

WYOMING RURAL DEVELOPMENT COUNCIL



**RURAL RESOURCE TEAM REPORT
FOR
MANDERSON
COMMUNITY ASSESSMENT
BIG HORN COUNTY, WYOMING
OCTOBER 11-12, 2005**

WYOMING RURAL DEVELOPMENT COUNCIL'S MISSION

*"TO CREATE PARTNERSHIPS THAT RESULT IN EFFECTIVE,
EFFICIENT AND TIMELY EFFORTS TO ENHANCE THE
VIABILITY OF RURAL WYOMING."*

THE WYOMING RURAL DEVELOPMENT COUNCIL

The Wyoming Rural Development Council is a collaborative public/private partnership that brings together six partner groups: local/regional government, state government, federal government, tribal government, non-profit organizations and private sector individuals and organizations.

WRDC is governed by a Steering Committee representing the six partner groups. The Steering Committee as well as the Council membership has established the following goals for the WRDC:

- Assist rural communities in visioning and strategic planning
- Serve as a resource for assisting communities in finding and obtaining grants for rural projects
- Serve and be recognized as a neutral forum for identification and resolution of multi-jurisdictional issues
- Promote, through education, the understanding of the needs, values, and contributions of rural communities.

The Council seeks to assist rural Wyoming communities with their needs and development efforts by matching the technical and financial resources of federal, state, and local governments and the private sector with local development efforts.

If you would like more information about the Wyoming Rural Development Council and how you may benefit as a member, contact:

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TABLE OF CONTENTS

Manderson, Wyoming Resource Team Assessment October 11-12, 2005

1. Process for the Development of This Report.....	pg. 3
2. Executive Summary.....	pg. 4
3. Big Horn County Profile.....	pgs. 5-15
4. Resource Team Members	pg. 16
5. Schedule of Assessment Listening Sessions.....	pg. 17
6. Major themes and subthemes.....	pg. 18
7. Team Member Recommendations.....	pgs. 19-35
8. What was said at the listening sessions	pgs. 36-41
9. 20 Clues to Rural Community Survival.....	pg. 42

Any recommendations contained herein are not mandatory. The Wyoming Rural Development Council has not endorsed any recommendations and opinions contained herein. Neither the WRDC, nor any of its employees, contract labor, committee chairs, and/or members makes any warranty, express or implied, including warranties of merchantability and fitness for a particular purpose, or assumes any legal liability for the accuracy, completeness, or usefulness of this report or any information, recommendations, or opinions contained herein.

PROCESS FOR THE DEVELOPMENT OF THIS REPORT

The Wyoming Rural Development Council (WRDC) has provided a Resource Team to assist the community of Manderson, Wyoming in evaluating the community's assets and liabilities and in developing suggestions for improving the social and economic future of Manderson.

Manderson requested a community assessment from the Wyoming Rural Development Council. Tim Patrick served as the community contact and took the lead in agenda development, logistics and publicity in for the assessment. Resource team members were selected to visit, interview citizens, business and community leaders; and develop a plan of recommended action for the town. The team members were carefully selected based on their fields of expertise that Manderson officials indicated would be needed to respond to the problem areas identified.

The Resource Team toured the town and interviewed approximately 15 people over a two-day period on October 11-12, 2005. The team interviewed representatives from the following segments of Manderson: agriculture, area businesses, school staff, students, retirees, senior citizens, town council, and the general public. Each participant was asked to respond to three questions designed to begin communication and discussion and to serve as a basis for developing the action plan. The three questions were:

- *What do you think are the major problems and challenges in Manderson?*
- *What do you think are the major strengths and assets in Manderson?*
- *What projects would you like to see completed in two, five ten and twenty years in Manderson?*

Upon completion of the interviews, the team met to compare notes and share comments following the two days of intense study. The team then agreed that each team member would carefully analyze what was said, synthesize what they heard with their knowledge of programs and resources, prepare their notes and suggestions, and forward these items to be combined into the Wyoming Rural Development Council's final report to Manderson.

An oral report was presented to the people of Manderson on October 12th and many of the citizens of Manderson who participated in the interviews were in attendance. Following the oral report, a formal written report is prepared and presented to Manderson.

EXECUTIVE SUMMARY

First and foremost, on behalf of the Community Assessment Resource Team, I would like to thank the Town of Manderson for the warm hospitality extended to us during our stay there. Thank you for treating our resource team as guests of honor. Everyone who donated their time and resources to making our stay in Manderson both efficient and enjoyable went beyond their call of duty!

You are a community with a lot of potential and positive attitudes. These recommendations are based on your collective desire for improvement and development of your already happy home. This report contains a number of suggestions to assist Manderson residents in accomplishing upon what you told us were desires for your community. Some of the recommended programs and projects are quite large undertakings, but some are more easily accessible. I recently heard some advice about community development that could apply to nearly any mission in life: whether you are harvesting or just hungry, go for the low-hanging fruit on the tree first!

By that, I mean that by working on the smaller projects first, like decorating your main street with a few strings of holiday lights, it can propel the community to make larger steps as well. Keep in mind that anything is possible, and even a seemingly small contribution can make a substantial difference. We hope that this Resource Report may be a catalyst in making both the small and large steps towards success and sustainability for Manderson.

Best regards,



Tara E. Alexander
Manderson Community Assessment Resource Team Leader

BIG HORN COUNTY PROFILE

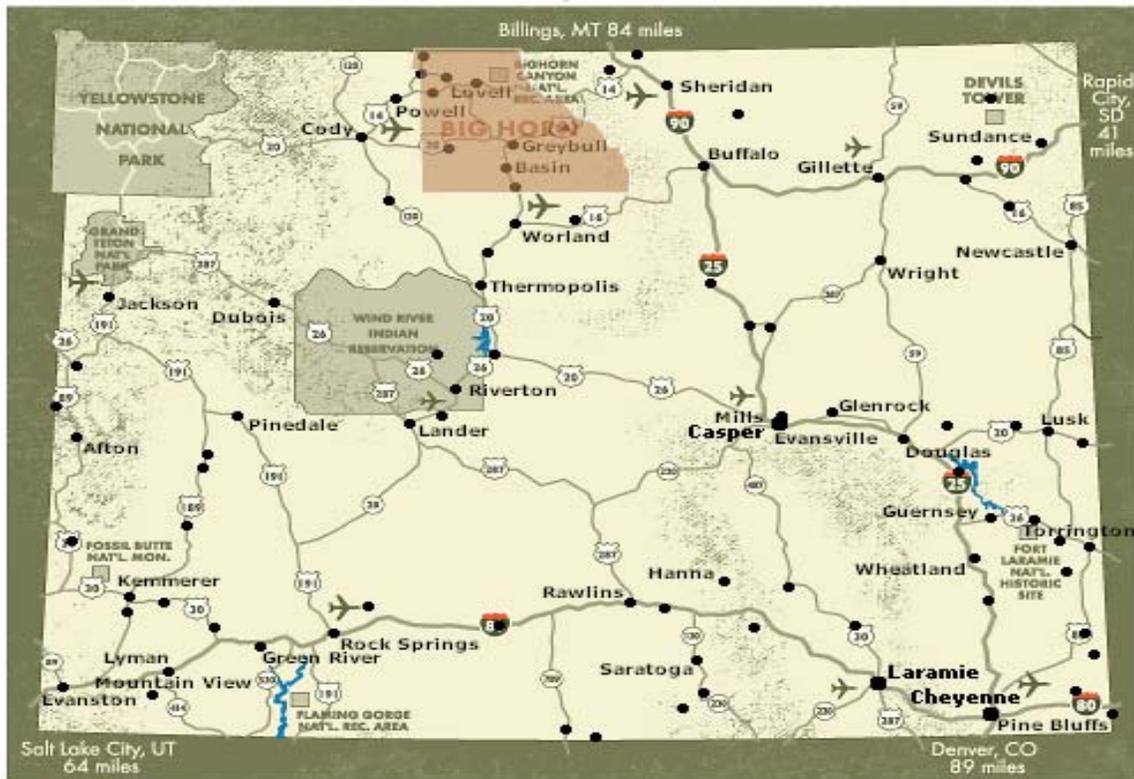


FULL AND PART TIME EMPLOYMENT	2001
Wage and salary	4,808
Proprietors	1,741
Farm	617
Forestry, fishing, related activities	(D)
Mining	999
Utilities	31
Construction	435
Manufacturing	235
Wholesale trade	118
Retail Trade	528
Transportation and warehousing	178
Information	75
Finance and insurance	234
Real estate and rental and leasing	34
Professional and technical services	200
Management of companies and enterprises	(D)
Administrative and waste services	(D)
Educational services	29
Health care and social assistance	188
Arts, entertainment, and recreation	(D)
Accommodation and food services	(D)
Other services, except public administration	268
Government and government enterprises	1,486
TOTAL	6,549

