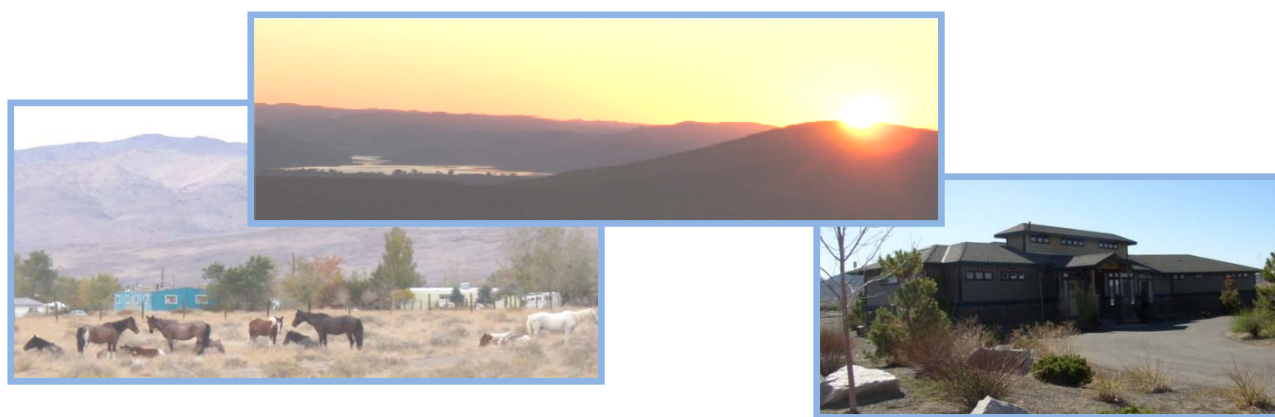


# Silver Stage

## 2010 Community Assessment for Silver Springs & Stagecoach, Nevada

### Final Report

#### Section 2: Themes and Comments



Presented by:

**Nevada Rural Development Council**



In Cooperation with:

**University of Nevada Cooperative Extension**



University of Nevada  
Cooperative Extension

**Lyon County**



**Community Development  
Block Grant Program**



# Silver Stage Community Assessment – 2010 Section 2 Draft

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## **Introduction**

The Silver Springs Town Advisory Board as part of their update to the Town Master Plan determined to seek input from town residents to help plan for the future through a community assessment. The Town Board decided that they should also seek input from residents of Stagecoach as well. Lyon County successfully obtained support for the assessment through the Community Development Block Grant Program (CDBG) from the Nevada Commission on Economic Development. The county then arranged with the Nevada Rural Development Council (NRDC) to complete the Silver Stage Community Assessment.

The NRDC selected six individuals who live and/or work in Rural Nevada to serve as a resource team. The resource team spent three days in Silver Springs and Stagecoach. Team members learned a great deal of new information as they listened to you, the local residents, as you expressed your thoughts and feelings. The team felt a genuine sense of commitment to this grass roots process. They were pleased and honored to be invited into your community, your businesses, and your friendship.

This assessment would not have happened had the Town Boards not wanted sincerely to “listen to their constituency.” There is considerable information in this report ranging from citizen comments to recommendations from the Community Assessment Resource Team which include potential resources. This assessment could not have been possible without the great turnout by residents of Silver Springs and Stagecoach and your willingness to share your thoughts about your communities. It is through the efforts of those of you who participated in the process and your desire to build a better tomorrow for your communities that this assessment has any validity. Please take the time to read this report. If nothing else it should stimulate action and hopefully engagement by each of you in your community.

This report is divided into two sections. The first section includes an analysis of the themes identified through the listening sessions. Each analysis includes an overview of what the team members heard and recommendations to address the issues inherent in the theme. The analysis also identifies resources that may help implement the recommendations. The second section of this report includes the more than 1,800 comments recorded in the listening sessions.

### **The Nevada Rural Development Council**

The Nevada Rural Development Council (NRDC) is a 501(c) 3 non-profit organization dedicated to the enhancement of rural communities in Nevada. NRDC is a collaborative public/private partnership comprised of federal, state, local, tribal, university, non-profit organizations and private sector individuals dedicated to collaboration and partnership.

The NRDC mission is to “raise the capacity of rural communities.” NRDC seeks to carry out its mission by:

- Providing rural communities with strategic planning assistance, including community assessments, asset mapping, and plan implementation.
- Providing leadership development as a foundation of every community.
- Providing access to resources.
- Serving as a networking link between resources and needs.
- Promoting the quality of life in the values, needs, and contributions of rural communities.

NRDC is governed by a board of directors and supervised by its executive committee. The executive committee members are: Keyth Durham – Chair, Doug Busselman – First Vice Chair, Ron Radil – Second Vice Chair, Tom Harris – Secretary, and Winnie Dowling – Treasurer. Through their determination and tenacity, NRDC has continued its presence in rural Nevada through growth and challenging times.

For more information on the Nevada Rural Development Council, please contact:

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## **Process for the Development of this Report**

The Nevada Rural Development Council (NRDC) assembled a resource team to assist Silver Springs and Stagecoach residents in evaluating community challenges and assets in developing suggestions for improving their quality of life, social and economic future. All team members were trained and certified to complete the process. The four-day assessment began Tuesday, April 13, 2010 and concluded with two Town Hall Meetings on Thursday, April 15, 2010. One meeting took place in the Stagecoach Community Center and the other at the Silver Springs Senior Center.

Before the resource team started the assessment they were provided with demographics of the two communities and given the listening session schedule. The first step of the assessment was a community tour provided by Steering Committee Members Scott Keller and Ron Bell. The team then participated in 12 listening sessions and received more than 1,800 citizen comments that led to the formulation of the major themes identified in this report. Participants in the listening sessions were asked to respond to three questions. Their responses served as the basis for developing the final report and the ensuing action plan. The three questions were:

- **What are the major challenges or problems in your community?**
- **What are the greatest assets or strengths in your community?**
- **What projects or initiatives would you like to see completed in the next 2, 5, 10, & 15 years in your community?**

At the end of each day, the resource team met to review the comments collected and to assemble the major themes. After the last listening session the resource team compiled a Preliminary Report and presented it to the community.

During the weeks following the assessment, the resource team prepared this report for the community including major themes, recommendations and resources. A Draft of this report was presented at two Town Hall Meetings on Thursday, June 10, 2010. At the meetings, priorities were chosen and residents volunteered for work groups that will carry out specific elements identified through the assessment. NRDC will be working with the community during a follow through campaign to assist in the development of strategic plans for the priority themes.

## Major Themes Silver Springs

### Business Development

- JOBS!
- USA Parkway
- Grocery/Bank/Pharmacy
- Light Industry
- Expanded Medical Facilities
- Home Based Businesses
- Small Business Development
- Workforce Training
- Motel/Hotel/RV Park
- Truck Stop

### Community Engagement

- Communication
- Apathy
- Volunteerism
- Service Director
- Identify who we are
- Perception of County vs. Silver Springs
- Commuting
- Governmental Structure

### Image

- Clean up
- Code Enforcement
- Lake Lahontan
- First Impressions
- Entryway Welcome Signs
- Outside Perception that others have of us

### Infrastructure

- Roads
- Street Lights
- Drainage
- Public transportation
- Recycling Center
- Access Roads
- Flood Maps
- Water/Sewer Expansion
- Repurposing Facilities

### Public Facilities

- Vo-tech Facilities
- WNC
- Library
- Recreation Center
- Swimming Pool
- Parks/Ball fields

### Youth

- Great Schools and Teachers
- Need for youth services
- Drugs/Alcohol/Teen Pregnancy
- Lack of Parental Involvement
- Youth Center
- Jobs for Youth
- Lower Cost Youth Activities
  - Non-Sports
  - 4-H
- Youth Sports Program

## Comments Silver Springs Comments:

### Local Government

#### Challenges & Problems

- To attract people here so we can become a chartered city.
- We need necessary services--bank, grocery store, pharmacy
- We need a super market
- We need a bank
- Exposing the Young to the Arts
- More parents are supportive but some lack basic morals and they do drugs and have little respect.
- Community Pool.
- Poverty, unemployment.
- Lack of commercial services, banking, pharmacy, market, retail.
- Storm drainage and infrastructure.
- Public transportation.
- Ditto lack of services. Would like to see USA Parkway completed so it can attract more people into this area.
- Ditto all. Because we have Lahontan Reservoir. When tourists come here they have no place to buy things. We need bank, grocery store, and pharmacy.
- City is a mess; we need to pick up abandoned houses that have been left to rot.
- Overcoming poverty, major problem here. Several problems are poverty stricken, and had more jobs because of the highway we could probably overcome that.
- Lack of jobs. Compounds poverty.
- USA Parkway, when that does come through, lot of infrastructure. Same sort of problem.
- Lack of a sense of community.
- Stricter guidelines for people who own property that leave it and let it rot.
- Need to see if we can get more of our streets paved. Some of them are very, very bad. Especially along highway 95 A corridor. Need a surface street there so it is not a big mud hole when it rains.
- Ditto. We have a mud hole right in front of our house. Citrus is not maintained by the county. Need to get some of these cars out of here; there is a law you're only supposed to have three.
- Grocery store, bank, pharmacy.
- County government.
- Trash problem--cars, trailers, but also the trash goes hand in hand with poverty, if they had money they could probably clean up their own trash.
- Stereotype of the community--Silver Springs when you go into different groups you hear negative statements about Silver Springs true or not true, we need to work on overcoming that.
- Youth services.
- Ditto stereotyping problem--clean community up to make it more appealing to people who come through here on vacation, we could change the attitude people have for us.
- Ditto stereotype, only way going to change if we get businesses, grocery stores, banks, as long as we don't have services no one is going to want to come here.
- We have been anti-growth over time, if we had businesses that we ran out, and then we'd have better upkeep of properties, etc. Can do, instead of can't do would clear up issues.

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- More advertisement of the area, especially the area, when you drive through you don't see advertisement for the Lake.
- Lack of quality affordable housing.
- Isolation--people come out as a family unit, one person passes away, other person is left there with no services and family support and no place to relocate them and help them.
- Many people who live here who do not want growth--they talk at the advisory board meetings, and they say they don't want anybody to tell me what to do.
- A lot of people in community are hiding from something--ex-wife or whatever; if growth comes in they are not going to be able to keep their identity a secret.
- Sense of community is non-existent to a certain extent. Just came back from North Texas building a custom house, asked that question of a guy and got irritated at me. CDC group.
- Don't know how many fuel tanks I've spent trying to get people engaged in this community, seeing flashes of interest, but still need to get pride and engagement.
- Guy asked me "Are you serving me papers?"
- Lack of USA Parkway
- Getting USA Parkway finished to Silver Springs.
- This morning I am on the county government being obstructive--if we don't see you, you're not their kind of attitude towards development.
- Negative feeling throughout this county about this community. They are not interested in doing anything in this community, and anything we do they're not going to do.
- We have a reputation that was not helped by what happened with the truss plant--if you come in, there are so many hoops to jump through it is not worth it.
- Q: Is it the permitting process that is cumbersome?
- I'm a real estate broker here--when I moved my office they picked apart the building, they put up red tape for me to open an office there.
- If I were not so invested in the community, I might consider going somewhere else.
- What happened with the truss plant by the time they opened their doors, the market crashed and there was no longer a demand for their product.
- County should be more open to businesses coming here.
- Part of the economic development issue is that people drive through here and they see trash and crap and abandoned buildings--need to be addressed.
- Are the buildings trashed because the people left?
- The building I left--historic building on 95, trailer, between its front door and the highway is a mud bog, it is state property. Bigger problem person is unreasonable in what she is going to get.
- Weekends transients set up a pick-up truck and have a yard sale on the back.
- On the one hand they've got code enforcement; on the other hand they're too picky?
- When you voluntarily go in, they give you hell, but when you have a complaint about something they ignore it.
- We have a problem in this community of having the STP--same ten people, Chamber, Assessment, Fly-In, same ten people. Inviting them and reminding them, they just don't show up.
- We're spread out and rural, not really a theme to the community. See the same crowd every year--may not read the paper, not a lot of community involvement.
- QC: A few year's ago I was at a meeting here, and one person told me the commuting patterns had changed in Silver Springs?
- 17 months and 4 days--lived in travel trailer at the airport--traffic picked up between 5 and 5:30. If you're going to commute to Reno and commute back here by the time you get in the house you're not going anywhere.



