

COMMUNITY FACTS SCOTTSBLUFF/GERING, NEBRASKA

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www.gering.org
www.scottsbluffcounty.org

JANUARY 2004

POPULATION (Official U.S. Census)

	<u>2000</u>	<u>2002 Est</u>
Scottsbluff	14,732	14,689
Gering	7,751	7,767
Scotts Bluff County	36,951	36,764
Labor Market	69,381	68,358

Economic Development Department
Nebraska Public Power District
Columbus, Nebraska 68601

www.nppd.com
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INTRODUCTION

The following pages contain basic information about Scottsbluff/Gering, Nebraska. This material was compiled by the Twin Cities Development Association, Inc., and Nebraska Public Power District in order to promote community development.

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

Rawnda Pierce
Executive Director
Twin Cities Development
Association, Inc.
Scottsbluff, Nebraska 69361
Business Phone: (308) 632-2833
Fax: (308) 632-3399
Email: twincitiesdev@earthlink.net

Fiona Libsack, Mayor
City of Scottsbluff
Scottsbluff, Nebraska 69361
Business Phone: (308) 630-1177
Fax: (308) 630-6204
Email: libsacf@rwmc.net

Mark Masterton, Commissioner Chairman
Scotts Bluff County
Scottsbluff, Nebraska 69361
Home Phone: (308) 632-5805
Email: mastertonr@scottsbluff.net

Karen Anderson, Executive Director
Scottsbluff/Gering United
Chamber of Commerce
Scottsbluff, Nebraska 69361
Business Phone: (308) 632-2133
Fax: (308) 632-7128
Home Phone: (308) 436-1927
Email: karen@scottsbluffgering.net

Starr Lehl, Mayor
City of Gering
Gering, Nebraska 69341
Business Phone: (308) 632-1370
Fax: (308) 632-1313
Home Phone: (308) 436-4899
Email: slehl@neded.org

Dennis G. Hall, CEcD
Economic Development Manager
Nebraska Public Power District
Columbus, Nebraska 68601
Business Phone: (402) 563-5534
Toll Free: (800) 282-6773
Fax: (402) 563-5090
Home Phone: (402) 564-3772
Email: dghall@nppd.com

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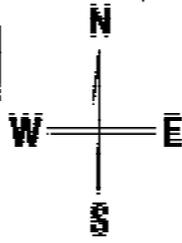
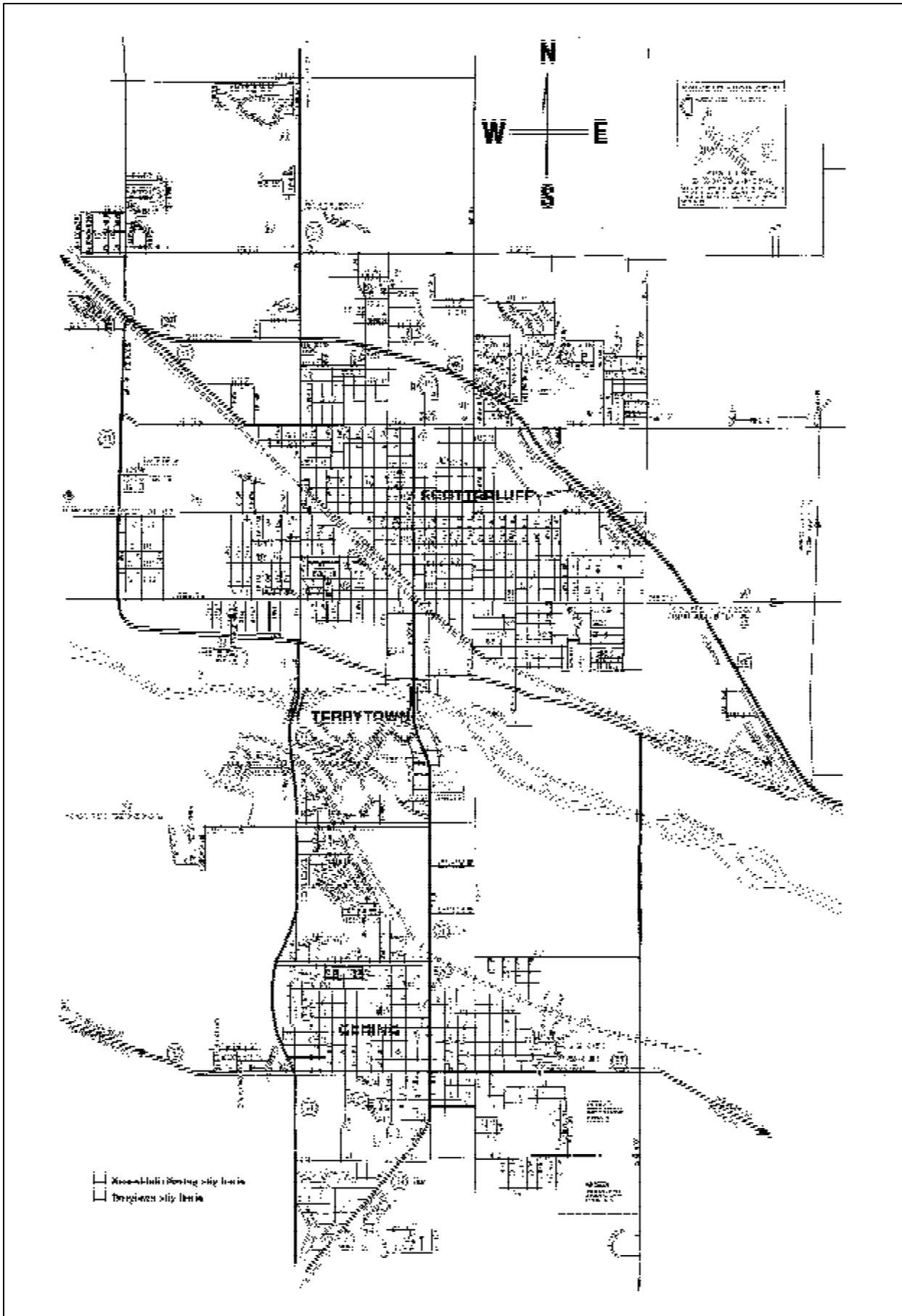
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- Keesonville Street city limits
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GENERAL INFORMATION

LOCATION

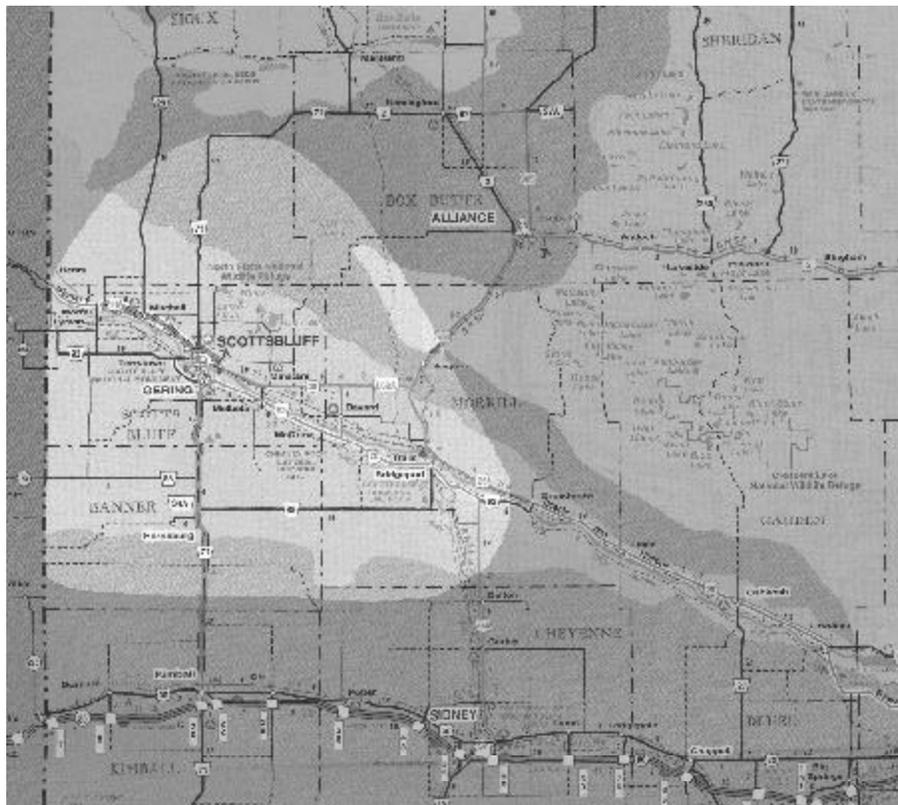
Scottsbluff/Gering, a twin-cities community separated by the North Platte River, is located in Scotts Bluff County in western Nebraska. Scottsbluff is on the north side of the river and Gering on the south. The village of Terrytown lies between the two cities. Gering is the county seat of Scotts Bluff County and Scottsbluff is the largest city in the western Panhandle region. Located at the western end of the state, the twin-cities are 20 miles from the Wyoming border and 150 miles from Colorado's Front Range.

U.S. Highway 26 and State Highways 71 and 29 serve Scottsbluff. Gering is served by State Highways 92 and 71. The twin cities are 40 miles north of Interstate 80. The communities are 109 miles east of Cheyenne, 208 miles from Denver, 420 miles from Lincoln, and 473 miles from Omaha.

POPULATION (U.S. Census)

Year	Scottsbluff	Gering	Scotts Bluff County
1970	14,507	5,639	36,432
1980	14,156	7,760	38,344
1990	14,029	8,025	36,025
2000	14,732	7,751	36,951
2002 (est.)	14,689	7,767	36,764

County Population by Race and Hispanic Origin	
White	32,363
Total Hispanic	6,352
Black or African American	98
American Indian and Alaska Native	694
Asian	212
Native Hawaiian and Other Pacific Islander	15
One race	36,347
Some other race	2,965
Two or more races	604



Primary Retail Trade Area

The 2002 U.S. Census estimates 68,358 people live within Scotts Bluff County and the contiguous counties of Banner, Box Butte, Morrill, and Sioux in Nebraska as well as Goshen County in Wyoming.

