

COMMUNITY FACTS BEATRICE, NEBRASKA

www.beatrice-ne.com

JANUARY 2004

POPULATION (U.S. Census Official)

	<u>2000</u>	<u>2002 Est.</u>
Beatrice	12,496	12,805
Gage County	22,993	23,121
Labor Market	335,879	343,066

Economic Development Department
Nebraska Public Power District
Columbus, Nebraska 68601

www.nppd.com

sites.nppd.com

INTRODUCTION

The following pages contain basic information about Beatrice, Nebraska. This material was compiled by the Gage County Economic Development, Inc., and Nebraska Public Power District in order to promote community development.

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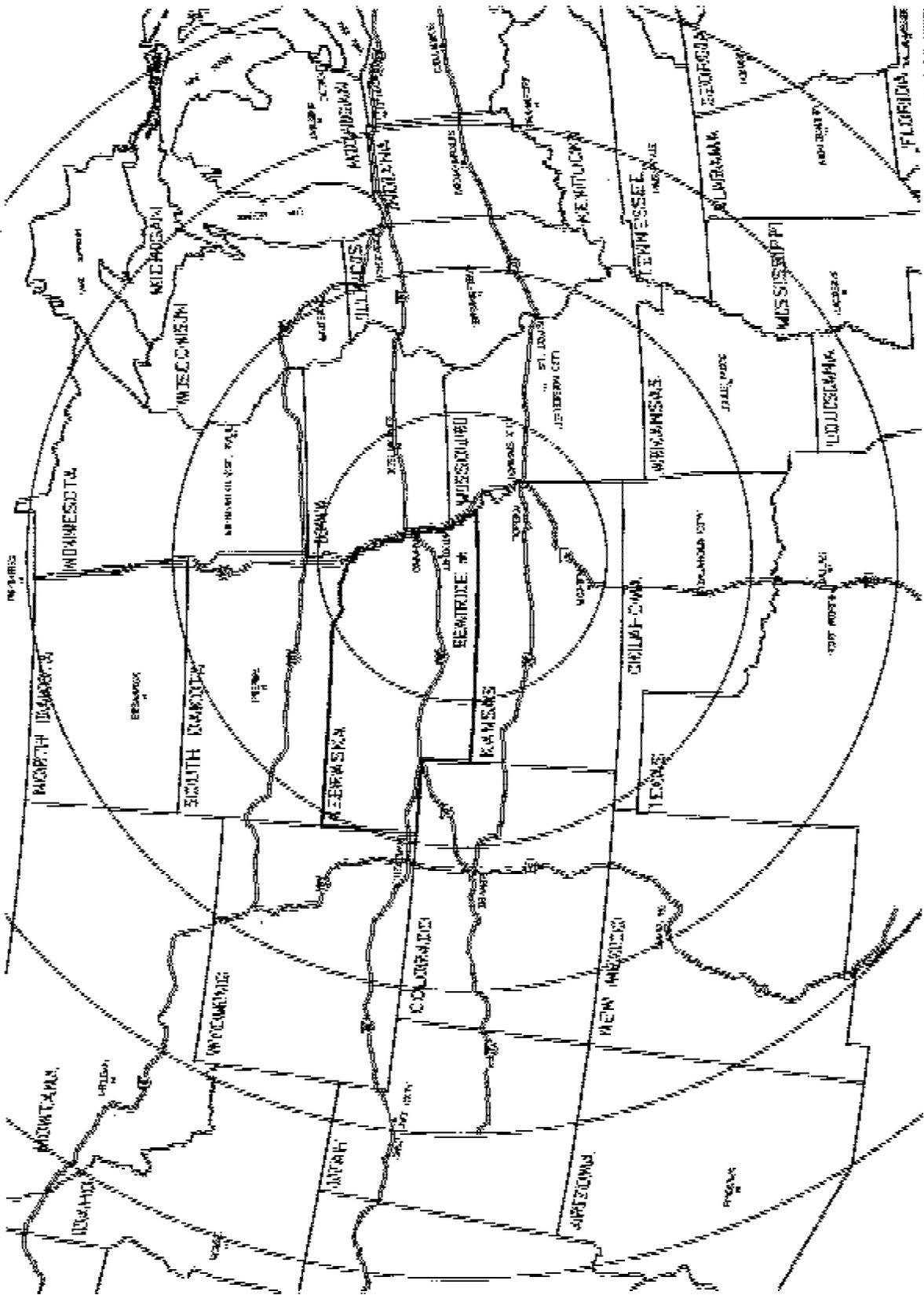
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CITY OF BEATRICE

DAVIS COUNTY
NEBRASKA





SCALE: 1:644 000 REPRESENTS APPROXIMATE BOX INCHES

GENERAL INFORMATION

LOCATION

Beatrice, the county seat of Gage County, is located in the southeastern section of Nebraska at the intersection of State Highway 4 and U.S. Highways 77 and 136. Beatrice is 40 miles south of Lincoln, 99 miles southwest of Omaha, and 186 miles northwest of Kansas City.

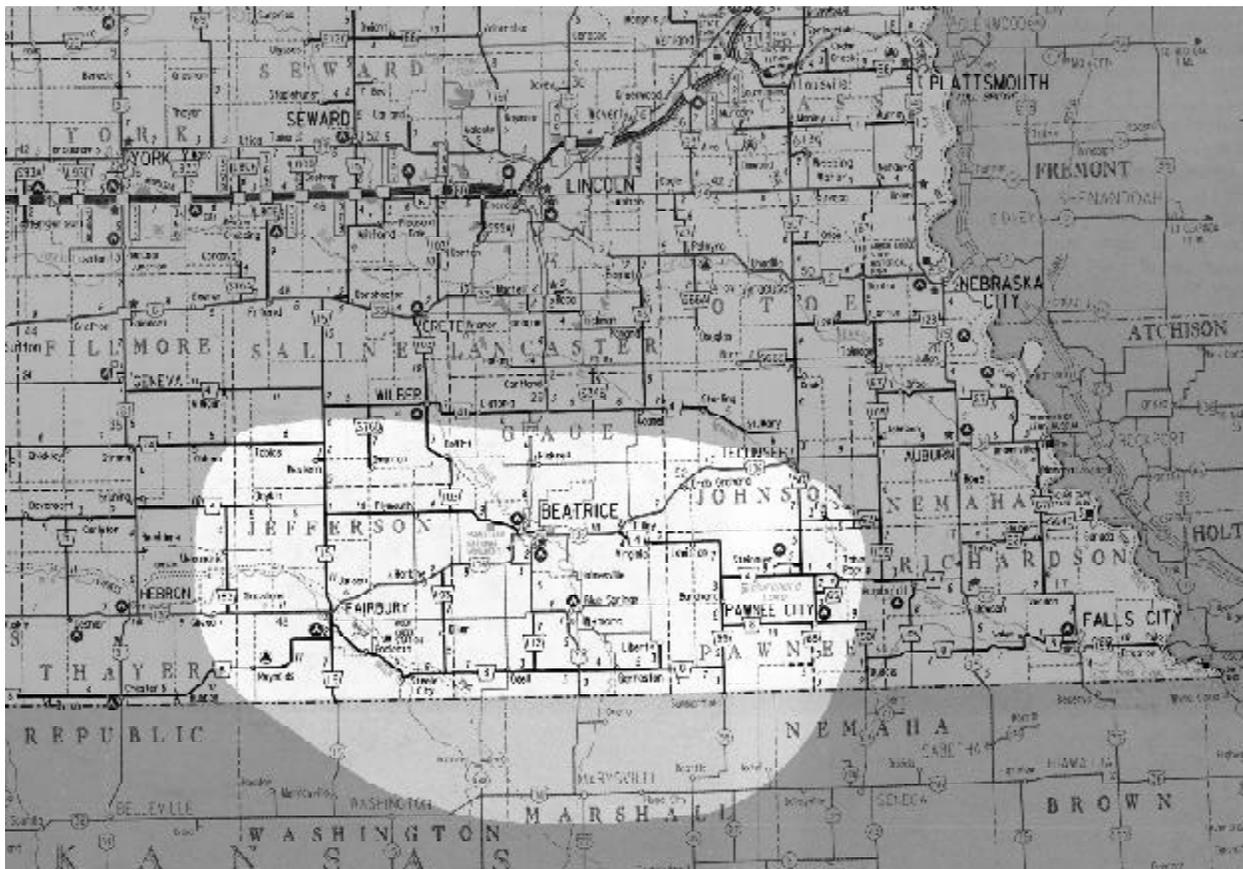
POPULATION (U.S. Census)

Year	Beatrice	Gage County
1970	12,389	25,731
1980	12,891	24,456
1990	12,354	22,794
2000	12,496	22,993
2002 (est.)	12,805	23,121

County Population by Race and Hispanic Origin

White	22,463
Total Hispanic	196
Black or African American	73
American Indian and Alaska Native	133
Asian	65
Native Hawaiian and Other Pacific Islander	7
One race	22,800
Some other race	59
Two or more races	193

The 2002 U.S. Census estimates 343,066 people live in Gage County and the contiguous Nebraska counties of Jefferson, Johnson, Lancaster, Otoe, Pawnee, and Saline as well as Marshall and Washington counties in Kansas.



Primary Retail Trade Area

LOCAL ECONOMY

Basic economic activities of Beatrice, the county seat of Gage County, include manufacturing, retail and wholesale sales, tourism, and agricultural enterprises consisting of beef, swine, dairy, and crops.

The primary retail trade area extends approximately 2 miles north, 40 miles east, 24 miles south, and 15 miles west and contains an estimated 27,400 people. Retail firms in Beatrice reported 2002 net taxable retail sales of \$149,982,335 while Gage County reported retail sales of \$169,485,555. Wholesale firms in the community distribute beverages, natural gas, automotive parts, oil, electrical fixtures, drug supplies, housewares, toys, pet supplies, and notions.

ELEVATION

Beatrice is 1,318 feet above sea level.

