

COMMUNITY FACTS
OSHKOSH, NEBRASKA

www.ci.oshkosh.ne.us

JANUARY 2009

POPULATION
(Official U.S. Census)

	<u>2000</u>	<u>2007 Est.</u>
Oshkosh	887	699
Garden County	2,292	1,834
Labor Market*	48,082	44,190

*Includes Garden County and contiguous counties

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 Oshkosh, Nebraska. This material was compiled by the city of Oshkosh, Economic Development Advisory Committee, Garden County Chamber of Commerce, and Nebraska Public Power District in order to promote community development.

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

Mike Jorgensen, Member
Economic Development Advisory Committee/
City of Oshkosh
Oshkosh, Nebraska 69154
Business Phone: (308) 772-3234
Fax: (308) 772-4088
Home Phone: (308) 772-3543
Email: mjorgensen@fsaloans.net
www.ci.oshkosh.ne.us

Bill Campbell, City Administrator
City of Oshkosh
Oshkosh, Nebraska 69154
Business Phone: (308) 772-3686
Fax: (308) 772-3686
Home Phone: (308) 772-4374
Email: ocityhall@embarqmail.com
www.ci.oshkosh.ne.us

Todd Royston, President
Garden County Chamber of Commerce
Oshkosh, Nebraska 69154
Business Phone: (308) 772-4011
Fax: (308) 772-3010
Home Phone: (308) 772-0173
Email: Todd.Royston@Cabelas.com

Dennis G. Hall, CEcD
Economic Development Manager
Nebraska Public Power District
Columbus, Nebraska 68602-0499
Business Phone: (402) 563-5534
Toll Free: (800) 282-6773
Fax: (402) 563-5090
Cellular Phone: (402) 562-0893
Email: dghall@nppd.com
sites.nppd.com

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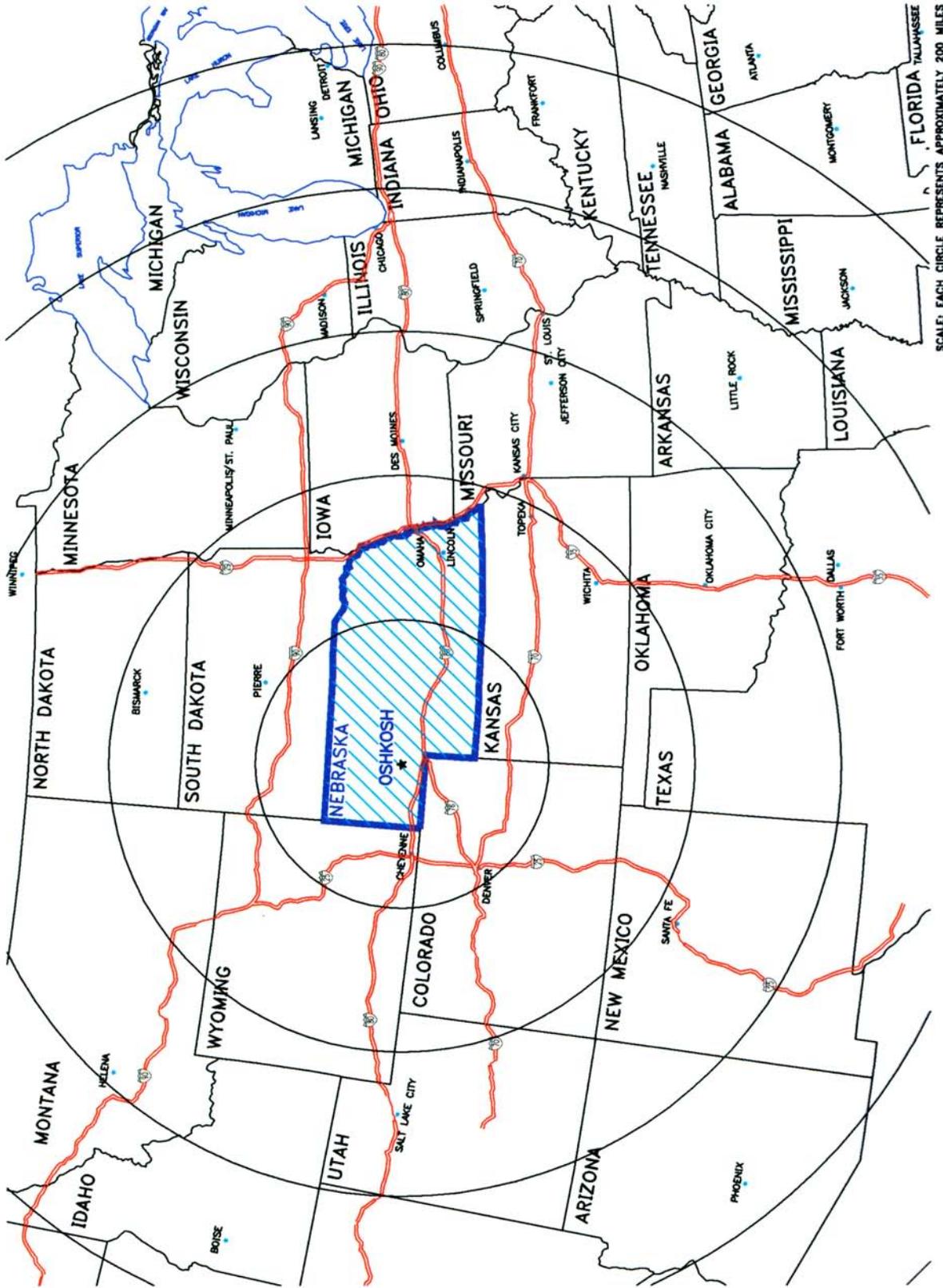
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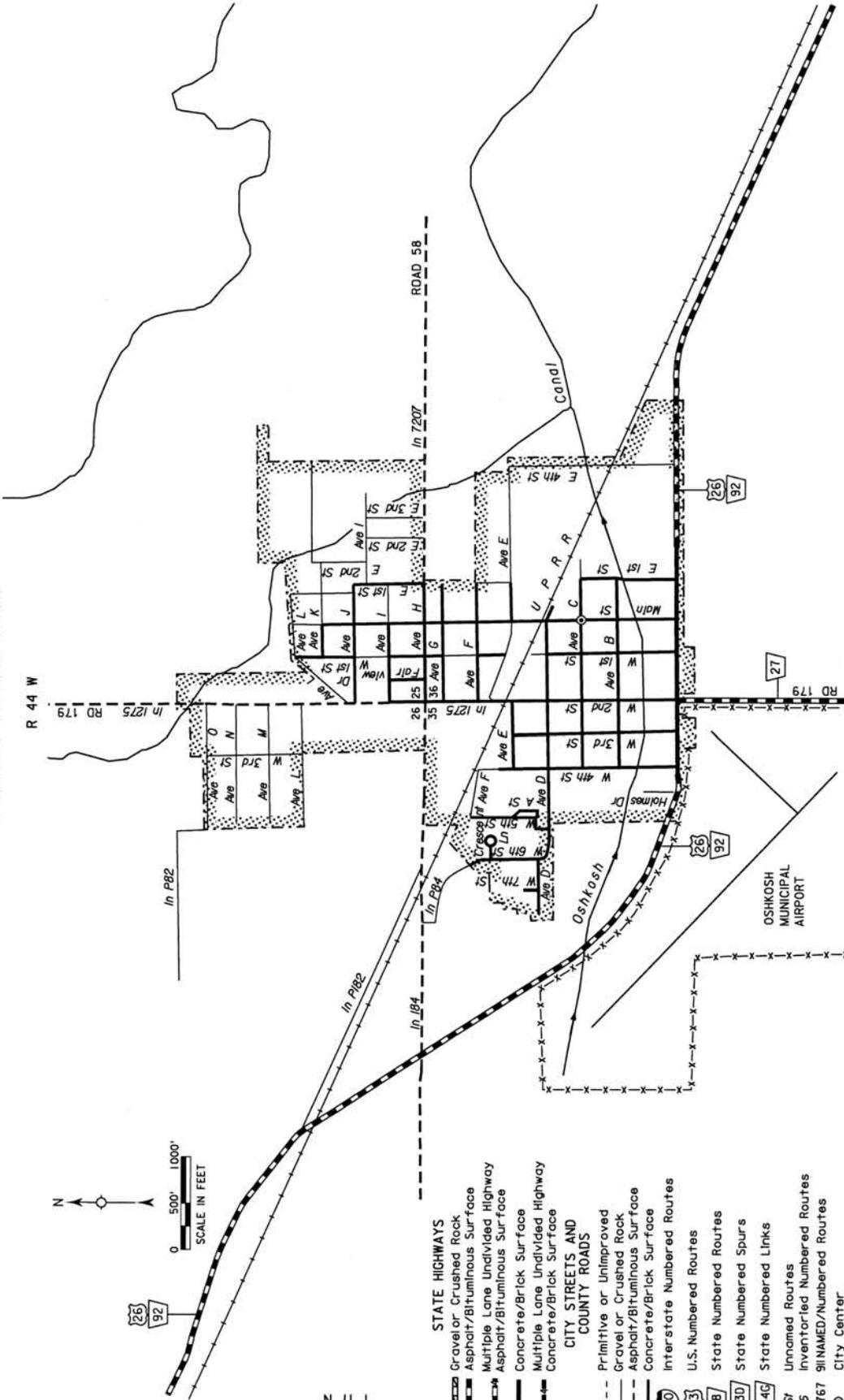


