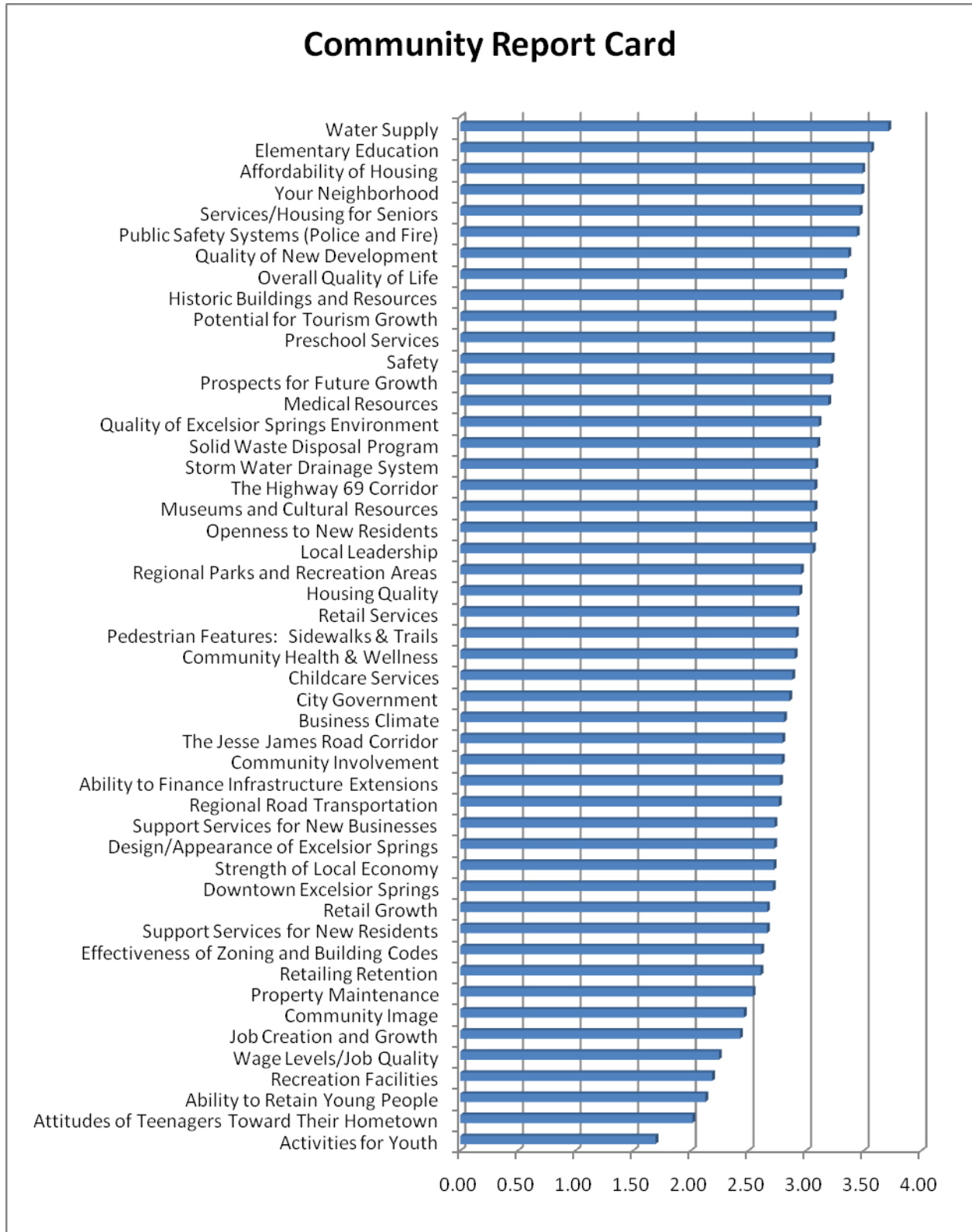


EXCELSIOR SPRINGS COMMUNITY REPORT CARD

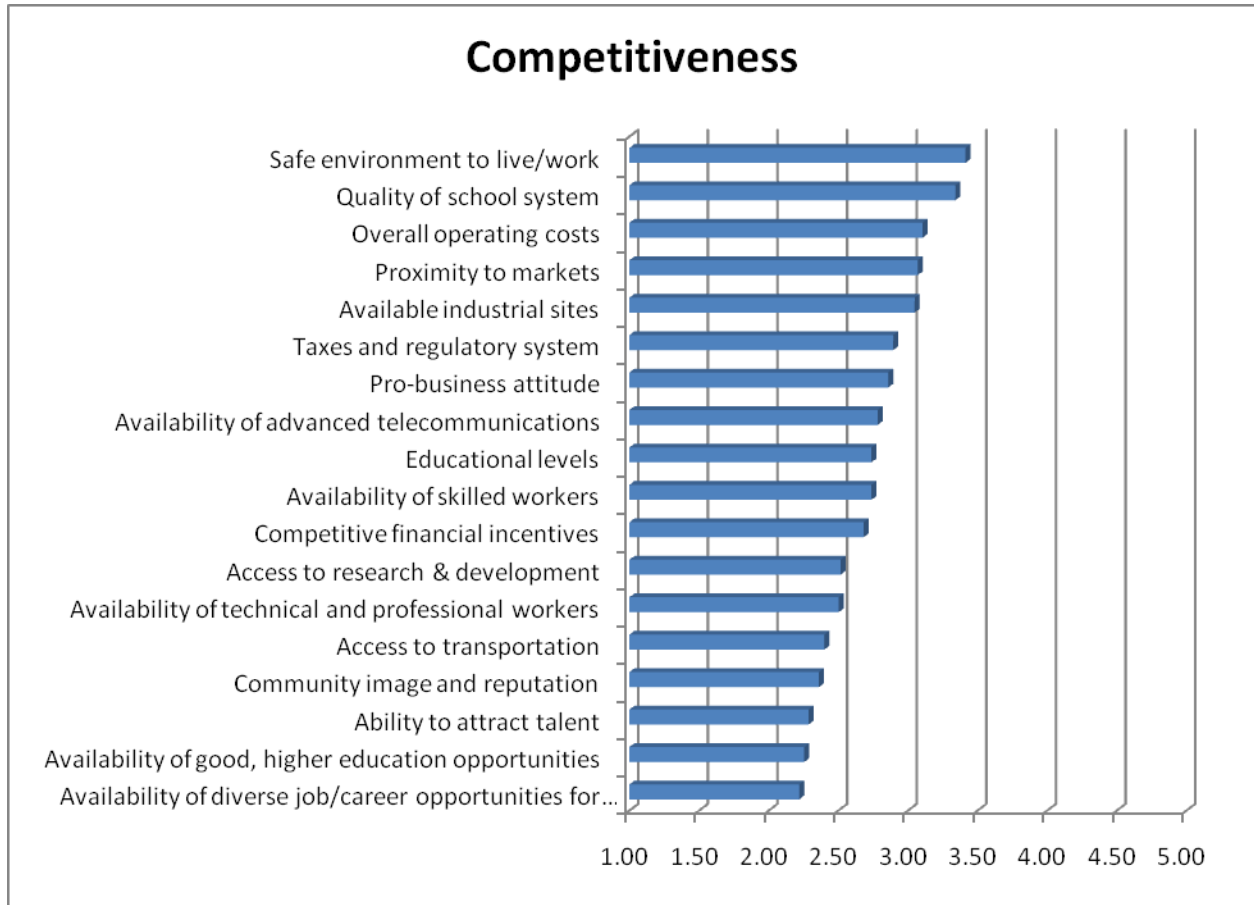
NOVEMBER 2008



1. On a scale of 1 to 5 (1 being Poor and 5 being Excellent) how would you rate Excelsior Springs in each of the following areas?



2. On a scale of 1 to 5 (1 being the lowest and 5 being the highest) how would you rate Excelsior Springs competitiveness in the following areas?