TOPOGRAPHY

Beatrice lies in the fertile valley of the Big Blue River, and the terrain in the immediate area is level to gently rolling. The predominant soil type is silty clay loam.

Gage County, with six completed flood control projects, controls drainage on 76 percent of the land area. The county is known as the "Watershed Capital of the World."

HISTORY

In 1857 a group of pioneers from St. Louis, traveling by steamer up the Missouri River to the new territory of Nebraska, organized "The Nebraska Association" and selected a committee to "explore Nebraska for the purpose of selecting a townsite."

This committee left the boat at Nebraska City, divided themselves into two groups, and set out to find a suitable location for the townsite. One

group proceeded directly west from Nebraska City, passing over the spot where Lincoln now stands. The other group traveled in a southwesterly direction and made camp one night on the banks of Indian Creek at its junction with the Big Blue River. After surveying the beautiful streams and rolling prairie surrounding their camp, they decided their quest was at an end. The Association approved this site at a meeting in Omaha on May 20, 1857; and the town was named Beatrice in honor of Julia Beatrice Kinney, eldest daughter of Judge J. F. Kinney, first president of the Nebraska Association. By June 1857 most of the members of the Association had made their way to the new townsite.

The Nebraska Association continued to control the town until 1870 at which time all the original lots were disposed of and the Association disbanded. In 1873 Beatrice was incorporated and became a key town in the development of Nebraska. By 1895 Beatrice had reached the proportions of a flourishing Midwest city, and since 1900 it has enjoyed a steady growth due to an economy well divided between agriculture and manufacturing.

On January 1, 1863, when the National Homestead Act became effective, hundreds of settlers flocked to local land offices to file their "claims." Daniel Freeman made the first "claim" under the National Homestead Act. The U.S. Government purchased the original Freeman homestead from his descendants; and on January 3, 1939, it was designated as the Homestead National Monument of America. By direction of Congress, the monument was dedicated as a "proper" memorial emblematical of the hardships and the pioneer life through which the early settlers passed in the settlement, cultivation, and civilization of the great West.

The first industry to be founded in Beatrice in 1874, the F. D. Kees Manufacturing Company (now known as Husqvarna Forest and Garden Company-Turf Care Division), is still a leading manufacturer in the city. Before the turn of the century, several others came into existence. C. B. Dempster opened a pump shop in 1878, which grew into Dempster Industries, Inc.; and

the internationally known Beatrice Foods Company began in Beatrice in 1893 under the name of Beatrice Creamery Company. Since that time Beatrice has had steady industrial growth.

Beatrice is the county seat of Gage County and a major retail center for the surrounding area. A shopping mall was built on the north edge of

Beatrice in 1972. In 1973 the town began a rejuvenation project and many old building fronts were restored to their original splendor. A new development project took place along U.S. Highway 77 in 1993 and further expansions continue north on U.S. Highway 77 as well as east on U.S. Highway 136.



Agrium U.S., Inc.



Beatrice Concrete Company, Inc.



Beatrice Machine



Borgman Crate & Pallet



Circle K Manufacturing

ECONOMIC DEVELOPMENT

MANUFACTURERS

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Adams					
Adams Ready Mix Concrete 1980	Ready-mix concrete	Regional	5	0	None
Mayflower Honey Products, Inc. 1990	Honey & honey products	Regional	1	0	None
Barneston					
K.B. Batons 1998	Conductor batons	Internat'l	1	0	None
Beatrice					
ACCUMA Corp. 1995	Battery casings	Regional	13	9	None
Agrium U.S. Inc. 1965	Nitrogen fertilizer	National	42	7	ICW
Arbor Ink 1990	Commercial printing	Area	4	4	None
Beatrice Concrete Co., Inc. 1946	Ready-mix concrete	Regional	67	7	None
Beatrice Easy-Haul Trailers 1995	Car hauler trailers	National	7	1	None
Beatrice Machine 1987	Metal fabrication, tool & die	Area	19	1	None
Beatrice Window & Door Company 1952	Aluminum windows, doors & awnings	Area	1	1	None
Bell's Protective Welders Tents International 1968	Tents	Area	4	1	None
Booth Feed & Supply 1977	Feed	Area	5	1	None
Borgman Crate & Pallet 1997	Crates & pallets	Area	23	2	None

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Cedar Creek Pottery 1975	Clay pottery & dried flowers	Regional	2	0	None
Circle K Manufacturing 2001	Two-wheel carts	Regional	7	3	None
Continental Carbonic 1996	Dry ice	Regional	28	2	None
Dempster Industries, Inc. 1878	Industrial pumps, water system & fertilizer equipment	Internat'l	26	6	None
Encore Manufacturing, Inc. 1988	Commercial turf equipment	Internat'l	34	4	None
EPCO 1995	Liquid carbon dioxide products	Regional	7	1	None
Exmark Manufacturing Company, Inc. 1982	Commercial turf equipment	Internat'l	351	98	None
Farmers Co-Op 1965	Anhydrous ammonia, liquid fertilizers	National	9	1	None
Grandma's Bake Shoppe 1964	Fruit cakes	Internat'l	11	30	None
Hoover Material Handling Group, Inc. 1911	Beer barrels, storage tanks & shipping containers	Internat'l	68	20	IAM & AW
Husqvarna— Turf Care Division 1874	Metal fabrication, commercial turf	Internat'l	166 4 *	60 4 *	None
Irwin Industrial Design Center 2001	Hand tools, product development	Internat'l	7	2	None
J & J Wire 1985	Wire home decorations	National	26	12	None
Jet Racing, Inc. 1995	Race cars/equipment	National	7	1	None
Koch Nitrogen 1965	Anhydrous ammonia liquid fertilizers	National	33	5	None
Miller Printery 1939	Commercial printing	Area	1	1	None

*Part-time or seasonal

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Mosaic Manufacturing 1989	Silk screen products	National	4	35	None
NEAPCO, Inc. 1981	PTO parts, universal drive lines, joints, front-wheel drive components	Internat'l	122	108	None
Precise Fabrication 2001	Sheet metal fabrication	Area	13	1	None
Priority Printing 1990	Commercial printing	Area	0	1	None
Production Creek 1995	Bedsheets/softside luggage	Regional	0	7 4 *	None
Ratigan-Schottler Manufacturing 1940	Oak & church finishing products/ church fixtures	National	35	5	None
Setzers Manufacturing 1972	Utility/livestock trailers & metal fabrication	Regional	12	3	None
Sheridan Industries 1987	Pallets	Area	4 60 *	5 40 *	None
Southeast Nebraska Co-Op, Inc. 1919	Livestock feed, grain chemicals	Regional	45	6	None
Store Kraft Manufacturing Co. 1920	Store fixtures	National	219	62	None
Blue Springs					
Pallets Plus 1997	Recycled pallets & crates	Area	9	1	None
Clatonia					
Capps Mfg. 1993	Equine dental instruments	Internat'l	5	0	None
Schuerman Welding Mfg. 1963	Fabricated & rebuilt agricultural machinery	Regional	4	1 1 *	None

* Part-time or seasonal

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Cortland					
Midway Welding 2001	Custom fabrication & repair	Regional	4	0	None
Omega Machine 1986	Production machinery for manufacture of tires & other applications	Internat'l	5	1	None
Rennicks Carrier System, Inc. 1996	Bicycle racks	National	2	1	None
Rosene Machine 1997	Machine metal products	Regional	6	1	None
Spilker Ales 1997	Micro brewery	Regional	1	0	None
Ellis					
Blue Stem Herb Farm 1987	Relish, herb spices & sauce	Regional	1	1	None
Filley					
Filley Custom Powder Coating 1995	Custom powder coating	Regional	6	1	None
HeatSource1 1999	Stainless steel wood fired boiler	Internat'l	12	1	None
Odell					
Hardwood Heaven 1995	Wood flooring, moulding & dowels	National	7	8	None
Pickrell					
Ragland Electric & Automation 2001	Control panels	Regional	2	1	None
Wymore					
A & W Mfg., Inc. 1980	Hog & cattle equipment, ornamental fencing, repairs, custom metal work	Regional	1	0	None

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Behrens Meat Plant 1979	Custom slaughter & processing	Area	1	2	None
Mill Direct 1986	Custom casings, baseboards, panel doors, spiral staircases & handrails	Regional	4	1	None
Ull-Haul Trailers 1994	Trailers	National	2	1	None

MAJOR NONMANUFACTURING EMPLOYERS (employing 20 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Beatrice Community Hospital & Parkview Center	Medical	41	373	None
Beatrice State Developmental Center	Home & school for mentally handicapped	850 total		SCATA, NAPE/ AFSCME
City of Beatrice	City government	107 30 *	34 60 *	IBEW, AFSCME, Fire Fighters & FOP
City Schools	Education	89	239	NSEA
Federal Government	Government	126 total		None
Gage County	County government	110 total		General Drivers
Good Samaritan Center	Nursing home	12	115	None
Mosaic	Home & school for mentally handicapped	39	271	None
Norris Public Power District	Electric utility	30 2 *	13	IBEW
Northern Natural Gas	Natural gas utility	18	3	None
Southeast Community College	Education	55	49	NSEA
State of Nebraska	State government	117 total		AFSCME

* Part-time or seasonal

OTHER MAJOR AREA EMPLOYERS (within 30 miles and employing more than 100)

<u>Employer/ Year Established</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
DeWitt, 17 miles				
Irwin Industrial Tool Co. 1924	Vise grips, UniBit & Quick-Grip	300 15 *	220 14 *	None

ECONOMIC DEVELOPMENT ORGANIZATIONS

Gage County Economic Development, Inc., and the Beatrice Chamber of Commerce, Inc., combine their efforts to provide a full complement of information and services for economic development in the county.

The Gage County Economic Development, Inc., is a nonprofit corporation comprised of 16 members. The corporation oversees and promotes development in the three industrial parks which were developed adjacent to the northwest city limits. The city and county economic development activities are coordinated by Gage County Economic Development, Inc.

