

## **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 have 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 contribution 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:

Mary Randolph, Executive Director  
Wyoming Rural Development Council  
2219 Carey Ave.  
Cheyenne, WY 82002  
307-777-6430  
307-777-6593 (fax)  
[mrand@state.wy.us](mailto:mrand@state.wy.us)  
[www.wyomingrural.org](http://www.wyomingrural.org)

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**February 12-13, 2002**

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*Deloitte & Touche LLP Study Benchmarking & Target Industry Analysis State of Wyoming, March 2000*

Any recommendations contained herein are not mandatory. The Wyoming Rural Development Council has not endorsed any recommendations and opinions contained herein. Neither the Wyoming Rural Development Council, nor any of its employees, contract labor, officers, 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.

## **EXECUTIVE SUMMARY**



### **The Chugwater Challenge ....Your Vision for the Future**

The theme developed by the Chugwater Community Planning Team says it all...this assessment is “Your Vision for the Future”. Many of the elements are here for Chugwater to have a successful future. To become a growing, vibrant community takes only a few people willing to roll up their sleeves and go to work. Once this nucleus begins to exert effort, it will begin to show some successes. Then this nucleus needs to expand to include more and more of the community until the entire community is involved. But the work is not on big jobs; it is on small ones that can be achieved quickly. The big ones come later after Chugwater has seen the results of the smaller and sees that it can accomplish things.

There are number of short term, accomplishable and recommendations that the review team has provided. The most important thing is to get the entire community involved in trying to find ways to accomplish its goals. A few celebrations at the successful conclusion of an activity which has involved a large number of citizens will lead to a feeling of accomplishment that will carry over into other activities.

Each of you individually must decide what it is that you want to do, what kind of project you want to tackle. There are enough tasks for everyone. Each small step, every accomplishment, no matter how limited, is movement in the right direction toward achieving Chugwater’s goals. It can be done! There is no problem facing Chugwater that cannot be solved by the people living in the community. It is your choice, your decision, you can do it.

On behalf of the Chugwater Resource Team, I want to thank the community and our sponsors for the warm hospitality shown to us during our stay. The meals were incredible and accommodations were outstanding. We heard over and over in the listening sessions that Chugwater has caring and concerned citizens and we certainly can attest to that! Thank you very much.

We hope you will find great value in this report and remember any team member is available for you to call to clarify information or provide more information and assistance.

The Wyoming Rural Development Council is here to help you in any way that we can.

Sincerely,

**Mary Randolph, Resource Team Leader**

## **PROCESS FOR THE DEVELOPMENT OF THIS REPORT**

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

The town of Chugwater requested a community assessment from the Wyoming Rural Development Council. Karen Guidice served as the community contact and took the lead in agenda development, logistics and publicity in town 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 Chugwater officials indicated would be needed to respond to the problem areas identified.

The Resource Team toured the town and interviewed approximately two hundred and thirty people over a two-day period from February 12-13, 2002. The team interviewed representatives from the following segments of the Chugwater community: Farming/Ranching/Agriculture, Churches, Local Merchants/Businesses/Employees, Out of Town Work Force, General Public, CHED, City & County Government, Youth (grades K-12), Teachers, School Administration, School Employees, Senior Citizens, Health, Ambulance, Social Services, DFS Fire and Rescue. 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 Chugwater?**
- ❑ **What do you think are the major strengths and assets in Chugwater?**
- ❑ **What projects would you like to see completed in two, five ten and twenty years in Chugwater?**

Upon completion of the interviews, the team met to compare notes and share comments following the three 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 WRDC's final report to Chugwater.

The oral report was presented to the people of Chugwater on February 13, 2002 and many of the citizens of Chugwater who participated in the interviews were in attendance.

Following the oral report, a formal written report was prepared and presented to the town of Chugwater.

## RESOURCE TEAM MEMBERS

### Chugwater, Wyoming Resource Team February 12-13, 2002

**Mary Randolph, Team Leader**  
Wyoming Rural Development Council  
2219 Carey Ave.,  
Cheyenne, WY 82002  
307-777-6430  
Fax: 307-777-6593  
E-mail: [mrando@state.wy.us](mailto:mrando@state.wy.us)

**Lola Lucero**  
USDA Rural Development  
1949 Sugarland Dr., Suite 118  
Sheridan, WY 82801  
307- 672-5820, ext. 4  
E-mail: [lola.lucero@wy.usda.gov](mailto:lola.lucero@wy.usda.gov)

**Steve Achter**  
Wyoming Business Council  
214 W. 15<sup>th</sup> St.  
Cheyenne, WY 82002  
307-777-2811  
E-mail: [sachte@state.wy.us](mailto:sachte@state.wy.us)

**Phil Rosenlund**  
Cooperative Extension  
310 W. 19<sup>th</sup> St., Suite 100  
Cheyenne, WY 82001-4424  
307-633-4383  
E-mail: [philrosenlund@hotmail.com](mailto:philrosenlund@hotmail.com)

**Randy Adams**  
City of Worland  
829 Big Horn Ave.  
Worland, WY 82401  
307-347-3883  
E-mail: [cityofw@trib.com](mailto:cityofw@trib.com)

**Ray Sarcletti**  
Wyoming Business Council  
1400 Dewar Dr., Suite 208A  
Rock Springs, WY 82901  
307-382-3163  
E-mail: [rsarcl@state.wy.us](mailto:rsarcl@state.wy.us)

# LOCAL CONTACTS/COORDINATORS

## Chugwater Community Assessment February 12-13, 2002

**Karen Guidice, Team Leader**

Town Clerk/Treasurer  
Town of Chugwater  
101 West 4<sup>th</sup>  
Chugwater, WY 82225  
307-334-2306  
E-mail: [barnes@wyoming.com](mailto:barnes@wyoming.com)

**Krista West, Mayor**

Tastefully Simple Distributor  
Social Services Consultant  
P.O. Box 35  
Chugwater, WY 82210

**Fred Wilson**

Ag Teacher and Owner of Fred's Welding  
RR 1, Box 43  
Chugwater, WY 82210

**Corey Maaland**

Rancher  
P.O. Box 101  
Chugwater, WY 82201

**Barbara Stafford**

Marketing Professional  
CS Ranch  
Chugwater, WY 82210

**Mary Hoyle**

Senior Services Cook and Manager  
P.O. Box 102  
Chugwater, WY 82210

**Jim O'Connor**

Owner of O'Connor Brothers Saddles &  
Silver  
P.O. Box 36  
Chugwater, WY 82210

**Elliot Stafford**

Student  
CS Ranch  
Chugwater, WY 82210

## RESOURCE TEAM SCHEDULE Town of Chugwater, Platte County February 12 and 13, 2001

<b>Tuesday, February 12<sup>th</sup></b>		
10:00 a.m. to 10:45 a.m.	Orientation and Organization Meeting (Team Members Only)	Community Center
10:45 a.m. to 12:45 p.m.	Tour (Dennis and Terry Baker)	
12:45 p.m. to 2:10 p.m.	Lunch with Community Resource Team	Grill - Menu
2:10 p.m. to 3:15	Farming/Ranching/Agriculture	
3:20 p.m. to 4:25 p.m.	Churches	Community Center
4:30 p.m. to 4:55 p.m.	Break	Community Center
5:00 p.m. to 6:05 p.m.	Local Merchants/Businesses/Employees	Community Center
6:10 p.m. to 7:15 p.m.	Dinner – Chugwater Soda Fountain	Community Center
7:20 p.m. to 8:15 p.m.	Out of Town Work Force Meeting- Desserts, Sponsored by CHED	Community Center
8:15 p.m. to 9:00 p.m.	General	Community Center
<b>Wednesday, February 13<sup>th</sup></b>		
6:30 a.m. to 7:30 a.m.	Breakfast	
8:00 a.m. to 9:05 a.m.	CHED, City & County Government	Community Center
9:15 a.m. to 10:00 a.m.	Youth w ½ of Resource Team Teachers, etc. w/ ½ of Resource Team Switch at 10:00 a.m.	Community Center
10:00 a.m. to 10:50 a.m.	Youth with ½ of Resource Team Teachers/School Administration/School Employees w/ ½ of Resource Team	Grill - Menu Community Center
11:30 a.m. to 12:55 p.m.	Senior Citizens- Lunch Meeting	School
1:00 p.m. to 2:05 p.m.	Health, Amb, Social Services, DFS Fire &	School
2:10 p.m. to 4:45 p.m.	Rescue	
5:00 p.m. to 6:30 p.m.	Team Prepares for Town Meeting	
7:00 p.m. to 8:00 p.m.	Resource Team Town Meeting/Refreshments	School

## **RECOMMENDATIONS SUBMITTED BY RESOURCE TEAM MEMBERS**

The Resource Team would like to thank the town of Chugwater for the immeasurable amounts of honesty, hospitality, and friendliness that you gave during the Resource Team effort. We have every confidence that the kind of effort and enthusiasm you produced for the Resource Team will be responsible for your future successes.

The Resource Team has given many suggestions, some which have been repeated by more than one of the team members. We have listed the individual recommendations, along with contact information for the respective team members. You are encouraged to communicate directly with any team member.

Any recommendations contained herein are not mandatory. The Wyoming Rural Development Council has not endorsed any recommendations and opinions contained herein. Neither the Wyoming Rural Development Council, nor any of its employees, contract labor, officers, 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.

### **STEVE ACHTER**

Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002  
307-777-2811  
FAX 307-777-2838  
[sachte@state.wy.us](mailto:sachte@state.wy.us)

### **SCHOOL**

**Challenge:** The school is a major focus of the community as well as a source of community pride and unity. The need to retain the school was mentioned numerous times. In general, the community is fearful of losing the school due to a lack of students.

To help solve this problem it was suggested by many at the listening sessions that Chugwater consider becoming a bedroom community for Cheyenne. That is, more residential development both in town and out of town in the form of rural ranchettes. The reasoning being, more families equal more kids in the school. This strategy needs to be carefully considered so as not to negatively impact the community in unforeseen fiscal or social ways.

By the way, congratulations on the state basketball title!!!

**Solution/Contact:** The University of Wyoming has an impact model that will analyze development alternatives to determine the fiscal impact of various forms of residential development, i.e. in town vs. out of town development. The person to contact is:

Roger Coupal  
University of Wyoming  
PO Box 3354  
Laramie, WY 82071-3354  
307-766-5246

## BEAUTIFICATION

**Challenge:** Many trees have been planted in town, however, the need for more tree planting was expressed.

**Solution/Contact:** Start a community tree planting campaign. Consider involving the youth in the community. This could be a project for a school organization or other youth groups in town. The State Forestry Division has a community tree-planting program for cities and towns, civic groups and organizations. Trees must be planted on public property. Information concerning this program may be obtained by contacting:

Mark Hughes  
Forestry Division  
1100 West 22<sup>nd</sup> Street  
Cheyenne, WY 82002  
307-777-7586

**Challenge:** The team heard time and time again that the community needs a general clean up. We were told vacant lots with overgrown weeds abound, junk and discarded cars are numerous, all giving the town an unsightly appearance. Also, animals run loose, particularly dogs, a condition that concerns many towns' people. People want something done about this situation.

**Solution/Contact:** The team understands a number of ordinances are on the books that could, if enforced, be used to solve these problems. Cost of enforcement as well as personnel may be an issue, however, there is, based on input from people at listening sessions, support in the community for enforcement. It is a matter of the town council deciding that the codes need to be enforced.

## TELECOMMUNICATIONS

**Challenge:** Concerns about phone and Internet service were expressed

**Solution/Contact:** Michael Stull, Director of Technology and Telecommunications Division of the Business Council, has been working with the local telephone company and town representative to improve the service. Michael may be contacted at:

Michael Stull  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002  
307 777 2847

## **PUBLIC FACILITES**

**Challenge:** The need for improved public facilities was mentioned numerous times during the sessions, in particular a recreation center, improvements to town hall and a museum.

