

COMMUNITY FACTS AUBURN, NEBRASKA

www.auburn.ne.gov

JANUARY 2006

POPULATION (Official U.S. Census)

	<u>2000</u>	<u>2004 Est.</u>
Auburn	3,350	3,013
Nemaha County	7,576	7,067
Labor Market	51,815	50,233

Auburn Board of Public Works
www.auburnne.net

Economic Development Department
Nebraska Public Power District
Columbus, Nebraska 68601
www.nppd.com
sites.nppd.com

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INTRODUCTION

The following pages contain basic information about Auburn, Nebraska. This material was compiled by the Auburn Development Council, the Auburn Board of Public Works, and Nebraska Public Power District in order to promote community development.

Additional and more detailed information about Auburn may be obtained by contacting any of the following:

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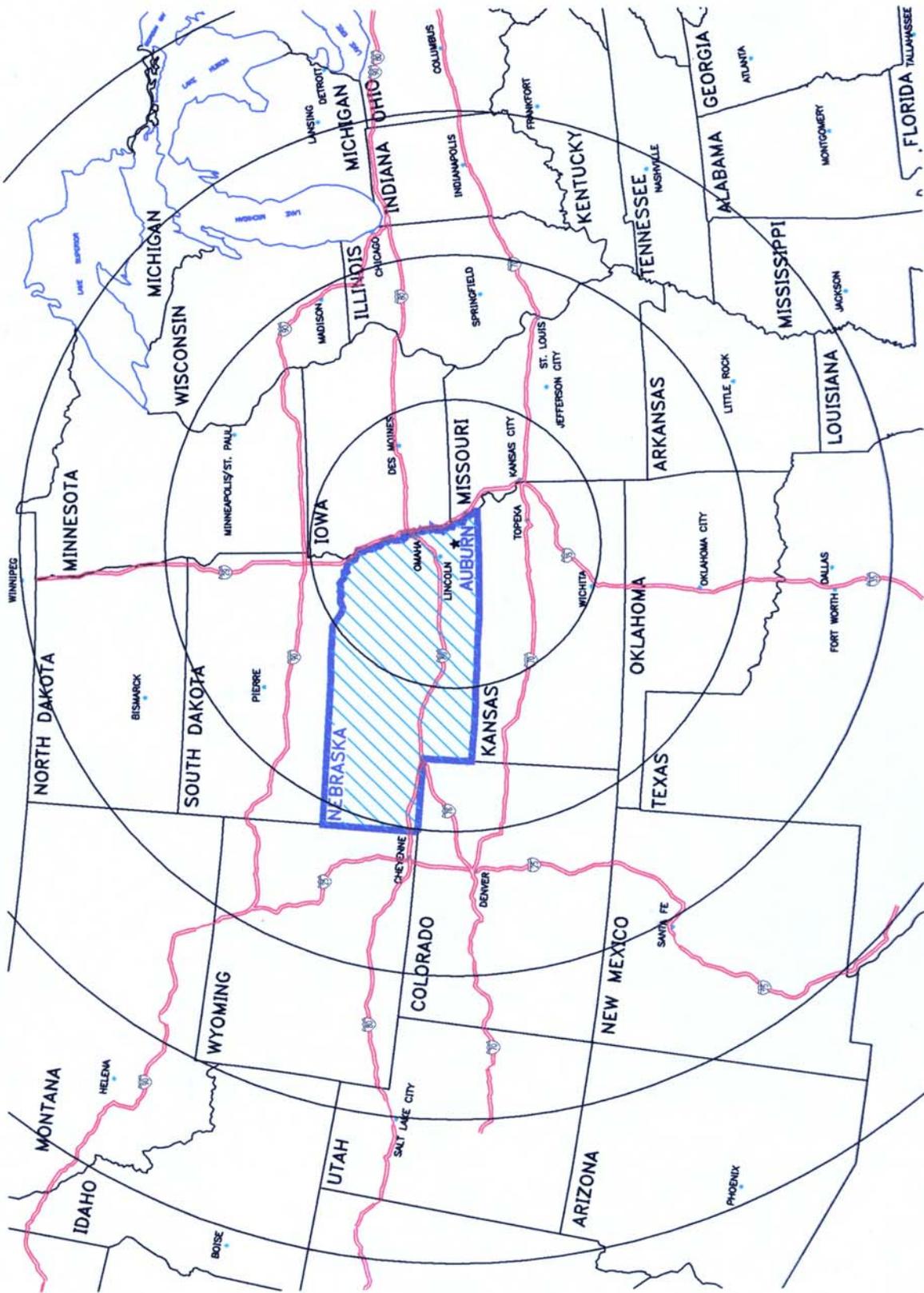
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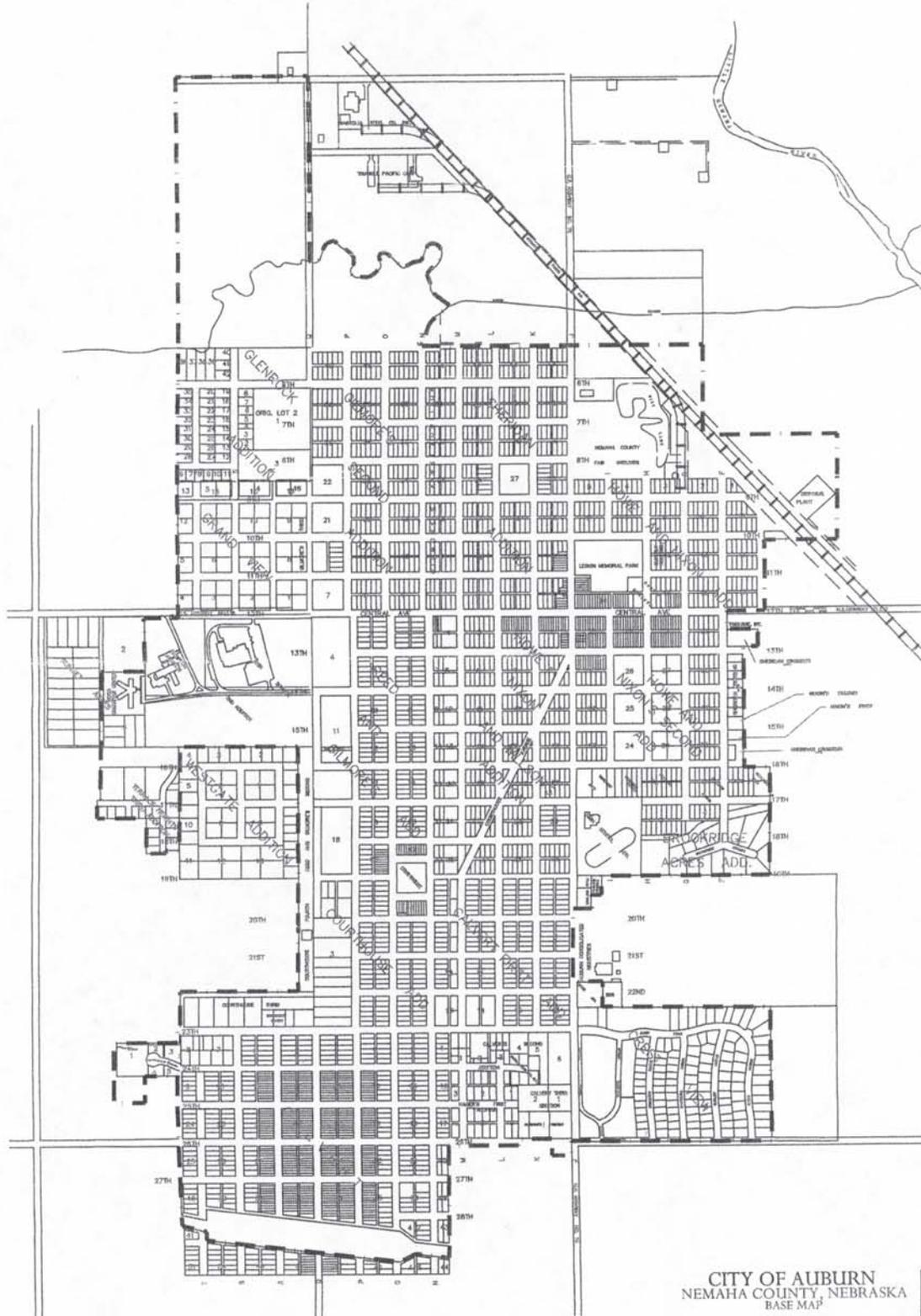
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SCALE: EACH CIRCLE REPRESENTS APPROXIMATELY 200 MILES



**CITY OF AUBURN
NEMAHA COUNTY, NEBRASKA
BASE MAP**



REVISED: C.A.D. 8/27/1981
 THIS MAP PREPARED USING INFORMATION FROM RECORDS OWNERSHIP SUPPLIED BY
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BRANCH OFFICES
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 KANSAS CITY, MO
 LOS ANGELES, CA
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 NEW YORK, NY
 PHOENIX, AZ
 SAN ANTONIO, TX
 TAMPA, FL
 WASHINGTON, DC

GENERAL INFORMATION

LOCATION

Auburn is located in Nemaha County in southeast Nebraska. The county is bordered on the east by the Missouri River. Strategically located at the intersection of U.S. Highways 136 and 75, Auburn is 15 miles west of Interstate 29 and 65 miles south of Interstate 80. Auburn is 67 miles southeast of Lincoln, 69 miles south of Omaha, and 132 miles north of Kansas City.