UPS, Exmark Manufacturing Company, Inc., Encore Manufacturing, NEAPCO, J & J Wire, ACCUMA, Borgman Crate and Pallet, Circle K Manufacturing, and Beatrice Mechanical Service began production in the industrial park since 1980.

Approximately 250 acres of land in and adjacent to the community are zoned for industry. The price of industrially zoned land ranges from \$2,500 to \$6,500 per acre.

INDUSTRIAL SITE AVAILABLE

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



Continental Carbonic



EPCO



Exmark Manufacturing Company, Inc.



Farmers Co-Op



Husqvarna - Turf Care Division



Jet Racing, Inc.



Koch Nitrogen



Precise Fabrication



Store Kraft Manufacturing Company

LABOR

LABOR SUPPLY

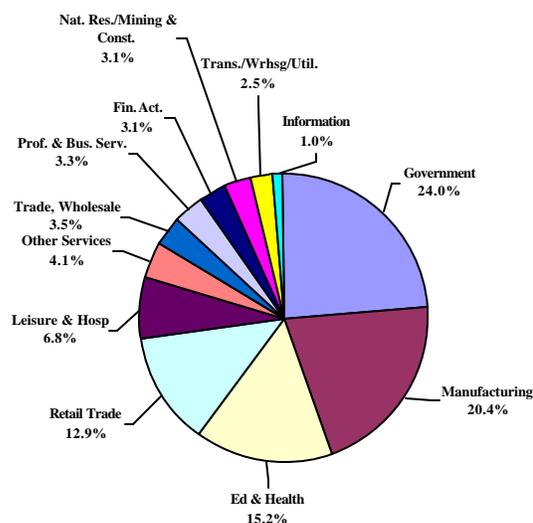
- A. Employment in the Beatrice labor market, which is defined as the whole of Gage County and the total labor market which consists of Gage County and the contiguous Nebraska counties of Jefferson, Johnson, Lancaster, Otoe, Pawnee, and Saline. Figures for Marshall and Washington Counties in Kansas were not available. Twelve-month average (October 2002 through September 2003).

	Gage County	Total
<u>Nonfarm Employment (wage and salary workers)</u>		
Manufacturing	2,097	(D)
Natural Resources, Mining & Construction	318	(D)
Trade, Wholesale	362	(D)
Trade, Retail	1,325	(D)
Transportation, Warehousing, Utilities	260	(D)
Information	100	(D)
Financial Activities	318	12,276
Professional & Business Services	336	(D)
Education & Health Services	1,560	(D)
Leisure & Hospitality	702	16,435
Other Services	424	(D)
Government	2,464	42,817
TOTAL NONFARM WAGE AND SALARY WORKERS	10,268	187,955
Farm Employment*	1,424	6,776
TOTAL EMPLOYMENT	12,514	187,014
B. Commuting Out of County	2,555	N/A
C. Unemployment	485	6,950
TOTAL LABOR FORCE	13,000	193,964
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	529	
E. Estimated number of county high school graduates annually	275	
TOTAL POTENTIAL LABOR SUPPLY (B, C, D & E)	3,844	

(D) Data not available due to disclosure suppression.

*Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2000
A labor survey was conducted in 2003; results are available upon request.

NONFARM WAGE AND SALARY EMPLOYMENT GAGE COUNTY 12-MONTH AVERAGE OCTOBER 2002 TO SEPTEMBER 2003

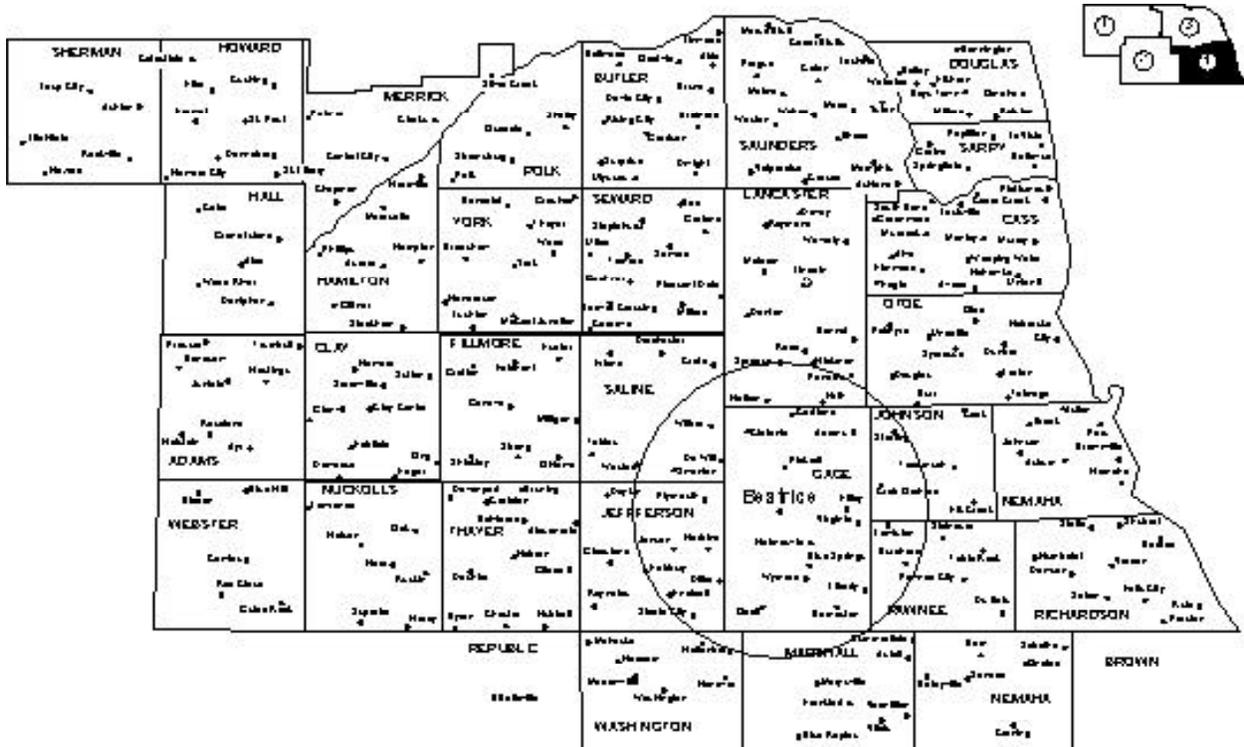


Location	Density/ Sq. Mile	2000 POPULATION DATA				Median Household Effective Buying Income (2002)
		% 65 Yrs & Over	Median Age	% High School Graduate or Higher	% Bachelor's Degree or Higher	
Gage Co.	26.9	19.2	39.9	82.0	15.4	\$32,058
Nebraska	22.3	13.6	35.3	86.6	23.7	\$35,807
U.S.	79.6	12.4	35.9	84.0	26.0	\$38,035

Gage County had 15,638 eligible voters in 2000; 61.2 percent voted in the national election compared to 65.2 percent in Nebraska.

SOURCE: U.S. Census, www.census.gov
 Sales and Marketing Management, 2003
 Statewide General Election 2000 Results, www.nol.org/home/SOS/Canvass2000/gen2000menu.htm

LABOR POTENTIAL IN THE BEATRICE AREA



POPULATION DATA—2000 U.S. Census

City of Beatrice	—	12,496		Male	Female
Gage County	—	22,993	Ages 18–24	915	860
			Ages 25–44	3,074	2,965
			Ages 45–54	1,549	1,528
30-Mile Radius	—	66,616 (2002)			

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 Beatrice:

Company	Union
Agrium U.S., Inc.	International Chemical Workers
Alltel Communications	Communications Workers of America
Aquila	International Brotherhood of Electrical Workers
Beatrice State Development Center	American Federation of State, County & Municipal Employees
Board of Public Works	International Brotherhood of Electrical Workers
City & State Employees	American Federation of State, County & Municipal Employees
Gage County	General Drivers
Hoover Material Handling Group, Inc.	International Association of Machinists & Aerospace Workers
Norris Public Power District	International Brotherhood of Electrical Workers
Southeast Community College	Nebraska State Education Association

It is estimated that 4.9 percent of the total nonagricultural labor force in Beatrice is unionized.

WAGES

Occupation Title	Hourly Wage (\$)		
	10th Percentile	Median	90th Percentile
Professional			
Accountants & Auditors	12.60	18.01	28.82
Engineers			
Civil Engineers*	15.26	25.08	35.42
Electrical Engineers*	18.89	30.86	45.09
Industrial Engineers	18.81	24.61	40.32
Mechanical Engineers	15.09	23.80	38.83
Computer Programmers	13.65	17.32	22.83
Systems Analysts	15.28	27.38	39.69
Registered Nurses	14.35	19.20	23.05
Retail			
Hotel Desk Clerks	5.97	7.04	8.84
Retail Salespersons	6.03	8.87	27.05
Truck Drivers—Light or Delivery Services	6.03	8.87	18.49
Driver/Sales Workers*	5.70	6.73	16.05
Stock Clerks & Order Fillers	5.98	8.07	13.31
Shipping, Receiving & Traffic Clerks	6.28	10.36	13.75
Clerical			
Bookkeeping, Accounting & Auditing Clerks	6.12	9.87	14.24
Customer Service Representatives	5.91	7.98	12.28