EARNINGS (000s of \$):	2001
Wage and salary	\$132,421
Proprietors	\$20,580
Other Labor Income	\$15,481
Farm	\$4,685
Forestry, fishing, related activities	(D)
Mining	\$46,774
Utilities	\$1,918
Construction	\$10,241
Manufacturing	\$7,820
Wholesale trade	\$2,309
Retail Trade	\$9,141
Transportation and warehousing	\$7,523
Information	\$1,654
Finance and insurance	\$4,316
Real estate and rental and leasing	\$185
Professional and technical services	\$5,564
Management of companies and enterprises	(D)
Administrative and waste services	(D)
Educational services	\$124
Health care and social assistance	\$2,917
Arts, entertainment, and recreation	(D)
Accommodation and food services	(D)
Other services, except public administration	\$3,184
Government and government enterprises	\$41,990
TOTAL	\$168,482

(D) - not shown to avoid disclosure of confidential information.

Source: U.S. Dept. of Commerce, Bureau of Economic Analysis (BEA), Regional Economic Information System



Workforce Training

1. Wyoming Department of Workforce Services offers employers up to \$2,000 per employee for training. (<http://wyomingworkforce.org/how/wdftp.aspx>).
2. Quick Start

Wyoming is the first state approved to license the State of Georgia’s Quick Start program. The Wyoming Business Council and the Wyoming Community Colleges are partnering to provide training in:

- Customer Service
- Manufacturing
- Warehousing and Distribution

(http://www.wyomingbusiness.org/workforce/Quick_Start_Programs/index.cfm).

State Incentives

1. No corporate state income tax.
2. No personal state income tax.
3. Community Development Block Grants administered by Wyoming Business Council. (<http://www.wyomingbusiness.org/communities/programs/cdbg.cfm>).
 - Provides grants to local governments for community and economic development projects.
 - Provides convertible loans to grants based on job creation.

4. Partnership Challenge Loan Program administered by Wyoming Business Council.
 - Provides low interest loans to community development organizations.
 - Provides gap financing for projects with the Wyoming Business Council participating with a commercial lender.
5. Industrial Development Revenue Bonds. Cities and counties may issue tax-exempt bonds to provide financing for manufacturing.

Taxes

1. No corporate state income tax.
2. No personal state income tax.
3. No inventory tax.
4. Big Horn County has a 5% sales and use tax (statewide base of 4% plus 1% optional county tax).
Source: Wyoming Department of Revenue, Excise Division (July 2005)
5. Unemployment Insurance - taxable base rate of \$16,400. Tax rates by industry grouping - WY Dept. of Employment. (<http://wydoe.state.wy.us/doe.asp?ID=617>).
6. Workers' Compensation - rates vary by occupation and can be found at: (<http://wydoe.state.wy.us/doe.asp?ID=480>).
7. Property taxes. Average tax rate in Big Horn County is 7.4331%.
Source: Wyoming Department of Revenue, Ad Valorem Division (September 2004)

Tax computation:

Fair Market Value of Property * Level of Assessment (9.5% for Residential and Commercial Property) * Tax Rate

Example: Tax on a commercial facility valued at \$1,000,000 is as follows: \$1,000,000 x

$$0.095 = \$95,000 \times 0.074331 = \$7,061.$$

State assesses agricultural lands at 9.5% of agricultural value, residential and commercial at 9.5% and Industrial at 11.5% of fair market value.

Telecommunications

Available Services:

All West Communications

P.O. Box 588
Kamas, UT 84036

Phone: (435) 783-4361

Fax: (435) 783-4928

Website: www.allwest.net

Services offered: (Basin, Burlington, Byron, Cowley, Deaver, Greybull, Lovell, Manderson) Web Hosting

TRI Country Telephone

P.O. Box 310
Basin, WY 82410

Phone: (307) 568-2427

Fax: (307) 568-2506

Website: www.tctwest.net

Services offered: (Basin, Burlington, Byron, Cowley, Deaver, Greybull, Lovell, Manderson) DSL, ISDN-BRI, T-1, Web Hosting

Visionary

P.O. Box 2799

Phone: (888) 682-1884

Fax: (307) 682-2519

Gillette, WY 82717

Website: www.vcn.com

Services offered: Web Hosting

Source: Wyoming Interactive Business Center, Wyoming Business Council

Power Cost

Weighted Average Cost per kWh of Power

2001

Cents per kWh of industrial power	3.24
Cents per kWh of commercial power	5.19
Cents per kWh of residential power	6.51

	Industrial	Commercial	Residential
Basin Town of (2000)	15.26	5.92	5.37
Big Horn Rural Electric Company (2000) 208 South 5 th Street Basin, WY 82410 (800) 564-2419	4.08	6.06	7.78
Deaver City of (2000)	N/A	N/A	6.85
Garland Light & Power Company (2000) 755 U.S. Highway 14 Alternate Powell, WY 82435 (307) 754-2881	N/A	9.44	7.25
High Plains Power, Inc. (2001) 504 Freemont Thermopolis, WY 82443 (307) 864-3157	3.54	6.19	7.21
PacifiCorp (2001) 825 NE Multnomah Portland, OR 97232 (888) 221-7070	3.24	5.14	6.44

Source: ACN (U.S. Department of Energy, Energy Information Administration)

Cost of Living Index (Prices as of January 5, 6, and 7, 2005, Statewide Average = 100)

Food	Housing	Apparel	Transportation	Medical	Recreation & Personal Care
92	73	117	99	99	104

Source: State of Wyoming, Economic Analysis Division (<http://eadiv.state.wy.us/wcli/NewsRelease-4Q04.pdf>).

Average Price of Single-Family Home (2003)

[\$73,526]

Source: A Profile of Wyoming (http://www.wyomingcda.com/PDFfiles/Profile04a_Vol_I_Fnl.pdf).

Higher Education

Northwest College: Campuses in Powell and Cody
 University of Wyoming Outreach Program

Transportation

1. Airports:

Worland Municipal (WRL)

3 miles south of Worland.
 Commercial Service: Great Lakes (United Express)
 Daily flights to: Denver, Riverton
 Runway: 7,004 x 100 ft., asphalt
 Fixed Base Operators: Sky Aviation

Yellowstone Regional (COD)

East edge of Cody
 Commercial Service: Sky West, Great Lakes (United Express)
 Daily flights to: Salt Lake City, Denver
 Runway: 8,276 x 100 ft., asphalt
 Fixed Base Operators: Spirit Mountain Aviation

North Big Horn County (U68)

2 miles north of Cowley
 Runway: 5,199 x 60 ft., asphalt
 Fixed Base Operators: yes

South Big Horn County (GEY)

2 miles northwest of Greybull
 Runways: 6,300 x 100 ft., asphalt
 Fixed Base Operators: Hawkins and Powers

2. Highways:

Distance from county center to nearest Interstate highway = 46.59 miles (I-90)
 U.S. 14
 U.S. 16
 U.S. 20
 U.S. 310

3. Railroad:

Burlington Northern Santa Fe

Big Horn County Business Report (Estimate)

Daytime Population: Total Employees 4,713
 Business Counts: Total Establishments 672

<u>Employees By Occupation</u>	<u>2005 Estimate</u>	<u>% of Total</u>
<i>"White Collar" Employees</i>	2,559	54.30%
Administrative Support Workers	795	16.87%
Executive Managers & Administrators	403	8.55%
Professional Specialty Occupations	835	17.72%

Sales Professionals	61	1.29%
Sales Workers & Clerks	319	6.77%
Technical Sales & Administrative	13	0.28%
Technologies & Technicians	133	2.82%
"Blue Collar" Employees	2,078	44.09%
Construction, Repair & Mining	184	3.90%
Farming, Forestry & Fishing	175	3.71%
Handlers, Helpers & Laborers	115	2.44%
Machine Operators, Assemblers & Inspectors	106	2.25%
Other Services Field Based	30	0.64%
Other Services Site Based	806	17.10%
Precision Craft & Repair	437	9.27%
Private Household Service	0	0.00%
Protective Services	74	1.57%
Transportation & Materials Moving Workers	151	3.20%