**Solution/Contact:** There are a variety of state and federal grant programs that can assist the community to pay for improvements. Most programs have limitations on the types of projects they are able to fund. However, these limitations should be discussed with the program managers of the particular program.

For general public improvements contact:

Steve Achter  
Community Development Block Grant Program  
Wyoming Business Council  
214 West 15<sup>th</sup> Street  
Cheyenne, WY 82002  
307-777-2811

Brad Miskimins  
Grant and Loan Program Manager  
State Loan and Investment Board  
Herschler Building, 3W  
122 W. 25<sup>th</sup> Street  
Cheyenne, WY 82002  
307-777-7309

The US Economic Development Administration (EDA) also has grant funds available to help fund the development of industrial/commercial parks and other public facilities. For information and program guidelines contact:

John Rogers  
EDA  
PO Box 10074  
Federal Building, Room 196  
Helena, MT 59626  
406-441-1175

## **HOUSING**

**Challenge:** The assessment team heard time and time again about the need for affordable housing not only for families but also for seniors.

**Resources:** Other communities have faced similar situations and have used a variety of methods to solve the problem. The Wyoming Community Development Authority (WCDA), which is the housing finance agency for the state, manages the HOME Investment Partnership Program, or HOME for short, which helps pay for development costs if the subsidy is passed on to the renter or the homebuyer. The city of Powell prepared a housing demand study and in turned used it to persuade homebuilders that there was a market for affordable housing as well as other types of housing, such as assisted living. This resulted in new housing construction. For additional information contact:

Cheryl Gillum  
Housing Programs Director  
WCDA  
155 North Beech Street  
Casper, WY 82602  
307-265-0603.

Dave Reetz  
President of the Powell Valley Economic Development Alliance  
PO Box 907  
Powell, WY 82435  
307 754 2201.  
Fax: 307-754-5217

The town of Lovell is also in the process of developing an affordable housing project using a combination of WCDA programs. The person to contact in Lovell is:

Todd Wacaser, Town Administrator  
Town of Lovell  
336 Nevada Ave  
Lovell, WY 82431  
307-548-6551  
FAX 307-548-7614

Within USDA Rural Development there is a program called "Self-Help Housing." This program allows homeowners to provide sweat equity for construction of homes under supervision of a construction supervisor sponsored by a housing authority or other non-profit organization.

Recently Housing Partners in Riverton applied for a Self-Help Grant for technical assistance in the development of a Self-Help Project. Four homes are being built and almost ready for occupancy. For information contact:

Sue Hoesel  
307-857-1988

## **ECONOMIC DEVELOPMENT**

**Challenge:** Recruitment of new business that would be appropriate for the community came up many times at the listening sessions. To better understand what types of businesses would likely locate in the state, the Wyoming Business Council engaged a consulting firm with a national reputation to prepared a targeted industry study which identifies, given the attributes of Wyoming communities, the most appropriate industries to recruit to the state. The analysis is from an objective, external corporate site selector's perspective of Wyoming. Even though the study focuses on business attraction, it is useful for business expansion and retention because it identifies the current business climate under which existing businesses operate. With a better understanding of the existing business climate local economic development professionals will be in a position to implement strategies that will assist existing businesses. The report also contains a guide for communities to follow to prepare themselves to attract the identified industries, as well as understand the critical location factors for each targeted industry. It is recommended Chugwater use the report as a starting point as it develops and refines both its recruitment and existing business and retention efforts.

A formal business expansion and retention program is an important component of any local economic development strategy. It is unlikely that the community will attract a company that will create a number of jobs in excess of one hundred. It is likely however; ten existing companies will create ten new jobs each. An existing business expansion and retention program will help to make this happen.

Downtown development and the need to expand retail were also topics mentioned by participants of the listening sessions. The National Main Street Program is a highly successful program that has proven useful to communities wanting to improve the viability of their downtown area. The Evanston Urban Renewal Agency is a strong proponent of the Main Street Program and has successfully followed the four step process for a number years, resulting in a downtown that displays a vibrancy not found in many other communities. Evanston is always willing to share their experiences with other communities large or small.

**Resource:** The Wyoming Association of Municipalities on behalf of the Business Council has distributed the Targeted Industry report along with a questionnaire to all cities and towns in the state. The report can also be reviewed online at the Business Council's web site. Go to [www.wyomingbusiness.org](http://www.wyomingbusiness.org), click on Business and Industry then on Deloitte Touche Study.

Gaye Stockman of the Wyoming Business Council is currently working with local economic development groups and businesses to focusing on business expansion and retention. An outline of the program is attached. Gaye may be reached at 307-777-2807.

The National Main Street Program has a web site that describes the basics of that program. The address is [www.mainst.org](http://www.mainst.org). Steve Achter may also be contacted at 307-777-2811 to discuss the progress of establishing a Wyoming Main Street Program.

**Challenge:** A number is issues concerning the lack of services and the need for new businesses that would lead to job creation surfaced during the listening sessions.

**Solution/Contact:** Start a Business Challenge program for the Chugwater area. This is a business competition program that can be tailored to existing business and/or start-up businesses. The program utilizes in-kind donations to assist businesses. The donations can range from in-kind advertising to in-kind accounting services. The following chart demonstrates just how far these in-kind contributions can go. Chugwater may not have some of the service sectors listed; therefore, substitutions would have to be made.

### Business Challenge

<b>Business X Winner</b>			
Local Accountant \$1,000 In-Kind Services	Local Attorney \$1,000 In-Kind Services	Local Newspaper \$1,000 In-Kind Advertising	Local Radio Station \$1,000 In-Kind Advertising
WBC \$1,000 Cash	Chamber/EDC \$1,000 Cash	Local Printer \$1,000 In-Kind Copying	Community College \$1,000 In-Kind Software Training
Local Bank \$1,000 In-Kind Services	SBDC Counseling Services	City/County \$1,000 Cash	DDA \$1,000 In-Kind Rent

This program is in the process of being established by the WBC regional managers in a number of communities throughout the state. For more information on starting a business challenge program in Chugwater contact:

Steve Elledge, East Central Regional Manager  
Wyoming Business Council  
300 South Walcott, Suite 300  
Casper, WY 82601  
307-577-6012

**Challenge:** Entrepreneurial training for existing business owners as well as those considering starting a business is essential and can go a long ways toward strengthening the viability of a new or expanding business. The need for such training was mentioned often during the sessions.

**Solution/Contact:** The Wyoming Small Business Development Center (SBDC) provides a wealth of assistance to business owners. The assistance includes business plan assistance, accounting, marketing, government procurement, and grant and loan application preparation to name a few. The SBDC office is located in Cheyenne; however, the director will travel to Chugwater to meet with clients.

The NxLevel entrepreneurial training is also offered through the SBDC's and will be taught on-site in Chugwater if there are enough students that sign-up for the class. It generally takes about 12 students to make a complete class. However, if there are fewer than 12 students the class will be taught if a sponsor can be found to help financially support the class. Often times this is a bank or the local government, either town or county.

For additional information regarding the Small Business Development Center's contact:

Arlene Soto  
Region IV SBDC  
1400ast College Drive  
Cheyenne, WY 82007-3298  
307-632-6141  
Toll free 800-3486-5208  
Fax: 307-632-6061  
E-mail: [sewsbdc@wyoming.com](mailto:sewsbdc@wyoming.com)

## USEFUL GRANT INFORMATION

State grant information through the State Library:

[www-wsl.state.wy.us/sis/grants/index.html](http://www-wsl.state.wy.us/sis/grants/index.html)

Federal Catalog of Domestic Assistance:

[www.cfda.gov](http://www.cfda.gov)

Information about private foundation assistance:

[www.fdncenter.org](http://www.fdncenter.org)

There are publications that provide information on public as well as private grant opportunities.

One of the better publications is the Federal Assistance Monitor. Subscriptions may be obtained by contacting:

CD Publications  
8204 Fenton Street  
Silver Springs, MD 20910  
301-588-6380  
Web-site address: [www.cdpublications.com](http://www.cdpublications.com)

**LOLA J. LUCERO**

USDA rural development  
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Sheridan wy 82801  
(307) 672-5820 Ext. 4  
[lola.lucero@wy.usda.gov](mailto:lola.lucero@wy.usda.gov)

**INTRODUCTION**

On behalf of the resource team I would like to thank the Town of Chugwater for the warm, wonderful Western hospitality that was expressed during our stay. The logistics were excellent and it was evident that Karen Guidice took extra steps to make the assessment a success prior to our arrival. The food was excellent and thanks to all of the citizens, businesses and students who had a part in making our stay memorable and enjoyable. The Town of Chugwater can be proud of the citizens commitment to keep the school a focal point of the town. Chugwater as a whole is willing to work hard to make certain their community continues to grow and maintain the quality of life they desire.

This report is organized around the major themes identified by the resource team.

**SCHOOL**

Challenge: The school is a major asset and focal point of the Chugwater community. The challenge to make certain the school remains open was identified numerous times with the need to have families with children move to the community as well as continue to have students from Wheatland continue to be bussed to Chugwater. The need for the parking lot to be completed was mentioned several times.

Solutions/contact: The Town of Chugwater has already taken the first steps to complete the parking lot by having Three Sons, the lagoon contractor, remove the dirt. The contractor is donating his equipment and time to assist the community in the first step of this project. A source of funding for the parking lot would be the Community Facilities loan and grant program. This is handled by the USDA Rural Development through:

USDA Rural Development, South East Area Office  
Rural Development Manager  
1441 East "M" Street Suite A  
Torrington, WY 82240  
307 532 4880

## **HOUSING**

**Challenge:** The assessment team heard numerous times about the shortage of affordable housing as well as lack of land around the town site for subdivision development.

**Solutions/Contacts:** Other communities have faced similar situations and have used a variety of methods to solve the problem. The Wyoming Community Development Authority (WCDA), which is the housing finance agency for the state, manages the HOME Investment Partnership Program, or HOME for short. This helps pay for development costs if the subsidy is past on to the homebuyer. The city of Powell prepared a housing demand study and in turn used it to persuade homebuilders that there was a market for affordable housing. This resulted in new housing construction. For additional information contact:

Cheryl Gillum  
Housing Programs Director  
WCDA  
155 North Beech Street  
Casper, WY 82602  
(307) 265 0603

Dave Reetz  
President, Powell Valley Economic Development Alliance  
PO Box 907  
Powell, WY 82435  
307 754 2201  
Fax 307 754 5217

USDA Rural Development has a program called "Self Help Housing." This program allows homeowners to provide sweat equity for construction of homes under supervision by a construction supervisor sponsored by a housing authority or other non-profit organization. USDA Rural Development also provides financing to low and moderate income homebuyers. USDA Rural Development will finance existing, new construction or manufactured housing. For additional information contact USDA Rural Development South East Area Office at the address listed above.

## **BEAUTIFICATION**

**Challenge:** The citizens of Chugwater would like to see the town cleaned up and beautified. This would include the planting of trees, flowers on Main Street, removal of discarded vehicles and

weeds from vacant lots. Older buildings need to be made more attractive, also.

Solutions/Contacts: One of the citizens suggested the best solution: Clean Up, Paint Up and Spruce Up Campaign. This could be accomplished by establishing one Saturday, i.e. third Saturday in May. Have a team leader for each category:

Tree Planting -- Flowers on Main Street -- Vacant Lots -- Buildings

Each team leader would contact citizens to be a member of their team, identify where trees are to be planted; which lots are to be cleaned; build and plant flower boxes for Main Street; and painting of buildings. Contact the owner of the respective building, vacant lot, or business to see if they will pay for the materials and the volunteers provide the labor. There could be a picnic in the park at the end of the day to celebrate working together.