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- Lack of services--grocery store, banking, etc.
- Q: How do people handle banking here?
- Fernley, Dayton, Carson, etc.
- We have to pay the bank to run tele-banking at our office because we run real estate.
- Possibly the Highway 50 road, but that is under contract to be widened. USA Parkway will help.
- Negative feelings through out Lyon County about Silver Springs.
- Road blocks to businesses by county.
- No Long Term Planning.
- Getting people to think in terms of a better life i.e. college for kids, better jobs, out of ghetto mentality, out of drugs alcohol syndrome.
- County regulations are not being addressed.
- Lack of transportation and amenities--i.e. stores, gas, county offices, youth services.

### Assets & Strengths

- Lahontan Reservoir, Lyon County Airport, Small businesses, Lions Club and Chamber.
- Lake Lahontan, Central Lyon County Location
- The Boys and Girls Club
- Dedicated teachers
- Full time fire department and paramedic.
- Our children and educators.
- Our schools are strong
- Lake.
- Biggest asset is underdevelopment, unlike other communities, postured with the ability to make some growth in a hurry.
- Good transportation opportunities--highways, airports, railroad.
- Airport and the reservoir, over 500,000 people in the summer that camp here and we need to have some things here for them.
- Great school system here. Really, really good.
- The Lake is one of our many assets, and we're a central Lyon County location--good location, so we should be kind of the shining star of Lyon County since we're right in the middle and everybody sees us.
- Infrastructure here available--airport, sewage treatment facility, municipal water company.
- Basically got everything here that is necessary to jump off and go.
- Also have senior center, and the community center. Big priority is the senior center and the priorities that are attached to that.
- Massive building over there by the airport, once it goes into use it'll be a great asset to this community.
- Airport with the fuel that is in there now, all it is going to take is just a little bit for a corporate jet to come in here--that could be a very big job producer. Adjacent to airport property could be important.
- Ditto.
- Not all Casino--we have other stuff going on, a lot of people think that Nevada is all gambling.
- People that are moving in here are interested in all of these things that we're doing. Kind of sad because whenever we have meetings for whatever in the community, all the same people come.
- There is a lot of potential here, it is right there just ready to jump over the line and go. We have

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the chamber, etc.

- Schools, and actually what has been said here is true--more engagement in this community than I've seen in the past. Boys & Girls Club just went into the schools a year ago. Taken some time, but it is happening.
- County services is strengthening their partnerships with the Sheriff's Office and County Government, they will be able to do more in the community.
- Town Board members volunteer a lot of their time, and they're a great asset.
- Diversity of business, heavy into business, business drives everything. Businesses and schools--impressed with the school system, they have participated in the fly-in.
- After-school stuff, get a real facility for the kids to get in--being able to keep kids in community.
- Great human services outfit across the street over there--Power Point presentation in Dayton, blown away by the number of things that are there for seniors. Depressing news, county cut their budget.
- Meals on Wheels--wonderful, 40 some people that they help.
- Wasn't for the County's work--the 2,000 plus pieces of material we put out would not have got done. We have had very good support, thumbs up.
- Greatest challenge is greatest strength--that is rurality.
- Post Office and Water County and Fly In
- Post Office, Fly-In, and Schools
- Major strengths of this community right now--desperate need of bank, grocery store, goods and services, we have a population base willing to shop locally.
- Wide open for businesses to come here. People would tend to shop locally here. We have a huge home-based business community, lot of people who work from home.
- Q: Do you have any idea how many businesses are home based and the types of businesses they are?
- Guns smiths, computers, etc.
- Q: Has anybody done an assessment to see what type of businesses they are?
- No.
- Q: Do they have to have a business license, and if so where do you go to get that?
- Yes, Lyon County processes them.
- Q: Is there any kind of association that tries to work with those businesses?
- The Chamber has talked about it, but the Chamber has been hit or miss on that.
- Cheap land everywhere.
- We have natural gas, city water, and city sewer on commercial lots here. Out of state owners, 19.6% unemployment in area, not what is worth, say yeah they'll sell.
- Whenever it comes please, the parkway will be an asset.
- The Lake is a major strength that we don't take advantage of. By noon on Friday every second car on 50 has a boat or trailer attached to it heading to the Lake.
- We have Lake, Buckland Station, and Fort Churchill.
- Q: So outdoor activities are good here?
- Yeah, what would be nice is if someone could do a map of the recreation areas and trails that are available here.
- Lots of open space.
- Room to grow.
- Plenty of need for services.
- Strong friendships, good schools, community spirit.

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- Basically we have a nice location, a nice community outside of Carson City--but not the way it is going.
- Weather, small town atmosphere.

### Projects & Initiatives

- Better support from the sheriff's office
- Short term: Super Market and bank, Long Term: Become a Chartered city
- Perhaps bringing in concerts or providing transit to day/evening performances.
- A music teacher at the elementary school.
- A program for the gifted and talented in Silver Springs.
- Community recreation center.
- children need a community center and community center-sponsored activities such as baseball, wrestling, football, PAL basketball, etc.
- Some sort of local public transportation to allow seniors and disabled go to appointments and for those without vehicles to attend functions.
- Ambulance service.
- Ambulance and youth center.
- Ditto
- Senior center/recreation Park.
- We need a grocery store, bank, and pharmacy.
- That needs to happen within a year.
- We need the USA Highway in here, so they can build houses and bring more people.
- Agree that we need all the amenities that were mentioned--would like to see this little community become chartered and become a city in my lifetime.
- Roads put in, streets paved, water district, doing work here.
- Ditto all, additionally a youth center, or some kind of youth facility here. Youth don't have anything to do here except for the skate park.
- Need to get a survey of this entire area--bench marks so we can get initial concepts and designs.
- Some sort of development of a downtown area, that has some landscaping, and some advertisement, something where people are drawn to it.
- Ditto. Some sorts of community clean up, and then followed by advertisement that focuses on our assets.
- When 50 gets widened, if we can get some service roads off to the side that will enhance business. Too difficult to put any type of businesses in.
- We also definitely need a youth deal.
- Agree with the beautification thing--Surface Street--between the highway and the surface street, we could have plants. Welcome to Silver Springs sign, something that would catch people's eye.
- Master plan for our community, and they will hear and they have been to the meeting--going to approve our master plan, couple changes, hub of the city 50 over to Spruce. Then you'll see beautification.
- Roadway help, road improvements.
- Ditto--sidewalks, curbs, etc.
- Highway 50 project, when it does get widened, it'll be a huge asset to this whole area. It is going forward.
- 4 way is a huge asset to the community, dress that up and improve our service signs, reader board is another asset. Electronic reader board, grant to fund something like that.

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- More street lights. That is a challenge for law enforcement when all we're doing during dayshift is cleaning up what happened on graveyard.
- 50 on Master Plan--major things looked at with the Master Plan is the triangle, gateway to Lahontan. Need three of those--open this, do the roundabout, put us in a very significant opportunity to draw attention to community
- Need to keep water in the lake--drain the water before Labor Day--lot of people would like to come and camp on Labor Day, and that stops business that we might get on Labor Day.
- Maybe it would be a good idea to have a certain level to keep water out, and only use the top half, maybe not drain all the water out. And advertising.
- Dam put in by farmers in Churchill County, and they would object to you taking their water.
- More community engagement to develop a sense of community.
- Schools
- Road improvement.
- Q: Define road improvement?
- Fewer non-counties maintained roads.
- Mud pits every time it rains--when you grade a road you're supposed to crown it in the middle and not dig it out in the middle. Fix mud pits in the roads.
- Building a jail in this county--making a disaster of it and they're making a disaster of it, and we have 40 acres on Spruce that was being donated, flat, not in flood zone, tearing down building, over budget, don't see a reason.
- Youth center got stalled and that had to do with two of the STP died within a short period of time. Comments made that there has been too much of an investment in Silver Springs lately, so you're not getting anything else.
- We have a great community center that we're not allowed to use--\$500,000 insurance policy is required to be put up. Be nice to have a location here that the chamber could actually use.
- We are geographically in the center of the county--roads and traffic patterns; it makes a lot more sense to me to have the county offices here. We need to become a township.
- Youth/Community center usable by community members.
- Master Plan.
- Township--Possibly a county seat.
- A staffed full-time fire department.
- An ambulance service.
- A community swimming pool or rec center.
- Quality local daycare including drop-ins so adults can take classes to further education.
- Fewer bars, more community athletic programs or other community activities for youth and adults.
- I'd like to see wind mills established.
- A 4 Land highway from Dayton to Silver Springs for safety reasons.
- I would like a Post Office, RV Park, and Youth Center.

### Other Comments

- Has the community done any asset mapping?
- No.
- Master Plan detailed business, business locations, etc. Detailed everything. Protected all the fives, what they did is work on the buffer areas, transition between commercial and residential.
- Not approved yet.

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- Has there ever been a bank or a grocery store here, and if so when was it?
- No.
- I heard that there was a bank in a trailer here one time, but it was hooked to the back of trailer and stolen.
- Do have a village market and Fifi's, neither one are a big deal, but they are a major player in the community. But we need bigger and better.
- Never actually had a bank, but we did at one time have a bank of America ATM availability in the Silver Strike when it was Piepers. When it switched to Silver Strike, it was taken out.
- What do you feel is needed to trigger development?
- It was getting ready when everything was booming, but it stalled due to the recession.
- Track homes across the highway here are almost a gated community, almost looks like you're in an oasis, and that development just stopped with the downturn.
- Parkway is a big trigger.
- Fuel coming in over here at the airport is going well. Major thing is that economy has taken a dive and nobody is going to want to invest.
- Q: What levels of volunteerism have you seen in the past 10-15 years, what basis has been laid for volunteerism?
- I've been here 12 years--that core group changes, some people get fed up and only stay a couple months a year because they don't see progress. Same group and it's frustrating.
- I've been involved in the Chamber for six years now--level of frustration because it doesn't get followed up on, or it gets to the county and they say no.
- The people that volunteer and get active get burned out. Volunteerism has worked his butt off for this thing, and not many people are showing up.
- Q: What can be done to get the community more focused?
- If there were more jobs here then people wouldn't be commuting an hour out and an hour.
- Q: Do you have anybody teach NxLevel classes?
- NNDA used to speak at the Chamber meetings, now we don't have that, and they don't come.
- Q: Is there interest in the community to start taking advantage of the community because you got a good people base?
- Yeah, it's getting the word out. We don't have a paper here, we have the Fernley people.
- Q: How about internet connections here?
- Yeah, we have two or three wireless high-speed.
- Q: Do you have a website?
- Yea, but not sure of the traffic--Silver Springs Nevada.com
- Who exactly is it--is it the planning commission?
- Building department staff, commissioners, and planning commissioners, and the legal department. If we get one commissioner they are so focused on their own community.
- Q: Do you feel you're underrepresented?
- We have one of 7 and one of 5 and it is a fairly small community compared to the other places.
- Q: What is the problem?
- Most of the Commissioners believe that the entire universe revolves around Yerington.
- I have informally talked to planning commissioners and county commissioners--Silver Springs has a feeling that it is a dying community but highway is going to save us. Cut in half commute is more accurate.
- Who took the initiative to do the Master Plan?
- The Same Ten people.