Establishments: Size	2005 Estimate	% of Total
1 - 4 Employees	475	70.68%
5 - 9 Employees	97	14.43%
10 - 19 Employees	51	7.59%
20 - 49 Employees	31	4.61%
50 - 99 Employees	8	1.19%
100 - 249 Employees	10	1.49%
250 - 499 Employees	0	0.00%
500 - 999 Employees	0	0.00%
1,000+ Employees	0	0.00%

Major Industry: Employees	2005 Estimate	% of Total
Agricultural, Forestry, Fishing	99	2.10%
Construction	99	2.10%
Finance, Insurance & Real Estate	140	2.97%
Manufacturing	204	4.33%
Mining	445	9.44%
Public Administration	431	9.14%
Retail Trade	708	15.02%
Services	2,078	44.09%
Transportation & Communications	335	7.11%
Unclassified	76	1.61%
Wholesale Trade	66	1.40%

Major Industry: Establishments	2005 Estimate	% of Total
Agricultural, Forestry, Fishing	27	4.02%
Construction	40	5.95%
Finance, Insurance & Real Estate	38	5.65%
Manufacturing	23	3.42%
Mining	7	1.04%
Public Administration	68	10.12%
Retail Trade	123	18.30%

Services	258	38.39%
Transportation & Communications	54	8.04%
Unclassified	13	1.93%
Wholesale Trade	21	3.13%

Retail Trade: Employees	2005 Estimate	% of Total
Auto Dealers & Gas Stations	117	16.53%
Bars	20	2.82%
Building Materials Hardware & Garden	48	6.78%
Catalog and Direct Sales	0	0.00%
Clothing Stores	8	1.13%
Convenience Stores	77	10.88%
Drug Stores	14	1.98%
Electronics & Computer Stores	1	0.14%
Food Markets	54	7.63%
Furniture Stores	26	3.67%
General Merchandise Stores	3	0.42%
Home Furnishings	10	1.41%
Liquor Stores	6	0.85%
Music Stores	0	0.00%
Other Food Service	29	4.10%
Other Food Stores	18	2.54%
Restaurants	241	34.04%
Specialty Stores	36	5.08%
Total Retail Trade	708	100.00%

Retail Trade: Establishments	2005 Estimate	% of Total
Auto Dealers & Gas Stations	24	19.51%
Bars	9	7.32%
Building Materials Hardware & Garden	13	10.57%
Catalog & Direct Sales	0	0.00%
Clothing Stores	4	3.25%
Convenience Stores	7	5.69%
Drug Stores	2	1.63%
Electronics & Computer Stores	1	0.81%
Food Markets	4	3.25%
Furniture Stores	6	4.88%
General Merchandise Stores	1	0.81%
Home Furnishings	4	3.25%
Liquor Stores	2	1.63%
Music Stores	0	0.00%
Other Food Service	3	2.44%
Other Food Stores	2	1.63%
Restaurants	23	18.70%
Specialty Stores	18	14.63%
Total Retail Trade	123	100.00%

Service: Employees	2005 Estimate	% of Total
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Advertising	0	0.00%
Auto Repair/Services	45	2.17%
Beauty and Barber Shops	27	1.30%
Child Care Services	31	1.49%
Colleges & Universities	0	0.00%
Computer Services	3	0.14%
Dry Cleaning & Laundry	0	0.00%
Entertainment & Recreation Services	64	3.08%
Health & Medical Services	420	20.21%
Hospitals	357	17.18%
Hotels & Lodging	45	2.17%
Legal Services	28	1.35%
Membership Organizations	58	2.79%
Miscellaneous Repair Services	13	0.63%
Motion Pictures	8	0.38%
Museums & Zoos	8	0.38%
Other Business Services	189	9.10%
Other Education & Library Services	23	1.11%
Other Personal Service	21	1.01%
Primary & Secondary Education	586	28.20%
Professional Services	24	1.15%
Social Services	128	6.16%
Total Services	2,078	100.00%

Service: Establishments	2005 Estimate	% of Total
Advertising	0	0.00%
Auto Repair/Services	23	8.91%
Beauty and Barber Shops	15	5.81%
Child Care Services	8	3.10%
Colleges & Universities	0	0.00%
Computer Services	1	0.39%
Dry Cleaning & Laundry	0	0.00%
Entertainment & Recreation Services	15	5.81%
Health & Medical Services	21	8.14%
Hospitals	4	1.55%
Hotels & Lodging	20	7.75%
Legal Services	9	3.49%
Membership Organizations	38	14.73%
Miscellaneous Repair Services	10	3.88%
Motion Pictures	3	1.16%
Museums & Zoos	3	1.16%
Other Business Services	15	5.81%
Other Education & Library Services	7	2.71%
Other Personal Service	11	4.26%
Primary & Secondary Education	24	9.30%
Professional Services	12	4.65%
Social Services	19	7.36%
Total Services	258	100.00%

Big Horn County Consumer Expenditure Report (Estimate)

	2005 Estimate	2010 Projection	% Change 2005 - 2010
Total Households	4,374	4,433	1.3%
Total Average Household Expenditure	\$40,288	\$42,691	6.0%
Total Average Retail Expenditure	\$17,656	\$18,670	5.7%

Consumer Expenditure Detail (Average Household Annual Expenditures)

	2005 Estimate	2010 Projection	% Change 2005 - 2010
Airline Fares	\$255.30	\$274.81	7.6%
Alcoholic Beverages	\$412.02	\$442.14	7.3%
Alimony & Child Support	\$192.16	\$207.01	7.7%
Apparel	\$1,749.40	\$1,850.51	5.8%
Apparel Services & Accessories	\$265.17	\$284.73	7.4%
Audio Equipment	\$68.24	\$71.99	5.5%
Babysitting & Elderly Care	\$297.25	\$315.80	6.2%
Books	\$49.54	\$52.64	6.3%
Books & Supplies	\$106.78	\$116.39	9.0%
Boys Apparel	\$96.58	\$100.74	4.3%
Cellular Phone Service	\$210.33	\$219.95	4.6%
Cigarettes	\$294.44	\$302.39	2.7%
Computer Hardware	\$269.21	\$289.19	7.4%
Computer Information Services	\$26.49	\$28.44	7.4%
Computer Software	\$38.71	\$41.53	7.3%
Contributions	\$1,405.72	\$1,518.56	8.0%
Coolant & Other Fluids	\$6.59	\$6.95	5.5%
Cosmetics & Perfume	\$79.85	\$84.41	5.7%
Deodorants & Other Personal Care	\$22.14	\$23.37	5.6%
Education	\$756.13	\$823.54	8.9%
Electricity	\$1,128.21	\$1,174.50	4.1%
Entertainment	\$2,174.59	\$2,312.72	6.4%
Fees & Admissions	\$504.37	\$548.33	8.7%
Finance Chgs Exc Mort & Veh	\$414.12	\$438.54	5.9%
Floor Coverings	\$50.83	\$56.09	10.3%
Food & Beverages	\$6,175.39	\$6,495.45	5.2%
Food At Home	\$3,392.73	\$3,531.70	4.1%
Food Away From Home	\$2,370.64	\$2,521.61	6.4%
Footwear	\$318.93	\$333.29	4.5%
Fuel Oil & Other Fuels	\$112.95	\$118.49	4.9%
Funeral & Cemetery	\$71.63	\$75.89	5.9%
Furniture	\$420.95	\$453.90	7.8%
Gasoline & Oil	\$1,466.30	\$1,540.60	5.1%
Gifts	\$1,030.04	\$1,116.44	8.4%
Girls Apparel	\$115.15	\$120.96	5.0%
Hair Care	\$43.87	\$46.32	5.6%