Trees are available from:  
USDA Natural Resource Conservation District  
1560 C. Johnston St.  
Wheatland, WY 82201  
307 322 4050

State of Wyoming Forestry Division  
Mark Hughes  
1100 W 22<sup>nd</sup> Street  
Cheyenne, WY 82002  
307 777-7586

The State of Wyoming Forestry Division has a grant program, which is designed as a cost share program with grants ranging from \$300 - \$3,000. This is an annual grant program with a deadline of February 1 and is designed for planting of larger trees. If a community has not received assistance or never applied, they have a higher priority when the grants are awarded.

## **NUMBERING OF HOUSES FOR EMERGENCY SERVICES**

Challenge: The concern of not having house numbers on all residences was addressed by the Emergency Service personnel.

Solutions/Contacts: This could be a fundraiser for either the Booster Club or the Future Business Leaders of America (FBLA). The club could contact a major lumber supplier for possible donation or reduced cost of the material. Members of the club would install the numbers on the houses for a small donation, i.e. \$5 or \$10. A contact to Rick Harvey, Manager, Sutherlands,

5221 Yellowstone Rd. Cheyenne, WY 82001 307 637-7447. The request should be in writing with a specific proposal from the Club.

### **TOURISM/MARKETING COMMUNITY**

Challenge: At several of the sessions we heard about marketing the community and emphasizing the historical value of the community, including the Swan Land and Cattle Co. as well as the name of Chugwater.

Solutions/Contacts: The I-25 rest area draws traffic off of I-25. The State of Wyoming does not allow advertising of a specific business however information on the history of the area can be displayed. This could include information on the Swan Land and Cattle Co. and well as how the name of Chugwater came into being. The preferred method is to have the DOT approve the material prior to posting. The contact for this is:

State of Wyoming - DOT  
Larry Lijewski  
Post Office Box 2189  
Casper, WY 82602  
307 473-3200

### **INTERNAL COMMUNICATION**

Challenge: The lack of an effective phone service for both long distance and internet service was mentioned at almost every session. With a focus on improved service to allow home based business, Telemedicine, etc.

Solutions/Contacts: The Wyoming Public Service Commission has selected telecommunications regulatory matters pending including hearings on the pending total service long-run incremental cost (TSLRIC) compliance filings of Chugwater Telephone Company... and their requests for a determination that their local exchange services are subject to effective competition under W.S. 35-15-202(a).

The citizens of Chugwater should contact the owner of the local telephone company addressing the problems of long distance service, internet service and request for upgrades to the service. After a reasonable period of time if there is no response, the citizens of Chugwater, in mass, in writing should contact:

State of Wyoming Public Service Commission  
Hansen Building  
2515 Warren Avenue Suite 300  
Cheyenne, WY 82002

307 777-5747

web page: <http://psc.state.wy.us>

## **CITIZEN INVOLVEMENT**

**Challenge:** A challenge of the need for additional citizens to be involved in the community for EMS, Booster Club, CHUG, was also mentioned at several sessions.

**Solutions/Contacts:** Community support and concerns were evident by the number of citizens who attended the listening sessions. We recommend a survey be sent to all of the citizens with definite categories of interest, i.e. Booster Club, history, fire district, EMT, town beautification, town council, etc. The survey could include a request for each citizen to rank a priority of 1 - 2 - 3 for their area of interest. There will be need for follow-up phone calls to maintain the interest and involvement level.

## **CAPITAL IMPROVEMENT**

**Challenge:** The Town Hall needs electrical, plumbing and roof repairs in the amount of approximately \$20,000.

**Solutions/Contacts:** This would be an eligible loan/grant purpose under the USDA Rural Development Community Facility program. The address of the SE Area Office listed above is the contact.

### **Other Resource Contacts:**

The Foundation Center  
<http://fdncenter.org>

Wyoming Foundation Directory  
Laramie Co. Community College Library  
1400 East College Drive  
Cheyenne, WY 82007  
307 778-1215

**Ray Sarcletti**  
**South West Regional Director**  
**Wyoming Business Council**  
**1400 Dewar Drive, Suite 208A**  
**Rock Springs, WY 82901**  
**Telephone (307) 382-3163**  
[rsarcl@state.wy.us](mailto:rsarcl@state.wy.us)

**Introduction:**

Having had the opportunity to participate on the resource team has given me a new perspective of Chugwater. Chugwater Chile may have put Chugwater on the map, but until one has the pleasure of meeting and listening to the townsfolk of all ages, you realize what the term “quality of life” in a small community really means. It was an exhilarating experience to see the youth, the adults and the senior citizens support one another, and how the schools, the churches and the community center serve as the commons for interaction. The pride in the community revolves around its rich historic values, and the quality of life experience of a small western town. The newcomers stated that they chose to live in Chugwater, and that reinforces the pride in the community that was expressed by those who have resided in the community all of their lives. I want to say “THANK YOU” to the Mayor, the Town Council and to the community leaders who invited us as well as all of the people of the town who made our stay so pleasant.

**Challenge:**

One of the goals that was expressed in the listening sessions is the revitalization and redevelopment of the original business district along Highway 313.

**Solution:**

The renovation and revitalization of a vacated area in any city or town requires a long-term plan, and is usually completed in phases. The creation and appointment of an active, dedicated downtown revitalization committee is vital to the success of the projects. Several communities in the state are working on this very thing. The ones that are having success have active, interested people serving on the committee who are appointed by the city or town council, and are willing to dedicate the time and effort to make the projects successful.

The City of Evanston is an excellent example of how city government and citizen committees can form a partnership to restore the vacated, blighted buildings in the downtown area. Evanston is less than an hour drive to major shopping areas located on the Wasatch front of Utah in an around Salt Lake City, yet every building that has been restored is occupied by a viable business

filling the needs of the Evanston residents. The significance of this is that the restoration is almost complete, and has been an ongoing project for over twenty years. The city's Administrative Assistant, who has been the driving force behind their success, is willing to make presentations to other communities; to make recommendations with respect to what they have learned over the years, and how they have completed their projects using public and private funding. His address is:

Jim Davis, Administrative Assistant  
City of Evanston  
1200 Main Street  
Evanston, WY 82930  
Telephone: (307) 783-6309  
E-Mail: [jhdavis@allwest.net](mailto:jhdavis@allwest.net)

The East Central Regional Director for the Wyoming Business Council is your source for assistance in the seeking grants and low interest rate loans through the Community Development Block Grant program and the Comprehensive Economic Development Strategy organization in your region. You can contact him at:

Steve Elledge  
East Central Regional Director  
Wyoming Business Council  
300 South Wolcott Suite 300  
Casper, WY 82601  
Telephone: (307) 577-6012  
E-mail: [selledge@wysbc.com](mailto:selledge@wysbc.com)

### **Challenge:**

We heard that the cleanup and beautification of the community is a goal that many of the residents would like to see accomplished.

### **Solution:**

I will not address the need to update or enforce the town ordinances, however, I do see that as a project in and of itself. Rather I will provide you with the sources of funds for planning and beautification using grants. Because the main street through town is part of the Wyoming highway system, the municipality, conservation district or civic groups are eligible to apply for roadside landscape grants that provide full cost of materials up to \$2500 per application. Materials may include such items as seeds, plants, fertilizer and soil amendments, mulches and weed barriers. This is referred to as the Cooperative Landscape Program. The Bicycle/Pedestrian Program is a federal program under the Intermodal Surface Transportation Efficiency Act (ISTEA) of 1991, and was implemented to provide funding for transportation programs aimed at bicycling and walking. Several communities in the state have benefited from this program including Mountain View. Application instructions for the above programs are

available from the Wyoming Department of Transportation, Office of Local Government Coordinator, P.O. Box 1708, Cheyenne, WY 82003-1708 or by telephone at (307) 777-4181.

You may also be eligible for other grants through the U.S. Department of Agriculture Rural Development programs.

For further information contact:

Steve Elledge  
East Central Regional Director  
Wyoming Business Council  
300 South Wolcott Suite 300  
Casper, WY 82601

Telephone: (307) 577-6012  
E-mail: [selledge@wysbc.com](mailto:selledge@wysbc.com)

**Challenge:**

The desire to expand existing business and to attract new businesses that can provide jobs for youth and adults.

**Solution:**

Unfortunately it is difficult for small communities to attract new businesses because there is a perception that a market does not exist to support the business, and that there may not be a workforce available to support the needs of the business if, in fact, the market is there. One way to determine if the existing businesses need to expand or that there is a need for new businesses is to conduct a local consumer survey. The survey might ask questions that will indicate product preferences, where the people of Chugwater go to shop for those products, what percentage or how much of their expendable income is spent locally, would they shop locally to support the local business if those products are available, and to what degree might price be a factor in their shopping choices.

Many residents indicated that they would like to have a grocery store in the community; however, recent studies done in Southwestern Wyoming have indicated that it takes a minimum population base of 1800 to support a full line grocery store. Since there is a convenience store in the Sinclair complex in town, a survey could be a valuable tool to use to convince the owner/owners that an expansion of the store to include more grocery product lines is viable.

I have referenced Steve Elledge, your Wyoming Business Council Regional Director several times. As an economic development professional, he is your best source for assistance for a project like this.

**I want to wish you the best in your endeavors to make a great little town even better!!**

## **MARY RANDOLPH**

Wyoming Rural Development Council

Executive Director

2219 Carey Ave.

Cheyenne, WY 82002

307-777-6430

E-mail: [mrand@state.wy.us](mailto:mrand@state.wy.us)

### **Introduction**

The Chugwater Assessment will go down in the record book as one of the most successful assessments for the State of Wyoming. After my initial meeting meeting with Karen Guidice and Mayor Krista West, and seeing the enthusiasm and excitement about doing this Assessment in Chugwater, I just knew this one was going to go well. The Town's publicity campaign, creating a "slogan", and using a good community planning team were the necessary elements for success.

Everyone involved in the planning of this community assessment deserve a pat on the back. The accommodations, food, gift bags were incredible and I thank you very much. I also thank you for making us feel so welcome in your community. My family and I have already been back since the Assessment for dinner!

Please know that the Wyoming Rural Development Council is here to assist you in any way that we can. After you have received the report and had an opportunity to digest the information, I as team leader, will contact you and set up a follow-up town meeting. At this meeting, we will invite the community members back and ask them to help set priorities based on the recommendations made. This process will help you define 3-6 top priorities. We have found this process to be most helpful and a very positive next step.

Chugwater already is getting the reputation of being a model community for the other small communities in Wyoming. In fact, I think you will begin seeing your community listed as a resource in many of our next community assessments! You are on the right track! I would like to share with you the "Hallmarks of Successful Communities" – this was presented by the Western Community Stewardship Forum, a program of the National Association of Counties and the Sonoran Institute.

- I. Successful communities develop a broadly shared vision of the future based on an accurate understanding of their local economy and resources. Successful communities build this vision by...
  - Relying on inclusive processes that engage the diverse interests of the community and working with numerous partners to...
  - Foster constructive, informed dialogue that allows them to initially address issues

where consensus exists, then move on to more difficult questions.