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

Occupation Title	Hourly Wage (\$)		
	10th Percentile	Median	90th Percentile
Data Entry Keyers	6.77	9.28	12.47
Secretaries, excl. Legal & Medical	6.11	8.78	15.29
General Office Clerks	6.32	9.50	14.87
Receptionists & Information Clerks	6.20	8.69	11.18
Telemarketers	6.48	8.11	9.11
Unskilled			
Laborers & Freight, Stock & Material Movers, Hand	6.08	8.69	12.73
Hand Packers & Packagers	5.73	6.78	13.66
Assemblers/Fabricators, excl. Mach./Elec./Prec.	8.43	12.43	14.06
Nursing Aides, Orderlies & Attendants	7.76	9.69	12.74
Semi-Skilled			
Industrial Truck & Tractor Operators	9.49	13.12	18.24
Truck Drivers, Heavy or Tractor Trailer	7.81	15.41	18.52
Machinery Maintenance Workers	11.17	15.39	21.05
Machine Operators			
Lathe & Turning Machine Tool Setters*	9.38	11.56	19.79
Drilling/Boring Machine Tool Setters*	9.84	13.25	17.14
Milling & Planing Machine Setters*	9.96	13.14	24.69
Grinding, Lapping & Buffing Mach. Oper.	9.48	11.55	13.76
Cutting & Slicing Machine Operators*	8.15	12.17	14.72
Cutting, Punching & Press	8.70	11.69	13.85
Multiple Machine Tool Setters	11.35	12.83	14.48
Skilled			
Automotive Mechanics	8.61	14.34	20.01
Electricians	11.58	12.96	15.44
Industrial Maintenance Mechanics	11.31	15.21	25.88
Machinists	10.92	14.07	17.45
Tool & Die Makers	14.71	16.69	20.84
Welders, Cutters, Solderers & Brazers	9.77	13.08	16.84
Welding, Soldering & Brazing Machine Oper.*	10.09	13.10	20.31
Technical			
Electrical/Electronic Technicians	13.16	16.76	32.15
Medical & Clinical Laboratory Technicians	8.40	11.87	19.80
Computer Operators	9.35	16.66	22.23

* Wage information on Balance of the State (nonmetropolitan areas)

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, 4th Quarter 2000 wage estimates adjusted based on June 2002 Employment Cost Index factors, Southeast Region, www.dol.state.ne.us/lmiwages/toc000.htm.

FRINGE BENEFITS

Fringe benefits range from 10 percent to 30 percent of payroll.

TRANSPORTATION

RAILROADS

Beatrice is served by a branch line of the Burlington Northern Santa Fe with one freight train daily. Switching is done by train crews.

Railroad mileage to major cities:

Destination	Mileage
Omaha	105
Chicago	578
Dallas	709
Denver	491
Detroit	898
Kansas City	191
Los Angeles	1,805
Minneapolis	493
St. Louis	484
San Francisco	1,889

Amtrak provides Lincoln, 40 miles north of Beatrice, with rail passenger service east to Chicago and west to Denver and San Francisco/Oakland. The Superliner features coach and first-class accommodations, dining car service, and checked baggage service from most cities. Travel time is 10 1/2 hours to Chicago and 39 hours to the West Coast. Amtrak has one train each way daily.

MOTOR

Highways

North-south U.S. Highways 77 and 136 (east-west) intersect in Beatrice. East-west Nebraska Highway 4 also passes through the community. There are no local load restrictions. U.S. Highway 77 has been resurfaced and widened to a four-lane expressway to Interstate 80 and Lincoln, Nebraska, 40 miles north of Beatrice. U.S. Highway 136 connects to Interstate 29, 62 miles east of Beatrice.

Highway mileage to major cities:

Destination	Mileage
Lincoln	40
Omaha	99
Chicago	564
Dallas	606
Denver	522
Detroit	831
Kansas City	186
Los Angeles	1,536
Minneapolis	474
New York	1,338
St. Louis	435
San Francisco	1,651

Trucklines

Beatrice receives regular service from 17 common carriers and also has additional service available from Lincoln.

Nearest Terminal/ Company	Area Served
LTL Common Carriers	
Beatrice	
Canning Truck Service	Intrastate
Falls City	
R&R Transfer	Intrastate
Lincoln	
American Freight-Ways	Midwest
Clark Bros. Transfer, Inc.	Midwest
Roadway	All points
Yellow Freight Lines	All points
Omaha	
A. B. F.	All points
Brown Transfer	Midwest
Midland Transportation	Midwest
Overnite Transportation Co.	All points
U.S.F. Dugan	Midwest
Pawnee City	
Pawnee Transfer	Intrastate

Truck Load Carriers (Irregular Route)	
Clay Center	
Dalstein	All points
Fremont	
Fremont Contract Carrier	All points
Lincoln	
Beatrice Freight Line	All points
Crete Carriers	All points
Seward	
Seward Motor Freight	All points

Bus Lines

Bus service is provided at Lincoln, 40 miles, by Greyhound Bus Lines.

Blue Rivers Area Agency on Aging operates two ADA accessible handivans in eight counties in southeast Nebraska, including Gage County. These vans are funded by the federal, state, and county governments and passenger fares are collected. Routes are provided in the county and everyday in Beatrice. Trips are scheduled to Lincoln three days per week on the intercity van. Reservations are required one day in advance.

Taxi

The Yellow Cab & Limo Company, Inc., with 4 radio-equipped cabs, 2 limousines, and a 25-seat coach, operates in Beatrice.

AIR

The Beatrice Municipal Airport, located just north of the city, has two lighted and hard-surfaced runways (5,600 feet and 4,400 feet). Other facilities include AWOS (Automated Weather Observation System), Pan Am WeatherMation System, VASI to Runway 35, REIL to Runways 31, ODALS to Runway 13, radio

service, VOR, Unicom, NDB (Non-Directional Beacons) on Runways 13 and 35, instrument approaches, telephone to contact Columbus Flight Service Station, hangars, wind tee, tie downs, repair (major and minor), 100 low lead and jet fuel, tow tug, auxiliary power unit, automatic stand-by power system, rest rooms, and ground transportation. Flight instruction and airplane rental are available. There are 30 aircraft based at the airport. The elevation is 1,318 feet, latitude is 40° 18' 09"N, and the longitude 96° 45' 25"W.

Commercial air service is available in Lincoln, 35 miles (35 minutes) north of Beatrice.

Airlines serving Lincoln:

Airline	Flights Daily	Type of Aircraft
American	5	DC 9
Connection		
Northwest Airlin	6	SAAB
United Express	4	737/BAE146

WATER

Barge service is available at 19 barge terminal facilities on the Missouri River in Nebraska. The Brownville river port is 60 miles east of Beatrice. These river ports are navigable approximately eight months per year. 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 alfalfa pellets, cement, concrete forms, distillers' dried grain, feed, feed ingredients, fertilizer, grain, machinery, molasses, newsprint, nitrogen fertilizer solution, propylene glycol, rock-aggregate, salt, steel, and twine.

UTILITIES

ELECTRICITY

The Nebraska Public Power District (NPPD) provides wholesale electric service to the city of Beatrice. The city is provided with three alternate 34,500-volt feeder lines from a 115,000-volt substation located on the northwest edge of the city. An additional 34,500-volt alternate feeder line is provided from a new 115,000-volt substation southeast of the city. Total transmission system capacity is approximately 112 MVA. NPPD's 115,000-volt substations are an integral part of a 115,000-volt statewide system, which is supported with interconnections with Mid-Continent Area Power Pool (MAPP). A portion of the distribution system is 12.5 kV with the remainder at 4.16 kV. The distribution system has a total transformer capacity of approximately 62.5 MVA.

NPPD began construction of a combined-cycle, natural gas-fired power plant in Beatrice in June 2003. The power plant is being built to act as a hedge against an unforeseen extended outage occurring at one of NPPD's other major power plants; to help meet future electric load growth in NPPD's native service area; and to give NPPD's electric power generation added fuel diversity. The site for the new plant was selected because of its access to major natural gas pipelines and existing electric transmission infrastructure. Beatrice Power Station will be integrated into NPPD's statewide generation mix and is slated to begin commercial operation by the summer of 2005.

ELECTRIC RATES (effective 1/1/03)

Residential (Electric Heat):

Customer Charge:	\$6.25 per month		
Summer	Winter		
\$0.068	\$0.068	per kWh for the first 550 kWh used per month	
\$0.074	\$0.024	per kWh for over 550 kWh used per month	
Minimum Bill: The Service Charge			

Commercial:

Customer Charge:	\$12.25 per month		
Summer	Winter		
\$0.080	\$0.080	per kWh for the first 1,200 kWh used per month	
\$0.080	\$0.050	per kWh for over 1,200 kWh used per month	
Minimum Bill: The Service Charge			

Commercial (electric heat):

Customer Charge:	\$12.25 per month		
Summer	Winter		
\$0.080	\$0.080	per kWh for the first 1,200 kWh used per month	
\$0.080	\$0.026	per kWh for over 1,200 kWh used per month	
Minimum Bill: The Service Charge			

General Service Demand:

Customer Charge:	\$40.25 per month		
Summer	Winter		
\$12.00	\$10.50	per kW used per month	
Plus			
\$0.023	\$0.023	per kWh for all kWh used	
Minimum Bill: The Service Charge			

Sample Cost per kWh:

Load Factor %	kW	kWh	Customer Billed
			¢/kWh
41	100	30,000	0.059340
41	300	90,000	0.058447
50	100	36,000	0.053285
70	300	150,000	0.044268

Large Light & Power:

Customer Charge: \$40.25 per month
Summer Winter
Demand Charge
\$13.35 \$9.20 per kW used per month
Plus
\$ 0.023 \$0.023 per kWh for all kWh used
Minimum Bill: The Service Charge

Sample Cost per kWh:

Load Factor		Customer Billed	
%	kW	kWh	¢/kWh
28	500	100,000	0.069403
28	1,000	200,000	0.069201
90	500	300,000	0.038468
90	1,000	650,000	0.037216

The Beatrice Board of Public Works also has an On-Off Peak Demand Billing available.

Prospective customers should contact James W. Bauer, general manager, Board of Public Works, Beatrice, Nebraska, (402) 228-5211, for further information regarding electric rates service, www.ci.beatrice.ne.us.

The Norris Public Power District, a wholesale power customer of Nebraska Public Power District, serves the rural area surrounding Beatrice. For information regarding electrical services in the Norris Public Power District service area, contact Glen R. Schmieding, manager, Beatrice, Nebraska, (402) 223-4038, www.norrisppd.com.

NATURAL GAS

Aquila is the retail supplier of natural gas in Beatrice. The community is served by a 6-inch line at 70 pounds of pressure. Northern Natural Gas Company and/or NGPLA are the pipeline companies. Aquila is a full-service natural gas distribution company with Nebraska headquarters in Lincoln and corporate headquarters in Kansas City, Missouri.