3. What do you believe are the most important issues that Excelsior Springs will face during the next 5 years?

Economic Development	152
Quality job development	25
New business survival & development	22
Quality Economic Development & Growth	16
The economy & cost of living	10
Commercial & retail growth	12
Housing market	8
A big increase in low income and/or homeless families	6
Increase in taxes	8
Increasing Tax Revenues and tax base	8
Affordable Housing	5
City Budget	4
Attracting families as KC urban areas expand outward	3
small business retention	5

More upscale apartments and housing.	2
Growth in entertainment opportunities	5
increased restaurants, not fast food	2
Ability of the city to respond on business needs	1
retail competition on 69 highway outside city limits	1
the divide between the DEP and the rest of the businesses	1
aging workforce	1
attract viable industries	4
TIF financing for new developments	1
business retention	1
Developing an economy of greater independence on the KC metro area	1
Community Competitiveness	150
School growth, development and quality	32
community center	28
Youth activities & services	16
Crime and safety	21
Ability to keep and attract young adults and families	10
Community Involvement	8
Providing more recreational opportunities	3
Leadership development	5
senior housing	2
Senior citizens services	3
growing while maintaining small town values	1
Loss of our experienced medical professionals. already occurring	1
Not catering to the drug rehab programs and elderly as much as new opportunity for common people	3
Development of higher education opportunities	3
Working together to put community first	1
good government	1
Health Care	4
lack of cooperation among civic groups	2
Retain educated professionals	1
Balancing charitable organizations/personal accountability	1
Increased parental involvement	1
control drug issues	1
teen pregnancy	1
more input from the "average residents"	1
Public Facilities	49
Infrastructure: transportation, sidewalks, water, & sewer	18
Public Transportation (including to KC)	5
Trail development	2
Quality of the parks and natural features	4
Maintenance of existing facilities	3
safety features such as streetlights in all neighborhoods	1
storm water issues	1
Too much traffic flow on 10 hwy through town during busy times.	1
Demand for Services beyond capabilities	1

airport	1
A park and rec director that has cleanliness as a priority	1
Highway and road improvements	5
trash accumulation	1
public swimming pool	5
Downtown	41
Revitalization of downtown	21
Attracting more businesses to downtown	6
Housing in & around the downtown	4
Cleaning up the historic downtown	3
Failure to "sell Downtown" as a good investment	1
Cleaning up the east end of downtown	2
Downtown Crime	3
Removing drug influences in downtown area	1
Growth & Development	39
Growth of our city	10
Annexation	7
Population Increase	5
A plan for the next 20 years.	3
Strict zoning laws and enforce them.	5
Elected officials listening to constituents	1
increase in number of senior citizens	1
environmental issues-pollution of fishing river	1
recruiting quality home owners into the area	1
Preserving natural areas IE Parks, trees, green areas	1
Financing growth	1
Improvements needed on Jesse James and other entryways into town	1
Balanced growth of the city, preserve small town feel	1
Develop inside the city not the outskirts!!	1
Community Perception	38
Image & reputation	20
Clean up junk houses & make town more inviting for new residents.	5
Low income image	4
Improved citizen involvement	1
Community Attitude and Pride In Community	2
get rid of Job Corps	1
Financial Instability	3
Identity	2
Tourism & Heritage Tourism	25
Tourism Development & Promotion	9
Elms Hotel	4
Redevelop our water industry	4
Preserving historic buildings/homes & attractions	2
National chain hotel for tourists that won't pay Elms price	2
Museum is rapidly growing, needs more support.	1
Maintain growth of historic district.	3

Establish downtown as a cultural hub	1
Improve and staff hall of waters	2
Remove City Offices from Hall of Waters	1

4. What is your favorite place in town?

Elms	19
High school campus & football field	13
Excelsior Springs Golf Club	11
Downtown.	10
Hall of Waters	8
Excelsior's walking trail, downtown east side	5
The new vineyard south of town	4
Broadway street and walking/bike path	4
Siloam mtn park	4
East Valley Park	3
Ventanu	3
Rays Lunch	3
Dari B and the Trail along the ball park	3
Olde English Garden	3
Wal-Mart	3
Wabash in the summer - outdoor music	3
Watkins Mill	2
Community Theater shows, Paradise Playhouse, and the Elm's	2
The Vent ant Coffee House	2
Any area that is well kept and looks inviting to guests.	
Applebee's - Vintage Plaza	
Chinese Restaurant by Bowling alley	
I cannot say I have a favorite place, I enjoy much about the community from downtown to the westside	
I love the parks. I love to walk through the neighborhoods. I enjoy the Wabash BBQ and Ryan's Pizzeria.	
I'm sorry to say, there is none. I'm 17, and there is nothing for me to do. If I had to choose a favorite place, it would be my church. I have a plan for our town though	
My favorite is Willow Spring Mercantile and Ventana is a great restaurant.	
restaurants	
Ryan's Pizzeria	
the city limit sign when leaving it	
Thompson Ave	
69 hwy	
Westview Elementary.	
Sunnyside Park	
performing arts center at high school	
parks	
Country Club Barber Shop	
Hillcrest Cemetery	
Crescent Lake	
Hair Function Junction	

