

First Impressions

Team Report Form



Community Visited: **Kingman**

Date Visited: **2/27/24 (2)**
3/1/24 (2)
3/13/24 (2)

1. **Pre-visit web search:** How easy was it to get information on the community you were visiting? Did it accurately reflect what you saw? Did you have difficulties obtaining information on the community through a web search?

- No problem finding information. The website didn't have current pictures, they seemed to be when things were much newer.
- The website could have been more current.
- Easy to find things to do in town as well as places to eat and stay. Easy to find services, staff, utilities, etc. Lots of online information.
- All searches noted "Kingman is a city in, and the county seat of, Kingman County" – not much more information was found during searches than that.
- Easy to find information, though I got a different version of Kingman online than what I saw in person. Main Street was as expected, but I didn't expect to see the commercial section along the highway.

2. **The "Five-Minute" Impression:** After taking a five-minute drive through the community without stopping, the following reactions were noted.

- No signs observed coming in from the west.
- Some vacant buildings were seen.
- Overall, residential areas seemed to be ok. Some spots need cleanup.
- The downtown is pretty neat – no cluttered windows. Some upper windows were being updated. Lights looked nice.
- Impression of a small rural town with not much to look at; not much eye appeal.
- No big signs. There was one but it was kind of hard to notice without really looking. Lots of closed business or vacant lots on the east and west entrances. Some of the buildings need to be improved or demolished. Coming in from out of town looks run down (on east and west entrances along 400) until you get to the heart of Kingman.
- Directional signage was nice and helpful.
- A quaint and well kept town with some older buildings.

- A busy Main Street with lots of cars and no big semi trucks. People were walking along the street. Missed Main Street the first time through, but realized later you had to turn off the highway to get to it. Noticed the green main business district sign the second time through while heading west.

The following observations were noted when entering the community from major entrances (signs, streetscapes, buildings, etc.)

- The stoplight on Main is very nice for pedestrians and to control speed.
- The Mexican restaurant is not very attractive, almost missed the restaurant next to it.
- Signage looks to be good.
- Cobrahead streetlights were old and rough.
- Street signs were nice and visible.
- The older buildings were eye-catching.

3. Downtown Business Area Describe the buildings, signs, infrastructure, etc.

- Most buildings had some kind of business.
- Some buildings need to be updated. Some had windows boarded up, paint peeling.
- Entrances to businesses were easy to see other than the Mexican restaurant and restaurant nearby. The restaurant across the street from the Mexican restaurant was very visible.
- Buildings and signage on everything else very easy to see.
- Busy downtown, full buildings, quite a few service industries.
- The music being piped into downtown was very cool. This is a great feature!
- The older buildings and music being played on Main – both put an immediate smile on my face.
- A lot of the buildings felt like they were single story, but after looking at pictures, there were some 2 story buildings.
- It was surprising to see the fire department on Main Street.
- The street signs could be more clear and up-to-date. Looking for East C Street, the sign was hard to read and stuck behind a pole.
- Saw murals – all very tasteful and appropriate to the businesses where they were located.

Explain what type of businesses you observed and give a description of the variety and quality of merchandise displayed.

- Insurance, real estate, 2 restaurants, hardware store, clothing.

- Restaurants, clothing (modern – very nice), variety store (clothes, candles, snacks, books and cards), second hand store with furniture and other items, beauty shop with a snack bar, hardware.
- Thrift stores. Coffee Shops. School building. Shopping stores. Fire department.
- I was curious to visit some of the thrift stores, unfortunately they were closed. I was able to visit the flower shop and a gift shop.
- Went to visit one store and it said only open on Fridays. Did end up going to a really nice gift shop.
- We saw a new building going up on Main Street and asked the construction workers what it was going to be. They said apartments.
- The mural at the post office was nice – I liked it better than the one in Hoisington.
- Ate at Jeri's. The food was good but it seemed a bit high priced. They also sold donuts. The restaurant was very busy and you could tell it was well liked by the community.
- Noticed there were 6 lawyers in town, probably because it's the county seat.
- Probably the best of all was the movie theater! Shows some films but mostly has entertainers booked. It's a small theater but a boon to any small town.

Describe the customer service received when you entered those retail businesses. (Were you greeted? Did you have to ask for assistance?)

- All employees were pleasant.
- Very nice customer service. No one hovered, but did check back.
- Great customer service. Everyone we talked to was super friendly and excited to visit.
- In the gift shop we were immediately approached and offered friendly assistance. The same at the flower shop.
- Gift shop clerk was very friendly and helpful.
- The clerk at the post office was very friendly.

What public amenities (drinking fountains, benches, public restrooms, trash receptacles and wi-fi, etc.) were available?

- Benches on Main, several amenities noted in the park area.
- Benches on Main, public bathrooms by the park, trashcans.
- Nice metal trash cans on main street and some benches were also observed.
- Did notice a trash bin, but didn't notice any benches or public restrooms.

