

COMMUNITY FACTS
PLATTSMOUTH, NEBRASKA

www.plattsmouth.org

AUGUST 2008

POPULATION
(Official U.S. Census)

	<u>2000</u>	<u>2007 Est.</u>
Plattsmouth	6,887	6,928
Cass County	24,334	25,577
Labor Market*	455,003	506,580

*Includes Cass 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 Plattsmouth, Nebraska. This material was compiled by the Plattsmouth Chamber of Commerce, Plattsmouth Economic Development Corporation, city of Plattsmouth, and Nebraska Public Power District in order to promote community development.

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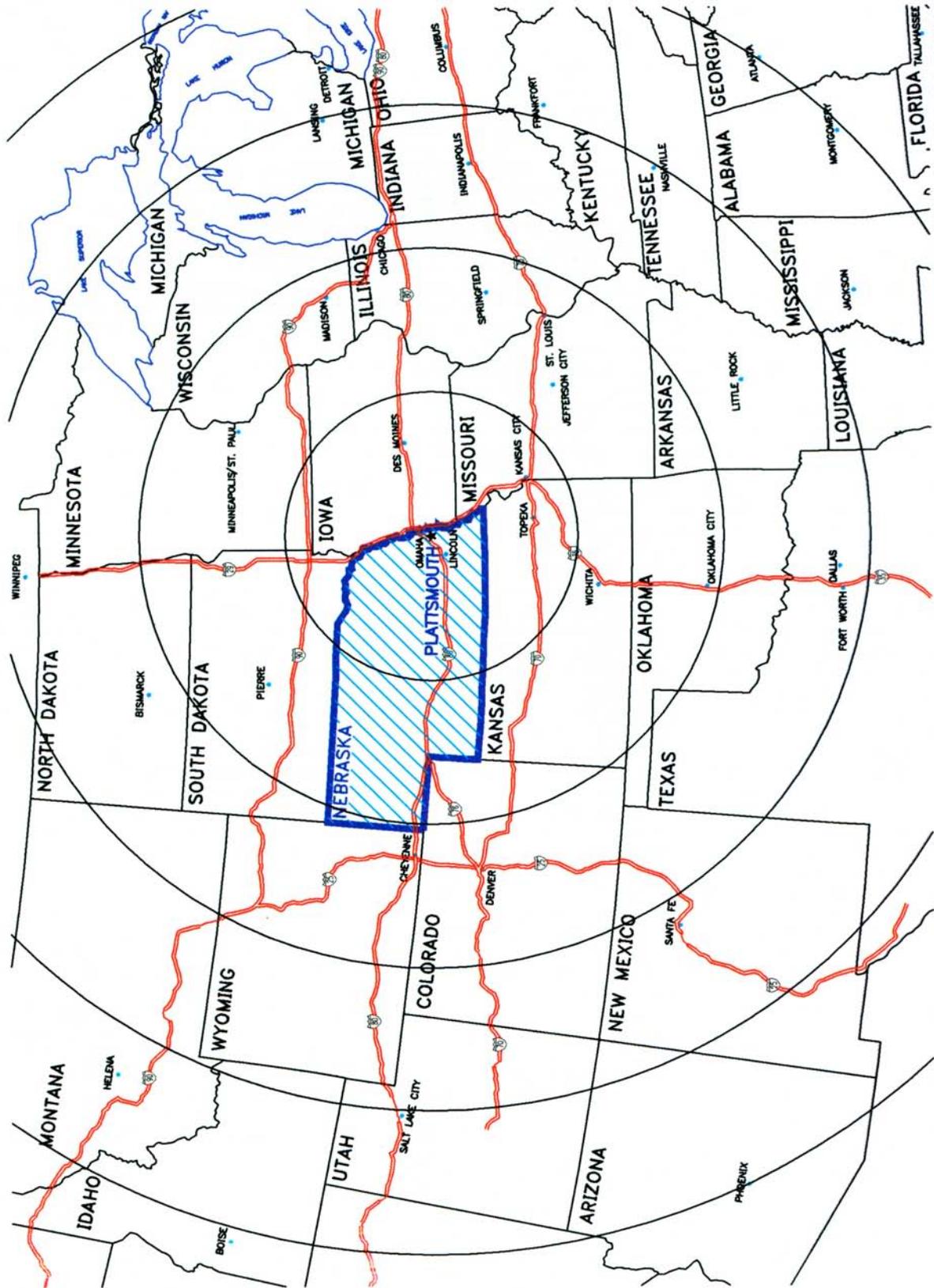
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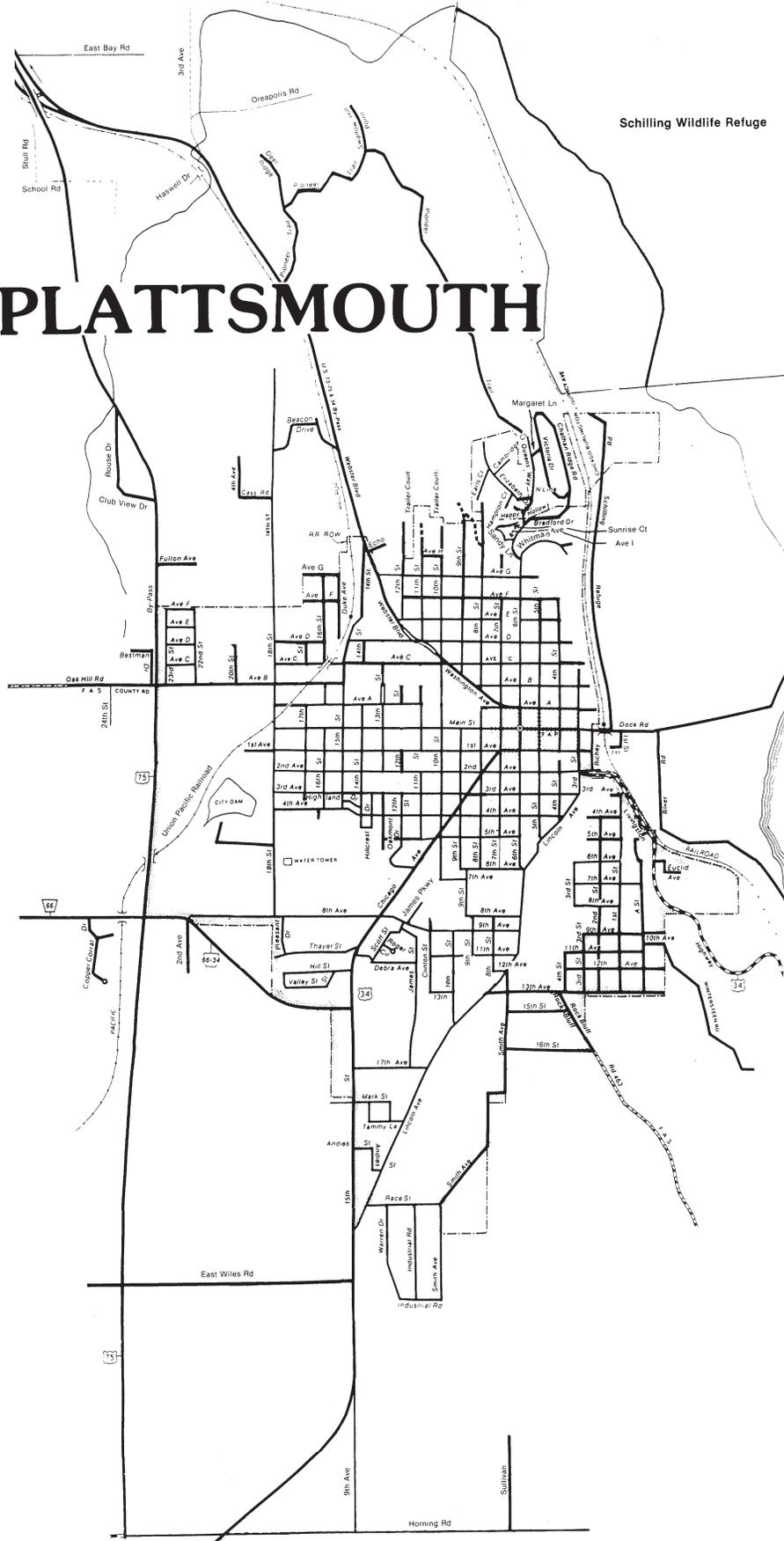
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SCALE: EACH CIRCLE REPRESENTS APPROXIMATELY 200 MILES

PLATTSMOUTH

Schilling Wildlife Refuge



GENERAL INFORMATION

LOCATION

Plattsmouth, one of the earliest incorporated towns in Nebraska, is the county seat of Cass County. Located on the Missouri River at the mouth of the Platte River, Plattsmouth is served by U.S. Highways 34 and 75 and State Highway 66. Plattsmouth, only 3 miles west of Interstate 29, is located 18 miles south of Omaha (via Kennedy Freeway) and Interstate 80 and 56 miles northeast of Lincoln.