Natural gas with an average value of 1,000 BTU 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.

NATURAL GAS RATES (effective 9/3/03)

Natural gas rates consists of two parts—the purchased gas cost and the local distribution company (Aquila) gross operating margin. The purchased gas cost changes frequently (usually monthly) and is seasonal.

Residential:

Customer Charge: \$8.25 per month
All therms \$0.81283 per therm

Commercial/Industrial:

Customer Charge: \$13.25 per month
All therms \$ 0.85421 per therm

Small Volume Interruptible:*

Customer Charge: \$50.00 per month
All therms \$0.61535 per therm

* This schedule applies to commercial and industrial customers with daily requirements less than 200 Mcf and is contingent on adequate gas supply and distribution system capacity.

Commercial/Industrial - Large volume

Rates are negotiable and determined by individual customer contract.
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Prospective commercial/industrial customers should contact Mary Simmons, Aquila, (402) 437-1850 or (800) 232-1850.

OTHER FUELS

LP Gas

Propane gas is available for residential, commercial, and industrial uses at Farmers Union Co-Op Supply Company and Sanford Oil Company.

Oil

Oil is available for residential, commercial, and industrial uses at Jurgens, Inc., Farmers Union Co-Op Supply, and Sanford Oil Company in Beatrice.

WATER

The municipal water system in Beatrice is supplied by 10 wells, located nine miles northwest of the city. The wells, producing 1,000 to 2,000 gallons per minute, range in depth from 95 feet to 200 feet. The system, serving 100 percent of the city's population, has a combined pumping capacity of 7,000 gallons per minute to the city reservoirs.

Two elevated storage tanks have capacity for 1.5 million gallons of water and two underground storage reservoirs have a capacity of 8 million gallons. The average daily water demand for the city is 2.2 million gallons and the historic peak demand is 10 million gallons. The static pressure averages 60 pounds.

The quality of water in Beatrice does not necessitate a water treatment plant. The water table fluctuates with farm irrigation and rainfall, but otherwise remains stable. The average water temperature varies from 54° in winter to 57° in summer.

Groundwater is available for industrial use at Agrium and Koch fertilizer plants from the transmission water main. Average daily use at the two plants is 2.2 million gallons.

Chemical Analysis (parts per million)

Total suspended solids	<5.0
Total Solids	404
Iron	<0.1
Manganese	<1.0
Fluoride	0.2
Total Alkalinity	170.0
Total Hardness	212.0
Calcium	67.2
Magnesium	10.0
Nitrate-Nitrogen	6.3
Nitrite-Nitrogen	<0.02
Chloride	51.7
Sulfate	45.1
Sodium	54.0
Potassium	<5.0

WATER RATES (effective 1/99)

Residential:

Service Charge: \$4.00 per month	
Summer	Winter
\$ 0.00120	\$0.00120 per gal. for the first 5,000 gal.
\$ 0.125	\$0.00120 per gal. over 5,000 gal.
Minimum Bill: Varies according to size of meter. From \$4.00 per month for a 5/8- or 3/4-inch meter to a 1-inch meter at \$6.20 per month	

Commercial & Industrial:

Rates are contingent on meter size.

SEWERAGE

Beatrice has a municipal sanitary sewerage system consisting of a combination RBC and trickling filter system. The treatment plant, built in 1983, has a daily capacity of 5.0 million gallons. The average daily flow is 2.2 million gallons. An Ultraviolet Disinfection System was added to the plant in 1997 to help ensure safe discharge water.

SEWER-USE CHARGES (effective 1/99)

Residential, Commercial & Industrial:

All usage @ \$1.46 per 1,000 gallons Minimum Bill: \$4.35 per month

SOLID WASTE DISPOSAL

Privately owned waste removal services are available in Beatrice. The city operates the sanitary landfill site, which has an estimated life of 22 years. The city bids for residential disposal based upon rate per residential unit.

WASTE REMOVAL RATES (effective 10/99)

Residential:

\$11.25 per month for twice-a-week pickup \$7.25 per month for qualified senior citizens/ disabled
--

Commercial & Industrial:

Negotiable

RECYCLING

The city of Beatrice contracts with a private recycling firm, which accepts plastic, glass, newspaper, cardboard, used oil, aluminum, tin, and batteries. It is open to the public six days each week.

COMMUNICATIONS

TELECOMMUNICATIONS

Alltel Communications serves the Beatrice area with a GTD-5 EAX digital central office switching system. Beatrice is served by fiber optic and T-carrier facilities. A full-service retail and customer service center is located in Beatrice, providing customers personal access to service representatives. Installation and maintenance personnel are also headquartered in Beatrice.

Alltel offers a full line of premise equipment and network services such as Caller ID, Call Waiting, and three-way calling. The company's digital network provides voice and data communications services such as T-1, 56K, and DS3 that fit specific customer needs. Alltel also provides local Internet access, high speed, DSL service and a statewide cellular network as well as paging service. Communications consultants are available to meet with business customers to address special needs.

Beatrice is offered carrier service through approximately 60 long distance companies.

TARRIFFED RATES (effective 9/1/01)

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

INTERNET

Beatrice has local internet access provided by Alltel Communications, www.alltel.com.

POST OFFICE

The post office in Beatrice provides house-to-house delivery and has one mail receipt and two dispatches daily. Postal receipts for the last five fiscal years:

<u>Year</u>	<u>Receipts</u>
2002	\$2,020,000
2001	\$1,980,000
2000	\$1,800,000
1999	\$1,970,000
1998	\$1,960,000

PACKAGE DELIVERY SERVICES

Overnight express service availability:

	Federal Express	UPS
Latest Pick-up time	4:30 p.m.	5:00 p.m.
Earliest Delivery	8:00 a.m.	8:30 a.m.
Next Day Delivery Guarantee	yes	yes
Saturday Delivery Guarantee	yes	yes
Zone Classification	2	varies

United Parcel Service has one flight in and one flight out of the Beatrice airport each day.

NEWSPAPER

The Beatrice Daily Sun is the local newspaper with 9,000 subscribers. A supplement, the Sunland, is mailed out weekly to subscribers and approximately 16,000 nonsubscribers in the advertiser-defined market. Other papers delivered locally are the Lincoln Journal Star and the Omaha World-Herald.

RADIO

KWBE in Beatrice operates on a frequency of 1450 KHz and operates a weather radar system. Other radio stations carrying local news include:

<u>Call Letters</u>	<u>Frequency</u>	<u>Location</u>
KLIN	1400 KHz	Lincoln, NE
KFOR	1240 KHz	Lincoln, NE
KGMT	1310 KHz	Fairbury, NE
KUTT	99.3 MHz	Fairbury, NE
KNDY	1570 KHz	Marysville, KS
KNDY	103.1 MHz	Marysville, KS

TELEVISION

Television stations carrying local news are:

Call Letters	Channel	Location
KMTV	3	Omaha, NE
WOW-T	6	Omaha, NE
KETV	7	Omaha, NE
KSNB	4	Superior, NE
KOLN	10	Lincoln, NE
KUON	12	Lincoln, NE
KLKN	8	Lincoln, NE
WIBW	13	Topeka, KS

Cable television is available on 128 channels, including 17 basic, 39 expanded basic, 32 premium, 22 digital special interest, 8 pay-per-view, and 10 music channels.



Gage County Courthouse

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES—CITY OF BEATRICE

All real property is subject to be taxed at its actual value. Agricultural land is valued at 80 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		
	2001	2002	2003
Real Estate	\$381,063,125	\$393,970,500	416,220,585
Personal Property	16,064,823	16,222,407	15,352,331
Railroads & Utilities	6,458,030	5,307,852	5,621,704
TOTAL	\$403,585,978	\$415,500,759	\$437,194,620

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

	2001	2002	2003
City	\$0.273986	\$0.273985	\$0.273984
County	.364278	0.391282	0.401505
School District	1.167993	1.167071	1.168804
Community College	.063600	0.065500	.065500
Educational Service Unit	.015821	0.015000	.015000
Natural Resource District	.033303	0.033103	.032055
Historical Society	.002240	0.002225	.002090
Agricultural Society	.009851	0.009632	.009047
Airport	.041043	0.040610	.046065
TOTAL	\$1.972115	\$1.998408	2.014050

The 2003 tax rate at the industrial park is \$1.763835. The tax rate on industrially zoned land outside the city limits ranges from \$1.763835 to \$1.882218 per \$100 of actual value.

CITY SALES TAX

The 1/2 percent sales tax to fund economic development was approved by the voters in 1992 for a period of 10 years. In 1998 voters approved the extension of this sales tax to March 2013.

LOCAL BONDED INDEBTEDNESS

As of September 30, 2003:

City—Revenue Bonds	\$6,360,378
City—General Obligation Bonds	\$1,665,000
School District	\$7,895,000
County	\$1,375,000

CITY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
Revenue Bonds					
Note Payable from Nebr. Dept. of Environmental Quality	9/28/99	\$ 2,561,538	\$ 2,460,378	3.18	6/15/22
Beatrice Area Solid Waste Agency Bonds	5/6/02	\$ 1,650,000	\$ 1,595,000	1.75 to 4.35	12/15/10
Combined Utility	8/20/02	\$ 2,575,000	\$ 2,305,000	2.0 to 4.3	9/5/11
General Obligation Bonds					
Public Safety, Equipment Tax & Bond Anticipation	1/11/00	\$ 485,000	\$ 130,000	4.25 to 4.6	1/1/04
Various Purpose	2/22/00	\$ 655,000	\$ 490,000	4.45 to 5.45	2/15/10
Outdoor Swimming Pool & Park Facility	11/12/02	\$ 1,075,000	\$ 1,045,000	1.75 to 3.7	2/15/12

SCHOOL BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
School District	8/1/96	\$ 9,500,000	\$ 7,895,000	4.5	12/15/16

COUNTY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
Highway Improvement	1/15/99	\$ 2,600,000	\$ 1,375,000	N/A	12/15/05

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Gage County, divided into 24 townships, is governed by a seven-member Board of Supervisors, each elected by popular vote for a four-year term. The next election will be held in 2004. The county budget for 2003-04 is \$12,334,314.