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- And that is likely to be passed and accepted?
- They did the county wide one, and we had a professional planner assist with it--presentation was done by that planner. We had this many meetings, etc.
- Q: Do you have people that will help clean up?
- We do have a core in town that doesn't want anything to change--group negative about any sort of progress.
- Are they vocal?
- In the last few years they've quieted down a little bit.
- One of them is going straight to Yerington.
- Do you have a farmer's market?
- Healthy communities started one last year, and they ran the second half of the year.
- Organic gardener here in town that does things like exchange work for food.
- Last year, lot of interest in lets do a farmer's market.
- Ran into--who is going to sponsor it, who is doing insurance, county said they had to have a business license to just having a farmer's market once a week, the other communities have them.
- Was it well attended?
- Yeah, somebody knew it was going on, and you could tell something was going on.

## Silver Stage High School 1

### Challenges & Problems

- Youth have nothing outside of school to do
- No motivation to do anything go anywhere, just stay at home, and other towns are too far away
- No jobs close by, not enough we have to leave
- not that much
- Even if there were jobs there is not a lot of public transportation
- Nothing to do
- agree nothing for youth to do so they get into trouble and do stupid things and get into trouble
- agrees
- Poverty is a big problem
- we don't have anything to do
- agrees
- lack of resources, only two gas stations, no restaurants, no places to shop, no commercial
- lack of educational resources, museums, anything easy to get to of various subjects
- agree too much coming and going
- need some of stores
- Community involvement, nothing ever done as a community. Lovelock supports their school and their teams we don't have that and we have a bad image it isn't fair, we have no community pride a better image
- lack of businesses, lack of things for adults or kids to do not enough stores, business opportunities
- agrees there is nothing to do, lack of anything we need to do
- big drug problem here, a lot of people are now junkies because the drugs are easy to get
- Like there is not a cohesive, close knit community not a big sense of community--disjointed

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- educational needs, and drugs are bad
- agree with all that was said
- nothing drugs is a big problem
- nothing new but drugs is big really big its all there is to do
- Because there are no jobs, there is no reason to finish high school so we do drugs
- The resources here are a problem, it would help if we had stores, things to do, grocery store, some jobs
- Stigma, our nickname felony flats, it is a combination and what people say and those that 'have to stay here we feel there is no future and can't get out of here
- Core reason, family issues, struggling, aren't united, hard for youth no respect modeled
- would like more extra curricular activities, shopping, things not sports related
- Takes such a long time to get anywhere and Reno is too far away, we have to go to the stores, supplies are difficult
- Agree, community involvement, nothing ever done as a community. Lovelock supports their school and their teams we don't have that and we have a bad image it isn't fair, we have no community pride a better image
- agree family values lack
- Education is lacking, Nevada is 50th and lack of educational focus
- Mentoring needed
- Lake cleaned up
- clean up our bad reputation
- Nothing to do for kids and young adults

### Assets & Strengths

- Teachers when involved and the students do better--Kids are passionate to LEAVE town
- Peers, we care for each other, the JR class cares for each other
- Town is small and we can make changes before it gets bad like Reno
- School is a great asset lot nicer than most
- School is good, teachers are good and care about us
- Strong School
- Lake is good something to do
- Desert dirt biking wide open spaces
- Community would like to see us be better, we need resources to do that
- can shoot guns here
- Peace quiet
- Not judgmental here
- Nice and quiet here rural
- Nice library
- Public library too
- There is a good motivation in town to do things, but we aren't organized
- School is a small school but very helpful, they know us and help us, know our home life
- 400 students
- we have room to grow, surrounding area does not
- new road will help us grow

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- teachers are a big asset in students lives and care and help
- school is offering sports and things to do
- everyone knows each other and watch each other's back
- compassionate and help one another
- agree that lake is a big asset
- agree that lake is a big asset
- agree that lake is a big asset
- agree that lake is a big asset
- we have the potential, we just need to be organized
- we are centrally located and could be a good hub, if we had more things we can expand
- well located
- would like to see more things like this that get us involved and include our parents, it's good
- lake, library, park, senior center
- Thanks for taking the time to talk to us; no one usually listens to us.

### Projects & Initiatives

- advertisements to get people involved in the community
- get people involved
- we need to have a youth center
- WNC outlet building and have one here county college
- Agree
- better educational opportunity, vocational opportunity feels stuck here, and if he gets a better education he won't be stuck here
- agree
- agree youth center
- get town cleaned up litter cleaned up
- more books, clean up lake, youth center,
- red box machine movie rental
- financial aid for the community to get more money to get things accomplished
- clean up trash in town
- recycling program
- build a motocross track here
- extra curricular that is free, students are too poor
- more sports out of high school, locally oriented not having to travel, organized sports
- build a McDonalds across from school
- recycling program
- youth center, community center
- stores so we don't have to commute, need to clean up,
- club to clean up all public property, planters, make beautiful
- lot of roads to houses that aren't paved, need to be paved
- sports, pee wee program, so that kids are better skilled at high school
- like to see a youth center,
- kill for a grocery store



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- more sport facilities places to be active, one hoop and no other places to do sports not school related
- more vo-technical type high school to learn legitimate employment skills
- long term fix out unemployment, massive of folks here in the system, but people not working, no work for teens
- factory of some kind
- More kids, sports, pool, bank, grocery store, Movie Theater.

### Other Comments

- general skills
- chance to see what they want to be or try out skills try out jobs so that they can see how they are
- 6 would stay
- good mix of all ages
- Need youth worker program
- need youth projects list
- need structured youth to do

## Silver Stage High School 2

### Challenges & Problems

- participation in events
- having to commute for jobs and shopping
- boredom
- all three of the above
- all three of the above
- agree
- lack of a youth center
- no local jobs
- roads
- agree with all the above
- agree and no jobs
- too many drugs
- too many drugs
- same
- no jobs
- same
- no jobs
- transportation is issue and no jobs
- jobs
- all of the above
- no jobs
- no commercial area, no shopping, businesses can't make it
- no small businesses, not many

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- lack of jobs
- traveling so far to go anywhere
- need to clean up houses and yards enforce it community needs cleaning
- too monopolized, no variety, no competition so prices are high
- laziness, people don't support community
- no places to eat no restaurants
- cheap restaurants
- sidewalks, paved roads mud is awful
- bigger library public library
- no health care services
- clinic is closed
- no street lights
- better recreation areas
- not given the opportunity to be involved on the community
- school is not involved in the community
- people don't participate and are not well informed about our community
- lot more paved roads
- housing market, need more businesses, more houses at a decent price,
- monopoly of land ownership so nothing new gets done
- no storm drains, so lots of flooding flash floods
- when it snows, without paving, we have a mess, need roads paved
- no snow plows side streets stay muddy and snowy

### **Assets & Strengths**

- lake Lahontan
- people visiting
- churches
- small and rural
- agree
- parks and what we have to do for some recreation
- we have a good school system all in one place
- lake Lahontan
- lake Lahontan
- lake Lahontan
- senior center
- right in the middle of the county hub central
- don't have to travel to get education
- far enough out that commuting isn't awful, but not too close
- closer than other communities
- fire station
- school
- good police department
- schools together

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- parks and what we have to do for some recreation
- teachers are great and highly educated
- two major cross roads, camp roads bike trails camp grounds dirt bike trails hunting all within 15 minutes,
- airport and ability to handle good sized planes transportation
- center of everything
- airport
- place to live
- lots of room to be able to develop
- lake Lahontan
- lake Lahontan
- lake but they are taking it away
- good school good teachers
- cheap to live here
- houses are fairly cheap to rent or buy
- bed room community

### **Projects & Initiatives**

- better sports programs for younger kids elementary Pop Warner, Little League to build high school programs
- USA parkway
- USA parkway
- fed ex or something come to the airport
- attract something to breath live into the community
- jobs
- bring new people
- taco bell
- starbucks
- pave roads
- sidewalks
- agree
- roads paved
- same
- same
- same
- all of the above
- buildings that are empty, that can be filled with jobs
- increase airport size and ability
- roads getting done right, grading isn't working
- money to build projects
- USA parkway
- in and out burger
- USA parkway

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- grocery store or hotel
- bus system to be transported to jobs and shopping
- create more jobs
- faster industrialization, find money to build job creating
- loans, money
- help people get loans
- Wal-Mart
- Wal-Mart
- in 5 years
- grass
- silver springs and stage coach to be TOGETHER and work TOGETHER and transportation between the two
- Light poles street lights
- motor sports park
- recycling center
- public computers
- better post office
- recreation center
- more businesses
- more advertising more communication
- better education about what we have in the community

## Other Comments

- good mix of classes cross section
- show of hands how many have jobs part time 1 works at the mill
- most would stay if they could need jobs
- LYON county HAS to have more jobs
- student has applied for 20 jobs looking and can't find them
- 12 interested in opening a business
- interested in marketable job skills

## Businesses & Faith Based Community

## Challenges & Problems

- Getting people to participate-filling this room
- bring more job oriented business to the community
- jobs due to anti growth local government anti-business attitude
- jobs linchpin to change for this and we have to have cooperation from county government
- getting people more involved in local community activity and to start new businesses
- drugs and reliance on public assistance, it's ugly and harms the community
- dealing with the planning department when a commercial business tries to come they get road blocks, we need a user friendly planning department
- Support our youth, things for them to do and jobs to keep them here, the Parkway is essential to us to help us be postured for growth, our prices are low and we will be in a place to grow

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- communication in the community is bad, short of going door to door, don't have a newspaper, no place to get information
- feels LDS are not included as part of the Christian community the Christmas pageant that was run by the arts department, we lost two of the organizers so now the event doesn't happen
- all the churches should be working together
- quality of life, people drive to work, don't get involved
- don't have a sporting complex, there is little to bring people together, good at starting wars with each other, but not good at being a community
- Lack of money in the county.
- To have youth a place for the youth to go and be active.
- We could really use a community pool.
- Crime--no youth programs (Boys & Girls Club), grocery store, bank or pharmacy.
- Nothing for kids to do.
- Better roads.

### Assets & Strengths

- local businesses, the economy has stopped that, the village market schools, staff grounds are all great
- elementary school is excellent, high marks surpasses other Lyon county schools
- businesses do help to strengthen the area,
- middle of the county good transportation, highways, airport and rail
- schools are a class act we do have airport and the future parkway
- lake could be good, but seasonal 275,000 people come here a year
- rail, not many communities have our great rail access
- stuff that you can't bring to the community, airport, rail, highway system USA parkway, lake town is 'small'
- new master plan is small enough to allow growth, but control it clean slate
- community center
- 3 excellent schools
- newer modern post office
- infrastructure sewer water
- rail airport highways location
- start on good community base if they'd just show up and speak up
- lake
- our people are a great strength, it takes a tough person to live here it's not easy, you have to travel to work commute, weather can be harsh and people have to be strong to put everything back together
- lots of really good people, once we get our ideas listed and go forward people will be swinging hammers and help and we will see a lot of good things in the citizens
- the lake is our major strength, unfortunate it's not filled up
- the people who show up are OUR strength
- People who are engaged in the community
- type of property available is diverse can have animals or more urban lots of sizes different views not all flat
- The library and the programs at the senior center.

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- Library and programs at senior center.
- People are working together to solve problems.
- Lake Lahontan.
- The high ways.