SCALE: EACH CIRCLE REPRESENTS APPROXIMATELY 200 MILES

OSHKOSH

GARDEN COUNTY
NEBRASKA

POPULATION 887 (2000 CENSUS)



STATE HIGHWAYS

- Gravel or Crushed Rock
- Asphalt/Bituminous Surface
- Multiple Lane Undivided Highway
- Asphalt/Bituminous Surface
- Concrete/Brick Surface
- Multiple Lane Undivided Highway
- Concrete/Brick Surface

CITY STREETS AND COUNTY ROADS

- Primitive or Unimproved
- Gravel or Crushed Rock
- Asphalt/Bituminous Surface
- Concrete/Brick Surface
- Interstate Numbered Routes
- U.S. Numbered Routes
- State Numbered Routes
- State Numbered Spurs
- State Numbered Links
- State Numbered Links
- Unnamed Routes
- Inventoried Numbered Routes
- RD 767 91NAMED/Numbered Routes
- City Center
- Corporate Limits



CORPORATE LIMITS AS OF 2004
STATE HIGHWAYS CORRECTED TO 2001

GENERAL INFORMATION

LOCATION

Oshkosh, the county seat of Garden County in western Nebraska, is 100 miles east of the Wyoming border and 30 miles north of the Colorado state line. Oshkosh is served by U.S. Highway 26 and Nebraska Highways 92 and 27. Interstate 80 is 25 miles south and Interstate 76 is 32 miles south of Oshkosh.

POPULATION (U.S. Census)

Year	Oshkosh	Garden County
1970	1,067	2,929
1980	1,057	2,802
1990	986	2,480
2000	887	2,292
2007 (Est.)	699	1,834

Garden County Population by Race and Hispanic Origin, 2006 U.S. Census

White	98.7%
Black	0.2%
American Indian and Alaska Native	0.3%
Asian	0.4%
Native Hawaiian and Other Pacific Islander	0.0%
Two or More Races	0.5%
Hispanic or Latino Origin	1.9%
White Persons Not Hispanic	96.9%

The 2007 U.S. Census estimates 44,190 people live in Garden County and the contiguous counties of Arthur, Cheyenne, Deuel, Grant, Keith, Morrill, and Sheridan.

There are approximately 12 people in Oshkosh who are fluent in Spanish and 1 in French.



LOCAL ECONOMY

Basic economic activities of Oshkosh, a county seat town, include irrigated and dry land farming, cattle feeding, ranching, fishing, hunting, tourism, manufacturing, and retail sales. Firms in Garden County with retail sales tax permits reported 2007 net taxable retail sales of \$7,884,220. One wholesale firm in the community distributes coffee.

ELEVATION

Oshkosh is 3,386 feet above sea level.

TOPOGRAPHY

The terrain around Oshkosh is level and adjacent to river lowlands. The predominant soil type is sandy loam. Drainage is good.

HISTORY

Henry Gumaer, Alfred Gumaer, George Kendall, H. W. Potter, and John Robinson started a cattle ranch at the present site of Oshkosh in 1885. The five men organized the Oshkosh Land and Cattle Company, naming it after their native home of Oshkosh, Wisconsin. The Oshkosh Land and Cattle Company purchased section 36 and made application for more land. They filed on as much as possible and were able to assemble a large ranch. Homestead filings in later years reduced the size of the Oshkosh Land and Cattle Company.

In 1889 H. G. Gumaer and John Robinson built a two-story frame building in which they started a general store and post office named Oshkosh. This later became Miller Hotel. Mail was brought by mules from Ogallala three times a week. In 1890 the Oshkosh Public School was organized in a sod building on Lost Creek.

The erection of a bridge across the North Platte River in 1891 opened a new channel for development. A Sudman Company of Chappell bought the Oshkosh store and the 80 acres of land on which it was located in 1894. August Sudman became the new manager and postmaster. A plat of the original townsite was laid out by A. Sudman Company in March 1905. The Union Pacific Railroad was completed in 1908. The rails were laid and the first train reached Oshkosh August 8, 1908. Garden County was established in 1920, and Oshkosh was selected as the county seat.

A telephone system was established in 1900 and in 1915 the electric light plant was put into operation. In 1920 the Garden County News became the official county paper.

Oshkosh has continued to serve as a trade and service center for farmers and ranchers in an agriculture-oriented area. As a result, the city has experienced the population and economic trends familiar in similar communities. The city experienced growth and expansion during the agricultural development of the “twenties, thirties, and even early forties” and then tapered off with the changes in the economy and improved transportation and out-migration of the “fifties” and “sixties.” The completion of Lake McConaughy in 1940 helped stabilize the economy, with tourism and recreation equally furnishing opportunities for development.

There is, however, some significant deviation from this pattern in Oshkosh. The energetic pursuit of industry compatible with the available labor force has resulted in providing additional employment which in turn helps to stabilize the population and economic trends in the community.

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>	
Garden County News 1920	Commercial printing & weekly newspaper	Local	1	1 2*	None
Mark Ferrari Specialty Coffees 2007	Coffee	National	2	0 3*	None

*Part-time and/or seasonal

MAJOR NONMANUFACTURING EMPLOYERS (employing 5 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Cabela's Return Store	Returns from catalog orders	20 5*	40 20*	None
Campbell Drug	Variety store & pharmacy	1 1*	1 5*	None
City of Oshkosh	Government	3 3*	1 6*	None
Garden County	Government	8 3*	16 4*	None
Garden County Schools	Education	10 2*	41 7*	NSEA
Garden County Hospital	Medical	1 4*	26 10*	None
Garden County Nursing Home	Nursing care	1	15 18*	None
Nebraska State Bank	Financial	4	6	None
Oshkosh Feed Yard	Cattle feeding	11 2*	2 1*	None

*Part-time and/or seasonal

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		
		<u>Male</u>	<u>Female</u>	<u>Union</u>
RA Enterprises	Lodging	0	1 4*	None
Riverview Assisted Living	Assisted living	1 1*	6 7*	None

*Part-time and/or seasonal

OTHER MAJOR AREA EMPLOYERS (within 45 miles and employing 100 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		
		<u>Male</u>	<u>Female</u>	<u>Union</u>
Ogallala, 43 miles				
American Shizuki/ASC Capacitors	Capacitors	49	158	None
Banner Health Ogallala Community Hospital & Clinic	Medical	18	116	None
Ogallala City Schools	Education	42	108	NSEA (teachers only)

*Part-time and/or seasonal

ECONOMIC DEVELOPMENT ORGANIZATIONS

City of Oshkosh Economic Development Advisory Committee and Hometown Competitiveness combine their efforts towards economic development in Garden County.

The city of Oshkosh Economic Development Advisory Committee with five members is funded through the city government.