POPULATION (U.S. Census)

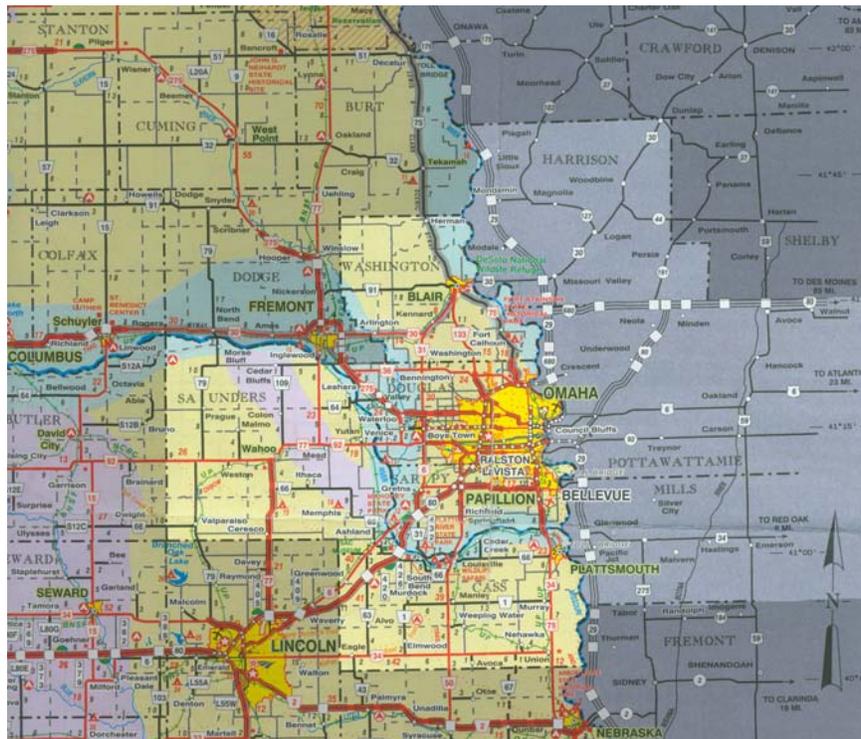
Year	Plattsmouth	Cass County
1970	6,371	18,076
1980	6,295	20,297
1990	6,412	21,318
2000	6,887	24,334
2007 (Est.)	6,928	25,577

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

White	98.0%
Black	0.4%
American Indian and Alaska Native	0.3%
Asian	0.5%
Native Hawaiian and Other Pacific Islander	*
Two or More Races	0.7%
Hispanic or Latino Origin	1.7%
White Persons Not Hispanic	96.4%

*Value greater than zero but less than one half unit of measure shown

Cass County is included in the Omaha-Council Bluffs Metropolitan Statistical Area (MSA) along with Douglas, Sarpy, Saunders, and Washington Counties in Nebraska and Harrison, Mills, and Pottawattamie Counties in Iowa. The 2007 estimated population of the Omaha-Council Bluffs MSA is 829,890 individuals.



Omaha-Council Bluffs Metropolitan Statistical Area

LOCAL ECONOMY

Basic economic activities of Plattsmouth, the county seat of Cass County, include farming, distribution center, health care, retail sales, tourism, and government service. Approximately 25 percent of Plattsmouth's wage earners are military or civil service workers at Offutt Air Force Base.

Firms in Plattsmouth with retail sales tax permits reported 2007 net taxable retail sales of \$54,131,317, while Cass County reported retail sales of \$106,317,245. Wholesale firms in the community distribute metal products, industrial automation machinery, agricultural implements, metal buildings, printing, frozen food, wood pallets, brick veneer, landscaping mulch and sod, shopping carts and retail sales supplies, fuels, and concrete.

The city's economy was enhanced during the last five years with several new businesses. These businesses include Cretex Concrete Products Midwest, Inc., Bomgaars, antique shops, quilt shop, new bed & breakfast, bowling alley, and Asphalt Solutions Inc.

ELEVATION

Plattsmouth is 990 feet above sea level.

TOPOGRAPHY

The terrain is level along the river bottom to rolling and hilly to the west. The predominant soil type is Marshall silt loam.

HISTORY

River History

The early historic settlers to this area were Indians of the Otoe Tribe. On June 2, 1739, Frenchmen, Pierre and Paul Mallet reached the mouth of a river they called the "Platte." On Friday, July 20, 1804, Merriwether Lewis and William Clark and their expedition camped at the foot of a high bluff along the banks of the Missouri River, in what is now known as Cass County. They passed the Weeping Water Creek, from there they passed along the eastern boundary of Cass County and

on Saturday, July 21, 1804, they reached the mouth of the Platte River. Today, this historic site, the confluence of the Missouri/Platte Rivers, is located on Schilling Wildlife Management Area and is noted with National Park Service Lewis & Clark historical signage.

In 1848, Libeas T. Coon established a ferry across the Missouri River for the conveyance of the Mormons who were moving westward to Utah. The first permit was granted to Samuel Martin in 1853 to establish a trading post near the Platte and Missouri Rivers. According to logbooks on May 9, 1865, 125 covered wagons were ferried across the Missouri River and a total of 2,360 wagons during the entire month of May.

Between 1850 and 1860, the Golden Age of steam boating on the Missouri, many side-wheelers and stern-wheelers docked at Plattsmouth, affording almost daily service. The Missouri River was crossed by means of ferry boats until 1880 when a bridge was constructed and east-west travel was no longer a detour along waterways.

Railroad History

In 1869, the Burlington and Missouri River Railroad came to Plattsmouth. The town was a stagecoach stop between Ottumwa, Iowa, and Kearney, Nebraska. It was also a terminus and shipping point for lumber and supplies from the east and cattle and grain from the west via the Ohio, Mississippi, and Missouri Rivers. In 1891, the Missouri Pacific Railroad brought north-south transportation to Plattsmouth.

Between 1890 and 1940, Plattsmouth was home to the Burlington & Missouri railroad tracks, roundhouses, and machine shops, which at one time employed 800 men. During the '30s, the Burlington Refrigerator & Express Company began operations in Plattsmouth. The railroad cemented the future of Plattsmouth and at one time, the town claimed nearly 10,000 residents. The first locomotive, the "American Eagle" was brought to Plattsmouth by boat. In the mid 1960s, the Burlington shops closed in Plattsmouth and many of its employees either retired or were transferred to the company's shops in Lincoln, Nebraska. Today, the city's Rhylander Park is located on the site where the Burlington Railroad

roundhouses and equipment were once situated. Commemorative railroad memorabilia is located in the park to denote this important part of Plattsmouth's economic history.

City's History

Plattsmouth first appeared in 1854 as "the Barracks," a trading post established by Sam Martin, owner of the Platteville ferry in neighboring Mills County, Iowa; ferryman Wheatley Mickelwait; and Colonel Joseph Longworthy Sharp, a Glenwood, Iowa attorney and politician. On October 26, 1854, the Plattsmouth Town Company was established and the city was mapped out by Surveyor O. W. Tyson. By an act of the Territorial Legislature, the town was approved on March 14, 1855. The town's name was derived from the fact that the mouth of the Platte River emptied into the Missouri River near the town site.

The Romanesque-style Cass County Courthouse, designed by William Gray, a Lincoln architect, and built in 1891, is an impressive, yet functional addition to the downtown area. The Missouri River's close proximity to the east end of Main Street brought extensive trade and travel opportunities. Expensive, stately homes were built in the downtown area during the late 1880s and are still inhabited today. Many are listed on the National Register of Historic Homes.

Separating Plattsmouth today from its past would be nearly impossible. The city's Main Street Historic District, made up of 45 buildings, is listed on the National Register of Historic Places. Bounded by Third, Seventh, and Main Streets and Avenue A, the district is comprised primarily of two-story masonry buildings of commercial Italianate design and is noted today as one of the oldest commercial streets in the state.

Notable Events

Kass County King Korn Carnival, which began in 1931 and is one of the oldest festivals in Nebraska, was the brainchild of a couple of Plattsmouth businessmen. In 1944, the Korn Klub was incorporated and charter memberships were established. The Korn Klub, along with a host of volunteers, plans and implements the big event each year that draws thousands of people

to the downtown area the second weekend in September.

In recent years, special events have been added to promote the downtown area. These include Heritage Days, "Rollin' On The River," Cruisin' Main Street, and Hometown Holidays. These events have become well-established and draw larger crowds each year.

Mrs. Laura Bush, First Lady of the United States and Honorary Chair of Preserve America, announced on July 12, 2007, Plattsmouth was named Nebraska's first Preserve America Community. Preserve America is an interagency initiative that encourages and supports community efforts to preserve and enjoy the country's priceless cultural and natural heritage. The goals of the initiative include a greater shared knowledge about the nation's past, strengthen regional identities and local pride, increase local participation in preserving the country's cultural and natural heritage assets, and support for the economic vitality of communities.

Famous People

Famous people from Plattsmouth include sisters **Ethel** and **Alice Dovey**, actresses who sang at Queen Victoria's Diamond Jubilee and appeared in several New York state productions. **John P. Falter** became an illustrator for the Saturday Evening Post, Esquire, and Good Housekeeping. He also painted portraits of famous actors and historians. **Cy Sherman** was a newspaper editor who coined the name "Cornhuskers" for the University of Nebraska sports teams. His father opened the Plattsmouth Journal in 1881, which is still in operation today. **Raymond Chandler** lived in Plattsmouth from 1888 to 1895. He was an author of mystery books, including his seven Philip Marlow novels which sold five million copies and were published in 25 languages. **Danny Lockin** lived in Plattsmouth from 1946 to 1953. He appeared in several Broadway roles including 'Barnaby' in "Hello Dolly." **Hazel Hempel Abel**, born in Plattsmouth in 1888, became the first woman U.S. Senator in 1954 to succeed another. **Samuel C. Waugh**, born in Plattsmouth in 1890, became Assistant Secretary of State for Economic Affairs in 1953. He was President

of the Export-Import Bank and served until 1961, promoting U.S. trade by making loans. **Isaac Wiles** was an early Cass County settler who created the state motto “Equality Before the Law.” His design for the state seal still serves as the official seal of the State of Nebraska. To

date, **Roger Wehrbein**, Farmer/Legislator, is the only Plattsmouth resident to serve (1987–2006) in the Nebraska Unicameral since the one-house system was enacted in 1937. Thirteen Plattsmouth residents served in the two-house legislature between 1866–1937.