LOCAL ECONOMY

Scottsbluff/Gering has a diversified economic base including agribusiness, manufacturing, medical, retail, wholesale, education, and tourism. As in many Nebraska communities, agriculture is an important factor.

The primary retail trade area extends 26 miles northeast, 41 miles southeast, 28 miles south, and 20 miles west and contains approximately 43,510 persons.

Firms with retail sales tax permits reported 2002 annual net taxable sales of:

Scotts Bluff County	\$ 354,840,140
Scottsbluff	\$ 285,053,024
Gering	\$ 52,479,267

More than 150 wholesale firms in the area distribute groceries; agricultural products; automotive, electronic, electrical, and plumbing supplies; beverages; hardware; and farm equipment. Scotts Bluff County has a regional mall and several shopping districts.

ELEVATION

Scottsbluff and Gering are 3,890 feet above sea level.

TOPOGRAPHY

Scottsbluff/Gering lies in the heart of the North Platte Valley, which extends from Wyoming southeastward across western Nebraska. The valley is approximately 20 miles wide with ranges of hills parallel to the river on both sides. To the south, the hills average 600 to 700 feet. To the north, rolling hills are elevated 300 to 400 feet above the river. The rich sandy-loam soil in the valley is level to gently rolling, and drainage to the North Platte River is good.

HISTORY

Scotts Bluff County

A rebuilt 1851 Trading Post tells the story of the famous Robidoux brothers who trapped and traded here from the early 1820s through the pioneer migration of the 1850s.

A fur trapper by the name of Hiram Scott gained a certain immortality by dying, alone and deserted by his companions, at the base of a magnificent formation of bluffs along the North Platte River about 1828. Many others died near this spot on the old Oregon and Mormon Trails, but it was Hiram Scott for whom Scotts Bluff, Scotts Bluff County, and the city of Scottsbluff have been named.

Scotts Bluff County was originally a part of Cheyenne County, but as the homesteaders began to stream into western Nebraska in 1886 and 1887, they wanted a county seat much nearer than far-away Sidney. In 1888 an election resulted in the creation of Scotts Bluff, Kimball, Banner, and Deuel counties and a greatly reduced Cheyenne County. Gering, one of the first towns in the Panhandle and a leader in the movement for partition, became the county seat of Scotts Bluff County.

City of Scottsbluff

Like many towns along the North Platte River, Scottsbluff came into existence as a result of the extension of the Burlington Northern Railroad through the valley. The townsite was laid out on land purchased from the McClenahan family by the Lincoln Land Company, a Burlington subsidiary, in December 1899. Railroad tracks reached the townsite in February 1900.

By March 1900, the newborn town began to take form. Winfield Evans built the first store, and the Emery hotel was started thereafter. The first newspaper, The Republican, was published weekly. Ernest F. Moon, founder of the Herald in 1901, and P.J. Barron moved the Star over from Mitchell, weeklies that were to be consolidated by H.J. Wisner and A.B. Wood into the Star-Herald in 1912.

Traveling along with the Burlington, the town progressed, steadily but slowly, until 1904. Then came the era of the big ditches and the construction of the Big Laramie and Tri-State irrigation canals. These projects brought several thousand construction workers into the valley, and alert Scottsbluff businessmen brought them into Scottsbluff to trade.

Before the ditch construction began to taper off, the Great Western Sugar Company completed the erection of a beet sugar factory in Scottsbluff in 1910. The development of irrigation plus the proximity of the sugar factory soon made the raising of sugar beets a great agricultural industry in Scotts Bluff County and surrounding areas. From miles around, farmers hauled sugar beets to the Scottsbluff factory.

With the aid of the canal-building crews and the sugar factory, Scottsbluff was rapidly becoming the principal trading center of the valley. As people in surrounding farms and villages acquired automobiles, they started coming to Scottsbluff to trade.

The town kept pace with its business growth. It shook off its juvenile boisterousness by voting out saloons temporarily in 1907. During that same year frame buildings were beginning to be replaced by brick stores, many of which are still in use. Concrete sidewalks began to replace wooden walks, and an electric light system started replacing the gas lamp about the same time. A telephone system had been installed by the Platte Valley Telephone Company several years earlier.

The area is rich in prehistoric artifacts as well as rich in the American tradition of pioneer days, being on the routes of the Oregon and Mormon Trails and the Pony Express. Scotts Bluff National Monument, six miles southwest of Scottsbluff, is designated in most of the "Immigration Journals" of those traveling west along these trails. The covered wagons of early-day explorers were awed at the sight of jutting bluffs and rugged hills rising above the flat Nebraska plains. These landmarks can still be enjoyed by today's traveler. The covered wagon trails are still visible in the passes between the bluffs.

City of Gering

Gering was founded April 27, 1887, and at that time was known as Vendome, Nebraska, located in Cheyenne County. The first issue of the Courier was also published on that date by Asa Woods. The name of the city was changed to Gering shortly thereafter, named for Martin Gering, the city's first banker. The new city's biggest promoter was Oscar Gardner who was named the first postmaster. The site for the city was chosen based on a survey by the Union Pacific Railroad; however, the building of the railroad did not progress as quickly as planned and did not arrive in Gering until 1910. Gering was named county seat of Scotts Bluff County in 1888.

Gering is rich in history, lying just east of the Scotts Bluff National Monument, a well-known landmark on the Oregon Trail. The monument was incorporated into the national park system in 1919. The Oregon Trail Museum, at the base of the monument, tells a vivid story of the building of the West by means of paintings, sketches, and other effective illustrations. Mitchell Pass, on the Oregon and Mormon Trails, is one of the most famous of all gateways for human migration, dividing the huge bluffs. Robidoux Pass lies south of Gering in the beautiful Wildcat Hills. Trail ruts made by the traffic of the fur traders and immigrants to the Rocky Mountains and the West Coast are still visible in both passes. A rebuilt 1851 Trading Post tells the story of the famous Robidoux brothers who trapped and traded here from the early 1820s through the pioneer migration of the 1850s.

Gering is home to the North Platte Valley Historical Museum, which was completed in 1974. The museum displays thousands of historical articles in authentic period displays.

Village of Terrytown

Terrytown, nestled between Scottsbluff and Gering, began in 1949 under the founding and direction of famed visionary Terry Carpenter, who served in the Senate and represented the interests of western Nebraska with incredible vigor. In founding the village, Terry Carpenter left behind a legacy that continues to make the village a source of welcome for many.



Downtown Gering, Looking North



Scenes from Scottsbluff



Strip Mall



Monument Mall, Indoor Regional Mall with 350,000 Square Feet



Cinema 6, Carmike Theatres at Monument Mall

ECONOMIC DEVELOPMENT

MANUFACTURERS

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>	<u>Union</u>
Aluma Fab, Inc. 1970	Custom aluminum windows	Local	3	None
Aulick Industries 1958	Machine shop	National	50	None
B & C Steel 1946	Steel prefabricated buildings & fabricated structural steel members	Regional	37	None
Bare Manufacturing, Inc. 1972	Prototype machine work	National	10	None
Business Farmer Print Express 1925	Commercial printing	Regional	16	None
C S Precision 1999	Rebuilt engines & parts	International	35	None
Casa De Flores Tortilleria 1998	Tortillas	Local	19	None
Cementer's Inc. 1970	Ready-mix cement	Regional	6	None
Couplamatic Systems, Inc. 1965	Hydraulic hose coupling machinery & assemblies	National	30	None
Cowan's Custom Cabinets 1974	Cabinets & counter tops	Local	7	None
Creative Signs 1978	Storefront signs	Regional	4	None
Dally Signs, Inc. 1971	Commercial signs & electric displays	Local	2	None
Ferguson Signs, Inc. 1949	Signs	Regional	5	None
Furst McNess 1908	Livestock pre-mix	National	6	None

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>	<u>Union</u>
Goodwin Printers 1946	Stationery & business forms	Local	1	None
Hergert Milling, Inc. 1972	Livestock feeds	Regional	25	None
Herstead Monument Company 1919	Gravestones, building stone & burial vaults	Local	8	None
Howard Plumbing & Heating 1983	Custom sheet metal work	Local	10	None
Irrigation Specialties Mfg. Inc. 1974	Irrigation equipment & sprayers	International	20	None
KBC Trading & Processing Co. 1960s	Pinto & great northern bean packaging	National	8	None
Kelley Bean Co. 1970	Dry edible bean processing	National & Export	200	None
Kurt Manufacturing Co. 1984	Machine components	International	135	None
Lass Inc. 1983	Liquid feed & nutrition supplement	International	3	None
Magnolia Homes 2001	Mobile & modular homes	National	160	None
Midwest PMS Inc. 1990	Feed supplements	Regional	100	None
Packerland Packing Company 1984	Beef processing & beef by-products	International	174	None
Panhandle Concrete Products, Inc. 1975	Concrete blocks, pipe, feed bunks & ready mixed concrete	Local	36	None



B & C Steel



C S Precision



Couplamatic Systems, Inc.



