

# First Impressions

## Team Report Form



Community Visited: Udall

Dates Visited: 4/24/24  
7/3/24  
8/7/24

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?

- Udall has a very nice web page which was easy to find. The page includes tabs for: community, residents, business and visitors. Under each tab, there is additional information. Very user friendly!! The web page is a good representation of their community. Plenty of information on schools, library, worship, senior center, city hall and more. They have a calendar of events under the community tab.
- The city website gave a fairly welcoming description of Udall. The most recent council minutes were from September 2023. There is a rental listing tab on the city's site but it is inoperable.
- The Udall website is well developed for a town its size, but does have some out of date sections. Facebook is active. Links to the Fitness Center don't work.

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

- Udall is a very nice community. I could see myself living there!! The welcome signs from every entrance into the city is a very welcoming. From the outside looking in, the town takes pride in the community they have built. It's a small town but you get a feeling that it is safe community to live in.
- Housing seemed to be fairly modern and up to date. There are a lot of nice homes within the Udall city limits. I would say that 5% of the housing needs exterior work (paint and yard work) to keep up with the majority.
- Many of the houses on the outside edges of town need painted, fencing needs repair (gaps, sagging, needs paint, etc.). Roads here don't have curbs and asphalt is patched and cracking.
- A business district is non-existent, although the library/wellness center is very attractive.

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

- The welcome signs from every entrance into is great. Each one was a little different than the next on but super nice. They are proud of their sport teams with a welcome sign home of state volleyball and softball. There was a sign that had rocks/flower/bald eagle around them and a larger stone "Welcome to Udall". The elevator had a mural on the side of the building that added to the landscape.
- Signs were in good shape, buildings were well taken care of, but the Welcome to Udall signs were randomly placed. The one on the south side of town says Welcome to Udall as you exit the city limits.
- Major entrances have large rock arrangements with Udall signs. The sign on the south side also has barn quilts created by 4-H and FFA. No signs point a visitor toward the city building, however.

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

- The buildings downtown was rather nice. They have a community building with a quilt block on the side of it. There were benches outside of it. The wellness center/library/chiropractic office were in the same building, which looked rather new. Each had their own space. There were a couple of buildings that look empty but may be in use.
- The downtown area was clean and free of trash and debris. The signs were in good shape. The buildings were in good shape, even the few historical buildings. There were a few newer buildings observed downtown.
- I did not see a city building sign. The historical museum and library/wellness center are clearly labeled. Udall reads as a bedroom community with no downtown business district. What businesses there were are on the north edge of town.

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

- Donut shop, Phillips 66 gas station, Tire repair, sports cards/collectables, Action Jackson Tire Repair Shop, Dollar General, Goza Chiropractic office, Union State Bank
- The wellness center had some exercise equipment. There was a donut shop with a variety of pastries. There was a business, Wheat State, that offered internet and fiber television options. There was a grain cooperative on the south side of town. There was also one bank seen.
- A tire shop, two filling stations/convenience stores, and a Dollar General. There was a cooperative branch at the south edge of town. The residents of this community have no access to fresh food except for milk at Dollar General.

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

- I went to the donut shop to get a donut. I was greeted and thanked as I left, but not much else was said. The young lady working was polite but not overly friendly.
- Greeted very well at the city office and one of the two convenience stores. The city office and one convenience store offered assistance. The other convenience store wasn't so friendly.
- I also went to the library and the librarian was so friendly and visited with me for some time about the city of Udall. She is a great addition to the town!
- The clerk at the Dollar General greeted me at the cash register and that was the only person I visited with.

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

- There were benches outside the community building. The park had restrooms, trash receptacles, gazebo, benches.
- I didn't find any public wi-fi. There was one park with benches, restrooms, and trash cans.
- Udall has a very nice park with new and well-maintained equipment for kids. That was the only public amenity I saw.

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

- There wasn't much extra for landscaping/streetscaping. Parking was easy. Plenty of parking spaces available. Where I parked I could have walked to the businesses/city hall without any issues.
- Parking was very accessible in the downtown area. The town was really quiet when I visited about 11 AM and there was very little traffic.
- There did not appear to be any public landscaping or streetscaping plan. We had no difficulty parking.