5. What is your least favorite place in town?

Downtown	32
Isley Blvd & East Highway 10	11
Poor housing around Downtown	11
Downtown Area on East Broadway	8
Wal Mart area	8
the dilapidated neighborhoods	4
East End of Broadway	4
Drug rehab center-- terrible location	3
Job Corp	3
none	2
any dilapidated areas	2
Good Samaritan center	2
the Jesse James corridor	2
Excelsior Street	2
Hospital	2
Area around Dani's Hitch Lot Bar. Lots of trash.	
CITY JAIL	
general dollar slow service	
I don't really have a least favorite other than the blight that the city owns on Grand Ave. "The Projects"	
I live at the Oaks and love it, however, I truly hope the Royal will have the good fortune the Oaks has had. It would be so nice for that entire block to be viable.	
Northland Community Drug	
Price Chopper	
Restaurants that allow smoking.	
south street	
The old empty Feldman's building is an eye sore	
Old Boatmen's Bank	
Thompson Avenue	
area just north of Broadway downtown	
Anywhere drug dealing occurs	
Excelsior, Foley, Temple, Isley and Isley Streets. Also, street in front of Good Samaritan transitional house	
Uptown	
residential area on the west end of town	
Crown hill area	

6. What do you believe are Excelsior Springs greatest assets or strengths?

Elms Hotel	39
Schools	36
History	34
The people	28
Mineral Waters	23
Downtown & Historic District	21
Good location to Highways & other cities	19
Community involvement	16
City Management & Leadership	14
Hall of Waters	13
Medical Services	13
Small town atmosphere	13
Proximity to KC	12
Beauty of the area	11
City Public Works & Infrastructure	11
Lots of potential.	10
Parks, recreation, trails & green space	10
Excelsior Spring Golf Club	10
Chamber of Commerce & DEP	9
Culture & the arts	7
Affordable housing	6
Community leadership	6
Community Attitude	6
Willingness to grow.	6
Growth of Business	6
Fire and Police	5
Retail development	4
a willingness to seek positive growth	4
low crime	4
Watkins Mill	3
The Vintage area	3
Business Community	3
Friendly Churches	3
Architecture	2
Good labor force	2
Good Service Clubs	2
Dining	2
Hills	2
Pasta Plant	2
Tourism potential -- mineral waters	2
We have a strong communality backing and support	2
Excelsior Springs Standard	2
Downtown Businesses that care	2
Festivals	
Lots of land to put to good use.	
low taxes	

Opportunity to balance tourism and good place to live
Seat Factory
Small businesses serve the community very well
Some very nice neighborhoods
the new vineyard and winery
THE OAKS
The Ventana
very few
Wal-Mart Super Center (You asked)
Willingness to make crucial changes to downtown
Community Activities
We have a community that wants to be proud
proximity and location to surrounding rural towns as far as marketability to commercial businesses - both homeowned and franchised
Housing availability in different price ranges
Historic buildings waiting to be restored
Job Corps
Walgreens
pro youth activities
Wabash
Elderly Housing
Developers

7. What do you believe are Excelsior Springs greatest liabilities or weaknesses?

Social Issues	39
No activities for families to do together	6
Drug use	8
Number of Low income households	7
lack of activity for the youth	9
Low education level	3
Crime rate	3
Idle youth	5
too much welfare and rehab	2
Attitudes of youth	
Class divisions IE Poor are to blame for woes	2
High School dropout rate	
inconsiderate youth - noise and wreckless driving	
lack of direction for our youth	
lack of support for the children in low income families	
Our young people want to leave.	
attitude of many native citizens	2
Infrastructure & Public Facilities	35
Transportation system	12
Community Center	13
Aging infrastructure	4