Hard Surface Flooring	\$21.04	\$22.49	6.9%
Health Care	\$2,643.69	\$2,767.42	4.7%
Health Care Insurance	\$1,373.32	\$1,437.82	4.7%
Health Care Services	\$638.32	\$666.08	4.3%
Health Care Supplies & Equip	\$632.05	\$663.52	5.0%
Household Services	\$240.26	\$259.84	8.1%
Household Supplies	\$550.34	\$592.70	7.7%
Household Textiles	\$120.37	\$128.43	6.7%
Housewares & Small App	\$767.61	\$824.35	7.4%
Indoor Plants & Fresh Flowers	\$51.04	\$54.75	7.3%
Infants Apparel	\$87.83	\$92.43	5.2%
Jewelry	\$106.48	\$114.50	7.5%
Legal & Accounting	\$78.08	\$82.68	5.9%
Magazines	\$27.73	\$29.46	6.2%
Major Appliances	\$200.46	\$212.71	6.1%
Mass Transit	\$68.46	\$73.72	7.7%
Men's Apparel	\$299.42	\$317.62	6.1%
Mortgage Interest	\$2,980.64	\$3,218.79	8.0%
Natural Gas	\$423.59	\$443.63	4.7%
New Car Purchased	\$1,203.96	\$1,302.12	8.2%
New Truck Purchased	\$927.14	\$1,003.21	8.2%
New Vehicle Purchase	\$2,131.10	\$2,305.33	8.2%
Newspapers	\$58.09	\$61.70	6.2%
Oral Hygiene Products	\$20.30	\$21.45	5.7%
Other Lodging	\$396.33	\$436.20	10.1%
Other Miscellaneous Expenses	\$79.77	\$84.44	5.9%
Other Repairs & Maintenance	\$120.34	\$128.70	6.9%
Other Tobacco Products	\$32.73	\$33.58	2.6%
Other Transportation Costs	\$452.33	\$485.15	7.3%
Other Utilities	\$346.98	\$363.64	4.8%
Paint & Wallpaper	\$53.71	\$57.29	6.7%
Personal Care Products	\$131.73	\$139.20	5.7%
Personal Care Services	\$377.04	\$398.43	5.7%
Personal Insurance	\$407.70	\$438.91	7.7%
Pet Supplies & Services	\$217.43	\$229.73	5.7%
Photographic Equip & Supplies	\$97.73	\$103.36	5.8%
Plumbing & Heating	\$90.70	\$97.45	7.4%
Property Taxes	\$1,305.68	\$1,408.51	7.9%
Public Transportation	\$396.48	\$426.74	7.6%
Records/Tapes/CD Purchases	\$108.88	\$114.64	5.3%
Recreational Equip & Supplies	\$885.75	\$938.28	5.9%
Rental Costs	\$2,393.55	\$2,432.87	1.6%
Roofing & Siding	\$65.94	\$70.60	7.1%
Satellite Dishes	\$8.57	\$9.02	5.3%
Shaving Needs	\$9.44	\$9.97	5.6%
Shelter	\$8,063.28	\$8,551.27	6.1%
Telephone Svc Excl Cell	\$821.52	\$859.84	4.7%
Televisions	\$99.83	\$105.23	5.4%

Transportation	\$8,328.46	\$8,827.76	6.0%
Tuition	\$649.35	\$707.15	8.9%
Used Car Purchase	\$1,098.02	\$1,141.99	4.0%
Used Truck Purchase	\$669.10	\$696.35	4.1%
Used Vehicle Purchase	\$1,767.12	\$1,838.34	4.0%
VCRs & Related Equipment	\$41.07	\$43.25	5.3%
Vehicle Insurance	\$984.09	\$1,036.42	5.3%
Vehicle Repair	\$658.35	\$693.84	5.4%
Vehicle Repair & Maintenance	\$664.94	\$700.79	5.4%
Video & Audio Equipment	\$784.47	\$826.11	5.3%
Video Game Hardware & Software	\$25.59	\$26.91	5.2%
Watches	\$19.37	\$20.80	7.4%
Women's Apparel	\$566.32	\$600.74	6.1%

Resource Team Members

Manderson, Wyoming
October 11-12, 2005



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wvac@bresnan.net

Community Contact

Mayor Tim Patrick
307-568-2680

AGENDA FOR THE TOWN OF MANDERSON COMMUNITY ASSESSMENT

Tuesday, October 11, 2005	Activity	Location
1:00 – 2:00	Resource Team Meeting	Town Hall
2:00 – 3:00	Manderson Community Meeting	Town Hall
3:00 – until	Tour of Manderson	Middle School
5:00 – 6:30	Resource Team Dinner	Manderson Café
6:45 – 7:45	Agriculture & Area Business Snack	Town Hall
Wednesday, October 12, 2005	Activity	Location
7:30 – 8:30	Resource Team Breakfast	Manderson Café
8:30 – 9:30	School staff, students	Middle School
9:30 – 10:30	Retiree's and Senior Citizens	Church
10:30 – 11:30	Town Mayor and Council	Town Hall
11:30 – 1:00	Resource Team Lunch	Manderson Homemakers, Town Hall
1:00 – 2:00	Open Session	
2:00 – 5:00	Team Prep for Community Meeting	Town Hall
5:00 – 6:00	Resource Team Dinner	Manderson Café
6:00 – 7:00	Community Meeting Refreshments	Town Hall

Sponsored by the Manderson Homemakers and Manderson Café

MANDERSON MAJOR THEMES

Recreational Opportunities

- Fishing
- Campground
- Drawing hunters
- Archeological site
- Duck swamp
- Playground/older students
- Picnic
- Paving

Economic Development

- Additional businesses
- Promote TCT West capabilities
- Housing,
- Population-enticing new families

Communication

- Resident to resident
- Resident to government
- Government to resident

Image

- Beautification
- Main Street lights
- Craft fairs
- Contests
- Cemetery
- Cleanup
- Manderson Days/Special Events
- Signage

Infrastructure

- Paving Streets
- Lighting
- Raw water
- Continue sewer system
-

Public Safety and Transportation

- Speeding
- Impaired driving
- Law enforcement
- Sidewalks
- Railroad

Team Member Recommendations

Team Leader: Tara E. Alexander

Administrative Specialist

Wyoming Rural Development Council & Wyoming Main Street

2219 Carey Avenue

Cheyenne, WY 82002

Phone: 307-777-7622

Fax: 307-777-6593

talex@state.wy.us

Resource Report for Manderson, Wyoming

This section of the report is organized around two of the Major Themes, Image and Recreation, of the listening sessions conducted during the Manderson Community Assessment held October 10 & 11, 2005.

THEME – Image

CHALLENGE – Better signage and attraction from highway

SOLUTION – The sign for Manderson is certainly a “blink and you’ll miss it” marker for your town. One thing that I noticed immediately was that the Adopt-A-Highway program has an availability right in the area through the exits/entrances to Manderson. If the “Town of Manderson” was listed as the caretaker for that stretch of highway, it would double your current exposure, since you’d be listed on two more signs visible from the highway. The group, presumably the Town of Manderson, must agree to pick up litter along their adopted stretch at least two times per year, but trash bags are furnished by WYDOT.

RESOURCES – Your District Wyoming Department of Transportation Office

Contact:

Wyoming Department of Transportation

District Five

Cheryl Argento

P.O. Box 461

Basin, WY. 82410

Phone: 307-568-3400

Website: <http://www.dot.state.wy.us/Default.jsp?sCode=hwyah>

THEME – Image

CHALLENGE – Continued clean up (of property)

SOLUTION – Encourage home owners to maintain their dwellings. USDA Rural Development offers funds for home repair. These 504 Funds, with assistance available as direct loans or project grants, are applicable for removal of health and safety hazards, and to ensure that the home is safe and sanitary. To be an eligible applicant, you must own and occupy a home in a rural area, own the land the home is on, and the house must either already be on a permanent foundation or placed on a permanent foundation after the proposed loan and grant. Grant recipients must be sixty-two years of age or older and be unable to repay a loan for that part of the assistance received as a grant. This could be the perfect opportunity for some residents of Manderson to be able to improve their surroundings.

RESOURCES – USDA Rural Development

Contact:

Billie Kirkham

Riverton Area Office

508 N. Broadway

Riverton, WY 82501-3597

Phone: 307-856-7524 Ext. 4

Website: <http://www.rurdev.usda.gov/wy/rhs.htm>

THEME – Image

CHALLENGE – Continued clean up (of town in general)

SOLUTION – Many residents we spoke with really seemed to like the idea of contests to encourage community tidiness and pride. The best solution I can offer for this is just to do it! In the spring and summer, the nicest yard would be the winner, and in the winter, it would be for the best holiday decorating. Many communities offer prizes that are donated by local organizations, but I really don't think that is as realistic or necessary for Manderson. Some type of community recognition, such as a certificate at a Town Meeting, would probably be reward enough. Or, wait until Manderson Days and reward everyone at once. Though many communities who host events like this offer prizes from, for example, the Chamber of Commerce, perhaps Manderson could offer half-off a month's utility bill, or something along those lines. While that might not be the best option, it's just a "jumping-off" point for you.