POPULATION (U.S. Census)

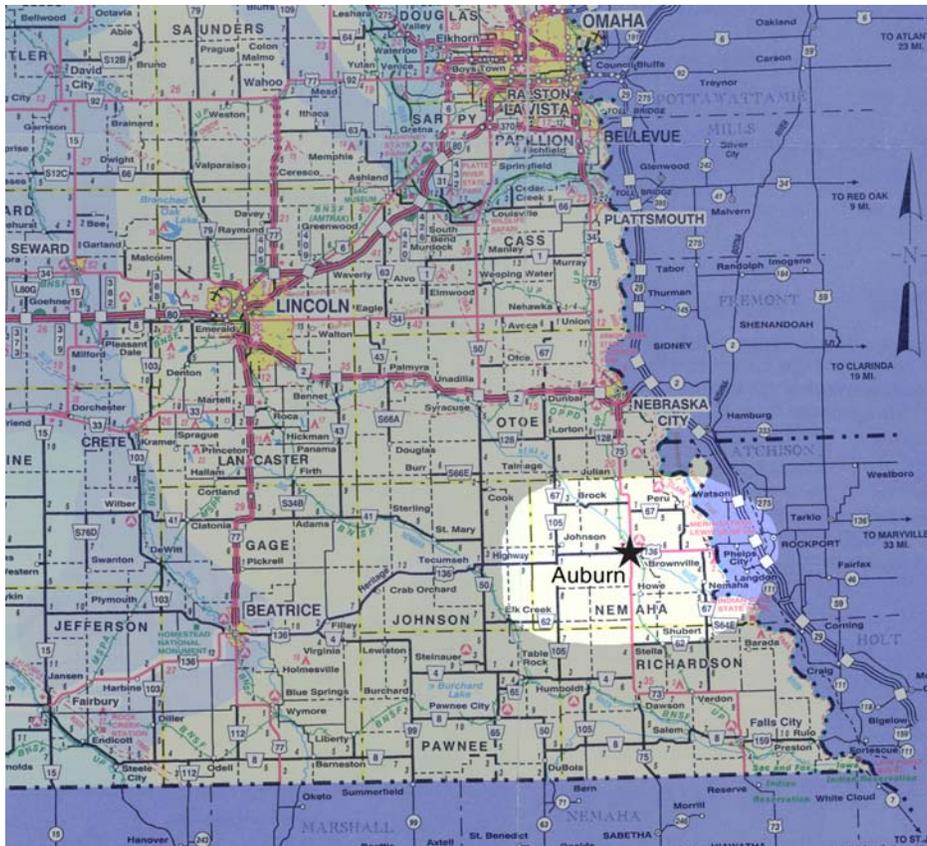
Year	Auburn	Nemaha County
1970	3,650	8,976
1980	3,482	8,367
1990	3,443	7,890
2000	3,350	7,576
2004 (Est.)	3,013	7,067

Nemaha County Population by Race and Hispanic Origin, 2000 U.S. Census

One race	7,520
White	7,394
Black or African American	27
American Indian and Alaska Native	23
Asian	45
Native Hawaiian and Other Pacific Islander	3
Some other race	28
Two or more races	56
Hispanic or Latino (of any race)	76

There are approximately 40 people in Auburn who are fluent in Spanish, 15 in German, and 5 in French.

The 2004 U.S. Census estimates 50,233 people live within Nemaha County and the contiguous Nebraska counties of Johnson, Otoe, Pawnee, and Richardson as well as Atchinson and Holt counties in Missouri.



Primary Retail Trade Area

LOCAL ECONOMY

Basic economic activities in Auburn, the county seat of Nemaha County, include farming, education, tourism, and retail sales.

The primary retail trade area extends approximately 8 miles north, 18 miles east, 13 miles southeast, and 16 miles west and contains approximately 11,750 people. Firms in Auburn with retail sales tax permits reported 2004 net taxable retail sales of \$32,009,146 while Nemaha County reported retail sales of \$36,348,272. The two wholesale firms in the community distribute frozen pork and honey.

ELEVATION

The elevation in Auburn ranges from 950 to 1,100 feet above sea level.

TOPOGRAPHY

The terrain in Nemaha County is characterized by rolling wooded hills and numerous streams. The sandy clay soil is made up of loess, alluvium, and glacial till in most of the county. Approximately eight percent of the soils formed in glacial till are located in the southeastern part of the county and the valley along the Missouri River. Drainage is good.

HISTORY

Auburn, one of the newest cities in Nemaha County, included three earlier towns within its city limits—St. George, Sheridan, and Calvert.

The 40 acres of St. George, now northeast Auburn, were platted in the 1850s. Sheridan was surveyed as a 160-acre town site in 1868, just a short distance west of St. George. Calvert began in 1881 as the result of a new railroad depot site being selected south of Sheridan. The site was selected by the Burlington and Missouri Railroad, who purchased the land and named it in honor of Thomas E. Calvert, a railroad official.

Under the leadership of Church Howe and Charles Nixon, the towns of Calvert and Sheridan incorporated into the town of Auburn on May 1, 1882. The city was named after Auburn, New York.

Auburn became the county seat of Nemaha County on February 27, 1883. Nixon and Howe sold the land for a city park for \$5,000, which now includes the memorial “Avenue of Flags” honoring all veterans from Nemaha County.

A vestige of the past, Auburn still supports two “downtown” areas—one being the courthouse square and the other in Sheridan along with the crestview business district in south Auburn.

Auburn is Nebraska’s first Tree City USA, an honor they have held since 1976.



Downtown Auburn

ECONOMIC DEVELOPMENT

MANUFACTURERS

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>	<u>Union</u>
Armstrong Cabinets 1963	Wood kitchen & bathroom cabinets	National & International	330	BC&J
Auburn Consolidated Industries, Inc. 1926	Ground & lawn maintenance equipment	National & International	240	None
Concrete Industries 1977	Ready-mix concrete	Regional	7	None
Magnolia Metals, Inc. 1962	Bronze bushings, bearings, babbits & wear plates	National & International	70	None

An announcement was made in September 2005 that E Energy Adams will build an \$85 million ethanol plant which will produce 50 million gallons of ethanol annually and employ approximately 40 people. The plant is anticipated to be operational in late summer 2006.

MAJOR NONMANUFACTURING EMPLOYERS (employing 10 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>	<u>Union</u>
Auburn Board of Public Works	Utilities	29	None
Auburn Newspaper	Weekly newspaper	10	None
Auburn Public Schools	Education	142	NSEA
City of Auburn	Government	17	None
Educational Service Unit 4	Education	10	None
Nebraska Public Power District Sheridan Training Center	Electric utility	15	None
Emergency Preparedness Center		10	None
Nemaha County	Government	48	None
Nemaha County Good Samaritan Home	Health care	75 50*	None
Nemaha County Hospital	Medical	63 42*	None

*Part-time and/or seasonal

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>	<u>Union</u>
Pamida	Retail	16	None
SunMart	Grocery	21	None
USDA Service Center	Government	12	None
United Parcel Service	Package transport service	19	Teamsters

OTHER MAJOR AREA EMPLOYERS (within 40 miles employing 100 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>	<u>Union</u>
Brownville, 11 miles Cooper Nuclear Station	Electric utility	717 22*	None
Peru, 11 miles Peru State College	Education	160 70*	NAPE/ NSCPA/ SCEA
Tecumseh, 20 miles Smart Chicken	Chicken processing	265	UNPP
Tecumseh State Correctional Institute	State prison	473	None
Nebraska City, 20 miles Ambassador Group	Health care	150	None
American Meter Company	Residential gas meters & regulators	700	None
Arbor Day Farms	Lied conference center	72	None
Arnie's Bakery Inc.	Bagels	80	None
Cargill Meat Solutions	Processed meats	415	UFCW
Nebraska City Public Schools	Education	180	NSEA
Falls City, 35 miles Community Medical Center	Medical	120	None
Falls City Public Schools	Education	150	NSEA
Pawnee City, 36 miles CJ Foods, Inc.	Premium pet food manufacturing & packaging	101	None

*Part-time and/or seasonal

ECONOMIC DEVELOPMENT ORGANIZATION

The Auburn Development Council (ADC) is the group designated by the Auburn City Council to promote economic development activity in the city of Auburn and Nemaha County. The ADC is comprised of 65 individuals, businesses, certain government entities, and associations carrying out their mission “to facilitate the retention, recruitment, and expansion of business in Auburn, Nebraska, and the surrounding Nemaha County region.”

Twelve members of the executive committee meet weekly to monitor and manage various projects. This group usually has a dozen projects under management, all intended to promote economic activity in Nemaha County. ADC owns a 24-acre industrial park in northwest Auburn and another parcel of land in the central business district.

In addition to the city of Auburn, the Auburn Development Council maintains a close working relationship with the Auburn Board of Public Works, Nemaha County Commissioners, Peru State College, the Auburn Public Schools, the Auburn Chamber of Commerce, Nebraska Public Power District, Union Pacific Railroad, and Aquila.

An announcement was made in September that E Energy Auburn will build an \$85 million plant which will produce 50 million gallons of ethanol and consume 18-20 million bushells of coia annually. The plant is expected to create 40 jobs with construction to begin in summer 2006.

Approximately 150 acres of land in and adjacent to Auburn are zoned for industry. Industrially zoned land ranges for \$2,000 to \$5,000 per acre.

INDUSTRIAL SITE AVAILABLE

Click [here](#) to go to Nebraska Public Power District’s [searchable sites and building database](#).



Armstrong Cabinets



Auburn Consolidated Industries, Inc.