Kelley Bean Company



Magnolia Homes (formerly American Homestar)



Western Sugar

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>	<u>Union</u>
Platte Valley Pet Foods, Inc. 1987	Slaughtering of animals except for human consumption	Regional	18	None
R&C Welding & Fabrication 1985	Fabricated structural metal	National	50	None
Red Barn Shop 1977	Stamping dies, specialty tool & die products	Regional	5	None
Scottsbluff Sash & Door 1939	Millwork, doors & casework	Regional	25	None
Scottsbluff Tent & Awning 1946	Tarps, awnings & tents	Regional	3	None
Simplot Soilbuilders 1960	Dry & liquid fertilizer	Local	9	None
Snell Services, Inc. 1979	Sheet metal work & ductwork	Regional	30	None
Southwest Hide, Inc. 1982	Cattle hides	International	20	None
Star-Herald Publishing Co. 1912	Daily newspaper & commercial printing	Regional	80	None
Strom's Inc. 1988	Electroplating	Regional	2	None
Thompson's Automotive Machine 1977	Machine shop	Regional	3	None
Townsend Furniture Custom Manufacturing 1990	Wood furniture	National	2	None
Trim Line Springcrest Draperies, Inc. 1967	Draperies & wall coverings	International	3	None
Waite Construction 1974	Wood cabinets, solid surface materials fabricator	Local	4	None

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>	<u>Union</u>
Western Sugar Co. 1985	Pure beet sugar & sugar beet by-products	National	170	TWSW
Will Print 1990	Commercial printing	Local	4	None

MAJOR NONMANUFACTURING EMPLOYERS (employing 40 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>	<u>Union</u>
Albertsons	Grocery store	90	None
Aulick	Truck sales/repair	40	None
Aurora Loan Services, Inc.	Mortgage servicing	360	None
Beverly Health Care	Nursing home	149	None
Big K Store	Discount store	85	None
Cannon Brothers Ford	Auto dealership	51	None
City of Gering	Government	83	None
City of Scottsbluff	Government	219	Police/ Fire
First State Bank	Financial	50	None
Gering Public Schools	Education	270	GEA
Health & Human Services	Human services	69	None
Herberger's	Retail	84	None
Heritage Health Care Center	Nursing home	98	None
Horizon's West Medical Group, PC	Health care	175	None
Ideal Linen	Laundry/dry cleaner	110	None
Kinder Morgan	Gas utility	199	CWA
Nebraska Transport Company	Freight	183	None
Northfield Villa, Inc.	Retirement home	105	None
Orcom Solutions	Call center	220	None

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>	<u>Union</u>
Panhandle Co-Op Assoc.	Farm & home center	300	None
Panhandle Community Services	Social services	250	None
Platte Valley Companies	Financial services	150	None
Reganis Auto Center	Automobile dealership	58	None
Region I Office of Human Development	Services for developmentally disabled	125	None
Regional West Medical Center	Hospital	1,200	None
Safeway	Grocery store	54	None
Scotts Bluff County	Government	280	CWA*
Scottsbluff Public Schools	Education	370	NSEA/ SSCA
Sprint	Communications	42	None
SunMart	Grocery store	73	None
Super Wal-Mart	Discount store	450	None
Target	Discount store	95	None
Team Chevrolet	Auto dealership	67	None
The Residency	Retirement center	53	None
US Bank	Financial	35	None
U.S. Postal Service	Government	61	APWU/ NALC
University of Nebraska Panhandle Research & Extension Center	Education & research	80	None
Valley Bank & Trust	Financial	80	None
Western Nebraska Community College Assoc.	Education	182	Faculty
Western Nebraska Vets Home	Retirement home	90	None

*County Sheriff's Department only

ECONOMIC DEVELOPMENT ORGANIZATIONS

The Twin Cities Development Association, Inc. (TCD), is the economic development organization for the Scottsbluff/Gering area. This nonprofit organization was formed to work with prospective and existing industries to stimulate new investments and create new payrolls in the area.

The cities of Scottsbluff, Gering, Terrytown, Bayard and Mitchell along with Scotts Bluff County, and contributions from the private sector fund an aggressive economic development program for the area. TCD operates under the control of a nine-member board of directors, separate from the Chamber of Commerce but in close cooperation with one another.

The **cities of Scottsbluff and Gering** administer economic development programs under Nebraska's LB 840. This program provides a dedicated stream of sales tax revenue to be used

for economic development projects, which create jobs in and around the communities. The program is expected to generate nearly \$700,000 per year in Scottsbluff and \$300,000 per year in Gering to be used for economic development.

Approximately 135 acres of land in and adjacent to Scottsbluff and Gering are zoned for industry. Industrial parks owned by the two cities are within Enterprise Zones. The parks provide a variety of advantages ranging from modest, low-cost sites to airport locations to image locations on major highways protected by covenants. Industrial land prices start at \$1,600 to 3,000 per acre, depending upon parcel size, location, and degree of development. Several industrial buildings suitable for light to medium manufacturing or warehousing and distribution are available at reasonable prices. The buildings range in size from 14,000 to 350,000 square feet with ceiling heights from 12 to 45 feet.

INDUSTRIAL SITES AVAILABLE

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



Albertsons



Aurora Loan Services, Inc.



Nebraska Transport Company



Orcom Solutions

LABOR

LABOR SUPPLY

- A. Employment in the Scottsbluff/Gering labor market which is defined as the whole of Scotts Bluff County and the total consisting of Scotts Bluff County and the contiguous Nebraska counties of Banner, Box Butte, Morrill, and Sioux (annual average, 2003):

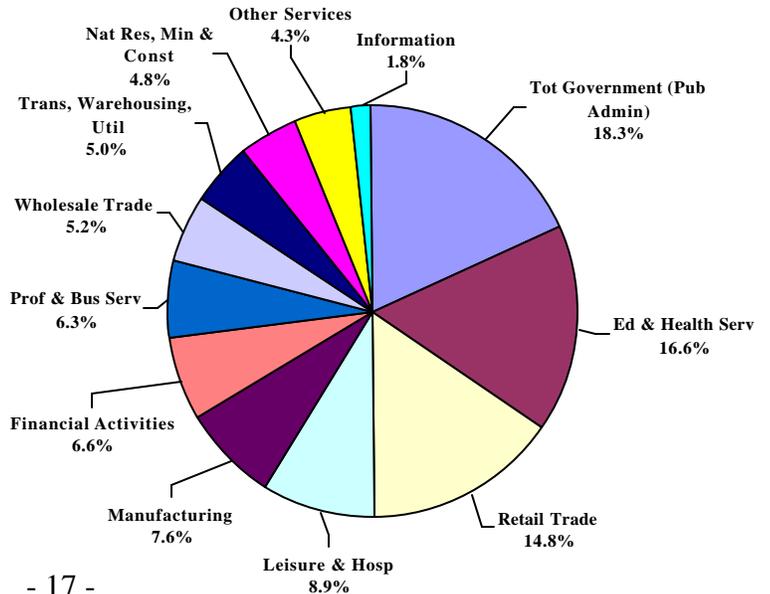
		Scotts Bluff	
		County	Total
<u>Nonfarm Employment (wage and salary workers)</u>			
	Manufacturing	1,267	(D)
	Natural Resources, Mining & Construction	793	(D)
	Trade, Wholesale	863	(D)
	Trade, Retail	2,467	3,184
	Transportation, Warehousing, Utilities	830	(D)
	Information	292	(D)
	Financial Activities	1,099	(D)
	Professional & Business Services	1,050	(D)
	Education & Health Services	2,764	(D)
	Leisure & Hospitality	1,481	(D)
	Other Services	717	989
	Government	3,059	4,836
	TOTAL NONFARM WAGE AND SALARY WORKERS	16,681	23,587
	Farm Employment*	1,003	3,134
	TOTAL EMPLOYMENT	18,426	28,052
B.	Commuting Out of County	910	N/A
C.	Unemployment	911	1,306
	TOTAL LABOR FORCE	19,337	29,359
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	932	
E.	Estimated number of county high school graduates annually	500	
	TOTAL POTENTIAL LABOR SUPPLY (B, C, D & E)	3,253	

*Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2000

D - Data not available because of disclosure suppression

The communities are willing to conduct a labor survey for a prospective industry.

**NONFARM WAGE & SALARY EMPLOYMENT
SCOTTS BLUFF COUNTY AND
ANNUAL AVERAGE, 2003**

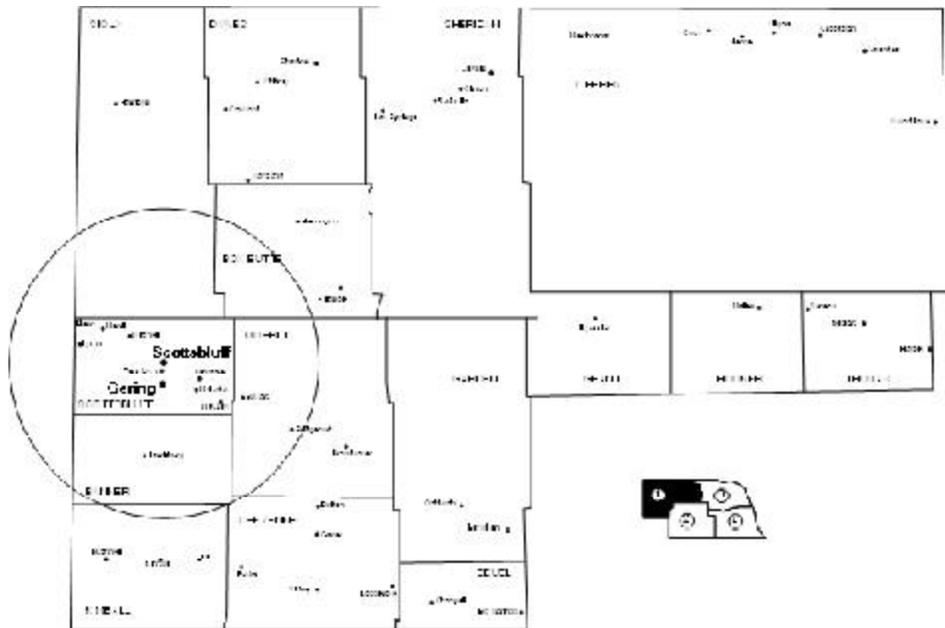


2000 POPULATION DATA						
Location	Density/ Sq. Mile	% 65 Yrs & Over	Median Age	% High School Graduate or Higher	% Bachelor's Degree or Higher	Median Household Effective Buying Income (2002)
Scotts Bluff Co.	50.0	17.2	38.4	79.6	17.3	\$30,197
Nebraska	22.3	13.6	35.3	86.6	23.7	\$35,807
U.S.	79.6	12.4	35.9	84.0	26.0	\$38,035

Scotts Bluff County had 23,732 eligible voters in 2000; 49.7 percent voted in the national election compared to 65.2 percent in Nebraska.