I would really recommend taking before and after photos of Manderson's clean-up projects. It's a nice way to mark the progress you make and remind residents what a huge difference a few small changes make.

RESOURCES – The Town of Dayton is one of many communities that has a successful system like the one I described above. Perhaps give them a call for suggestions on how to get this started.

Contact: Town of Dayton
608 Broadway
PO Box 100
Dayton, WY 82836
Phone: 307-655-2217
Fax: 307-655-2339
Email: belltower@fiberpipe.net

THEME – Recreational Opportunities

CHALLENGE – Drawing more sportsmen and sportswomen to the area

SOLUTION – Around Manderson, there are many areas that call out to hunters and other sportsmen/women, and it seems that you would like to promote them more. Particularly as other more well-known hunting areas around Wyoming continue to gain popularity, there will be treasure-hunters looking for the next “best-kept secret” for hunting and fishing, and Manderson just might be it! Since you have the campground, a restaurant and the Kwik-Stop, there is no reason for them not to stay around Manderson.

The Natural Resource Conservation Service, NRCS, has a couple programs that might be applicable to this challenge, WHIP and WRP. According to their website, “The Wildlife Habitat Incentives Program (WHIP) provides assistance to people who want to develop and improve wildlife habitat primarily on private land. WHIP was reauthorized in the [2002 Farm Bill](#) as a voluntary approach to improving wildlife habitat in our Nation. The program is administered by the Natural Resources Conservation Service (NRCS). Producers can apply for cost sharing for many types of conservation practices.”

Also according to the NRCS website, “The Wetlands Reserve Program (WRP) is a voluntary program offering landowners the opportunity to protect, restore, and enhance wetlands on their property. The USDA Natural Resources Conservation Service (NRCS) provides technical and financial support to help landowners with their wetland restoration efforts. The NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. This program offers landowners an opportunity to establish long-term conservation and wildlife practices and protection.”

RESOURCES – Your nearby NRCS Field Office can provide you with more specifics on these opportunities.

Contact: South Big Horn Conservation District
408 Greybull Avenue
Greybull, Wyoming 82426-2036
Phone: 307-765-2483
Fax: 307-765-9243

THEME – Recreational Opportunities

CHALLENGE – Paving the No Wood Trail

SOLUTION – While some residents do seem to prefer that the No Wood Trail remains natural “dirt,” many others are interested in having it paved. The Wyoming Department of Transportation offers Transportation Enhancement Activities – Local (TEAL) funding opportunities that just might be the perfect solution. It is applicable to a vast range of trail-related projects. Though this is often referred to as a TEAL Grant, it is actually a “cost reimbursement program,” meaning that project expenses are reimbursed only after statements of actual services are submitted.

RESOURCES – Contact the State WYDOT office for more information.

Contact: C.J. Brown
WYDOT - Local Government Coordinator’s Office
5300 Bishop Blvd
Cheyenne, WY 82009
Phone: 307-777-4179
Email: cj.brown@dot.state.wy.us

THEME – Recreational Opportunities

CHALLENGE – Adding and enhancing picnic and playground areas

SOLUTION – The resources available for both of these challenges (picnic areas and playgrounds) go hand-in-hand. The National Park Service of the Department of Interior offers a couple of programs that might be of assistance to you in this matter.

The first one is the 15.916 Outdoor Recreation Acquisition, Development And Planning (Land And Water Conservation Fund Grants). Its objectives are “to provide financial assistance to the States and their political subdivisions for the preparation of Statewide Comprehensive Outdoor Recreation Plans (SCORPs) and acquisition and development of outdoor recreation areas and facilities for the general public, to meet current and future needs.”

The uses and use restrictions are as follows: “acquisition and development grants may be used for a wide range of outdoor recreation projects, such as picnic areas, inner city parks, campgrounds, tennis courts, boat launching ramps, bike trails, outdoor swimming pools, and support facilities such as roads, water supply, etc. Facilities must be open to the general public and not limited to special groups. Development of basic rather than elaborate facilities is favored. Fund monies are not available for the operation and maintenance of facilities.”

Applicant Eligibility: “For planning grants, only the State agency formally designated by the Governor or State law as responsible for the preparation and maintenance of the Statewide

Comprehensive Outdoor Recreation Plan is eligible to apply. For acquisition and development grants, the above designated agency may apply for assistance for itself, or on behalf of other State agencies or political subdivisions, such as cities, counties, and park districts.” The State agency that is formally designated for this program is the Wyoming Department of State Parks and Cultural Resources.”

Formula and Matching Requirements: “The Land and Water Conservation Fund Act specifies that not more than 50 percent of the project cost may be federally financed.” That means that you must find fifty percent in matching funds; however, they do accept in-kind donations to count for that. It is a pass-through grant, meaning that some years they have funds to dispense, and some years they do not, but I sure think it’s worth a shot for Manderson!

Another National Park Service option that might be applicable for Manderson is the 15.918 Disposal Of Federal Surplus Real Property For Parks, Recreation, And Historic Monuments (Surplus Property Program; Federal Lands-to-Parks Program; Historic Surplus Property Program). The objective of this program is to transfer surplus Federal real property for public park and recreation use, or for use of historic real property.

The uses and use restrictions of this program are as follows: “Surplus real property may be conveyed for public park and recreation use at discounts up to 100 percent of fair market value and for historic monument purposes without monetary consideration.”

Applicant Eligibility: “Only State or local units of government are eligible to apply for surplus real property for public park and recreation and historic monument purposes, and must agree to manage the property in the public interest and for public use (in the case of park and recreation purposes).” I spoke with John Keck of the National Park Service, and he recommends checking with your local offices of Federal agencies (such as the Bureau of Land Management and Forest Service) for surplus property, as that would be the first step.

RESOURCES –

For the Land And Water Conservation Fund Grants, contact:
Wyoming Department of State Parks & Cultural Resources
Mary Moore, Grants Specialist
2301 Central Avenue, Barrett Building
Cheyenne, WY 82002
307-777-5598
Email: mmoore@state.wy.us
Website: <http://wyospcr.state.wy.us>

For the Surplus Property Program, contact:
Bureau of Land Management
[Worland Field Office](#)
101 South 23rd
P.O. Box 119
Worland, WY 82401-0119

Phone: 307-347-5100

Fax: 307-347-5228

Email: worland_wymail@blm.gov

Website: <http://www.wy.blm.gov/wfo/index.htm>

USDA Forest Service

Bighorn National Forest

2013 Eastside 2nd Street

Sheridan, WY 82801

Phone: 307-674-2600

Website: <http://www.fs.fed.us/r2/bighorn>

Julie Kozlowski, Program Manager
Community Development Block Grant
Economic Development
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002
(307) 777-2821
jkozlo@state.wy.us
<http://www.wyomingbusiness.org>

Introduction: Manderson is a community with a rich history and a promising future. I enjoyed meeting the citizens of Manderson. My thanks to everyone who came to visit with the team. It is often the case that the biggest obstacle to starting a project is knowing where to start! I hope the following information will give you ideas on pursuing some of the initiatives your community would like to achieve.

Theme: Economic Development

Solution: Attracting new business was a comment heard many times at the listening sessions. In order to better understand what types of businesses might locate in and might be successful in a particular area of Wyoming the Wyoming Business Council contracted with a well respected consulting firm to prepare a “targeted-industry” study. The report is divided into several “zones” and Manderson is Zone 3. This information can be viewed online at:

<http://www.tamerica.com/wyoming/documents/Zone3Assessment04-29-05.doc>

In Wyoming, we pride ourselves on our independence – which I happen to think is a good thing! But there is value in working with others to accomplish those things that just aren’t possible when striking out alone. As the old saying goes, “There’s strength in numbers”. I would suggest Manderson work with the local economic development agencies to bring the community of Manderson into the fold not only with the economic development agencies in the area but also in terms of being part of the overall economic development equation for the region.

