

# COMMUNITY FACTS

## ALMA, NEBRASKA

[www.almaisforyou.com](http://www.almaisforyou.com)

[www.almacity.com](http://www.almacity.com)

[www.ci.alma.ne.us](http://www.ci.alma.ne.us)

**DECEMBER 2007**

### POPULATION (Official U.S. Census)

	<u>2000</u>	<u>2006 Est.</u>
<b>Alma</b>	<b>1,214</b>	<b>1,108</b>
<b>Harlan County</b>	<b>3,786</b>	<b>3,446</b>
<b>Labor Market*</b>	<b>43,410</b>	<b>40,946</b>

\*Includes Harlan County and contiguous counties

**Economic Development Department  
Nebraska Public Power District  
Columbus, Nebraska 68601**

[www.nppd.com](http://www.nppd.com)

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# INTRODUCTION

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The following pages contain basic information about Alma, Nebraska. This material was compiled by the city of Alma and Nebraska Public Power District in order to promote community development.

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Section headings are hot linked within this Facts Book. Click on the blue text links to jump to a new section. Clicking on the blue section headings will return you to the Table of Contents.

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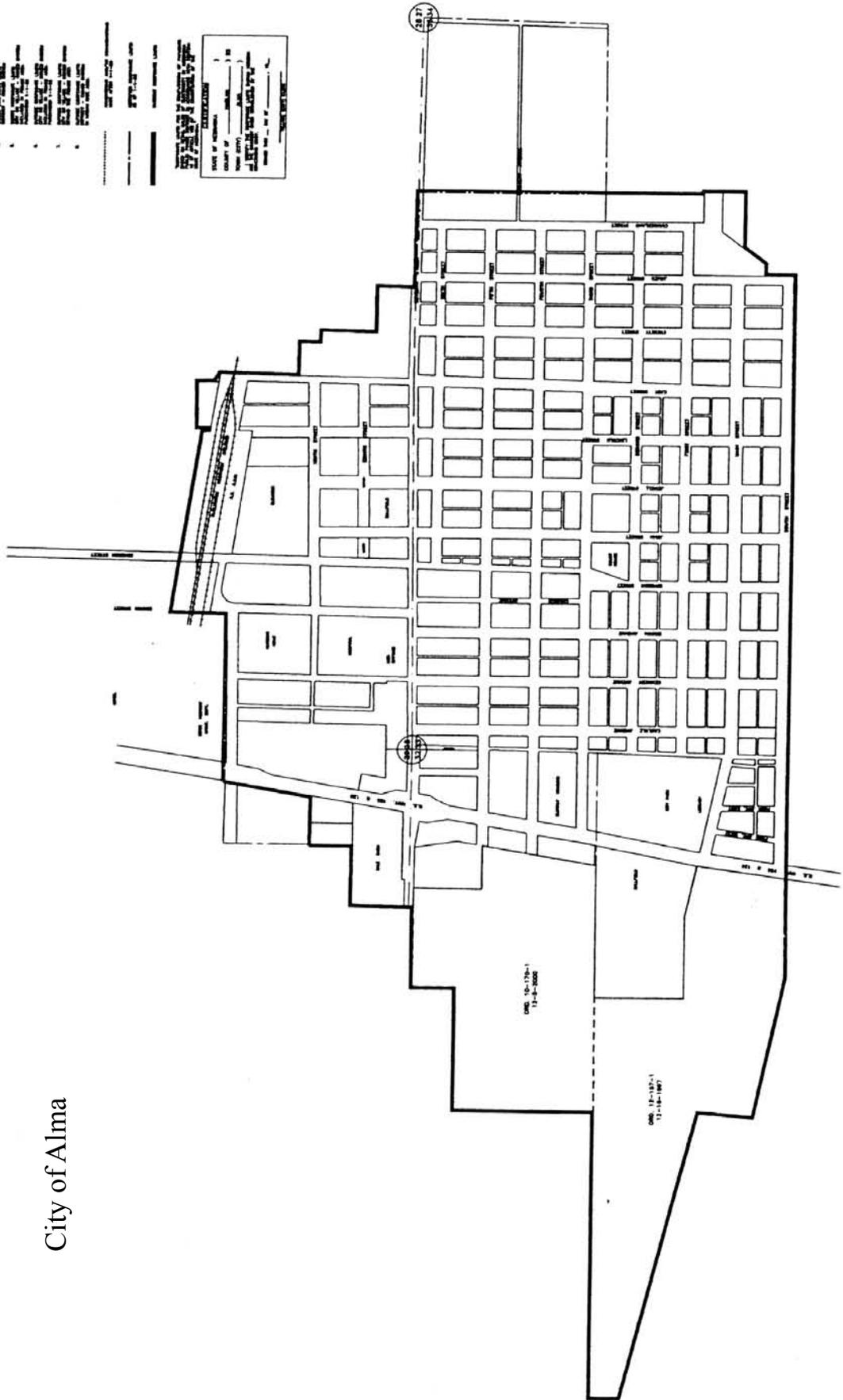
# City of Alma

## LEGEND

- 1. CITY OF ALMA
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STATE OF MICHIGAN  
COUNTY OF ALMA  
CITY OF ALMA

STATE OF MICHIGAN  
COUNTY OF ALMA  
CITY OF ALMA



## GENERAL INFORMATION

### LOCATION

Alma, the county seat of Harlan County, is located in south-central Nebraska and borders the state of Kansas. Served by U.S. Highways 136 and 183, Alma is 79 miles southwest of Hastings, 187 miles southwest of Lincoln, and 240 miles southwest of Omaha.

### POPULATION (U.S. Census)

Year	Alma	Harlan County
1970	1,299	4,357
1980	1,369	4,292
1990	1,226	3,810
2000	1,214	3,786
2006 (Est.)	1,108	3,446

### Harlan County Population by Race and Hispanic Origin, 2005 U.S. Census

White	99.6%
Black	0.1%
American Indian and Alaska Native	0.0%
Asian	0.1%
Native Hawaiian and Other Pacific Islander	0.0%
Two or more races	0.1%
Hispanic or Latino Origin	0.9%
White Persons not Hispanic	98.7%

The 2006 U.S. Census estimates 40,946 people live in Harlan County and the contiguous Nebraska counties of Franklin, Furnas, Gosper, Kearney, and Phelps as well as Norton and Phillips Counties in Kansas.



## **LOCAL ECONOMY**

Basic economic activities of Alma, a county seat town, include farming, cattle feeding, tourism, recreation, and retail sales.

Retail firms in Alma reported 2006 net taxable retail sales of \$6,850,857, while Harlan County reported retail sales of \$10,539,735. Two wholesale firms in the community distribute auto supplies and groceries.

## **ELEVATION**

Alma is 2,000 feet above sea level.

## **TOPOGRAPHY**

The terrain in the county slopes eastward and is bisected by the Republican River Valley. Harlan County is mainly farmland and native grass rangeland. Soil types consist of Holdrege Association, Holdrege-Coly-Uly Association (which occupies 78 percent of the county), Hord-Cozad-Hall Association, and the McCook-Munjor-Inavale Association.

## **HISTORY**

Prior to 1870 no permanent white settlers lived in the Republican River Valley due to the constant threat of Indian attacks. The Harlan County area was plentiful in wild game such as buffalo, elk, deer, and wild turkey. As a result, the area was prized as a hunting ground by the Otoe, Winnebago, Pawnee, and Sioux Indians. In the summer of 1869, hostile Sioux Indians attacked and killed all the members of Buck's party of the United States surveyors near the mouth of Sappa Creek. During the same summer, General Carr, accompanied by Buffalo Bill and Major Frank North and his famous regiment of Pawnee scouts, led an expedition of soldiers south from Fort McPherson and were engaged in a battle with the Sioux in the Republican River Valley. The Sioux were defeated and fled north. On July 11, 1869, General Carr's forces overtook the Sioux on the Platte River and soundly defeated them, killing all warriors and taking women and children as prisoners. Although this battle did not rid Harlan County of Indians, it removed the

threat of attack by hostile Indians and allowed white settlers to make permanent settlements.

The first group of white settlers in Harlan County in 1870 consisted of 40 men. One of these settlers, J.W. Foster, homesteaded land at the mouth of Cook Creek, just east of present day Alma. The second group of settlers from the Cheyenne, Wyoming territory arrived in the summer of 1871. In February 1872, a group of six men had selected and established the site of Alma, which was named in honor of the daughter of N. P. Cook, one of the six men who had selected this site and one of the original settlers in the new town.

Life was difficult for the settlers in the new town and tempers grew short. In the summer of 1872, a quarrel among the settlers led to the dissolution of Alma and the county seat was moved. In 1874 the Fifth District Court decided that the disputed location of the county seat should rightfully be located in Alma. As a result, the town of Alma was resurrected in 1874; however, the town did not attract new settlers nor did it prosper. In 1879 the population numbered 23 persons, and several events transpired which led to phenomenal growth and boom. First, a newspaper was established which published glowing accounts of the fertile land in the area as well as the advantages of settling in Alma. In the winter of 1879-80, the Burlington and Missouri Railroad was constructed. By January 1, 1880, Alma's population had risen to 300.

The first school in Alma Township was conducted in a sod school house. By 1881 the town had built a two-story, frame structure and in 1885 added a two-story brick building. In 1911 a public library was built with the aid of the Carnegie Foundation. Even so, pestilence, insect plagues, fires, floods, and dirt storms continued to have their effect on the town. In spite of these difficulties, Alma continued to grow.