## Projects & Initiatives

- Lahontan gets water from Carson and Truckee, the canal feeds it, there is a problem and water is NOT getting to the lake and that Fallon farmers aren't getting their water so it gets drained and we lose our visitors and keeping the water there but some sort of level left for recreation
- youth center is needed a lot of things grocer store high lake
- after school programs
- creating a more tight knit community or more business to come in
- USA parkway
- swimming pool with a youth center because those classes would teach kids to swim and be able to be safe at the lake
- swimming pool would be a great place for youth to have a job
- youth centers
- lighted park, county has the land and there is BLM land that can be acquired to be able to play after dark,
- a community sports complex, parks youth, town events center, place to bring everyone together, out door events venue
- more parks money, 20 acres that exist next to the elementary school we'd like to add to and make 40 acres to master plan a sports center complex for events restrooms, school could also use it for tournaments recreation master plan of any projects for that purpose
- Youth planning, things need to be ready by the time the economy turns
- planning for new business industry
- community enhancements
- long term
- would like more roads maintained
- short term is long term
- clear up gray areas on roads, who owns, who maintains, who is in charge how to get this reconciled both sides get encouraged to take care of problems instead of experiencing problems for taking care of problems
- county and state and all organizations to WORK together, it is desperately needed to enhance job base, TRIC base jobs for the community need to work together to get the USA parkway built
- State City County work TOGETHER to get water in the lake, it won't happen until they all work together. TCID has to cooperate with all of the entities
- Coordination of projects is lousy. Seems to be a lack of leadership/ownership and getting all parties together to work out problems
- Highway beautification on highway 95 south, and frontage roads beautified and paved. Better business access sidewalks so that people see a beautiful town not a dust or mud bowl
- Where we hang our Christmas Tree---the new town center, the county needs to make the first move to put in a facility that will start the ball rolling, once one building gets in that new town center, then
- the way the master plan is done everything will begin to fall into place, first building will be a key link to getting something going
- ditto

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- town needs to get incorporated to have a determination of their future
- PEOPLE to take initiative and start doing something
- everyone 'feels' like the lone ranger, we all need to group up and start working together, need to discover we are all in this together, those same 10 people at everything,
- we need more volunteers, getting all the various groups together and going in the same direction
- A place for youth to go.
- Jobs for kids and safety for tots.
- Youth club.
- Nearby shopping and banking (not having to travel 20+ miles to everything).
- More resources available to low income people.
- More money to come into Lyon County budget.
- Activities for the kids.
- Better Parks.
- Services, pharmacy, bank, etc.

### Other Comments

- Q. incorporation a lot of complaints about the county government, what is the appetite to do things on your own and go for incorporation? Has anyone polled or investigated this?
- A. It's a constant discussion because Lyon county shuts everything down, and would like to have some self determination
- We can't handle court items, jail items, we donated free land to the county to bring them here and it did not happen,
- we feel as if we are cut out of the conversation
- q. Have you made any effort to find similar communities that have gone through this evolution to develop into a formal town? Have you talked to other communities?
- A. No, smaller items yes, incorporation now, we work with other town boards that have similar issues but not incorporation. We do see what a mess Fernley made in becoming a city, became too big too fast and they aren't handling it well so we need to proceed in a more effective way
- We did do a master plan we are ready poised for real well planned growth, but we don't want the opportunities to continue to be dashed by the county.
- Q. we keep hearing about the lack of civic engagement there are several groups doing their own thing, are they aware, do they work together.
- A. We don't know who they all are but everyone works independent of one another,
- q is anyone attempting to work this together
- a there is no resource manual, no religious manual, no community directory of all the things that are available, no listing for the community of groups
- q. Could that be a long term or short term project
- a. Yes we'd like to see that
- yes maybe it would have turned out more people
- q. Are there civic organizations
- a Lions, chamber

## Seniors

### Challenges & Problems

- Cleaning up properties.
- Ditto.
- I feel that we need more development as far as businesses in our community to bring up since we are the major center hub for 95 and 50--all the areas. More traffic in our community going every which way.
- Lack of some kind of public transportation--on call van or bus would be good.
- Get the road over to the manufacturing center in Reno open. Because kids need it getting out of high school. Kids shouldn't have to leave town to get a job.
- One of the things that is our biggest challenge is that we have a lot of community groups here and none of them are working together. One as a group to try and get things completed.
- We need a food store with a pharmacy and a bank. We need a full-service food store here.
- I know the FAA pays out money for these little airports, but I think that airport is not going to do what they expect it to do because the way the planes come in and out.
- Post Office, Fed Ex, UPS will not come in here. Challenge is all the grant money that is going to the airport is not helping the community.
- QC: Or how can that be accessed to make it part of the community?
- To me it just sits out there alone and it is not part of the community.
- I'd like to see the ambulance service based in our own community.
- I would like to see a public restroom at the airport, all they have at the fly-ins is the unsanitary little Sani-hut. Something with running water, maybe hot water.
- Airport, no fee to land there, but we have three major areas directly associated with the war in the Middle East, and they are based here. Nobody checking out who is landing. Security is nil at airport.
- I don't think we have anything until we can have a Main Street in our little downtown area. BLM owns all of it. Need a Mainstreet, and have to fight with BLM.
- Youth Center. Lack of a Youth Center.
- Kids have nothing to do.
- I believe in the junior achievement program because they have a way of training for business, and they make products and it teaches them the business administration.
- We should be able to pay our property taxes here in town--we have to go all the way to Yerington or trust the mail, and we already pay sewer tax in town, have an office doing it already.
- Why can't we improve our drainage--our businesses you can't get into any of our businesses because of that reason?
- We need our help with our medical facilities--no decent medical or dental facilities in Silver Springs.
- If we even had a pharmacy, people wouldn't have to drive to Dayton or Fernley to get the prescription filled.
- Get a bicycle rack here for us at the senior center.
- All the chairs on the other side should have lifters on it because you're going to find out one of these days that gravity is much stronger.
- We're sitting in a perfect room for the library here because the kids never use the library at the school because the parents have to drive 10 miles to go to the library.
- Funding--how are you going fun all of this stuff.



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## Assets & Strengths

- I love living in Silver Springs, I like the people, I love the centers, and we're interacting with the youth, not just old and young people, and lots of good things trying to be done too.
- Lake Lahontan is one of our biggest assets, and we have an underpass under the railroad which they blocked off. If that we're opened up, you'd have much more tourist traffic.
- Location is wonderful--close to Fallon, close to Reno, wonderful location.
- Ditto on location.
- I love the senior center because like you said, it is the hub for the whole community. What Rod has tried to do is bring in more than the students to get more involved. Seniors--not treated as old people.
- 10 years ago I really liked it, but more and more I'm only waiting for real estate to go up so I can get out of here.
- A lot of people are doing that because it is not cleaned up.
- Carson and California put letters out to all of us--you must clean up yards, license and it doesn't run, you have to get rid of it.
- Get rid of trash--is horrible, bringing mice and rats. Biggest thing is cleaning up our town.
- Condemned property opposite me, offered to clean up the front part of the yard, and they said don't you dare. They wouldn't allow us to volunteer to clean up other people's yards.
- If you want to live where you will do this, and you will be taxed--might as well go live in a Condominium in Florida. Create jobs, lot of people have messy yards are 80 years old and living alone.
- Well you have to change the ordinance.
- We're the center of everybody. We are the center, and we should start acting like the center.

## Projects & Initiatives

- I would like to see the youth center constructed with somebody training the kids on how to play tennis and basketball because we have nice weather all year long.
- But I don't want anything to do with the county because we have two 36X36 metal buildings--going to find a place land donated, somebody to go in and put these buildings up to have a place for youth.
- When the county starts coming in they start dictating this that and the other. People are disgusted with this Lyon County.
- If we would get our fire department up and running and on-board and get our ambulance service running, we'd bring more revenue into our community.
- I'd like to see some better animal control--3 or 4 dogs on three sides of me and none of them clean up my poop and it gets disgusting in the summer.
- I would like to see the political organization which could represent Silver Springs, Fernley, Stage Coach, etc. We currently gerrymandered with people in Yerington so we're nothing. Less than majority.
- Ditto. I've been here 10 years all I've heard from everybody is that the County Commissioners in Lyon County do not want Silver Springs to grow.
- County gave maybe the GID or the Water Department 40 acres on this side of the road. I was thinking that would make a great miniature golf course. They could use it to water the grounds.
- We could put a golf course right next to the sewer plant.
- I'd like to see a very large truck stop to provide a high number of jobs--deal with so many vehicles here; it would be an asset to our community to have one.
- Going down to Yerington--there is a short-cut over to Walker Lake, Miller Road should be upgraded so trucks can use it.

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- What about fast food places--why can't we bring in fast food places--they need something, they have a hard time pulling into the two places for eating.
- Ditto truck stop.

### Other Comments

- Q: Do you think that are a number of community groups in Silver Springs, and the second part if there are a number of groups are they working together?
- I know there is the healthy communities' coalition--task force to bring in teenagers in their summer to help seniors in the summer. Decorate for us, two years doing a decorating.
- We had youth group from high school, and I'm not kidding you you've never seen such a fantastic group of kids.
- Q: Community pride--somebody had mentioned earlier having an ordinance or something like that, is that something that you support?
- It is just a letter, it is not a demand, it is a caring suggestion to each individual person that lives in Silver Springs.
- Man wanted to fix cars, but couldn't do it because they kept permitting, permitting, and permitting him, and he eventually left town.
- Can somebody do something about removing the prison signs out there; we are no longer a prison community.
- On the ordinance thing--the meaning of cleaning up the property is the foreclosed home that are vacant and all of the debris and stuff that is on those property.
- Kids are smashing windows in one right next to our senior center. Noticed for the past two weeks now that they are literally destroying the property.
- Q: On youth center, can it be integrated with the senior center?
- Needs to stand alone.
- I think it could be interactive with.
- Need some separation so they're not same rooms.
- Is there some kind of a rule that when the house burns down that they have to clean it up in a certain amount of time.
- It took the fire department 45 minutes to get there. They have to come all the way from Fernley.
- Q: Are you aware of the Master Plan that has been done for the meeting?
- No. There is a Main Street and special use permits.
- It is still a great place to live, we said so many negatives you'd think we're crazy. But great people.
- On old maps, it shows a road where it is going to go, county road running right up through there, and that means we have the right of way now.

### Civic/Club Groups and PTO/Library

### Challenges & Problems

- Having to drive so far to shop or to do anything basically. No matter how hard you plan, which direction you go, it's a three hour trip basically.
- I've been here 21 years, when I first moved here we didn't have the youth--it has exploded and the poor kids have absolutely nothing to fill their time.
- Nothing has changed in 21 years. There's just no excuse for that. See a difference in population growing.
- They just don't have the services here.