Contacts: Big Horn County Economic Development, Inc.
Greybull, WY 82426
(307) 765-2618
develop@tctwest.net

Big Horn Mountain Country Coalition
Worland, WY 82401
(307) 431-2699
[krebrey@hotmail.com](mailto:krbrey@hotmail.com)

Washakie Development Association

107 S. 7th Street
Worland, WY 82401
(307) 347-8900
wda@rtconnect.net
www.washakiedevelopment.com

The Wyoming Business Council has a variety of programs to assist communities. Information can be found on their website (www.wyomingbusiness.org).

Contacts: Leah Bruscano, Northwest Regional Director
Wyoming Business Council
143 S. Bent, Suite B
Powell, WY 82435
(307) 754-5785

Steve Achter, Director
Investment Ready Communities Division
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002
(307) 777-2811

Terry Koerwitz, Program Manager
Community Development Block Grant
Community Development
214 West 15th Street
Cheyenne, WY 82002
(307) 777-2812

Julie Kozlowski, Program Manager
Community Development Block Grant
Economic Development
214 West 15th Street
Cheyenne, WY 82002
(307) 777-2821

Shawn Reese, Program Manager
Business Ready Community Program
214 West 15th Street
Cheyenne, WY 82002
(307) 777-2813

Shannon Stanfill, Program Manager
Community Facilities Program
214 West 15th Street

Cheyenne, WY 82002
(307) 777-2841

The Wyoming Rural Development Council assists with coordination for agencies and communities to assure rural citizens adequate access to services, remove impediments at the state and federal levels, provide forums for information sharing and problem solving, act as a consultant for rural programs and policies and more.

Contact: Wyoming Rural Development Council
Mary Randolph
2219 Carey Avenue
Cheyenne, WY 82002
(307) 777-6430

The Resource Conservation and Development Program is a component of the Natural Resource Conservation Service. RC&Ds promote conservation, development and use of natural resources, improve the general level of economic development activity and enhance the environment and standard of living in communities. Projects range from telemedicine links to grant writing for playground equipment.

Contact: Ann Stoeger, Rural Development Manager
Big Horn Basin RC&D
208 Shiloh Road
Worland, WY 82401
(307) 347-2456, Ext 4
ann.stoeger@wy.usda.gov
<http://www.wy.nrcs.usda.gov/rcd/index.html>

The University of Wyoming's Cooperative Extension Service provides information and services in agriculture, natural resources, consumer and family economics, community and economic development and 4-H/Youth Development. There are two programs that may be of particular interest to the town of Manderson. One is the "Enhancing Wyoming Communities and Households" initiative which assists communities by increasing skills in communication, problem solving, decision making, leadership, goal achievement, financial skills, and networking. The other is the Extension Volunteer Organization for Leadership Vitality and Enterprise (EVOLVE) which is a leadership education and capacity building process.

Contact: Big Horn County Extension Office
P.O. Box 587
Greybull, WY 82426-9604
(307) 765-2868

Manderson recently planted a number of trees in the community. You have done more than beautify your community as there is an economic benefit to trees! Properties associated with the

presence of trees and parks can increase by as much as 6% in value over properties without that presence. Trees also help to create a more attractive environment for retail and commercial properties. They improve water and air quality and can have an impact on heating and cooling costs for nearby buildings. The Wyoming State Forestry Division has programs to assist communities with community forestry development and tree planting. The 2006 grant applications are available and the deadline for submission is February 6, 2006.

Contact: Mark Hughes
Wyoming State Forestry Division
1100 West 22nd Street
Cheyenne, WY 82002
(307) 777-7586
mhughes@state.wy.us
<http://slf-web.state.wy.us/forestry/urban.htm>

The Wyoming Business Council has subscribed to Grant Station (a database of over 5,000 funding sources). There are two staff that work with this program.

For grant information relating to community and economic development:

Contact: Karen Fate, Senior Grant and Loan Specialist
Business Ready Community Division
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002
(307) 777-2827
kfate@state.wy.us

For grant information relating to recreation, tourism, and so on:

Contact: Jackie Neely, Senior Research Specialist
Support Services Division
Wyoming Business Council
214 West 15th Street
Cheyenne, WY 82002
(307) 777-2806
jneely1@state.wy.us

State grant information (available through the state library):

<http://www-wsl.state.wy.us/sis/grants/index.html>

Federal Catalog of Domestic Assistance:

<http://www.cfda.gov>

Information on private foundation assistance:

<http://www.fdncenter.org>

Regarding private grant opportunities, there are several publications. The Federal Assistance Monitor seems to be one of the better publications. Subscription information:

CD Publications
8204 Fenton Street
Silver Springs, MD 20910
<http://www.cdpublications.com>

Economic Development Administration

<http://www.eda.gov/>

Small Business Administration – in addition to being a resource for economic development, the Small Business Administration helps builders finance the construction of new homes.

<http://www.sba.gov>

Heartland Center for Leadership Development

<http://www.heartlandcenter.info/>

Wyoming Community Network

<http://www.wyomingcommunitynetwork.com/>

Wyoming Community Foundation

<http://www.wycf.org/>

Wyoming Women's Business Center

<http://www.wyomingwomen.org/>

Environmental Protection Agency

<http://www.epa.gov/smallbusiness/>

www.epa.gov/smartgrowth

Theme: Infrastructure

Solution: Gas Station

In every session, the team heard that Manderson had no gas station. However, we also heard from one participant that they might be interested in pursuing construction of a station. To do so, one must begin by contacting Dan Clark with the office of Outreach, Wyoming Department of Environmental Quality.

Contact: Dan Clark, Small Business Program Coordinator and Ombudsman
Wyoming Department of Environmental Quality
122 West 25th Street
Cheyenne, WY 82002
(307) 777-7388 or 631-3960
dclark@state.wy.us

Another source that might be helpful is the following website:

http://www.ccar-greenlink.org/vshops/FinalAutoGuide_092503.pdf

Road Signs/Gateways

Signage was a topic of discussion in a number of ways. There was a great deal of discussion about the highway mileage signs not listing Manderson, the sign indicating the turn into Manderson does not give a motorist much time to think about making that turn and there was interest in how the community might get a sign indicating there is a campground and a convenience store there. Signage and additional issues such as street lighting and paving can be addressed by the Wyoming Department of Transportation. There are a couple of different opportunities for enhancement grants that may be something the community would like to pursue in terms of the gateways to the community and making them more visible and attractive.

Contact: Shelby Carlson, District 5 Engineer
Wyoming Department of Transportation
218 West C Street
P.O. Box 461
Basin, WY 82410
(307) 568-3400

Solution: Raw Water Source

Utilizing a raw water source for watering the parks, the cemetery and for other uses other than drinking water was a topic that was discussed. The Wyoming Water Development Commission works with communities to conduct “Level One” studies of the community’s need and possible sources. These studies are coordinated through the planning division of the WWDC.

Contact: Water Development Commission
Jon Wade, Planning Director
6920 Yellowtail Road
Cheyenne, WY 82009
(307) 777-7626
Website: www.wwdc.state.wy.us

Solution: Housing

USDA Rural Development has a variety of housing programs to assist rural residents with obtaining, “decent, safe and sanitary housing”. Additional information is available at <http://www.rurdev.usda.gov/wy/rhs.htm>.

Contact: USDA Rural Development
Jack Hyde, Rural Housing Program Director
100 East “B” Street
Federal Building, Room 1005
Casper, WY 82601
(307) 233-6715
jack.hyde@wy.usda.gov

Wyoming’s housing agency is the Wyoming Community Development Authority which has the ability to issue revenue bonds to finance home mortgages and also administers the Community Development Block Grant housing funds.

Contact: Cheryl Gillum
Wyoming Community Development Authority
155 North Beech Street
Casper, WY 82602
(307) 265-0603

Other resources:

www.ruralhome.org

www.hud.gov

The Small Business Administration helps builders finance the construction of new homes.

www.sba.gov

Solution: Streets (Lighting and Paving)

The Office of State Land and Investments Grant and Loan section administers various programs that aid with capital construction and infrastructure development. This may be a resource for the street lighting and paving which were frequently mentioned at the listening sessions.

Contact: Brad Miskimins
Office of State Lands and Investments
122 West 25th Street
Herschler Building, 3W
Cheyenne, WY 82002
(307) 777-6646

Solution: Increasing population

Increasing population was a concern mentioned by many. Enticing additional people to live in your community will be dependent on a number of things: housing, jobs, amenities and more.