Plattsmouth Main Street



Historic Downtown Plattsmouth

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>	
Asphalt Solutions Inc. 2006	Asphalt	Local	20	1	None
Bergco Seating 1977	Office furniture	National	3	0	None
Cretex Concrete Products Midwest, Inc. 2006	Concrete pipe	State	15	1	None
Fusion Custom Trailers 2006	Custom trailers	National	6	0	None
New Idea Engineering, Inc. 1969	Industrial automation & dispensing equipment	International	13	1	None
K & G Manufacturing, Inc. 1968	Tanks & impact rollers	National	10	2	None
Lyman Richey Sand & Gravel 1894	Concrete, sand & gravel	Local	16	1	None
Mullenax Auto Supply 1958	Automotive machinery	Local	4	1	None
New Age Prototypes 1999	General machining	Local	6	2	None
Plattsmouth Journal 1928	Commercial printing & newspaper	Local	6	5	None
Plattsmouth Ready Mix 1976	Ready mix concrete	Local	11	2	None
Printing Images 1989	Offset printing	Local	1	1	None
Pro Shirt Shop 1989	Screen printing	Local	1	1	None

<u>Company/Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Quality Signs 1989	Neon, plastic & wood signs	Local	3	2	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>	
Cass County	Government	101	74	FOP
City of Plattsmouth	Government	33	12	FOP
Fast Grass, W-M Farms, Inc.	Sod wholesaler	20 Total		None
Golden LivingCenter - Plattsmouth	Retirement home	12	68	None
Jack & Jill Grocery	Grocery	17	12	None
Nebraska Masonic Home	State retirement home	23	98	None
No Frills Grocery	Grocery	27	25	None
OFC/Schmidt Liquid Service	Transportation of liquid commodities	120 Total		None
Pamida	Retail sales	11	36	None
Plattsmouth Keno	Restaurant, lounge, keno	25	25	None
Plattsmouth Public Schools	Education	77	270	PEA
St. John's School	Education	30	2	None
Tincher Auto Mall	Car dealership	34	12	None
Wiles Bros. Fertilizer, Inc.	Ag products	20 Total		None
Woodbridge Assisted Living	Assisted living	18	3	None

OTHER MAJOR AREA EMPLOYERS (employing 100 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>	<u>Union</u>
8 Miles			
Offutt Air Force Base	Strategic command	Approximately 12,000 Total	None
Louisville, 13 miles			
Ash Grove Cement Company	Portland cement	145 Total	CLG & AW

There are numerous firms in Omaha, 18 miles north; Council Bluffs, 20 miles north; and Bellevue, 10 miles north of Plattsmouth, that employ more than 100 people.

ECONOMIC DEVELOPMENT ORGANIZATIONS

The Plattsmouth Industrial Development Corporation, Plattsmouth Chamber of Commerce, and Plattsmouth Main Street Association work together with the city of Plattsmouth for economic development in the community.

The Plattsmouth Industrial Development Corporation is a for-profit corporation with 40 stockholders. The corporation has a capitalization of \$100,000 with capital stock paid in totaling \$30,000.

The Cass County Nebraska Economic Development Council is a nonprofit corporation

with 15 members. Funding comes from the county and other local private and public contributors.

The Plattsmouth Industrial Development Corporation was instrumental in negotiating the city’s purchase of an 83-acre site adjacent to the city of Plattsmouth.

More than 250 acres of land in and adjacent to the community are available for industrial zoning. The price of industrially zoned land ranges up to \$25,000 per acre.

INDUSTRIAL SITES AVAILABLE

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



Asphalt Solutions Inc.



Cretex Concrete Products Midwest, Inc.



Plattsmouth Ready Mix



Fast Grass, W-M Farms, Inc.



Pamida



Plattsmouth Keno



Tichner Auto Mall

LABOR

LABOR SUPPLY

A. Cass County, including Plattsmouth, is a part of the Omaha-Council Bluffs Metropolitan Statistical Area (MSA). The figures below represent Cass County and the whole of the MSA (12-month average, June 2007 through May 2008).

	<u>Cass County</u>	<u>Omaha- Council Bluffs MSA</u>
<u>Nonfarm Employment</u> (wage and salary workers)		
Goods-Producing	844	58,680
Manufacturing	359	33,470
Natural Resources & Construction	482	25,211
Trade, Transportation, Warehousing & Utilities	1,405	100,139
Wholesale Trade	195	18,139
Retail Trade	734	52,148
Transportation, Warehousing & Utilities	476	29,852
Information	22	12,532
Financial Activities	305	39,550
Professional & Business Services	141	64,854
Education & Health Services	687	67,281
Leisure & Hospitality	579	45,687
Other Services	318	16,522
Government	1,372	61,737
TOTAL NONFARM WAGE AND SALARY WORKERS	5,673	466,982
Farm Employment	741	6,644
TOTAL EMPLOYMENT	13,858	435,219
B. Commuting Out of County	9,178	N/A
C. Unemployment	462	15,408
TOTAL LABOR FORCE	14,320	450,626
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.	1,400	
E. Estimated number of county high school graduates annually	240	
TOTAL POTENTIAL LABOR SUPPLY (B, C, D & E)	11,280	

(D) Data not available due to disclosure suppression.

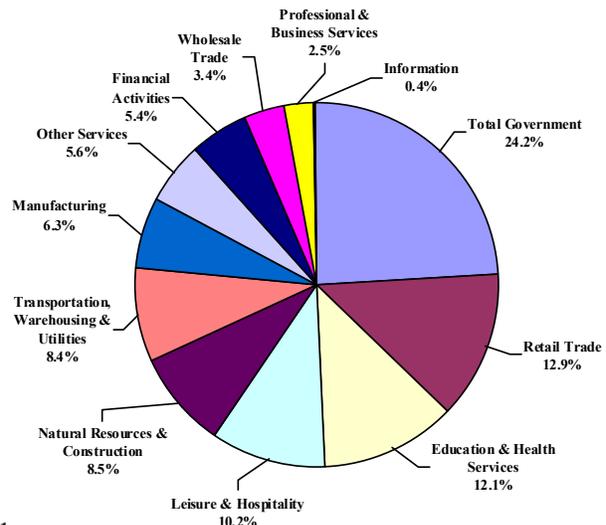
Source: Nebraska Workforce Development

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

U.S. Census

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

**NONFARM WAGE AND SALARY EMPLOYMENT
CASS COUNTY
12-MONTH AVERAGE
JUNE 2007 TO MAY 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
Cass Co.	43.5	89.4	18.7	11.9	37.5	\$64,800
Nebraska	22.3	86.6	23.7	13.3	36.0	\$58,200
U.S.	79.6	80.4	24.4	12.4	36.4	\$59,000

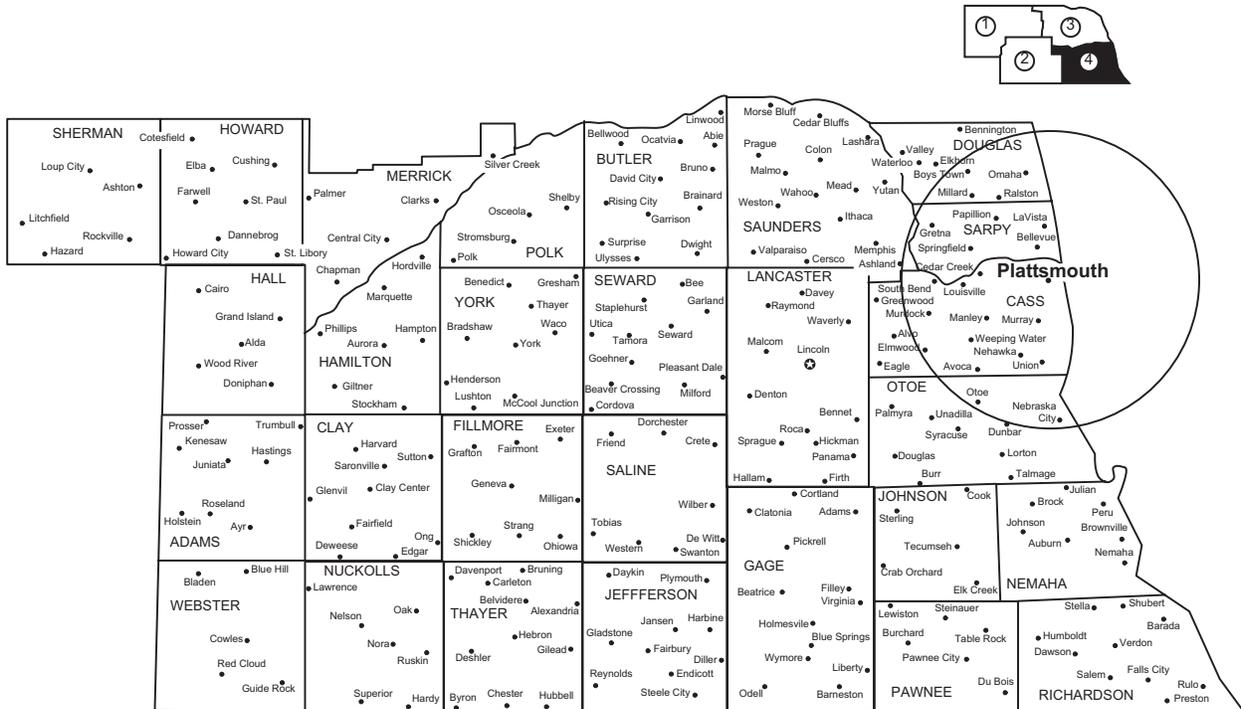
Cass County had 17,923 eligible voters in 2004; 67.2 percent voted in the national election compared to 68.3 percent in Nebraska.