- II. Successful communities understand their own economy within the context of regional, national and global economies. Successful communities learn to understand their economy by...
  - Finding data that describe local demographic and economic change, sharing that information throughout the community, and
  - Designing economic development strategies based on an accurate assessment of the community's possibilities in the evolving economy.
- III. Successful communities understand how local natural and cultural assets influence and are affected by growth and development. Successful communities learn about their natural and cultural assets and about the impacts of development by...
  - Finding data that describe the local landscape and how it is changing, sharing that information throughout the community, and
  - Designing land use policies that will maintain local assets, while accommodating populations growth and economic change.
- IV. Successful communities effectively manage growth and change by...
  - Using both regulatory and non-regulatory tools that protect or enhance local assets;
  - Promoting land use patterns that provide housing for all members of the community, preserve open space, and keep downtown and traditional neighborhoods viable;
  - Anticipating infrastructure needs generated by growth and ensuring that the costs of growth are, to the extent reasonable, borne by those who benefit directly from it; and
  - Seeking additional authorities to manage growth, as necessary.
- V. Successful communities cultivate local leadership.

### **Miscellaneous Suggestions**

**Grant writing:** Kirk Heaton mentioned in his report about a 40-hour grant writing course that is offered annually through the Western Resource Conservation and Development Council. The Wyoming Rural Development Council sponsors 1-2 people each year to attend this training. We will pay the tuition, travel and per diem. If someone in Chugwater would be interested in this training, please contact the Wyoming Rural Development Council at 307-77-6430 or [mrand@state.wy.us](mailto:mrand@state.wy.us).

**Grant opportunity:** The Wyoming Community Network has recently established a grant program for communities that have completed a Community Resource Assessment by the Wyoming Rural Development Council. The grant has awarded up to \$10,000 for a project identified by the community as a priority through the Assessment process. Check out the

Wyoming Community Network website for the next round of grants:  
[www.wyomingcommunitynetwork.com](http://www.wyomingcommunitynetwork.com).

**Follow-up Assistance:** In order to accomplish many of the projects stated, funding and additional resource assistance will be needed. The Wyoming Community Network has been established for this purpose – to provide resource sources for rural communities and grant searching. At this time, you can reach the Wyoming Community Network through the Wyoming Rural Development Council, 307-777-6430 or check out the web site:  
[www.wyomingcommunitynetwork.com](http://www.wyomingcommunitynetwork.com).

**Funding Resources:** There are several sources of funding resources that you can contact for many services including grant writing, lists of donors, fundraising consultation, etc. They include:

Corporate Resource Consultants  
P.O. Box 22583  
Kansas City, MO 64113-2583  
816-261-2059

The Dialog Corporation  
US Headquarters  
2440 W. El Camino Real  
Mountain View, CA 94040  
650-254-7000

(This service provides online access for a fee, to more than 380 databases with a subject coverage of a wide range of disciplines.

Economic Development Administration  
14<sup>th</sup> St. & Constitution Ave., NW, Rm 7804  
Washington, DC 20230-0001  
202-482-5081

The Foundation Center  
79 Fifth Ave. Sept. TE  
New York, NY 10003  
800-424-9836

The GRANTS Database  
The Oryx Press  
4041 North Central, Suite 700  
Phoenix, AZ 85012  
602-265-2651



Grants Link, Inc  
P.O. Box 10140  
Columbia, MO 65203

The Taft Group  
27500 Drake Rd.  
Farmington Hills, MI 48331-3535  
800-877-Taft  
[www.taftgroup.com](http://www.taftgroup.com)

### **Tourism/Marketing**

**CHALLENGE:** At almost every listening session and throughout the community tour, we heard about the desire to market the community and develop “theme” for the town that can be used for marketing and design. If tourists only knew what your community has to offer they might make Chugwater a destination or stay another night if they had only planned on passing through!

**SOLUTION:** You have incredible resources for tourism – especially capitalizing on the historical values. I suggest you develop a marketing strategy for promotion of your community. Promotion of the community includes promotion of the sights as well as promotion of the retail service sector as well, particularly the downtown area. The National Main Street Center offers programs that take a long-term perspective towards revitalizing downtowns. One community in Wyoming that has done very well in creating and using a “western” theme is Dubois. I suggest contacting them to determine their strategy.

**CONTACTS:** The Wyoming Business Council contact for tourism development is Laurie Green at 307 777 2808

The National Main Street Center may be contacted at 202 588 6219 or [www.mainst.org](http://www.mainst.org).

Dubois, Wyoming: Town Of Dubois, 307-455-2345

For strategic planning for marketing and tourism

Randy Wagner  
Wagner Perspectives  
1007 Monroe Ave  
Cheyenne, WY 82001  
307-634-4263

OR

Gene Bryan  
5733 Sycamore

Cheyenne, WY 82009  
307-632-7933

**SOLUTION:** The U.S. Forest Service provides a granting program for communities within 100-mile radius of National Forest Lands. These grant dollars can be used for a variety of purposes including marketing, training, or planning. .

The Big Horn Country Marketing Coalition has been one of the most successful recipients of this granting program in Region 2 of the Forest Service (which includes Wyoming). I would consider talking to them about the variety of ways they have used these funds.

**CONTACT:**                      Routt-Medicine Bow National Forest  
2468 Jackson St  
Laramie, WY 82070  
307-745-2300

Big Horn Country Mountain Coalition  
Don McCracken, Executive Director  
P.O. Box 719  
Cowley, WY  
307-548-6153 (phone and fax)  
E-mail: [donmc@trib.com](mailto:donmc@trib.com)

**SOLUTION:** Several people mentioned that promoting “art” in town might be a possibility. Each year the Forest Service and the National Endowment for the Arts sponsors a joint grant that is awarded to communities within 100-mile radius of National Forest Lands. This grant is to be used to promote the arts in rural communities. The grant comes out in January and is usually due in March or April.

**CONTACTS:** Tony Tighe  
National Endowment for the Arts  
1100 Pennsylvania Ave. NW Rm 706  
Washington, DC 20506  
202-682-5616

## **Growth**

**CHALLENGE:** I was impressed with Chugwater’s interest and willingness to grow, but plan that growth. Also a great interest in visioning and planning. So, how do you put all that together?

**SOLUTION:** In order to find a new way to excite and inspire rural citizens to plan and shape the future of their communities, the Orton Family Foundation developed the Community Video Project. The Community Video Project uses the power and fun of a video production to encourage residents to talk about the issues and opportunities facing their communities, and the choices that can be made regarding their future. The Foundation and the American Planning Association have co-published a new manual **LIGHTS, CAMERA, COMMUNITY VIDEO** to guide communities on how to make their own documentary videos that focus on citizen involvement. The manual is based on the Foundation's experience in making community videos in five rural communities. In many cases, we've found that high quality videos can be made entirely using local expertise and resources.

The community video project has three basic premises:

1. The involvement and energy of community citizens are invaluable.
2. Video production is an effective tool to capture and catalyze this energy.
3. Positive social change comes about when citizens are honored for their opinions.

The Community Video Project entices citizens to convene, reflect, visualize and act on the things that will make the community a better place, such as community history, modern day strengths, weaknesses, and opportunities, as well as possible future scenarios that citizens desire and visualize.

The community video project offers three distinct benefits:

1. **Product:** A high quality 30-minute video of community residents telling their own story and sharing their own vision for the future.
2. **Byproduct:** An archive of out-take material documenting landscapes and resident's views and opinions.
3. **Process:** Citizens getting involved in their community to produce the video. Citizens discuss what they hope to achieve with the video, discuss content, arrange interviews, and star in the video. An even greater number of community members view the video, consider the opinions of their neighbors, and think about ways to take action to preserve and improve community well being.

The 30-minute videos are produced using digital technology and allow citizens to produce high quality programming at an extremely low price in a relatively short period of time. Each video

involves 3 days of pre-production, 4-to-5 days of interviews and location filming and 7-to-10 days of editing.

**Resource:** <http://www.orton.org/projects/communityVideo.htm>

**SOLUTION:** I highly recommend that Chugwater take a look at the Community Viz™ software program. Several entities in Wyoming have formed a partnership to bring this innovative planning software into our Wyoming Communities. CommunityViz™, developed by [The Orton Family Foundation](#), will allow users to create and manipulate a virtual representation of a town and explore different land use scenarios. Professional planners, citizen planners, landowners, and interested citizens can use this software to make informed and collaborative decisions about possible changes in their community. Communities will be able to visualize and evaluate different land use patterns, and make informed decisions on issues specific to their own communities.

"Visualization is the common language for communication. Up until now, we have not had the tools to fully utilize the power of visualization. We intend to harness this power to allow to help planners and citizens work together to shape their communities," said Foundation founder Lyman Orton.

CommunityViz™ has been developed by [The Orton Family Foundation](#) as the latest in its arsenal of community planning tools. The Foundation is an operating foundation, founded in 1995. Working from its offices in Vermont and Colorado, the Foundation develops, tests, and works with partners to deliver tools and programs for community planning across the country. The announcement of this release of the CommunityViz™ software suite follows on release of several other Foundation programs/products including the highly acclaimed book *Hands on the Land*, the Community Mapping Program for middle school students, the Community Video program, Citizen Planner courses, and Centennial Hall, a 21st Century Town Hall in Steamboat Springs, Colorado. CommunityViz™ is an extension of ArcView® Geographic Information System (GIS) software and analyzes information in new and powerful ways. CommunityViz™ combines three interactive components. The Scenario Constructor(tm) component provides users with the ability to build and evaluate a multitude of customized scenarios.

**Resource:** Wyoming Community Viz™ Partnership  
C/o Wyoming Rural Development Council  
2219 Carey Ave.  
Cheyenne, WY 82002  
307-777-6430  
(Mary Randolph)

Check out the Orton Family Foundation web site for more information on this

program: <http://www.communityviz.com/>

## **Philip Rosenlund**

Cooperative Extension Service

310 West 19<sup>th</sup> St. Suite 100

Cheyenne, WY 82001

307 633-4383

Fax 307 633-4223

e-mail [prosenlund@hotmail.com](mailto:prosenlund@hotmail.com)

## **Community Assessment for Chugwater, Wyoming**

### Introduction

It was a great experience to sit down with the residents of Chugwater and discuss community needs. The interest in community effort was extra ordinary. The hospitality and help of those hosting the meetings was wonderful. The meeting location was comfortable and adequate for the meeting. An area tour for the committee was most informative.

### School

It seems, as the Chugwater School is the heart of the community. Many people expressed their support in the school and the need to maintain it in the community. There is a real spirit of cooperation and involvement of people in the community. Some student are bussed-in from surrounding areas to the school to fill the classes.

They have a strong academics and athletic program with the Chugwater boys basketball team currently in 2<sup>nd</sup> place in 1A competition. I found several values from the discussions. First the community really likes the school and the vitality it brings to the town. Second the school kids likes the town. Several comments we made by the students, on how supportive the community had been for school events and projects. Several teachers live in the community, others live in Wheatland and surrounding areas and a few live in Cheyenne.

The school provides an academic setting, a social focal point for students and parents and a new, adequately equipped facility for all.

The community should do all it can to maintain the presence of the school in the community. Things like monitoring the school board attitude for the school and other community leaders should consider running for the school board to assure a presence for a commitment of the school in the area.

### Tourism and Marketing Community

Chugwater is rich with history, tradition and a unique name that has people asking about it origin. It is also located along I-25, which is a natural corridor for people to travel and to stop to buy gas, snacks and lodging. It has one well-known commodity with Chugwater Chili. It is know worldwide and this on entity brings people to Chugwater. This business can do many

things to keep people coming to the town.

One of the great needs for this town is stimulation for the business community. Chugwater has surpassingly a large number of businesses but are relatively unknown. They need to get people to stop and advertising on I-25 on both sides of town could enhance shop and this. There is interest in placing the Swan Land and Cattle ranch building on the National Public Register as part of the towns historic preservation program.

They have a nice museum and with some refurbishing would be a more attractive setting for people to visit. There is some concern for local people to stay and continue the tradition of supporting the historic value of the community. It was felt by many that a western theme should be developed to make the town more attractive to visitors.

The development of these ideas would be useful and the promotion of these themes along the interstate would get more people to stop and shop there.