Sheridan Training Center



Crestview Shopping



UPS

LABOR

LABOR SUPPLY

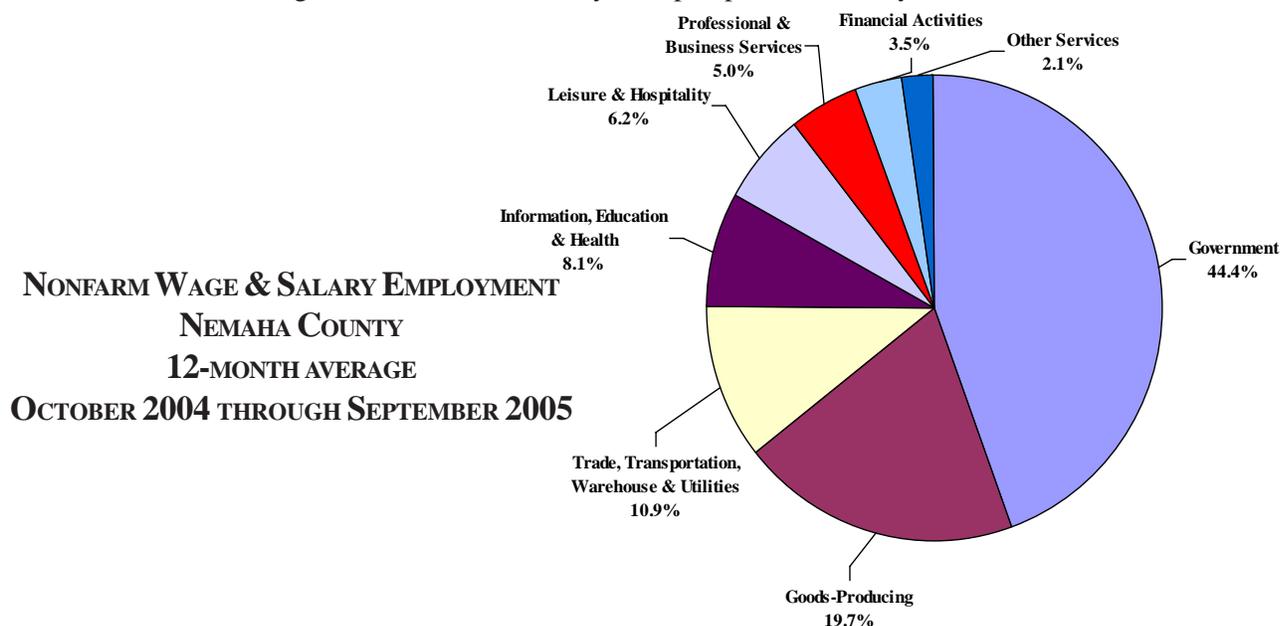
- A. Employment in the Auburn labor market which is defined as the whole of Nemaha County and the total labor market consisting of Nemaha County and the contiguous Nebraska counties of Johnson, Otoe, Pawnee, and Richardson (12-month average, October 2004 through September 2005). Data for the contiguous Missouri counties of Atchinson and Holt are not available:

	Nemaha	
	County	Total
<u>Nonfarm Employment (wage and salary workers)</u>		
Goods-Producing (Manufacturing, Natural Resources & Construction)	696	2,904
Trade, Transportation, Warehousing & Utilities	399	1,863
Information	(D)	(D)
Financial Activities	126	503
Professional & Business Services	180	(D)
Education & Health Services	(D)	(D)
Leisure & Hospitality	215	971
Other Services	73	302
Government	1,631	2,685
TOTAL NONFARM WAGE AND SALARY WORKERS	532	3,214
Farm Employment*	3,616	11,384
TOTAL EMPLOYMENT	3,546	16,506
B. Commuting Out of County	667	N/A
C. Unemployment	143	685
TOTAL LABOR FORCE	3,689	17,192
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	290	
E. Estimated number of county high school graduates annually	528	
TOTAL POTENTIAL LABOR SUPPLY (B,C,D & E)	1,628	

(D) Data withheld because of disclosure suppression.

*Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2002

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

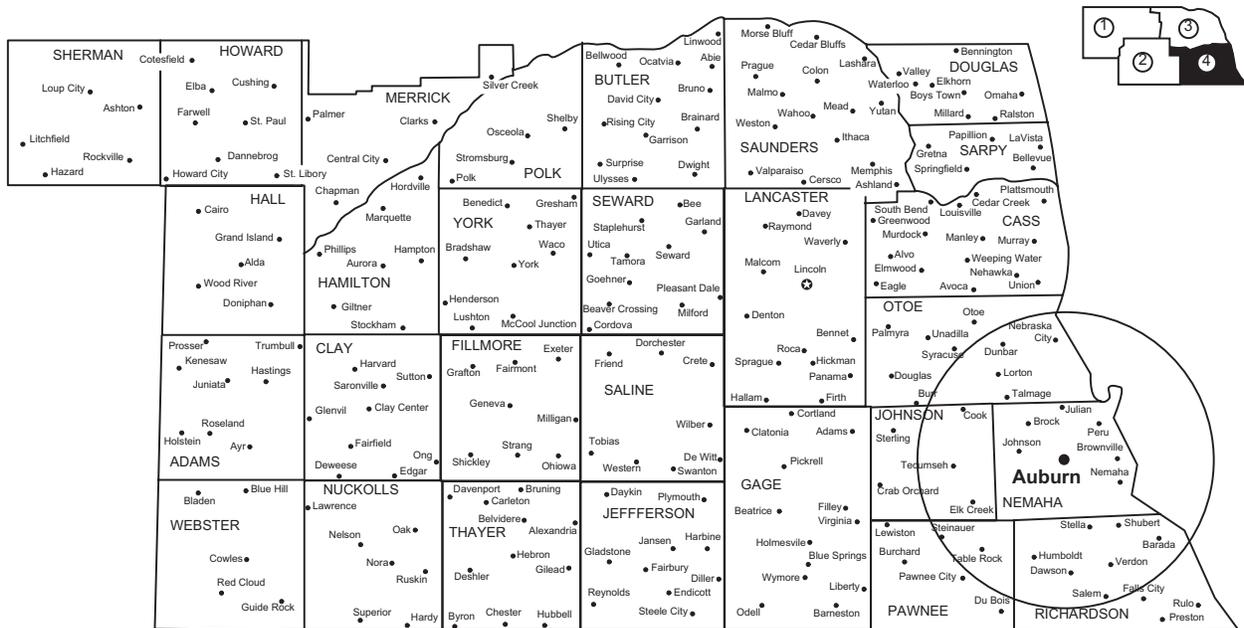


2000 POPULATION DATA						Median Household Effective Buying Income (2005)
Location	Density/ Sq. Mile	% 65 Yrs. & Over	Median Age	% High School Graduate or Higher	% Bachelor's Degree or Higher	
Nemaha Co.	18.5	18.4	39.4	85.5	22.9	\$31,746
Nebraska	22.3	13.6	35.3	86.6	23.7	\$36,910
U.S.	79.6	12.4	35.9	84.0	26.0	\$38,201 (2003)

Nemaha County had 5,146 eligible voters in 2004; 73.3 percent voted in the national election compared to 68.3 percent in Nebraska.

Source: U.S. Census, www.census.gov
 Sales and Marketing Management, 2005
 Statewide General Election 2004 Results, www.sos.state.ne.us/elec/canvass/general2004/General2004.htm

LABOR POTENTIAL IN THE AUBURN AREA



POPULATION DATA U.S. Census Estimates

2004 Estimate		
City of Auburn	—	3,013
Nemaha County	—	7,067
30-Mile Radius	—	52,372

Nemaha County Population by Age/Gender, 2004		
Ages	Male	Female
18–24	496	454
25–44	769	738
45–64	964	940

UNIONIZATION

Nebraska has a right-to-work provision in its constitution. In 2000, 13.1 percent of Nebraska's manufacturing workers were members of labor unions compared to a national figure of 14.8 percent. Union membership in Nebraska is concentrated in the railroad and packinghouse industries.

Labor organizations operating in Auburn:

Company	Union
Armstrong Cabinets	Brotherhood of Carpenters & Joiners
Auburn Public Schools	Nebraska State Education Association
Peru State College	Nebraska Association of Public Employees/ Nebraska State College Professional Association/ State College Education Association
United Parcel Services	Teamsters

It is estimated that less than one percent of the total nonagricultural labor force in Auburn is unionized. There have been no known strikes during the last ten years.

WAGES

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Professional			
Accountants & Auditors	13.16	21.07	34.10
Engineers			
Civil Engineers*	18.83	27.53	40.80
Electrical Engineers*	21.21	34.23	50.16
Industrial Engineers	21.17	32.18	51.24
Mechanical Engineers	19.67	28.40	51.42
Computer Programmers	16.80	23.70	32.58
Computer Systems Analysts	19.34	30.02	46.60
Registered Nurses	16.75	20.96	26.82
Retail			
Hotel, Motel & Resort Desk Clerks	5.70	7.42	8.86
Retail Salespersons	5.85	7.84	16.34
Truck Drivers-Light or Delivery Services	7.12	10.31	17.70
Driver/Sales Workers	5.71	8.01	21.30
Stock Clerks & Order Fillers	5.87	7.17	15.10
Shipping, Receiving & Traffic Clerks	8.67	12.27	16.13
Clerical			
Bookkeeping, Accounting & Auditing Clerks	6.82	11.38	16.48
Customer Service Representatives	6.79	11.30	19.52
Data Entry Keyers	6.15	9.28	12.57
Secretaries, excl. Legal, Medical & Executive	7.50	10.10	14.26
Office Clerks, General	5.96	8.72	12.50
Receptionists & Information Clerks	5.98	8.47	11.15
Telemarketers*	6.36	8.19	10.72

*Wage information taken from balance of the state (nonmetropolitan areas).