Source: U.S. Census, www.census.gov

U.S. Department of Housing and Urban Development, 2007

Statewide General Election 2004 Results, www.sos.state.ne.us/elec/canvass/general2004/General2004

LABOR POTENTIAL IN THE PLATTSMOUTH AREA



POPULATION DATA U.S. Census Estimates

2007 Estimate		
City of Plattsmouth	—	6,928
Cass County	—	25,577
30-Mile Radius	—	793,032

Cass County Population by Age/Gender, 2006		
<u>Ages</u>	<u>Male</u>	<u>Female</u>
18–24	1,191	1,159
25–44	3,460	3,581
45–64	3,524	3,455

UNIONIZATION

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

Labor organizations operating in Plattsmouth:

<u>Company</u>	<u>Union</u>
BNSF Railway Company	Standard railroad unions
Cass County	Fraternal Order of Police
City of Plattsmouth	Fraternal Order of Police
Kinder Morgan	International Brotherhood of Electrical Workers
Plattsmouth Public Schools	Plattsmouth Education Association
Union Pacific	Standard railroad unions
Windstream Communications	Communications Workers of America

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

WAGES

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Professional			
Accountants & Auditors	17.76	27.13	45.66
Engineers			
Civil Engineers	21.64	35.12	58.92
Electrical Engineers	24.86	38.59	49.98
Industrial Engineers	20.70	33.43	48.22
Mechanical Engineers	17.97	31.85	56.54
Computer Programmers	18.40	30.93	53.24
Computer Systems Analysts	22.52	34.83	48.97
Registered Nurses	19.29	26.53	36.85
Retail			
Hotel, Motel & Resort Desk Clerks	7.31	8.95	11.40
Retail Salespersons	6.61	9.72	20.28
Truck Drivers-Light or Delivery Services	8.38	13.60	20.82
Driver/Sales Workers	6.18	9.67	21.46
Stock Clerks & Order Fillers	7.41	10.08	15.58
Shipping, Receiving & Traffic Clerks	9.40	13.53	21.69
Clerical			
Bookkeeping, Accounting & Auditing Clerks	10.03	14.86	21.52
Customer Service Representatives	9.38	13.40	20.79
Data Entry Keyers	8.04	11.34	16.26
Secretaries, excl. Legal, Medical & Executive	9.47	12.83	19.31

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Office Clerks, General	7.54	11.92	18.31
Receptionists & Information Clerks	8.04	11.61	16.42
Telemarketers	6.36	9.82	16.52
Unskilled			
Laborers & Freight, Stock & Material Movers, Hand	8.24	11.40	16.27
Packers & Packers, Hand	6.27	8.94	14.03
Assemblers & Fabricators, All Other	9.41	12.65	18.00
Nursing Aides, Orderlies & Attendants	9.45	11.76	14.96
Semi-Skilled			
Industrial Truck & Tractor Operators	10.11	13.91	21.83
Truck Drivers, Heavy or Tractor-Trailer	12.22	18.87	28.38
Maintenance Workers, Machinery	7.32	17.58	22.94
Machine Operators			
Drilling & Boring Machine Tool Setters/Oper.	8.22	10.17	13.35
Milling & Planing Machine Setters/Oper.*	11.33	14.36	18.09
Grinding, Lapping, Polishing & Buffing Mach. Oper.	10.11	12.84	18.06
Cutting & Slicing Machine Setters/Oper.	10.03	13.21	17.94
Cutting, Punching & Press Machine Setters/Oper.	9.71	13.44	18.30
Multiple Machine Tool Setters/Oper.*	11.86	14.71	18.82
Lathe & Turning Machine Tool Setters/Oper.	9.27	14.12	18.69
Skilled			
Automotive Service Technicians & Mechanics	9.89	17.90	28.25
Electricians	13.07	21.28	32.03
Industrial Machinery Mechanics	13.17	18.32	26.11
Machinists	10.68	15.44	22.11
Tool & Die Makers	12.08	18.56	30.27
Welders, Cutters, Solderers & Brazers	10.39	14.39	19.58
Welding, Soldering & Brazing Machine Setters	10.08	13.95	18.85
Technical			
Electrical & Electronic Engineering Technicians	13.36	23.70	32.50
Medical & Clinical Laboratory Technologists	12.98	22.38	29.58
Computer Operators	10.21	13.73	19.47

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

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, First Quarter 2008 wage estimates, All Industries, Omaha-Council Bluffs Metropolitan Statistical Area, www.dol.state.ne.us/Lmiwages/toc000.htm

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

FRINGE BENEFITS

Local industries estimate fringe benefits to range from 10 to 30 percent of wages.

TRANSPORTATION

RAILROADS

Plattsmouth is served by main lines of the BNSF Railway Company and Union Pacific Railroad. Reciprocal switching is available. The nearest piggyback facilities and switching yards are available at Union, 15 miles south, and Omaha, 18 miles north of Plattsmouth.

For further information regarding Union Pacific Railroad, contact Cheryl Schow, (308) 239-2427 or (308) 289-1911, or visit www.uprr.com/customers/ind-dev.

Amtrak provides Omaha, 18 miles north of Plattsmouth, 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 10 hours to Chicago and 48 hours to the West Coast. Amtrak has one train each way daily.

MOTOR

Highways

U.S. Highway 75 (north-south), U. S. Highway 34 (east-west), and State Highway 66 (east-west) serve Plattsmouth. There are no local load restrictions. Interstate 29 (north-south) is located 3 miles east and Interstate 80 (east-west) is 18 miles north of Plattsmouth.

Highway mileage to major cities:

Destination	Mileage
Lincoln	56
Omaha	18
Chicago	481
Dallas	646
Denver	547
Detroit	748
Kansas City	167
Los Angeles	1,558
Minneapolis	393
New York	1,255

Destination	Mileage
St. Louis	418
San Francisco	1,675

Future plans include the renovation of the historic toll bridge over the Missouri River and the widening of U.S. Highway 75 to four lanes from Plattsmouth south to Nebraska City. These projects are scheduled to begin in 2008 and 2013 respectively.

Trucklines

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

OFC/Schmidt Liquid Service with a terminal in Plattsmouth, has 90 trucks plus 135 single and multicompartments tankers.

Bus Line

Greyhound Bus Lines in Omaha, 18 miles north of Plattsmouth, provides the nearest bus service.

Taxi

The Plattsmouth Cab Company provides taxi service with three communication-equipped cabs.

AIR

Plattsmouth Municipal Airport is located three miles (five minutes) south of the city. The 5,500-foot long by 100-foot runway is paved and lighted. Other facilities include a beacon tower, automated weather observation system, T hangars, administration building, 80'x100' corporate hangar, onsite manager, card reader for 24-hour fuel service, auto gas, and 100 low lead and jet A fuel. Three of the 46 private planes are available for rent. The airport was closed six days in the last three years due to inclement weather. The elevation at the airport is 1,202 feet, the latitude is 40°57.02'N, and the longitude is 95°55.07'W.

The nearest commercial air service is provided at Omaha Eppley Airfield, 26 miles (33 minutes) north of Plattsmouth.

WATER

Barge service is available at 10 barge terminal facilities on the Missouri River in Nebraska. The La Platte river port is six miles from Plattsmouth. 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, Iowa, to the mouth of the Missouri River. Commodities transported by towing companies are grain, grain products, fertilizer, feed ingredients, cement, rock-aggregate, and salt.

PIPELINE

Kinder Morgan has a terminal at Plattsmouth. This is a propane and petroleum fuels distribution center.



Plattsmouth Municipal
Airport



OFC/Schmidt Liquid
Service



Confluence of Platte and Missouri Rivers

UTILITIES

ELECTRICITY

Plattsmouth is provided retail electric service by Nebraska Public Power District (NPPD). A 69 kV sub-transmission system serves two distribution substations with a total capacity of 20 MVA. The distribution system within Plattsmouth operates at 12.5 kV. The Plattsmouth area electric system is integrated into a statewide grid.

BASE ELECTRIC RATES

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

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

Customer Charge: \$13.00 per month	
Summer	Winter
8.51¢	6.26¢
per kWh for the first 750 kWh used per month	
6.98¢	3.74¢
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: (effective 2/1/03)

Customer Charge:	
Single Phase	\$15.00 per month
Three Phase	\$18.50 per month
Summer	Winter
9.72¢	7.56¢
per kWh for the first 1,000 kWh used per month	
7.75¢	5.62¢
per kWh for the next 2,000 kWh used per month	
7.75¢	5.02¢
per kWh for all additional use	
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: (effective 5/1/08)

Customer Charge:	
Single Phase	\$37.50 per month
Three Phase	\$42.50 per month
Summer	Winter
9.51¢	5.91¢
per kWh for the first 200 kWh per kW of demand used per month	
3.64¢	2.59¢
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: (effective 5/1/08)

Customer Charge:		
Single Phase		\$70.00 per month
Three Phase		\$80.00 per month
Summer	Winter	
9.51¢	6.34¢	per kWh for the first 200 kWh per kW of demand used per month
3.57¢	2.73¢	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:

kW	kWh	Annual Average ¢/kWh ¹
100	30,000	7.47
100	36,000	6.83
300	90,000	7.26
300	150,000	5.80
500	150,000	7.21
500	180,000	6.62

¹Includes Lease Payment and Gross Revenue Tax.

High Tension Service: (effective 5/1/08)

Customer Charge: \$275.00 per month		
Demand Charge:		
Summer	Winter	
\$10.40	\$6.40	per kW of billing demand
Energy Charge:		
Summer	Winter	
4.00¢	3.04¢	per kWh for all on-peak energy
2.70¢	1.95¢	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:

kW	kWh	Annual Average ¢/kWh ¹
1,000	300,000	6.21
2,500	750,000	6.14
2,500	1,250,000	4.96
5,000	1,500,000	6.12
5,000	2,500,000	4.94
10,000	6,400,000	4.55

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) ASK-NPPD or (877) 275-6773, www.nppd.com, for further information regarding electric rates and service.