The city has two active economic development programs. The Local Option Municipal

Economic Development Act (LB-840), which has five low-interest loans to businesses within Oshkosh and Garden County, and the CDBG Re-Use Fund, which is used for low-interest loans to businesses within the city of Oshkosh.

Mark Ferrari Speciality Coffees completed a \$25,000 expansion in 2008.

Approximately 15 acres of land in and adjacent to Oshkosh are zoned for industry.



Mark Ferrari Speciality Coffees



Cabela's Return Store



LABOR

LABOR SUPPLY

- A. Employment in the Oshkosh labor market, which is defined as the whole of Garden County and the total labor market consisting of Garden County and the contiguous counties of Arthur, Cheyenne, Deuel, Grant, Keith, Morrill, and Sheridan. Twelve-month average (October 2007 through September 2008).

	Garden County	Total
<u>Nonfarm Employment</u> (wage and salary workers)		
Goods-Producing	6	1,295
Trade, Transportation, Warehousing & Utilities	109	(D)
Information	(D)	(D)
Financial Activities	28	(D)
Professional & Business Services	(D)	(D)
Education & Health Services	(D)	(D)
Leisure & Hospitality	23	(D)
Other Services	(D)	(D)
Government	259	3,175
TOTAL NONFARM WAGE AND SALARY WORKERS	449	14,004
Farm Employment	456	3,600
TOTAL EMPLOYMENT	883	18,125
B. Commuting Out of County	488	N/A
C. Unemployment	30	525
TOTAL LABOR FORCE	913	18,649
D. Estimated number of homemakers, seasonal and part-time workers, and workers who would shift from low-paying jobs who could be expected to work for industry.	50	
E. Estimated number of county high school graduates annually	20	
TOTAL POTENTIAL LABOR SUPPLY (B, C, D & E)	588	

(D) Data not available due to disclosure suppression.

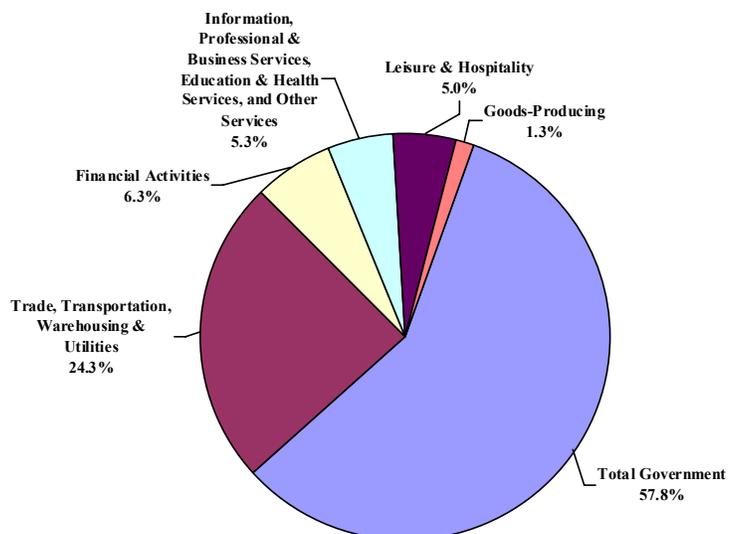
Source: Nebraska Workforce Development

U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2005

U.S. Census

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

**NONFARM WAGE AND SALARY EMPLOYMENT
GARDEN COUNTY
12-MONTH AVERAGE
OCTOBER 2007 TO SEPTEMBER 2008**



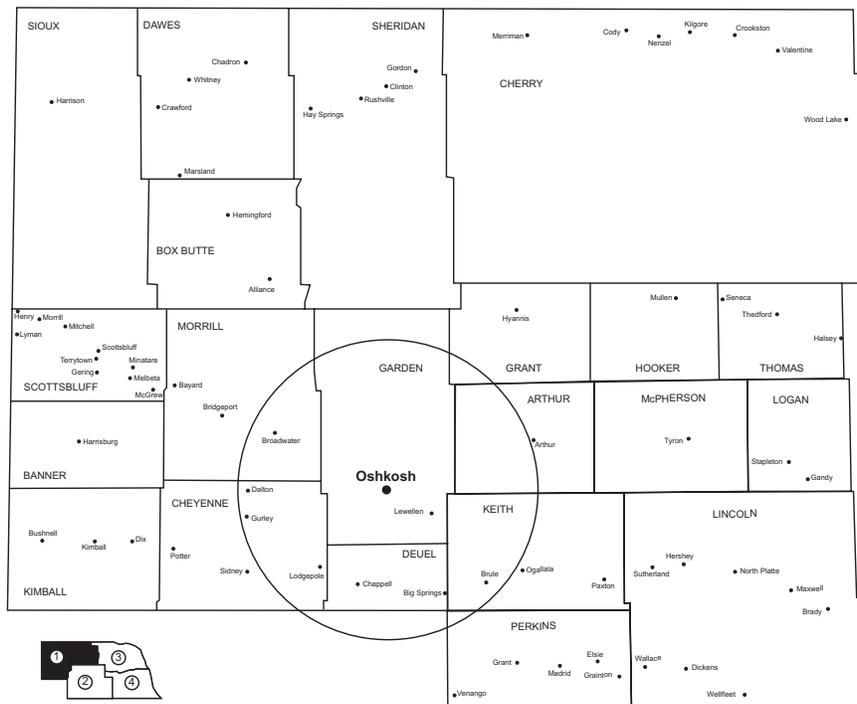
POPULATION DATA

Location	2000			2006	2007	
	Density/ Sq. Mile	% High School Graduate or Higher	% Bachelor's Degree or Higher	% 65 Yrs. & Over	Median Age	County Median Family Income
Garden Co. Nebraska	1.3	85.2	14.2	26.8	50.9	\$39,700
Nebraska	22.3	86.6	23.7	13.3	36.1	\$58,200
U.S.	79.6	80.4	24.4	12.4	36.4	\$59,000

Garden County had 1,620 registered voters in 2008; 65.2 percent voted in the national election compared to 70.2 percent in Nebraska.

Source: U.S. Census, www.census.gov
 U.S. Department of Housing and Urban Development, 2007
 Statewide General Election 2008 Results, www.sos.state.ne.us/elec

LABOR POTENTIAL IN THE OSHKOSH AREA



POPULATION DATA U.S. Census Estimates

2007 Estimate		
City of Oshkosh	—	699
Garden County	—	1,834
30-Mile Radius	—	9,574

Garden County Population Ages/Gender, 2007		
<u>Ages</u>	<u>Male</u>	<u>Female</u>
18-24	55	54
25-44	158	142
45-64	300	302

UNIONIZATION

Nebraska has a right to work provision in its constitution. In 2006, 7.9 percent of Nebraska's nonfarm wage and salary workers were members of labor unions compared to a national figure of 12.0 percent.

Labor organizations operating in the Oshkosh area:

<u>Company</u>	<u>Union</u>
Garden County Schools	Nebraska State Education Association

It is estimated that less than 1 percent of the total nonagricultural labor force in Garden County is unionized. There have been no known strikes.