County zoning classifications are:

- AG-1 General Agriculture
- AG-2 Transitional Agriculture
- AG-3 Agricultural Conservation
- AG-4 Urban Reserve
- R Residential
- C Commercial
- I Industrial

MUNICIPAL GOVERNMENT

Beatrice, a first-class city, has a mayor-council form of government. The next election will be held in 2004. The 2003-04 actual budget is \$27,115,107. Municipal officials are:

Title	Term of Office
Elected	
Mayor	4 years
Elected by Ward	
Council Members (8)	4 years
Appointed	
City Administrator	4 years
Clerk	4 years
Deputy Clerk/Treasurer	4 years
Chief of Police	4 years
Fire Chief	4 years
Manager, Board of Public Works	Indefinite
City Attorney	4 years
Airport Manager	Indefinite
Director of Public Property	4 years
Library Director	Indefinite
City Engineer	4 years

FIRE PROTECTION

Fire and rescue protection are provided in the community by 23 full-time firemen, all are Emergency Medical Technicians and 7 are also paramedics. In addition, Beatrice has 12 part-time firefighters on a Reserve Force. Protection outside the city limits is provided by 2 city firefighters and the Gage County Rural Fire Department with 60 volunteers.

Beatrice has 600 fire hydrants. The fire insurance classification inside the corporate limits is 3, outside it is Class 9. Expenditures for fire protection during the last year totaled \$1,502,703.

Equipment in the fire department:

Make	Year	Capacity (Pumpers)
City		
Pierce	1978	1,250 gal. per min. 100' ladder
American Fire Top Kick	1977	Rescue unit
Smeal Pumper	1993	1,250 gal. per min.
GMC Top Kick	1997	Rescue unit
Rural		
GMC Pumper	1992	1,200 gal. per min.
GMC	1986	4WD brush truck, 150 gal. tank & pump
GMC	1988	4WD brush truck, 150 gal. tank & pump
GMC	1999	2,000 gal. tanker

The department has an active fire prevention and public education program primarily targeting elementary and middle school students.

Fire losses for the past five years:

2002	\$ 150,350
2001	\$ 64,005
2000	\$ 530,082
1999	\$ 262,210
1998	\$ 263,463

LAW ENFORCEMENT

Police Department

The Beatrice Police Department employs 22 full-time certified police officers as well as 12 communications and support staff. The department has 6 fully equipped cruisers, a D.A.R.E. van, and an animal control vehicle. Average annual expenditures were \$1,887,435.

The crime rate per 1,000 population in 2001 in Gage County was 54.2 and 77.7 in Beatrice compared to a state crime rate of 42.4 and a national rate of 41.6.

Sheriff's Department

The Gage County Sheriff's Department in Beatrice has a staff of 25. The department has 10 radio-equipped patrol cars, an emergency response team van, jail, and other standard equipment. A reserve program has 10 volunteers donating time to help with traffic and crowd control and assisting deputies. Regular patrol provides protection to existing industries, including those outside the city limits, by the Police and Sheriff's Departments.

Beatrice Communications Center

Police, fire, and rescue personnel are dispatched by the Beatrice Communications Center. The center dispatches 911 emergency calls not only in the city but all of Gage County.

State Patrol

The Nebraska State Patrol headquarters is located in Lincoln, 40 miles north of Beatrice. Six patrolmen are stationed in Beatrice.

STREETS

Beatrice has 292.6 lane miles of streets, 258.6 lane miles of which are hard-surfaced with asphalt, concrete, or brick. Seventy-eight percent of the streets have curbs and seventy-five percent have sidewalks. Load restrictions on two streets prohibit motor vehicles drawing semitrailers.

Street maintenance program includes grading on nonsurfaced streets as needed, sweeping and patching of hard-surfaced streets; and snow removal, slurry seal, and overlay of asphalt streets.

Approximately \$386,000 will be spent annually for street improvements, paving, etc. The projects are to be financed through the general revenues of the city, with the majority of the money coming from the sales tax.

BUILDING AND ZONING REGULATIONS

The ICBO Uniform Building Code, the National Electrical Code, and the IAPMO Plumbing Code are enforced in the city limits and within two miles outside city limits.

Local zoning classifications are:

A-G	Agriculture
R-1	Single-Family Dwelling (Large lot)
R-2	Single-Family Dwelling (Small lot)
R-3	Urban-Family Residential
R-4	Multiple-Family Residential
R-R	Rural Residential
R-C	Residential Commercial
O	Office
C-S	Highway Service
LC	Limited Commercial
GC	General Commercial
CBD	Central Business District
LI	Light Industrial
GI	General Industrial
FW	Floodway

PLANNING

Beatrice has a nine-member planning commission which serves in an advisory capacity to the city council. Each member serves a three-year term.

A Comprehensive Plan prepared by RDG Martin Schukert, Inc., was adopted by the city in 2001.

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

Beatrice School System

Type of School	Number	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary	4	55	963	1 to 17	1 to 4
Elementary*	2	16	185	1 to 16	1 to 5.5
Middle School	1	46	536	1 to 17	1 to 3
High School	1	52	779	1 to 20	1 to 3

* Lutheran and Catholic

School District 15 in Gage County covers 58.3 square miles and has an actual valuation of \$620,648,413. This Class 3, Type K-5,3,4 district is accredited "AA" by the State of Nebraska and the North Central Association.

The 2002-03 school operating expenses totaled \$15,612,671, with an average cost per pupil of \$6,573. The actual valuation per pupil was \$272,453.

The maximum capacity of the public elementary schools is 1,200. The public middle school was built in 1952 and has a maximum capacity of 700. The public high school, built in 1998, has a maximum capacity of 850 and houses the Beatrice Fine Arts Auditorium.

Test Results

Title	% Students Taking Test	Average Score
7th Grade Iowa Test of Basic Skills	100	55 percentile
ACT	N/A	22.9

It is estimated that 94 percent of the eighth grade students finish high school. Approximately 84 percent of the graduating seniors pursue a college degree and 16 percent enter the job market.

Vocational courses offered in the high school include family science, auto mechanics, welding, woodworking, machine shop, electricity, drafting, electronics, and business education.

Mainstreaming placement is available in the Beatrice public schools to less severely handicapped. Programs and facilities are also available for the preschool handicapped.

Educational Service Unit

Educational Service Unit No. 5, with offices in Beatrice, serves school districts in Gage, Jefferson, and Thayer counties. Major services include special education (evaluation, therapy, supervision, and specific programs), student learning centers at Beatrice and Hebron, instructional media center (video tape, non-film materials, printing, production, and distribution), audio visual equipment repair, health services, cooperative purchasing, professional education in-service, curriculum planning service, assisting schools in curriculum based technology utilization and applications, planning and access to telecomputing and distance learning, and liaison to the Nebraska Department of Education for planning and services. Minor services include leasing equipment to schools, planning workshops for administrators and teachers, and research and informational service.

Community College

Southeast Community College (SCC) is a two-year community college with campuses in Beatrice, Lincoln, and Milford. Together, these campuses offer education in more than 40 applied technology programs as well as the Academic Transfer program at the Beatrice and Lincoln campuses and Energy Square in downtown Lincoln. The college also offers Continuing Education classes on the campuses and in each of the 15 southeast

Nebraska counties within the SCC service area. The 2002 fall student enrollment for the area was 4,810 full-time and 4,102 part-time students. In addition SCC offers Continuing Education classes, workshops, and seminars throughout southeast Nebraska. Enrollment for these continued education classes for the 15 counties is between 18,000 and 22,000 annually.

The Beatrice Campus offers a wide variety of courses in six major areas of emphasis including academic transfer, agriculture, mass communications, business, office technology, and practical nursing. SCC-Beatrice Campus is a comprehensive college serving the educational needs of southeast Nebraska. The 2002 fall headcount enrollment for the Beatrice Campus was 1,200 students.

SCC offers a wide variety of credit and noncredit Continuing Education classes, workshops, and seminars throughout the 15 counties in southeast Nebraska. These educational activities provide opportunities for individuals to upgrade their present job skills, train for new careers, develop personal leisure interests, prepare for high school (GED) completion exams, improve basic education skills, earn college credit, or pursue other goals.

Continuing education also offers customized training tailored to fit the needs of businesses, industries, and organizations. Customized training classes are offered on SCC campuses, at business sites, and at other locations. Classes are as varied as the needs expressed by businesses and industries and include training in many technical fields, human relations, and many other topics.