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

LABOR POTENTIAL IN THE SCOTTSBLUFF/GERING AREA



POPULATION DATA — 2000 U.S. Census

City of Scottsbluff	—	14,732			
City of Gering	—	7,751			
Village of Terrytown	—	646			
Scotts Bluff County	—	36,951	$\left\langle \begin{array}{l} \text{Ages 18-24} \\ \text{Ages 25-44} \\ \text{Ages 45-54} \end{array} \right.$	1,535 Male and 4,575 Male and 2,497 Male and	1,578 Female 4,802 Female 2,608 Female
30-Mile Radius	—	47,493		(2002)	

UNIONIZATION

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

Labor organizations operating in Scottsbluff/Gering area:

Company	Union
City of Scottsbluff	Scottsbluff Police Officers Assn./International Assn. of Fire Fighters
Gering Public Schools	Gering Education Assoc.
Kinder Morgan	Communications Workers of America
Scotts Bluff County	Communications Workers of America
Scottsbluff School District	Nebraska State Education Assn.
Sprint	Internal Brotherhood of Electrical Workers
U.S. Postal Service	American Postal Workers Assn.
Western Sugar Company	Teamsters-Sugar Workers
Western Nebr. Community College	Faculty Association

Approximately 2.2 percent of the total nonfarm labor force and approximately 15 percent of the manufacturing labor force is unionized. There have been no known local strikes in the area.

WAGES

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Professional			
Accountants & Auditors	12.90	18.62	28.93
Engineers			
Civil Engineers	23.16	27.17	42.62
Electrical Engineers	14.04	16.71	24.32
Industrial Engineers*	18.64	26.06	36.73
Mechanical Engineers*	17.15	25.68	34.78
Computer Programmers*	13.17	21.44	34.34
Computer Systems Analysts	15.37	23.59	30.32
Registered Nurses	15.38	19.90	26.83
Retail			
Hotel Desk Clerks	6.03	6.93	8.36
Retail Salespersons	6.01	7.83	13.96
Truck Drivers, Light or Delivery Services	7.41	8.22	9.03
Driver/Sales Workers	5.92	11.84	19.26
Stock Clerks & Order Fillers*	6.25	8.86	13.38
Shipping, Receiving & Traffic Clerks	7.48	9.13	12.29

* Wages taken from balance of the state (nonmetropolitan)

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Clerical			
Bookkeeping, Accounting & Auditing Clerks	7.19	11.04	19.85
Customer Service Representatives*	6.80	8.89	14.77
Data Entry Keyers*	7.02	8.97	12.19
Secretaries, excl. Legal & Medical	7.90	9.71	11.87
Office Clerks, General	6.34	9.78	14.75
Receptionists & Information Clerks	7.29	9.84	16.25
Telemarketers*	6.25	8.06	8.06
Unskilled			
Laborers & Freight, Stock & Material Movers, Hand	6.82	10.26	17.91
Packers & Packagers, Hand*	6.07	7.56	12.56
Assemblers & Fabricators, All Other*	7.79	10.93	14.17
Nursing Aides, Orderlies & Attendants	7.22	8.73	11.08
Semi-Skilled			
Industrial Truck & Tractor Operators	7.99	9.57	13.01
Truck Drivers, Heavy & Tractor-Trailer	7.70	9.49	12.16
Maintenance Workers, Machinery	9.82	16.68	28.25
Machine Operators			
Lathe & Turning Machine Tool Setters*	9.82	13.86	20.19
Drilling & Boring Machine Tool Setters*	9.57	13.05	17.86
Milling & Planing Machine Setters*	9.86	12.56	16.48
Grinding, Lapping, Polishing, & Buffing Mach. Oper.*	8.71	11.54	14.56
Cutting & Slicing Machine Setters/Oper*	7.61	9.84	14.37
Cutting, Punching & Press Machine Setters/Oper.*	8.75	12.37	15.14
Multiple Machine Tool Setters/Oper.*	10.76	13.07	14.95
Skilled			
Automotive Service Technicians & Mechanics	6.54	15.59	21.07
Electricians	11.38	13.45	22.65
Industrial Machinery Mechanics	13.66	19.21	24.05
Machinists*	9.34	12.65	17.63
Tool & Die Makers*	10.78	15.95	21.72
Welders, Cutters, Solderers & Brazers	8.02	11.08	14.07
Technical			
Electrical & Electronic Engineering Technicians*	11.84	17.89	28.46
Medical & Clinical Laboratory Technicians	12.48	15.84	18.41
Computer Operators	8.33	13.26	22.53

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

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, 4th Quarter 2003 wage estimates, Central 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.

FRINGE BENEFITS

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Valley Airways Charter Service



Federal Express Building at Western Nebraska Regional Airport



Four-Lane Highway from Scottsbluff to Morrill



Proposed Four-Lane Bypass with Overpasses



Highway 92 Dedicated as a Nebraska Scenic Byway, the First in the State

TRANSPORTATION

RAILROADS

Scottsbluff and Gering are served by main lines of the Burlington Northern Santa Fe (BNSF) and the Union Pacific Railroad (UP) from the Wyoming coal fields to North Platte, Nebraska. Interchange is available at Northport, Nebraska, where the lines cross. The Union Pacific, with 2 local freight trains and 85 coal trains daily, has 89 inbound (excluding through cars) and 172 outbound cars annually. The Burlington Northern Santa Fe, with 3 freight trains and 41 coal trains daily, has 1,250 inbound cars (excluding through cars) and 680 outbound cars annually. Switching is done as needed by local switch crews and a daily switch engine.

Railroad mileage to major cities:

Destination	BNSF	UP
Omaha	486	444
Chicago	959	907
Dallas	1,039	1,026
Denver	234	234
Detroit	1,279	1,199
Kansas City	634	562
Los Angeles	1,598	1,417
Minneapolis	874	788
St. Louis	825	841
San Francisco	1,632	1,474

MOTOR

Highways

East-west U.S. Highway 26 and north-south State Highways 29 and 71 pass through Scottsbluff; State Highways 92 (east-west) and 71 pass through Gering. There are no local load limits. Interstate 80 is 40 miles south and Interstate 25 is 80 miles west.

Highway mileage to major cities:

Destination	Mileage
Omaha	473
Lincoln	420
Casper	176
Chicago	937
Dallas	943
Denver	208
Detroit	1,206
Kansas City	609
Los Angeles	1,209
Minneapolis	847
New York	1,712
Rapid City	194
St. Louis	862
San Francisco	1,281

U.S. Highway 26 has recently been four-laned from Morrill to Scottsbluff. Nebraska Highway 71 was recently four-laned from Kimball to Gering. Upon completion, in approximately 2010, the Heartland Expressway will reach from Scottsbluff to Rapid City, South Dakota.

Trucklines

Trucklines with terminals in the Scottsbluff/Gering area:

Company	Interstate/ Intrastate
LRL/Common Carriers	
Brown Transfer	Intrastate
Nebraska Transport	Inter/Intra
North Park Transportation	Inter/Intra
Truckload Carriers	
Ameri-Co Carriers	Interstate
Ballentine Brokerage	Inter/Intra
Nebraska Transport Co.	Inter/Intra

Bus Lines

Denver Coach of Scottsbluff provides daily passenger service to/from Denver by reservation from the Panhandle communities of Alliance, Chadron, Gering, Kimball, Mitchell, Morrill, Scottsbluff, and Torrington, Wyoming. Some intermediate stops, as well as service, between these Panhandle communities are also available.

Taxi

Cabco, Inc., serves the Scottsbluff/Gering area with two radio-equipped cabs.

AIR

The Western Nebraska Regional Airport (Scotts Bluff County Airport) is located three and one-half miles northeast of Scottsbluff and provides passenger and air freight services. Direct service is available to Denver International Airport with a flight time of 50 minutes.

Airlines serving this point:

Airlines	Flights Daily	Type of Aircraft
Great Lakes Aviation, Ltd DBA United Express	3 in & 3 out weekdays 1 in & 1 out Saturday 2 in & 2 out Sunday	Beechcraft 1900

Runway identification:

Number	Length	Surface	Lighted
12-30	8,280'	ASPH/concrete	Yes
5-23	8,001'	ASPH/concrete	Yes

Facilities at the Western Nebraska Regional Airport include beacon, instrument landing systems, windsock, tie down, hangars, Unicom, major and minor repair, 100-octane and jet fuel, car rental, and restaurant. Runways are capable of handling planes up to 250,000 pounds. Crop dusting and flight instructions are available. A flight service station is located on the field. Eight of the 44 private planes hangared there are available for charter. The elevation at the airport is 3,965 feet, the latitude is 41°52'44"N, and the longitude is 103°35'74"W.

Valley Airways, Inc., is a private charter service also providing flight training maintenance and aircraft rental.

WATER

There is no nearby water transportation.



Western Nebraska Regional Airport

UTILITIES

ELECTRICITY

City of Scottsbluff

Nebraska Public Power District (NPPD) provides retail electric service to Scottsbluff and operates Scottsbluff's distribution system. The Scottsbluff area is fed by two 115 kV lines. Five main distribution substations in Scottsbluff have a total capacity of more than 80 MVA. Also, there are two peripheral distribution substations around the city capable of serving 3 MVA of load. All seven substations mentioned can be served from at least two different 34.5 kV sources. The heart of the Scottsbluff distribution system is served by 12.47 kV lines with peripheral areas being served by 12.47 kV distribution lines. All of the substations and lines were designed and built with future load growth in mind.

BASE ELECTRIC RATES (effective 2/1/03)
Summer bills run from June - September.

Residential Service (electric water heat):

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.	