WAGES

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Professional			
Accountants & Auditors	15.30	25.19	46.16
Engineers			
Civil Engineers	20.00	33.83	52.08
Electrical Engineers*	23.64	38.70	55.36
Industrail Engineers	21.84	28.47	39.03
Mechanical Engineers	22.53	34.82	51.90
Computer Programmers	14.04	25.16	36.77
Computer Systems Analysts	21.52	26.90	55.40
Registered Nurses	17.28	23.34	30.13
Retail			
Hotel, Motel & Resort Desk Clerks	6.07	7.54	9.56
Retail Salespersons	6.05	8.54	16.02
Truck Drivers-Light or Delivery Services	7.44	11.01	15.27
Driver/Sales Workers	6.74	13.74	21.26
Stock Clerks & Order Fillers	6.21	8.70	14.33
Shipping, Receiving & Traffic Clerks	9.67	14.17	22.36
Clerical			
Bookkeeping, Accounting & Auditing Clerks	8.18	12.73	18.62
Customer Service Representatives	6.68	11.20	19.62
Data Entry Keyers	6.36	10.48	15.17
Secretaries, excl. Legal, Medical & Executive	8.40	11.54	17.23
Office Clerks, General	6.25	9.11	14.10
Receptionists & Information Clerks	7.15	9.90	13.07
Telemarketers*	7.67	9.00	12.85

*Wage information taken from Balance of the State

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Unskilled			
Laborers & Freight, Stock & Material Movers, Hand	7.13	11.75	15.51
Packers & Packagers, Hand	6.64	12.37	14.61
Assemblers & Fabricators, All Other	9.51	10.83	13.18
Nursing Aides, Orderlies & Attendants	8.46	10.87	13.90
Semi-Skilled			
Industrial Truck & Tractor Operators	10.52	12.80	18.22
Truck Drivers, Heavy or Tractor-Trailer	6.95	12.34	23.89
Maintenance Workers, Machinery	10.49	24.02	29.02
Machine Operators			
Drilling & Boring Machine Tool Setters/Oper.*	9.53	14.04	19.18
Milling & Planing Machine Setters/Oper.*	11.51	14.58	18.37
Grinding, Lapping, Polishing & Buffing Mach. Oper.	10.37	13.38	17.98
Cutting & Slicing Machine Setters/Oper.*	8.45	11.66	15.37
Cutting, Punching & Press Machine Setters/Oper.	8.94	12.60	18.95
Multiple Machine Tool Setters/Oper.	12.08	14.49	17.25
Skilled			
Automotive Service Technicians & Mechanics	8.42	13.91	21.65
Electricians	11.88	14.62	19.44
Industrial Machinery Mechanics	12.53	19.41	38.59
Machinists	10.78	15.69	20.37
Tool & Die Makers	13.08	15.48	24.68
Welders, Cutters, Solderers & Brazers	10.60	13.94	19.04
Welding, Soldering & Brazing Machine Setters	10.82	14.01	17.70
Technical			
Electrical & Electronic Engineering Technicians	16.39	23.14	39.56
Medical & Clinical Laboratory Technologists	16.66	23.04	32.67
Computer Operators	9.09	14.28	18.97

*Wage information taken from Balance of the State

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, Third Quarter 2008 wage estimates, All Industries, Southeast Region, www.dol.state.ne.us/Lmiwages/toc000.htm.

FRINGE BENEFITS

Local industries estimate fringe benefits to range from 25 to 35 percent of wages.

TRANSPORTATION

RAILROADS

Oshkosh is served by a main coal line of the Union Pacific Railroad. For further information regarding the Union Pacific Railroad, contact Cheryl Schow at (308) 239-2427 or (308) 289-1911, or visit www.uprr.com/customers/ind-dev.

Amtrak provides McCook, 161 miles southeast of Oshkosh, with rail passenger service east to Chicago and west to Denver and San Francisco/Oakland. The Superliner features a lounge car, coach and first-class accommodations, dining car services, and checked baggage service from most cities. Travel time is 15 1/4 hours to Chicago and 43 hours to the West Coast. Amtrak has one train each way daily.

MOTOR

Highways

U.S Highway 26 (east-west) and State Highway 27 (north-south) and Nebraska Highway 92 (east-west) serve Oshkosh. There are no local load restrictions. Interstate 80 is 25 miles south and Interstate 76 is 32 miles south of Oshkosh.

Highway mileage to major cities:

Destination	Mileage
Lincoln	320
Omaha	373
Chicago	837
Dallas	844
Denver	227
Detroit	1,103
Kansas City	511
Los Angeles	1,238
Minneapolis	747
New York	1,611
St. Louis	763
San Francisco	1,329

U.S. Highway 26, 15 miles west of Oshkosh was resurfaced in 2008.

Trucklines

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

Bus Line

The nearest bus service is provided by Denver Coach available in Ogallala, 43 miles southeast of Oshkosh.

AIR

Garden County Airport, three miles north of Oshkosh, has a 4,700' lighted concrete runway. Facilities include 100 low-lead aircraft fuel, a nondirectional beacon, and flight lounge. Ten private planes are hangared there. A motel and restaurant are located within one-half block. The elevation at the airport is 3,420', the latitude is N41°24.06', and the longitude is W102°21.30'.

Scheduled air service is available at Western Nebraska Regional Airport in Scottsbluff, 79 miles northwest of Oshkosh.

Airlines serving Scottsbluff:

Airlines	Flights Daily	Destination
Great Lakes Aviation	3	Denver International

The Western Nebraska Regional Airport has two asphalt and lighted runways—8,279' and 8,000'.

WATER

Nearby water transportation is not available.



Garden County Airport

UTILITIES

ELECTRICITY

Nebraska Public Power District (NPPD) provides retail electric service to Oshkosh. A 115,000/34,500 volt substation which is served by a 34,500 volt subtransmission line is located immediately east of Oshkosh. The 115,000 volt transmission line serving the substation is tied to NPPD's statewide grid system. The distribution substation has a transformer capacity of 3750 kVA and the distribution voltage is 2400/4160 wye.

BASE ELECTRIC RATES (Effective 1/1/09)

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

Residential Service:

Customer Charge: \$14.25 per month		
Summer	Winter	
8.75¢	6.66¢	per kWh for the first 750 kWh used per month
7.87¢	4.14¢	per kWh for all additional use
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments		

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

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

General Service:

Customer Charge:		
	Single Phase	\$15.50 per month
	Three Phase	\$19.00 per month
Summer	Winter	
9.57¢	7.45¢	per kWh for the first 1,000 kWh used per month
8.42¢	5.90¢	per kWh for the next 2,000 kWh used per month
8.42¢	5.45¢	per kWh for all additional use
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments		

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

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

Commercial Electric Space Heating:

Customer Charge:		
	Single Phase	\$42.50 per month
	Three Phase	\$47.50 per month
Summer	Winter	
10.14¢	6.43¢	per kWh for the first 200 kWh per kW of demand used per month
3.95¢	2.91¢	per kWh for all additional use
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments		

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

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

General Service Demand:

Customer Charge:		
Single Phase		\$75.00 per month
Three Phase		\$80.00 per month
Summer	Winter	
10.05¢	6.88¢	per kWh for the first 200 kWh per kW of demand used per month
3.85¢	2.92¢	per kWh for all additional use
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments		

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

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

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

Sample Cost per kWh for General Service Demand:

kW	kWh	Annual Average ¢/kWh ¹
100	30,000	8.01
100	50,000	6.36
300	90,000	7.79
300	150,000	6.23
500	150,000	7.74
500	180,000	7.10

¹Includes Lease Payment and Gross Revenue Tax.

High Tension Service:

Customer Charge: \$295.00 per month		
Demand Charge:		
Summer	Winter	
\$11.60	\$7.10	per kW of billing demand
Energy Charge:		
Summer	Winter	
4.25¢	3.20¢	per kWh for all on-peak energy
3.01¢	2.11¢	per kWh for all off-peak energy
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments		

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

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

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

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

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

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

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

Sample Cost per kWh for High Tension Service:

kW	kWh	Annual Average ¢/kWh ¹
1,000	300,000	6.76
2,500	750,000	6.69
2,500	1,250,000	5.37
5,000	1,500,000	6.67
5,000	2,500,000	5.36
10,000	6,400,000	4.92

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

The annual average ¢/kWh cost assumes 46 percent of monthly energy is consumed during on-peak hours of the four summer months and 54 percent during on-peak hours of the eight winter months.

Prospective customers should contact Nebraska Public Power District, (877) 275-6773, www.nppd.com, for further information regarding electric rates and service.

NATURAL GAS

Natural gas is supplied to the Oshkosh community by SourceGas Distribution, LLC through a three-inch transmission pipeline with an operating pressure of approximately 400 pounds per square inch.

SourceGas is the retail distributor of natural gas within the community, serving approximately 500 residential, commercial, and industrial customers. Choice Gas is available to natural gas customers in Oshkosh.

Natural gas is available for residential and commercial uses. Availability of natural gas for industrial uses is subject to individual situations. As specific requirements of an industrial prospect become available, information on gas service availability and applicable rates can be obtained from SourceGas’s Service Center at (800) 563-0012.

Oshkosh is a member of ACE (Alliance for Community Energy) which allows a choice in

selecting a company for natural gas within the city.