Road improvements	3
lack of good public transportation	2
lack of proper road signage	2
Telecommunications	3
Park & Recreation	4
Golf Course	
Trail facilities	
No parks for families on west side of town	
Park upkeep	2
Stormwater management	
not enough attention to the environment	2
slow response of city workers	
airport	
no pool	
City Services	
sidewalk improvements	
Downtown	33
Social service organizations in the downtown	10
The downtown area, even though is improving	8
Downtown area (spend too much money on it)	6
Poor downtown housing	3
maintaining Downtown Business Growth	2
Empty & dilapidated buildings	7
the feeling that you have to be a DEP insider to get anything done	2
slum lords downtown	
safety downtown - lots of loiters	2
Teens downtown scare away business	
the downtown merchants seem snobby	
the silent 'war' between the historic downtown and the rest of ES	
Social Services	28
Drug Rehab Center	13
Job Corp	14
Hospital is not top notch	4
Service Organizations that draw needy from outside	3
Lack of services for elderly and youth	
Northland Community Center	
Economic Development	24
Good paying jobs	11
Industrial development	3
Inability for businesses to survive	3
continuous and unnecessary building	
increasing unskilled labor pool	
Funding for projects	
Lack of financial resources	2
Late start in recovery from Mineral Water boom	
Missed opportunities for growth in the past	2

Need to annex	
Not capitalizing on a potential boom town	
Not enough people active in redevelopment	
poor climate for small business	2
ability to retain business	
failure to provide a plan for the future growth of the community	2
lack of focus on business development	4
Government & Taxes	23
City Government	12
Tax abatements for large businesses, but no incentives for small business	2
City Park and Recreation	
City street clean up during winter months	
Failure to enforce codes.	2
many, many rude people, especially working for the city	2
No tax base	2
police and city officials are not what they appear (involved)	
Wrong regulations on new business	
TIF projects	2
Registered Voters compared to voter attendance	
People who want perks and places, but don't want to pay for them	
weak police force	5
disregard by community leaders for residential areas and their residents	
Housing & Neighborhood	21
Low Income Housing	5
Poor Housing	5
Area around downtown	3
Too many HUD type rentals with little control	4
Not enough senior housing	
Number of rental properties in town	
Poor residential areas	3
The half way decent apartments are income/age restricted!	
Was overloaded with too much senior housing	
slum lords	
Community Image	22
Image & Perception	7
Self image	7
image as low income community	6
Drug image	3
Lack of appeal to white collar workers	
No sense of community in some areas	
Community Vision	17
Involvement	5
Resistance to new ideas for growth	4
lack of a community focus for the future	2
lack of a master plan or not following it	

Lack of community marketing plan	
Lack of identity	
Lack of organized, collective efforts to improve community	
too much longing for the old days	
short sightedness by majority of residents	
thinking that expansion must take place	
Leadership	10
Lack of leadership	4
Clicks & old boy networks	6
Residual good ole boy system	
Too much diversity between key stakeholder groups	
privileges given unequally	
Mind set of some of the residents	
Retail & Service Development	10
Lack of local shopping	6
Support for locally owned restaurants	3
Lack of local entertainment	2
all the thrift shops	
Shopping out of town	2
lack of businesses to attract younger crowds (coffee shops, retail, bookstores)	2
Education	8
More higher education opportunities	2
public perception of below average school and hospital	2
public education	5
School emphasis on sports over arts	
schools are good	
elementary facilities	
Community Appearance	9
Empty buildings	4
Physical appearance of the city	4
Absentee landlords	4
Appearance of neighborhoods	3
Ageing buildings	
Historic buildings in disrepair	
Jesse James corridor	
Lack of pride by property owners	4
No Civic Space Downtown	
Tourism	5
Depending upon tourism for growth	1
Hall of Waters not "fully functional" for tourists	3
lack of affordable lodging	2
the undercurrent of hope that the waters are going to save us	
Why isn't the Hall of Waters staffed on weekends for tours and why isn't the spa leased?	