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Unskilled			
Laborers & Freight, Stock & Material Movers, Hand	6.76	9.61	13.50
Packers & Packagers, Hand	6.98	11.23	13.55
Assemblers & Fabricators, All Other*	7.95	10.95	13.88
Nursing Aides, Orderlies & Attendants	7.89	9.85	11.91
Semi-Skilled			
Industrial Truck & Tractor Operators	9.62	13.02	17.14
Truck Drivers, Heavy or Tractor-Trailer	9.78	14.56	20.32
Maintenance Workers, Machinery	9.62	12.32	21.45
Machine Operators			
Lathe & Turning Machine Tool Setters/Oper.	10.59	13.05	14.85
Drilling & Boring Machine Tool Setters/Oper.*	9.56	11.62	16.97
Milling & Planing Machine Setters/Oper.*	9.49	12.45	16.09
Grinding, Lapping, Polishing & Buffing Mach. Oper.	9.31	11.80	16.44
Cutting & Slicing Machine Setters/Oper.	9.11	10.55	15.25
Cutting, Punching & Press Machine Setters/Oper.	7.99	12.06	16.94
Multiple Machine Tool Setters/Oper.*	11.32	15.21	17.33
Skilled			
Automotive Service Technicians & Mechanics	7.61	10.65	19.27
Electricians	14.15	19.87	27.26
Industrial Machinery Mechanics	11.46	17.55	31.61
Machinists	12.12	16.32	21.84
Tool & Die Makers	14.15	18.43	21.65
Welders, Cutters, Solderers & Brazers	9.74	13.29	17.66
Welding, Soldering & Brazing Machine Setters	9.08	12.84	16.14
Technical			
Electrical & Electronic Engineering Technicians*	12.16	23.98	33.27
Medical & Clinical Laboratory Technologists	14.99	21.08	27.47
Computer Operators	8.48	11.66	16.42

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

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, Third Quarter 2005 wage estimates, All Industries, Southeast Region, www.dol.state.ne.us/lmiwages/toc000.htm

Production workers are paid mostly on a straight-time basis rather than an incentive basis.

FRINGE BENEFITS

Fringe benefits range from 8 to 24 percent of wages.

TRANSPORTATION

RAILROADS

Auburn is served by a main line of the Union Pacific Railroad with six freight trains daily. Local switch crews perform two switches daily.

Amtrak provides Lincoln, 67 miles northwest of Auburn, 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 service, and checked baggage service from most cities. Travel time is 11 hours to Chicago and 42 hours to the West Coast. Amtrak has one train each way daily.

MOTOR

Highways

East-west U.S. Highway 136 and north-south U.S. Highway 75 intersect in Auburn. Nebraska Highways 67 and 105 serve the remainder of Nemaha County. Local load limits are not imposed on these highways. Interstate 29 is 15 miles east and Interstate 80 is 65 miles north of Auburn.

Highway mileage to major cities:

Destination	Mileage
Lincoln	67
Omaha	69
Chicago	524
Dallas	596
Denver	553
Detroit	790
Kansas City	132
Los Angeles	1,566
Minneapolis	434
New York	1,298
St. Louis	383
San Francisco	1,682

Future highway plans include four-laning U.S. Highway 75 connecting with four-lane Nebraska Highway 2 north of Auburn.

Trucklines

Trucklines serving Auburn:

Nearest Terminal/ Company	Trucks Daily
Nebraska City, NE Can Go, Inc.	Up to 10
Humboldt, NE Pawnee Transfer, Inc.	5
Plattsmouth, NE J L N Trucking*	Varies
Louisville, NE Transwood, Inc.*	1-2
Omaha, NE Brown Transfer, Co.	1-2

*Intrastate only

There are more than 15 other trucklines within a 70-mile radius of Auburn.

Bus Line

The nearest commercial bus service is available in Lincoln, 67 miles northwest, and Omaha, 69 miles north of Auburn.

The Nemaha County Handi-Bus, operated by the Blue Rivers Area Agency on Aging, serves Auburn. Service is provided twice a month to both Lincoln and Omaha.

AIR

The Auburn Municipal Airport, located three miles east of Auburn, has a 4,000-foot lighted turf runway and a 1,060-foot turf cross runway for private aircraft. Eight hangar spaces and 100-octane low lead fuel are available at the airport. The elevation is 932 feet, the latitude is 40°23'15" and the longitude is 95°48'30". The phone number at the airport is (402) 274-9978, and the radio frequency is 122.9 MHz.

Commercial air service is available at the Lincoln Airport, 67 miles northwest (76 minutes) and Omaha's Eppley Airfield, 69 miles north (80 minutes) of Auburn. The Kansas City International Airport is 115 miles south (110 minutes) of Auburn.

WATER

Barge service is available at 10 barge terminal facilities on the Missouri River in Nebraska. These

river ports are navigable approximately eight months per year. The Brownville river port is ten miles east of Auburn. The U.S. Army Corps of Engineers maintains a 9-foot deep, 300-foot wide channel for 735 navigable miles from Sioux City to the mouth of the Missouri River. Commodities transported by towing companies are grain and grain products, fertilizer, feed ingredients, cement, rock-aggregate, and salt.



Auburn High School Stadium



Auburn High School Band

UTILITIES

ELECTRICITY

The Auburn Board of Public Works (BPW) owns and operates a distribution system and generating equipment consisting of six dual fuel (natural gas and diesel) powered generators with a total generating capacity of 18,860 kW. BPW purchases its power and energy from Nebraska Public Power District (NPPD), Western Area Power Administration, and the Nebraska Distributed Wind Generation Project at wholesale and leases 16,300 kW of its generating capacity to NPPD. The leased generation is used for peaking power on the grid system and emergency back-up power for the BPW. The plant has “black” start capability and can cover the utility’s peak load. Power is delivered to BPW by means of 69,000 volt line from either of two 115 kV substations located in southeast Nebraska. The two 115/69 kV substations are connected to the statewide power grid.

BPW provides electricity to the communities of Brownville, Johnson, and Nemaha as well as rural areas in Nemaha, Johnson, and Richardson counties in addition to serving the city of Auburn.

BASE ELECTRIC RATES (effective 2/05)

Summer bills run from June–September.

Urban Residential:

Customer Charge: \$5.62 per month
Summer
\$0.0545 per kWh for all usage
Winter
\$0.0545 per kWh for the first 850 kWh used per month
\$0.0253 per kWh for all additional use
Minimum Bill: \$5.62 per month

Urban General Service:

Customer Charge: \$11.25 per month
Summer
\$0.0603 per kWh for all usage
Winter
\$0.06030 per kWh for the first 3,500 kWh used per month
\$0.0413 per kWh for all additional use per month
Minimum Bill: \$11.25 per month

Urban General Service Demand*:

Customer Charge: \$28.69 per month
Demand Charge:
Summer
\$4.93 per kW of on-peak billing demand
\$2.46 per kW of off-peak billing demand
Winter
\$3.96 per kW of billing demand
Energy Charge:
\$0.0355 per kWh for all usage
Minimum Bill: \$28.69 per month

Sample Cost per kWh:

kW	kWh	Annual Average ¢/kWh ¹
100	30,000	5.07
100	36,000	4.82
300	90,000	5.01
300	150,000	4.43
500	150,000	5.00
500	180,000	4.76

¹Includes Lease Payment and Gross Revenue Tax.

*A Primary Service Discount is applied where the customer takes service from the Board of Public Works standard primary distribution voltage and the customer owns all transformation and electric system from the primary distribution voltage to the secondary utilization voltage level.

Industrial*:

Customer Charge: \$28.69 per month	
Demand Charge:	
Summer	
\$3.68	per kW of on-peak billing demand
\$1.83	per kW of off-peak billing demand
Winter	
\$2.76	per kW of billing demand
Energy Charge:	
Summer Winter	
\$0.0379	\$0.079 per kWh for all usage
Minimum Bill: \$28.69 per month	

*A Primary Service Discount is applied where the customer takes service from the Board of Public Works standard primary distribution voltage and the customer owns all transformation and electric system from the primary distribution voltage to the secondary utilization voltage level.

Sample Cost per kWh:

kW	kWh	Annual Average ¢/kWh ¹
500	100,000	5.35
500	300,000	4.31
1,000	200,000	5.34
1,000	650,000	4.27

¹Includes Lease Payment. Does not include Gross Revenue Tax.

For further information regarding electric rates and service, contact James Dietz, manager, Board of Public Works, Auburn, (402) 274-4981, email: jdietz@auburnne.net, or visit www.auburnne.net.

NATURAL GAS

Aquila is the retail supplier of natural gas in Auburn. Natural gas with an average value of 1,000 BTU per cubic foot is available for residential, commercial, and industrial customers for base and peak-use on a firm basis. Interruptible service is available for customers with alternate fuel capability. Annual curtailment of interruptible customers varies with the type of service selected by the customer.

Auburn is served with a four-inch line and 100 pounds of pressure by Northern Natural Gas.

Contact the Aquila Economic Development Department, (402) 437-1850 or (800) 232-2850, or visit www.aquila.com, for further information regarding gas rates and services available.

OTHER FUELS

LP Gas

LP gas is available for residential, commercial, and industrial uses in Auburn at Farmer’s Union Co-Op Supply Company, Hardware Hank, and Ferrellgas.

Oil

Oil is available for residential, commercial, and industrial uses at Farmer’s Union Co-Op Supply Company in Auburn.

WATER

The Auburn Board of Public Works operates the municipal water system, which is supplied by 11 wells with an average depth of 45 feet. The system, serving 100 percent of the Auburn’s population, has a combined pumping capacity of 1,200 gallons per minute and an overhead and underground storage capacity of 1,835,000 gallons. The system’s maximum daily capacity is 1,728,000 gallons, meeting all state and federal regulations. The static and residual pressure varies due to the hilly terrain.

The water treatment plant has a rated capacity of 1,200 gallons per minute. Water is filtered, disinfected, fluoridated, and aerated before distribution. There are two different pressure zones in Auburn. The water table has not changed significantly during the past five years nor has there been any mandatory restrictions on water usage. Groundwater is available for industrial uses. A 50-foot well will produce 50 gallons of water per minute.

The quality of water is clear and the hardness, in parts per million, is 278. The average tap water temperature varies from 58° in winter to 65° in summer.