2002 Program Graduates	
Program	# of Graduates
Academic Transfer	84
Agriculture Business & Management Technology	79
Air Conditioning, Heating & Refrigeration	25
Architectural-Engineering Technology	26
Associate Degree Nursing	34

Auto Collision Repair	27
Automotive Technology	59
Building Construction Technology	39
Business Administration	168
Computer Aided Drafting & Design Technology	25
Computer Programming	30
DaimlerChrysler CAP	9
Dental Assisting	16
Diesel Technology-Farm	32
Diesel Technology	26
Early Childhood Education	25
Electrical Technology	32
Electromechanical Technology	27
Electronic Servicing & Electronic Engineering Technology	45
Fire Protection Technology	28
Food Service/Hospitality	54
Ford ASSET	8
General Motors ASEP	9
Graphic Design	*
Human Services	45
John Deere Ag Parts	*
John Deere Ag Tech	14
John Deere Construction & Forestry Equipment Technology	*
Laboratory Science Technology	6
Land Surveying/Civil Engineering Technology	21
Machine Tool Technology	62
Manufacturing Engineering & CAD Technology	27
Mass Media	5
Medical Assisting	17
Medical Laboratory Technology	10
Microcomputer Technology	75
Motorcycle, ATV & Watercraft Technology	10
Nondestructive Testing	22
Office Technology	48
Parts Marketing & Management	2
Practical Nursing	97
Professional Truck Driver Training	84
Radiologic Technology	24
Respiratory Care	18

* A class does not graduate every year



Beatrice High School



Lincoln Elementary School



Beatrice Community Hospital



Beatrice Public Library

Other Schools

Other colleges, universities, and community colleges frequently attended by Beatrice high school graduates include:

<u>Community/College or University</u>	<u>Mileage</u>
Crete	35
Doane College	
Fremont	93
Midland Lutheran College	
Lincoln	40
University of Nebraska-Lincoln	
Wesleyan University	
Union College	
Southeast Community College	
Milford	45
Southeast Community College	
Omaha	99
University of Nebraska at Omaha	
Creighton University	
College of St. Mary	
Metropolitan Community College	
Peru	64
Peru State College	
Seward	62
Concordia University	

CHURCHES

<u>Denomination</u>	<u>Number of Churches</u>
Apostolic	1
Assembly of God	1
Baptist, American	1
Baptist, Believers	1
Baptist, Independent	1
Baptist, North American	1
Catholic	1
Christ Community Church	1
Christian	1
Church of the Brethren	1
Church of Christ	2
Church of God	2
Congregational	1
Episcopal	1
Faith Fellowship	1
Jehovah's Witnesses	1
Latter Day Saints	1
Living Word Church	1
Lutheran—Evangelical	3
Lutheran Church of America	
Lutheran—Missouri Synod	2

<u>Denomination</u>	<u>Number of Churches</u>
Lutheran—Wisconsin Synod	1
Mennonite	2
Methodist	1
Nazarene	1
New Life Center	1
Presbyterian	1
Salvation Army	1
Seventh Day Adventist	1
United Pentecostal	1

MEDICAL

Hospitals

The **Beatrice Community Hospital** is a diverse healthcare organization providing a variety of services. There are 49 acute beds; 71 long term care beds (at Parkview Center); ambulatory care services in surgery, diagnostic, and rehabilitation areas; an occupational health program; and many home health services. There are 18 local physicians on the active medical staff and 81 consulting physicians. In addition there are two full-time and two part-time emergency department physicians. Physicians are available in the emergency department 24 hours a day, 7 days a week.

The **Blue Valley Mental Health Clinic** provides out-patient, mental health services, consultants, and education.

Rescue Squad

The Beatrice Fire Department provides first responder medical services for ambulance assistance and countywide rescue service. The city has four ambulances and one rescue unit.

NURSING HOMES

The **Beatrice Good Samaritan Center**, with a capacity of 79, was originally granted a license in 1958 and additions were built in 1964, 1968, 1974, 1978, and 1990. The center is owned and operated by the Evangelical Lutheran Good Samaritan Society of Sioux Falls, South Dakota, the largest nonprofit Christian nursing home group in the country. The center is a member of the American

Health Care Association and the Nebraska Health Care Association. This skilled nursing facility is certified by Medicare, licensed as a Nursing Facility by the Nebraska Department of Health, and certified by the Veterans Administration.

The center provides nursing service and physical therapy along with dietary, laundry, housekeeping, activities, chaplaincy, and social services. Adult day care services and a Special Care Unit for Alzheimers patients are available. The facility has a chapel, physical therapy room, beauty shop, and individualized activity programs.

The **Beatrice Manor Care Center**, with a capacity of 89 beds, was built in 1975 with eight additions, the latest in 1993. Services provided by this Medicare/Medicaid facility include nursing, dietary, activities, rehabilitation room, laundry, housekeeping, and social services.

SERVICES FOR THE HANDICAPPED

The Mosaic is a private, nonprofit organization providing a broad spectrum of services to persons with developmental disabilities. Affiliated with the Evangelical Lutheran Church of America, it is recognized as a social service agency by the Lutheran Church, Missouri Synod. Community based, integrated residential and vocational services are provided within the Beatrice community.

The present 200-acre, town-country campus was established in 1955 and offers the following services and programs:

- Audiology
- Developmental Training
- Education
- Integrated Work Setting
- Job Coaching
- Nursing
- Occupational Therapy
- Physical Therapy
- Recreation
- Residential
- Speech Therapy
- Vocational Training

The physical plant is barrier-free and includes residential living units, classrooms, a workshop, gymnasium, olympic-size indoor swimming pool, chapel, retreat center, and administrative and diagnostic areas.

The **Beatrice State Developmental Center**, a state-owned facility, was authorized by the Nebraska State Legislature in 1885. Administered by the Nebraska Department of Health and Human Services, the center, serves 380 individuals who are developmentally disabled. The center, located on a 50-acre campus, provides 24-hour residential, habilitative, and medical services.

The center is committed to ongoing community and on-site consultative services, post-secondary student internships and practice, targeted need-based workshops, and research opportunities. Each year since 1985 the center has hosted a conference for mental health service providers, clinicians, families, and other persons with interest in developmental disabilities. An average of 1,500 people from across the nation attend the annual conference.

Health Care Association and the Nebraska Health Care Association. This skilled nursing facility is certified by Medicare, licensed as a Nursing Facility by the Nebraska Department of Health, and certified by the Veterans Administration.

The center provides nursing service and physical therapy along with dietary, laundry, housekeeping, activities, chaplaincy, and social services. Adult day care services and a Special Care Unit for Alzheimers patients are available. The facility has a chapel, physical therapy room, beauty shop, and individualized activity programs.

HUMAN SERVICE AGENCIES

The **One Stop Community Resource Center**, serving southeast Nebraska since 1988 provides a ONE STOP SHOP concept for families and individuals to access the resources necessary for successful management of self and family, health care options, and employment skills. With 23 colocated agencies, the center provides communication, coordination, and collaboration to reduce/eliminate duplication of services, the

opportunity to plan effective strategies to meet identified needs and collectively obtains resources for implementation of support for children and families. Specific programs of the center office include coordination of the Gage County Christmas Wish List, program coordination of baby cribs and child passenger safety seats, a partner of the Gage County Even Start Project, and a partner of the Gage County "Safe Schools, Healthy Students" Project.

LIBRARY

The Beatrice Public Library, a \$2.4 million facility completed in 1991, combines traditional library architecture with technological specifications for the future. This facility provides six study rooms, conference room, meeting room seating more than 100, and a climate-controlled archival room. The library contains more than 90,000 volumes and has an annual circulation exceeding 166,000. The library provides Internet access and many on-line databases, videotapes, audiotapes, CDs, DVDs, art prints, and sculptures. Other in-house services include public-access computers, microfilm reader-printer, and FAX. The library houses the Nebraska State Genealogical Society collection and is a Landmark Site of the Nebraska Statewide Arboretum. Services are provided to the visually impaired, and books are delivered to the homebound. Programming includes preschool storytime, toddler storytime for children under the age of three, summer reading program, weekly summer programs for children and adults, monthly book discussions, monthly writers group, and at least three special exhibits each year.

RECREATION

The Beatrice parks system covers approximately 450 acres of parks and open floodplain recreation space. The three major parks provide playgrounds, shelters, tennis courts, ball fields, rest rooms, and upgraded camping and shower facilities. The hike/bike trail provides a scenic tour of the major parks, including the Big Blue River, Beatrice Skateboard Park, and the Beatrice Big Blue Water Park. The Beatrice Water Park features a zero depth entrance and a 125 foot loop slide. The other neighborhood parks have play equipment for all ages.

Beatrice has facilities for:

- Baseball/
Softball -- Eleven ball diamonds, six of which are lighted
- Boating -- Blue River, Rockford Lake (10 miles), and Big Indian Recreation Area (18 miles)
- Bowling -- Two 16-lane bowling alleys
- Fishing -- Excellent fishing for catfish, carp, bullheads, bass, and other pan fish in rivers and ponds in the area
- Golf -- A private 18-hole grass greens course with clubhouse and dining facilities and a public 18-hole grass greens course and clubhouse at Hidden Acres
- Handball/
Racquetball-- Two regulation-sized courts at YMCA
- Horseshoe -- Eight pits
- Hunting -- A variety of wildlife including pheasant, quail, duck, deer, rabbit, and squirrel
- Miniature
Golf -- 18-hole putt-putt course
- Racing -- Stock car, one-fourth mile, high banked, accredited dirt track
- Skating -- Roller skating rink and ice skating on ponds
- Swimming -- Private pool at the Country Club, indoor pools at the Mosaic Home and Beatrice State Developmental Center, and a regulation-sized indoor pool at the YMCA. A new swimming complex and aquatic park opened in 1999
- Tennis -- Ten lighted, hard-surfaced courts
- Theatres -- Cinema Centre, with two indoor theatres, has a capacity for 220 and 240; Holly Theatre, an indoor theatre with capacity for 140

Annual celebrations include the Gage County Fair in July and a Homestead Days celebration the third weekend in June, which includes concerts, parade, arts and crafts, entertainment, etc.

Softball, baseball, and midget football programs are offered under the direction of Beatrice Youth Recreation, Inc. A full-service YMCA facility

including a 14,000 square foot wooden playground structure and a YWCA program are also available.

Beatrice is the home of the Beatrice Bruins, a semipro baseball team.

The American Association of Retired People meets once a month. Luncheons are served daily to the elderly at the Beatrice Senior Center, and "Meals on Wheels" is available.

Rockford Lake, a state recreation area one mile south and nine miles east of Beatrice, and **Big Indian Recreation Area**, located 15 miles south and 3 miles west, provide camping, fishing, boating, water skiing, and hiking.

Homestead National Monument of America is located three and one-half miles northwest of Beatrice on State Highway 4. The visitors' center and museum exhibit historic artifacts of pioneer days and graphic accounts of frontier life.

The **Gage County Historical Museum** in Beatrice occupies the old Burlington Northern depot. Exhibits, artifacts, and memorabilia from pioneer days of the area are on display at the museum.

Cultural activities are provided by Community Players, Gage County Historical Society Band, Art Guild, and Suzuki piano.