Manderson has an area which is already surveyed and zoned as a subdivision. Innovation may be the key here. For example, Chugwater, with the assistance of WCDA, is offering lots for \$100. The lots already have water and sewer as well as having the building permit fees paid. For those purchasing a lot, they must build a home on that lot within approximately eighteen months and then must live there for two years. Of course this sort of arrangement means there must be employment nearby. This could be an opportunity for Manderson to partner with Worland, Greybull and Basin.

Again, utilizing the business and community development programs available through the Wyoming Business Council, USDA Rural Development and the Wyoming Community Development Authority could be useful.

Other infrastructure/amenities

A great deal of interest and enthusiasm was expressed regarding the town's new parks and perhaps a walking/biking path by the river. There are some resources that the community may want to pursue in this regard.

The Land and Water Conservation Fund provides matching grants to state and local governments for the acquisition and development of public outdoor recreation areas and facilities.

<http://www.ncrc.nps.gov/lwcf/>

Another possible resource may be the Bikes Belong Coalition grant program.

<http://bikesbelong.org/site/intro.cfm>

Mark Hicks

Wyoming Veterans Commission
LTC Hardy V. Ratcliff National Guard Armory
Room 101
5905 CY Avenue
Casper, WY 82604
Phone: 307-265-7372
wvac@bresnan.net

Introduction: This is a very large and difficult area to define. During our entire visit no person came out and said that they felt that communication was any problem. We came to the conclusion from the listening sessions.

Theme: Communication

Challenge: We began our listening sessions with government officials or people close to them. Their impression of the community spirit and cooperation was completely opposite to what other people in the town told us. This is not to say all non-government responses were dissimilar to the councils, however enough were to indicate to us that there are groups of people living in the same small town, who having completely opposite views on key aspects of the operation of their community. The team immediately came to the conclusion that this could only be the result of a lack of communication within the town. This is communication between the residents, from the government to the residents, and from the residents to the government.

Solution: This is a very easy problem to address. First solution is the newsletter. Second, in the few times I read the Basin paper, there was no section or column about things happening in Manderson. I think is important to link Manderson with Basin due to their close proximity. Finally, a very inexpensive way to get information about Manderson not just out to residents, but also to prospective residents, is a Web page

Resources: I believe the town currently has some type of newsletter, but there seems to be no one reading it. Including the newsletter in the water bill, which we are sure the residents are receiving, solves this. This has the effect of getting the information out to the public without increasing your postage costs. A small column will begin the process, and show the people in Basin that the two small communities have a shared future, and may increase opportunities for Manderson. A Web page can be developed and updated through any Internet Service Provider for very low cost.

Introduction: We heard from many residents on the area of Public Safety.

Theme: Public Safety/Transportation

Challenge: Lack of law enforcement presence in the Manderson area was a big concern

Solution: Request from the Wyoming State Highway Patrol to post a trooper on the state highway in Manderson a few times a month.

Resources: Contact the National Center for Rural Law Enforcement at www.ncrle.net.

Introduction: Rail traffic is an area where the community has very little control. There is a park near the rail line that the Railroad assisted in developing. It is not very inviting due to the close proximity to the rail line.

Theme: Public Safety/Transportation

Challenge: Rail Traffic proximity to pedestrian areas.

Solution: We suggest, to increase the safety and aesthetics of the park, to erect a fence along the rail line to separate it from the park. The fence should be as high and long as possible. To further increase the parks beauty and noise abatement abilities, climbing vines could be planted along the fence and allowed to climb up and over the fence. We envision something like Wrigley Field in Chicago.

Resources: Contact the Burlington Northern/Sante Fe Railroad. They have helped in the past.

Introduction: For safety, law enforcement is only a partial answer.

Theme: Public Safety/Transportation

Challenge: We know that sidewalks and rail traffic are concerns of the community.

Solution: The sidewalks are closely linked to the development of paved roads, which is another section of this report.

Resources: Remember to add sidewalks in your planning if and when you get funding for paved roads.

Introduction: Housing in Manderson could be impacted by the need for flood insurance. This could trickle down to many other projects in the town.

Theme: Public safety/Transportation

Challenge: Flood Insurance for their homes

Solution: The only flood insurance available to residents of Manderson is the National Flood Insurance Program (NFIP) administered by FEMA. If a resident's home is in a low-to-moderate-risk area for flood damage they may qualify for NFIP's low-cost Preferred Risk Policy.

Resources: To find out they need to enter their home address on the Floodsmart.gov web site. You may also call the region office at (303) 235-4800 for more information.

Introduction: The size of the population in the area really limits what can be done. This is especially true for transportation.

Theme: Public Safety/Transportation

Challenge: Public transportation was listed as a concern for many residents.

Solution: One low-cost idea is a car pool coordinated by the local government. The town could publicize people who need rides to other communities, and may even provide funds for fuel. If enough money could be raised, you may even be able to purchase a vehicle for the purpose of community use.

Resources: This could be a use for the newsletter.

MANDERSON COMMUNITY ASSESSMENT

LISTENING SESSION RESPONSES

WHAT ARE THE MAJOR PROBLEMS AND CHALLENGES IN YOUR COMMUNITY?

- Nobody wants to participate - like to complain but don't want to work to fix the problem.
- Don't want to see any change...resistant to change. Would like to see more progress and more communication would really help.
- Nobody wants to change - they think it might cost them some money and they don't want to spend any money.
- Was all greasewood and sagebrush around the town - started piling it up - was ruining the "aesthetic view" - have come a long way...Mayor would like to see it go on and see it finished.
- People not only won't pitch in but they almost work against any progress.
- Objections to cleaning up behind the school - like to watch the birds. But there are lots of snakes and mice and rats, public health hazard.
- People want stuff done but don't want to show up - don't want to do it - just want to voice their opinion.
- May be small - but there's potential for some business or industry and would bring more work and more community - grow the school - more activity - bigger community. But there's no enthusiasm because there's no competition.
- No law enforcement. Too many speeders, drunk driving, garbage, etc.
- Have ordinances but no law enforcement.
- Depend on Basin - on county sheriff. They don't care about Manderson.
- A lot of the citizens don't work - they're poor - don't clean up - drink too much. But they have good qualities too. Nice people - just hard to get anybody to get it together and do something.
- More followers and leaders.
- Mayor - 2 year term but no term limits.
- Church - it's a strength for the community - they want to rebuild - but the land they have is 11 feet below the floodplain - need to find some other land - maybe by the cemetery?
- Manderson is right in the flood plain - in the 1950s, the Army Corps built a dike around the town.
- Bickering - such a small community but all seem to have problems with each other...city hall versus the community.
- Getting the place cleaned up - working on it but needs more work.
- Sewer was an issue for a long time but looking forward to it being fixed.
- Need to get someone here to enforce the ordinances.
- Biggest problem is the attitude of the people. Don't know if they don't want it to be a decent place to live or what? Sometimes people come to little towns like this so they can

be junky – do what they want to do but if you don't get rid of some of that – you won't entice anyone else to come here.

- People in town don't even really care that there is a town....they might find out they cared if it went away but not sure.
- Town is just too small – not a lot of opportunity.
- Lack of people.
- Without more people the town can't flourish.
- Not too many things to do. Not a lot of people.
- Lack of businesses.
- Need something to bring people here like centered activities – a central meeting point.
- Infrastructure problems – expensive to fix because citizens can't afford so town has to figure out how to pay for all of it.
- In 100 years or sooner, especially if consolidation goes through, could lose school. Manderson would be defunct.
- Need a playground. City and school should be able to work together to get a play area. Even if school is out – kids who live here could use it.
- Need to improve or add on to existing campground – hunters and tourists would use it.
- No gas station, no bus line, no train – transportation is a problem. Have to have your own wheels and in good working order. No car repair shop.
- Railroad is a concern – trains go really fast. Safety issue for kids/families.
- Senior citizens need transportation to functions in Greybull or Worland – maybe a small van or bus. And others could use it in case of an emergency - vehicle broken down or something.
- People drive too fast.
- No law enforcement.
- Need a gas station.
- Poisoning animals.
- Flood insurance – not affordable.
- Getting population, drawing people in
- Population
- Some kind of business or some industry – won't draw population if there's no place to work
- Need business – need ground to build on for business. Could use a tire shop or a gas station.
- What is required by DEQ to put in a gas station.
- Possibility of losing school – doubt if there's anything can do about it. Will lose town if that happens.
- Population aging so on social security or disability so less money flow.
- Nice little town but $\frac{3}{4}$ unemployed – no tax base.