### Community Beautification

Chugwater is an old town being established in the late 1800's its growth has been slow and erratic. Because of this many building are in need or repair or removal. Many old automobiles are stored in various places around town and are in plain sight to people who live and travel through the community. These create an eye-soar and should be moved to a secluded location. The decaying streets and sidewalks need to be repaired or replaced, dogs that run loose should be better controlled with the use of city ordinances. The need to plant trees and flowers would improve the beautification to the town. Several vacant lots seem to be abandoned and trash is building up in those areas. The need for updating and modifying city ordinances should be done; the problem with stricter ordinances is the lack of someone to enforce the new regulation.

A community pride program could be started to involve more people in improving the community image in a variety of ways. Volunteerism could be the key in this area.

### Telecommunications

Telecommunications could be the biggest complaint we heard at the public meetings. The phone service is owned by a small private company with little interest in expanding the services. It currently has only 7 long distance lines, to serve the community of 244 people. With the expanding use of the Internet and the need for more lines it complicates the situation even more. A new phone company needs to serve the community with the intent of improving the service there. Lack of adequate communications creates many hardship for the resident of the town.

### Community facilities

Community facilities are limited in town. The museum, the town hall and the recreation center are the public building available for the town to function with. There are several churches and one new church that are used for public meeting also. The museum and town hall are both older buildings that need some upgrading.

The need for natural gas to be linked to the business and residents would improve the development of business and housing in the future. This need for homes and business is essential if they want to attract new business and build new homes. Natural gas is less expensive than propane.

Gas lines run near the community and as other lines are developed, if the land owners when granting permission to cross their lands would include a supporting clause for natural gas to be run to the town that would be helpful.

### Economic Development

Economic Development is the foundation of most all communities. The need to grow and expand to provide jobs, housing, and services is what drives communities. Chugwater is positioned near I-25, which has a lot of potential to lure people in town for services. In the past little has been done to bring people into town and if they do come to town the visitor was not sure what to stop for and look at.

The “Rest Stop” provides a great stopping place for those driving the interstate. It also is a great place to launch people to drive a little further to see more of Chugwater while they are so close town. Some easy and visible instruction should be placed to draw tourists into Chugwater.

The Diamond Guest ranch is a good attraction in the area, however it does little to get people to visit Chugwater, because it is located 12 miles West of town.

The Chugwater Chili cook off is one of the most important annual public events for the community. It draws hundreds of people to the challenge of cooking and serving Chili for those who come to sample the different Chili recipes.

The town could expand the days events to include visitors to other activities in town.

### Services

The people of Chugwater generally take care of themselves. They don't look to the government to provide for all of their needs. This is a healthy outlook to have. Yes, Chugwater has a fire and ambulance service but to add the many government programs is not a big interest of the community. Wheatland is 30 miles away and Cheyenne is 40 miles away, which provides many of the services they need. So much of the shopping and service needs are carried out there. Because of the distance to these larger towns it is more difficult to get to these locations when travel conditions are not favorable.

A grocery and hardware store were mentioned several times as something they need in town.

A need for addresses on all houses is important for emergency services. Many of the homes are missing these numbers.

### Housing

Chugwater is basically land locked. It has private land surrounding it and it has not been for sale.

There are very few lots to build on in town and the choices are very limited. Some of the teachers in the High School would like to move closer to their work at the school. New building lots in town are very limited. Some larger acreage tracts, have been platted south and west of Chugwater. Some of these lots are available for building. Also the appraisals for a home to be

build will generally not appraise as much as the cost of the houses. When that is the case then it takes more money for the home builder/owner to get a bank loan.

There is need for rental properties, and senior housing, but very little is available.

An overall building plan should be developed to provide for growth and expansion. The city should take the lead in this area and make it a high priority.

Those who live there are very satisfied with things in general but would like to see some improvement made for improved quality of life there. Follow-up should be done to set priorities to these issues.

## **WHAT WE HEARD FROM WHAT WAS SAID**

After listening to citizens of Chugwater, the Resource Team reviewed what was said and condensed the comments down to a few basic statements. These are in no particular order.

### **MAJOR THEMES IN CHUGWATER**

#### **School**

#### **Tourism/Marketing Community**

- Capitalize on history
- Protection of historical resources
- Generational continuity of historical data
- Develop western theme

#### **Beautification**

- Tree planting
- Flowers on Main Street
- Vacant lots
- Older building
- Discarded vehicles
- Loose animals
- Streets and sidewalks

#### **Telecommunications**

- Phone service
- Internet connections
- Tele-medicine

#### **Community Facilities**

- Museum
- Town Hall
- Recreation Center

## **Economic Development**

Main Street  
Existing business expansion and attracting new businesses  
Jobs (for youth and adult)

## **Internal communications**

Programs, services, organizations, churches  
Ordinances

## **Services**

Community  
Family  
Medical  
Ems protection  
Citizen involvement  
Diversity of skills

## **Community Growth**

Planned growth  
Lack of land  
Lack of housing  
Jobs  
Grocery/hardware

## **Housing**

Affordable residential housing, in and outside of community  
Moderate to low end modular  
Senior housing  
Appraisal gap  
Lack of rentals

## **WHAT WAS SAID AT THE INTERVIEWS**

The Resource Team spent three days interviewing the local residents to hear what they had to say. Those being interviewed were directed to answer three questions:

- ✓ What are the major problems/challenges in the community?
- ✓ What are the major strengths/assets of the community?
- ✓ What projects would you like to see implemented in your community in the next two, five, ten, or twenty years?

We have listed below, without comment, what we heard from those who volunteered to be interviewed.

### **Question #1: What are the major problems and challenges in your community?**

- ✓ Income
- ✓ Streets
- ✓ Employment
- ✓ Communications 3 times - lack of long distance carrier
- ✓ Lack of population – keep school going
- ✓ Lack of businesses
- ✓ Lack of housing for lack of jobs
- ✓ Main street needs developed
- ✓ Land locked
- ✓ Influence of recreation on land prices
- ✓ Too many retired people
- ✓ Business allocation
- ✓ More business opportunities
- ✓ Employment
- ✓ Jobs lack of
- ✓ Vitality – schools, jobs
- ✓ More businesses more jobs
- ✓ More jobs
- ✓ Need jobs to support families
- ✓ Jobs need higher wages
- ✓ Clean up – town look nicer
- ✓ Lack of industry
- ✓ Lack of business
- ✓ Lack of jobs

- ✓ Lack of jobs
- ✓ More opportunity of young families
- ✓ Land locker
- ✓ Prices of gas
- ✓ Too many stop signs
- ✓ No fast food
- ✓ No football team
- ✓ Space that cannot be utilized because of non-functional buildings
- ✓ Employer/Employee atmosphere is a downfall
- ✓ Business not very employee friendly
- ✓ Parking lot at school
- ✓ Smoke stack at school
- ✓ Clean trash
- ✓ School fires
- ✓ No activities
- ✓ No activities
- ✓ No activities
- ✓ No activities
- ✓ Sod in place of gravel
- ✓ Putting dogs down
- ✓ Sickness
- ✓ Loose dogs
- ✓ School fights
- ✓ School fights
- ✓ School fights
- ✓ Mean people
- ✓ Speeding
- ✓ Speeding
- ✓ Playing in streets
- ✓ New stop sign
- ✓ New stop sign
- ✓ New stop sign
- ✓ No grocery store
- ✓ No movies
- ✓ Dog pound
- ✓ Winter
- ✓ Winter
- ✓ Too small
- ✓ Too small
- ✓ Robbery
- ✓ Overgrown trees
- ✓ Not enough gas stations

- ✓ Businesses not staying open late enough  
Clean up – different sanitation
- ✓ Lack of housing
- ✓ Not enough people
- ✓ Not enough people
- ✓ Not enough people
- ✓ Commodity prices - \$7/bu wheat – low prices
- ✓ Community needs to be cleaned up
- ✓ Phone exchange with Wheatland
- ✓ Danger of rabies – loose animals
- ✓ Vitality of area – negative attitude – be positive of where we live
- ✓ Lack of support for local business
- ✓ Lack of jobs
- ✓ Keep up with projects previously started
- ✓ Lack of population - lack of jobs
- ✓ Social programs – outreach to take care of people
- ✓ School – closing of or possibility of closure – keep it open
- ✓ Need realize wonderful assets of the community
- ✓ School – challenge in making school terrific – better than it already is
- ✓ Population base through job opportunities – affects town and school
- ✓ Attract young people to come – make school better – jobs would attract
- ✓ More school
- ✓ Higher pay for teachers
- ✓ Lack of jobs
- ✓ Understanding towns laws – respect for laws, stops signs, enforcement of laws
- ✓ Lack of Technology – one long distance carrier – internet – lack of expansion to allow growth
- ✓ Challenge - technology – attract people who operate businesses out of homes – chain reaction to school
- ✓ Passing on torch of leadership
- ✓ Letting younger people accept the torch of leadership
- ✓ Limited technology
- ✓ Wind
- ✓ Lack of employment opportunities
- ✓ Lack of technology
- ✓ New people are not community minded – don't take part in activities
- ✓ Ditto
- ✓ Number of people in church, schools
- ✓ Clicky community
- ✓ Number of people
- ✓ People not community minded
- ✓ Churches attracting new membership

- ✓ Lack of amenities, job opportunities to bring in new pastors
- ✓ Attracting new church members and getting people to think about churches in a new way
- ✓ Churches serve to create divisiveness
- ✓ Ditto
- ✓ Challenge to integrate new people into community
- ✓ Children too sheltered
- ✓ People buying land and not building houses
- ✓ Not many middle age kids (3-5 grade)
- ✓ Significant percentage of people in town don't go to church, yet surrounded by folks that do support church
- ✓ Communications (technology)
- ✓ Lack of Housing
- ✓ Communication resources
- ✓ Good building sites for businesses
- ✓ Lack of housing
- ✓ Lack of good building sites
- ✓ Communication resources
- ✓ Lack of sites for businesses
- ✓ Lack of sites for businesses
- ✓ Ditto
- ✓ People in businesses are not very friendly, receptive and accommodating
- ✓ Hard to find good people to work for you – lack of workforce
- ✓ Technology – lack of communication technology
- ✓ Ditto
- ✓ Lack of local support for businesses that exist
- ✓ Ditto
- ✓ Lack of business, jobs, housing – create a chain of events
- ✓ Loose dogs
- ✓ Telecommunications – lack of resources
- ✓ Lacking workforce
- ✓ Population base is not big enough to support some businesses
- ✓ Good support from locals in my business
- ✓ Community is a big support to businesses
- ✓ Western heritage and history
- ✓ Great place to live and raise kids
- ✓ Ditto
- ✓ Want to raise our kids here
- ✓ Home based business is great because of location and can get to other places in 1 hour
- ✓ Older generation are extremely strong people – they are the heart of this community
- ✓ Old timers are always helping (grandma takes cookies to school when mom is too busy)
- ✓ Museum
- ✓ Older generation are the drive – need to spread that drive to younger people