#### 4. Other Retail Shopping Areas

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

- The gas stations, tire repair and dollar general are on the highway coming into town. I would have needed to drive to either of them. They have put in a fairly new sidewalk in to Dollar General. This was done for the kids so they were not walking on the highway.

- There is a mower shop on the northeast side of town. Eastern Star.
- There were none seen.

## 5. Industrial Parks/Commercial Areas

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

- No area defined.
- The only large commercial operation that appeared to have room to expand is the local grain cooperative.
- It seemed that other businesses could locate close to the coop elevator. There was open space, however nothing was labeled as an industrial park.

## 6. Health Care Services

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

- No local doctors or dentist. Individuals/families either go to Derby, Wellington, Winfield.
- None available.
- The clerk at the Dollar General mentioned there was a health clinic that had been in operation for about 6 months then closed. No health services currently appear to be available.

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

- None observed.
- One medical service I saw was a chiropractor that is established in another community and comes to Udall monthly.
- None seen.

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

- No local long-term care services, assisted living or nursing facilities in the community.
- None seen.
- None were seen.

## 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.)

- While driving around, I didn't see any for sale signs for houses. All of the houses have been built since the tornado so they are around 60+ years old. The houses are well kept along with their yards. I didn't see any houses that were run down.
- There are a few houses on the market in town. They are high prices from \$104 to \$233 per square foot.
- Most of the housing seems to have been built after the tornado that destroyed Udall. These look to be similar to modular homes. Homes on the south end of town east of the school are newer and more individual. We saw no for sale signs and Zillow only listed 2 homes within the city. Homes appear to be working class priced.

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

- I did not see any rental signs posted for a rental house in Udall. I wasn't able to meet with anyone in the city hall. They may have a list of options for potential rentals.
- The rentals that were available were in a low-income, ranch-style apartment complex.
- None seen. There are apartments on the west edge of town but no vacancies.

## 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?

- The schools both the HS/MS and grade school are all in great shape. Very nice looking, well-kept buildings. They have a baseball field, football field and track that all look to be well maintained. The school appears to be adequate in size for their community.
- Grade school, middle and high school were adequate in size and well maintained.
- Udall has an elementary school and a middle school and high school. They are well maintained with adequate room size. Athletic facilities are excellent and include a football field, track, baseball field, softball field, and gym.

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

- From the Udall web page, there is a link that takes you directly to the school's web page. There they have all the info you need for school enrollment, sports, calendar, nutrition, job listings. Their web page is user friendly. The school also has a digital sign that displayed upcoming events.

- The general overview of the education system was available, nothing was available for special needs services.
- I was able to use the KSDE website to pull up the grade card for Udall schools.

## 9. Childcare

What childcare service are available? Is it affordable?

- They have a couple in house daycares. The school has a pre-kindergarten/3-year-old program available. I do not know the cost of the daycare.
- Nothing seen in the city limits. There is one option in the country but prices and availability are unknown.
- None observed.

## 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 in Udall:
  - 1<sup>st</sup> Baptist Church
  - Heritage Church-nice rock sign in front of it
  - Church of Nazarene
  - Country View Baptist Church- a couple of miles outside of town
  - Udall Methodist

The last church in town I didn't see any signage stating what denomination it was or a name to the church-the sign in the yard said they had bible study, Facebook

The web page states there is a First Street Feed and Seed Cowboy Church but I didn't see any sign of it.
- Three churches were seen – the Nazarene, First Baptist, and another that wasn't physically named. The name on that church on the internet is United Methodist Church.
- There were several churches in the community. All appeared to be operating, although sizes of congregations were different. There was no evidence of community services.

## 11. Civic

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

- The Clothes Closet by the Church of the Nazarene
- Historical Society
- None observed.
- Non seen.

Did you observe any evidence of civic organization activity?

- The Clothes Closet by the Church of the Nazarene-open the 2<sup>nd</sup> Saturday of the month located in a house two houses from the church.
- None observed.
- No.