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- Lack of community services or lack of government services?
- Community services basically--they only have the senior services.
- I see where we don't have good doctors out here, and that means you're either in an ambulance ride, or you're driving to Reno or Carson, and sometimes you're too sick literally to do it.
- A challenge for the community is a lack of jobs for parents leaving them having to travel at least 20 miles for work.
- Another challenge is the lack of a community grocery store.
- A place for our youth to go like a Boys and Girls Club where they can hang out and maybe get homework help and some counseling for their problems.
- Community involvement
- Tax dollars not being spent evenly on Silver Springs, Yerington, and Smith Valley.
- Keeping the Lake full instead of depleting it so we can have more tourism.
- We need a pharmacy--badly a pharmacy, people in the winter time have to go all the way to town, we need a grocery store, and we need a bank desperately.
- pharmacy bank grocery store
- pharmacy bank grocery store
- transportation
- Low/Mod Income
- Poor Housing
- Slum Lords
- Non-committed law enforcement
- We're rather isolated actually, harder for older people.
- We need public transportation--filled out papers, signed it a couple a years ago and nothing ever happened.
- Our biggest challenge here is to stop Yerington from squishing us constantly--everything that tries to come in here because they stop everything coming to the airport.
- Refurbishing company in Mojave, state taxing them to death, dry climate, got best runways in Nevada, best runways in Nevada. Wanted to bring in here, and talked to us and went to Yerington to see what it take--Yerington said flat out forget it.
- Major challenges I find is parental involvement, and volunteers in the organizations for our kids--lack of.
- Things for kids to do--almost nothing. They have to go to Dayton, go to Fernley, have parents that are working and can't get you there you can't walk.
- Second the Lyon County Government up there seems to want us to not participate--make it very difficult for jobs to come here because they make it so difficult for employers to locate here.
- We need a bank, pharmacy, a grocery store, we need these things. We don't have--anywhere you go you're driving 40-50-60 miles round trip to get anywhere. Did have meeting planning for shopping centers, and then never heard more about it.
- Q: Was that private developers?
- It was private developers.
- And we need to do something for the garbage--they have laws here for the garbage, and the filth and the stuff in the yard.
- If you do, in order to get anything done, you have to put yourself right out there, and anywhere you go you can see it. Lack of code enforcement.
- Lot of businesses that want to come in here that they've kept out--truss plant, county gave them bad time on the permits, almost ready to open and they made them go back and do permits again.
- Aircraft refurbishing is still up for grabs.

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- Almost like the old guard doesn't want to let new ideas, new change take place.
- Q: Is that across the board?
- Seen it with government in Yerington, PTA, etc.
- I tend to agree with her that we haven't been here that long, and find this is the way we've done it for 50 years, and we're not going to change. Change is coming, you have no choice.
- This world is changing when the USA Parkway comes in--why not shape the change, you can't keep the change from happening. Naysayers are the verbal ones.
- Why not have your input in how you want it to change.
- The lake is one of our biggest assets, but we can't seem to get or keep enough water in it to get it or keep it where we want it to be. We need to get the people upstream to let it come down stream.
- Q: Is that something that you or the residents of Silver Springs would have any control or any say in?
- I understand that there is some organization up there that doesn't want the water to go to Lahontan; they want it to go to Pyramid.
- One of the big problems with our lake is that the federal government has too much control. Take water from everybody, absolutely ridiculous. I live right on the lake, nice lake.
- Truckee River Operating Agreement--we don't have any water rights in the lake, we're just storage, we don't have a say at the table because of that.
- Lost enforcement officer due to budget cuts, so we don't have a code enforcement officer.
- Lack of things for kids to do.
- Lack of transportation to different towns and around.
- Lack of pride in property
- Absolutely no patrol by Sheriff Deputies ever street seems to be a Speedway.
- Loss of Jobs for the people.
- There are no grocery stores in our area...or a pharmacy.
- I had to pick up a prescription in Carson City, which is a long way!
- Keep the Lahontan Lake
- My biggest challenge is people who throw their trash out their car windows. I try to do my best taking a bucket with me on my walks, and I fill it up.
- We live in a world of slobs.
- Nothing to do for kids and young adults.
- Lack of an after-hour medical facility in a central location in Lyon County.
- Lack of a decent food market in Silver Springs' area.
- The biggest challenge in the community is families not being able to help with work at home and supporting their children educational needs because they have to work.
- Have safe drinking water. We should not have to pay for GID water we are receiving because it does not meet Federal safe water laws for arsenic levels.
- Lack of bus service to Dayton and Carson.
- Lack of pharmacy--as of now we need to drive all the way out of town to get prescriptions.
- Lack of retail stores.
- We have very little retail.
- We have properties that look like garbage dumps--we need a community clean up plan.
- The community needs a place for youth to go during the summer.
- We are losing our youth to pregnancy, drugs, drinking...I really don't see enough people caring about kids.

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- Really take a look at how some have to live they need a place where they can go and talk and we need people that really would listen and help.

### Assets & Strengths

- We do have three good schools here--three very good schools here.
- We have a Post Office.
- We are at a major cross road here. That is a good asset. It brings a lot of traffic.
- Recreation--Lake, Equestrian Trails, Hiking Trails.
- Senior center.
- Build it up--promote it, people love to camp, they can't do the expensive things anymore. It doesn't have to cost an arm and a hike.
- Other side of river is developed into hiking trails, and there are a few camp areas.
- Buckland Station has a picnic area also.
- I like the quietness, I really do.
- Where I live is even quieter.
- I have wild animals where I live. I live out by the river.
- I worked in Carson for 14 years and I loved coming home even though I had the drive because you can collect your thoughts and everything.
- Been here so long and see nothing happening and it should be happening.
- Assets to the community include its proximity to recreational sites such as Lahontan and Fort Churchill.
- The schools are the biggest asset in this community because there are a lot of teachers, principals and school staff that go the extra mile.
- Lake Lahontan
- Schools.
- Having the Post Office is very good.
- The senior center is very good, having the meals.
- wind energy
- community is great
- quiet, neighbors
- good neighborhood, clean neighborhood
- rural setting
- community of senior citizens who need more services
- senior center is wonderful, the bus is wonderful and we need the great meals that they prepare here and the great time socializing with our friends
- Lahontan
- It's quiet--I like that, and I was able to afford to live here for one thing--a lot of us did move here for that reason.
- As you get older, it gets more and more difficult to drive.
- Our labor market here is a good part of that.
- We have one of the finest airports anywhere around here if they would let the development come in here.
- We are a community of good people.
- It is rural--wanted clean air, wanted to not hear our neighbor sneezing next door.
- We have great kids here.

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- Q: You work in the education system?
- I do, I work at the elementary school.
- C: We had two listening sessions at the high school and we were very impressed.
- I think our education; I work at the elementary school. A school that can be a distinguished Title I school is almost an oxymoron. To have these kids get the education they're getting is totally admirable.
- Not a school close enough for them to commute to--there is not anything closer. WNC in Fallon and Carson City has a campus.
- Most kids want to get out of here; there is nothing here for them.
- We're centrally located in the county, and we have good transportation in and out--air, rail, roads
- Plenty of highways here and also have a rail right through town.
- There are things, but I pass on that.
- The fact that our Lake is a State Park and we lost a lot of rangers--feel more comfortable with son going to camp out at State Park than just a Lake in the desert.
- I agree on the transportation--airport now has fuel that Lyon County basically paid for through grants, makes it a lot more a way that it is going to grow the community.
- We have the railway, which isn't used that much, but it is still available, so when all this stuff can kind of get together it can really grow the community.
- We have a senior center, human services, meals on wheels, do have retired population in the area.
- A lot of room for growth.
- We do have a lot of people who are willing to help another person.
- Clean air--being able to have whatever you want...like pets, horses, chickens.
- Lake Lahontan is very nice and good for horse back riding.
- The line put down Spruce and Atkins, Deodar in front of the school.
- The clean air, the sunshine every day. "The air is pure origins."
- Lake, library, park, senior center.
- Open Space.
- Relatively Low Crimes.
- The greatest asset is the "rural atmosphere." There is a lot of supporting people.
- Having pollutant free air. The wood preserving plant is lowering our property values with its stench. Please move them out of Silver Springs and Lyon County.
- People here.
- We have a great lake out here--Lahontan!
- Silver springs sits at the 4 corners which gives us lots of choices in which direction to travel--for the services we don't have.
- Good schools.
- Country living.
- Lake Lahontan.
- Churches that are truly helping the youth in the surrounding areas. Our church has a teen pregnancy program.
- Our library is an asset. We do need somewhere people can check our books, people can do research papers, etc.
- The Lake and Park. They need to be taken care of so people can enjoy these things and bring revenue into the community.

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## Projects & Initiatives

- I would like to see them promote the recreation. That would be a start right there.
- I'd like more for the kids because out here most of the parents work and commute and the kids are just like lost. That is really important. That is our future.
- I want a community pool.
- We spend a lot of money on investigating things, but that money can go for something constructive.
- Accomplished in the long-term/short-term, I'd like to see more businesses out here.
- A motel for people to stay in.
- I'd like to see some kind of a shopping center and a pharmacy out here. Because you have to go Fernley, Fallon, Carson, Dayton to pick up a prescription.
- It's just normal things that make life a whole lot easier--we chose to move here but when I moved here I was told this is going to happen, and 21 years later now are we going to get some ideas going.
- If you can get your community excited--there's a lot of things mass can do.
- Go to meetings, everybody is excited, and then it's just like it fades away.
- C: There will be recommendations that come out of this on how to start moving forward.
- I would do anything that is asked to help get it going--fundraising, how to get it going.
- I'd like to see housing that includes a Boys and Girls Club.
- A shopping center here.
- Like school clothes shopping, clothes closet, also lending school materials and generally being there for students and their families.
- Decent Community Park where they can play baseball or football or swing sets and jungle gyms for all ages.
- Boys and Girls club.
- We need restaurants, larger grocery stores, Bank , Pharmacy.
- Need small transportation for some of the people who can't drive.
- More and more see the seniors who are getting older and everything.
- Q: Is there a senior transportation now, yeah if they need transportation some place. There is transit, and if they need things.
- Hopefully a shopping center, mall, or something. Like a Safeway, Pharmacy and a bank. I'm one of those that have to drive all the way to town in the winter time on the icy roads.
- grocery store pharmacy and a bank
- roads need fixing no new paving an
- get the new highway done
- grocery store bank and a pharmacy
- Better Service
- Short-term:
- Animal Control
- Long-Term:
- Grocery Store, Pharmacy, Bank.
- We need things for kids to do.
- We need transportation.
- We need a grocery store, bank a pharmacy, we need amenities, and we need public transportation. They were going to work on getting it. President Clinton did have public transit, but buses were

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too big.

- We only had one bank in Reno that was favorable--as long as people will drive to Fernley and Yerington, they won't come in with a bank.
- So many people that want to do things and get out of the cities. So many things with the airport--worked with airports in other places.
- I'd like to see a satellite campus from one of the colleges out here so we don't have to travel as far to further our education. Maybe get more involved with it that way. Sat campus would be great here.
- USA Parkway.
- Women's prison that is vacant, and a year or so ago they were talking about making it into more of a vocational classes for high school kids to train--culinary school, shops, etc.
- We pushed to have that happened and as usual, Yerington decided that wasn't a good idea.
- Silver Springs is so centrally located in the county, and they poo poo the jail, etc.
- If they don't start doing something for these kids, I feel sorry for the kids that live here.
- Roadways, some are in town that when it rains, it turns to glue, we need more roadway maintenance.
- A community pool or sports center where large gatherings can happen. Pool would be a great source of jobs for the kids at least for the summer.
- Large grocery store, bank, pharmacy.
- Beef up Law enforcement.
- Mark school bus stops with signs advising drivers to drive with more caution.
- Maybe a Wal-Mart to come to the area.
- We need more areas for horse back riding where motorized vehicles like quads are prohibited.
- We need a WalMart in Silver Springs. Also a Kentucky Fried Chicken.
- We need designated horse trails.
- The maintenance of roads.
- To keep factories out that create pollution to ruin our beautiful environment.
- More kid sports, pool, bank, grocery store, Movie Theater.
- Major Shopping: Food, Pharmacy.
- After-hour health care.
- A place for kids to hang out so they are not on the streets. I was thinking of a community center.
- Being so far away from town. Do what you can to channel funding to the completion of the Ramsey-Weeks extension to USA Parkway.
- With Reno only 20 minutes away, fresh breathable air and safe water--this community would thrive.
- Finish the Ramsey-Weeks tie into USA Parkway.
- Safe drinking water.
- Get rid of the wood preserving plant.
- We need retail stores, a pharmacy.
- Restoration of bus service to Dayton and Carson.
- We would like to see the USA Parkway come to fruition in a rapid manner!
- We would like to see strong business/retail growth which is badly need in this community.
- People need JOBS here.
- Need better businesses--such as grocery store and gas stations that are not high priced.
- Need roads maintained like Hooten, 7th St., etc.