8. What do you believe should be the city's most important goals for the next ten (10) years?

Recreation & Entertainment	53
Community Center	30
Youth programs	4
More walking trails,	3
a major investment in the quality of life	2
activities for citizens of all ages,	2
Develop trail system	1
Buy Roosevelt and use for a community center.	1
DEVELOPING A COMMUNITY CENTER WITH A SWIMMING POOL AND RECREATION FOR THE FAMILIES OF EXCELSIOR SPRINGS THAT WOULD LIKE TO BE ABLE TO STAY AND PLAY IN TOWN.	1
Don't want to sound like a broken record, but this city is in need of a community center with a fitness center and indoor pool, and numerous activities to offer residents.	1
fix the pool at the hall of waters	1
Parks & Rec,	2
public pool	3
Quality of life issues (pool, workout facilities)	1
Recreation and entertainment	1
Economic Development	42
Attract more retail and service providers	9
Attract new businesses	6
Attract industrial development	4
Economic Development of quality businesses and industry,	4
Attract business which employ high level jobs	2
Job development	3
support local owned businesses	2
attracting and keeping viable options for ES so people want to come here	1
Community Growth/DEP	2
Economic Growth-supporting current businesses and attracting new business	2
economic development plan,	1
Give them fewer reasons to leave town for well-being, shopping or entertainment.	1
We need to be more business friendly.	1
Unify the business community - downtown & west side	1
to encourage growth for business and residential areas	1
To attract viable businesses that allow ES to be an affordable and attractive attraction close to KC	1
Securing industry and embracing the fact that we are a bed room community to Kansas City	1
Growth & Development	17
concentrate on 69 corridor growth	2
Annexation	1
Annexing property to the west to establish buffer between Ex. Spgs. and Liberty	1
Develop master plan with emphasis on redevelopment of the downtown historic district, shops	2

and attractions, entertainment	
Looking at the big picture when making key decisions such as growth.	1
Obtain the leadership that has the vision and one that finally carries out a Master Plan to completion.	1
Planning for growth both industrial/commercial and residential.	1
Restore the community to its full potential.	1
We need to grow and expand our tax base, which will provide more employment opportunities for our residents.	2
We need to develop a real master plan and follow through.	
Smart growth, with a long term plan.	2
Preservation and strengthening of the town's assets, leadership and orderly growth focused on actual community needs.	
Improve, and listen to new comers not telling them	
that they must go only the way the city dictates.	
Retaining the youth	
Small groups should unite and work for one purpose thru better communication and unification for the betterment of the entire city.	
Take care of the families living in Excelsior for better retention.	
To strive to serve and assist all citizens, not just cater to the more wealthy and golf population	
Tourism	16
Build up tourism	10
Restoring mineral waters	4
Build on asset of Elms Resort	
Opening the Hall of Waters to tourists.	2
Good Tourist Attraction Program.	
Promote ideas for growth thru tourism by more incentives for small business with the support of city and state officials.	2
major tourist attraction-medium priority	
Redevelop our mineral water resources and make sure the Hall of Waters water bar and spa is open for tourism	
restore our image & market our history	3
Downtown	13
Beautification of downtown	6
Downtown business development	6
Bring new businesses to town	
Build a new Post Office downtown.	
promote Downtown investment,	2
Relocate treatment center from downtown	
Getting rid of old rundown buildings, such as the old Royal, Feldman's, Old Isley school, etc.	
Community Appearance	12
change the social and physical environment	2
Clean up the community	6
Clean Up Low income housing problems	
Improve neighborhoods around downtown	

Establish an identity in an effort to enhance the image. 2
 improving the many run-down residential parts of town (housing on the east-end of town)
 Remove the homes from around the business areas and replace with condos. Build East of the
 down town with nice Apartments, businesses, food courts, just revamp the whole area like a
 Zona Rosa type place.
 To make it a more inviting place. Mostly, make it a place people want to come to, or stay in.

Government & Taxes 11

Change the form of government 2
 concentration on health and welfare
 Control the city budget and taxes
 decrease fire rating,
 Financial Stability,
 Improve revenue streams
 Increase P & Z workforce to handle property cleanup issues,
 improve city gov attitude toward business
 Maintain quality of police and fire protection, 6
 near zero tolerance of drugs and criminal activity 2
 leadership improvements 2

Schools 10

Improving the school system 8
 Education 4
 improve middle school and high school 2
 Try to get Maple Woods to offer classes here
 a classical/traditional school to allow for parental choice in education 2

Infrastructure & Public Services 8

extending infrastructure into the west side neighborhoods with sidewalks and upgraded roads
 and drainage 2
 Improvement of infrastructure in Old neighborhoods (waterlines, sewers) 2
 increase quality of public facilities,
 infrastructure and good schools
 Infrastructure improvements 3
 Public transportation. 2
 SIDEWALK
 Start a recycling program
 Remove Job Corps
 Public transportation link to KC
 Straighten Highway10

Housing 4

Build more Senior Housing,
 Improve condition of substandard buildings through code enforcement 2
 Increase quality housing,
 landlords cleaning up unsightly properties
 expand affordable housing

9. What three (3) specific actions or projects would you like to see Excelsior Springs accomplish during the next ten (10) years?