- ✓ Community kept school open and now busing kids from Wheatland
- ✓ Community pulling school together since 1969
- ✓ Diamond Ranch is great, but keeps people out there, we need a draw here in town (short term)
- ✓ RV Park
- ✓ 10 years- main-street thriving, new housing, new businesses not reliant on local people (use technology – internet) all of this without effecting quality of life
- ✓ Historic Center (more support and help)
- ✓ Build on Tom Horn story – historic values of community
- ✓ Natural gas opportunity would attract larger businesses
- ✓ Platte County Chamber of Commerce – bring it closer to home – possibly at Visitor Center
- ✓ Chugwater Chili new building
- ✓ Chugwater to maintain a well-balanced population and growing
- ✓ Enough families with children to maintain school
- ✓ People are sometimes critical of what is happening
- ✓ Buildings falling down
- ✓ Dark ages in burning trash
- ✓ Safety for little kids
- ✓ Don't have enough jobs in Chugwater
- ✓ Ditto
- ✓ Lack of components to keep community vital
- ✓ Lack of jobs
- ✓ Lack of quality jobs with benefits, above minimum wage
- ✓ Challenge people of Chugwater to do business in town whenever possible
- ✓ Lack of business and employment opportunities
- ✓ Challenge is attracting new businesses because of proximity to Cheyenne and Wheatland
- ✓ More people getting involved in letting the town know what they want
- ✓ Money
- ✓ Division between city and country people
- ✓ Problem with division is in decision-making
- ✓ Lots of kids in 1-6 grades, but not much for them to do if they aren't in agriculture or sports
- ✓ Don't have a comprehensive plan for growth
- ✓ Ditto
- ✓ No money for priority projects – challenge is finding the \$
- ✓ Challenge: In looking at success the economic development ones we have had been because of us...develop what we have from within
- ✓ Ditto
- ✓ Lots have happened in 10 years and we need to focus on developing from within
- ✓ Lack of overall comprehensive plan
- ✓ Needs to be more for children – boy scouts, girl scouts

- ✓ Take of children, town will make a lot of opportunities for itself
- ✓ Lack of involvement
- ✓ Develop positive partnerships with adjacent land owners for development of housing and historical value
- ✓ Poor tax base – for county
- ✓ Ditto Poor participation in town, want things to happen but don't participate
- ✓ Working with private land owners is a challenge
- ✓ Money – lack of
- ✓ Limited growth
- ✓ Lots of roadblocks for businesses to develop
- ✓ Connectivity to technology
- ✓ Land locked
- ✓ Lack of technology
- ✓ Small communities have narrower needs and wants - difficult to think out of box
- ✓ Lack of communication between organizations within community and individuals
- ✓ No middle income housing – 3 to 4 bedroom 2 car garage – price range \$100 – 200K
- ✓ Ditto – lack of internet connection
- ✓ No middle income jobs
- ✓ Ditto – lack of communication between community groups and individuals
- ✓ Need for job and technology and available land
- ✓ Disparity between income able to be produced and cost of living - less disposable income
- ✓ Housing – appraisal gap – cost of construction vs. financing costs
- ✓ Very poor youth leadership – lack of involvement by youth
- ✓ Ditto
- ✓ Too many cops
- ✓ Not enough gas competitors or fast food
- ✓ No place to hang out – nothing to do
- ✓ Streets are rougher than passengers
- ✓ Have to go 30 miles to get groceries
- ✓ Population – too low
- ✓ Population – ditto
- ✓ People are nosy
- ✓ Nothing to do
- ✓ Nothing to do
- ✓ Not enough to do
- ✓ Population – too low
- ✓ Nothing to do
- ✓ No place to hang out
- ✓ Nothing todo
- ✓ Students don't have place to hang out
- ✓ Need a mall
- ✓ Fast food – need – McDonalds

- ✓ Place to hang out
- ✓ No hospital
- ✓ Need parks and recreation dept – bowling alley, theatre, swimming pool
- ✓ Need more places to hang out high school drop outs
- ✓ Pointless stop signs
- ✓ Nothing to do – 3 times
- ✓ No where to hang out
- ✓ Recreation plan
- ✓ More jobs for youth
- ✓ Phone company – one kind of service
- ✓ Summer Olympics
- ✓ Phone company
- ✓ No bowling alley
- ✓ Wants McDonald's
- ✓ Internet access
- ✓ Not enough business
- ✓ Need Hooters
- ✓ YMCA
- ✓ Restaurants
- ✓ Too many pot holes
- ✓ Need more field visits for school
- ✓ Need population to keep school open
- ✓ Internet access non existent, poor phone service
- ✓ Some homes need to be cleaned up – lack of zoning, junk cars
- ✓ Need theatre, dance club, McDonalds, internet
- ✓ Need more entertainment so not all business is going out
- ✓ Not enough to do
- ✓ Skate park
- ✓ Longer lunch
- ✓ Longer lunch at high school
- ✓ Not enough people in town
- ✓ More fast food restaurants
- ✓ Need more population and place to go
- ✓ Lack of fast food
- ✓ Not enough hall pass time
- ✓ More movies
- ✓ More women
- ✓ Need motorcycle track
- ✓ More flexible class schedule – more core classes
- ✓ Motocross track
- ✓ Need barber shop
- ✓ No support for student activities – over taxing community for things activities need

- ✓ Get leftovers in the district
- ✓ Better transportation to Wheatland – bus doesn't work all the time, too slow
- ✓ TV's in school to keep students informed
- ✓ Bigger lunches and more food
- ✓ Fire extinguishers everywhere
- ✓ Old gym is not fixed
- ✓ Not allowed to have seconds at lunch – ditto
- ✓ Need new pole vault pit
- ✓ Too many Wheatland kids
- ✓ New jobs
- ✓ Higher wages
- ✓ Need ROTC program in Chug water
- ✓ Need football team
- ✓ Need more study halls
- ✓ Need more TV's
- ✓ Bowling alley
- ✓ Gymnastics – need
- ✓ Housing development
- ✓ Bank needs to have longer hours – open
- ✓ Need swim team
- ✓ Track – need
- ✓ Lack of opportunities for community to get together
- ✓ Food at school is not good
- ✓ What are the major problem and challenges to the community?
- ✓ Teenager travel
- ✓ Ageing of population
- ✓ Lack of Jobs
- ✓ 8 Need industry to keep people here
- ✓ Want the small community but the big life style
- ✓ Parking around the school
- ✓ Nothing for children to do after school
- ✓ Nothing for teens to do after school
- ✓ Politics from state want is not what we want
- ✓ Lack of land and for homes
- ✓ Need family stability in community
- ✓ Kids loose all the time
- ✓ Kids loose all the time
- ✓ Lack of community services
- ✓ Need Internet service
- ✓ Need Internet service
- ✓ No choice is long distance carriers
- ✓ Recreation and social opportunities

- ✓ Not enough teachers living in the community need incentives
- ✓ Need certifiable program for coaches
- ✓ Pride in school need to increase
- ✓ Junk cars around the community
- ✓ People visit and get to know each other – new families within last 2 – 3 years – community event
- ✓ Too much wind and not enough water
- ✓ Junk around houses
- ✓ Getting new people to participate in the community
- ✓ Public Transportation for seniors
- ✓ Loose dogs – cleaning up after loose dogs
- ✓ Owners of vacant lots need cleaning up
- ✓ Houses are not numbered for emergency
- ✓ Struggling to find long-term care for elderly patients in all county communities
- ✓ Elderly when needed assisted living, have to move out of communities they have lived in all their lives
- ✓ Emergency services
- ✓ Lack of EMT volunteers (in town, not rural)
- ✓ Lack of EMT volunteers (in town, nor rural)
- ✓ People in town won't respond to fire
- ✓ Houses are not numbered for emergency services
- ✓ Complacent when you live in town (don't know addresses)
- ✓ Social services fields are available but people aren't aware of programs
- ✓ Not enough highway patrol-can respond soon enough
- ✓ Keeping qualified emergency management technicians
- ✓ Long-term care is a challenge
- ✓ Labor shortage in health care individuals (also dietary, laundry) – labor and recruitment
- ✓ Database and coordinated effort on equipment, responsibilities, skills, services, etc.
- ✓ Difficult to get reimbursement from railroad when fires occur

## **Question #2: What are the major strengths/assets of the community?**

- ✓ Location
- ✓ People and politeness
- ✓ Politeness
- ✓ Nice people
- ✓ Small town atmosphere
- ✓ Everyone knows everyone
- ✓ Very wonderful, community helps each other in need
- ✓ Town has grown,
- ✓ Size of school, smaller classrooms –
- ✓ Small community atmosphere

- ✓ Small community – need growth
- ✓ Wide-open space, like people here
- ✓ People care
- ✓ Playground
- ✓ Riding bikes
- ✓ Cafeteria at school
- ✓ Quite
- ✓ School
- ✓ Soda fountain
- ✓ Soda fountain
- ✓ Pool
- ✓ Feel safe
- ✓ Feel safe
- ✓ Feel safe
- ✓ Basketball
- ✓ Local business
- ✓ Small
- ✓ Small
- ✓ Small
- ✓ Small
- ✓ Museum
- ✓ Nice people
- ✓ Snow
- ✓ Teachers
- ✓ Teachers
- ✓ Music and Swimming
- ✓ Academics
- ✓ Academics
- ✓ Nice friends
- ✓ Nice friends
- ✓ Chili cook off
- ✓ Hope people in town
- ✓ Size of classroom
- ✓ Churches
- ✓ Pride
- ✓ Community center
- ✓ Bank

- ✓ Old buildings
- ✓ Agriculture
- ✓ 4<sup>th</sup> of July
- ✓ People have wonderful work ethic, integrity
- ✓ Wind is asset - keeps Californians out
- ✓ Remoteness
- ✓ Small community – have Don – entertainment
- ✓ Small community – everyone pulls together to keep things going
- ✓ Honest and real experience because of people, rally around community events, fire, branding,
- ✓ Clean air and sunshine
- ✓ Community organizations, legion, auxiliary, music
- ✓ Good location -- twice
- ✓ Accessibility to Cheyenne and Denver
- ✓ Historic values of Chugwater – Tom Horn, Swan Land
- ✓ Sense of humor
- ✓ Lack of congestion and crime
- ✓ School and community spirit
- ✓ Fresh air
- ✓ Strong community support for school
- ✓ Community is education
- ✓ Strong Christian community, morals and ethics
- ✓ Location to Wheatland, Torrington, etc.
- ✓ Nice new school
- ✓ Potential of opportunities for youth
- ✓ School, everyone knows everyone, easy to talk to teachers
- ✓ Jobs, quite a few available for size of community
- ✓ School
- ✓ Good kids
- ✓ School
- ✓ People who know a lot about a variety of things
- ✓ School
- ✓ I-25 – possibilities – truckers, businesses to feed off
- ✓ I-25 and school
- ✓ I-25 and school
- ✓ Hub businesses – Horton, Chug Chili, Diamond Guest Ranch –
- ✓ Nice location – valley
- ✓ Groups formed in 1985 forum – groups are active - more participation – twice
- ✓ Infrastructure improvements
- ✓ I-25 accessibility – historical
- ✓ Individualism – frontier spirit – think for themselves
- ✓ Leadership

- ✓ Blessed with grazing land in State of Wyoming
- ✓ Schools – maintaining student population
- ✓ I-25 and I-80 – wind
- ✓ People – help out
- ✓ Knowing everyone in the community
- ✓ Kids are awesome
- ✓ Parent’s support
- ✓ Mix of people – different age groups
- ✓ EMT service
- ✓ Good teachers
- ✓ Churches – 3 fine churches
- ✓ Fire department
- ✓ Chugwater creek – could be more of an asset
- ✓ Swan Land and Cattle Co.
- ✓ Wheat land – strips on top
- ✓ New Catholic Church
- ✓ People
- ✓ People and willingness to be involved in others lives
- ✓ Ditto
- ✓ Ditto
- ✓ Churches provide good moral and social leadership
- ✓ People in community have good hearts – comes from good churches
- ✓ Good youth program in church
- ✓ Strong families provide good citizenship
- ✓ Youth program – Chugwater Valley church
- ✓ Good moral fiber from churches
- ✓ Support 3 churches
- ✓ Families that have been here a long time provide a good foundation
- ✓ If you have a spiritual need, easy to find someone in community that can help you
- ✓ Great reciprocally
- ✓ Strong ministry in community
- ✓ Good leadership in each of the “clicks”
- ✓ Ditto
- ✓ Great community to raise children
- ✓ Free from worldliness in a good sense
- ✓ Youth groups
- ✓ Good kids because they are involved in churches and families dedicated to community
- ✓ Good churches
- ✓ 4H
- ✓ Small classes at school – lots for kids to participate in
- ✓ People – strong and energetic
- ✓ Unique in name of town – drawing card