In 1952 the Harlan County Reservoir, a man-made reservoir and dam, was completed by the U.S. Corps of Engineers. The \$45 million project provides 500,000 acre-feet of storage space reserved for flood control and 350,000 acre-feet for the purpose of irrigation.

The cornerstone was laid in 1968 for the Harlan County Hospital. The Colonial Villa nursing facility was opened in 1970.

The Hoesch Memorial Public Library, dedicated in 1978, was built in memory of

Mr. and Mrs. Karl Hoesch by their son and his wife, Mr. and Mrs. Albert Hoesch.

A building was built in 1996 to house the fire department equipment and a community room.





Scenes from Pheasant Ridge Trail

## ECONOMIC DEVELOPMENT

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### MANUFACTURERS

<u>Company/Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
ErnMe Buckle Inc. 1936	Buckles	National	1	1	None
Fur and Leather Creations 2004	Fur & leather products	Regional	0	1	None
Harlan County Journal 1879	Commercial printing & weekly newspaper	Regional	2	3	None
Wells Brothers Inc. 2007	Concrete	Local	3	0	None

### MAJOR NONMANUFACTURING EMPLOYERS (employing 8 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Agri Co-Op*	Elevator & farm supplies	10	2	None
Alma Public Schools	Education	21	34	NSEA
City of Alma	Government	9	2	None
Colonial Villa Good Samaritan Center*	Nursing home	5	81	None
Harlan County	Government	23	21	AFSCME
Harlan County Hospital*	Medical	11	62	None
Hillcrest Terrace	Assisted living	1	7	None
Hogeland's Market*	Grocery	14	14	None

\*Includes part-time employees

**OTHER MAJOR AREA EMPLOYERS** (employing 100 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
<b>Holdrege, 24 miles</b>				
Agri Co-Op	Mixed grain feed & fertilizer	150 Total		None
Allmand Bros., Inc.	Floodlighting units, traffic control devices & heating units, contractor	160 Total		None
BD	Disposable medical supplies	610 Total		None
Central Nebraska Public Power & Irrigation District	Electric utility	99 7*	13 1*	IBEW
Christian Homes, Inc.	Long term care/retirement center	7	100 40*	None
City of Holdrege	Government	43 19*	14 26*	FOP, IBEW
The Connection	Inbound call center	86 Total 36* Total		None
Holdrege City Schools	Education	54	114 10*	NEA
Holdrege Memorial Homes, Inc.	Long term care/retirement center	6 4*	80 55*	None
Kayton Electric, Inc.	Electrical contractor	140	10	None
Phelps Memorial Health Center	Medical	23	123 45*	None
<b>Kearney, 60 miles</b>				
Baldwin Filters Manufacturing Co.	Oil, air & fuel filters	417	316	None
Bob's Superstore	Grocery	20 25*	21 40*	None

\*Part-time and/or seasonal

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
The Buckle	Retail clothing	66 44*	160 119*	None
Builders How-To Warehouse	Building supplies	55 25*	15 10*	None
Cabela's Inc.	Catalog sales	81 59*	133 129*	None
Chief Industries, Inc. Agri/Industrial Division	Grain drying equipment, correctional equipment	136 5*	19 2*	None
Coleman Powermate	Generators	226 1*	105 2*	None
Cash-Wa Distributing	Food distribution	221 21*	33 10*	None
Chartwells Food Service	Contract food service	9 58*	47 54*	None
City of Kearney	Government	180 9*	41 15*	None
Community Action Partnership of Mid Nebraska	Community services	23 11*	55 21*	None
County of Buffalo	Government	118	99	None
Eaton Corp.	Automotive valves & forged gears	571	112	None
Good Samaritan Health Systems	Medical	168 61*	716 622*	None
Holiday Inn	Lodging/dining	31 38*	61 90*	None
Kearney Clinic	Medical	20 1*	116 56*	None

\*Part-time and/or seasonal

<b><u>Employer</u></b>	<b><u>Type of Activity</u></b>	<b>Employees</b>		<b><u>Union</u></b>
		<b><u>Male</u></b>	<b><u>Female</u></b>	
Kearney Family YMCA	Health club/daycare	5 27*	14 87*	None
Kearney Public Schools	Education	138 11*	412 108*	KEA, NSEA
Marshall Engine, Inc.	Rebuilt engines	112 1*	30 2*	None
Monsanto/Dekalb Genetics	Seed corn production	29 95*	7 80*	None
Morris Publishing Group	Cookbooks, printing	81 2*	137 16*	None
Nebraska Public Power District	Electric utility	81	19	None
Platte Valley Medical Group	Medical	15	90 15*	None
Platte Valley State Bank	Financial	27 5*	64 14*	None
St. Luke's Good Samaritan Village	Care home	5 3*	41 51*	None
Target	Retail, discount	4 22*	21 57*	None
University of Nebraska at Kearney	Education	325 350*	373 613*	NSEA
Wal-Mart	Retail, discount	140 56*	225 65*	None
West Company	Pharmaceutical stoppers & closures	136	95 1*	None
Youth Rehabilitation & Treatment Center	Education	110 7*	36 8*	SCATA

\*Part-time and/or seasonal

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		
		<u>Male</u>	<u>Female</u>	<u>Union</u>
<b>Phillipsburg, KS, 26 miles</b>				
Brooke Financial Services	Insurance customer service & accounting	184 Total 9* Total		None
Phillips County Hospital	Health care	11 5*	87 52*	None
Phillipsburg Public Schools	Education	135 Total		None
Tamko Asphalt Products	Roofing products	170 Total		None

\*Part-time and/or seasonal

## **ECONOMIC DEVELOPMENT ORGANIZATIONS**

The Alma Development Corporation and the Alma Chamber of Commerce work with the city for industrial development in the community. The Alma Development Corporation is a nonprofit corporation with 46 members. Money is raised from an initial fund drive and will be raised as needed. The corporation purchased a three-acre tract for a Ford garage in 1997.

In 2006 the Alma Development Corporation was instrumental in recruiting a dentist and staff. The dental clinic opened in 2007.

The Furnas/Harlan Partnership was formed in 2003 with the signing of inter-local agreements between the communities of Cambridge, Holbrook, Arapahoe, Beaver City, Hendley, Oxford, Alma, Ragan, Orleans, and the county governments of Furnas and Harlan County, as well as Twin Valleys Public Power District. Of these governmental entities, there are five towns, two county governments, and Twin Valleys Public Power District that are financially supporting the Furnas/Harlan Partnership, which has a coordinator/director.

The price of industrial land ranges from \$500 to \$7,000 per acre.



Super 8 Motel



Hoagland's Market



Joe Camera



Flower Patch Floral Shop



Pizza Hut



Subway

# LABOR

## LABOR SUPPLY

A. Employment in the Alma labor market, which is defined as the whole of Harlan County and the total labor market consisting of Harlan County and the contiguous Nebraska counties of Furnas, Gosper, Phelps, Kearney, and Franklin. Figures for Norton and Phillips counties in Kansas were not available. Twelve-month average (October 2006 through September 2007).

<u>Nonfarm Employment</u> (wage and salary workers)	<u>Harlan County</u>	<u>Total</u>
Goods-Producing (Manufacturing, Natural Resources & Construction)	55	1,576
Trade, Transportation, Warehousing & Utilities	238	2,058
Retail Trade	119	(D)
Information	(D)	(D)
Financial Activities	61	505
Professional & Business Services	(D)	(D)
Education & Health Services	(D)	(D)
Leisure & Hospitality	78	(D)
Other Services	18	(D)
Government	275	2,694
<b>TOTAL NONFARM WAGE AND SALARY WORKERS</b>	<b>842</b>	<b>10,117</b>
Farm Employment	389	3,128
<b>TOTAL EMPLOYMENT</b>	<b>1,712</b>	<b>15,935</b>
B. Commuting Out of County	545	N/A
C. Unemployment	49	420
<b>TOTAL LABOR FORCE</b>	<b>1,760</b>	<b>16,356</b>
D. Estimated number of homemakers, seasonal and part-time workers, and workers who would shift from low-paying jobs who could be expected to work for industry.	50	
E. Estimated number of county high school graduates annually	35	
<b>TOTAL POTENTIAL LABOR SUPPLY (B, C, D &amp; E)</b>	<b>679</b>	

(D) Data not available due to disclosure suppression.

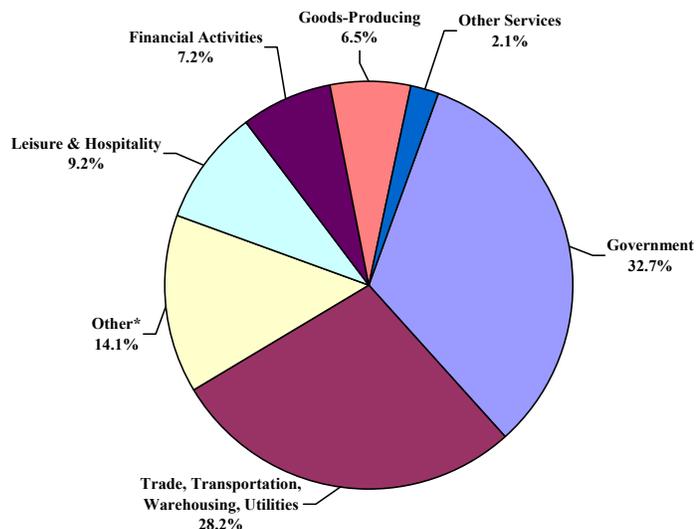
Source: Nebraska Workforce Development

U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2003

U.S. Census

Alma is willing to conduct a labor survey for a prospective industry.