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- It would be a great asset to have a real grocery store here.
- There should be some type of transportation for the elderly and people with no car.
- Come on we need the growth here. I mean positive growth. I believe this will help the community better itself. What are we waiting for!!!

### Other Comments

- This Listening Session Was Advertised As the Civic/Clubs Listening Session, are either of you involved?
- No.
- We gather that there are other groups that are involved, what level of participation do you see?
- I really don't know, but the Chamber gets out and gets things going.
- Said you haven't seen Change in 21 years?
- I'll go right back to the youth--there has been nothing other than the schools--kids can't afford to get into the sports activities and their parents can't do it. Population grows steadily. Now, there has been a boom. Ignored.
- I've heard several different times that there was a shopping center coming in and I've yet to see it.
- Do you have home businesses?
- No.
- Q: Statement made that population changed since you've been here, noticing more kids and youth in the community, different than youth in communities where population is aging?
- I think it is unique because it is cheaper to live here.
- 20 years ago we lived in Dayton, and my son started school in Dayton, when we moved out here they had the two schools. Finished elementary and middle school here, and bused to Fernley, not enough to have schools.
- 20 years they've put in schools.
- Q: So there has been a demographic shift here in the past 20 years?
- Yes.
- C: At high school they said that there were 400 students.
- Used to bus Stagecoach kids to Dayton and Silver Springs kids were bused to Fernley.
- Q: Do you think there is a lack of civic engagement here--people getting involved?
- Everybody has different ideas of what they want done and how to do it.
- If it isn't done yesterday, then it isn't any good instead of seeing it slowly built.
- It doesn't take rocket science to do that.
- Q: What do you think that the community needs?
- Full modern grocery store.
- It would have a pharmacy in it.
- It could even have a bank.
- Most big grocery stores have a pharmacy now.
- Q: If there was a grocery store, would it be extensively used?
- I don't think there is any question.
- A lot of it would depend on the location--right location, could catch a lot of the traffic.
- It would also depend on what type of grocery store. Scoleri's considerably more expensive than Wal-Mart or Cub Foods.
- Q: Would a local store actually be used?
- I would do shopping at WinCo.

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- Q: Would you support a local store provided the pricing was right?
- Absolutely.
- Q: Kids, youth programs, what types of things do you think your youth would be interested in?
- Swimming pool.
- Kids go to Fernley or Dayton to play football, soccer, and softball.
- I'm in the pre-k program--three kids in our program that go to Dayton to play soccer.
- Our high school--heard people say that if we had the programs when they're young, by the time they get to high school, better athletic program when they get to high school.
- Q: 100% of high school kids were interested in was jobs; are there any entrepreneurial programs at the schools?
- Not to my knowledge.
- Q: Explain to me--what the elementary school is a distinguished Title I school, what does that mean?
- Different levels of AYT, Title 1 based on Free and Reduced Lunch, High Achieving, Distinguished, or Honor--very good.
- To be a Title I school and distinguished at the same time is unbelievable.
- C: What we've been hearing here is that people have a very good opinion of the school system?
- I've heard that.
- Q: Comment about isolation is due to the lack of public transportation and they tried it once before?
- Yes, because of transportation. And then the money ran out.

### Citizens at Large Sessions

#### Challenges & Problems

- No Public Transportation.
- More for Kids to do.
- Keep the Lahontan Lake
- Apathy--on the community part.
- Lack of jobs.
- Lack of stuff for the teenagers. Incentive programs for jobs, things to make their future go better.
- Lack of parental involvement in the kids' lives.
- A sense of community pride.
- Some rules with teeth so this would be a better community and not what it is right now as far as the way homes are in this area.
- Allowing garbage to stack up as high as your house.
- Work issues--if we had jobs, a lot of the other issues would go away. We need more flexible government to allow more job prospects out here.
- User friendly planning department at the county level.
- Lack of things for the kids to do.
- Youth activities--lack off.
- Ditto.
- Pass.
- Lack of public transportation.
- Getting business and industry out here so we have the jobs.

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- I agree with absolutely everything--beyond apathy and epidemic 'excusitis'--everybody has an excuse for why things can't be done.
- Garbage can be turned into gold.
- Things for the kids to do--give them an incentive to stay clean instead of getting into drugs and alcohol.
- Attitude of the county government about Silver Springs getting anywhere.
- Widespread dittos.
- Community pride--is linked with community identification, community seems to have either no identification or identification it doesn't want--do you want to be felony flats.
- Ditto pride, to people in Carson, Reno, other areas, every time you say you live in Silver Springs you go down, very negative outlook in Silver Springs.
- Drug usage--it should be eliminated.
- Pass.
- Appearance of a community or the ability of the community to shape its community--to be able to access the confidence of our community--say go get this done and here's how.
- Learning about other ways to do things and counter-act the negative image.
- Learning about other ways to do things and counter-act the negative image.
- Take hold of ourselves and empower ourselves to be what we want to be.
- Extended education deal--if we had the youth facility down here we could teach survival skills--construction skills, mechanical stuff. Teach things they don't get in standard high school curriculum.
- Community involvement, we've got some great people sitting here tonight, great people in this town, it's getting them all together, working them all together, work with the county to get things done.
- County government suppression of Silver Springs, they don't see Silver Springs as worth anything so they want to keep it there in that condition.
- Yerington, they don't like Silver Springs. It is the center of the universe and they don't want anything to do with us down there.
- Employment is the main thing--if they do the USA Parkway, it cuts time off the travel, and long commute... that sort of thing is good for the divorce lawyers...but not much else.
- We don't have a larger store that could have a bank or a pharmacy people in it.
- County staff at employee forum said, "We don't want Yerington to be like Silver Springs."
- On the County Website, it said up until a couple years ago that Silver Springs was a disappointment.
- Approach we need to take of the vast array of invasive weeds everywhere--agriculture UNR to bring in sheep to put the kids to work, something that isn't child labor.
- The completion of the USA Parkway is a challenge.
- There are some major, major flood problem issues that need to be addressed in order to enable commercial and residential development or redevelopment.
- Want to complain about the political situation in the county--outside of Yerington we have the greater population base, maybe the challenge is to do what we can from the voting block perspective.
- Ditto --even phrase that in a slightly different way, child in parental situation, if child doesn't feel parent is proud of it, child doesn't want to grow. Reno, Silver Springs is 'felony flats'; we don't get support from Lyon County Planning and Management.
- Stop looking at what happened in the past, start looking forward, new future, get organized, let's move forward, challenge is that people are still living in the past.

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- One of the challenges is bringing our community together to become our own township--we are told what to do Yerington.
- One of the challenges is that many seniors in our community do not want any changes--they like being able to have their houses and property look a different way than newer.
- No outlet for any local artists, perhaps mini-marts need to be encouraged to broaden their merchandise so that people with creativity don't have to wait for a garage sale and give it away.

### Assets & Strengths

- There are none.
- Ditto--there are none.
- The Lane put down Spruce, Dedoar in front of school and Atkins.
- Proximity to Lahontan Reservoir, even when it's a trickle of a mud flat, it's still a gorgeous place to go.
- Central location, get transportation going and be the center.
- The Lake, lot of parks around here.
- The pole plant, they employ a number of people here in the community, probably the biggest employer here.
- Lake, airport big asset yet to see its potential.
- Two major intersections.
- We have state parks here--Dayton State Park, Fort Churchill State Park.
- Almost dead center in the county, sitting at the cross roads.
- The education system here is wonderful. For being Title 1 schools and distinguished schools because of test scores is an asset.
- Only thing I could add to that is the fact that we do have our infrastructure in our town, town area, we're poised to grow.
- When economy gets in, road gets in and all that other stuff happens, we should be able to draw some quality tract in here.
- Lot of visitors to the Lake, but I think one big asset we do have is a lot of wallets that go through here--we need to empty them.
- I feel safe here.
- It's cheaper than to buy a place in Yerington or Reno/Carson City.
- Silver Springs Airport.
- Location, location, location--we have a remarkable location, intersection of two highways, and railroad a quarter of a mile or half mile east of here.
- Silver Springs Airport, Lyon County Fly-In, would like to see it bigger than it has been. You can come out here and you can get property with your home--not bound in with neighbor six feet away.
- Centrally located hub--wherever you want to go, highway in every direction here.
- Small core of volunteers that seems to be prevalent that wants to be involved in community development.
- Good senior center, meals on wheels services in town.
- Our growth here over the past few years has brought a lot of money into the community; now need to find ways to spend it within this community.
- Four corners--we are the center of the county.
- Lake is a huge, huge asset.

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- Open space that can be utilized by good planning into redeveloping this town into something that we can be proud of for the future.
- Master Plan, we're a step closer to becoming a better community.
- Greater area is filled with a lot of natural beauty and that's enhanced by a lot of good weather.
- Ditto weather.
- Master Plan is there--USA Parkway a lot to do with that, our location looked at in all of that, if the highway opens up, airport becomes a Major Player in that, where are they going to go. What is going to keep them here?
- Hodges Transportation--big employer, community involved and family oriented.
- Landscape we have on the outside, wild horses, lots of things on the outside.
- We try to get involve--call the county in Yerington, and reported a house, and had to fill out the paper work, if people own house they don't do anything there's nothing we can do about it.
- Silver Springs got a lot of things going for it. No one to do anything about it. Stays like this, it'll stay the same.
- Seeing in small incremental ways, a change in the folks, smaller group going, and core group of people becoming more and more involved and interested in community.
- In 2000, it was pretty awful, people, who had a lot of power in this community, fought us and spread a very negative influence, and kept that perpetuating for a long time. Finally that went away.
- Once that went away, it was a huge wave.
- Since that has happened--very satisfied, core group of people becoming more and more a big asset.
- Q: Core group that has recently developed, is it expanding in terms of numbers?
- Two years ago, there were 4 people who were doing everything and now there are eight.
- Asset hasn't been totally developed yet--business to business communication and cooperation. People that are in here we develop that thing, it'll get some legs.
- I've seen the core people that seem to volunteer has grown over the 5 years I've been here. Kind of people who have moved in who want to see things done.
- Growth potential for business, residential, recreational.
- Chamber and founder's day celebration every year.
- People, a lot of them have been slapped down by the people in Yerington, and learned not to raise their head again.
- Carson River coming right through Silver Springs, and the outdoor activities out here.
- Recreation. Ditto.
- Absolutely the persistence and persevering people that encourage each other that say they're not going to take it any more. "We run people out of town with death threats, etc."
- Lyon's Club--has taken on Penny Park and Maintain that once a week, cleaning up homes referrals through the human services, we've mobilized group of people to clean up 4-5 homes.
- Outdoor activities--we could be such a tremendously advantageous activity for outdoor--Equestrian, Speedway, River, Lake, hub for outdoor activity.
- Proximity to Fallon Naval Air Station.
- Arts & Entertainment group that it is in Silver Springs.
- Fly-In, last two years set a record in the state for flying kids, whole fly-in is based around youth. Flew 172 kids with 8 airplanes, this year supposed to be 13.
- Silver Stage Task Force has started a community garden and a farmer's market in the past year.
- To date, each community has been self possessive about craft shows and fly-ins, beginning to see a more regional participation. Cooperation, need each other, can make both events bigger by

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working together.

- Also a Silver Stage Youth organization trying to get a youth center and a pool and things like that.
- Tahoe-Reno Industrial Park, always felt from a housing point of view that we are a housing community for those blue collar workers.

