?
- e. Are there businesses currently located downtown that would be more suitable in another location?

4. Community Design and Configuration:

- a. What crucial design features need to be enacted to ensure that the community evolves as an interactive set of “neighborhoods” rather than an unconnected set of residential subdivisions?

- b. What crucial or important design features of the community need to be remedied or enhanced in order to successfully implement action on priorities identified in the visioning and plan development?

5. Workforce Retention/Education and Training:

- a. In order to retain and attract workforce for local business and industry, do we need a new industrial arts training facility and program?
- b. If so, where should it be located?
- c. What types of partnerships need to be formed and with whom? USD 320, Highland Community College, etc.?
- d. What additional academic offerings need to be made by USD 320 or Highland Community College?
- e. What types of partnerships need to be formed and with whom?
- f. Are there collateral programs that could be developed between USD 320, Highland Community College and other educational institutions to further enrich academic offerings in Wamego?
- g. Where should Highland Community College be located?
- h. Should the community try to address student housing for Highland students?

QUALITY OF LIFE

1. Housing:

- a. Does Wamego have an adequate supply of housing priced for current and new families or planned workforce?
- b. If not, what needs to be done to develop and supply properly priced housing?
- c. Where should housing developments be built?
- d. How should they be financed?
- e. How can new housing developments be designed and built to best connect to the existing community to ensure integration with community assets and businesses?

2. Recreation:

- a. Should Wamego expand its parks? If so, where and how?
- b. Should Wamego develop a pedestrian/bicycle trail system in and around the community? If so, where and how?
- c. Is Wamego pedestrian friendly?
- d. Are there other recreational needs in the community that are not being met? If so, what are those needs and how and where can they be developed?

3. Arts & Entertainment:

- a. What additional arts and entertainment attractions and businesses does the community want to have available?
- b. What are the markets for additional arts and entertainment attractions?
- c. Who are key partners to develop these attractions and businesses?
- d. How can new attractions be funded?

4. Cultural and Historic Amenities and Attractions:

- a. What cultural and historic amenities does the community lack?
- b. Who should develop them and how?
- c. How can new attractions be funded?

5. Leadership

- a. Does the community possess an adequate pool of potential leaders?
- b. Are there programs for leadership development?
- c. Are the most useful and productive leadership techniques being trained in the community?
- d. Is there a plan for leadership succession? Should there be one?
- e. How best should leadership be developed and sustained? What are the roles of the City, Schools, Chamber and other institutions and organizations?

GOVERNANCE & FINANCE

1. Public Finance:

- a. What mechanisms are available to the City, through its own powers or from the county or the state to finance priorities identified in the Vision and Action Planning Process?
- b. What federal resources are available to the community to help finance priorities?

2. Private Finance:

- a. Which priorities should be reserved strictly to the private sector for financing?
- b. What is the Charitable Asset Base of the community?
- c. What roles should the Community Foundation and private donors play in developing financing for identified priorities?

3. Governance

- a. What roles should the city government play in implementing actions in any of these matters noted herein?
- b. What roles should the Chamber of Commerce or other institutions play in these matters?
- c. What roles should be reserved to the private sector? To non-profits? To volunteer-based organizations?

OTHER

Any unforeseen issues that may arise in the visioning and planning process.