HOUSING

New Construction

There were 50 new homes constructed during 2001 and 2002, and it is estimated that 20 single-family units will be built in 2003 in Beatrice. An additional 25 multi-family units will also be completed in 2003. It is estimated another 25 single-family housing units will be built within a 16-mile radius of Beatrice in 2003.

Building permits issued during the last five years have been:

Single-unit houses	122
Duplexes	34
Tri-plex	6
Four-plex	3
Five-plex	1
Six-plex	3
Eight-plex	1
Twelve-plex	1
Multi-unit complex (39 units)	1
Retirement complex (19 units)	1

As of September 23, 2003:

Number of Homes on the Market

Single Family— 71

Avg. Selling Prices (New and Existing)

Single-Family Home

3,500 sq. ft.—4 bedrooms N/A

2,500 sq. ft.—3 bedrooms \$ 178,000

1,000 sq. ft.—2 bedrooms \$ 73,626

Townhouses

1,500 sq. ft.—2 bedrooms \$ 200,000

Condominiums

1,200 sq. ft.—1-2 bedrooms \$ 110,666

Rentals

Executive Style

3,000 sq. ft.—3 bedrooms N/A

New 2-bedroom home

N/A

Apartment Vacancy Rate less than 3%

Number of Single-Family Homes

for Sale by Price (New and Existing)

Less than \$100,000 35

\$100,001-\$150,000 25

Low-Cost & Retirement Housing

Carsten's Garden Villa, a 50-unit low-income facility for the elderly, was constructed in 1977 at an estimated cost of \$892,000. The facility has a community room and central laundry.

Crestland, LTD, is a 16-unit, handicapped accessible, affordable housing development that is subsidized, with rent based on adjusted income.

Homestead Village, with 62 low-income units for the elderly, was completed in 1979. A community room and central laundry are available.



Nichols Park



New Aquatic Park



Rockford Lake State Recreation Area



Hannibal Park



Hannibal Park Softball Complex



Riverside Park

Parkview Village, built in 1987, has 32 apartments; 24 are subsidized for low-income elderly.

Pine Tree Villa is a 12-unit rental project completed in 1985 for senior citizens with low to moderate incomes. Six of the 12 units are subsidized.

Prairie Village was built in 1966 with 66 units. Forty units are subsidized and 26 are subsidized or market rate.

Regency Retirement Residence is a 19-unit apartment complex for middle-income senior citizens. It is an independent living facility providing many services to its residents.

Ridgefield Townhomes, an eight-unit complex constructed in 1990, is a subsidized rental project for low-income families.

Timberidge Townhomes, a 32-unit complex constructed in 1983, is a subsidized rental project under the Department of Housing and Urban Development for low-income families.

Valley Heights, is a 10-unit affordable housing facility that is handicap accessible. **Valley Heights II** with 14 units was built in 2002. Rent is based on adjusted income.

Parents of All Ages, a subsidized 10-unit low-income housing complex, was built in 2001. There are 164 existing subsidized multi-sized family units located at scattered sites for low- to moderate-income families.

Assisted Living

Homestead House is a 39-unit residential care/assisted living facility offering residents privacy and independence with all required services.

Paddock Kensington/Beatrice, a retirement home with a capacity for approximately 70, has a variety of social and recreational activities as well as a coffee shop. A 24-hour watch-care service

is available on site. Three meals a day, seven days a week, are provided and sponsored by the Blue Rivers Area Agency on Aging.

Samaritan Springs is a 30-unit assisted living facility which opened in 2002. Respite and short-term care are available.

Additional Housing Projects

Sunset Crown I and II Project is a tax credit project with 34 single-family homes. This is a “rent to own” project. The first-units were opened in 2000. The second 17 units were added in 2002.

Flowing Springs is a 35-unit townhouse development for those 50 and older. The development is maintenance free with spring-fed lakes and waterfalls.

Sunridge I and Sunridge II, two 24-unit facilities, consist of 75 percent affordable and 25 percent market value units.

FINANCIAL

As of June 30, 2003:

Name	Capital		
	Accounts	Deposits	Loans
	-----Thousand Dollars-----		
Pinnacle			
Bank & Trust	\$6,334	\$ 81,918	\$ 58,159
Commercial			
Federal Bank	N/A	\$ 6,800	\$ 8,800
Farm Credit			
Services	\$ 1,000,181	N/A	\$6,000,642
First National			
Beatrice Bank	\$15,107	\$ 114,545	\$ 68,566
First National Bank			
of Omaha/ Beatrice Branch	N/A	\$ 82,442	\$ 9,800
Tier One*	\$ 352,102	\$1,147,609	\$2,025,664
U.S. Bank*	N/A	N/A	N/A

* Branch office in Beatrice; figures represent headquarters.



Beatrice YMCA



Prairie Playground at the YMCA



Beatrice Senior Center

COMMUNITY SERVICES

PROFESSIONAL

Attorneys	21
Certified Public Accountants	10
Chiropractors	5
Dentists	12
Engineers	1
Medical Doctors (residing in Beatrice)	
—anesthesiologists	2
—emergency	4
—general practitioners	10
—general surgeons	1
—orthopedic surgeons	1
—internal medicine	2
—OB/GYN	1
—otolaryngologists	1
—pediatrics	1
—radiologists	1
Medical Doctors (on hospital consulting staff)	
—cardiologists	9
—ear, nose & throat	3
—general practitioners	1
—ophthalmologists	1
—orthopedic surgeons	1
—radiologists	1
—urologists	2
Nurses, Registered	175
Optometrists	3
Orthodontists	3
Pharmacists	15
Physicians Assistants	4
Veterinarians	6

BUSINESS AND COMMERCIAL

Abstractors	2
Accounting/Bookkeeping Agencies	4
Agricultural Implement Dealers	7
Apparel Stores—combination	5
—men’s	1
—women’s	1
Appliance Stores	3
Auto Repair Garages	15
Auto Supply Parts	6
Automobile Dealers —new	4
—used	9
—new & used	4

Bakeries	3
Barber Shops	5
Beauty Shops	24
Bed & Breakfast	(8 rooms) 2
Computer Service	3
Construction Services & Facilities	1
Contractors —carpentry	10
—concrete	6
—electric	4
—general	16
—gravel	1
Convenience Stores	12
Department Stores	3
Drug Stores	6
Dry Cleaning & Laundry	2
Electric Motor Repair	1
Engineering Supplies	1
Fast Food Establishments	12
Feed & Seed	3
Funeral Homes	3
Furniture Stores	2
Gift Shops	5
Grocery Stores	3
Hardware Stores	1
Heat Treating Metals	2
Industrial Gas Suppliers	1
Insurance	32
Laundromats	2
Lumberyards	2
Machine Shops	5
Motels	(309 units) 6
Office Machine Repairs	1
Office Supplies	2
Plumbing, Heating & Air Conditioning	7
Precision Bearings, Chains, Sprockets	1
Preschools	4
Printers	2
Restaurants	14
Service Stations	14
Shoe Stores	1
Television & Radio Repair	3
Theatres	3
Tool & Die	2
Variety Stores	4
Welding Equipment	3

AGRICULTURE & RAW MATERIALS

AGRICULTURE

Statistics	Gage County	State of Nebraska
Number of Farms (2001)	1,205	53,000
Land in Farms (acres)	518,981	46,400,000
Average Size of Farms (acres)	431	875
Market Value of Agricultural Products Sold, 1997	\$114,773,000	\$9,831,519,000
Market Value Per Farm, 1997	\$100,326	\$191,074
Wells Registered, 2001	551	84,061
Total Acres Irrigated, 2001	59,000	8,175,000
Percent of Farmland Irrigated	11.4%	17.6%
Five-Year Average Production of Leading Crops (1997–2001)		
All Alfalfa Hay	49,900 tons	4,797,600 tons
Corn for Grain	11,794,100 bu.	1,136,440,000 bu.
Oats	61,500 bu.	4,274,000 bu.
Sorghum Grains	6,778,600 bu.	46,124,000 bu.
Soybeans	4,288,800 bu.	177,240,000 bu.
Winter Wheat	1,293,500 bu.	70,660,000 bu.
Five-Year Average Livestock Population (1997–2001)		
All Cattle	45,000	6,620,000

Gage County ranked first in all counties in the production of sorghum grain during the last five years and in the top ten counties in the production of soybeans two of the last five years.

SOURCE: Nebraska Agriculture Statistics, 1997–2001
1997 Census of Agriculture

RAW MATERIALS

Metallic minerals are not available locally; however, nonmetallic minerals of sand, crushed rock, limestone, and clay are available in the immediate area. Some cottonwood timber is available in the area.

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						
	Temperature			Precipitation		Humidity*	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)	Morning	Afternoon
January	13.4	23.5	33.6	0.92	6.64	79	67
February	19.1	30.1	41.1	0.87	6.78	81	66
March	28.1	39.5	50.9	2.52	5.71	81	61
April	40.6	53.2	65.7	3.17	.94	80	56
May	51.6	63.6	75.6	4.33	0.00	84	60
June	61.4	73.3	85.2	3.75	0.00	83	58
July	66.5	78.4	90.2	3.78	0.00	83	58
August	64.4	76.6	88.9	3.40	0.00	87	61
September	54.6	67.4	80.2	3.11	0.00	85	59
October	43.5	56.3	69.1	2.42	0.15	81	56
November	29.9	41.0	52.1	1.93	2.14	82	63
December	19.2	29.3	39.3	1.05	5.89	81	67
Annual	41.0	52.7	64.3	31.24	29.53	82	61

*Recorded at Lincoln Weather Station

FROST DATA

Average date of last frost in spring	April 19
Average date of first frost in fall	October 7
Average length of growing season	171 days
Average number of "heating degree days" based on 65° Fahrenheit	5,774
Average number of "cooling degree days" based on 65° Fahrenheit	1,312
Wind speed in miles per hour (annual average)	9
Prevailing wind direction (annual average)	North

SOURCE: High Plains Regional Climate Center, University of Nebraska, 1931-2001, <http://www.hpccsun.unl.edu>