NATURAL GAS

Black Hills Energy (formerly Aquila) is the retail supplier of natural gas in Plattsmouth. The transmission provider is NGPL.

Black Hills Energy is a full-service natural gas distribution company with Nebraska headquarters in Lincoln.

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

Plattsmouth is served by a 6-inch line with 150 pounds of pressure.

Rates vary slightly due to seasonal and commodity price fluctuation. Current rates for the commercial/light industrial class customer,

as well as one year's history for the Nebraska Area 3, can be found on Aquila's website at: www.aquila.com.

Black Hills Energy has open access on their system. Transportation rates are negotiated on a case-by-case basis. All marketers must be certified by the Nebraska Public Service Commission.

Contact the Economic Development Department of Black Hills Energy at 800-232-1850 for further information regarding gas rates and services available.

OTHER FUELS

LP Gas

LP gas is available for residential, commercial, and industrial uses at Midwest Farmers Co-op in Nehawka and Great Plains Service in Ashland.

Oil

Oil is available for residential, commercial, and industrial uses at Ofe Oil Company and Conway Oil Company in Plattsmouth.

WATER

The municipal water system in Plattsmouth is supplied by seven wells, which have an average depth of 80 feet. The system, serving 100 percent of the city's population, has a pumping capacity of 2,000 gallons per minute. The overhead storage capacity is 1,370,000 gallons and the underground storage capacity is 800,000 gallons. The average daily demand is 1,200,000 gallons and the historic peak daily demand is 2,600,000 gallons. The system has a maximum capacity of 5,050,000 gallons per day.

The Plattsmouth water treatment plant with a daily capacity of 3,000,000 gallons includes softening, filtration, and disinfection. The water table has not changed in the past five years.

The color of the water and turbidity is clear and the hardness, in parts per million, is 145. The average tap water temperature varies from 54° in winter to 56° in summer.

Chemical Analysis (parts per million)

Hydrogen Ion Concentration	8.5
Calcium	33
Total Solids	300
Magnesium	24
Iron	0.05
Nitrate	0.9
Manganese	0
Chloride	18
Fluoride	1.2
Sulfate	45
Total Alkalinity	150
Sodium	32
Total Hardness	145
Potassium	6.9

WATER RATES (effective 1/1/08)

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

Residential, Commercial & Industrial:

0–2,140 cu. ft.	\$1.29 per Hcf
Over 2,140 cu. ft.	\$1.20 per Hcf
Minimum Bill: Varies upon meter size—\$7.05 per month for a 5/8" meter to \$79.45 for a 6" meter	

Improvements in 2006 included a new well and generator financed by state revolving loan funds at a cost of \$396,000. The city is contemplating a new north tower.

SEWERAGE

Plattsmouth has a municipal sanitary sewerage system and a storm sewer system. The trickling filter treatment plant was built in 1978 and has a daily capacity of 1,500,000 gallons. The average daily flow is 700,000 gallons and the historic peak daily discharge is 900,000 gallons.

SEWER-USE CHARGES (effective 1/1/08)

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

Residential, Commercial & Industrial:

\$0.86 per Hcf of water used per month
Minimum Bill: \$7.50 per month

Planned improvements for 2009 and beyond include extending sanitary sewer south and west near U.S. Highway 75 corridor at a cost of several million dollars. These improvements will be funded by bonds, assessments, and impact fees.

SOLID WASTE DISPOSAL

Privately owned waste removal services are available in Plattsmouth. The disposal site in Sarpy County, 13 miles, is privately owned and has an estimated life of 25 years.

RECYCLING

The city of Plattsmouth operates a recycling site for newspapers, plastics, and aluminum. The county also has a recycling site located on the outskirts of Plattsmouth.

COMMUNICATIONS

TELECOMMUNICATIONS

The Plattsmouth area receives telecommunications service from Windstream via a digital central office monitored on site. In addition to local exchange service, the Plattsmouth central office, on a self-healing fiber ring, provides long distance services, high-capacity switched and dedicated services via T-1 or T-3 technology, wireless, paging, and Centrex. Data communications services include Internet access, DSL, ISDN, and Fast Packet services such as Frame Relay, Fiber Networks, and Sonet technology. Dual fiber feed is available from central switching offices of local exchange carriers. Installation and maintenance personnel are located in the Plattsmouth area. Customer premise equipment and associated services can be provided through Windstream systems.

TARIFFED RATES

Residence Line	\$17.50
Business Line	\$27.50

INTERNET

Plattsmouth has local Internet access provided by:

Company
Charter Communications (800) 373-2225 www.charter.com
Jag Wireless (402) 933-2877 www.jagwireless.com
Windstream (800) 501-1754 www.windstream.com

POST OFFICE

Plattsmouth provides house-to-house delivery service and has one mail receipt and one dispatch daily.

PACKAGE DELIVERY SERVICES

Overnight express service availability:

	Federal Express	UPS	U.S. Postal Service
Latest Pick-up Time	2:00 p.m.	3:30 p.m.	5:00 p.m.
Earliest Delivery	2:00 p.m.	11:00 a.m.	9:30 a.m.
Next Day Delivery Guarantee	No	Yes	Yes
Saturday Delivery Guarantee	No	Yes	Yes

NEWSPAPER

The Journal, the local weekly newspaper, has 4,900 subscribers. The Consumer Connection is a weekly shopper distributed to approximately 16,000 individuals. Daily papers delivered locally are the Cassgram and Omaha World-Herald.

RADIO

Radio stations carrying local news:

Call Letters	Frequency	Location
KEZO-FM	92.3 MHz	Omaha, NE
KEFM-FM	96.1 MHz	Omaha, NE
KVNO-FM	90.7 MHz	Omaha, NE
KQKQ-FM	98.5 MHz	Omaha, NE
KQCH-FM	94.1 MHz	Omaha, NE
KOMJ-AM	590 KHz	Omaha, NE
KFAB-AM	1110 KHz	Omaha, NE
KKAR-AM	1290 KHz	Omaha, NE
KNCY-AM	1600 KHz	Nebraska City, NE
KFOR-AM	1240 KHz	Lincoln, NE
KMA-AM	960 KHz	Shenandoah, IA

TELEVISION

Television stations carrying local news:

Call Letters	Channel	Location
KMTV	3	Omaha
WOWT	6	Omaha
KETV	7	Omaha
KOLN	10	Lincoln
KUON	12	Lincoln
KPTM	42	Omaha

Cable television service is available including 23 basic channels, 46 extended channels, 14 premium channels, 12 digital channels, 11 sports channels, 4 adult channels, 21 pay-per-view channels, and 37 XM radio stations. Satellite service is available in Plattsmouth from Dish Network and Direct TV.



The Journal

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES—CITY OF PLATTSMOUTH

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

	Actual Valuation		
	2005	2006	2007
Real Estate	\$227,450,017	\$239,988,256	\$250,830,748
Personal Property	2,400,056	2,392,070	2,532,762
Special (railroad and utilities)	1,298,172	1,470,104	1,345,711
TOTAL	<u>\$231,148,245</u>	<u>\$243,850,430</u>	<u>\$254,709,221</u>

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

	2005	2006	2007
City	\$0.260112	\$0.260112	\$0.389524
County	.372059	.398665	.386034
School District	1.423209	1.389801	1.337169
Community College	.069600	.068900	.068900
Educational Service Unit	.016571	.016418	.016292
Natural Resource District	.042203	.041598	.041814
Agricultural Society	.007464	.018386	.018309
Airport & Bond	.040349	.043887	.043574
Law Enforcement Center	.038771	.035824	.040205
TOTAL	<u>\$2.270338</u>	<u>\$2.273591</u>	<u>\$2.341821</u>

CITY SALES TAX

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

LOCAL BONDED INDEBTEDNESS

City—Revenue Bonds (as of 6/15/08)	\$645,000
City—General Obligation Bonds (as of 6/15/08)	\$8,283,000
School District (as of 6/08)	\$13,245,000
County (as of 11/30/07)	\$8,289,807

CITY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 6/15/08	Interest Rate (%)	Date Due
Revenue					
Sales Tax	5/03	\$1,015,000	\$645,000	4.0	9/13
General Obligation					
Sewer Revolving Fund	10/01	\$380,000	\$100,000	4.5	12/10
Paving	4/02	\$95,000	\$35,000	4.5	12/11
Paving	12/03	\$1,030,000	\$830,000	4.42	6/23
Community Center	11/06	\$5,600,000	\$5,550,000	4.0	11/31
Fire Station	7/07	\$1,768,900	\$1,768,000	4.0	6/32

SCHOOL BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 6/08	Interest Rate (%)	Date Due
General Obligation	2003	\$10,920,000	\$9,980,000	3.87	12/15/17
General Obligation	2006	\$780,000	\$705,000	4.10	12/15/13
General Obligation	2003	\$2,560,000	\$2,560,000	3.82	12/15/19

COUNTY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 11/30/07	Interest Rate (%)	Date Due
Law Enforcement Center	6/3/03	\$9,385,000	\$8,289,807	3.50	12/1/16



Plattsmouth Fire Station

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Cass County has 17 townships and is governed by five county commissioners, who are elected by popular vote for four-year terms. The next election will be held in 2008. The actual county budget for 2007–08 is \$21,811,026.

Zoning classifications are:

A	Agricultural
TA	Transitional Agricultural
R	Residential
C	Commercial
I	Industrial
REC/AG	Recreational/Agricultural
CON	Conservation Overlay
MUD-1	Mixed Unit Development
FF/FW	Flood Plain Overlay
AA	Airport Approach Zones
IND/AG	Industrial/Agricultural
COM/AG	Commercial/Agricultural

MUNICIPAL GOVERNMENT

Plattsmouth, a first-class city, has a mayor-council form of government with a city administrator. The next election will be held in 2008. The 2007–08 actual budget is \$12,930,265.