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	\$15.00 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.	

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	\$27.50 per month
Three Phase	\$32.50 per month
Summer	Winter
8.40¢	5.17¢
per kWh for the first 200 kWh per kW of demand used per month	
3.40¢	2.22¢
per kWh for all additional use	
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments.	

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	\$60.00 per month
Three Phase	\$70.00 per month
Summer	Winter
8.20¢	5.62¢ per kWh for the first 200 kWh per kW of demand used per month
3.25¢	2.35¢ per kWh for all additional use
Minimum Bill: The Customer Charge subject to applicable Base Rate adjustments.	

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 an off-peak and curtailable service rate available to qualifying customers.

Sample Cost per kWh:

Load Factor		Customer Billed	
%	kW	kWh	¢/kWh ¹
41	100	30,000	6.55
41	300	90,000	6.36
41	500	150,000	6.33
50	100	36,000	5.99
70	300	150,000	5.09
50	500	180,000	5.80

¹Includes Lease Payment and Gross Revenue Tax.

High Tension Service*:

Customer Charge: \$250.00 per month	
Monthly Demand Charges (Base Rate charge per kW):	
Summer Season	\$ 11.00 per kW of billing demand
Winter Season	\$ 6.00 per kW of billing demand
Spring/Fall Season	\$ 6.00 per kW of billing demand

Monthly Energy Charges (Base Rate charge per kWh):

	<u>On-Peak</u>	<u>Mid-Peak</u>	<u>Off-Peak</u>
Summer Season	4.77¢	3.78¢	3.03¢
Winter Season	2.57¢	2.06¢	1.48¢
Spring/Fall Season	2.44¢	N/A	1.48¢

Summer Season rate applies to the Customer's demand and energy use from July 1 through August 31.

Winter Season rate applies to the Customer's demand and energy use from December 1 through March 31.

Spring/Fall Season rate applies to the Customer's demand and energy use from April 1 through June 30 and September 1 through November 30.

*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.

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 several off-peak and curtailable service rates available to qualifying customers.

Sample Cost per kWh:

Load Factor		Customer Billed	
%	kW	kWh	¢/kWh ¹
28	150	30,000	7.46
28	500	100,000	6.79
28	1,000	200,000	6.65
92	150	100,000	4.08
90	500	300,000	4.02
90	1,000	650,000	3.87

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

The ¢/kWh cost is estimated using the following assumption concerning the distribution of electricity use during on-peak, mid-peak, and off-peak periods which are specified in the National Data Standards (NDS) adopted by the International Economic Development Council.

	On- Peak %	Mid- Peak %	Off- Peak %
Summer	31.0	30.2	38.8
Winter	38.2	23.6	38.2
Spring/Fall	54.5	0.0	45.5

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.

City of Gering

Gering operates a municipal distribution system, purchasing power from the U.S. Department of Energy (Western Area Power Administration), Municipal Energy Agency of Nebraska, and the Nebraska Public Power District. There are seven substations with a total capacity of 25,000 kW. The distribution voltage is 4,160 wye, and the transmission voltage is 34,500 volts. Five 115 kV lines tie the city into the statewide electrical grid. The transmission substation has a capacity of 100 MVA.

ELECTRIC RATES -- City of Gering (effective 10/1/03)

Residential:

Summer	Winter	
\$0.285	\$0.285	per kWh for the first 50 kWh or less used per month
\$0.096	\$0.074	per kWh for the next 100 kWh used per month
\$0.066	\$0.0606	per kWh for the next 500 kWh used per month
\$0.063	\$0.049	per kWh for all additional use
Minimum Bill:		\$14.25 both summer and winter

Commercial:

Summer	Winter	
\$0.215	\$0.189	for the first 100 kWh or less used per month
\$0.147	\$0.129	per kWh for the next 400 kWh used per month
\$0.094	\$0.080	per kWh for the next 2,500 kWh used per month
\$0.082	\$0.067	per kWh for all additional use
Minimum Bill:		\$21.50 summer \$18.90 winter

Industrial:

Demand Charge		
Summer	Winter	
\$11.10	\$9.48	per kilowatt of maximum billing demand per month
Plus an Energy Charge of		
\$0.0489		per kWh for the first 2,000 kWh used per month
\$0.0450		per kWh for the next 3,000 kWh used per month
\$0.0391		per kWh for the next 20,000 kWh used per month
\$0.0357		per kWh for the next 25,000 kWh used per month
\$0.0290		per kWh for all additional use
Minimum Bill:		\$555.00 summer \$474.00 winter

Prospective customers should contact the city of Gering, (308) 436-6800, for further information regarding electric rates and service.

NATURAL GAS

Natural gas is supplied to the community of Scottsbluff/Gering by Kinder Morgan, Inc., through a 16-inch transmission pipeline with an operating pressure of approximately 800 pounds per square inch.

Kinder Morgan is also the distributor of natural gas within Scottsbluff/Gering, serving approximately 10,000 residential, commercial, and industrial customers.

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 Kinder Morgan's Service Center in Scottsbluff, (800) 563-0012.

OTHER FUELS

LP Gas

LP gas is available for residential, commercial, and industrial uses from Van Gas in Gering and Panhandle Co-Op in Scottsbluff.

Oil

Oil is available from Valley Oil Company, Double T Oil, Standard Oil Service, Haiston Oil, Panhandle Co-Op, Miller Farm-Home, and Slafter Oil Company for residential, commercial, and industrial uses.

WATER

City of Scottsbluff

The municipal water system in Scottsbluff is supplied by 12 wells with an average depth of 100 feet. The system has a combined pumping capacity of 11,400 gallons per minute and an overhead storage capacity of 2,550,000 gallons. The system has an average daily demand of 4,000,000 gallons, and a historic peak daily demand of 11,200,000 gallons. The system has a maximum daily capacity of 16,416,000 gallons. The static pressure varies from 40 to 60 pounds per square inch.

Two additional wells at the airport have a pumping capacity of 1,100 gallons per minute. This system has a maximum daily capacity of 1,540,000 gallons and a 200,000-gallon overhead storage facility. The static pressure is 55 pounds per square inch.

Groundwater is available for industrial uses. A 90-foot well with a 12-inch casing in Scottsbluff should produce 750 gallons of water per minute. The quality of water in Scottsbluff does not

necessitate a water treatment plant. The water table has not changed significantly during the last five years.

The color of the water is clear and the hardness, in grains per gallon, is 23.2. The tap water temperature varies from 50° in winter to 60° in summer.

Chemical Analysis (parts per million)

Hydrogen Ion Concentration	7.8
Calcium	111
Total Solids	720
Magnesium	None
Iron	.01
Nitrates	6.2
Manganese	.02
Chlorides	24
Fluoride	0.60
Sulfates	243
Total Alkalinity	288
Sodium	101
Total Hardness	23.2 GPG
Potassium	None

GPG = grains per gallon

WATER RATES -- City of Scottsbluff (effective 01/01/03)

Residential, Commercial & Industrial:

\$ 12.84	for the first 10,000 gallons
\$ 1.05	per M gallons for the next 1,000 gallons
\$ 1.042	per M gallons for the next 40,000 gallons
\$ 1.030	per M gallons for the next 40,000 gallons
\$ 1.020	per M gallons after the first 100,000 gallons

Minimum Bill: Based on size of meters ranging from 5/8" to 3/4" meter for \$12.84 to an 8" meter for \$310.19 bimonthly or \$6.35 and \$153.58 per month.

For further information on the city's utilities, call the city office at (308) 630-6258.

City of Gering

The municipal water system in Gering is supplied by 12 wells with an average depth of 100 feet. The system, serving 93 percent of the city's population, has a combined pumping capacity of 10,000 gallons per minute and ground storage capacity of 1,000,000 gallons. The average daily demand is 3,100,000 gallons, and the historic peak daily demand is 9,500,000 gallons. The system has a capacity of 14,500,000 gallons per day. The static pressure is approximately 95 pounds.

Groundwater is available for industrial uses. A 100-foot well should produce 1,500 gallons of water per minute. The quality of water in Gering does not necessitate a water treatment plant. The water table has not changed appreciably in the past five years.

The color of the water is clear and the hardness, in parts per million, is 300. The average tap water temperature varies from 50° in winter to 60° in summer.

Chemical Analysis (parts per million)

Hydrogen Ion Concentration	7.8
Calcium	93.5
Total Solids	837
Magnesium	None
Iron	Nil
Nitrates	7.5
Manganese	Nil
Chlorides	49.1
Fluoride	.33
Sulfates	238
Total Alkalinity	381
Sodium	162
Total Hardness	300
Potassium	None

WATER RATES -- City of Gering (effective 10/01/03)

Water service connection fees range from a 1-inch service line at \$525 to a 2-inch service line at \$1,250. For more information, contact the city of Gering, (308) 436-6800.

Residential, Commercial, Business & Industrial:

<u>Water Meter Size</u>	<u>Monthly Minimum Charge</u>
5/8" and 3/4"	\$7.50 for the first 7,500 gallons
1", 1-1 1/4", & 1 1/2"	\$12.50 for the first 15,000 gallons
2"	\$25.00 for the first 30,000 gallons
3", 4"	\$60.00 for the first 75,000 gallons
6"	\$85.00 for the first 150,000 gallons
Charge is \$0.84 for up to 150,000 gallons.	
Additional Usage/Additional Charges	
150,001 - 500,000 gallons/\$0.74/1,000 gallons	
500,001 - 1,000,000 gallons/\$0.68/1,000 gallons	
Above 1,000,000 gallons/\$0.63/1,000 gallons	

SEWERAGE

City of Scottsbluff

Scottsbluff has a municipal sanitary sewerage system and a storm sewer system. The sewerage treatment plant is an extended aeration activated sludge system, which was upgraded in 2002 and has a daily capacity of 4,000,000 gallons. The average daily flow is 2,500,000 gallons, and the historic peak daily discharge is 3,800,000 gallons.