Comment on landscaping and streetscaping. Did you have difficulty finding parking? Could you access multiple services from where you parked?

- Parking was great – very few cars or trucks were parked during the visit.

- Not much streetscaping.
- A good amount of parking. No issues with parking and being able to get to places.
- We parked on the main street in downtown and walked. We did see the covered parking lot and I believe charging stations and that would be helpful for events or the hours it's most busy downtown. The main street parking spaces were pretty full.
- Parking was accessible and safe – no blind spots when backing up. Plenty of parking spots available.
- Parking was found with no trouble at all.

4. Other Retail Shopping Areas

Describe other retail shopping areas. Were the areas attractive and easy to access?

- Outside of downtown, not much. The farm store and Ford dealer were just off Main.
- The Ford dealer and some other businesses east of Main. Might still be considered downtown.
- We didn't find much.
- Many businesses along the highway, including a grocery store. I would say if you needed something at all you would be able to find it in Kingman, whether downtown or along the highway.

5. Industrial Parks/Commercial Areas

Is there a defined area where manufacturing industries could easily locate/expand? If so, describe.

- Did not see any specific industrial areas.
- Most areas that would fit this description were along the highway.
- South of town possibly, the Expo Center was in that area and very nice. The Chamber is in an old armory building in that area also.
- Lots of dead space heading outside of town and lots of vacant lots/buildings.
- Not really an industrial park, but along the highway were many commercial type businesses.

6. Health Care Services

Comment on the availability and apparent quality of hospitals and emergency medical services.

- Very nice hospital. 25 bed acute care and skilled nursing. They provide cardiac rehab, one day per week general surgery with an outside surgeon coming in. An in-house family clinic is in the facility.

- The hospital complex was very nice.
- Kingman Healthcare center – family clinic and hospital together. Looked nice!
- Noted the hospital and clinics along the highway as you come in from the west.

Comment on the availability and condition of facilities for physicians, dentists, optometrists, public health and other healthcare providers.

- We saw a handful. Family Care Dentistry, Kingman Eyecare, Horizons Mental Health, Davis Dentistry.
- Pharmacy, dentist, and family clinic, rehabilitation services.

What long-term care services, assisted living or nursing facilities exist in the community?

- Wheatland appeared to be a newer facility.
- Nursing home and assisted living are easy to get to.
- We saw one location Wheatlands Healthcare center.

7. Housing

Give a brief description of the existing mix of housing stock. Does the local market have housing that would appeal to all income wages? What challenges do you see in regards to finding acceptable housing? (Neighborhoods, size, properties for sale, etc.)

- No for sale signs noticed when exploring town.
- Everything from very low-end to very nice. Very few really high-end properties. Not much for sale.
- We didn't see much while we were there so looking online you saw a few. Seemed to be listings from 60-550,000.
- There's a wide variety of housing. Even saw some houses with chickens running around in the front yard.

What kind of rental properties did you observe for persons interested in building or simply living in the community prior to buying housing?

- Didn't see any rental properties.
- Nothing seen.
- A few online places to rent as well about 400- 2000 a month. We did see an apartment complex renting out units.
- There appears to be a new apartment complex being built right on Main.

8. Schools

What schools are present? (Head Start, Preschool, K-8, High School, Post-Secondary, etc.)
Do the schools appear to be adequate in size? Are the buildings and grounds well-maintained?

- K-12 schools were observed and they looked well maintained and are nice properties.
- Properties are very well kept and easy to get to.
- Catholic school.
- One elementary and one high school. They looked nice.
- Did note the Catholic school.

Were you able to find online information in the community that helped assess the quality of the educational system?

- Did not see any information online or in person about the quality of education.
- Nothing was seen on this.
- Not a lot of information regarding the quality.
- Internet searches indicate the school ratings aren't that favorable.

9. Childcare

What childcare service are available? Is it affordable?

- Did not see daycare options.
- No childcare options were found.
- We found 4 home daycares online – no price listed.
- A youth place home? Not sure what it was or if it was open. Lots of cameras and a basketball court.

10. Faith/Religion

Comment on the number of denominations and the physical appearances of the places of worship represented in the community. Did you observe any evidence of faith-based community services?

- Several churches were observed, multiple denominations.
- Maybe 10 churches. All well kept. Seems like most would be able to find a place to worship here.
- Lots of churches! Lots of different types of worship.
- Plenty of churches, many denominations to choose from.

- Kingman seems to have a church for just about any religion. All were very visible and easy to find.

11. Civic

Tell about the variety of nonprofit organizations and clubs within the community.

- Didn't see anything obvious. Could not ask at the Chamber office as it was closed during my visit.
- 4-H was noted.
- The Humane Society was observed but was closed during the visit.
- Walking down Main Street, I noticed a couple of signs where some groups might meet, but didn't notice any signs outwardly advertising where and when they might meet.