Municipal officials are:

Title	Term of Office
Elected at Large	
Mayor	4 Years
Elected by District	
Council Members (8)	4 Years
Appointed	
City Administrator	Indefinite
City Clerk	Indefinite
City Treasurer	Indefinite

FIRE PROTECTION

Fire protection in the community is provided by a 45-member volunteer fire department; 15 members are EMT certified. The department also provides protection to areas outside the community and responds to mutual aid calls to rural fire departments.

There are 425 fire hydrants in Plattsmouth. The fire insurance classification inside the corporate limits is 6; outside it is 9. Annual expenditures for fire protection for the past three years averaged \$135,973.

Equipment in the fire department:

Year/Make City	Description
2001 Ford F350	4x4 truck
2000 Freightliner	Fire apparatus
1998 E-one	Fire rescue apparatus
1993 Spartan	1,500 gpm w/aerial 105' ladder
1981 GMC	1,000 gpm
Rural	
2006 Pierce	Fire apparatus
1990 Dodge	150 gpm weed truck
1979 Chevrolet	Fire apparatus

Plattsmouth recently added to the fire station building to enhance training and prepare for eventual full-time city service. This project was completed in June 2008 at a cost of \$1.7 million.

LAW ENFORCEMENT

Police Department

Plattsmouth employs 15 full-time police officers, 7 part-time officers, and 2 support personnel. Equipment in the police department include seven cruisers and one K-9 unit. Annual expenditures for police protection for the last three years averaged \$1,258,314.

Sheriff’s Department

The Cass County Sheriff’s Department has 45 sworn officers and 27 support personnel. The department has 19 marked cruisers, 5 unmarked vehicles, 2 jail transport vehicles, 2 K-9 units, 1 DARE van, 1 mobile command vehicle, and 1 motorcycle. The jail has a capacity for 98 inmates. The Sheriff’s Department also provides law enforcement services through contracts with the Cass County communities of Weeping Water, Greenwood, Louisville, Eagle, and Cedar Creek. Regular patrol provides protection to existing industries in the area by the police and sheriff’s departments.

Crime rates per 1,000 population, 2006:

Location	Violent Crimes	Property Crimes
Plattsmouth	1.0	23.8
Cass County	0.7	15.0
Nebraska	2.8	33.4
U.S.	4.7	34.3

State Patrol

Troop A of the Nebraska State Patrol is headquartered in Omaha, 18 miles south. One patrol officer is stationed in Plattsmouth.

STREETS

Plattsmouth has 43.7 miles of streets, most of which are hard-surfaced with concrete and asphalt. Load restrictions up to 12 tons are enforced on some streets. Eighty percent of the streets have curbs and sidewalks.

Street maintenance includes sweeping, snow removal, repair, and replacement.

BUILDING AND ZONING REGULATIONS

The International Building Codes are enforced within the city.

Local zoning classifications are:

- AG Agricultural
- RR Rural Residential
- R-1 Urban Residential Low-Density
- R-2 Urban Residential Medium-Density
- R-3 Urban Residential High-Density
- MH Mobile Home Park Planned
- LC Limited Commercial and Office
- UC Urban Corridor
- GC General Commercial
- CB Central Business
- BP Business Park
- GI General Industrial
- HI Heavy Industrial
- MU Mixed Use Overlay
- CCD Civic Corridor Design Overlay
- PUD Planned Unit Development Overlay
- ED Environmental Resources Overlay
- HD Historic Overlay
- FP/FW Floodplain/Floodway Overlay
- AV Aviation Overlay

PLANNING

Plattsmouth has a nine-member planning commission. Members are appointed by the mayor to serve three-year terms.

A Comprehensive Plan for Plattsmouth was prepared by RDG - Martin Shukert of Omaha in August 2004.



Cass County Courthouse



Cass County War Memorial



Plattsmouth City Building



Cass County Historical Society Museum



Plattsmouth Community Center

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

Plattsmouth Public School System

Type of School	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary	29	586	14:1	8:1
Middle School	62	507	13:1	3:1
High School	51	591	13:1	3:1

Cass County School District No. 1 covers approximately 64 square miles and has a 2007–08 actual valuation of \$543,026,236 and an actual valuation per student of \$324,244. This Class 3 District is accredited by the state of Nebraska and North Central Association.

The 2007–08 school operating budget is \$15,929,606, with an average cost per pupil of \$8,798.

The elementary school was built in 1996, the middle school was completely renovated in 1997, and the high school was built in 1996.

Test Results

Name	% Students Taking Test	Average Score
ACT	N/A	20.8

It is estimated that 74 percent of the graduating seniors pursue a college degree and 26 percent enter the job market or military.

Vocational/tech prep programs offered include industrial arts program (construction, communications, and transportation), family and consumer science (culinary arts, early childhood, and CNA), business (marketing, accounting, and career pathways). Numerous programs are offered in cooperation the Metro Community College and the Career Academy. Some of the options through the Career Academy include the diesel program, auto body, auto repair, construction technology, criminal justice, early childhood development, EMT, horticulture/landscaping, and heating, air conditioning, and refrigeration technology.

Parochial Schools

St. John the Baptist, a Catholic school, enrolls approximately 290 students in preschool and kindergarten through 8th grade. **First Baptist School** serves students kindergarten through 12th grade. Annual enrollment averages 34 students.

Educational Service Unit

Educational Service Unit 3, headquartered in Bellevue, serves five counties including Cass County. Services provided include data processing, library media resources, science center, student information services, computer and program support, curriculum development, staff development, and school improvement assistance.

Special Schools

The Vocational Services Center in Bellevue, nine miles north of Plattsmouth, is a workshop for mentally handicapped adults. The workshop itself is an Eastern Nebraska Community Office of Retardation (ENCOR) facility operated by the Nebraska Department of Health and Human Services serving all communities in Cass and Sarpy Counties. Proper work skills and appropriate working habits are taught in a realistic work setting. All work completed at the workshop is subcontracted on a competitive basis with companies in the Omaha area. Each individual in the workshop goes through an evaluation designed to determine his/her potential for being competitively employed in the community.

Community College

Southeast Community College (SCC) is a two-year community college, governed by an 11-member Board of Governors elected from the college's 15-county service area. The college is a multi-campus institution with campuses at Beatrice, Milford, and Lincoln. The 2005–06 total credit enrollment was 9,288 full-time equivalent students. During 2005–06 the college also served 17,300 non-credit students in Continuing Education on the campuses and in communities throughout southeast Nebraska.

An outstanding Continuing Education program provides technical, occupational, and leisure classes to regional residents and businesses. Continuing Education offers classrooms and labs for technical training for individuals and Workforce Development for employers. This training is customized to fit the needs of each business and is offered at convenient times and places for business employees. Many types of technical training, employee relations, and other workshops and seminars are available.

Businesses and industries are key stakeholders in the educational planning and outcomes of Southeast Community College. For students in SCC programs, business and industry partners serve as cooperative education and clinical work sites where students experience hands-on technical education guided by industry experts. Business and industry representatives serve on program advisory committees and offer practical advice, based on years of experience in business, on such matters as curriculum, texts, and other materials used, laboratory experiences needed to gain working knowledge of the career field, and much more. Often businesses and industries donate workbooks, manuals, and equipment to the programs to help students gain real-world experience and to assist the college in keeping pace with technological changes.

2006 Graduate Placement Statistics

Program	# of Graduates
Academic Education	
Academic Transfer	198
Criminal Justice/Nebraska Law Enforcement	6

2006 Graduate Placement Statistics

Program	# of Graduates
Agriculture/Laboratory Science Occupations	
Agriculture Business & Management Technology	61
Laboratory Science Technology	8
Business Occupations	
Business Administration	216
Office Technology	39
Construction Occupations	
Architectural-Engineering Technology	19
Building Construction Technology	48
Computer Aided Drafting & Design Technology	16
Fire Protection Technology	43
Heating, Ventilation, Air Conditioning & Refrigeration	32
Land Surveying/Civil Engineering Technology	10
Electronic/Computer Occupations	
Computer Programming Technology	12
Electrical Technology	36
Electromechanical Technology	18
Electronic Servicing & Electronic Engineering Technology	41
Microcomputer Technology	40
Family & Consumer Science Occupations	
Early Childhood Education	29
Food Service/Hospitality	67
Health Occupations	
Associate Degree Nursing	63
Dental Assisting	26
Human Services	43
Medical Assisting	28
Medical Laboratory Technology	8
Practical Nursing	107
Radiologic Technology	45
Respiratory Care	28
Surgical Technology	34
Manufacturing Occupations	
Machine Tool Technology	37
Manufacturing Engineering Technology	12



Plattsmouth Elementary School



Plattsmouth Middle School



Plattsmouth High School



St. John's Catholic School



Plattsmouth Public Library

2006 Graduate Placement Statistics

Program	# of Graduates
Nondestructive Testing Technology	26
Welding Technology	34
Mass Media/Communication Occupations	
Graphic Design	15
Mass Media	4
Visual Publications	16
Transportation Occupations	
Auto Collision Repair Technology	32
Automotive Service Educational Program-GM ASEP	10
Automotive Student Service Educational Training Program-FORD ASSET	8
Automotive Technology	68
DaimlerChrysler (CAP)-College Automotive Program	10
Deere Construction & Forestry Equipment Technology	9
Diesel Technology Farm	18
Diesel Technology Truck	19
John Deere Ag Parts	11
John Deere Ag Technology	14
Motorcycle, ATV & Personal Watercraft Technology	19
Parts Marketing & Management	7
Professional Truck Driver Training	80
TOTALS	1,770

SCC-Lincoln enrolls more than 7,000 full- and part-time students in career/technical and Academic Transfer programs, as well as Nebraska Law Enforcement. Career/technical program areas include Business, Laboratory Science Technology, Construction, Electronic/Computer, Family & Consumer Science, Health, Manufacturing, Mass Media/Communication, and Transportation. A downtown location addresses the demand of Academic Transfer classes and Adult Basic Education opportunities.