SEWER-USE CHARGES—City of Scottsbluff (effective 01/01/03)

Residential, Commercial & Industrial:

\$20.35 for the first 10,000 gallons
 \$ 1.53 per 1,000 gallons for all additional use
 (based on winter usage)
Minimum Bill: \$20.35 bimonthly
 (or \$9.79 per month)

City of Gering

Gering has a municipal sanitary sewerage system and a storm sewer system. The sewerage treatment plant (aerated lagoons and stabilization ponds) was built in 1983 and has a design capacity of 1,900,000 gallons. The average daily flow is 1,000,000 gallons, and the historic peak daily discharge is 1,800,000 gallons.

SEWER-USE CHARGES—City of Gering (effective 10/01/03)

Sewer connection fees are \$10.00 for a service line and \$50.00 for the sewer system investment fee.

Residential:

City: \$11.35 per month flat rate
 Rural: \$14.00 per month flat rate

Institutional/Commercial:

\$11.35 for the first 7,500 gallons
 \$0.68 per 1,000 gallons over 7,500 gallons
Minimum Bill: \$11.35 per month

Industrial:

\$0.32 per 1,000 gallons and
 \$0.074 per pound of BOD
Minimum Bill: \$11.35 per month

Contact the city office, (308) 436-6800, for special waste loadings.

SOLID WASTE DISPOSAL

City of Scottsbluff

Municipally-owned waste removal services are available in Scottsbluff. An automated, side-arm refuse collection system is currently used for residential collection. The residences abutting the alleys are served by 1 1/2-cubic yard containers and the remainder of the residences by 90-gallon plastic rollout containers.

WASTE REMOVAL RATES (effective 01/01/03)

Residential:

Units	Rates per Unit
2 - 4	\$11.53
5 - 6	\$10.37
7 - 10	\$9.81
11 - 16	\$9.23
17 - 39	\$8.65
40 - 59	\$8.07
60 or more	\$7.50

Institutional, Business, Commercial & Industrial:

Container Size	Each Time Container is Emptied	Monthly Minimum
90 gallon	\$5.98	\$23.91
1.5 cubic yard	\$7.97	\$31.88
3.0 cubic yard	\$15.14	\$60.56

City of Gering

City-owned waste removal services are available in Gering. The disposal site is owned by the city and has an estimated life of 20 years.

WASTE REMOVAL RATES (effective 10/1/03)

Residential:

\$10.25 per month

Commercial & Industrial:

\$38.00 per month (City furnishes dumpster)

RECYCLING

The city of Scottsbluff has public and private recycling of paper products and aluminum cans. Drop-off bins are located throughout the city.



Nebraska Public Power District



Scotts Bluff Country Club



Gering Clubhouse



Gering 18-Hole Golf Course

COMMUNICATIONS

TELECOMMUNICATIONS

Sprint, a global communications company, provides telecommunications services in the Scottsbluff/Gering area with full fiber optic lines.

Sprint's Local Telecommunications Division provides telephone service to more than seven million subscriber lines in 18 states. Digital technology has been the cornerstone of Sprint's modernization, and today more than 95 percent of Sprint's access lines are digital.

In Nebraska, Sprint's Local Telecommunications Division services 17 exchanges, and the operation headquarters are located in Scottsbluff.

Alltel offers cellular phones, pagers, and two-way radios.

INTERNET

Action Communications, aka PrairieWeb is an Internet Service Provider serving the Nebraska Panhandle and eastern Wyoming. Services are offered to the Scottsbluff/Gering area and Goshen County calling areas as well as outlying areas such as Potter and Chadron, Nebraska. The main office is located in Scottsbluff.

Action Communications has full T-1 access to the Internet and supports modem speeds to 56 K. Internet services offered include:

- Dial-in Access with E-Mail
- Virtual Server Hosting
- Webpage Creation and Design
- Wireless Internet Business
- Wireless Internet Home

Charter Communications offers high-speed Internet in a number of speed configurations up to T1 (1.5 Mbps) and beyond.

Inventive Media provides management, financial planning, network deployment, and wireless service analysis for Internet Service Providers and businesses with extensive Internet connectivity.

Sprint Fast Connect DSL (digital subscriber line) carries both voice and data simultaneously using existing phone lines. It delivers high-speed Internet connectivity using existing telephone lines at speeds that allow more than dial-up.

Other Internet Providers include **Alltel** and **Mobius Communications Company**.

POST OFFICE

The **U.S. Post Office in Scottsbluff** has two mail receipts and two dispatches daily. There are three contract stations, and house-to-house delivery is provided.

The **U.S. Post Office in Gering** provides house-to-house delivery, with two mail receipts and two dispatches daily.

Express mail service is available at both post offices. Guarantees of "next-day delivery" are on a city-by-city basis.

Postal receipts for the past fiscal five years:

Year	Scottsbluff	Gering
2002	\$ 3,500,000	\$ 850,000
2001	\$ 3,629,144	\$ 845,000
2000	\$ 3,653,542	\$ 842,152
1999	\$ 3,529,799	\$ 835,124
1998	\$ 3,256,400	\$ 830,962

Package Delivery Services

United Parcel Service (UPS), a national package delivery company serving all Nebraska, provides Scottsbluff/Gering with daily service from a distribution center in North Platte, Nebraska. Service is available to 48 states from Scottsbluff/Gering. Packages must weigh less than 70 pounds and have a maximum combined length and girth of 130 inches.

Federal Express and **Airborne Express**, full-service customer centers, provide “overnight by 10:30 a.m.” delivery and all other delivery services to and from the Scottsbluff/Gering area.

Railway Package Systems is a national package delivery company, with daily service to business deliveries.

Bluffco, Inc. provides delivery service to the Southern Panhandle. Its associate, Packaging Unlimited, offers packing and shipping through UPS.

NEWSPAPER

The Scottsbluff Star-Herald has 17,000 subscribers and is published daily except Monday. The Business Farmer with 2,900 subscribers and the Gering Courier with 1,700 subscribers are published weekly. The Bayard Transcript has 1,300 subscribers and the Mitchell Index has 1,200 subscribers.

Other newspapers available locally include the Omaha-World Herald and USA Today. The Denver Post and Rocky Mountain News are available through home delivery.

RADIO

Ten radio stations serve the Scottsbluff/Gering area:

Call Letters	Frequency	City
KOAQ	690 KHz	Scottsbluff
KNEB	960 KHz	Scottsbluff
KOLT	1320 KHz	Scottsbluff
KNEB	94.1 MHz	Scottsbluff
KMOR	92.9 MHz	Scottsbluff
KCMI	96.9 MHz	Scottsbluff
KOZY	103.9 MHz	Scottsbluff
KTNE	91.1 MHz	Alliance
KPNY	102.1 MHz	Alliance
KAAQ	105.9 MHz	Alliance

TELEVISION

Scottsbluff has two television stations, **KSTF-TV**, viewed on Channel 10 (cable 6), affiliated with the CBS/NBC network, and **KDUH-TV**, viewed on Channel 4 (cable 9), affiliated with the ABC network. Both stations maintain full-service news departments, providing extensive local coverage for community activities.

Charter Communications has provided cable service to the Scottsbluff/Gering area since 1968. There are 20 basic service channels and 47 expanded basic channels. Premium channels available include four HBO channels, six Showtime channels, three Cinemax channels, four channels of The Movie Channel, five channels of Encore, and five Starz! channels.

Digital Cable was launched in the area in December 1997 and gives subscribers 36 additional video channels, access to 19 channels of on-demand pay-per-view movies and events, and 35 channels of CD quality digital music.

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES

All real property is subject to tax at its actual value. Agricultural land is valued at 80 percent of its actual value. Personal property that is used in a trade or business and is depreciable is subject to tax at its “net book value.” All other personal property is exempt from taxation.

	Actual Valuation		
	2001	2002	2003
City of Scottsbluff			
Real Estate	\$ 483,250,156	\$ 489,180,718	\$ 529,791,988
Personal Property	34,864,117	35,215,581	36,867,779
Special (railroad & utilities)	9,782,572	11,136,857	11,790,627
TOTAL	\$ 527,896,845	\$ 535,533,156	\$ 578,450,394
City of Gering			
Real Estate	\$ 221,006,125	\$ 233,494,117	\$ 243,995,337
Personal Property	5,929,068	8,250,736	8,725,907
Special (railroad & utilities)	5,822,639	5,388,170	5,947,086
TOTAL	\$ 232,757,832	\$ 247,133,023	\$ 258,668,330

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

City of Scottsbluff

	2001	2002	2003
City	\$0.19901	\$0.19900	\$ 0.19900
County	.34888	.36832	.36829
School District	.95514	.99092	1.13481
Community College	.07787	.07727	.09962
Educational Service Unit	.01740	.01708	.01700
Natural Resource District	.04237	.04038	.04003
Scotts Bluff County Ag Society	.01232	.01238	.01227
School Special Building	.05157	.00000	.00000
Total General Levy	\$1.70456	\$1.70535	1.87102
Scottsbluff Parking	.15436	.15440	.14091
Total Business District	\$1.85892	\$1.85975	\$2.01193

The 2003 tax rate at the industrial sites outside the Scottsbluff city limits is \$1.71497 per \$100 of actual value.

City of Gering

	2001	2002	2003
City	\$0.26626	\$0.26626	\$0.31625
County	.34888	.36832	.36829
School District	1.06446	1.03883	1.06444
Community College	.07787	.07727	.09962
Educational Service Unit	.01740	.01708	.01700
Natural Resource District	.04237	.04038	.04003
Scotts Bluff County Ag Society	.01232	.01232	.01227
TOTAL	\$1.82956	\$1.82052	\$ 1.91790

The 2003 tax rate at the industrial sites outside the Gering city limits is \$1.65281 per \$100 of actual alue.

CITY SALES TAX

Both Scottsbluff and Gering impose a 1.5 percent city sales tax.