**NONFARM WAGE AND SALARY EMPLOYMENT  
HARLAN COUNTY  
12-MONTH AVERAGE  
OCTOBER 2006 TO SEPTEMBER 2007**



\*Other includes Information, Professional & Business Services, and Education & Health Services

## POPULATION DATA

	2000			2005		2006
	Density/ Sq. Mile	% High School Graduate or Higher	% Bachelor's Degree or Higher	Median Household Effective Buying Income	% 65 Yrs. & Over	Median Age
Harlan Co.	6.8	85.8	15.3	\$29,497	23.3	46.9
Nebraska	22.3	86.6	23.7	\$36,910	13.3	36.0
U.S.	79.6	80.4	24.4	\$39,324	12.4	36.4

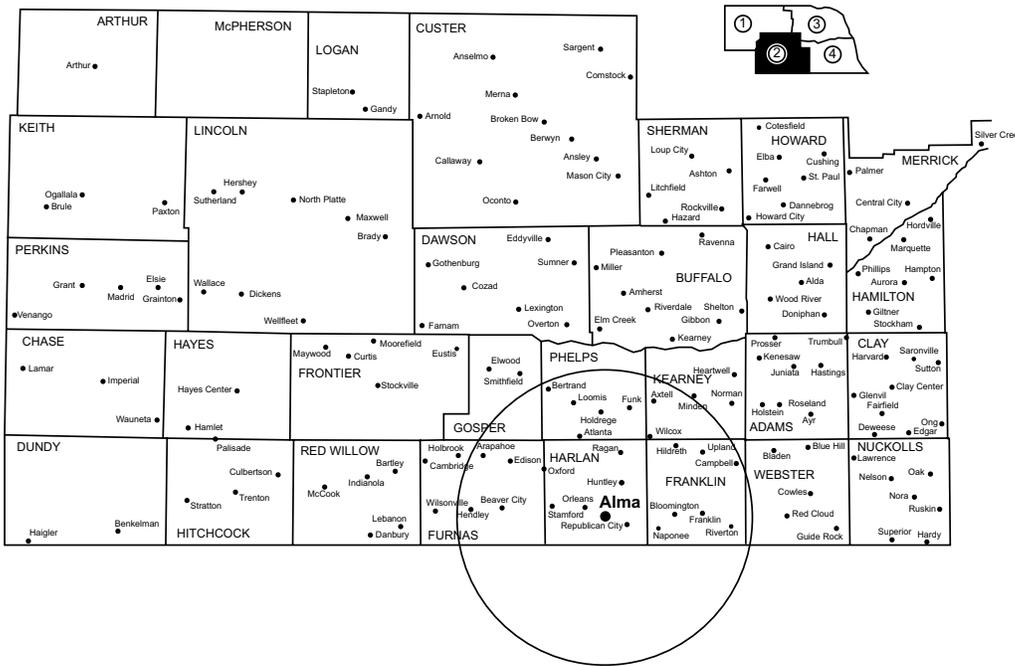
Harlan County had 2,614 eligible voters in 2004; 74.6 percent voted in the national election compared to 68.3 percent in Nebraska.

Source: U.S. Census, [www.census.gov](http://www.census.gov)

Sales and Marketing Management, 2005

Statewide General Election 2004 Results, [www.sos.state.ne.us/elec/canvass/general2004/General2004](http://www.sos.state.ne.us/elec/canvass/general2004/General2004)

## LABOR POTENTIAL IN THE ALMA AREA



## POPULATION DATA U.S. Census Estimates

2006 Estimate		
City of Alma	—	1,108
Harlan County	—	3,446
30-Mile Radius	—	27,005

Harlan County Population by Age/Gender, 2006		
<u>Ages</u>	<u>Male</u>	<u>Female</u>
18-24	127	117
25-44	325	298
45-64	548	484

## UNIONIZATION

Nebraska has a right-to-work provision in its constitution. In 2004, 10.8 percent of Nebraska's manufacturing workers were members of labor unions compared to a national figure of 12.9 percent. Union membership in Nebraska is concentrated in the railroad and packinghouse industries.

Labor organizations operating in Alma:

<u>Company</u>	<u>Union</u>
Alma Public Schools	Nebraska State Education Association
Harlan County Road Department	American Federation of State, County & Municipal Employees

It is estimated that 5 percent of the total nonagricultural labor force in Alma is unionized. There have been no known strikes.

## WAGES

<b>Occupation Title</b>	<b>Hourly Wage (\$)/Percentile</b>		
	<b>10th</b>	<b>50th</b>	<b>90th</b>
<b>Professional</b>			
Accountants & Auditors	17.79	25.18	39.77
Engineers			
Civil Engineers	17.10	27.55	40.52
Electrical Engineers	21.06	34.64	47.95
Industrial Engineers	19.90	27.96	37.95
Mechanical Engineers	22.48	32.07	41.68
Computer Programmers	14.65	21.21	30.22
Computer Systems Analysts	17.17	26.78	40.13
Registered Nurses	18.06	23.71	31.52
<b>Retail</b>			
Hotel, Motel & Resort Desk Clerks	6.27	8.23	10.62
Retail Salespersons	6.18	8.65	17.81
Truck Drivers-Light or Delivery Services	7.22	10.41	18.29
Driver/Sales Workers	6.36	9.71	21.74
Stock Clerks & Order Fillers	6.64	9.86	15.19
Shipping, Receiving & Traffic Clerks	8.26	12.41	17.52
<b>Clerical</b>			
Bookkeeping, Accounting & Auditing Clerks	8.23	12.49	18.24
Customer Service Representatives	6.76	10.55	18.02
Data Entry Keyers	8.06	9.72	13.44
Secretaries, excl. Legal, Medical & Executive	8.00	11.13	15.67
Office Clerks, General	6.62	10.06	14.63
Receptionists & Information Clerks	6.52	9.22	13.81
Telemarketers	5.95	7.74	12.67

\*Wage information taken from Balance of the State (nonmetropolitan areas)

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
<b>Unskilled</b>			
Laborers & Freight, Stock & Material Movers, Hand	6.78	9.94	14.69
Packers & Packagers, Hand	6.46	9.49	13.11
Assemblers & Fabricators, All Other	9.54	11.30	14.48
Nursing Aides, Orderlies & Attendants	8.22	10.22	12.42
<b>Semi-Skilled</b>			
Industrial Truck & Tractor Operators	9.82	12.55	18.40
Truck Drivers, Heavy or Tractor-Trailer	8.07	14.40	24.65
Maintenance Workers, Machinery	9.72	12.36	16.35
Machine Operators			
Drilling & Boring Machine Tool Setters/Oper.*	9.18	15.23	18.56
Milling & Planing Machine Setters/Oper.*	10.28	13.39	16.52
Grinding, Lapping, Polishing & Buffing Mach. Oper.	9.92	11.57	14.36
Cutting & Slicing Machine Setters/Oper.	9.51	11.23	16.44
Cutting, Punching & Press Machine Setters/Oper.	9.75	12.72	17.73
Multiple Machine Tool Setters/Oper.	11.37	14.09	18.82
<b>Skilled</b>			
Automotive Service Technicians & Mechanics	9.85	14.21	22.45
Electricians	12.12	16.48	22.28
Industrial Machinery Mechanics	14.96	17.54	24.48
Machinists	10.29	13.90	19.94
Tool & Die Makers	12.77	22.67	29.75
Welders, Cutters, Solderers & Brazers	10.43	14.58	21.67
Welding, Soldering & Brazing Machine Setters*	10.63	13.95	18.65
<b>Technical</b>			
Electrical & Electronic Engineering Technicians	17.43	24.71	32.33
Medical & Clinical Laboratory Technologists	14.00	22.51	29.85
Computer Operators	9.96	13.33	17.57

\*Wage information taken from Balance of the State (nonmetropolitan areas)

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, Third Quarter 2007 wage estimates, All Industries, Central Region, [www.dol.state.ne.us/Lmiwages/toc000.htm](http://www.dol.state.ne.us/Lmiwages/toc000.htm)

Production workers are, for the most part, paid on a straight-time basis.

## FRINGE BENEFITS

Local industries estimate fringe benefits to range from 3 to 10 percent of wages.

# TRANSPORTATION

## RAILROADS

Alma is served by a branch line of the BNSF Railway Company with three to five freight trains weekly. Switching is performed by train crews as needed.

Amtrak provides Holdrege, 24 miles southeast of Alma, with rail passenger service east to Chicago and west to Denver and San Francisco/Oakland. The Superliner features a lounge car, coach and first-class accommodations, dining car services, and checked baggage service from most cities. Travel time is 14 1/4 hours to Chicago and 44 hours to the West Coast. Amtrak has one train each way daily.

## MOTOR

### Highways

U.S. Highway 183 (north-south) and U.S. Highway 136 (east-west) intersect in Alma. There are no local load restrictions. Interstate 80 (east-west) is 41 miles north and Interstate 70 (east-west) is 90 miles south of Alma.

Highway mileage to major cities:

Destination	Mileage
Lincoln	187
Omaha	240
Chicago	704
Dallas	629
Denver	383
Detroit	971
Kansas City	320
Los Angeles	1,396
Minneapolis	615
New York	1,477
St. Louis	573
San Francisco	1,513
Sioux City	334

## Trucklines

More than 8,000 licensed motor carriers with worldwide connections are based in Nebraska and serve businesses throughout North America.

## Bus Line

Senior Citizens Bus, owned and operated by the Harlan County Senior Center, serves senior citizens in Harlan County.

## AIR

The Alma Municipal Airport has a 3,280-foot sod runway. The elevation at the airport is 2,070 feet, the latitude is 40°04'63"N, and the longitude is 99°16'19"W.