Did you observe any evidence of civic organization activity?

- No
- Nothing observed.

12. Public Infrastructure

Comment in general on the streets, street signage, sidewalks, parking, lighting, restrooms, landscaping, and streetscapes in areas other than downtown.

- The brick streets were very rough.
- Loved the covered parking west of downtown.
- Lighting was rough. Restrooms in one park maybe 2.
- Not much streetscapes. Street signs were nice.
- Pool looks rundown and rough.
- Nice to have truck parking area.
- Self-storage is nice to have.
- Depot park was a little sad looking, needs some care.

Comment on city/town hall (How were you received? Was there information about the town available?)

- The city office was on Main street. The front office staff was pleasant, though only gave information if asked direct questions.
- Everyone at the city office was friendly and helpful, though not much information about the city was shared.

- The City offices were closed when we visited. We went to the office on a Friday around noon and it was closed. We were really looking forward to seeing the city office. The Chamber was also closed and it looked like they were trying to hire a Chamber Director.
- The automatic doors in the lobby were embarrassing as they kept opening and closing while we were trying to gather brochures. I felt hurried to gather what I needed.
- The lobby at City Hall had a lot of information about the city – rules and regulations, how to set up services in town, pet information, internet service, trash, gas, sewer, water, etc. The only distraction was the automatic doors – you couldn't move from one side of the foyer to another without the doors opening. I'm sure it was distracting to the city clerk.

Police/fire protection:

- Easy to find and well marked.
- We saw Fire, Police, and EMS.
- The police station looked massive and was a newer building with a lot of parking.

Library:

- Beautiful Library.
- The building is very attractive.

City parks (walking tracks, ballparks, playgrounds, sports complex)

- Three ballparks observed in one park, did not see a sports complex other than the ball diamonds. There was a walking trail.
- The parks were great – really loved them.
- Ballpark - park area was super nice, walking trail, playground, etc.
- Parks had benches and grassy areas. One park appeared to be not much more than grass and seating.

13. Recreation/Tourism

Is the community well-known for any particular attraction or event? Do they have a community slogan that capitalizes on that asset?

- Nothing apparent. Was not able to visit the Chamber office to see what might be there.
- The theater was intriguing and had some well known performing artist events offered.

Did you see any indication of significant events taking place in the community that would be of interest to both visitors and residents?

- Maybe fishing in the river and park pond.
- May be some ball tournaments or games people would come to.
- The expo area and 4-H events.
- Outdoor recreation opportunities such as hiking and fishing.
- There was a large fairgrounds and activity building.
- Car show coming up.
- The Kingman Historic Theater.

Elaborate on any significant natural or manmade features that have the potential of drawing people to the community. (Public art, museums, lakes, campgrounds, regional heritage locations).

- Many murals. The area is known for hunting and camping.
- Lots of fun murals.
- The signage for state wildlife areas was nice.
- River.
- Museums.
- Court House.
- Health Dept. might bring people to town for services.
- Refurbished grain bins for farmers market I believe.

Is there an obvious visitor's center, chamber of commerce office, main street office, or other facility that serves the needs of visitors? Comment on the staff, facilities, signage, visibility, etc.

- No obvious visitor's center was seen.
- Chamber was closed and the location is not great.
- City office was closed due to half day. Had some good information in the windows.

Are there any restaurants, specialty shops or attractions that would bring you back to this community in the near future?

- Daylight Donuts
- Mexican restaurant.
- Not really – the restaurant I ate at on the east side of Main was good and clean with very friendly staff.
- The Chinese restaurant looked run down.
- The Mexican restaurant – couldn't see in the windows, poor signage.
- Sonic

- Pizza places
- Smitty's
- Some of the shops downtown.
- Nice theater. Would come back for that.

14. Wrap-up

What are the most positive things you observed about the community?

- Hospital and healthcare services.
- Good downtown space.
- Churches
- The movie theater.
- Brick streets and light poles.
- The healthcare services.
- People- very friendly and welcoming.
- Music on Main Street.
- Nice street lights on Main Street.
- Nice clock on Main Street.
- The gift shops, restaurants, and clothing stores.

What are the biggest obstacles/challenges facing this community?

- The rough brick streets.
- Information gathering – not a lot of information easily available about things in the community.
- Run down feel from the outside.
- School ratings.

What will you remember most about this community six months from now (positive or negative)?

- Building where the Chamber is located is in very run down condition. It's in the old armory.
- Nice people, shops, and movie theater.
- Outdoor recreation opportunities.
- Good food.
- Bin store.
- Run down outside.
- Music piped through the speakers on Main.
- Will remember the stores and restaurants.
- It's a nice city – everything you could need.

How much money did you spend while you were in the city you visited?

- \$30; \$50; \$75; \$40; \$13.50



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