OTHER FUELS

LP Gas

LP gas is available in Oshkosh at Westco and Valley Tire Service.

Oil

Oil is available for residential and commercial, uses in Oshkosh from Valley Tire and Service Center.

WATER

The municipal water system in Oshkosh is supplied by three wells, which have an average depth of 75 feet. The system, serving 100 percent of the city population, has a combined pumping capacity of 1,460 gallons per minute. The overhead storage capacity is 50,000 gallons. The average daily demand is 335,000 gallons, and the historic peak daily demand is 1,224,000 gallons. The system has a maximum capacity of 2,152,400 gallons per day. The static pressure is 53 pounds per square inch and the residual pressure is 45 pounds per square inch

The 90-foot deep well provides 800 gallons of water per minute. The water table has fluctuated seasonally during the past five years due to irrigation. The quality of the water in Oshkosh does not necessitate a water treatment plant.

The color of the water is clear and the hardness, in parts per million, is 240. The average tap water temperature varies from 52° in the winter to 54° in the summer.

Chemical Analysis (parts per million)

Hydrogen Ion Concentration	7.40
Calcium	62
Total Solids	330
Magnesium	20
Iron	Nil
Nitrate	4.5
Manganese	Nil
Chloride	6.0

Fluoride	0.49
Sulfate	5.0
Total Alkalinity	190
Sodium	30
Total Hardness	240
Potassium	10

WATER RATES (effective 2005)

The water connection fee is the cost of materials and excavation.

Residential, Commercial & Industrial:

First 5,000 gallons of water	\$7.00 flat fee
5,000–15,000 gallons	\$1.00 per 1,000 gallons
Over 15,000 gallons	\$0.50 per 1,000 gallons
Minimum Bill: The minimum rates based on the meter sized are as follows:	
Meter Size	Minimum Charges
Less than 2"	\$ 7.00
2" through 4"	\$14.00
Over 4"	\$28.00

During the past several years, the city of Oshkosh has looped together dead end water mains and installed new gate valves and a fire hydrant at a cost of approximately \$15,000. In 2007 the city upgraded one municipal well at a cost of \$33,000. These projects were paid from city funds.

A \$15,000 grant was received to conduct a study of the water distribution system and quality and quantity of underground water.

SEWERAGE

Oshkosh has a municipal sanitary sewerage system and a storm sewer system. The lagoon has a daily capacity of 120,000 gallons and an average daily flow of 90,000 gallons.

SEWER-USE CHARGES (effective 2005)

A \$50.00 connection fee is charged for new service.

Residential:

\$4.50 per month

Commercial:

\$5.50 per month

Industrial:

\$8.00 per month

SOLID WASTE DISPOSAL

Oshkosh has a municipal solid waste collection system. The disposal site is located at Julesburg, Colorado, 32 miles southeast of Oshkosh.

SOLID WASTE REMOVAL RATES
(effective April 2005)

Residential:

\$12.10 per month	Residential customer
\$9.50 per month	1 member household age 65 and older
\$11.00 per month	2 member household age 65 and older

Commercial:

Light Users:	\$14.00 per month
Moderate Users:	\$24.00 per month, 50 lbs. per average a week

Industrial:

Large & Heavy Users:	\$24.00 plus \$4.50 per volume and/or weight increase
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RECYCLING

The Oshkosh recycling program consists of two vertical balers which are used to bale approximately 50 tons of cardboard and 30 tons of newspaper annually. Vehicle batteries, aluminum, brass, copper, wood, metal, and wire are collected and recycled.

COMMUNICATIONS

TELECOMMUNICATIONS

Great Plains Communications serves Oshkosh with advanced telecommunications comparable to that of a major metropolitan area. Great Plains Communications offers options for high speed Internet services such as broadband Internet for residents in Oshkosh and Wild Blue high-speed satellite for rural residents.

Resident technicians are available through the local service provider for wiring, digital key systems, and other technical needs. A variety of service packages tailored to suit business needs are available. For more information, (888) 343-8014 or visit www.gpcom.com.

INTERNET

Local Internet access in Oshkosh is provided by:

Company
Embarq (800) 788-3500 www.embarq.com
Skybeam (303) 785-5359 www.skybeam.com

POST OFFICE

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

Postal receipts for the past five fiscal years:

Year	Receipts
2007	\$643,324
2006	\$607,930
2005	\$542,283
2004	\$513,261
2003	\$482,123

PACKAGE DELIVERY SERVICES

Overnight express service availability:

	Federal Express	UPS	U.S. Postal Service
Latest Pick-up Time	N/A	N/A	4:00 p.m.
Earliest Delivery	N/A	N/A	8:30 a.m.
Next Day Delivery Guarantee	Yes	Yes	Yes
Saturday Delivery Guarantee	No	No	Yes

NEWSPAPER

The Garden County News is the local weekly newspaper with 1,780 subscribers. Daily papers delivered locally are the Omaha World-Herald and Scottsbluff Star Herald.

RADIO

Radio stations carrying local news include:

Call Letters	Frequency	Location
KOGA-AM	930 KHz	Ogallala
KOGZ-FM	99.7 MHz	Ogallala
KMCX-FM	106.5 MHz	Ogallala
KOLT-AM	1320 KHz	Scottsbluff
KNEB-AM	960 KHz	Scottsbluff
KEIR-AM	690 KHz	Scottsbluff
KMOR-FM	92.9 MHz	Scottsbluff
KSID-FM	98.7 MHz	Sidney
KSID-AM	1340 KHz	Sidney
KCOW-FM	105.9 MHz	Alliance

TELEVISION

Television stations carrying local news include:

Call Letters	Channel	Location
KDUH	4	Scottsbluff
KNOP	7	North Platte

Great Plains Communications' cable television offers affordable entertainment to Oshkosh homes and businesses. The company is also an authorized DirecTV dealer. Available services vary by locations.



Oshkosh Post Office

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES—CITY OF OSHKOSH

All real property is subject to tax at market value. Agricultural land is valued at 74 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		
	2006	2007	2008
Real Estate	\$19,147,280	\$19,324,019	\$21,234,364
Personal Property	709,757	550,566	538,596
Special (railroad and utilities)	1,611,927	1,590,216	1,881,591
TOTAL	<u>\$21,468,964</u>	<u>\$21,464,801</u>	<u>\$23,654,551</u>

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

	2006	2007	2008
City	\$0.093158	\$0.093176	\$0.084540
County	.446062	.449416	.449414
School District	1.077607	1.072768	1.049938
Community College	.122590	.089463	.098497
Educational Service Unit	.016020	.016407	.016947
Natural Resource District	.078297	.078084	.057372
Agricultural Society	.009952	.009741	.008827
Airport	.009344	.009146	.008287
Fire District	—	.033210	.027529
Cemetery	.007096	.007359	.008463
TOTAL	<u>\$1.860126</u>	<u>\$1.858770</u>	<u>\$1.809814</u>

CITY SALES TAX

The city of Oshkosh imposes a 1.5 percent city sales tax.

LOCAL BONDED INDEBTEDNESS

City—Revenue Bonds	None
City—General Obligation Bonds	None
School District	None
County	None



Garden County Courthouse



State of Nebraska Department of Roads

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Garden County has nine townships and is governed by three county commissioners, who are elected by popular vote for four-year terms. The next election will be held in 2010. The actual county budget for 2008–09 is \$3,754,400.

Zoning classifications are:

- A-1 Agricultural
- A-2 Agricultural
- RL Residential Low Density
- C Commercial
- Park and Recreation District

MUNICIPAL GOVERNMENT

Oshkosh, a second-class city, has a mayor-council form of government with a city administrator. The 2008–09 actual budget is \$760,000. The next election will be held in 2010.

Municipal officials are:

Title	Term of Office
Elected at Large	
Mayor	4 Years
Council Members (4)	4 Years
Appointed	
City Administrator	1 Year
City Clerk	1 Year
Utilities Superintendent	1 Year
Fire Chief	1 Year

FIRE PROTECTION

Fire protection is provided to the city and the rural areas by a 22-member volunteer fire department; 13 members are EMT certified. The rural and city fire departments merged in October 2007. The department also responds to mutual aid calls.