Chemical Analysis (parts per million)

Hydrogen Ion Concentration	7.3
Calcium	77
Total Solids	348
Magnesium	ND
Iron	0.02
Nitrate	2.8
Manganese	N/A
Chloride	16
Fluoride	1.0
Sulfate	80.2
Total Alkalinity	252
Sodium	15
Total Hardness	278
Potassium	N/A

N/A - Not available
 ND - Not detected

WATER RATES (effective 2/05)

A water connection fee of \$175 is charged for new 3/4" service.

Urban Residential & Urban General Service:

\$2.72 per 1,000 gallons for all usage
Minimum Bill: Ranges from \$6.37 per month for a 1/2" meter to \$36.60 for a 3" meter

Rural Service:

\$2.72 per 1,000 gallons for all usage
Minimum Bill: Ranges from \$8.68 per month for a 1/2" meter to \$30.94 for a 2" meter

Capital improvements since 2000 include 14 blocks of new 12-inch water main with fire hydrants. This \$1.4 million project was funded by the Nebraska Department of Roads and ratepayers. Two clear well reservoirs were completed in 2004. Planned capital improvements for the next five years include new wells and pipeline. These improvements are estimated to cost \$1,550,000 and will be funded by debt and ratepayers.

For further information regarding water rates and service contact James Dietz, manager, Board of Public Works, Auburn, (402) 274-4981, email: jdietz@auburnne.net or visit www.auburnne.net.

SEWERAGE

Auburn has a municipal sanitary sewerage system and a storm sewer system. The Auburn Board of Public Works (www.auburnne.net) operates the sanitary sewer system and treatment plant. The activated sludge wastewater treatment plant, with a daily capacity of 370,000 gallons, became operational in 1966. The plant has an average daily flow of 250,000 gallons and a historic peak daily demand of 350,000 gallons.

SEWER-USE CHARGES (effective 4/05)

A sewer connection fee of \$300 is charged for new service.

Urban Residential & General Service:

Sixty-four percent of average water bill for water used in December, January, and February.
Minimum Bill: Ranges from \$4.08 per month for a 1/2–3/4" water meter to \$23.42 for a 3" water meter

Rural Service:

Sixty-four percent of average water bill for water used in December, January, and February.
Minimum Bill: Ranges from \$5.56 per month for a 1/2–3/4" water meter to \$19.45 for a 2" water meter

SOLID WASTE DISPOSAL

American Recycling and Sanitation offers both residential and commercial disposal services for the city of Auburn.

Wastes are hauled to the Loess Hills Regional Landfill in Malvern, Iowa, 64 miles from Auburn. The landfill, with an estimated life of 25 years, is

approved by the Environmental Protection Agency as a Subtitle D facility.

Allied Refuse Recycling Services in Nebraska City, Nebraska, and American Recycling and Sanitation of Rockport, Missouri, offer roll-off container service as needed.

SOLID WASTE REMOVAL RATES (effective 10/05)

Residential:

Weekly	\$12.00 per month
Bi-weekly	\$25.00 per month

Commercial & Industrial:

Rates vary

RECYCLING

Auburn has curbside collection of glass, tin, aluminum, paper, and plastic. A recycling trailer is located at the county-city chip sites, which also accepts garden waste, leaves, tree branches, and waste oil.



Auburn Board of Public Works

COMMUNICATIONS

TELECOMMUNICATIONS

Auburn receives telecommunications service from Alltel. Through its operating subsidiaries, the company provides a variety of products and services including local exchange and access service, paging, and wireless services, centrex, long distance services (outbound and 800 via T-1 or DS3 technology), telephone equipment sales and services, and data communication services. A wide variety of other value-added communications products are available, including Internet access with a local dial-up number, DSL service, fast packet services such as frame relay, fiber networks, and disaster recovery networks including SONET ring technology.

A five-year \$20.9 million program is in process to upgrade Alltel's lanline network to the single NorTel Networks switching platform throughout southeast Nebraska. Alltel has more than 1,700 miles of fiber optics to serve these switches.

Basic services provide business lines and trunks, direct in dialing (analog and digital configurations) and also include a wide variety of custom calling services (call waiting, call forwarding, and speed calling), enhanced services such as caller ID, custom ringing, and voice messaging.

Also available are digital data and high capacity T-1 and T-3 services for voice, data, interconnected via a redundant fiber optic ring network. Alltel's fiber "ring" configuration provides an alternate route protection for calls in the event of a cable cut or natural disaster. This technology coupled with signaling systems (SS7) in 74 percent of the network provides efficient call processing and the availability of enhanced services.

TARIFFED RATES (effective April 2004)

Residential Line	\$17.50
Business Line	\$27.50
PBX Trunk	\$37.50

There are two local cellular telephone towers near Auburn. Time Warner plans to offer local telephone service in 2006.

INTERNET

Internet service providers include Galaxy Network Services, (402) 362-3332; Alltel, (402) 437-7264, www.alltel.com; and Time Warner Cable, (402) 274-5072 or (800) 742-7310, www.twcnebraska.com.

Galaxy Network Services provides network services through an extensive fiber optic infrastructure providing gateways to Nebraska's largest cities of Omaha and Lincoln. Current applications offered include:

- Distance learning as well as high speed data and Wide Area Network (WAN)
- Telemedicine
- Business applications for multi-site businesses include WAN, video conferencing, four digit dialing, and high speed Internet access

Time Warner Cable's Road Runner service provides Auburn with high speed cable modem Internet access through its fiber/coax infrastructure.

POST OFFICE

House-to-house mail delivery is provided in Auburn with two mail receipts and two mail dispatches daily.

PACKAGE DELIVERY SERVICES

Overnight express service availability:

	UPS	U.S. Postal Service
Latest Pick-up Time	2:30 p.m.	6 p.m.
Earliest Delivery	4:30 p.m.	Varies
Next Day Delivery Guarantee	Yes	No
Saturday Delivery Guarantee	No	Yes

United Parcel Service operates a regional service center in Auburn and Federal Express has several drop off boxes in Auburn.

NEWSPAPER

The Auburn Newspapers is published on Monday and Thursday each week and has 2,550 publications. Other papers delivered locally

include the Lincoln Journal Star, Omaha World-Herald, and USA Today.

RADIO

Radio stations which carry local news include:

Call Letters	Frequency	Location
KLZA	101.3 MHz	Falls City
KTNC	1230 KHz	Falls City
KNCY	103.1 MHz	Auburn/ Nebraska City
KNCY	1600 KHz	Auburn/ Nebraska City

TELEVISION

Television stations carrying local news include:

Call Letters	Channel	Location
KMTV	3	Omaha
WOWT	6	Omaha
KETV	7	Omaha
KPTM	42	Omaha
KOLN/KGIN	10/11	Lincoln/ Grand Island

Time Warner Cable serves Auburn with digital cable service.



Auburn Newspapers



Auburn Post Office

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES – CITY OF AUBURN

All real property is subject to tax at its actual value. Agricultural land is valued at 90 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		
	2003	2004	2005
Real Estate	\$90,378,005	\$92,997,150	\$94,729,875
Personal Property	3,009,585	2,589,679	2,494,286
Special (railroad and utilities)	<u>1,870,330</u>	<u>1,808,095</u>	<u>1,624,471</u>
TOTAL	\$95,257,920	\$97,394,924	\$98,848,632

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

	2003	2004	2005
City	\$0.481829	\$0.481829	\$0.471829
County	.310616	.312237	.339047
School District	1.111937	1.114177	1.118153
Community College	.065500	.065500	.069600
Educational Service Unit	.015000	.015000	.015000
Natural Resource District	.044995	.044114	.042175
Agricultural Society	<u>.010295</u>	<u>.009917</u>	<u>.009777</u>
TOTAL	\$2.040172	\$2.042774	\$2.065581

The 2005 tax rate at the industrial sites outside the city limits is \$1.59458 per \$100 of actual value.

CITY SALES TAX

A 1 percent city sales tax is imposed in Auburn.

LOCAL BONDED INDEBTEDNESS

As of December 1, 2005:

City—Revenue Bonds	\$624,784
City—General Obligation Bonds	\$2,595,000
School District	None
County	None



City Hall



Nemaha County Courthouse



Law Enforcement Building

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Nemaha County has 12 precincts and is governed by three county commissioners, who are elected by popular vote for four-year terms. The next election will be held in 2006. The county belongs to the Southeast Nebraska Development District along with 15 other counties. The 2005–06 actual budget is \$6,705,055.

MUNICIPAL GOVERNMENT

Auburn is a second class city governed by a mayor and council. Each official is elected by popular vote. The next election will be held in 2006. The 2005–06 actual budget is \$1,946,211. Municipal officials are:

Title	Term of Office
Elected	
Mayor	4 Years
Elected by Ward	
Council Members (6)	4 Years
Appointed	
City Clerk	1 Year
City Treasurer	1 Year
City Attorney	1 Year

FIRE PROTECTION

Fire protection in Auburn is provided by a 40-member volunteer fire department. The department also provides mutual aid to other areas of the county.

There are 175 fire hydrants in Auburn. The fire insurance classification inside the corporate limits is 5 and outside it is 9.

Equipment in the fire department:

Year/Make	Description
City	
2005 Freightliner	1,250 gal. per min.
1994 Chevrolet	1,000 gal. per min.
1981 Ford	1,000 gal. per min.
1975 Ford	65 foot snorkel

Year/Make	Description
-----------	-------------

Rural

1996 Ford	250 gal. per min.
1986 Ford	1,800 gallon tanker
1985 Chevy	2,100 gallon tanker

Fire losses for the past five years have been:

Year	Amount
2004	\$ 41,000
2003	\$ 12,000
2002	\$ 81,000
2001	\$ 36,000
2000	\$ 50,000

The Auburn Rescue Squad, Inc. is comprised of 32 members with 28 certified Emergency Medical Technicians, who provide medical transport for Auburn and all of Nemaha County. This unique service relies on the generous donations from gratified citizens of Auburn and Nemaha County.