## 12. Public Infrastructure

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

- The streets are well kept. There were a couple of spots that the road was rough with potholes or cracks, but overall, well maintained. Street signs were readable, signs directing to the community building, donut shop.
- All were in good shape. The streets and public areas were very nice to drive on and the public park was well manicured. It appeared that there was a new housing facility on the south side of town with new curbing and streets, plus a few new home builds.
- As mentioned earlier, streets were asphalt, not curbed outside what seemed to be the footprint of the community before the tornado. These were cracked and patched.
- There were few sidewalks and no landscaping.

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

- I didn't get a chance to visit with anyone from city hall. The building isn't very big and the police office is located in it was well.
- The staff was very friendly and I was well received. There was some information available about the community there.
- The city hall was not identified.

Police/fire protection:

- The police station is in the city hall. The main fire station is located in Udall with another one located in Rock. They have a volunteer fire department.
- One police officer and a volunteer fire department were observed.
- Did not see evidence of police or fire.

Library:

- I had the pleasure of visiting with the librarian. She was so friendly and welcoming to me. We visited for some time about the town of Udall. We discussed the history of Udall. The town was hit by a tornado, I believe in 1955. There has been a book written

about the tornado, unfortunately, it was checked out when I was there. She shared with me about the town's businesses and the different programs the library offers to adults and kids and what the city does for the community. They offer and support programs/community events. She had received a grant for a 3-D printer. She had it going while I was there.

- This is a nice updated facility.
- The building was inviting. Attaching the wellness center to it seems like a great way to add to the use of both.

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

- The city park is amazing! Well maintained. They have two shelter with picnic tables, walking trail/path, sand volleyball, basketball court, playground area with rubber mat underneath. There are three bridges each with a picture painted on the side of them. There is a building with restrooms, trashcans, benches. They also have an old caboose in the park. The park is very eye-catching and user friendly. Lots of shade.
- The city park was nice. Ballparks were an aged facility and needed updated.
- - The park is not large and seems to be geared to younger children but it's very inviting.

### 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?

- The community was hit by a tornado that wiped out majority of the town. A book has been written about that day.
- Nothing noted.
- Udall's Fall Fest brings people in from other communities. There is no slogan for this.

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

- Nothing posted for upcoming events, but the librarian said the school has programs and the city helps support programs for the community. They help fund the 4<sup>th</sup> of July fireworks. They do programs in the park for the community.
- Nothing noted.
- The historical Museum has much information about the Udall tornado, which could be a draw for visitors.



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).

- They have the Udall Historical Museum, which is open on Sundays.
- None observed.

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 signs of any of the above.
- None observed.
- None seen.

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

- No restaurants in Udall. You can grab a bite to eat at the convenience store.
- No restaurants were available. The Ampride had a large choice of convenience foods. No attractions would bring me back to the community.
- None seen.

#### 14. Wrap-up

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

- The park and the library/fitness center are very nice and great additions to the community.
- Nice and clean neighborhoods.
- Downtown is in very good shape.
- The school campus is clean and inviting.
- The park was very attractive.
- Udall is on an excellent highway with direct access to Wichita.

What are the biggest obstacles/challenges facing this community?

- No restaurants in town, limited shopping. No doctors/dentist/nursing homes/assisted living homes. Maybe one of the abandoned structures that served this purpose could be used again?
- Lack of restaurants and shopping facilities and not having a grocery store.
- Also the price of housing seemed to be very high.
- Udall is a bedroom community and doesn't seem to have a real identity of its own.

- There is no grocery store and most of its residents work elsewhere. The sense of community is centered on the school.

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

- The park is beautiful! The town overall is well kept/maintained. All of the housing is excellent shape.
- It was a very nice, clean and friendly community. I am thankful to live in the small community where I live.
- Udall will struggle because it does not have any business to anchor it and bring in commerce from the outside.

How much money did you spend while you were in the city you visited? \$2; \$37; \$4.12  
(Please include total purchases: Gas, soft drinks, food, purchases. No detail necessary.)



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