Recreation & Entertainment	102
Community Center	56
Public Swimming Pool	13
more walking/biking trails	4
movie theater	4
Programs for youth	3
Pool at the Hall of Waters	3
more adult recreation	1
Parks & Recreation for the youth	3
Recreation for the teenagers to keep them off the street!!	1
Revamp Recreation Program	2
new parks and walk trails on north west side of town	3
youth-teen center	2
Take care of our Parks	3
free sports and after school activities for the children	2
new ball park	2
Infrastructure & City Services	38
Transportation improvements	6
Sidewalk improvements	5
Better infrastructure	1
expanded infrastructure	1
Replace aged infrastructure (water, sewer, curbs, etc)	2
Work on new infrastructure in water and sewer	1
Work towards rebuilding and restoring infrastructure	1
More Comprehensive Transportation and Solutions	3
A public park like use to be at Lake Maurer, Skating ring, a lake for canoeing, picnicking.	1
a second fire station as promised	2
Join regional public transit.	1
storm water project	1
Improve Police Force	7
Keep improving the fine Fire and Police Departs.	1
increase water capacity for city, poor pressure in some areas	1
Rebuild pagodas.	1
redevelop with "green" technology BUT REASONABLY	1
curb side recycling	1
street improvements	1
Downtown	34
Business development in the downtown	7
Downtown beautification	8
downtown revitalization	6
Bldgs downtown fixed up and occupied	3
Downtown tourism development	2

bridge the gap between downtown and the rest of the community	1
Consolidate social services away from historic district	1
create some incentive packages for downtown redevelopment	1
Downtown historic district code enforcement and design guidelines	1
Get More people downtown	1
more parking lots	1
Rehabilitation or revitalization of housing in the historic downtown corridor	2
stop crime downtown	

Economic Development 35

New & expanded business	8
Development of better paying industry	3
Jobs	4
Attracting more retail business	5
Aggressively seek new industry	2
expanded business and industry base	5
Promote relocation of businesses to our area	1
Businesses need to be open seven days a week	1
Develop places for young people to spend their time	1
industrial park	1
industrial complex on 69 highway (recently? annexed area)	1
Loose job corps.	2
Create opportunities for youth retention	1

Tourism & Water 32

Hall of Waters completely open on all levels	5
Promote the Mineral waters, Bottle, distribute, sell	5
Hall of Water repairs	3
Restore the Elms	3
better signage	3
Updated improvements at the golf course	5
Hotel development	3
Separate Tourism from social services	1
Restore mineral water and spa.	1
Have Golf Course rated in top 5 in Missouri	1
Good tourist Attraction Program	2

Community Appearance 25

Code enforcement	2
renovate old buildings or tear down	2
A cleaner community	5
clean our river	1
clean up the city parks	1
clean-up Jesse James road and the look of the businesses there	1
Cleanup the 'row' housing	1
Enhance the Image	4
Improve residential appearances	1
Improve residential property	1
Improving the residential areas on the east end of town	1
maintain our parks and beautify the street-make it more attractive	1

A historic, quaint and place for visitors	1
solve drug problems	3
Growth & Development	14
Annexation	5
concentrate on 10 hwy corridor improvement, less emphasis on 69 corridor by Wal-Mart	4
Do something with the old fire station	1
Growth of our city	2
Move the rehab out of the downtown.	1
Revitalize area coming into town, (Y Shopping, Price chopper etc.)	1
Schools & Education	8
New Elem School	1
EDUCATION, EDUCATION, EDUCATION	6
Keep a "top notch" Education system	1
Community Vision	7
Develop flexible realistic master plan	2
Create an Identity	1
Create and fulfill a Master Plan	1
Development of a strategic plan	1
Eliminate the divide between the DEP click and the rest of the community	1
Review this development plan on an annual basis	1
Housing & Neighborhoods	7
HOUSING	2
improve living conditions	1
Remove the slum lords and their houses	1
More housing for Non-Senior citizens	1
More Senior Housing	1
decrease number of rental units and focus on ownership	1
Government	4
Change the form of government	
more community involvement	
Make ES part of Greater KC area	
Increase City Limit Land Area by 25%	