LAW ENFORCEMENT

Police Department

Auburn employs seven full-time policemen and one support person. Equipment in the department includes three cars with in-car video, radios, radar units, and other standard equipment. Annual expenditure for police protection averaged \$463,000 during the last three years.

Sheriff's Department

The Nemaha County Sheriff's Department is staffed by one sheriff, four deputies, and four full-time and three part-time support personnel. The department also has a service dog. Equipment includes five vehicles, with in-car cameras, radar, dispatch equipment, and other standard equipment. Regular patrol by the police and sheriff's departments provide protection to existing industries.

The 2004 crime rate per 1,000 population was 32.2 in Auburn and 15.3 in Nemaha County compared to a state crime rate of 37.7 and a national rate of 39.8.

State Patrol

The Nebraska State Patrol is headquartered in Lincoln, Nebraska. Two patrolmen are stationed in Auburn and two additional patrolmen live in Nemaha County.

STREETS

Auburn has 31 miles of streets; 28 miles of which are hard-surfaced with concrete, brick, or asphalt. All of the hard-surfaced streets have curbs. Street maintenance equipment includes a street sweeper, snow removal equipment, and repair equipment.

Improvements planned for the next six years include resurfacing and paving approximately 3.8 miles of streets at an estimated cost of \$1,003,000.

BUILDING AND ZONING REGULATIONS

The Uniform Building Code is enforced in Auburn. Zoning classifications in Auburn include:

Agr	Agriculture/Residential
R-1, R-2, R-3, R-4	Residential
C-1	Commercial
C-R	Commercial/Residential
M	Industrial

PLANNING

Auburn has a seven-member Planning Commission; members serve three-year terms.

A comprehensive plan for Auburn was prepared by Hanna:Keelan Associates, P.C. and approved in 1995.

Tax increment financing (TIF) is available in certain areas of Auburn. The Community Redevelopment Authority administers the TIF program, providing financial incentives to encourage growth and development in Auburn and Nemaha County. This active committee meets regularly to work with private entities and individuals to create and expand business and industrial opportunities.

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

Auburn School System

Type of School	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary (K–3)	18	226	1:15	1:3
Middle School (4–6)	18	203	1:15	1:3
High School (7–12)	25	432	1:15	1:3

School District 29 in Auburn consists of an elementary school, middle school, and high school. The district covers 1,263 square miles and has an actual valuation of \$249,926,989. This Class III, Type K–12 district is accredited by the state of Nebraska and the North Central Association of Schools.

The 2004–05 operating expenses totaled \$6,914,207, with an average cost per student of \$8,154, and instruction costs of \$4,445,954.

Locust Grove Public School District 32 near Brownville is affiliated with Auburn Public Schools. The district has an actual valuation of \$17,520,005. This Class I, Type K–8 district is accredited by the state of Nebraska and the North Central Association of Schools. The average cost per student is \$8,331.

Test Results

Name	% Students Taking Test	Average Score
7th Grade Iowa Basic Skills	100	60
ACT	70	22.5

It is estimated that 97 percent of the eighth grade students finish high school, 75 percent of the graduating seniors pursue a college degree, and 25 percent of the seniors enter the job market immediately after graduation.

Special Needs

Special needs students are served by Educational Service Unit 4 or contracted with the Nebraska School for Visually Impaired.

Educational Service Unit

Educational Service Unit 4, headquartered in Auburn serves five counties. Services offered include staff development, program supervision, psychological, audiological, speech and language, resources, early childhood services, and technology.

Community College

Southeast Community College (SCC) is a public two-year college governed by an 11-member Board of Governors elected from the college's 15-county area. SCC has campuses at Beatrice, Lincoln, and Milford and an extensive array of Continuing Education classes. The total full-time equivalent credit student enrollment as of June 30, 2005, was 9,396 students. The college served 16,200 non-credit students in Continuing Education on the campuses, in communities throughout southeast Nebraska, and at the Continuing Education Center in Lincoln. The combined enrollment for SCC was 25,596 students. SCC graduates can earn an associate of arts, associate of science, or associate of applied science degree. Some programs also award one-year diplomas.

The Beatrice campus offers career/technical programs in agriculture, business, practical nursing, law enforcement, and mass media. SCC-Beatrice was the first home of the Academic Transfer program for students wishing to earn credit toward the first two years of a bachelor's degree and transfer to a four-year college or university. The Beatrice campus also provides Continuing Education classes and Customized Workforce Development training for businesses of all sizes. This training is tailored to meet the specific needs of area industries, retail establishments, health organizations, and other businesses in planning in-service and/or in-plant training programs.

The Continuing Education Center in Lincoln is a state-of-the-art facility where business and industry can receive special training. The Lincoln campus offers career/technical programs are also available in early childhood education, food service/hospitality, health, machine tool, welding, visual publications, and transportation, including automotive servicing and truck driver training. SCC-Lincoln also offers the Academic Transfer program and law enforcement education. The Lincoln campus provides an extensive array of Continuing Education classes and customized workforce development training.

The Milford campus offers career/technical programs in business; architectural engineering; building construction; heating, ventilation and air conditioning; land surveying/civil engineering; computer programming; electrical and electromechanical; electronics; machine tool; welding; graphic design; and transportation along with a number of industry partnership programs with DaimlerChrysler, General Motors, Ford, and John Deere. SCC-Milford also operates the John Deere Pro Tech, a corporate training center for John Deere technicians.

The 2004 SCC Placement Report offers a variety of information about SCC's impressive placement rate. According to the 2004 report, 92 percent of the career and technical graduates were placed in jobs or continued their education after graduation and 93 percent of the Academic Transfer graduates transferred to four-year colleges to continue their education.

2004 Graduate Placement Statistics

Program	# of Graduates
Academic Transfer	117
Agriculture Business & Management Technology	67
Architectural—Engineering Technology	41
Associate Degree Nursing	41
Auto Collision Repair Technology	32
Automotive Service Education Program—GM ASEP	10
Automotive Student Service Educational Training Program—Ford ASSET	10
Automotive Technology	69
Building Construction Technology	48
Business Administration	201
Computer Aided Drafting & Design Technology	21
Computer Programming Technology	26
DaimlerChrysler (CAP)—College Automotive Program	8
Deere Construction & Forestry Equipment	5
Dental Assisting	25
Diesel Technology Farm	27
Diesel Technology Truck	13
Early Childhood Education	32
Electrical Technology	46
Electromechanical Technology	23
Electronic Servicing & Electronic Engineering Technology	42
Fire Protection Technology	41
Food Service/Hospitality	52
Graphic Design	Varies by starting date
Heating, Ventilation, Air Conditioning & Refrigeration Technology	29
Human Services	41
John Deere Ag Parts	Varies by starting date
John Deere Ag Tech	23
Office Technology	41
Laboratory Science Technology	7
Land Surveying/Civil Engineering Technology	22
Motorcycle, ATV & Personal Watercraft Technology	15
Mass Media	5
Microcomputer Technology	60
Medical Assisting	23
Medical Laboratory Technology	11
Machine Tool Technology	31

Program	# of Graduates
Manufacturing Engineering Technology	21
Nondestructive Testing Technology	19
Parts Marketing & Management	12
Professional Truck Driver Training	89
Practical Nursing	106
Radiologic Technology	50
Respiratory Care	17
Surgical Technology	15
Visual Publications	23
Welding Technology	37

For more information about Southeast Community College, visit www.southeast.edu.

Colleges and Universities

Peru State College (PSC), Nebraska’s first and fastest growing college is nestled in historic southeastern Nebraska, 11 miles northeast of Auburn. PSC is one of the oldest colleges west of the Mississippi. A proud member of the Nebraska Statewide Arboretum, PSC’s “Campus of a Thousand Oaks” is bursting with greenery, trees, and a lush landscape that provides a “right-at-home” feeling. The historical structures, sculptures, and landmarks accent the campus. And, the recently renovated library is fully computerized and linked through online services to other libraries throughout the state and nation.

PSC was established by the state’s new legislature shortly after Nebraska achieved statehood in 1867. Peru State College’s School of Education and Graduate Studies was authorized to confer the bachelor of arts degree in 1949 and the bachelor of science degree in 1965. In 1986, the Board of Trustees approved a master of science in education degree program. Emerging from its role as a single-purpose, teacher training college, Peru State College is now a regional state college offering a wide variety of programs to meet the challenging needs of southeast Nebraska and beyond. PSC is also a recognized pioneer in accredited online higher education.

PSC extended campus offers a graduate school location in southwest Omaha and reaches nationwide online via the Internet. PSC offers a master of science in education degree in curriculum and instruction. The graduate program is designed to build upon the strengths and expertise

of experienced teachers. The reflective leadership framework is intended to extend the teachers’ competencies in order to improve the performance of the students they teach.

PSC is accredited by the Higher Learning Commission of the North Central Association of Colleges and Schools and by the National Council for accreditation of Teacher Education. Several baccalaureate degrees are offered, as well as the master of science in education graduate degree. PSC offers a variety of programs in the areas of business, teacher education, humanities, science, and technology. There are 12 undergraduate majors with 45 options, 26 endorsements, and 11 minors within the major structure for students to consider.

The 2005 academic year saw a 17 percent increase in the student population with 1,965 students attending PSC. Twenty percent of those students enrolled in the masters program.

Fall 2005 was also a breakthrough year for PSC with the advent of offering online degree programs at both the undergraduate and graduate levels. Online degree programs allow students the convenience of attending PSC while working part or full-time, or as family commitments allow. Online classes are offered in an eight week accelerated format.