LOCAL BONDED INDEBTEDNESS

As of September 30, 2003:

Type	Amount
Scottsbluff	
Revenue Bonds	\$ 1,895,000
General Obligation Bonds	\$ 1,630,000
Lease Rental	\$ 2,950,000
Tax Anticipation	\$ 880,000
Gering	
Revenue Bonds	\$ 4,515,000
General Obligation Bonds	\$ 232,666
County	\$ 1,720,000
School District	\$ N/A

CITY BOND ISSUES (As of September 30, 2003)

City of Scottsbluff

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
Revenue Bonds					
Sanitary Landfill	8/15/93	\$ 3,090,000	\$ 1,895,000	4.6 - 5.75	12/15/08
General Obligation Bonds					
Refunding Various Purpose	1/23/03	\$ 1,630,000	\$ 1,630,000	1.65 - 2.2	12/01/05
Lease Rental					
Lease Rental Bonds	2/20/03	\$ 2,950,000	\$ 2,950,000	1.35 - 5.05	12/01/22
Tax Anticipation					
Public Safety	11/5/02	\$ 880,000	\$ 880,000	1.75 - 4.85	12/01/22

City of Gering

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
Revenue Bonds					
Water	7/15/99	\$1,070,000	\$ 735,000	3.9 - 4.8	12/15/09
Municipal Building & Convention Center	3/1/99	\$1,490,000	\$ 1,155,000	3.5 - 4.8	12/15/13
Golf Course Building	3/1/99	\$3,105,000	\$ 2,625,000	3.5 - 4.75	12/15/12
General Obligation Bonds					
TIF Bonds	12/15/90	\$ 41,600	\$ 6,666	7.21	12/15/04
Off Street Parking	12/29/92	\$ 250,000	\$ 110,000	3.0 - 6.15	12/15/07
TIF Bonds	7/23/01	\$ 120,000	\$ 116,000	8.0	10/15/15

COUNTY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Due Date
Building	9/15/94	\$ 990,000	\$ 860,000	5.467	12/15/10
Building	9/15/99	\$ 670,000	\$ 460,000	4.2 - 5.1	12/15/10
Highway	11/15/02	\$ 400,000	\$ 400,000	1.7 - 3.7	11/15/12

SCHOOL BOND ISSUES - SCOTTSBLUFF

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
Hazardous Materials Abatement Bonds	7/7/98	\$295,000	N/A	4.0 - 4.4	12/15/04



Scotts Bluff County Courthouse



Scotts Bluff County Administrative Building



Scottsbluff City & Administrative Offices



Scottsbluff Police Department



Scottsbluff Police & Fire Departments

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Scotts Bluff County is governed by five county commissioners, elected by popular vote for four-year terms. The 2002-2003 actual budget was \$23,105,100. County zoning classifications are:

- Airport
- Agricultural
- Agricultural Residential
- Community Commercial
- Flood Plain
- General Commercial
- General Industrial
- Highway Commercial
- Limited Industrial
- Mobile Home
- Recreational Cabin
- Rural Resident Estates
- Suburban Residential
- Urban Residential

MUNICIPAL GOVERNMENT

Scottsbluff, a first-class city, has a mayor-council form of government with a city manager. Gering, also a first-class city, has a mayor-council form of government with a city administrator. Municipal officials are:

City of Scottsbluff

Title	Term of Office
Elected at Large	
Mayor	2 years
Council Members (5)	4 years
Appointed	
City Manager	Indefinite
City Clerk	Indefinite
Library Director	Indefinite
Director of Parks & Recreation	Indefinite
Director of Development Services	Indefinite
Director of Public Works	Indefinite
Director of Finance	Indefinite
Police Chief	Indefinite
Fire Chief	Indefinite
City Attorney	Indefinite

City of Gering

Title	Term of Office
Elected	
Mayor	4 years
Council Members (8)	4 years
Appointed	
City Administrator	Indefinite
City Clerk	Indefinite
City Treasurer	Indefinite
Police Chief	Indefinite
Fire Marshal	Indefinite
Electric Superintendent	Indefinite
Street Superintendent	Indefinite
Water & Sewer Superintendent	Indefinite
Parks, Recreation & Cemetery Superintendent	Indefinite
Library Director	Indefinite
City Engineer	Indefinite
Sanitation Superintendent	Indefinite
City Attorney	Indefinite

The 2003-2004 actual budget for all purposes is \$40,474,929 for the city of Scottsbluff and \$25,248,600 for the city of Gering.

FIRE PROTECTION

City of Scottsbluff

The Scottsbluff Fire Department is a combination department comprised of 17 full-time paid and 18 volunteer firefighters. The Rural Fire Department provides coverage outside the city limits. The department has three special teams: water recovery/dive team, hazardous material team, and confined space/rope rescue team.

Scottsbluff has 900 fire hydrants. The fire insurance classification inside the corporate limits is 4, outside is 7. Average annual expenditures for the fire protection during the past three years were \$1,000,000.

Equipment in the fire department:

<u>Year/Make</u>	<u>Description</u>
2000 Chevrolet	Grass unit
1999 Ford	Rescue truck
1998 Trailer	Haz-Mat unit
1997 Freightliner	1,500 gpm fire truck
1996 Freightliner	1,500 gpm fire truck
1989 Chevrolet	Rescue truck
1986 Mack	1,250 gpm fire truck
1985 Trailer	Command unit
1976 Pierce	1,250 gpm fire truck
1971 Oshkosh	1,250 gpm elevated platform truck 85'
School Bus	Water rescue dive unit

Fire losses for the past five years have been:

<u>Year</u>	<u>Amount</u>
2002	\$130,260
2001	\$257,386
2000	\$221,130
1999	\$ 81,630
1998	\$197,186

City of Gering

The Gering Fire Department consists of 1 paid and 36 volunteer firefighters. The Rural Fire Department provides coverage outside the city.

Gering has approximately 300 fire hydrants. The fire insurance classification inside the corporate limits is 4; outside it is A-7. Average annual expenditures for fire protection for the past three years were \$218,000.

The Gering Fire Department has won the Ak-Sar-Ben Outstanding Work Award 21 out of 25 years.

<u>Year/Make</u>	<u>Description</u>
City	
1987 Emergency-One	1500 gal. per min Cyclone Custom Pumper
Rural	
1993 Simon Duplex	1,500 gal. per min Custom Pumper
1980 Chevy	150 gal. per min. grass rig

<u>Year/Make</u>	<u>Description</u>
1972 Kaiser 6x6	200 gal. per min. grass rig
2000 GMC	2,000 gal. tanker
1980 International	250 gal.per min./ 1,200 gal. tanker
1985 Ford Rescue & Quick Attack	500 gal per min.
City/Rural	
1995 Chevy	Type 3 Rescue Unit
1999 Freightliner	1,500 gal. per min.

Fire losses for the past five years have been:

<u>Year</u>	<u>Amount</u>
2002	\$ 47,070
2001	\$ 93,265
2000	\$ 59,500
1999	\$ 35,600
1998	\$ 51,955

LAW ENFORCEMENT

Police Department

Scottsbluff employs 32 full-time police officers and five support personnel. The department has seven marked patrol units and six unmarked patrol cars, ten bicycle patrols, sophisticated investigative and surveillance equipment, and Emergency 911. Average expenditures for police protection during the past three years were \$2,000,000. The village of Terrytown contracts with the Scottsbluff Police Department for police protection.

Gering employs 16 full-time police officers, 2 support personnel, and 3 crossing guards. The department has 17 marked authorized police vehicles, surveillance equipment, state-of-the-art communications equipment, computers, and other standard equipment. Average annual expenditures during the past three years were \$3,000,000.

The crime rates per 1,000 population in 2001 were:

Scotts Bluff County	36.9
Sheriff's Office	13.4
Scottsbluff	68.1
Gering	20.0
Nebraska	42.4
United States	41.6

Corrections Department

The Scotts Bluff County Department of Corrections in Gering is staffed by 45 employees. The facility, certified to house federal prisoners, has a maximum capacity of 64 inmates. A house arrest program and a work release program are in effect. During the 2002 calendar year, the facility housed an average of 61.65 prisoners daily. A study is underway regarding future expansion.

State Patrol

Troop E of the Nebraska State Patrol is headquartered in Scottsbluff and serves the 11 Panhandle counties. The troop has 52 sworn officers, 20 of whom are stationed in the Scottsbluff area along with 10 civilian support personnel.

Sheriff's Department

The Scotts Bluff County Sheriff's Department in Gering is staffed by 21 employees. The department is divided into Civil Process, Road Patrol, Administrative, and Investigative Divisions.

Juvenile Detention Facility

The West Nebraska Juvenile Services Facility is a 13-bed rehabilitative coresidential secure facility for juvenile law offenders. The facility employs approximately 18 support personnel including corrections officers, office personnel, program related staff, and management.

Consolidated Communications Center

The Scotts Bluff County Consolidated Communications Center, centrally located in Gering, serves all residents in Scotts Bluff County as well as southern Sioux and northern Banner counties with police, fire, and medical services. The center, with Enhanced 911 emergency telephone service, receives and dispatches calls for 30 agencies.

STREETS

City of Scottsbluff

There are 102 miles or 310 lane miles of streets in Scottsbluff, 95 miles of which are hard-surfaced with asphalt or concrete. Truck routes are established for trucks weighing more than 40 tons. Ninety percent of the streets have curbs and 75 percent have sidewalks.

Street maintenance in Scottsbluff consists of sweeping, flushing, snow removal, seal coating, crack filling, street painting, installation and removal of snow fencing, paving repair, curb and gutter replacement, and weed control.

City of Gering

Gering has 88 miles of streets, 87 miles of which are hard-surfaced with asphalt or concrete. Trucks 20,000 pounds or heavier are not allowed on residential streets. Ninety-nine percent of the streets have curbs and 95 percent have sidewalks.

Street maintenance in Gering consists of sweeping, snow removal, crack filling, resurfacing, paint striping, etc.