### Projects & Initiatives

- Super Market
- Drug Store
- Fast Food
- Store with Pharmacy In
- More businesses.
- Truck stop that comes through here would be phenomenal.
- Short-Term:
- Nice flat area out here, can work on bringing in tennis courts, skating rinks, sort of things good for outdoor recreation.
- Trust factory--end of the month in Yerington, foreclosure, what an asset that could be for any type of group that could purchase that.
- Finish that damn highway--the USA Parkway, they've been promising it for 10 years.
- Long-term: Figure out how to attract industry and business.
- Public swimming pool.
- I'd like to see the jail/safety complex moved to Silver Springs. Short of deputies; lose 4 hours of deputy time when we make an arrest.
- Long-term: Like to see Silver Springs as an Independent City.
- Recreation center for the kids.
- Vocational center for the older kids--teach them a trade, help them get a life.
- There are a lot of new people in this community that aren't involved--spread word of mouth, tonight's meeting, see people start volunteering for stuff, if they did, there'd be more stuff to do.
- 4-H projects--run feed store, offering back for 4-H clubs, nobody is interested in 4-H.
- Working on our image, brought up our image using each other to draw in people. Have the Lake, all of these other things. Local businesses that get involved enhance volunteer, tourism that goes to Lake.
- People buy stuff, going Vegas to Reno, driving through town in dark, have family in car, not going to stop here, going to go right on through. Doesn't look like a comfortable place to take family out.
- Work on letting people know it is a safe, community-oriented place.
- Create a habitat for humanity, but the purpose would be to coordinate the moving of trash, help people too poor and elderly to move things. Voluntary but at same time funded.
- More economic development. Falls back to County Commissioners not wanting it to happen here. Need services and jobs here.
- Like to see a training program for the county management staff so they learn how to do things.
- Motel. Grocery store. Pharmacy.
- Long-Term: Initiatives to expand economic development, industrial growth can go from there. Community Assessment so vital now--if you don't send in, we don't know what you need.
- Access Roads along highway 95A in order to access the existing buildings, not a welcoming situation, and have to drive through mud in the winter time.

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- Access Roads along highway 50 too.
- Need extension of sewer and water to our industrial area, need to get ready, need sewer line at the airport, sewer lines, and water lines to be able to be ready for economic development.
- A community pride, a clean up, pick up, mobilize around that etc.
- Youth leadership resources are there.
- Got people power.
- Master Plan, at least get started with it and do something so that they can see we're trying.
- See what needs to be done.
- Get legislature to make sure that Lahontan doesn't drop below a certain level--keep fishery, and not worry about lake being good or bad for tourism investors.
- Sports complex for high school and public, a whole more or less fairgrounds that we don't have in Silver Springs.
- Drainage problem that we have coming down that puts us in a flood plane for growth.
- Youth facility--for kids here is one of the most key short-term things that need to be done.
- Need a commitment from county or somebody to start the development in the center core where we have it already established--get the first business in that core
- USA Parkway--getting it completed, however we got to do it, go kiss Reid's feet, whatever we have to do. Going to get more people out here, going to spend money.
- Long-term: Sports complexes and all of that dittos.
- I wish that you guys could give us a magic formula--reader board that any volunteer organization can put anything up there, puts it up there, we've tried and tried and tried to get volunteers help.
- We passed out 2,000 fliers, what more can you do to get not a very good turnout, how do you get these people involved.
- Eventually see a solar farm, or a wind generating power, if we're a city, try to be electrically self-sufficient.
- USA Parkway is the key to getting commuters to TRIP.
- If we're not ready when that parkway comes through, somebody else is going to step in and capitalize on that, and it's not going to be Silver Springs. More and more people drawn away from Silver Springs.
- Proximity we're going to have to Sparks--can buy property for this much, next to the Lake, this is great. If our infrastructure is not ready for that, it's not going to work.
- Have to change how everybody else looks at us, get them to want to work with us to build Lyon County.
- Something here to draw that--go from here into Reno, going other directions, going right through here when they do get here.
- I can see something that would be good for Silver Springs would be to create somehow a facility, Quartzite, Arizona, RVers, our population could grow like that here. We could encourage that.
- Long-term nice hotels, not Howard Johnson or anything but encourage creativeness, for instance the long houses, even Nepal old Buddhist monasteries, want little room for sleeping room.
- We ought to encourage solar and wind power businesses out here--have all open spaces. Ideal place to do sustainable energy and promote that. Solar power at new fire department.
- Solar is a great idea--can't go wrong with that at all.
- Amount of people at lake during holiday seasons--a lot of people out here. That's the time that community that needs to be involved to change the perception of Silver Springs.
- Any grants or anything out there that we could apply for a newer, state of the art reader board.
- Initiatives, related to short-term, a lot of people in this room that work for months on Silver Springs-specific community plan, really good one, for most part incorporated into countywide

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Master plan.

- Push community plan, as far as getting ready. But it's just a plan.
- Where can you see it.
- I'd like to see more paved roads and more transportation out here.
- Lyon County--lived here for 15 years, and we were talking about these issues 15 years ago.

### Other Comments

- Q: You outnumber Yerington in major ways; if you would get organized it does have an affect.
- Q: What change would you like to see happen that hasn't happened?
- 15 years ago talking about USA Parkway, then 5-7 years and it'll be here, then it went back to 5-7, and that is something that been discussed and breathed.
- Q: Have they ever had a meeting outside of the county seat?
- They had one here last year, but they don't take any action out here.
- Q: Who founded Silver Stage task force?
- She single handily started a community garden, and started a farmer's market, also runs the Dollar Store.
- Task Force proposed of parents that volunteers for youth projects.
- Healthy communities' coalition has a representative there that structures the meeting.
- Six people are the only ones talking about health and fitness fair April 24th--plan the whole thing, get the vendors to come in, get immunizations for children, things that other organizations cannot do.



**Major Themes**  
**Stagecoach**

Basic Services

- Youth
  - Activities
  - Schools
  - Drugs
  - Jobs
- Community Center
- Senior Center
- Post Office
- New Fire Station
- Public Transportation
- Roads
- Medical Care
- Recycling Center

Economic Health

- Better access to Jobs
  - USA Parkway
  - Closer to home
- Home Based Businesses
- Local market/Gas Station/Services

Identity

- Engagement
- Information Sharing
  - Website
  - Logo
  - Resource Guide
- Clean Up
- Planning
- Not Silver Springs
  - Post Office

Preserve Rural Character

- Help Each Other out
- Outdoor activities
- Star Gazing
- ATV's
- Horses
- 1 acre per household
- Equestrian Center

## Stagecoach Comments:

### Citizens at Large 1

#### **Challenges & Problems**

- There is no logo at all representing Stagecoach, we could have a silhouette saying welcome to Stagecoach. We need something to be recognized by.
- I would like to see to pull community together--people for the most part like each other, by the time you get the word out, the event has usually happened.
- I think that coming together would be great, if we could get everybody in the community to kind of agree on a general purpose, everybody work together and pull together.
- Keep kids, preteens and teens from getting bored.
- I think it is lack of employment; it is a central issue to everything else.
- Ditto on employment. Unemployment here is terrible. Many people are losing their homes because of it.
- A youth center or something like that where you have nothing. Stagecoach never gets its rightful say because we're always underneath Silver Springs--own Post Office and township.
- Keeping our taxes in our community--we pay our taxes but they go in other directions other than Stagecoach.
- We need to stop the taxes from going up--they doubled all business fees. No real estate taxes raised. We have another problem--higher unemployment than a lot of areas, need to get road through.
- My initial reaction to everything is what community--I see no community.
- My concern with this community is the number of empty homes we have--because of things I've heard here. We have more homes becoming empty in Stagecoach. Not a good sign for the community.
- I think we need something for the kids out here, there is nothing for them to do, summer is coming and they're just going to get into trouble.
- We need somebody to buy that store and fix it up. We need to have something out here besides that store that charges a fortune but says the lowest prices in town.
- Biggest problem is a lack of communication of what is going on in the neighborhood. Stagecoach blog, what is happening for kids, games, schools, etc, community services.
- The roads. All of them but the paved ones. The ones that you sink into and can't find your way out of.
- Dust and wind.
- Talking about the roads--we need a lot of transportation--bus would come and stop to pick people up, went back and forth to Carson. Some people can't drive, retired can't go anywhere.
- Doesn't the senior bus take them somewhere for their doctor's appointments?
- Yeah, but you have to catch it in Silver Springs.

#### **Assets & Strengths**

- I love the open spaces; I love to be able to see the stars at night. When I lived in Carson, you couldn't see the stars at night.
- The school system is a lot better than what Carson was.
- Dirt.
- Can actually talk and not hear your neighbor.
- I own 234 acres, nice peace and quiet.

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- I like the fact that we're rural and we're not busy.
- I think we should be a little busier--more retail and industry, but not so much that it takes the rurality.
- I like this area because it is rural, you can see the stars, it is a bedroom community, but that is also part of our problem. People work elsewhere; don't have time to get involved in local things.
- We have unlimited recreational opportunities in this area--river, Lahontan, hills, great place for dirt bikes.
- Good thing is location--it is in between Dayton and Silver Springs. We're in the center of that, and it is a good thing.
- The school system around here is the best--they're very, very good and the teachers are wonderful--foster grandparent at the school and they're taught well.
- At least an acre a parcel--property not on top of each other like Dayton, Fernley, Carson.
- Can watch Coyote run by with the rabbit in his mouth, which is interesting. Wildness.
- Access to BLM property is one of our biggest assets.
- The kids, they can ride up the road on the side of the road without being harassed by the cops taking them to jail.
- The friendly people. When I grew up I grew up out in the country.
- Four seasons--and like I said the schools are great.
- Access to public land that is unfettered.
- Really close to art and culture in Reno and to Tahoe and great outdoor recreation.
- Hour you can be in Tahoe, hour you can be in Fallon, hour you can be in Reno. Where else can you be to watch the wild horses come up to the fence.
- We have an amazing bunch of very creative people here in Stagecoach who have home-based businesses, while they're not raking in the money, they do well for themselves.
- The people--friendly, open, honest, some boring, some frightening.

### Projects & Initiatives

- USA Parkway to be put through--like yesterday.
- Getting a website, so people can get out there and find out what is going on in the community. Give them all the necessary things to cement the relationship.
- Want the person who does that website to live in Stagecoach--tired from people from outside coming in and taking the jobs.
- I would love to see some business here in town, in the city, whatever you want to call it. Do live in a rural community, but kind of like a town base because you don't have to walk .5 mile.
- Only people who stop are drinkers who say, "Ah, there's a bar, let's stop."
- Good sized multi-purpose community center, senior center, teen center, Boys and Girls club, have to have paid staff.
- Ride through town, you're struck by the amount of junk that you see from the highway. Lived in people where you have Community Association Nazis and Car cops, clean up to attract business w/1Q free dump.
- People are not working; last thing they're thinking of is taking 15 refrigerators out of town.
- Arcade for the kids, or Movie Theater, bowling alley, something to keep the kids where they are occupied or even the teenage kids where they can get a job.
- McDonald's.
- We need private industries or something in here for the kids to work at, if there was a business like a McDonald's, maybe somebody would be interested in building an RV Park.
- Post Office.