- ✓ Quiet, nice, great place
- ✓ You can walk downtown
- ✓ Don't have to worry about your kids being around town
- ✓ Location (I-25)
- ✓ Quite and a place to relax
- ✓ Ditto
- ✓ Location
- ✓ Ditto
- ✓ Chugwater Chili sign is a big draw
- ✓ Close to Cheyenne
- ✓ Interstate an asset to draw people in and access to other parts of state
- ✓ Location
- ✓ Chugwater name – “where ever you go, someone has a story about Chugwater, mainly about snow:
- ✓ People support kids and school
- ✓ People
- ✓ Churches
- ✓ Ditto
- ✓ Location and name – Chugwater
- ✓ Ditto on everything that has been said
- ✓ School – fought so hard to get it and it is important
- ✓ Diamond Guest Ranch
- ✓ People are an asset
- ✓ People are unique and are a treasure – committed – if they put heart and soul into it can happen
- ✓ People of community working together
- ✓ People are behind of each other
- ✓ Good ranches and farms – lots of commodities
- ✓ Fire department
- ✓ Town maintenance man
- ✓ Ditto
- ✓ Friendly people
- ✓ Small town western atmosphere
- ✓ Strong families are an asset
- ✓ People have learned to work
- ✓ They are accountable
- ✓ Senior citizen program
- ✓ Excellent cook at senior center
- ✓ Senior center allows fellowship
- ✓ School
- ✓ Spirit of cooperation and involvement of people in community
- ✓ People

- ✓ Proximity to Cheyenne – resources we can build on (airport)
- ✓ Can dovetail our efforts on to things that are happening in Cheyenne
- ✓ Ditto
- ✓ Location on the interstate
- ✓ Location is an asset to Denver, airports, 2 jr. colleges, university
- ✓ Senior center – awesome program
- ✓ Best gym and high school in 1A
- ✓ Fire department – emt group is good, good training and equipment
- ✓ Chugwater Chili cook off
- ✓ Community Center – tremendous asset
- ✓ Rural folks have been supportive of Chugwater
- ✓ People
- ✓ People live here because they want to and are proud to live here
- ✓ People and location
- ✓ Fine museum
- ✓ 27 different organizations in our town during at centennial time – have a music club that have been going since the 50s
- ✓ Dedicated people with a great deal of skills
- ✓ Proud of leadership
- ✓ Town Council supportive and doing a good job
- ✓ Community that cares – care about whom we are and where we are going
- ✓ I-25
- ✓ Wind – wind energy could be viable for us
- ✓ Small town
- ✓ Volunteers
- ✓ Location
- ✓ Proximity of I-25
- ✓ Closeness to Cheyenne – presents some problems but could also open up opportunities
- ✓ Opportunities – location, history, people
- ✓ Opportunities to attract tourism
- ✓ Willingness to help out
- ✓ Sports
- ✓ FFA
- ✓ School
- ✓ School is what draws everyone together – everyone forgets difference and comes together at school
- ✓ Active senior citizen group that are incredibly active
- ✓ School
- ✓ Local government is huge – wealth of knowledge in city government
- ✓ Willingness to help each other
- ✓ Organizations already in place
- ✓ Location and people

- ✓ History
- ✓ Infrastructure
- ✓ History, setting and location
- ✓ Ditto – infrastructure – set for growth
- ✓ Proud of community and infrastructure for growth – good roads, water
- ✓ Excellent town employees and knowledgeable council members
- ✓ Location – I-25
- ✓ Work and commitment to keep community going
- ✓ School
- ✓ Volunteer corp. - EMT, Fire District, Booster Club
- ✓ Business community – strong, made of people who want to be here – having a bank as a presence
- ✓ Ditto – volunteer corp.
- ✓ Friendly people
- ✓ Small
- ✓ School program
- ✓ Small can do whatever you want – people are still nosy
- ✓ People
- ✓ Ditto
- ✓ Have better school program
- ✓ School
- ✓ School
- ✓ Teacher to student ratio
- ✓ People
- ✓ School
- ✓ Small population
- ✓ Good teachers
- ✓ Good Boys BB team
- ✓ Lots of room
- ✓ Surroundings – wide open space
- ✓ Nice classrooms
- ✓ Community support
- ✓ Know everyone
- ✓ School
- ✓ Whole community is friendly – attend sports event
- ✓ Way students are treated by teachers
- ✓ People – ditto
- ✓ Community involved in school
- ✓ The way it looks – ditto
- ✓ Seniors get treated differently
- ✓ I-25, location and school
- ✓ Potential location – Cheyenne

- ✓ Community support – fund raisers
- ✓ Community comes together in time of need – help out – ditto
- ✓ Location – way it is set up for growth
- ✓ Nothing
- ✓ Hortons
- ✓ People
- ✓ School
- ✓ Chugwater chili
- ✓ Parents and mom’s help out
- ✓ Sportsmanship – good
- ✓ Law enforcement – ditto
- ✓ Soda fountain
- ✓ Good line of teachers
- ✓ Swan land cattle and tourist draw
- ✓ Never far to go – get around easy – small
- ✓ Size of everyday family reunion
- ✓ Parents, teachers and students are involved
- ✓ Equal opportunity – school
- ✓ Community sports
- ✓ School brings community together
- ✓ Good core values
- ✓ Ambitious people
- ✓ Safe community
- ✓ Like peace and quiet
- ✓ Nice community to live in
- ✓ More churches than bars
- ✓ Strong religious community
- ✓ Parents have stronger family ties
- ✓ Small school and community asset
- ✓ School is Reflection of community
- ✓ No road kill because of too many dogs
- ✓ Out door recreation is good
- ✓ Chugwater is marketable with Interstate 25
- ✓ Great teachers in school and make things happen quickly
- ✓ Good restaurant
- ✓ 3 Build on historical
- ✓ Housing is economical
- ✓ Good cottage industry here
- ✓ 2 It’s nice to have the business we have and are good
- ✓ Lots of children compared to adults like Pre School.
- ✓ Paved streets and sidewalks
- ✓ 2 Born and raised here – good place to retire

- ✓ 3 Strong families and impressed with young people who are willing to work
- ✓ Close knit community – everyone knows each other
- ✓ Low cost of living
- ✓ Good school
- ✓ Friendliness of people
- ✓ Everyone helping out
- ✓ 2tremendous community spirit, pulls people together to work on things
- ✓ 2extremely friendly
- ✓ Support from people who are not directly involved in school
- ✓ People like to help with academics as well as athletics
- ✓ Dan is the friendliest man in Platte County
- ✓ Friends’
- ✓ Young people are friendly – treat seniors with respect
- ✓ Student Council has program that visits with Senior Citizens every other Wednesday, voluntary by students – senior citizens “love” it
- ✓ People support organizations such as fire and emergency management services
- ✓ Strong sense of community support
- ✓ Strong sense of community
- ✓ Strength is in volunteers – very qualified rescue and emergency management services people
- ✓ Support from highway patrol
- ✓ Good cooperative regarding law enforcement (Cheyenne and Wheatland)
- ✓ Volunteers in emergency management are well trained and qualified
- ✓ People in Chugwater utilizing hospital in Wheatland
- ✓ Health care provided in Wheatland is good

**Question #3: What projects would you like to see implemented in your community in the next two, five, ten, or twenty years?**

- ✓ More businesses
- ✓ More population
- ✓ Plan to improve communication and technology link to other communities - ditto
- ✓ Ditto
- ✓ Restoration of historic side of Chugwater
- ✓ New subdivision with houses in place
- ✓ Enhance western feel of community
- ✓ Museum – historical center – attract people off of I-25. tap into richness of history, attract

- tourist – would promote community - economic development as a result of the center
- ✓ Clean up the town
- ✓ Restore old hotel - ditto
- ✓ Work on historical values
- ✓ Business opportunity for younger family - ditto
- ✓ Bring Platte County Chamber closer to Chugwater
- ✓ More land available – residential or business
- ✓ Museum –
- ✓ Buffalo jump – twice – three times
- ✓ Parking around school
- ✓ More housing
- ✓ Enhance Main Street
- ✓ Planning for subdivision – acreage – instead of lots
- ✓ Array of plants available
- ✓ Housing and job opportunities
- ✓ Improve appearance of town, draw traffic off of I-25
- ✓ Jobs
- ✓ Clean up town
- ✓ Clean up Swan Buildings
- ✓ Mentor programs for young agriculture people with older ranchers – ditto
- ✓ Streets
- ✓ Recreation center or YMCA – intramural sports – swimming pool –
- ✓ More business than offer higher than minimal wages
- ✓ Accessibility to land to build houses on
- ✓ YMCA - ditto
- ✓ Taking advantage of historical aspect
- ✓ Create more pride in community – discipline in older people to pass on
- ✓ Award program for most improved house – Incentive program
- ✓ Clean up Main Street – first impression
- ✓ Vacant lots – haven't used what is available
- ✓ Parking lot at school
- ✓ Beautification of down town
- ✓ Beautification and technology
- ✓ Vacant lots
- ✓ School full of kids – football field
- ✓ Fire department – even better
- ✓ Senior housing – enclosed facility – secure – retirement
- ✓ Ag mentoring program
- ✓ Medical clinics
- ✓ Better grocery services
- ✓ Strong young active economic development group
- ✓ Wind – power distributing

- ✓ New volunteers in EMT and fire department
- ✓ Capitalize on Chugwater name
- ✓ Full service community – garage – auto service
- ✓ Participation by town people
- ✓ Need to address challenges of youth
- ✓ Look at having a community church, begin dialogue
- ✓ Support social issues in a church
- ✓ Catholic church have ministerial programs – confirmation for example
- ✓ New families move into community
- ✓ Ditto
- ✓ Ditto
- ✓ Could be bedroom community for Cheyenne
- ✓ Clean up old automobiles in town
- ✓ Main Street needs to be improved
- ✓ Subdivision
- ✓ Growth in the community and churches
- ✓ Need younger people in community
- ✓ 3 larger and more vibrant churches
- ✓ Have good resources and need to utilize them such as wind, historic aspects
- ✓ Use youth to help out and get things done
- ✓ Tourism draws (boutiques, etc.)
- ✓ Bed and Breakfast
- ✓ Outpouring of everyone loving each other
- ✓ A few larger businesses so young people can stay here
- ✓ Clean up our act (aesthetics)
- ✓ In 10 or 20 years have means of taking youth and giving them opportunity to study abroad or to see the world, then bring back experience (scholarship program)
- ✓ Better technology
- ✓ Outreach program (summer) for youth – bring kids in to work on a ranch or camp
- ✓ Do something different at churches to attract new town people
- ✓ Clean up downtown  
Continuation of main street beautification
- ✓ Need to add technology resources
- ✓ Need to put something behind “Chugwater....”
- ✓ Need to keep school full of kids
- ✓ Need to learn from the seniors – the heart of this community
- ✓ Improve on weaknesses
- ✓ More housing
- ✓ Build business
- ✓ Utilize historical heritage in as many aspects as possible
- ✓ Something that will bring kids back
- ✓ More of everything to keep our school full of kids – housing, businesses

- ✓ Enhanced technology is crucial
- ✓ Ditto
- ✓ Build up communication (technology)
- ✓ More business
- ✓ More jobs
- ✓ 5-10-20 years, new jobs and homes in Chugwater
- ✓ See kids now raising families here in the future
- ✓ Ability for kids today to be successful in Chugwater in the future
- ✓ Clean up main-street to enhance businesses in
- ✓ See full-time business on main-street
- ✓ Ditto
- ✓ “Economic base stimulated without destroying the quality of life”
- ✓ Get with state and get involved in marketing Chugwater (Tourism) – participate in trade shows
- ✓ Build on strengths
- ✓ Concentrate on name of “Chugwater” – build on that name
- ✓ Create or build something that would attract families from around area, which would use services
- ✓ Help existing business grow
- ✓ Unique name and we need to work with it
- ✓ Great name and great town and need to draw people
- ✓ Need burning trash project
- ✓ Need to face problems of law enforcement
- ✓ Need more jobs
- ✓ Active businesses in run down buildings
- ✓ Revitalize the downtown
- ✓ Ditto
- ✓ Improve sidewalks – have them be wider
- ✓ Keep western atmosphere – bring in more “western” type businesses
- ✓ Capitalize on Cheyenne Frontier Days
- ✓ Quality of life come up
- ✓ Keep small town atmosphere – but double in population in next 10 years
- ✓ Re-vitalize and get new businesses
- ✓ Keep quality of life but get new business in
- ✓ Keep school
- ✓ Paved parking by high school
- ✓ Keep it western and small
- ✓ Small grocery store in Chugwater
- ✓ Hardware store
- ✓ Ditto
- ✓ Become a viable bedroom community for Cheyenne
- ✓ Developer that would be willing to develop a small parcel of ranchettes that are moderately

affordable.