Alma Municipal Airport completed a paved apron/taxiway and fuel project in 2007. A lighting project is planned for 2008.

Scheduled air service is available at the Kearney Municipal Airport, 60 miles (60 minutes) north and at the Central Nebraska Regional Airport, Grand Island, 100 miles (120 minutes) northeast of Alma.

Airlines serving these locations:

Airlines	Flights Daily	Destination
<b>Grand Island</b>		
U.S. Airways	3	Kansas City
Express	3	Omaha
<b>Kearney</b>		
Great Lakes Airlines	3	Denver

Central Nebraska Regional Airport has two paved and lighted runways (7,001' and 6,608'), aircraft maintenance, hangars, fuel, and free parking. There are 48 private planes hangared at the airport. Rental cars are also available. The elevation at the airport is 1,847 feet, the latitude is 40°58.05'N, and the longitude is 98°18.58'W.

The Kearney Municipal Airport provides passenger, air freight, and air express services. The two lighted, hard-surfaced runways include No. 18/36 at 7,100 feet and No. 13/31 at 4,500 feet. Facilities include pilot's lounge, aircraft maintenance and repair, refueling, pilot training, charter, air ambulance, agriculture crop spraying, hangar storage, tie down, and other services. Four of the 64 private planes hangared at the airport are available for charter. The

elevation at the airport is 2,131 feet, the latitude is 40°43'29"N, and the longitude is 99°00'19"W.

Public ground transportation is available via rental cars, motel shuttles, and taxi. Free Internet access is available at the terminal.

## **WATER**

There is no nearby water transportation.



Twin Valleys Public Power District  
Nebraska Public Power District

# UTILITIES

## ELECTRICITY

Nebraska Public Power District (NPPD) operates the city-owned electrical distribution system in Alma. A Twin Valleys Public Power District 69 kV line extends 10 miles to NPPD's Orleans 115/69 kV substation and connects the Alma distribution system to the statewide grid system. The NPPD 69 kV substation has a 5,000/6,250 kVA, 69/4.16 kV transformer, which serves the city's needs. The distribution voltage is 4,160 kV.

### BASE ELECTRIC RATES

Summer bills run from June–September.  
Winter bills run from October–May.

### Residential Service, Electric Water Heat: (effective 2/1/03)

<b>Customer Charge:</b> \$13.00 per month		
<b>Summer</b>	<b>Winter</b>	
8.51¢	6.26¢	per kWh for the first 750 kWh used per month
6.98¢	3.74¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge, subject to applicable Base Rate adjustments		

This rate is subject to application of Retail Production Cost Adjustment (PCA).

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

### General Service: (effective 2/1/03)

<b>Customer Charge:</b>		
Single Phase		\$15.00 per month
Three Phase		\$18.50 per month
<b>Summer</b>	<b>Winter</b>	
9.72¢	7.56¢	per kWh for the first 1,000 kWh used per month
7.75¢	5.62¢	per kWh for the next 2,000 kWh used per month
7.75¢	5.02¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge, subject to applicable Base Rate adjustments		

This rate is subject to application of Retail Production Cost Adjustment (PCA).

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

### Commercial Electric Space Heating: (effective 2/1/07)

<b>Customer Charge:</b>		
Single Phase		\$32.50 per month
Three Phase		\$37.50 per month
<b>Summer</b>	<b>Winter</b>	
8.74¢	5.42¢	per kWh for the first 200 kWh per kW of demand used per month
3.40¢	2.22¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge, subject to applicable Base Rate adjustments		

This rate is subject to application of Retail Production Cost Adjustment (PCA).

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

**General Service Demand:** (effective 2/1/07)

<b>Customer Charge:</b>		
Single Phase		\$65.00 per month
Three Phase		\$75.00 per month
<b>Summer</b>	<b>Winter</b>	
8.71¢	5.90¢	per kWh for the first 200 kWh per kW of demand used per month
3.25¢	2.35¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge, subject to applicable Base Rate adjustments		

This rate is subject to application of Retail Production Cost Adjustment (PCA).

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations. This rate is also subject to various adders and discounts depending upon the customer's requirements, metering, etc.

NPPD has off-peak and load management rates available to qualifying customers.

**Sample Cost per kWh:**

kW	kWh	Annual Average ¢/kWh <sup>1</sup>
100	30,000	6.86
100	36,000	6.25
300	90,000	6.66
300	150,000	5.27
500	150,000	6.62
500	180,000	6.05

<sup>1</sup>Includes Lease Payment and Gross Revenue Tax.

**High Tension Service:** (effective 2/1/07)

<b>Customer Charge:</b> \$250.00 per month		
<b>Monthly Demand Charges</b> (Base Rate charge per kW):		
Summer:	\$9.45 per kW of billing demand	
Winter:	\$6.00 per kW of billing demand	
<b>Monthly Energy Charges</b> (Base Rate charge per kWh):		
<u>Seasons</u>	<u>On-Peak</u>	<u>Off-Peak</u>
Summer	3.68¢	2.18¢
Winter	2.77¢	1.65¢

**Energy Time Periods** - For the monthly billing periods, the on-peak and off-peak hours for energy (all based on "Central" time) are as follows:

Energy Season	On-Peak Hours	Off-Peak Hours
Summer	10:01 a.m.–10:00 p.m. Monday–Saturday	All Other Hours
Winter	8:01 a.m.–10:00 p.m. Monday–Saturday	All Other Hours

All hours on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day shall be considered off-peak hours.

Industries must take delivery at or be adjacent to a substation and own and maintain the primary dedicated line and any other facilities beyond the substation delivery point.

This rate is subject to application of Retail Production Cost Adjustment (PCA).

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

NPPD has off-peak and load management rates available to qualifying customers.

### Sample Cost per kWh:

kW	kWh	Annual Average ¢/kWh <sup>1</sup>
150	30,000	7.80
150	100,000	4.30
500	100,000	7.14
500	300,000	4.24
1,000	200,000	7.00
1,000	650,000	4.09

<sup>1</sup>Includes Lease Payment. Does not include Gross Revenue Tax.

The ¢/kWh cost is estimated using the following assumption concerning the distribution of electricity use during on-peak and off-peak periods.

<u>Seasons</u>	<u>On-Peak %</u>	<u>Off-Peak %</u>
Summer	46.0	54.0
Winter	54.0	45.0

Prospective customers should contact Nebraska Public Power District, (877) ASK-NPPD or (877) 275-6773, [www.nppd.com](http://www.nppd.com), for further information regarding electric rates and service.

The Twin Valleys Public Power District, a wholesale power customer of Nebraska Public Power District, serves the rural area surrounding Alma. For more information regarding electrical services in the Twin Valleys Public Power District service area, contact James Dietz, general manager, Cambridge, Nebraska, (308) 697-3315, [jpdietz@twinvalleysppd.com](mailto:jpdietz@twinvalleysppd.com), [www.twinvalleysppd.com](http://www.twinvalleysppd.com).

## NATURAL GAS

The city of Alma distributes natural gas within the community. Kinder Morgan is the pipeline supplier. The pressure of the four-inch pipeline serving the community is 60 pounds per square inch.

Natural gas is available for residential and commercial uses. An interruptible supply of natural gas can be made available for industrial

uses and a firm supply of gas for industrial uses can be made available by contract.

Prospective customers should contact the Alma City Hall at (308) 928-2242 for further information regarding gas rates and services.

## OTHER FUELS

### LP Gas

LP gas is available for residential, commercial, and industrial uses at Agri Co-Op.

### Oil

Oil is available for residential, commercial, and industrial uses at Agri Co-Op.

## WATER

The municipal water system in Alma is supplied by five wells, which have an average depth of 150 feet. The system, serving 100 percent of the city's population, has a combined pumping capacity of 2,000 gallons per minute and an overhead storage capacity of 300,000 gallons. The average daily demand is 325,000 gallons, and the historic peak daily demand is 1,000,000 gallons. The system has a maximum capacity of 3,180,000 gallons per day. The static pressure as well as the residual pressure is 55 pounds per square inch.

A 150-foot well will produce 500 gallons of water per minute. The quality of the water in Alma does not necessitate a water treatment plant. Seasonal fluctuations occur in the water table, however, there are no appreciable changes.

The color of the water is clear and the hardness, in parts per million, is 188. The average tap water temperature varies from 56° in the winter to 60° in the summer.

### Chemical Analysis (parts per million)

Hydrogen Ion Concentration	7.5
Calcium	71
Total Solids	320
Magnesium	1 mg/l
Iron	Nil

Nitrate	3 mg/l
Manganese	1 mg/l
Chloride	10
Fluoride	10.2
Sulfate	14 mg/l
Total Alkalinity	249
Sodium	10 mg/l
Total Hardness	188
Potassium	9

mg/l - milligrams per liter

**WATER RATES** (effective 11/1/01)

A water connection fee of \$300.00 is charged for new service.

**Residential, Commercial & Industrial:**

Each 1,000 gallons @ \$0.90 per 1,000 gallons  
**Minimum Bill:** \$9.75 per month

**SEWERAGE**

Alma has a municipal sanitary sewerage system and a storm sewer system. A two-cell, complete retention lagoon system began operation in 1981, a lift station was completed in 1984, and an additional wastewater treatment system was completed in 1988. The daily capacity of the treatment plant, serving 100 percent of Alma's population, is 450,000 gallons. The average daily flow is 170,000 gallons and the historic peak daily discharge is 250,000 gallons.

**SEWER-USE CHARGES** (effective 10/16/03)

A \$25.00 connection fee is charged for new service.