For further information on Southeast Community College, visit www.southeast.edu.

Many Plattsmouth residents attend **Metropolitan Community College**. The college's main campuses are located in South Omaha, Elkhorn,

and Fort Omaha with educational centers at Offutt Air Force Base, LaVista, and Fremont. Metro's service area includes Dodge, Douglas, Sarpy, and Washington Counties. In Spring 2007, 13,140 students were enrolled in day, evening, and weekend classes for a total of 121,245 credit hours. Students choose from more than 100 career programs, including academic transfer. Many classes are offered online or as telecourses.

Other Schools

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

Community/ College or University	Mileage
Bellevue	13
Bellevue University	
Omaha	18
University of Nebraska at Omaha	
Creighton University	
College of Saint Mary	
Nebraska Wesleyan University	
Wesleyan Advantage	
Grace University	
Metropolitan Community College	
Nebraska Methodist College	
Clarkson College	
University of Nebraska Medical Center	
Peru	52
Peru State College	
Lincoln	56
University of Nebraska - Lincoln	
Nebraska Wesleyan University	
Southeast Community College, Lincoln Campus	

CHURCHES

Denomination	Number of Churches
Assembly of God	1
Baptist, Independent	1
Bible Church	1
Catholic	1
Church of Christ	1

Denomination	Number of Churches
Church of Jesus Christ of Latter Day Saints	1
Episcopal	1
Lutheran, ELCA	1
Lutheran, Missouri Synod	1
Methodist	2
Presbyterian	1
Southern Baptist Church	1
United Church of Christ	1
Wesleyan Church	1

HEALTH CARE

Hospital

Alegent Health Midlands Hospital of Papillion, 15 miles, was built in 1976 and has a capacity of 121 beds. A \$46-million expansion and renovation of the hospital is underway to meet the growing and changing health care needs of its Sarpy-Cass County community. This expansion and renovation plan establishes a new generation of care, providing enhancements and innovations to the excellent services provided by the medical staff and employees of Midlands Hospital. Construction is expected to be completed in 2009. The facilities and services plan includes an expansion of the emergency department, a new intensive care unit, development of all private patient rooms, expansion of surgical services, an expansion and renovation of radiology services, the construction of an integrated medical office building with physician offices and outpatient services, continued growth of cardiovascular services, a new clinical laboratory, and significant additions of primary care and specialist physicians. The hospital, accredited by the Joint Commission for Accreditation for Health Care Organizations, offers emergency, maternity, orthopedic, cardiovascular, surgical, sleep disorders, and diagnostic services.

Regional medical centers are located in Omaha, 18 miles north of Plattsmouth.

Clinics

Plattsmouth has four medical clinics—Family Physicians of Plattsmouth, Physicians Clinic,

University Medical Associates, and Cass Family Services.

Plattsmouth residents also utilize the following clinics: Bellevue Health Care Express Center, LaVista Health Care Express Center, the First Health Physicians Clinic, and the Cancer Radiation and Oncology Center in Papillion.

Rescue Squad

Plattsmouth has 15 volunteer Emergency Medical Technicians. Three ambulances, owned by the city, are equipped with airway management. The rescue squad also has underwater search equipment. The rescue squad has mutual aid agreements with Murray and Bellevue.

NURSING HOMES

The **Nebraska Masonic Home**, established in 1903, proudly serves Freemasons and their eligible female relatives. The full continuum of care includes: 33 independent/assisted living apartment units, 19 private rooms in the assisted living center, 58 beds in the 24-hour nursing care unit, and 14 private rooms in the Alzheimer's/ Dementia Special Care Unit. Complete services are available to meet each resident's personal, medical, nutritional, recreational, and spiritual needs. Services include physical, occupational, and speech therapy. The Nebraska Masonic Home offers a full activities program, shopping trips, church services, on-site beautician, and transportation to medical appointments. A library with computer access, pool table, fully equipped physical therapy room, and many sunny and spacious day rooms are available for residents use.

The **Golden LivingCenter**, built in 1966 with an addition in 1970, has 103 beds. It is licensed by the state of Nebraska as a skilled nursing home and has facilities for complete care of the aged including bed care; diet; and physical, speech, and occupational therapy. The Golden LivingCenter is certified by Medicare and Medicaid. The facility also features an Alzheimer's unit and a Medicare unit. Recreational services provided include a monthly birthday party, church services, and weekly Bible study. Transportation is available for special occasions or appointments.



Plattsmouth Health Center



Nebraska Masonic Home



Golden LivingCenter



Garfield Park & Gazebo



Memorial Park



Twin Rivers Water Park

LIBRARY

The Plattsmouth Public Library contains 38,390 books, 872 audio materials, 735 video materials, and 89 serial subscriptions. The average annual circulation is 52,000.

Services available include a separate children's library, computers with Internet access, film reader, copy machine, interlibrary loan, tours on request, and special borrowing privileges for teachers. The basement auditorium may be rented for a nominal fee. Special children's programs are available throughout the year, including a summer reading program and preschool storytime. Special adult events are sponsored by the library several times a year. Books are loaned to adult living centers. Friends of the Library sponsors a book sale twice a year.

RECREATION

Plattsmouth has 11 city parks ranging in size from one city block to 45 acres. The city has a full-time recreation director, 2 full-time and 65 part-time/seasonal employees.

Garfield Park covers two acres and contains, playground equipment, park benches, small backstop, rest rooms, and off-street parking.

Caboose Park, a small fenced-in park, contains a log house, Burlington Northern caboose, combine, and tractor.

Boat Ramp Park covers four acres and has four concrete pads with picnic tables, three grills, and an access ramp and boat dock on rails.

Rhylander Park covers 28 acres and has rest rooms, gazebo, train station, pavilion, monument, sand playground, two volleyball courts, two fenced baseball fields, two bleachers, six soccer fields, one-mile walking track, four parking lots, park benches, and bike rack.

Memorial Park, covering 45 acres, has three fenced ball diamonds, concession stand, electrified scoreboard, bleachers, dugouts, rest

rooms, parking lots, pavilion with electricity, picnic tables, two shelters, lighted tennis court, two lighted basketball courts, playground equipment, and swimming pool with bath house. In the winter an area is flooded to provide ice skating.

West Memorial Park covers 18 acres and has a new aquatic center, picnic shelters, grill, rock road, and city pond.

On the Green Tennis Courts contains two lighted courts and a parking lot on one and one-half acres.

Lincoln Avenue Park contains a picnic shelter on one-half acre.

Chicago Avenue Park on one-half acre has a drinking fountain and park bench.

Basketball Park contains a basketball court and skateboard area on one acre of land.

Bird Sanctuary covers three acres and has a lighted, surfaced walking trail.

Area facilities:

- Baseball/Softball — Two parks with five ball diamonds
- Boating — Missouri River Marina, 1 mile; boating facilities at nearby lakes and rivers
- Bowling — One 12-lane bowling alley
- Campground — private campground along Missouri River
- Fishing — Excellent fishing at Indian Springs Lake, Schilling Wildlife Area, Missouri River, Platte River, sand pits, Beaver Lake, and state recreational areas within 15 minutes

- Golf Courses — A private 9-hole course with clubhouse at the country club, public 18-hole course with clubhouse at Buccaneer Bay, two more public courses (one 9-hole and one 18-hole) with clubhouses, and one private 18-hole course at Platteview Country Club within 7 miles
- Hiking Trails — One-mile trail at Rhylander Park
- Hunting — Deer, pheasant, quail, goose, and duck
- Skating — Ice skating on flooded area in the park; other skating facilities within 25 miles
- Soccer — Six city fields
- Swimming — Aquatic center; swimming at Beaver Lake and state recreational areas
- Tennis — Six tennis courts; two are lighted and hard-sufraced
- Theatres — One indoor theatre with seating capacity for 150; many within 25–30 miles

Summer recreation programs for youth include volleyball, softball, baseball, swimming, swim team, swimming lessons, and soccer. Baseball leagues for boys and girls and men’s, women’s, and co-ed softball leagues are scheduled.

The **Historic Homes Tour**, sponsored by Plattsmouth Conservancy, is held each June. The **Cass County Fair** and the **Country Music Contest**, sponsored by the Red Barn Opry Showhouse and the Mid-America Country Music Association, are held the second and third weekends in August at the fairgrounds near Weeping Water.

The **Farmers’ Market** is open two days per week in summer and offers area growers an opportunity to sell excess produce, baked goods, etc.

The **Senior Citizens Center** features tours, creative classes, noon meals Monday through Friday, cards, health clinics twice monthly, meals on wheels, and other planned activities.

The **Plattsmouth Community Center** opened in the spring of 2008. Personal and group fitness classes for all ages take place throughout the facility, which includes a large gymnasium, several extensive work-out areas, and an olympic-sized swimming pool. Also located within the building is the Plattsmouth Senior Nutritional Center.

The **Cass County Historical Society Museum**, built in 1960, tells the story of Cass County from earliest times through the exhibits of rocks; fossils; Indian, pioneer, and war relics; arts and crafts; and reference material. The museum has added a library-conference room and refurbished Rock Bluff Country School and Joseph Cook Log House. It is open year-round and no admission is charged.

The **Randall W. Schilling Wildlife Area**, operated as a state game preserve, is located just east of Plattsmouth. It offers 1,400 acres including approximately 35 acres of water and provides access to two miles of Missouri River frontage and one mile of Platte River frontage for the fisherman and hunters. Public hunting and fishing and a number of pit blinds (primarily for goose hunting) are permitted during seasons. The area also provides enjoyment for avid bird watchers.

