

City of Epworth

Capital Planning Work session - October 30, 2013

Background: Participants at session conducted a "SWOT" analysis of the City of Epworth. This document includes input from the session in addition to comments submitted to the committee in advance.

Strengths	Weaknesses
Schools	Job creation
Safe community	Business community expansion/development
High school in town	Landlocked
Good place for raising kids	Lack of shovel-ready development
Seminary	Networking w/ other players
Fire Dept/EMS	Amenities-restaurants, recreation
Highway 20	Housing mix-lack of upper end homes
Prox. To larger communities	Missing out on industrial/commercial
4 directions to grow (not bottlenecked)	Park system-only 2 locations
Infrastructure	Water & sewer rates
City employees here long term	Limited tax base
Park locations/enhancements	Welcoming community-gov't, organizations
Bedroom community	Lack of services
Library	Variety of recreational opportunities
	Resistance to paying for upgrades
	Aging population
	Community involvement/interest
	Communication w/ community
	Railroad/Hwy 20 limitations
	Internet/telecommunications
	Website

Opportunities

Highway 20 frontage
Senior community/housing
Housing turnover
Expansion possibilities-land
Cooperate w/ development organizations
Partner w/ WD for recreations
Partner w/ DWC & WD for projects
Leverage existing land for park expansion
Business incentive program
Promote strengths as a bedroom comm.
Shared library service

Threats

Bedroom community
Complacent nature
Lack of expansion opportunities
Dead-end streets
School system
High school not able to expand
Not much beyond starter homes/lack of high end
Poor organization of park system-programs/facilities
Poor communication to community
Lack of amenities-recreation/restaurants
Lack of businesses
Legislative changes
Lack of revenue opportunities
Rural subdivisions
Wastewater/drinking water regulations
Storm water runoff
Neighboring communities

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Potential Objectives

Amenities - private sector businesses

Opportunities for community expansion

Defining community profile/character (e.g. residential only community, some business, etc.)

City services (inclusive of parks, recreation, streets, etc.)

City funding & revenue

Housing

Note: This is work in progress. These were ideas discussed, but were not finalized.