**Residential:**

Based on average water usage (1,000 gallon increments) during the months of January, February, and March. All new customers start at \$9.17 per month.

**Commercial:**

\$6.42 for first 1,000 gallons of water used per month  
 \$0.55 per 1,000 gallons for all additional use  
**Minimum Bill:** \$6.42 per month

**SOLID WASTE DISPOSAL**

Privately owned solid waste removal services are available in Alma. The disposal site is owned by the city of Holdrege, 24 miles north of Alma, and has an estimated life of 20–25 years.

**SOLID WASTE REMOVAL RATES** (effective 1/1/06)

	<b>96-Gal. Toter Charge</b>	<b>2-Toter Charge</b>
Commercial	\$11.49	\$22.98
Residential	\$11.49	\$17.23
<b>Yard Containers</b>	<b>1 pick up per week</b>	<b>2 pick ups per week</b>
1 yard	\$27.79	\$51.47
1 1/2 yards	\$33.88	\$62.94
2 yards	\$40.79	\$71.90
3 yards	\$49.47	\$87.59
4 yards	\$62.95	\$111.28
6 yards	\$86.35	\$156.81
8 yards	\$112.37	\$211.97

**RECYCLING**

The city of Alma has recycling trailers accepting newspapers, plastics, aluminum cans, and cardboard.

# COMMUNICATIONS

## TELECOMMUNICATIONS

Frontier, a Citizens Communications Company, is the local exchange carrier for the community of Alma. The community is served by a digital, stand-alone Nortel DMS 10 switch with a fiber optic system to Kearney and copper facilities to Grand Island. Local services available include all digital phone and calling features, high speed Internet, voice mail, and T1's. Alma has free extended services to the communities of Orleans, Republican City, and Stamford, Nebraska, and Woodruff, Kansas.

### TARIFFED RATES

Residential	\$17.50
Business	\$27.50

## INTERNET

Alma has local Internet access provided by:

Company	Website
<b>Frontier</b> Services: DSL, High speed, Dial-up	<a href="http://www.frontieronline.com">www.frontieronline.com</a>
<b>Megavision</b> Services: DSL, Dial-up	<a href="http://www.megavision.com">www.megavision.com</a>
<b>Pinpoint</b> Services: Dial-up, Cable modem	<a href="http://www.pnpt.com">www.pnpt.com</a>

## POST OFFICE

The post office in Alma has one mail receipt and one mail dispatch daily.

Postal receipts for the past five fiscal years:

Year	Receipts
2007	\$219,980
2006	\$203,282
2005	\$202,046
2004	\$209,017
2003	\$208,000

## PACKAGE DELIVERY SERVICES

Package delivery services are provided in Alma by the U.S. Postal Service. Overnight express service is available for Federal Express at Bosselman Pump & Pantry and UPS at Tripe Motor Company.

## NEWSPAPER

The Harlan County Journal with 1,023 subscribers and the Republican Valley Review are the local weekly newspapers. Daily papers delivered locally are the Omaha World-Herald and Kearney Hub.

## RADIO

Radio stations which carry local news include:

Call Letters	Frequency	Location
KUVR-FM	97.7 MHz	Holdrege, NE
KUVR-AM	1380 KHz	Holdrege, NE
KRVN-FM	93.1 MHz	Lexington, NE
KRVN-AM	880 KHz	Lexington, NE
KKAN-AM	1490 KHz	Phillipsburg, KS

## TELEVISION

Television stations carrying local news include:

Call Letters	Channel	Location
KHGI	13	Kearney, NE
KOLN/KGIN	11	Lincoln/ Grand Island, NE
KHAS	5	Hastings, NE

Cable television service is available on 25 basic channels, 3 premium channels, and 1 pay-per-view channel. Satellite service is available in Alma from Dish Network.



Frontier Communications



U.S. Post Office



Harlan County Journal

## TAX STRUCTURE

### VALUES FOR TAX LEVY PURPOSES—CITY OF ALMA

All real property is subject to tax at market value. Agricultural land is valued at 75 percent of its actual value. Personal property that is used in a trade or business and is depreciable is subject to tax at its “net book value.” All other personal property is exempt from taxation.

	Actual Valuation		
	2005	2006	2007
Real Estate	\$32,725,390	\$33,084,140	\$33,612,450
Personal Property	797,799	803,852	799,299
Special (railroad and utilities)	550,676	415,518	433,417
<b>TOTAL</b>	<u>\$34,073,865</u>	<u>\$34,303,510</u>	<u>\$34,845,166</u>

### TAX RATE (Dollars and cents per \$100 of actual value)

	2005	2006	2007
City	\$0.48718	\$0.500000	\$0.491573
County	.31484	.310904	.322349
School District	1.21334	1.199531	1.198783
Community College	.08296	.081660	.080161
Educational Service Unit	.01734	.017284	.023273
Natural Resource District	.05036	.049303	.094908
Agricultural Society	.01159	.011223	.011562
Fire District	.04521	.046059	.045093
Cemetery	.00972	.009506	.009315
<b>TOTAL</b>	<u>\$2.23254</u>	<u>\$2.225470</u>	<u>\$2.277017</u>

The 2006 tax rate for industrial sites outside the city limits is \$1.730979 per \$100 of actual value.

### CITY SALES TAX

The city of Alma imposes a 1 percent city sales tax.

### LOCAL BONDED INDEBTEDNESS

City—Revenue Bonds (as of 7/15/07)	\$390,000
City—General Obligation Bonds	None
School District (as of 8/30/07)	\$140,156
County (as of 6/07)	\$6,000,000

## CITY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 7/15/07	Interest Rate (%)	Date Due
Revenue					
Water	6/17/03	\$500,000	\$390,000	1.25–4.05	7/15/18

## SCHOOL BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 8/30/07	Interest Rate (%)	Date Due
Construction Bond	1/1/94	\$1,675,000	\$140,156	3.0–5.3	3/15/09

## COUNTY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 6/07	Interest Rate (%)	Date Due
Hospital	6/1/06	\$6,000,000	\$6,000,000	3.65–4.6	12/1/26



Harlan County Courthouse



Alma Fire Hall

## LOCAL GOVERNMENT

### COUNTY GOVERNMENT

Harlan County has 16 townships and is governed by a seven-member Board of Supervisors, who are elected by popular vote for four-year terms. The next election will be held in 2010. The actual county budget for 2007–08 is \$1,087,337.

Zoning classifications are:

- Agricultural
- Agricultural Residential
- Agricultural Rural Conservation

### MUNICIPAL GOVERNMENT

Alma, a second-class city, has a mayor-council form of government with a city administrator. The next election will be held in 2008. The actual budget for 2007–08 is \$171,360.

Municipal officials are:

Title	Term of Office
<b>Elected at Large</b>	
Mayor	4 Years
<b>Elected by Ward</b>	
Council Members (4)	4 Years
<b>Appointed</b>	
City Clerk	Indefinite
City Treasurer	Indefinite
City Superintendent	Indefinite
City Administrator	Indefinite

### FIRE PROTECTION

Fire protection is provided in the community by a 30-member volunteer fire department; 16 members are EMT certified. The department provides protection to areas outside the city limits by operating the Rural Fire District's equipment and responding to mutual aid calls.

There are 74 fire hydrants in Alma. The fire insurance classification inside the corporate limits is 7; outside it is 9. Annual expenditures for

fire protection for the past three years averaged \$16,500.

Equipment in the fire department:

Year/Make	Description
<b>City</b>	
1988 Chevrolet	750 gal./1,250 gal. per min.
1993 Chevrolet	Rescue truck
1994 Chevrolet	Equipment Suburban
1995 Ford	Ambulance
<b>Rural</b>	
1972 IHC	750 gal./500 gal. per min.
1986 IHC	1,500 gal. tanker
1988 IHC	1,500 gal. tanker
1988 Ford	250 gal. grass rig
1995 Ford	1,000 gal./1,250 gal. per min.
1996 Chevrolet	250 gal. grass rig

### LAW ENFORCEMENT

#### Police Department

The city of Alma contracts with the Harlan County Sheriff's Department for police protection.

#### Sheriff's Department

The Harlan County Sheriff's Department, located in Alma, has four sworn officers and five support personnel. The department has five patrol cars, radar, intoxilyzer, four-cell jail, computer, fax, and UHF/low band radios. The department responds to all E911 calls. Regular patrol by the Sheriff's Department provides protection to existing businesses.

Crime rates per 1,000 population, 2006:

Location	Violent Crimes	Property Crimes
Nebraska	2.8	33.4
U.S.	4.7	34.3

## State Patrol

Troop D of the Nebraska State Patrol is headquartered in North Platte, 125 miles northwest of Alma. This office covers a 23-county area with three troopers, one sergeant, and three carrier enforcement officers located in Holdrege, 24 miles north of Alma.

## STREETS

There are 13.42 miles of streets in the community, 12 miles of which are hard-surfaced with concrete, asphalt, and bituminous. There are no local load restrictions. Ninety-five percent of the streets have curbs and 75 percent have sidewalks.

Street maintenance equipment includes a street sweeper, snow plow and loader, bobcat pavement breaker, utility equipment, and tar machine.

Contemplated improvements in the next five years include curbs and gutters on Brown Street.

## BUILDING AND ZONING REGULATIONS

The Uniform Building Codes are enforced within Alma.

Local zoning classifications are:

AGR	Agriculture Residential
R-1	Single Family Dwelling
R-2	Single and Multi-Family Dwelling
R-3	Residential Mobile Home/Single & Multi-Family
CR	Conservation/Recreation
C-1	General Commercial Business
C-2	Highway Commercial
I	Industrial

## PLANNING

Alma has a five-member planning commission. Members are appointed by the city council and mayor for four-year terms.