There are 49 fire hydrants in Oshkosh. The fire insurance classification inside the corporate limits is 8; outside it is 9. Annual expenditures for

fire protection for the past three years averaged \$15,000.

Equipment in the fire department:

Year/Make	Description
1992 Chevy	Grass rig - 300 gal.
1974 Chevy	Pumper - 500 gal.
1979 Chevy	Grass rig - 300 gal.
1970 6X6	Tanker - 1,000 gal.
1999 Freightliner	Pumper - 750 gal.
1974 Ford	Grass rig - 1,100 gal.

Fire losses for the past five years have been:

Year	Amount
2007	\$53,000
2006	\$12,100
2005	\$17,000
2004	\$30,000
2003	\$17,600

LAW ENFORCEMENT

Police Department

The city of Oshkosh contracts with the Garden County Sheriff's Department for law enforcement in the community.

Sheriff's Department

The Garden County Sheriff's Department has ten sworn officers and one support personnel. The department has standard equipment, alarms, airport monitor, security cameras, and 911 system. Regular patrol provides protection to existing industries in the area by the sheriff's department.

Crime rates per 1,000 population, 2007:

Location	Violent Crimes	Property Crimes
Garden County	0	0.5
Nebraska	3.0	30.8
U.S.	4.7	32.6

State Patrol

Troop E of the Nebraska State Patrol is headquartered in Scottsbluff, 87 miles northwest of Oshkosh. Two patrol officers are stationed in Oshkosh.

STREETS

Oshkosh has 12 miles of streets, 8 miles are hard-surfaced with concrete or asphalt. All of the hard-surfaced streets have curbs and 50 percent have sidewalks. There are no local load restrictions. Street maintenance equipment includes a street sweeper, grader, truck, and loader.

Contemplated improvements in the next six years include hard-surfacing of 2.83 miles at an estimated cost of \$190,000.

BUILDING AND ZONING REGULATIONS

The Uniform Building Codes, National Electric Code, and Uniform Plumbing Code are enforced in Oshkosh. Local zoning classifications are:

- Residential
- Highway Business
- Commercial District
- Industrial
- Agricultural

PLANNING

Oshkosh has a nine-member planning commission. Members are appointed by the Mayor to serve a three-year term.

The Comprehensive Plan for Oshkosh was prepared by Jarrod Haberman of Gering in 2005.



Homecoming/Fall Festival Parade



4th of July Celebration

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

Oshkosh City Schools

Type of School	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary (K–5)	6	88	1:10	1:2
Jr. High (6–8)	3	77	1:10	1:2
High School (9–12)	4	96	1:10	1:2

Garden County School District 35-0001 covers approximately 1,767 square miles and has a 2007 assessed valuation of \$327,723,672 and an actual valuation per student of \$1,255,646. This Class III District is accredited by the state of Nebraska.

The 2007 school operating expenses totaled \$3,554,578, with an average cost per pupil of \$15,456.

The elementary school built in 1954 has a maximum capacity of 200. The junior high school was built in 1964 and has a maximum capacity of 100. The high school was built in 1935 and has a maximum capacity of 164.

Test Results

Name	% Students Taking Test	Average Score
7 th Grade MAPS	100	91
ACT	80	19.9

It is estimated that 98 percent of the eighth grade students finish high school, 90 percent of the graduating seniors pursue a college degree, and 10 percent of the seniors enter the job market or military after graduation.

Vocational/tech prep programs offered include work study programs and distance and online learning opportunities. Students can have an emphasis in welding, construction, business, or art when they graduate.

All the Oshkosh schools are handicap accessible. The high school is equipped with an elevator providing access to the second floor. The elementary and junior high are one level.

Educational Service Unit

Educational Service Unit 13, headquartered in Sidney, serves 11 counties, including Garden County. Services provided include early childhood, media/coop purchasing, SOAR staff development, technology/WNDLC, Autism Spectrum Disorder, coordination and supervision of special education, deaf and hard of hearing, meridian, occupational therapy, physical therapy, psychology, resource teachers, school health coordinator, speech/language pathology, transition, valley alternative learning transitioning school, and panhandle area consortium educational services at juvenile detention center and two satellite offices.

Community College

Oshkosh is part of the Western Nebraska Community College (WNCC) which encompasses 12 1/2 counties in the Nebraska Panhandle. WNCC, a comprehensive community college, is governed by an 11-member Board of Governors. The college has a campus located in Scottsbluff, Sidney, and Alliance. The college also has the John N. Harms Advanced Technology Center (HATC) in Scottsbluff. Through these sites, the college offers various classes at other communities in the Nebraska Panhandle. Courses are offered in more than 32 communities.

The 2008 fall enrollment for the area was:

Campus/Center	Full-time	Part-time
Scottsbluff	606	616
Sidney	99	138
Alliance	53	164

Campus/Center	Full-time	Part-time
Online	36	551
HATC	0	1,156

Western Nebraska Community College was established in Scottsbluff in 1926 and relocated to a new campus in 1969. The college offers vocational and academic programs in business and vocational education, language and arts, science and mathematics, social science, health occupations, and applied technologies (automotive, auto body, welding, and electronics). The college has added the powerline construction and maintenance technology and the associate degree in nursing programs. The college, in partnership with Southeast Community College, offers respiratory therapy and surgical technician training and food service management.

WNCC is part of the Western Nebraska Distance Learning Consortium. The consortium membership includes 20 area high schools, Educational Service Unit 13 (Sidney and Scottsbluff), Western Nebraska Community College, and Chadron State College. Utilizing the consortium distance learning system, WNCC offers dual credit courses to area high schools in foreign language, math, English, and medical terminology. Additionally, the college has on-site dual credit course offerings at the area high schools and at the Scottsbluff Campus in the course areas of math, medical terminology, English, welding, automotive, Cisco, CADD, and social sciences. For proper course placement, WNCC works closely with the area high schools to complete assessment activities either onsite or at a WNCC site. WNCC utilizes eCOMPASS available through ACT as the assessment instrument.

Harms Advanced Technology Center (HATC) continues to work with businesses and industries to identify and provide training needs. Specific activities include but are not limited to partnerships with businesses, the Cisco Networking Academy, Discovery Lab, Entrepreneurial Lab, Career Design Technology Program, and Certified Testing Lab. Other activities include customized training with businesses, public seminars, management and supervisory skills training, computer training,

technical skills training, continuing professional education, and training in the health and safety fields.

Western Nebraska Community College offers several degree awards in associate of arts, associate of science, associate of applied science, associate of occupational studies, as well as diploma and/or certification and professional skill award options.

2007–08 Program Graduates

Program	# of Graduates
Associate Degree in Nursing (ADRN)	
Nursing	18
Associate of Arts (AA)	
Business Administration	31
Criminal Justice	6
Early Childhood Education	2
Elementary Education	11
English	2
Foreign Language–French	1
General Studies	38
Human Services	2
Information Technology	4
Journalism	3
Music Education	4
Political Science	1
Pre-Law	1
Psychology	6
Secondary Education	9
Social Work	1
Associate of Science (AS)	
Biology/Ecology	2
Business Administration	2
Computer Science	1
Mathematics	1
Pre-Athletic Training	2
Pre-Dental Hygiene	1
Pre-Med Technology	1
Pre-Physical Education	1
Pre-Physical Therapy	4
Pre-Professional Nursing	1
Pre-Radiologic Tech	4

2007–08 Program Graduates

Program	# of Graduates
Associate of Applied Science (AAS)	
Cosmetology	2
Criminal Justice	2
Early Childhood Education	1
Electronics Technology	3
Health Info. Mgmt. Services	3
Human Services	4
Physical Education–Coaching	3
Associate of Occupational Science (AOS)	
Auto Body Technology	3
Automotive Technology	2
Aviation Maintenance	2
Cosmetology	1
Powerline Const. & Maint.	4
Diploma	
Aviation Maintenance	2
Coding Technician	1
Powerline Const. & Maint.	8
Practical Nursing	26
Certificate	
Aviation Maintenance	3
Business Technology	1
Cosmetology	4
General Business	1
Management Assistant	1
TOTALS	236

For more information on Western Nebraska Community College, visit www.wncc.net.