- ✓ Need to know what process you have to go through to get the ranchettes
- ✓ Ditto
- ✓ New Museum
- ✓ Have a tourism draw off the interstate
- ✓ Swan Buildings be preserved
- ✓ Girl scout/boy scout program
- ✓ New museum
- ✓ Community that has experienced moderate growth in business and residential
- ✓ Downtown vital
- ✓ New housing to attract commuters
- ✓ Senior citizen housing
- ✓ Empty lots spruced up
- ✓ Ditto to all
- ✓ Emphasis and enhancement of western heritage
- ✓ Clean up downtown and fix up based on western heritage
- ✓ Have a flexible strategic plan
- ✓ Encourage more businesses here
- ✓ See things that encourage local people to stay here
- ✓ Not become a bedroom community for Cheyenne
- ✓ More businesses encouraged in one-way or another
- ✓ Trees
- ✓ Support a tree-planting program
- ✓ Moderate growth
- ✓ Cleaning and rebuilding of what the town has now
- ✓ Encourage town to do what you are doing – infrastructure updates
- ✓ New museum
- ✓ Need to get young people involved in history
- ✓ Need a planning committee
- ✓ Need to have a goal to make all these things happen
- ✓ Access to T1 line
- ✓ Ditto
- ✓ Tree planting program
- ✓ Modest regulated growth
- ✓ Mechanic shop needs location and funding
- ✓ Better internet access
- ✓ Land for start-up business
- ✓ Develop a “working Old Town” theme
- ✓ Part of Economy based on historical preservation, tourism using Western Theme
- ✓ Ditto – the Swan - twice –
- ✓ Using National Historic Preservation funds to preserve the Swan
- ✓ Diverse, highly educated population, internet connection would develop businesses

- ✓ Hwy 87 formerly went through town with active business district – in 2 years – help for Krista, Steve and Karen – young people to
- ✓ Clean up –
- ✓ Web sites supporting local businesses, tech connected -2 years
- ✓ 5 years – first phase of Swan Land development, living history – museum, livestock and haying
- ✓ 10 years Main Street thriving with western history – homestead, using livestock, homestead, dry farming –
- ✓ Idea to create mini-Kabelas, using western theme businesses – located by lodge near I-25
- ✓ More money so town can support higher wages to town employees, enough to pay travel expenses for council members
- ✓ Old restaurant on Main Street developed into a professional office building, needs funding assistance
- ✓ Ditto on old restaurant
- ✓ Help for Ag, to think outside of the box, help them be more successful, diversification for additional income
- ✓ Swan Land and Cattle – convince present owner to take protective measures to prevent further deterioration
- ✓ Develop positive partnership with present land owner of Swan Land and Cattle
- ✓ Fast food and skate park – three times
- ✓ Business
- ✓ Arcade – twice
- ✓ More people – want to support community – range 1000 to 10000
- ✓ More women – ditto
- ✓ YMCA  
bowling alley
- ✓ Activity without parent
- ✓ Summer league softball
- ✓ No summer activities
- ✓ New phone company
- ✓ Food – fast
- ✓ More sit down restaurants
- ✓ Bigger ranches
- ✓ Swimming pool
- ✓ Bowling alley – theatre, skate park
- ✓ Job opportunities for everyone
- ✓ Roping arena
- ✓ Less Wheatland kids
- ✓ More commuters living in Chugwater
- ✓ Fast food, McDonalds, motocross,
- ✓ Hotrod shop
- ✓ Subdivision outside of town to encourage commuters

- ✓ Clean up downtown
- ✓ Liquor store and bar
- ✓ Bar closes at 6:00 PM
- ✓ Better internet service
- ✓ Firing range
- ✓ Grocery store
- ✓ Auto garage
- ✓ Ditto
- ✓ Motocross
- ✓ Riding stables
- ✓ Town celebration – new for the town
- ✓ Bowling alley – YMCA – place to do something –
- ✓ Describe place to hang out - -- basketball court, hockey rink, swimming pool, motocross track, arcade, café, pool tables
- ✓ How many use the Community Center? Involved in sports – closed after hours, closed weekend
- ✓ Community center is for K – 6 grade --
- ✓ No place to go for 7 – 12 grade – gym schedule – need school open on weekends – would use weight facility – don't offer enough weight equipment – weight room too small
- ✓ Teachers don't care
- ✓ Golf Course
- ✓ Mini-Golf Course – ditto
- ✓ Rock climbing and go cart track
- ✓ Drag strip – ditto
- ✓ Repelling-
- ✓ Drag strip
- ✓ Paint ball course
- ✓ Laser tag course
- ✓ Golf course
- ✓ Need more tourists
- ✓ Restore town
- ✓ Attach fast food to Horton's Corner – summer is busy – students go to Horton's for lunch
- ✓ JSPA – program – credit working with janitors
- ✓ Student Council - does not work with town council
- ✓ Students are not involved in decision making of town
- 2 Get more industry in Chugwater, use our location to focus on clean industry
- ✓ Breakfast program for elementary
- ✓ Choose our phone carrier
- ✓ Swan land and cattle restored
- ✓ 3 Get help with grant writing or grant writer
- ✓ Chugwater chili be adopted as the state meal
- ✓ Follow- up with the community assessment

- ✓ People are afraid of change to new industry
- ✓ Develop joint venture with U of Wyoming for recreation and tourism
- ✓ Bed and breakfast is a nice thing here
- ✓ Develop programs to attract people
- ✓ Community gold course, swimming pool, snowmobile trails
- ✓ Fitness facility
- ✓ School to be an education center, outreach for UW and others
- ✓ Need more medical services on a regular basis
- ✓ Few teachers live in Chugwater need more input from teachers advisory group
- ✓ We have land for recreation at school but needs to be fixed
- ✓ Need to consider a recycle program and not burn trash
- ✓ Need mail delivery
- ✓ Bike riding
- ✓ Involve people in the community – ditto
- ✓ Wind energy – generators
- ✓ Clean Up – Paint Up and Fix up campaign each year
- ✓ Buildings fix up along Main Street and draw businesses
- ✓ Neighborhood watch program
- ✓ Public Transportation – needed to draw county together – invisible barriers between Wheatland, Chugwater, Glendo
- ✓ Twice 20 years – every family be interested in others, loving community
- ✓ Grocery store
- ✓ Have young people become interested in historical group
- ✓ Have health care – regular basis – 1 day per week or every 2 weeks - nurse at school one day per week (sometimes)
- ✓ More dedicated volunteers
- ✓ Have more programs to help younger people
- ✓ Network that help people that need it
- ✓ Some type of assisted medical care – health clinic
- ✓ Continued use and support for hospital in Wheatland
- ✓ Partnership developed with community colleges to provide health care workforce
- ✓ 1 year – have one more emt
- ✓ 20 years, maintain good number of emts
- ✓ Upgrade emergency fire equipment
- ✓ Health care education
- ✓ Health care clinic
- ✓ EMT needs more volunteers
- ✓ Health care clinic
- ✓ If there is something children need, we figure out how to get it to them
- ✓ Support kids
- ✓ Support kids
- ✓ Find a way to reach folks in Chugwater to let them know what is going on and what

- services are available
- ✓ Social programs need to do more outreach and education
- ✓ Directory of social programs
- ✓ Volunteers (emts) and equipment
- ✓ Health Care clinic
- ✓ Land available for new housing
- ✓ Incentives for building of new homes
- ✓ Incentives for business
- ✓ Street improvements
- ✓ Garbage removal
- ✓ Incentives for home/lot improvements
- ✓ Affordable, reliable service
- ✓ Town clean-up
- ✓ Improved loose pet laws
- ✓ Wind protection on west side of interstate
- ✓ Develop/promote programs to attract summer tourism
- ✓ Improve senior services
- ✓ Community golf course
- ✓ Community swimming pool
- ✓ Local summer programs for youth
- ✓ Walking/jogging/biking paths
- ✓ Fishing/nature park
- ✓ Update/improve existing playground and ball field areas
- ✓ Improve surrounding school areas
- ✓ Incentives for teachers to live in the community
- ✓ Incentives to attract certified/qualified/reliable coaches
- ✓ Improve lunch program at school – add breakfast program
- ✓ After School programs
- ✓ Summer programs
- ✓ More fast food
- ✓ Housing development
- ✓ Football team
- ✓ Take down the four way stop sign
- ✓ Current business flourishing
- ✓ Develop western theme
- ✓ Rodeo arena
- ✓ Western artists come to town
- ✓ Tours through the Old Swan Cattle Company buildings
- ✓ Someone to take heed to warnings about safety, especially at school
- ✓ Bigger swim pool
- ✓ Bigger swim pool
- ✓ Bigger swim pool

- ✓ Trex
- ✓ More people
- ✓ Football field
- ✓ Ice skate park
- ✓ Golf
- ✓ State Park
- ✓ State Park
- ✓ Bowling
- ✓ Bowling
- ✓ Bowling
- ✓ Bowling
- ✓ See the town grow
- ✓ More restaurants
- ✓ More houses
- ✓ Mall
- ✓ Clean environment
- ✓ Celebration
- ✓ Restoration
- ✓ Larger workforce
- ✓ Better basketball court outdoors next to playground
- ✓ Movie theatre
- ✓ Recreation center
- ✓ Be nicer
- ✓ Jail
- ✓ More equipment at park
- ✓ Put Put golf
- ✓ Jobs
- ✓ More entertainment
- ✓ Dominoes Pizza
- ✓ Video Arcade
- ✓ Video Arcade
- ✓ Hospital
- ✓ More field trips
- ✓ Would like to eat breakfast on bus
- ✓ Birds
- ✓ Diversified people
- ✓ Icon center
- ✓ Fair
- ✓ Theme Part
- ✓ Bigger school
- ✓ Pet shop
- ✓ More police

- ✓ Football team
- ✓ More people
- ✓ Bigger Community Center
- ✓ More ranches
- ✓ More trees
- ✓ Pizza Hut
- ✓ Burger King
- ✓ Pool at Park
- ✓ McDonalds
- ✓ Arby's
- ✓ More wildlife
- ✓ A&W
- ✓ Taller building
- ✓ Bigger gym
- ✓ Café
- ✓ More middle age books
- ✓ Track
- ✓ Go carts
- ✓ Traveling teams

# APPENDIX