In October 2005, GetEducated.com listed PSC fourth in the nation for affordable, accredited distance—learning graduate degrees. The School of Education and Graduate Studies offer innovative choices for the prospective graduate student, with the master of science degree in Curriculum and Instruction.

Undergraduate students have the opportunity to earn six different online bachelors degrees from PSC. Five from the School of Professional Studies and one from the School of Arts and Science.

PSC offers degree programs on campus through

- School of Arts and Sciences
- School of Education and Graduate Studies
- School of Professional Studies
- Certificates of Achievements



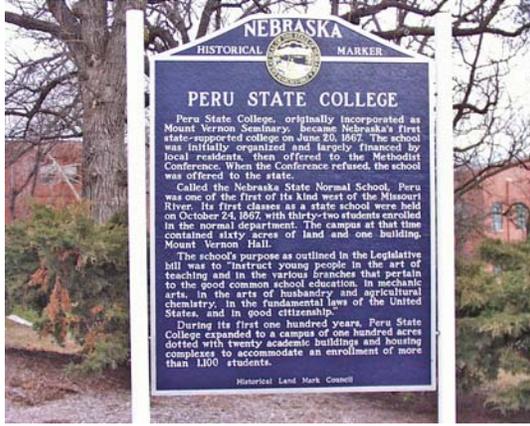
Calvert Elementary



Auburn Middle School



Auburn High School



Peru State College

The official mascot of PSC is the Bobcat. Intercollegiate competition falls under the auspices of the National Athletic Intercollegiate Association (NAIA), and PSC is a member of the Central States Football League and Midlands Collegiate Athletic Conference. Students compete in nine sports and cheerleading is also a recognized activity. Intramural and other recreational activities are also offered.

PSC is committed to student success—academic and social. Tutoring services, as well as organized personal growth activities, are coordinated through the Academic Resource Center and the campus Student Programs office.

PSC is a member institution of the Nebraska State College System. For more information, visit PSC on the web at www.peru.edu or call (800) 742-4412.

Other Schools

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

Community/ College or University	Mileage
Peru, NE Peru State College	11
Beatrice, NE Southeast Community College, Beatrice Campus	52
Maryville, MO Northwest Missouri State	59
Lincoln, NE University of Nebraska-Lincoln Wesleyan University Union College Southeast Community College, Lincoln Campus	67
Omaha, NE University of Nebraska at Omaha Creighton University College of St. Mary Metropolitan Community College	69
Crete, NE Doane College	84
Milford, NE Southeast Community College, Milford Campus	89

Community/ College or University	Mileage
Fremont, NE Midland Lutheran College	106
Manhattan, KS Kansas City College	150
Hastings, NE Hastings College Central Community College, Hasting Campus	172
Kearney, NE University of Nebraska at Kearney	198

CHURCHES

Denomination	Number of Churches
Assembly of God	1
Baptist	1
Berean	1
Catholic	1
Christian	1
Church of Christ	1
Jehovah Witness	1
Lutheran, ELCA	1
Lutheran, Evangelical	1
Lutheran, Missouri Synod	1
New Life	1
Presbyterian	1
United Methodist	1

HEALTH CARE

Hospital

Nemaha County Hospital in Auburn is a 20-bed acute care general hospital built in 1963 and retrofitted in 2003. The hospital provides services in acute care, skilled nursing care, intermediate care, operating room, emergency, radiology, laboratory, physical therapy, occupational therapy, chemotherapy, pharmacy, cardiac rehab, and county health. Also offered by contract with mobile services are CT scanning, ultrasound, nuclear medicine, mammography, vascular doppler, echo cardiology, MRI, bone density, and diabetic teaching. Specialty clinics are conducted at Nemaha County Hospital for orthopedics, obstetrics, cardiology, neurology, ENT, urology, OB/GYN, pulmonary, gastroenterology,

ophthalmology, audiology, sleep studies, and pain clinic.

Nemaha County Hospital also owns and operates an ambulance that transfers patients to and from Lincoln and Omaha. Approximately six certified Emergency Medical Technicians are on staff at the hospital.

Clinics

Clinics serving the Auburn area include the Auburn Family Health Center and Peru State College Health Center. Five physicians live in Auburn.

Rescue Squad

The Auburn Rescue Squad has 32-members, 28 of whom are certified Emergency Medical Technicians. The squad provides Nemaha County with basic life support using two well-equipped units. Approximately 250 calls are answered annually. Services are provided free of charge, operating strictly on donations from the community.

Dental

Two dental offices are located in Auburn, where two orthodontists also provide treatment.

Vision

Lifetime Vision Center is staffed with two optometrists, providing complete eye health care. The center has an in-house lab and drive-thru.

Pharmacies

Auburn has four pharmacies. Services include drive through and prescription delivery.

NURSING HOMES

Nemaha County Good Samaritan Center in Auburn is a licensed 112-bed skilled Medicare/Medicaid nursing facility; 15 licensed beds are dedicated to the care of Alzheimers and dementia residents. Adult day care, respite care, therapy services, and a licensed home health care agency are available.

In 2000 the Good Samaritan Home completed a 24-unit assisted living facility, Longs Creek Village, adjacent to the nursing home. It has 24 one- and two-bedroom apartments, 24-hour staff supervision, and a variety of support services.

LIBRARY

The Auburn Memorial Library (www.auburnmemoriallibrary.com) contains more than 25,000 volumes and has an average annual circulation of 49,245. Videos, books on tape, approximately 80 magazine subscriptions, children and adult programming, and several public-access computers with Internet services are available at the library. Volunteers deliver materials to the Good Samaritan Nursing Home and Nemaha County Hospital. Additional programs include a garden club, book circle, preschool, story time, GED program, periodic community coffees, and summer reading program. A meeting room is available for groups.

The Peru State College's Library, 11 miles from Auburn, is open to the public as well as students. The library contains more the 119,000 volumes and 1,500 periodicals. Assistance is provided to everyone with a need for academic information need. Special collections are open by appointment.

RECREATION

The four city parks in Auburn cover 34 acres. Facilities include shelter, picnic areas, playground areas, lighted tennis courts, basketball court, sand volleyball court, four softball/baseball fields, and swimming pool.

The five-member parks and recreation board manages all swimming pool, parks, and recreation facilities. There is a full-time parks and recreation director with numerous seasonal employees. The city recreation committee manages all sports and recreation programs sponsored by the city of Auburn. Annual expenditures for the last three years averaged \$112,600.

City recreation programs in Auburn include softball, baseball, tennis, golf, swimming, sand



Nemaha County Hospital



Auburn Family Health Center



Auburn Memorial Library



Auburn Recreation Complex



Wellness Center

volleyball, youth football, wrestling, T-ball, basketball, and soccer.

Auburn Area Facilities:

Boating	—	Missouri River, 10 miles
Bowling	—	Alley with eight lanes
Fishing	—	Excellent fishing on Rotary Island, Missouri and Little Nemaha rivers as well as small ponds in the park
Golf Courses	—	Nine-hole grass greens course with clubhouse
Hiking/ Biking	—	Rotary Island walking trail and Steamboat Trace Trail (20 miles) along the Missouri River and Limestone Bluffs
Hiking/ Horse-back Riding	—	Indian Cave State Park, 20 miles
Hunting	—	Excellent hunting for deer, pheasant, and quail
Museums	—	Six museums in Brownville, Brownville Concert Hall, Brownville Village Theater, 15 miles; Nemaha Valley Museum, 20 miles
Sand Volleyball	—	In park
Softball/Baseball	—	Six fields
Soccer	—	Four fields
Swimming	—	Pool with 150-foot water slide in park
Tennis	—	Five lighted, hard-surfaced courts
Theaters	—	Movie theater in Auburn, Peru State College theater with capacity for 600, 11 miles

Annual events include National Industry Recognition Week, Sixth Annual Litter Clean Up, and Music in the Park-Country Music Festival in May; Chamber Golf Classic, citywide garage sales, rodeo, downtown sidewalk sale, and Music in the Park-Solstice Fest in the month of June; Music in the Park-Independence Day Bash and Eagle’s 4th of July Celebration with fireworks in

the month of July; county fair and parade in August; Fall Festival includes car show, outdoor music, entertainment, and flea market in September; traditional Christmas opening with carols, wagon rides, store open houses in November; and Christmas on the Square with parade, puppet theater, carriage rides, and family activities in December.

The Auburn Recreation Complex in Auburn includes two adult size regulation soccer fields which can be split into four youth-size fields, four lighted adult league softball fields, four smaller ball fields, concession stands, parking, and spectator seating to accommodate district and regional tournaments.

The Nemaha County Wellness Center is a recreational gym equipped with state-of-the-art fitness technology. In addition to a weight room, the center has a gym, racquetball court, sauna, and pool. Activities include, but are not limited to, aerobic classes, dance classes, karate, babysitting, massage, youth basketball and volleyball leagues, adult softball, fun runs, dances, camps, craft shows, and various seminars.

The Senior Citizens Center in Auburn provides meals and various activities such as cards, pool, and snooker. The senior center also provides Meals-on-Wheels to home-bound residents.

The Nemaha Valley Museum in Auburn holds many artifacts of Nemaha County and recently developed library/archives and research room. A second museum north of Auburn houses antique cars and agricultural equipment.

Coryell Park, six miles north of Auburn, is a unique countryside retreat. Situated on 32 acres of wooded, rolling hills, the park is an open-air museum of the Richard Coryell family history. A shrine building houses a bell from the Brock Baptist Church and a 2,500 pound Jerusalem stone authenticated as dating to the Herodian Period. Also located in the park is an extensive doll collection belonging to Mrs. Coryell, a limestone chapel, Coryell Mausoleum, enclosed shelter, and auditorium.