Colleges and Universities

Chadron State College (CSC), established in 1911, lies within the southern boundary of the city of Chadron, is a state-supported, four-year institution and member of the Nebraska State College System. The college is fully accredited by the North Central Association of Colleges and Schools, the National Council for the Accreditation of Teacher Education, the Council on Social Work Education, Nebraska State Department of Education, and Association of Collegiate Business Schools and Programs.

The college offers degree programs leading to a Bachelor of Applied Sciences, Bachelor of Arts, Bachelor of Science, Bachelor of Science in Education, Master of Arts in Education, Master of Science in Organizational Management, Master of Business Administration, Master of Education, Specialist in Education, and Master of Science, as well as pre-professional education.

Majors reflect traditional liberal arts academic disciplines as well as a variety of occupational and professional areas including the innovative Rural Health Opportunities Program.

Chadron State College has a diverse student population of approximately 2,800 students from across the nation and foreign countries. Students are enrolled in traditional on-campus courses as well as 12 distance learning programs conducted online.

Located on a beautiful 281-acre campus nestled under the buttes of the Nebraska Pine Ridge and Nebraska National Forest, the campus has 25 major buildings with more than a million square feet of space. In the past six years, six buildings have been completely remodeled, two are in progress. Recently completed structures include the Edna Work Residence Hall and the Mari Sandoz High Plains Heritage Center. Additionally, a new softball field was constructed in 2006 on the south side of campus to accommodate the revival of the softball program. The campus also includes the Nelson Physical Activity Center which houses facilities for physical education classes, intramural sports, an indoor track, weight facilities, racquetball courts, and cardiovascular exercise room. The student center contains a host of meeting rooms which accommodate conferences with up to 500 in attendance, the Eagle Pride Bookstore, full-service cafeteria, and gaming area.

In addition to softball, Chadron State College student athletes participate in NCAA Division II football, volleyball, men's and women's basketball, track and field, wrestling, and women's golf. Chadron State College also has a rodeo team. Chadron State College is well represented by student athletes both on the field and in the classroom.

Chadron State College utilizes information age technology with a fully automated library, advanced online programs, and a distance learning network, which encompasses most of western Nebraska to provide outstanding service to students and employees.

For more information on Chadron State College, visit www.csc.edu.

Other Schools

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

Community/ College or University	Mileage
Sidney Western Nebraska Community College, Sidney Campus	59
Scottsbluff Western Nebraska Community College, Scottsbluff Campus	82
North Platte Mid-Plains Community College, North Platte Campus	96
Chadon Chadron State College	132
Kearney University of Nebraska at Kearney	192
Lincoln University of Nebraska-Lincoln	320
Omaha University of Nebraska at Omaha	373

CHURCHES

Denomination	Number of Churches
Assembly of God	1
Catholic	1
Church of Christ	1
Episcopal Church	1
Lutheran, Church of America	1
Seven Day Adventist	1
United Methodist	1
Wesleyan	1

HEALTH CARE

Hospital

The **Garden County Health Services Hospital**, built in 1969, is a 10-bed critical access hospital accredited by Medicare/Medicaid. The facility offers inpatient services, 24-hour emergency room, swing bed, and outpatient services. Hospital patient transfer is provided by the local volunteer ambulance service, Rotary Transport, and ACLS ambulance.

Specialty clinics offered include cardiology; podiatry; pulmonology; chiropractor; urology; surgeon; ophthalmology; plastic surgery; behavioral health; ear, nose, and throat; audiology; rheumatology; massage therapy; and vasodiagnosis.

Clinics

The **Rural Health Clinic** has one family practice doctor and one nurse practitioner. Specialists are available through specialty clinics.

Rescue Squad

The advance life support ambulance is owned by the hospital and operated by the volunteer fire department's 13 EMTs.

NURSING HOMES

The **Garden County Nursing Home** in Oshkosh, with 40 beds was built in 1970. Certified by Medicaid, the home offers restorative care, respite care, adult daycare, 24-hour nursing care, and hospice care.

LIBRARY

The **Oshkosh Public Library** contains 11,320 volumes and has an average annual circulation of 11,178. Internet service is available.

The library is a member of the Nebraska Library Commission, online computer library center, Panhandle Library System, and the American Library Association.

Library activities include storytime, summer reading program, adult book chat programming,



Garden County High School



Garden County Elementary School



Garden County Health Services Hospital



Oshkosh City Hall & Library



Senior Center



Assembly of God



Church of Christ



Garden County Wesleyan Church



St. Elizabeth Catholic Church



St. George's Episcopal Church



Seventh Day Adventist Church



St. Mark's Lutheran Church



United Methodist Church

annual fund raiser, book sales, and Friends of the Library.

RECREATION

There are two parks in Oshkosh with a swimming pool, picnic area, horseshoe pits, ball park, tennis court, and standard playground equipment.

The parks department has an annual budget averaging \$16,500. Two part-time employees maintain the parks.

Recreation programs are offered in baseball and softball.

Area facilities:

Baseball/ Softball	— Oshkosh
Boating	— Lake McConaughy, 20 miles
Campgrounds	— One campground in Oshkosh
Fishing	— North Platte River, Lake McConaughy, and sandhill lakes provide excellent fishing
Golf Courses	— One public nine-hole grass greens course with clubhouse
Hunting	— Small and big game including duck, goose, pheasant, grouse, quail, turkey, deer, and antelope
Skating	— Ice skating on nearby lakes and ponds
Swimming	— Pool in park
Tennis	— One court in park
Theaters	— One theater in Julesburg, CO, 34 miles and one in Ogallala, 43 miles

Annual celebrations include 4th of July parade, BBQ, watermelon feed, and fireworks. The Fall Festival held in October has a parade, crafts, vendors, and citywide garage sales.

The Oshkosh Senior Citizens Center is open Monday through Saturday serving daily lunches. Volunteers also deliver meals on wheels. Activities include cards, board games, and puzzles.

Summer recreational programs include baseball, softball, soccer for youth, and Red Cross swimming lessons.

Ash Hollow State Historical Park, 14 miles southeast of Oshkosh, offers the visitor a chance to experience pioneering firsthand. The park is located on the old Oregon Trail and is famous for its “Windlass Hill” where prairie schooners’ wheel ruts are still visible today. The park was the site of the “Battle of Blue Water” with the Sioux in 1855. Excavation in Ash Hollow Park indicates the presence of man in this area as early as 7,000 years ago.

The \$2.5 million Visitor/Water Interpretive Center at **Lake McConaughy State Recreation Area** represents a unique public-private partnership. Perched on a bluff one-quarter mile south of Kingsley Dam overlooking Lake McConaughy, the 8,700 square foot facility houses administrative offices for both the Game & Parks Commission and Central Nebraska Public Power & Irrigation District. The visitor center is located approximately 20 miles southeast of Oshkosh on Nebraska Highway 61. The facility also includes the Big Mac Community Room, two fresh water aquariums, 50-seat theatre, reception area and information desk, gift shop, and public rest rooms.

Lake McConaughy, 27 miles southeast of Oshkosh, is located on State Highway 61. The lake backs up into the North Platte valley for approximately 25 miles, is approximately 3 miles across at its widest point, with a shoreline of 105 miles. The lake is 140 feet deep near the base of the dam.

Water from the reservoir provides irrigation for a potential 255,000 acres of central Nebraska farmland. At capacity, the reservoir contains three million acre-feet of water. On its way to

irrigate farmland, the water is diverted through a 785-mile canal system to hydroelectric plants.

Garden County is located in the popular Nebraska sandhills area. The **Crescent Lake National Wildlife Refuge** is part of a nationwide system established for the preservation of waterfowl. The 46,000-acre refuge is approximately 30 miles north of Oshkosh. Wildlife found on the refuge include Canadian geese, snow geese, and most species of ducks. Upland birds, including grouse and pheasants, are abundant. Prairie chicken, deer, and antelope are also included on the refuge along with coyotes, raccoons, badgers, owls, and golden eagles.