The Comprehensive Plan for Alma and Harlan County was prepared by Hanna:Keelen Associates of Lincoln in 2003. Zoning regulations were revised in June of 2003.



Alma City Office



Alma City Auditorium

## COMMUNITY FACILITIES

### SCHOOLS AND COLLEGES

#### Alma City School System

Type of School	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Kindergarten	2	30	1:15	1:3
Elementary (1-6)	7	152	1:20	1:3
Jr.-Sr. High School (7-12)	17	162	1:10	1:3

Harlan County School District No. 2 covers 180.5 square miles and has a 2006-07 actual valuation of \$141,537,857 and an actual valuation per student of \$442,305. This Class 3, Type K-12 district is accredited by the state of Nebraska and North Central Association.

The 2006-07 school operating budget was \$3,118,500 with an average cost per pupil of \$9,103.

The elementary school has a maximum capacity of 225. The junior/senior high school, built in 1939 with an addition in 1990, has a maximum capacity of 275.

#### Test Results

Name	% Students Taking Test	Average Score
8 <sup>th</sup> Grade		
Achievement Test	100	64
ACT	70	21

It is estimated that 98 percent of the eighth grade students finish high school, 65 percent of the graduating seniors pursue a college degree, and 20 percent of the seniors enter the job market or military immediately after graduation.

Vocational courses offered in the high school include business, industrial arts, and family and consumer science. Adult education programs are available in the high school in cooperation with the Central Community College, Hastings campus.

Facilities and training are available in the public school system for the handicapped students.

#### Educational Service Unit

Educational Service Unit 11 is headquartered in Holdrege and serves seven counties including Harlan County. Services available include educational film/video library, staff development programs, special education programs, technology programs, gifted education programs, preschool programs, and school nurse.

#### Community College

Alma is part of the **Central Community College ([www.cccneb.edu](http://www.cccneb.edu))** which encompasses a 25-county area. The college is governed by an 11-member Board of Governors elected by the citizens of the counties served. Administrative offices are located in Grand Island with campuses in Hastings, Columbus, and Grand Island and off-campus centers in Holdrege, Lexington, and Kearney. Classes are available through extended learning programs in approximately 80 communities within the college's service area. During the 2006-07 academic year, 25,400 students were enrolled in Central Community College courses.

Central Community College operates a Learning Center in the Alma High School. Courses are taught on an individual basis. Materials include books, cassette tapes, slides, films, and various types of study packets. A Learning Center Manager helps students as they work through courses that pertain to a special degree with academic transfer and serves as a contact with the faculty.

#### Certificate, Diploma, and Degree Programs:

Central Community College offers 33 career and technical education programs, including more



Alma Public Schools

than 700 vocational technical and academic transfer college credit courses. Classes are offered by multiple delivery methods, including traditional lecture/lab class settings. Some of the alternative delivery methods used include:

—**Independent Study:** Allows students to work on college credit classes at their own pace, using course materials from the campuses. The staff serve as contacts between the student and campus faculty and administration.

—**Distance Learning:** Uses several state-of-the-art teaching technologies, including video conferencing, satellite broadcasts, and Internet courses to deliver college credit courses.

**Adult Basic Education Program:** This program is offered by Central Community College in cooperation with the Nebraska Department of Education and the federal government. The program is designed to provide the opportunity to gain basic education skills at no cost to the student. The program has four major components:

—Adult Basic Education for those with less than an eighth grade education.

—English as a Second Language for non-English speaking persons wishing to learn to speak, read, and write English.

—High School Completion (General Educational Development—GED) for those with less than a high school diploma.

—Living Skills for adults wishing to improve their basic life skills in consumer economics,

health, community resources, government and law, and occupational knowledge.

**Community Education Program:** Avocational/recreational courses are offered to provide students an opportunity to explore and develop skills for personal interest, leisure, and recreational activities.

**Business and Professional Training:** Central Community College is a primary source of training and education for business, industry, agricultural association, civic groups, governmental agencies, and other organizations within its 25-county service area. College staff provide expertise in their fields of study to develop and coordinate specially-tailored short courses, workshops, and seminars to meet specific training needs.

Central Community College works with area industries, retail establishments, and other agencies and organizations in delivering various training programs.

Central Community College offers 33 career and technical education programs with a focus on degree, diploma, and certificate programs requiring two years or less to complete. The college also offers an academic transfer program for students who want to complete the first two years of a bachelors degree before transferring to a four-year college or university. In addition, the college offers classes in communities throughout its 25-county service area, online learning, and training and development for businesses, industries, and other organizations.

<b>Central Community College</b>			
<b>2006–07 Academic Year</b>			
(Note: Numbers can be duplicated between award levels)			
<b>Program</b>	<b>Degree</b>	<b>Diploma</b>	<b>Certificate</b>
Academic Transfer	104	NA	NA
Agriculture	5	5	3
Associate Degree in Nursing	58	NA	NA
Auto Body Technology	6	3	97
Automotive Technology	6	6	14
Business Administration/Accounting	62	31	51
Commercial Art	5	5	11
Commercial Horticulture	8	6	17

**Central Community College  
2006–07 Academic Year**

(Note: Numbers can be duplicated between award levels)

<b>Program</b>	<b>Degree</b>	<b>Diploma</b>	<b>Certificate</b>
Construction Technology	17	18	24
Criminal Justice	4	0	0
Dental Assisting	14	11	NA
Dental Hygiene	14	NA	NA
Diesel Technology	6	5	0
Drafting	24	12	23
Electrical Technology	16	NA	2
Electronics Technology	14	7	8
Early Childhood Education	27	11	23
Health Information Management Services	9	27	11
Heating, Air Conditioning & Refrigeration	6	3	0
Hospitality Management & Culinary Arts	8	NA	2
Human Services	23	10	NA
Industrial Technology	8	6	6
Information Technology	8	17	23
Machine Shop Technology	2	3	14
Media Arts	9	12	30
Medical Assisting	16	NA	14
Medical Technology	12	NA	NA
Office Technology	28	47	46
Paralegal	4	4	5
Parts Sales & Management	3	3	3
Practical Nursing	NA	63	NA
Quality Control	2	NA	9
Welding Technology	6	6	12

**Colleges and Universities**

The **University of Nebraska at Kearney (UNK)**, [www.unk.edu](http://www.unk.edu), is a student-centered regional hub of intellectual, cultural, and artistic excellence that has been a prominent part of Nebraska’s higher education landscape for more than a century. As one of four campuses of the University of Nebraska, UNK offers access to all the opportunities of a major public university.

UNK has a wide variety of programs that lead to exciting careers, nationally-renowned faculty, and a rich and diverse campus life. But what truly distinguishes UNK is its commitment to providing an outstanding education in a small and personal

setting. It is a university that quickly transforms 6,500 students from across the globe into a close-knit, supportive community of friends. It is a place they will forever call “home.”

Founded in 1903 by the Nebraska State Legislature, the Nebraska State Normal School began classes in September 1905. In 1921, reflecting the rapid growth in enrollments and need for teachers, the name was changed to the Nebraska State Teacher College at Kearney. Then, in 1963, it became Kearney State College after comprehensive changes were made to Nebraska’s college system. On July 1, 1991, the campus joined the University of Nebraska systems and became the University of Nebraska at Kearney, beginning a new era.

Today, 6,478 undergraduate and 1,006 graduate students are enrolled in UNK's four colleges— Business and Technology, Education, Fine Arts and Humanities, and Natural and Social Sciences. Students can select from among 170 undergraduate degree options, 25 pre-professional programs, and 34 graduate degree programs. Students from all of Nebraska's 93 counties, 36 states, and 47 foreign countries are attracted to UNK's record of academic achievement. UNK is the only campus in Nebraska to participate in the National Student Exchange that allows students to attend one of 175 other universities or colleges across the continent for a semester or a year, often at UNK tuition rates. On-campus housing is available in eight traditional-style residence halls, two suite-style residence halls, two Greek complexes, and one university apartment complex.

Offering more than 160 student organizations, enriching music and performing arts programs, lively intramurals program, and an intercollegiate athletics program, UNK creates a diverse and enriching environment.

With a student-to-faculty ratio of 16:1, UNK's students benefit from more than 350 faculty members widely recognized for excellence in both scholarship and teaching. Moreover, in the last decade, the University of Nebraska at Kearney's 235-acre campus has undergone remarkable transformation, as investments totaling more than \$30 million have renovated, expanded, or refurbished every academic building, residence hall, the Nebraskan Student Union, and Foster Field. In 2006 a \$20 million project to construct four suite-style residence halls began. The project is scheduled for completion in fall 2008.

<b>Enrollment &amp; Degrees Conferred by College 2006–2007 Academic Year</b>			
<b>College</b>	<b>Enrollment</b>	<b>Degrees</b>	
		<b>Baccalaureate</b>	<b>Masters/Specialist</b>
Business & Technology	379	305	16
Education	2,778	270	177
Fine Arts & Humanities	230	192	7
Natural & Social Sciences	1,304	282	20
<b>Total</b>	<b>4,691</b>	<b>1,049</b>	<b>220</b>

#### **Other Schools**

Colleges, universities, and community colleges frequently attended by Alma High School graduates include:

<b>Community/ College or University</b>	<b>Mileage</b>
<b>Kearney</b>	60
University of Nebraska at Kearney	
<b>Hastings</b>	79
Hastings College	
Central Community College, Hastings Campus	
<b>Crete</b>	186
Doane College	

#### **Community/**

<b>College or University</b>	<b>Mileage</b>
<b>Lincoln</b>	188
University of Nebraska - Lincoln	
Nebraska Wesleyan University	
<b>Fremont</b>	234
Midland Lutheran College	
<b>Omaha</b>	241
University of Nebraska at Omaha	
<b>Chadron</b>	370
Chadron State College	



Harlan County Health System



Heartland Family Medicine P.C.