Indian Cave State Park, 20 miles from Auburn, covers 3,000 acres and edges the mighty

Missouri River. The cave is a natural formation, created by silt and fine-grained sand deposits in a Pennsylvanian rock channel. Ancient Indian picture writings etched on the walls of the cave are the only known example of the kind found in Nebraska. The park offers camping, hiking (20 miles of trails), backpacking, horseback rides, picnicking, and winter sports. Camping areas accommodate 225 units and are equipped with picnic tables, showers, rest rooms, and electrical hookups. Two laundromats are located at the shower houses.

HOUSING

New Construction

Nine new homes were constructed in 2003 and 2004 and it is estimated 14 will be built in 2005 and 22 in 2006. The cost of new home construction averages \$110 per square foot.

Building permits issued during the last five years:

Single-family	18	
Apartments	2	(32 units)
Duplexes	1	
Fourplexes	1	

Housing Market (As of 10/05):

Number of Homes on the Market

Single Family -	64
Townhouses -	1
Condominiums -	1

Avg. Selling Prices (New and Existing)

Single Family Home	
3,500 sq. ft. - 4 bedrooms	\$193,000
2,500 sq. ft. - 3 bedrooms	\$110,000
1,000 sq. ft. - 3 bedrooms	\$58,500
Townhouses	
1,500 sq. ft. - 2 bedrooms	\$118,000
Condominiums	
1,200 sq. ft. - 2 bedrooms	\$102,000

Rentals (per month)

Executive Style	
3,000 sq. ft. - 3 bedrooms	\$1,240
New 2 bedroom home	\$600 – \$875
Apartment Vacancy Rate	less than 15%

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

Less than \$100,000	40
\$100,001-\$150,000	22

Affordable Housing

Sheridan Apartments with 16 units were built in 1992.

South Glen Apartments has 16 units built in 1999.

Westbury Heights Apartments was built in 1994 in Auburn. This 24-unit complex for the elderly, disabled, and handicapped has a community room for residents.

Terrace Heights Village Apartments was built in 2003. This is a 16-unit complex for the elderly. An additional 16 units and a clubhouse are currently under construction and will be ready for occupancy by spring 2006.

Low Cost and/or Retirement Housing

Valley View Apartments, built in 1966, has 50 units for ages 55 and over or the disabled. Services offered include laundry facilities, exercise equipment, and numerous social activities.

Assisted Living

Longs Creek Village, a 24-unit assisted living facility in Auburn, was constructed in 2000 adjacent to the Good Samaritan Home. It offers 24 one- and two-bedroom apartments, 24-hour staff supervision, and a variety of supportive services.

FINANCIAL

As of November 2005:

Capital Name	Accounts	Deposits	Loans
	-----thousand dollars-----		
Auburn State Bank*	\$ 13,292	\$ 53,052	\$ 44,996
Carson National Bank*	\$ 5,808	\$ 39,744	\$ 21,975
First National Bank of Johnson*	\$ 10,386	\$ 49,257	\$ 10,453
Tier One**	\$ 416,130	\$ 2,402,080	\$ 1,516,000
Union Bank & Trust**	\$ 121,102	\$ 1,024,510	\$ 996,109

*Locally domiciled

**Branch location in Auburn



Indian Cave Park



Rotary Lake



Swimming Pool



Swim Meet



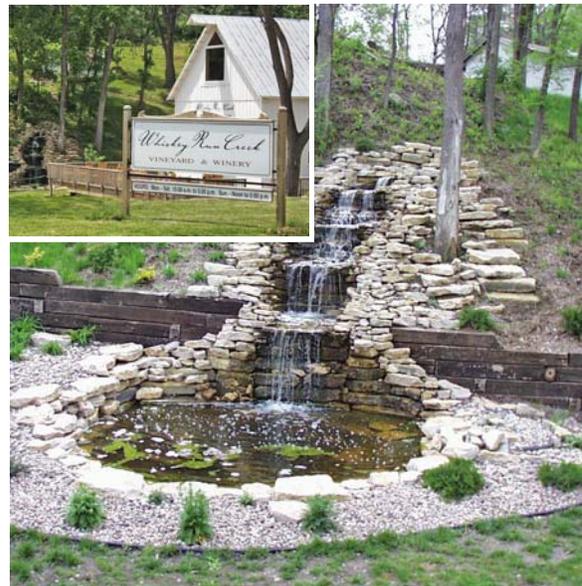
Soccer



Golf



Coryell Chapel Park



Whiskey Run Creek



Legion Park Flags



Legion Park Bandshell



Husker Visit



Fishing at Rotary Island



Rodeo



Mud Drags

COMMUNITY SERVICES

PROFESSIONAL

Attorneys	6
Auctioneers	4
Certified Public Accountants	3
Chiropractors	2
Dentists	3
Engineering Firms	2
Medical Doctors (residing in Auburn)	
—anesthesiologists	1
—general practitioners	5
Medical Doctors (on hospital staff)	
—allergists	1
—cardiologists	1
—ear, nose & throat	1
—general surgeons	3
—ophthalmologists	1
—orthopedic surgeons	1
—pathologists	1
—pediatricians	1
—radiologists	1
—urologists	1
Nurse Practitioners	23
Nurses, Registered	44
Optometrists	2
Oral Surgeons	1
Orthodontists	2 (commute)
Pharmacists	5
Veterinarians	2

BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies	4
Agricultural Implement Dealers	2
Antique Shops	3
Apparel Stores—children’s	2
—combination	4
—men’s	2
—women’s	2
Appliance Stores	2
Auto Repair & Service	7
Auto Supply Parts	2

Automobile Dealers	4	
Banquet Facilities, Halls & Auditoriums	3	
Barber Shops	2	
Beauty Salons	7	
Bed & Breakfast	1	(4 rooms)
Carpet & Rug Dealers	2	
Caterers	3	
Child Care Services	6	
Contractors—carpentry	6	
—concrete	2	
—electric	4	
—excavating	4	
—general	3	
—gravel	1	
—heating & air conditioning	3	
—painting	2	
—plumbing	3	
—remodeling & repairing	3	
—roofing	2	
—well digging	1	
Convenience Stores	2	
Copying & Duplicating Services	2	
Craft Stores	4	
Day Care, Licensed	11	
Dance Studios	1	
Department Stores	1	
Discount Stores	2	
Drug Stores	4	
Dry Cleaners & Laundries	1	
Fertilizer Stores	1	
Floral Shops	3	
Garbage Collection	1	
Gift Shops	2	
Grain Elevators	2	
Grocery Stores	2	
Hardware Stores	2	
Health Clubs	1	
Insurance Agencies	6	
Interior Decorators & Designers	1	
Jewelry Stores	1	
Landscaping Equipment & Supplies	1	
Laundries, Self Service	1	
Lawn Services	4	
Lumberyards	1	
Motels & Hotels	4	(119 rooms)

Nurseries & Garden Centers	1
Office Machine Repairs	1
Office Supplies	1
Photography Studios	1
Preschools	2
Printers	2
Real Estate Firms	4
Restaurants	10
Service Stations	3
Shoe Stores	1
Theaters	1
Upholstery Shops	1
Variety Stores	1
Welding Shops	1



Terrace Heights Village Apartments



Westbury Heights Apartments



Parade



Easter in Park



Chili Cookoff

AGRICULTURE & RAW MATERIALS

AGRICULTURE

2002 Statistics	Nemaha County	State of Nebraska
Number of Farms	483	49,355
Land in Farms (acres)	255,366	45,903,116
Average Size of Farms (acres)	529	930
Market Value of Agricultural Products Sold	\$37,774,000	\$9,703,657,000
Market Value Per Farm	\$78,206	\$196,609
Total Acres Irrigated	4,130	7,625,170
Percent of Farmland Irrigated	1.7%	16.6%
Five-Year Average Production of Leading Crops (2000–2004)		
All Alfalfa Hay	16,130 tons	4,572,600 tons
Corn for Grain	8,206,520 bu.	1,107,650,000 bu.
Oats	29,000 bu.	3,645,000 bu.
Sorghum Grains	85,820 bu.	30,063,000 bu.
Soybeans	3,169,280 bu.	195,251,000 bu.
All Wheat	188,640 bu.	62,706,000 bu.
Five-Year Average Livestock Population (2001–2005)		
All Cattle	18,600	6,360,000

Source: National Agriculture Statistics Service
2002 Census of Agriculture

RAW MATERIALS

Nonmetallic minerals are located in neighboring counties.



4H Building

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						Humidity*	
	Temperature			Precipitation		Morning	Afternoon	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)			
January	14.0	24.3	34.5	0.86	7.2	79	67	
February	19.6	30.2	40.8	1.13	6.1	81	66	
March	28.8	40.4	52.0	2.25	5.3	81	61	
April	40.9	53.5	66.0	2.85	1.3	80	56	
May	52.1	64.0	75.9	4.48	0.0	84	60	
June	61.5	73.2	84.9	4.48	0.0	83	58	
July	65.9	77.5	89.1	4.34	0.0	83	58	
August	63.5	75.4	87.3	4.00	0.0	87	61	
September	54.2	67.0	79.9	3.54	0.0	85	59	
October	42.8	55.7	68.7	2.43	0.4	81	56	
November	30.0	40.9	51.7	1.68	2.1	82	63	
December	19.2	29.1	39.1	0.96	5.5	81	67	
Annual	41.0	52.6	64.2	33.00	27.8	82	61	

*Recorded at Lincoln Weather Station

FROST DATA

Average date of last frost in spring	April 22
Average date of first frost in fall	October 11
Average length of growing season	172 days
Average number of “heating degree days” based on 65° Fahrenheit	5,739
Average number of “cooling degree days” based on 65° Fahrenheit	1,246
Wind speed in miles per hour (annual average)	9
Prevailing wind direction (annual average)	North

Source: High Plains Regional Climate Center, University of Nebraska, 1948–2005, www.hprcc.unl.edu



Nemaha Valley Museum