Kingsley Dam, 45 miles southeast of Oshkosh, was completed in 1941 at a cost of approximately \$61,400,000. It is one of the largest earthen dams in the world. Located on the North Platte River, the dam towers 162 feet. The base measures 1,100 feet and tapers off to a 28-foot crest that carries State Highway 61. The crest or roadway is three miles in length.

Located downstream from the dam is Lake Ogallala, an offspring of the parent lake. Just to the east is Lake Keystone, impounded by the Keystone diversion dam.

An abundance of northern and walleyed pike, crappies, perch, bass, and trout make these lakes a fisherman's paradise. Fishing is not only a summertime sport, ice fishing is enjoyed in winter. Boating, fishing, swimming, waterskiing, hunting, and a multitude of other sports make this area ideal for tourists and sportsmen.

Other area attractions include hike-bike trail, softball complex, nature study park, Mansion on the Hill, Boot Hill, Little Church at Keystone, eagle viewing at Lake Ogallala, Ole's Big Game Lounge in Paxton, Kenfield's Petrified Wood Gallery, and Historic Walk of Fame.

Cultural activities include Friends of the Library, Ash Hollow Art Club, Writing Club, and Garden Club.

Two free museums open to the public in Oshkosh are the Rock School House Museum and Silver Hill Theatre Museum. The Garden County Historical Society purchased the old Rock School and the old Silver Hill Theatre building and converted them to museums. The Miles Maryott bird collection is located in the Silver Hill Museum.

HOUSING

New Construction

Two new homes were constructed in the past two years and it is estimated one will be built in 2009. The cost of new home construction averaged \$80 per square foot during the past five years. Building permits were issued for six single-family homes during the last five years:

Housing Market (as of 4/08):

Number of Homes on the Market

Single Family - 20

Avg. Selling Prices (New and Existing)

Single Family Home

3,500 sq. ft. - 4 bedroom \$169,000

2,500 sq. ft. - 3 bedroom \$107,000

1,000 sq. ft. - 3 bedroom \$57,850

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

Less than \$100,000 18

\$100,001-\$150,000 1

\$150,001-\$200,000 1

Rentals

Executive Style Home - 3,000 sq. ft. \$800

Apartment - 2 bedroom \$300

Apartment Vacancy Rate 3%

Low Cost and/or Retirement Housing

Fabru, Inc. is a 13-unit housing facility built in 1980 for low-income families and the elderly. One unit is handicap accessible.



Tennis Court



Basketball Court



Baseball Field



Oshkosh Pool



City Park



Play Ground Equipment



Country Club



North Platte River



Opera House - Silver Hill Theatre



Rock School House Museum

Mesa Vue, an 18 unit low-cost housing facility, was built in 1969.

Assisted Living

Riverview Assisted Living, built in 1960 and renovated in 2001, has 27 units.

FINANCIAL

As of April 1, 2008

Name	Capital		
	Accounts	Assets	Loans
<i>----- thousand dollars -----</i>			
Nebraska State Bank	\$3,800	\$38,000	\$70,000



Nebraska State Bank



Fabru, Inc.



Mesa Vue



Housing in Oshkosh

COMMUNITY SERVICES

PROFESSIONAL

Attorneys.....	3
Auctioneers	1
Certified Public Accountants	1
Dentists	1
Medical Doctors (residing in Oshkosh)	
—family practitioners	1
Medical Doctors (on hospital consulting staff)	
—cardiologists	1
—ear, nose & throat	1
—general surgeons.....	2
—ophthalmologists	1
—orthopedic surgeons	2
—pathologists	1
—radiologists.....	5
—urologists.....	1
Nurse Practitioners.....	2
Nurses, Registered	15
Pharmacists	1
Veterinarians	1

BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies.....	1
Advertising Agencies	1
Antique Shops.....	1
Apparel Stores—second hand.....	1
Appliance Stores	1
Auto Repair & Service.....	3
Auto Supply Parts	1
Bakeries.....	2
Banquet Facilities, Halls & Auditoriums.....	2
Beauty Salons & Barber Shops.....	4
Bed & Breakfast.....	1 (2 rooms)
Carpet & Rug Dealers	1
Caterers	2
Child Care Services.....	2
Coffee Shop/Bakery	1
Contractors—building.....	3
—carpentry	5
—concrete	1
—electric	3
—excavating.....	1
—flooring	1
—general	2
—gravel.....	1
—heating & air conditioning.....	2

—painting.....	4
—plumbing.....	3
—remodeling & repairing.....	5
—roofing.....	1
—well digging.....	2
Convenience Stores.....	1
Drug Stores.....	1
Dry Cleaning & Laundries.....	1
Farm/Ranch Supplies.....	1
Feedlots.....	1
Fertilizer Stores.....	1
Floral Shops.....	1
Garbage Collectors.....	1
Gift Shops.....	2
Grain Dealers.....	1
Grocery Stores.....	1
Hardware Stores.....	1
Insurance Companies.....	2
Landscaping Equipment & Supplies.....	1
Laundries (self-service).....	1
Lawn Services.....	2
Lumberyards.....	1
Machine Shops.....	1
Motels.....	3 (25 rooms)
Nurseries & Garden Centers.....	1
Photography Studios.....	1
Preschools.....	1
Printers.....	1
Real Estate Firms.....	2
Restaurants.....	2
Service Stations.....	3
Upholstery Shops.....	1
Variety Stores.....	1
Welding Shops.....	1



AGRICULTURE & RAW MATERIALS

AGRICULTURE

2002 Statistics	Garden County	State of Nebraska
Number of Farms	253	49,355
Land in Farms (acres)	1,072,024	45,903,116
Average Size of Farms (acres)	4,237	930
Market Value of Agricultural Products Sold	\$53,381,000	\$9,703,657,000
Market Value Per Farm	\$210,994	\$196,609
Total Acres Irrigated	34,781	7,625,170
Percent of Farmland Irrigated	3.2%	16.6%
Five-Year Average Production of Leading Crops (2003–2007)		
Hay Alfalfa (Dry)	59,316 tons	4,546,200 tons
All Wheat	1,855,880 bu.	71,778,000 bu.
Corn for Grain	2,750,380 bu.	1,272,880,000 bu.
Sorghum For Grain	26,950 bu.*	25,568,000 bu.
Soybeans	48,875 bu.*	215,393,000 bu.
Beans Dry Edible*	39,513 bu.	3,031,250 bu.
Five-Year Average Livestock Population (2004–2008)		
All Cattle	68,800	6,470,000

*Four year average

Source: National Agricultural Statistics Service, 2002–2008
2002 Census of Agriculture

RAW MATERIALS

There are no metallic minerals in the area; however, sand and gravel, nonmetallic minerals,

are available in unlimited quantities. Oil and natural gas are also found in limited quantities in Garden County.



Area Feedlot

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						
	Temperature			Precipitation		Humidity*	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)	Morning	Afternoon
January	11.1	24.8	38.4	0.32	4.4	74	58
February	15.8	29.9	43.9	0.38	4.7	75	48
March	23.0	37.4	51.6	0.93	6.3	77	43
April	33.1	48.0	62.9	1.90	3.1	77	40
May	44.0	58.2	72.3	2.92	0.4	80	42
June	53.7	67.8	81.9	2.84	0.0	81	40
July	60.0	74.4	88.8	2.53	0.0	81	37
August	57.5	72.1	86.6	1.98	0.0	83	39
September	47.1	62.6	78.1	1.49	0.1	80	37
October	34.2	50.5	66.9	1.02	0.9	76	41
November	21.7	36.4	51.1	0.57	4.4	76	53
December	13.5	27.2	40.7	0.42	4.6	75	58
Annual	34.6	49.1	63.6	17.31	28.8	78	45

*Recorded at Scottsbluff Weather Station

FROST DATA

Average date of spring freeze probability	May 10
Average date of fall freeze probability.....	September 27
Average length of freeze free season probability.....	144 days
Average number of heating degree days based on 65° Fahrenheit	6,542
Average number of cooling degree days based on 65° Fahrenheit.....	762
Wind speed in miles per hour (annual average).....	11
Prevailing wind direction (annual average)	West-Northwest

Source: High Plains Regional Climate Center, University of Nebraska, 1913–2008, www.hprcc.unl.edu