Horning Tree Farm is a state-owned, 240-acre tree nursery operated by the University of Nebraska-Lincoln Department of Forestry. The tree farm is located on the south edge of Plattsmouth.

Beaver Lake, located 6 miles southeast, is a 325-acre lake surrounded by 2,005 platted lots. The development was started in 1970 and is under the management of the property owners through the Beaver Lake Association. The lake has 8 miles of shoreline and is 80 feet deep at the dam. The 25 association-owned access areas



Bay Hill Golf Course



Plattsmouth Country Club & Golf Course



Kass Kounty King Korn Karnival



Indian Springs Park & Pond



Down at The River



Historic Lewis & Clark Area



Missouri River/Plattsmouth Chute

offer lake access to all property owners. The clubhouse complex includes a clubhouse, beach, swimming pool, putting green, horseshoe pits, playground area, food stand, picnic tables, and camping area and adjoining docks. Approximately 800 residences (most year-round homes) are part of the development. A separate mobile home section is located at the southeast corner of the lake.

The **Kass Kounty King Korn Klub** was founded in 1931 and chartered by the state of Nebraska as a nonprofit organization in 1945. It was organized by the merchants and professional people of Plattsmouth to show appreciation to the residents of the surrounding area for their business. The basic purpose of King Korn Klub is the presentation of the King Korn Karnival every fall.

The Karnival, beginning with the presentation and Koronation of the King and Kween of Kornland, also includes exhibits on the streets and in the stores, and a street carnival. A school and kiddie parade is held Friday afternoon and a farmers' and merchants' parade Friday evening. Saturday evening is climaxed by the grand parade, one of Nebraska's largest parades, with participants from all over the state of Nebraska as well as Iowa. Besides the exhibits and street carnival, activities include music and entertainment, flea market, corn show, arts and crafts show, book sales, horse show, and classic car show.

Platte River State Park is located in Cass County near Louisville, 15 miles west of Plattsmouth. Swimming, tennis, horseback riding, and camping are available.

Eugene T. Mahoney State Park, located in Cass County, 25 miles west of Plattsmouth, is the first Nebraska State Park designed for year-round accommodations and recreational use. Recreational facilities include a swimming pool with 236-foot curling water slide, miniature golf, driving range, tennis courts, soccer and softball fields, horseback trails, crafts, fishing, picnicking, hiking, 70-foot observation tower, nature conservatory, mini-theatre, sand volleyball, and waterway. Paddleboats and recreational equipment can be rented or checked out at Owen Marina. Winter activities, depending

on conditions, include cross-country skiing, sledding, ice skating, and ice fishing. The park has 53 modern cabins situated on forested ridge tops and 149-RV sites with electricity. The lodge offers 40 guest rooms and a dining room.

Strategic Air & Space Museum, a \$26 million facility, opened in 1997. An indoor museum of 31 military aircraft, fighters, bombers, transports, and a variety of full-scale missiles. A 200-seat theatre is also available.

Wildlife Safari Park, a 360-acre nature area, is located adjacent to Strategic Air & Space Museum. The drive through park is filled with North American plants and animals, featuring elk, deer, bison, antelope, timber wolves, and many varieties of birds. Safari-style campouts are available. The visitor center offers interactive nature exhibits.

HOUSING

New Construction

Twenty-three new homes were constructed in the past two years and it is estimated 10 will be built in 2008. The cost of new home construction averages \$120 per square foot. Building permits were issued for 105 single-family homes and 8 duplexes during the last five years.

Housing Market (as of 10/07):

Number of Homes on the Market

Single Family -	72
Townhouses -	1

Avg. Selling Prices (New and Existing)

Single Family Home	
3,500 sq. ft. - 4 bedroom	\$281,700
2,500 sq. ft. - 3 bedroom	\$157,800
1,000 sq. ft. - 3 bedroom	\$83,700
Townhouses	
1,500 sq. ft. - 2 bedroom	\$148,700

Number of Single Family Homes

for Sale by Price (New and Existing)

Less than \$100,000	19
\$100,001-\$150,000	26
\$150,001-\$200,000	17
\$200,001-\$250,000	5
\$250,001-over	12

Low Cost and/or Retirement Housing

Cassco Arms, a low-cost housing facility built in 1967, contains 60 units. The facility has two elevators for the elderly and disabled.

South Park Apartments, a low-cost housing facility built in the 1980s, contains 22 units.

Plattsmouth Heights, built in the 1980s, has 26 units.

Park View Apartments, built in 1995, has 275 units.

Assisted Living

Woodbridge Assisted Living, built in 1997, has 40 units.

Nebraska Masonic Home, built in 1903, is available to eligible free masons and their female relatives. The home has 19 private rooms in the assisted living center.

FINANCIAL

Financial institutions in Plattsmouth:

- Plattsmouth State Bank
- Cass County Bank
- American National Bank
- SAC Federal Credit Union



Cassco Arms Housing



Woodbridge Assisted Living

COMMUNITY SERVICES

PROFESSIONAL

Attorneys.....	7
Auctioneers	2
Certified Public Accountants	3
Chiropractors.....	3
Dentists	5
Optometrists.....	1
Orthodontists.....	1
Pharmacists	3
Veterinarians	3

BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies.....	2
Agricultural Implement Dealers	1
Antique Shops.....	4
Apparel Stores—combination.....	3
Appliance Stores	1
Auto Repair & Services	8
Auto Supply Parts	3
Automobile Dealers (new & used)	4
Automobile Renting & Leasing Agencies	1
Bakeries.....	1
Banquet Facilities, Halls & Auditoriums.....	4
Beauty Salons & Barber Shops.....	9
Bed & Breakfasts	2 (10 rooms)
Caterers	4
Child Care Services.....	5
Contractors—building.....	2
—carpentry.....	4
—concrete	3
—electric	3
—excavating.....	2
—general	2
—gravel.....	1
—heating & air conditioning.....	2
—painting.....	4
—plumbing.....	1
—remodeling.....	4
—roofing	2
Convenience Stores.....	3
Copying & Duplicating Services	1
Craft Stores	1
Dance Studios	1
Department Stores.....	1
Discount Stores	2
Drug Stores	3

Dry Cleaning & Laundries.....	1
Floral Shops.....	2
Garbage Collectors.....	2
Gift Shops.....	5
Grocery Stores.....	2
Hardware Stores.....	2
Health Clubs.....	1
Insurance Companies.....	7
Interior Decorators & Designers.....	1
Jewelry Stores.....	1
Landscaping Equipment & Supplies.....	3
Laundries (self-service).....	2
Lawn Services.....	4
Meat Lockers.....	1
Nurseries & Garden Centers.....	2
Photography Studios.....	2
Preschools.....	3
Printers.....	2
Real Estate Firms.....	4
Restaurants.....	7
Service Stations.....	2
Travel Agencies & Bureaus.....	1
Upholstery Shops.....	2
Variety Stores.....	1
Welding Shops.....	1



Plattsmouth Historic Home

AGRICULTURE & RAW MATERIALS

AGRICULTURE

2002 Statistics	Cass County	State of Nebraska
Number of Farms	679	49,355
Land in Farms (acres)	320,187	45,903,116
Average Size of Farms (acres)	472	930
Market Value of Agricultural Products Sold	\$46,280,000	\$9,703,657,000
Market Value Per Farm	\$68,159	\$196,609
Total Acres Irrigated	2,137	7,625,170
Percent of Farmland Irrigated	0.7%	16.6%
Five-Year Average Production of Leading Crops (2003–2007)		
Hay Alfalfa (Dry)	32,004 tons	4,546,200 tons
All Wheat	143,720 bu.	71,778,000 bu.
Corn for Grain	15,890,260 bu.	1,272,880,000 bu.
Soybeans	5,733,900 bu.	215,393,000 bu.
Five-Year Average Livestock Population (2004–2008)		
All Cattle	16,200	6,470,000

In the last five years, Cass County ranked in the top ten counties in Nebraska in the production of soybeans three of five years.

Source: National Agricultural Statistics Service, 2003–2008
2002 Census of Agriculture

RAW MATERIALS

Nonmetallic minerals of limestone, sand, and gravel are available in commercial quantities.

Metallic minerals are not available. An abundance of clay suitable for the manufacturing of brick and tile is available in the area.



Beaver Lake Housing Development

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						
	Temperature*			Precipitation		Humidity*	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)	Morning	Afternoon
January	12.1	21.9	31.7	0.80	6.9	79	67
February	17.7	27.6	37.4	0.92	6.1	78	63
March	27.5	38.2	48.8	1.94	5.6	78	60
April	40.1	51.7	63.4	2.89	0.9	77	55
May	51.4	62.8	74.1	4.60	0.0	81	58
June	61.3	72.4	83.6	3.91	0.0	83	60
July	66.4	77.1	87.8	3.78	0.0	85	62
August	64.0	74.7	85.4	3.82	0.0	87	63
September	53.9	65.6	77.2	3.14	0.0	86	62
October	42.0	53.9	65.9	2.05	0.3	81	58
November	28.9	39.1	49.2	1.52	2.6	81	65
December	17.5	26.9	36.3	0.86	5.3	81	69
Annual	40.2	51.0	61.7	30.24	27.7	81	62

FROST DATA

Average date of spring freeze probability	April 23
Average date of fall freeze probability	October 9
Average length of freeze free season probability	169 days
Average number of heating degree days based on 65° Fahrenheit	6,219*
Average number of cooling degree days based on 65° Fahrenheit	1,141*
Wind speed in miles per hour (annual average).....	11
Prevailing wind direction (annual average)	South southeast

*Recorded at Omaha Eppley Airfield Weather Station

Source: High Plains Regional Climate Center, University of Nebraska, 1948–2007, www.hprcc.unl.edu