Colonial Villa Good Samaritan Center

## CHURCHES

<b>Denomination</b>	<b>Number of Churches</b>
Catholic	1
Christian (Disciples of Christ)	1
Evangelical Free	1
Free Methodist	1
Lutheran, Evangelical Church of America	1
Lutheran, Wisconsin Synod	1
United Methodist	1
Word Teaching Center	1

## HEALTH CARE

### Hospital

Harlan County Health System is a 25-bed critical access hospital in Alma. Opened in 1969, the facility is undergoing a major renovation and expansion, with completion scheduled for spring of 2008. Harlan County Health System was designated as a Basic Trauma Center by the state of Nebraska in 2006 and offers a full range of emergency services 24 hours a day. Services available include inpatient acute hospitalization, post-acute skilled inpatient care, and outpatient care. Diagnostic services available include a full service laboratory, x-ray, CT scan, diagnostic ultrasound, mammography, and vascular ultrasound, EKG, Holter monitoring, EEG, and MRI. Rehabilitation services, including physical therapy, occupational therapy, and speech therapy, are available for inpatients and outpatients. Recognized as one of the most progressive small hospitals in rural Nebraska, Harlan County Health System provides very high quality health services close to home for the residents of Alma, Harlan County, and the surrounding area.

### Clinics

Heartland Family Medicine P.C. provides primary care services with one full-time physician and a physician assistant. Visiting specialists in cardiology and vascular disease, ophthalmology, podiatry, and urology are available by appointment.

## Rescue Squad

Alma Fire & Rescue provides licensed ambulance service in Alma and the surrounding area with enhanced basic life support. Thirty pager-dispatched, volunteer firefighters (16 members are EMT certified) respond to calls with two fully equipped ambulances including defibrillators.

## NURSING HOMES

The Colonial Villa Good Samaritan Center, built in 1970, is a 56-bed facility licensed by the state of Nebraska and approved by Medicare/Medicaid. The center provides 24-hour nursing care in an “at home” atmosphere. Other services include housekeeping, laundry, social services, dietary needs, day care, rehabilitation, both long- and short-term stays, and a variety of activities. Meals-on-wheels are also provided five days a week.

## LIBRARY

The Hoesch Memorial Public Library, built in 1978, contains 12,000 items and has an average annual circulation of 20,000. Bookmobile service is available monthly by the Public Library System in Holdrege. Additional materials and services include photocopier, Polaroid cameras, cake pans, public computers, Internet access with broadband connections, and a meeting room.

## RECREATION

There is one park in Alma covering eight acres. Facilities include playground equipment, picnic tables, swimming pool, and horseshoes. School facilities include a playground, tennis court, and jogging track. Facilities for baseball and softball are located at the golf course.

### Area facilities:

- Baseball — Three diamonds
- Basketball — Hard-surfaced, lighted courts at Alma Public School playground
- Boating — Excellent boating facilities at Harlan County Reservoir

- Bowling — Bowling alley with 6 lanes
- Campgrounds — Campgrounds at Harlan County Reservoir
- Fishing — Excellent fishing at Harlan County Reservoir
- Golf Courses — Championship 9-hole grass greens course with clubhouse
- Hiking & Biking Trails — Three-mile Pheasant Ridge Trail following the shore of Harlan County Reservoir
- Hunting — Excellent hunting for ducks, geese, pheasants, quail, deer, turkeys, coyotes, rabbits, doves, and raccoons
- Swimming — Municipal pool in park
- Tennis — Two lighted, hard-surfaced courts
- Theatres — One movie theatre; one live theatre in Republican City, 6 miles

Local celebrations held annually are July 4th festivities, which include a 5K & 10K road race, parade, and Art in the Park; Harlan County Days in July or August; and Holiday Preview in November.

Summer recreation programs for youth include swimming, baseball, softball, and tennis.

Harlan County Senior Center is the focal point for noon meals (special diets provided), chore services, transportation (wheelchair lift available), legal service, information and referral, blood pressure clinic, income tax services, educational programs, employment 55+ program, contract with Social Services, green thumb program, advocate for legislative issues, silver-haired legislator, shopping assistance, nursing staff to do “in-home” assignments, and recreational activities. The center also supplies small equipment for the handicapped.

The Johnson Community Center was built with funds donated by Lela H. Johnson. The building, which houses the Alma Fire Department, is

a community center used by many different organizations.

Harlan County Reservoir, completed in 1952, has a capacity for 850,000 acre-feet of water. At normal pool level, the lake expands about 12 miles upstream and has a shoreline of 75 miles. The lake controls a drainage area of 7,169 square miles. There are 8 developed public use areas totaling about 1,450 acres. Facilities consist of access and interior roads, parking, camping spaces, picnic areas, shelters, boat-launching ramps, beaches, portable water supply, and rest rooms. Hunting, fishing, and all water sports are available.

The Harlan County Arts Council, with funding from the Nebraska Arts Council, brings a wide variety of entertainment to the community. The Arts Council presents four to five programs in a variety of arts discipline each year. The Arts Council participates with the Alma Chamber of Commerce in the promotion of Alma’s annual Fourth of July celebration. The Arts Council organizes an event known as “Art in the Park” in which 25–30 crafters and fine artists display their art under the trees of the City Park. Other events hosted by the Arts Council in conjunction with “Art in the Park” include children’s activities featuring a roving clown and musical entertainment.

The Theatre of the American West, six miles east of Alma in Republican City, provides a live dinner theatre.

## HOUSING

### New Construction

Five new homes were constructed between 2003–06 and it is estimated three will be built in 2007. The cost of new home construction average \$112 per square foot. Building permits were issued for five single-family homes during the last five years:

### Housing Market (as of 10/07):

#### Number of Homes on the Market

Single Family -

36



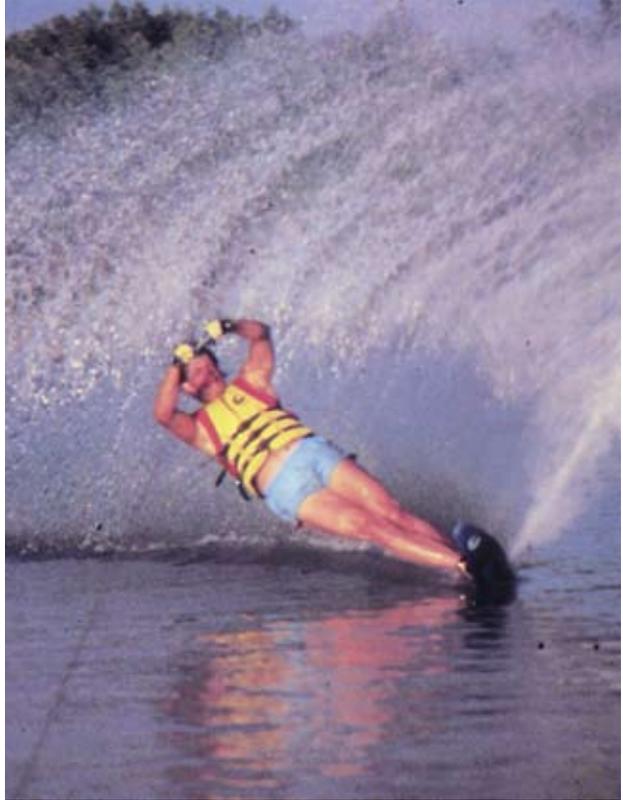
Alma City Park



Alma Swimming Pool



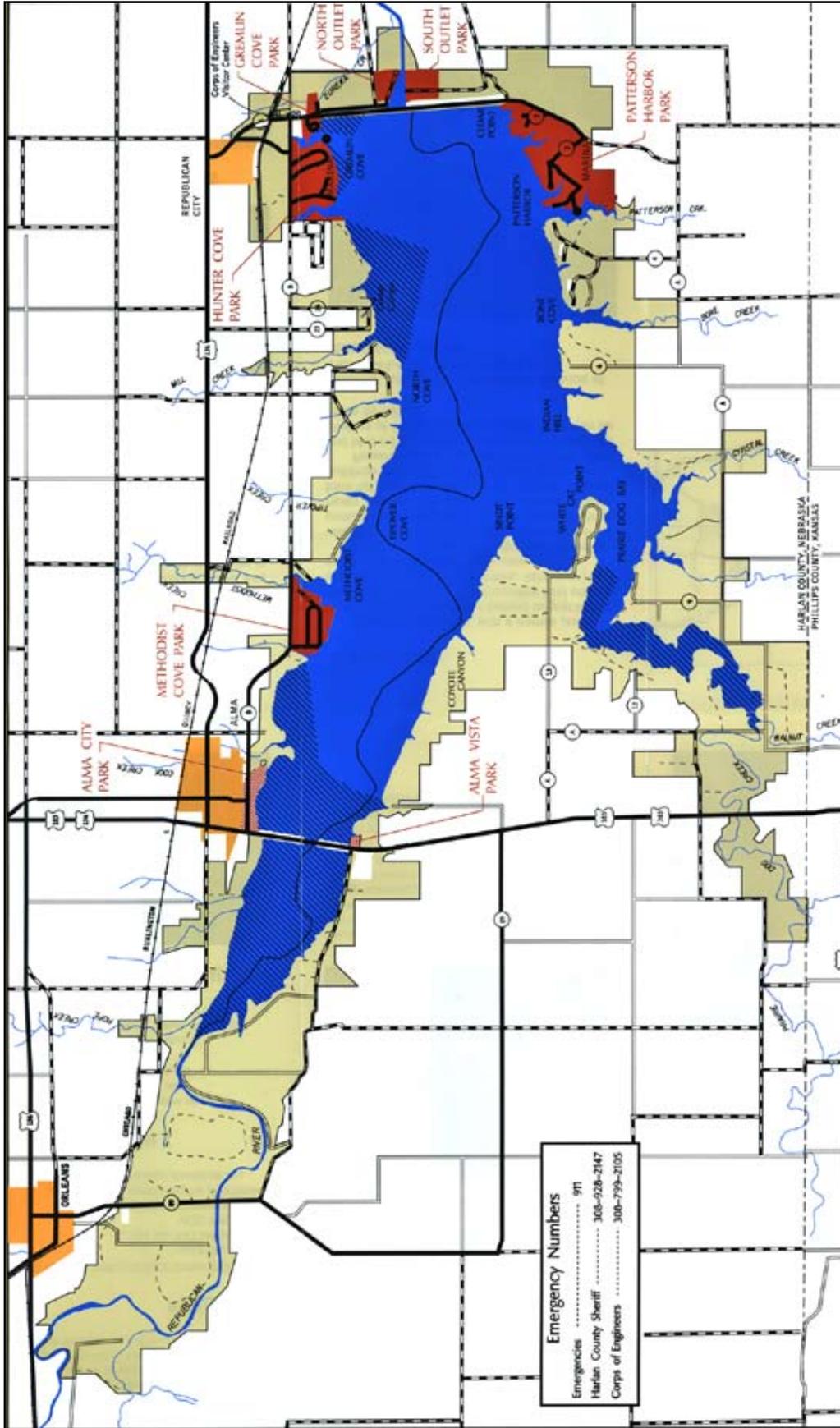
Alma Country Club



Scenes from Harlan County Reservoir



Alma RV Park



Map of Harlan County Reservoir

**Avg. Selling Prices (New and Existing)**

Single Family Home	
3,500 sq. ft. - 4 bedroom	\$170,000
2,500 sq. ft. - 3 bedroom	\$150,000
1,000 sq. ft. - 3 bedroom	\$60,000

**Number of Single Family Homes for Sale by Price (New and Existing)**

Less than \$100,000	25
\$100,001-\$150,000	8
\$150,001-\$200,000	3

**Rentals**

Apartment - 2 bedroom	\$375
Apartment Vacancy Rate	<5%

**Low Cost and/or Retirement Housing**

**Parkview Manor**, built in 1963, has 20 units for low-income families. Facilities include a community room, laundry, and office.

The **Alma Housing Authority** built a 10-unit retirement facility in 1977. Facilities include a community room, laundry, and office.

**Assisted Living**

**Hillcrest Terrace Assisted Living**, consisting of 12 units, was built in 2001. Services include 24-hour staff, daily living assistance, medication reminders, three meals per day, scheduled transportation, social, recreation, religious and physical activities, laundry, housekeeping, trash removal, utilities (except telephone), basic cable TV, and off-street parking.

**FINANCIAL**

As of January 2007:

Name	Capital		
	Accounts	Deposits	Loans
	----- thousand dollars -----		
Community Bank	\$5,536	\$44,800	\$35,042
First State Bank*	\$7,081	\$64,582	\$50,523

\*Branch location in Alma; figures represent headquarters.



Community Bank



First State Bank



Hillcrest Terrace, Assisted Living



Parkview Manor, Low-Cost Housing

## COMMUNITY SERVICES

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### PROFESSIONAL

Attorneys.....	5
Certified Public Accountants .....	2
Chiropractors.....	2
Dentists .....	1
Medical Doctors (residing in Alma)	
—general practitioners .....	1
Medical Doctors (on hospital consulting staff)	
—anesthetists .....	6
—cardiologists .....	11
—general surgeons.....	3
—neurologists .....	2
—nurse anesthetists .....	6
—ophthalmologists .....	1
—orthopedic surgeons .....	1
—pathologists .....	10
—pulmonologists.....	2
—radiologists.....	8
—urologists.....	1
—vascular surgeons.....	2
Nurse Practitioners.....	12
Nurses, Registered .....	13
Optometrists.....	1
Pharmacists .....	1
Physician Assistants.....	1
Veterinarians .....	4

### BUSINESS AND COMMERCIAL

Abstracts and Title Insurance.....	1	
Accounting/Bookkeeping Agencies.....	2	
Agricultural Implement Dealers .....	1	
Antique Shops.....	3	
Apparel Stores—combination.....	1	
—western .....	1	
—women’s .....	2	
Appliance Stores .....	1	
Auto Repair Garages.....	3	
Auto Body Repair .....	1	
Auto Supply Parts .....	1	
Automobile Dealers (new & used) .....	3	
Barber Shops.....	1	
Beauty Shops .....	7	
Bed & Breakfast.....	2	(8 rooms)
Boat Sales .....	1	
Ceramic Shops .....	1	

Contractors—carpentry.....	4	
—concrete .....	2	
—electric .....	2	
—general .....	4	
—gravel.....	1	
—plumbing.....	2	
—remodeling & repairing .....	2	
Convenience Stores.....	4	
Day Care, Licensed.....	3	
Department Stores.....	1	
Drug Stores .....	1	
Feed & Seed.....	1	
Floral Shops .....	1	
Funeral Homes .....	1	
Furniture Stores.....	1	
Gift Shops .....	2	
Grocery Stores .....	1	
Hardware Stores.....	1	
Health Clubs.....	1	
Home Health Care.....	1	
Insurance Companies .....	7	
Interior Decorating & Design .....	1	
Laundromats .....	1	
Lawn Services.....	2	
Livestock Sale Barns.....	1	
Lumberyards .....	1	
Meat Markets .....	1	
Monument Companies.....	1	
Motels .....	3	(58 rooms)
Newspapers .....	2	
Nursing Homes .....	1	
Nuts & Bolts .....	1	
Photography Studios .....	1	
Preschools .....	1	
Real Estate Firms .....	1	
Realtors .....	3	
Restaurants.....	5	
Runway Striping .....	1	
Senior Centers.....	1	
Service Stations.....	1	
Specialized Shops .....	2	
Tanning Salons.....	2	
Television & Radio Repair Shops.....	1	
Theatres.....	1	
Variety Stores .....	1	



Hoesch Memorial Public Library



Harlan County Senior Center



Johnson Community Center



Parrot Theatre



New Home Construction

## AGRICULTURE & RAW MATERIALS

### AGRICULTURE

2002 Statistics	Harlan County	State of Nebraska
Number of Farms	346	49,355
Land in Farms (acres)	308,814	45,903,116
Average Size of Farms (acres)	893	930
Market Value of Agricultural Products Sold	\$59,399,000	\$9,703,657,000
Market Value Per Farm	\$171,673	\$196,609
Total Acres Irrigated	71,750	7,625,170
Percent of Farmland Irrigated	23.2%	16.6%
<b>Five-Year Average Production of Leading Crops (2002–2006)</b>		
Hay Alfalfa (Dry)	35,894 tons	4,516,600 tons
All Wheat	1,517,160 bu.	64,954,000 bu.
Corn for Grain	10,200,720 bu.	1,166,640,000 bu.
Oats	18,240 bu.	3,794,000 bu.
Sorghum For Grain	839,860 bu.	24,064,000 bu.
Soybeans	1,843,420 bu.	212,582,000 bu.
<b>Five-Year Average Livestock Population (2003–2007)</b>		
Cattle & Calves	42,600	6,400,000

Source: National Agricultural Statistics Service, 2002–2007  
2002 Census of Agriculture

### RAW MATERIALS

Nonmetallic minerals of sand, gravel, and limestone are available in commercial quantities; however, metallic minerals are not found in the Alma area.



Republican Valley Animal Center

# CLIMATE

## TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						
	Temperature			Precipitation		Humidity*	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)	Morning	Afternoon
January	12.3	24.9	37.5	0.40	4.6	77	65
February	18.5	31.7	44.7	0.61	4.4	78	63
March	26.1	39.5	52.9	1.21	4.3	79	59
April	38.9	53.0	67.2	1.94	0.9	79	53
May	50.0	63.4	76.8	3.41	0.0	82	56
June	60.0	73.2	86.4	4.06	0.0	82	54
July	65.3	78.6	91.9	2.89	0.0	84	57
August	62.9	76.5	90.2	2.90	0.0	86	58
September	52.5	66.8	81.2	2.55	0.0	84	55
October	40.5	55.4	70.3	1.37	0.1	79	51
November	26.3	39.9	53.4	0.73	1.6	80	60
December	17.0	29.3	41.6	0.40	3.4	79	65
<b>Annual</b>	39.2	52.7	66.2	22.47	19.1	81	58

\*Recorded at Grand Island Weather Station

## FROST DATA

Average date of spring freeze probability .....	April 29
Average date of fall freeze probability.....	October 7
Length of freeze free season probability.....	160 days
Average number of heating degree days based on 65° Fahrenheit .....	5,748
Average number of cooling degree days based on 65° Fahrenheit.....	1,286
Wind speed in miles per hour (annual average).....	12
Prevailing wind direction (annual average) .....	South

Source: High Plains Regional Climate Center, University of Nebraska, 1948–1978, [www.hprcc.unl.edu](http://www.hprcc.unl.edu)