WHAT ARE THE MAJOR STRENGTHS AND ASSETS OF YOUR COMMUNITY?

- It's beautiful here – the view here would draw anyone. It could be gorgeous. Just look at the nature. That's one of the biggest strengths.
- Good fishing.
- May be small – but there's potential for some business or industry and would bring more work and more community – grow the school – more activity – bigger community. But there's no enthusiasm because there's no competition.
- Got a little store – green house second to none. Fruits, vegetables, flowers – little bit of everything.
- Got a junk business that's got everything you want.
- So nice to have a little store – for a gallon of milk or whatever. If she doesn't have it – she'll get it for you. Real asset to this community.
- School – would make it possible for new families to move here with school age children. K-4 to Basin, 5-8 in Manderson, 9-12 in Basin. Rumor is that if the school enrollment drops, it will close. Then there wouldn't be anything left.
- We're on the main highway – easy access and it's not that far to Worland or Basin.
- Have small trailer court – for recreational vehicles. Cottonwood campground. Stays busy in the summer and during hunting season.
- Town has a library. In the town hall. Honor system. When get overloaded, donate to the Retirement Home in Basin.
- For people with small children – low traffic.
- Railroad donated the grass seed to plant some of the areas along the track.
- Railroad workers stop and eat lunch sometimes.
- Have noticed with some of the cleanup that it spreads a bit – one yard gets cleaned up.
- Some improvement in the last six months – a bit more community spirit.
- Sewer being fixed will be a boost to the community.
- Strength is that we are a little town. A lot of people like that.
- Small, safe environment
- Safe community overall
- School is small so students get a lot of attention.
- School is a great asset especially the tutoring program.
- The community is very clean.
- Close knit community – people are always willing to lend a hand.
- The town government in place now is very forward thinking –making improvements.
- The school building itself is a strength. Even if it is no longer a school with consolidation it could be used as a community center.
- Have good roads.
- There is a lot of room to grow around Manderson.
- There is a lot of pride in the school and the building.
- Community pride is blossoming with the green house and new trees and so on.

- The post mistress spends her time cleaning up the roadways.
- The town sign is very nice.
- New sewer project is great.
- Beautification is great.
- Cleaned up a lot lately.
- Attitude – everyone seems encouraged to do things.
- Have good water. Didn't have before. Compared to surrounding towns – should be a drawing card.
- Will have an excellent sewer system – everyone will be put on it.
- Infrastructure is being built.
- People willing to help – not always fighting and bickering.
- Have a store now.

WHAT PROJECTS WOULD YOU LIKE TO SEE ACCOMPLISHED IN YOUR COMMUNITY IN THE NEXT 2,5,10 AND 20 YEARS?

- Biggest help for this area – Basin, Hyattville, Worland, Manderson – if we could have just one of those little places like in Powell with an little bank, hotel, restaurant, gas station – would go like wild fire. Even two pumps and four rooms would be amazing.
- There is no gas station here.
- There’s a lot of truck traffic on the highway.
- Lack of gas is a big deterrent.
- Due to rail service – would be an excellent spot for Simplot or fertilizer business...could unload / load easily. Have a railroad spur that Holly Sugar used to use. Railroad owns it – BNSF.
- Anheuser-Busch owns some property here – ended up building the grainery nearer to Worland.
- American Colloid – (Bentonite) – owns some property here too.
- Always hope someday to get streets paved.
- Continuing clean up – still some big projects that need attention.
- Need a law enforcement presence – officer or judge. An ordinance is no good without any teeth.
- We need a cop.
- Would like to try to offer a prize for the nicest yard or something like that – tried it before but it didn’t go anywhere – would like to try it again.
- Signage – used to be a sign to list the mileage – now only lists Basin – hard to get that first exit – better signage?
- TCT – phone company – Basin – putting new lines in.
- Half a dozen more families.
- One major park fixed up decently – with restrooms and play equipment.
- Need a gas station.
- DOT signage to indicate what is in Manderson – like the blue hotel, restaurant signs.
- Need a “Welcome to Manderson” sign – something to say that there is a town here.
- Need to work on lighting.
- Would like to see streets paved.
- Would like to see the Nowood trail paved for biking or jogging.
- Want to see town grow more.
- Need more community based activities to draw in people from the surrounding area. Something like craft shows, etc.
- Jubilee days ended years ago (in 1986) – tried to start again last year.
- Need a park/play area – should be joint effort with the town and the school but with a range of activities like a skate park or something for the older kids.
- Could have computer lab and gym open to others to use – not just students.
- When Missoula Children’s Theater does their two performances in Basin, would be nice if they would do a third performance in Manderson.

- Could do a community picnic – like the school kids have an end of the year picnic, could be a whole community picnic.
- A senior meal, once a month or something. A chance for them to have a good meal and to socialize. Might help the café.
- Every town should have a veteran’s memorial.
- Something should be done with the cemetery – would be a good place for a veteran’s memorial – make the whole place more attractive.
- Do something to make the cost of mosquito and weed spray go down.
- More funding for Destination Imagination.
- Leadership training for community and elected officials.
- Christmas lights on main street. Maybe holiday decorations or decorating contests.
- Lighting in general – better street lights.
- Community member willing to pursue a station but needs info on how to go about it.
- If can open a gas station – would like to open a bake shop too.
- Would like to see a raw water system – since buying water from Joint waters board – like non-potable water – for lawns, etc..like water out of the river.
- Manderson Day committee – want to see if can find funding for playground equipment.
- Subdivision – already zoned. Need to find a way to attract people even if they have to work in other communities.
- Need to get streets marked out and get it cleared.
- Owner might be willing to sell – finally gave permission to clean the lot up – town wants to talk to him – non-resident (lives on West Coast).
- Need to put in fire plugs.
- Want to get streets paved.
- Capitalize on TCT West – Should promote their capabilities and possibilities for telecommuting. Small safe environment.

20 CLUES TO RURAL COMMUNITY SURVIVAL

1. Evidence of Community Pride:

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

2. Emphasis on Quality in Business and Community Life:

People believe that something worth doing is worth doing right.

3. Willingness to Invest in the Future:

In addition to the brick-and-mortar investments, all decisions are made with an outlook on the future.

4. Participatory Approach to Community Decision Making:

Even the most powerful of opinion leaders seem to work toward building consensus.

5. Cooperative Community Spirit:

The stress is on working together toward a common goal, and the focus is on positive results.

6. Realistic Appraisal of Future Opportunities:

Successful communities have learned how to build on strengths and minimize weaknesses.

7. Awareness of Competitive Positioning:

Local loyalty is emphasized, but thriving communities know who their competitors are and position themselves accordingly.

8. Knowledge of the Physical Environment:

Relative location and available natural resources underscore decision-making.

9. Active Economic Development Program:

There is an organized, public/private approach to economic development.

10. 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:

Women are elected officials, plant managers, and entrepreneurial developers.

12. Strong Belief in and Support for Education:

Good schools are the norm and centers of community activity.

13. Problem-Solving Approach to Providing Health Care:

Health care is considered essential, and smart strategies are in place for diverse methods of delivery.

14. Strong Multi-Generational Family Orientation:

The definition of family is broad, and activities include younger as well as older generations.

15. Strong Presence of Traditional Institutions that are Integral to Community Life:

Churches, schools and service clubs are strong influences on community development and social activities.

16. Sound and Well-Maintained Infrastructure:

Leaders work hard to maintain and improve streets, sidewalks, water systems, and sewage facilities.

17. Careful Use of Fiscal Resources:

Frugality is a way of life and expenditures are considered investments in the future.

18. Sophisticated Use of Information Resources:

Leaders access information that is beyond the knowledge base available in the community.

19. Willingness to Seek Help from the Outside:

People seek outside help for community needs, and many compete for government grants and contracts for economic and social programs.

20. Conviction that, in the Long Run, You Have to Do It Yourself:

Thriving rural communities believe their destiny is in their own hands. Making their communities good places is a pro-active assignment, and they willingly accept it.

*Reprinted from Heartland Center Leadership Development, Spring 2002 *Visions Newsletter*.