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- It takes money, once you say you want this, and then all of the sudden you're getting more taxes, we don't need more taxes, we need more jobs.
- One or two houses--can't keep building the fees.
- Medical--so we wouldn't have to go to Lahontan.
- I want my mail delivered to my house.
- They don't do that anymore though.
- In some places they do.
- Just put it in the right mail slot--I got somebody else's Southwest Gas. I had to put it back in.
- I'd like to see an Equestrian Center some place.
- I would like to find a way to help those--code enforcement, my neighbor's yard is junked up, and there are people who cannot do it themselves. Program to help these people clean up their yards.
- Grocery store and daycare center to help some of these younger people out that can't go to work because there is nobody is close enough to watch their kids.
- The national debt paid.
- Ditto.
- Some type of a strip mall that would handle the neighbor's needs, other than the one joke grocery store that we've got left. Maybe even a Starbucks that would cause people to stop on the highway and allow neighbors to chew the fat.
- A community center is kind of a long-term project--will be a possibility.
- Equestrian center and a race track for horses.
- Process of supposedly building a new firehouse--million dollars short of being able to get it done. As soon as they get it built, moving out of the other end of this building. Hopefully turn that into larger community center.
- Senior citizens--tough for them to have to drive to Silver Springs, lot of them can't drive after dark, would make for a better community.
- As an annex to our multipurpose community center--would like to see a recycling center where people can bring in donations and the place sorts, organizes and disperses it--people come in on designated days to take what they want for free.
- We have that at the church--by R&S Pizza that does it--they're not open too often.
- Silver Springs has City gas, and we're stuck on propane--have no clue as to why there is no public access on the south side.
- Like to see not the paved roads, but the unpaved roads taken care of more. They are really bad, south side, rain came in, and it just destroyed the road, and we have huge potholes and you have to drive around them.
- We had a river in our yard.
- A swimming pool--a water park. That would be good.
- I don't want to take away from the small town atmosphere, if we had some kind of motel or hotel where people could come and stay over when they have the big things like August Nights and stuff in Reno, make jobs.
- Especially if that road gets built.
- I'd like to see the roads get paved, stick to the Master Plan that you guys enacted a while ago.
- Equestrian complex would be great--I think it would help the area.
- I would like to find some way to attract the people to provide the services we need to live closer, or not charge as much for gas, or whatever when they come out. Plumber wanted \$150 to park in front of the door.
- I know we got people who will work in the area who are licensed that would be able to help--get some of those guys and have them work here, they live here.

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- Put it on the bulletin board.
- Didn't know about the church clothing program--how can we find out what kind of programs are available to the community to work with. Not just to apply for grants, how do we start a food bank, clothing program, etc.
- We have a food bank more or less the Bingo is a food bank.
- Some way to show a directory, or some way to list. Here is how you can help.
- I have addresses, but I can't afford it being a senior living on social security disability.
- Four lanes of highway from Chavez to Silver Springs.
- A bus route to get somewhere.
- A basketball gym for the public.
- Implement a biyearly community cleanup where everybody that can just gets together, help form community. A lot of people are just overwhelmed, once you get overwhelmed, really hard to change.

### Other Comments

- What is the access to the web and internet out here?
- Well we have some good access depending on where you're out--they install a radio out there.
- It is not the broadband, but it is OK.
- Does anybody have a handle or an idea of the number of home-based businesses that might be in Stage Coach?
- At least 25 and maybe they're more. Most of it is creative work. People who are making their own cookbooks, sewing, candles, soap making, weaving, research, etc.
- Is there any kind of a local home-based business association where people get together and share ideas?
- We don't have a Chamber of Commerce or anything like that.
- If you have that number of businesses and access to internet, maybe look at some type of business association here.
- Natural gas on North Side of 50, and South Side of 50 all Propane?
- Not everybody has gas, but it is available.
- What type of industry would you like to attract?
- Light industry, tool dying, stuff like that.
- Green manufacturing.
- RV Park idea--40 acres, put part of it off, could keep some campers on there so people could spend a night here, little ideas like this.
- Bed and breakfast, same idea.
- We looked into getting a website, we do have Stagecoach.com domain name, we decided not to do anything with it at the time because of advisory board issues. Open meeting things, couldn't post agendas, minutes, etc.
- We couldn't separate the governmental and the community.
- Does Stagecoach have a budget?
- We have \$250 a year.
- If you have 25 businesses, would they join a business association?
- You can't, at that point you couldn't.
- Can it be separated, put advisory stuff on Lyon County Website?
- It is there.

- Just like you're going to e-mail your friends.
- First thing you want to do is identify somebody here that could be a webmaster--somebody other than the town board that could be here.
- How many people have access to the internet?
- Almost everybody--only ones that don't are seniors who don't, or people who for whatever reason can't afford to be on it.

### Citizens at Large 2

#### Challenges & Problems

- From Silver Springs: No one is involved in the community in anything
- Afraid this is going to become a homeowner's subdivision or homeowner association, not interested, moved here to get away from that
- Isolation, a lot of people who don't work together, don't know each other, doesn't seem there's much happening but yard sales community oriented things
- I like it like it is, came from California, like this rural area not interested in growth and wants to keep her well and not be forced into public system
- people should keep their dogs locked up
- Biggest challenge, no legitimacy, no post office, red headed step child, most maps don't even mention the community. Lives 15 miles from his post office in Silver Springs
- lack of organized things for kids to do after school
- no post office
- alcohol problems, ATV going up and down the road due to loss of licenses
- no post office I don't live in Silver Springs and cannot have my own driver's license
- Agree, activities for the kids, no activities for seniors either
- post office important
- no problems here, don't like the stop signs
- growth, planning for new development
- code enforcement lacks
- dust
- enforcement of garbage, cars animal control
- major challenges
- has a list
- best challenges
- roads are a mess, all dirt and no pavement or chip sealed
- concerned about becoming an urban community, several agreed
- open space, open land, don't want to be encroached want to ride
- county enforcement of CCR's dumpy yards, no garbage clean up, cars are strewn all over yards,
- Same
- roads are a mess, all dirt and no pavement or chip sealed
- the only way to get a good road is to have a school bus use it
- all of the above
- post office important
- activities adults youth

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- dirt roads
- we could not qualify for grants because we had no community assessment
- we don't count, the assessment is first step to build a senior citizens center and get the facts about the town and hear from the community
- Stage coach is lumped into Silver Springs; they have nothing to offer us.
- we are the forgotten land, they don't enforce ATV use, they don't enforce the laws, been to many commissioners meetings; this is a community that is FORGOTTEN
- we have to go and fight for every penny because no one cares about us we need to qualify for services
- we can't even get our own zip code
- we have 3000 people and growing
- don't want to turn out like Dayton
- hate the cars and junk and need a code enforcement officer
- clean up is needed
- don't want higher taxes don't want improvements
- 19% unemployment
- lack of planning and master planning
- do something
- don't want any jails don't want apartments

### Assets & Strengths

- tight knit
- wells septic tanks,
- community center
- open space
- fresh air
- parks and ball fields
- rural valley of our own between Dayton and Silver Springs
- night skies
- lighting ordinance keeping the night skies
- loves the night skies and sunsets beauty
- weather
- people are an asset, very much good people, stuff isn't getting stolen no theft
- sense of community need sugar, need to be gone, people help, watch out for each other, they take care of problems themselves,
- we stand up for ourselves
- good community mostly good people, great community want it to stay like it is
- never had locks for days , no robbery
- agree
- moved from Carson, grand kids love it here they can run and play
- trust his neighbors and know them good place to be
- agree, the people are our greatest asset in Stage Coach, honest hard working very few problems
- closest neighbor is 100 yards away, love the distance, grand kids love to play with the dirt and the ruralness

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- agree, such a great place, such great skies
- love the wild horses and open spaces
- quiet, elbow room
- love the people
- we enjoy the neighbors, the peace and quiet
- agree with everything
- love open spaces
- neighbors are helpful everyone is self sufficient
- agree with just about everything we didn't lock our doors, clean air except when it is windy, the stars and skies
- very happy here
- peace tranquility the solitude, lack of people,
- sheriff's department is the best
- want privacy but need the neighbors
- but need to be more positive
- keep crowds out
- privacy and tranquility
- ATV situation training county ordnance, ATV park so they can quit ruining the land
- Agree
- long term this has to stay a residential community,
- quality of life

### Projects & Initiatives

- nothing
- post office here
- post office here
- new fire hall
- post office here
- USA highway to Reno
- nice market
- post office here
- agree
- no crowds
- post office here
- bring in manufacturing
- bring in jobs to those empty buildings in the county light industry employ locals
- bring in additional revenues
- Resources to give people jobs
- road improvement
- vote so that they can have more police
- no manufacturing, some sort of incentive for commercial and retail development
- post office here
- need businesses to bring in a post office



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- incentives to bring in commercial development
- tourists development
- misfits flats hosted a movie once
- develop some tours or add mustang races
- adopt the wild horses
- movie development
- tourism would bring people to us
- make this a destination, bring money and then go home
- grocery store
- gas station
- incentive to fill that up
- keep acre per person
- post office here
- dust control bring in EPA and the fugitive dust program enforcement
- drainage improvements when it rains, no drainage plan
- abatement of abandoned buildings
- short term deal with abandoned chemicals, cars, oils, houses, oil, anti freeze, hazardous waste being put into the water table
- wants to see the planning get done
- fully manned fire station for safety sake takes an hour to get help
- sanctuary for wild horses
- dust control drainage storm water
- long term planning, senior center,
- a big but local senior center that gives the locals a place to gather
- food distribution here
- post office
- highway 50 4 lanes,
- community garden
- service station and grocery store
- take care of the legal issues on the store and open it up
- utilize wind power, put in a renewable energy project
- need to use the wind and put it to effective use
- moratorium on growth, limit roof tops
- long term planning limit residential growth
- public transportation
- equestrian center
- beauty/barber shop
- free dump Saturdays or once a year or something

### Other Comments

- what has happened that after all of these years you don't have a post office
- One thing that came up was want to pursue grants private or public?
- all of the above

## 20 Clues to Rural Community Survival\*

1. **Evidence of Community Pride:** Successful communities are often showplaces of care, attention, history and heritage.
2. **Emphasis on Quality in Business and Community Life:** People believe that something worth doing is worth doing right.
3. **Willingness to Invest in the Future:** In addition to the brick-and-mortar investments, all decisions are made with an outlook on the future.
4. **Participatory Approach to Community Decision Making:** Even the most powerful of opinion leaders seem to work toward building consensus.
5. **Cooperative Community Spirit:** The stress is on working together toward a common goal, and the focus is on positive results.
6. **Realistic Appraisal of Future Opportunities:** Successful communities have learned how to build on strengths and minimize weaknesses.
7. **Awareness of Competitive Positioning:** Local loyalty is emphasized, but thriving communities know who their competitors are and position themselves accordingly.
8. **Knowledge of the Physical Environment:** Relative location and available natural resources underscore decision making.
9. **Active Economic Development Program:** There is an organized, public/private approach to economic development.
10. **Deliberate Transition of Power to a Younger Generation of Leaders:** People under 40 regularly hold key positions in civic and business affairs.
11. **Acceptance of Women in Leadership Roles:** Women are elected officials, plant managers, and entrepreneurial developers.
12. **Strong belief in and Support for Education:** Good schools are the norm and centers of community activity.
13. **Problem-Solving Approach to Providing Health Care:** Health care is considered essential, and smart strategies are in place for diverse methods of delivery.
14. **Strong Multi-Generational Family Orientation:** The definition of family is broad, and activities include younger as well as older generations.
15. **Strong Presence of Traditional Institutions that are Integral to Community Life:** Churches, schools and service clubs are strong influences on community development and social activities.
16. **Sounds and Well-Maintained Infrastructure:** Leaders work hard to maintain and improve streets, sidewalks, water systems, and sewage facilities.
17. **Careful Use of Fiscal Resources:** Frugality is a way of life and expenditures are considered investments in the future.
18. **Sophisticated Use of Information Resources:** Leaders access the information that is beyond the knowledge base available in the community.
19. **Willingness to Seek Help from the Outside:** People seek outside help for community needs, and many compete for government grants and contracts for economic and social programs.
20. **Conviction that, in the Long Run, You Have to Do It Yourself:** Thriving rural communities believe their destiny is in their own hands. Making their communities good places is a pro-active assignment, and they willingly accept it.

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