BUILDING AND ZONING REGULATIONS

The 2000 International Building Code, 2000 International Residential Code for One- and Two-Family Dwellings, 2002 National Electrical Code, 2000 Uniform Mechanical and Plumbing Code, 2000 Uniform Solar Code, and local amendments to these codes are enforced in **Scottsbluff, Gering, and Terrytown**. Local zoning and subdivision regulations are enforced.

Local zoning classifications in Scottsbluff are:

- R-1 Single-Family Residential
- R-1a Single-Family Residential
- R-1b Rural Residential
- R-2 Two-Family Residential
- R-3 Light Density Residential

- R-4 Heavy Density Residential
- R-5 Mobile Home Park
- R-6 Mobile Home
- R-7 Mobile Home
- O-P Office & Professional
- PBC Planned Business Center
- C-1 Central Business
- C-2 Neighborhood Commercial
- C-3 Heavy Commercial
- M-1 Light Manufacturing/Industry
- M-1(s) Light Manufacturing & Industrial Park
- M-2 Heavy Industrial
- A Agricultural
- AR Agricultural/Residential
- F Flood Plain

- BNC Neighborhood Commercial
- BHC Highway Commercial
- ML Light Industrial & Manufacturing
- MH Heavy Industrial & Manufacturing
- SFP Special Flood Plain
- HSD Historic Site
- GCE Golf Course

PLANNING

Scottsbluff has a nine-member planning commission. Members are appointed by the city manager for three-year overlapping terms. A Comprehensive Plan was prepared for Scottsbluff and updated in 2000 by Stoff & Oblinger-McCaleb Consultants of Denver with a complete rewrite every ten years.

Gering has a nine-member planning commission. Members serve three-year staggered terms. A Comprehensive Plan for Gering was prepared in 1972 by Oblinger-Smith Corporation of Wichita, Kansas. The plan was updated by the Panhandle Area Development District and adopted in 1992 by the Gering City Council.

Local zoning classifications in Gering are:

- AGG General Agriculture
- RL Residential Low-Density
- RM Residential Medium Density
- RML Multi-Family Residential Low-Density
- RMH Multi-Family Residential High-Density
- RRE Rural Residential Estate
- SMH Special Mobile Home
- BCB Central Business



Gering City Hall & Police Department



Gering Civic & Meeting Center

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

Scottsbluff School System

Type of School	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary (4)	87	1,160	1 to 20	1 to 18
Middle School	42	669	1 to 15	1 to 18
High School	41	915	1 to 18	1 to 18

School District No. 32 in Scotts Bluff County covers 50 square miles and has an actual valuation of \$810,382,614. This Class 3, Type K-5-3-4 district is accredited by the State of Nebraska and the North Central Association of Secondary Schools and Colleges.

The 2002-2003 school operating expenses totaled \$20,785,231, with an average cost per pupil of \$7,544. The actual valuation per pupil is \$295,330. It is estimated that 95 percent of the eighth grade students finish high school, 66 percent of the high school graduates pursue a college education, and 24 percent of the graduates enter the work force.

The maximum capacity of the public elementary schools is 1,970. The public middle school has a maximum capacity of 1,200. The high school was built in 1962 and has a maximum capacity of 1,100.

A gifted program is in place for grades 3-12. Vocational courses offered in the high school include construction trade, general shop, automotive technology, business, vocational agriculture, consumer living, metal working,

woodworking, printing, and distributive education. Advanced Placement (AP) English and calculus are also offered.

The Scottsbluff Public School District has a complete Student Services Department. Adult education programs are available in public schools through the Western Nebraska Community College Area.

The Scottsbluff School District offers a comprehensive program for students with special needs. The district also contracts for student services with Educational Service Unit 13, the Office of Human Development, and the Panhandle Mental Health Center.

Test Results

Name	% Students Taking Test	Average Score
ACT	73	21.7

Gering School System

Type of School	Classrooms	Students	Teacher/ Pupil Ratio*	Computer/ Pupil Ratio
Elementary (3)	50	962	1 to 18.4	1 to 5.5
Middle School	25	465	1 to 18.3	1 to 5
High School	30	452	1 to 14.3	1 to 4.75

*Full-time teachers only (does not include support or special certified staff)

School District No. 79-0016 in Scotts Bluff County has an actual valuation of \$397,310,078. This Class 3, Type K-6-3-3 district is accredited by the

state of Nebraska and the North Central Association of Secondary Schools and Colleges. The 2002-2003 school operating expenses totaled

\$13,537,921, with an average cost per pupil of \$7,267. The actual valuation per pupil is \$213,264.

Test Results

Name	% Students Taking Test	Average Score
ACT	66	21.5
SAT	5	599 / 666
		Verbal / Math

The maximum capacity of the public elementary schools is 1,025. The public junior high school was built in 1974 and has a maximum capacity of 650. The public high school was built in 1965 and has a maximum capacity of 728.

Scottsbluff/Gering Parochial Schools

Type of School	Grades	Students	Teacher/Pupil Ratio	Annual Tuition
Catholic	K-5	76	1 to 16	N/A
Seventh Day Adventist	K-8	6	1 to 6	N/A
Community Christian School	Preschool, K-8	198	1 to 16	\$2,148
Twin Cities Christian Academy	7-12	20	1 to 10	\$1,320

Educational Service Unit 13 (www.esu13.org) is headquartered in Scottsbluff and serves two counties, including the cities of Scottsbluff and Gering. Services available include Internet access; a special education transportation system; special classrooms for the handicapped; instructional resource and support; homebound instruction; diagnostic evaluation and supervision; rural rehabilitation; speech and language development; media; in-service education; cooperative purchasing; computer; and an educator's resource center, including curriculum and staff development services for the panhandle region.

Special Services

The **Region I Office of Human Development (OHD)** is a unit of local government created through an interlocal agreement among the 11 counties of the Nebraska Panhandle. The agency is certified and primarily funded through the Nebraska Department of Health and Human Services Developmental Disabilities System.

A full program of vocational courses in business, secretarial, family and consumer sciences, drafting, woods, welding, and auto mechanics is available in the high school. Enrichment programs for gifted students are also offered.

The Gering School District has two Chapter 1 buildings and five special classrooms for the handicapped. The district also contracts with Educational Service Unit 13, the Office of Human Development, and the Panhandle Mental Health Center for programs for students with special needs.

OHD provides community based services and support to persons of all ages with developmental disabilities. Services for adults (over the age of 21) include residential, vocational, employment, rehabilitation, retirement, and other general services such as transportation and recreation. A year-round educational program is available to children through contractual arrangement with his or her school district.

Direct care service is provided in Scottsbluff/Gering and surrounding communities. The residential program includes staffed group homes for youth and adults, supervised apartments, and independent living arrangements. Vocational training and employment services are provided through a supervised workshop (High Plains Products and Services) which includes on-site contract work, work stations in industry, supervised employment programs, and job coaching. Individuals who have reached retirement age are served through an alternative day program which emphasizes recreation, leisure, and maintenance of daily living skills. Alternative day services are also available for other adults whose habilitation

needs do not include vocational or employment goals. The Child Development Center provides a 12-month educational program for preschool and school age children with developmental disabilities.

Panhandle Independent Living Services (PILS) is a community based, nonprofit agency funded through a grant from the Nebraska Statewide Independent Living Council. PILS is a nonresidential program promoting full participation of persons with disabilities in activities and opportunities of the community. Serving the Nebraska Panhandle, PILS offers services in the four core areas of information and referral, advocacy, peer counseling, and independent living skills training.

Community College

Western Nebraska Community College (WNCC) is a comprehensive community college encompassing 12 1/2 counties in the Nebraska Panhandle. WNCC (www.wncc.net) is governed by an 11-member Board of Governors. The college has a campus located at Scottsbluff and centers at Sidney and Alliance. Additionally, the college offers various classes at other communities in the Panhandle.

The 2003 fall credit enrollment for the area was:

Campus	Full-Time	Part-Time
Scottsbluff	785	779
Sidney	115	735
Alliance	61	281
Totals	1,010	1,652
CBIT (credit)	866	

Enrollment consists of students from the area and throughout Nebraska as well as many from outside the state and 30 (5 part-time) from foreign countries.

The Western Nebraska Community College in Scottsbluff was founded in 1926 and moved to a new campus in 1969 located in the northeast part of the city. The college offers programs in Business and Vocational Education, Language and Arts, Science and Mathematics, Social Sciences, and Practical Nursing.

Programs of interest to local businesses and industries include the Independent Learning Center, Adult Basic Education Program, the Career Assessment Center, the Computer Technology Program, and the Agri-Business Program. Western Nebraska Community College is an Internet access provider. In addition, Western Nebraska Community College offers a Community Services Program featuring a wide range of courses, both occupational and vocational. Chadron State College, a regional four-year institution, offers classes on the WNCC campus leading to baccalaureate and masters degrees.

WNCC’s Center for Business and Individual Training (CBIT) provides high quality affordable seminars, workshops, and customized training programs. The center was established to increase productivity in the workforce, enhance economic development, and assist businesses in western Nebraska be more competitive in the global marketplace.

CBIT services include:

Grant Funding Assistance—help to secure funds for training through the Carl Perkins Vocational Education Act.

Needs Assessment—help from staff member and/or consultant to evaluate and determine specific training needs.

Customize Training—assistance in customizing a training program or continuing education workshop for a company’s specific needs, even on-site.

Public Seminars—public seminars held at convenient locations, dates, and times to fit specific training needs.

Management/Supervisory Skills Training—seminars that concentrate on skills such as leadership, empowerment, facilitating groups, communication and listening skills, assertiveness, problem solving, and team development.

Computer Training—the most advanced and comprehensive series of computer classes in the area.

Safety and Health Training—up-to-date, comprehensive safety training programs designed to help small businesses maintain compliance with regulatory agency standards related to the critical areas of health and safety as well as continuing education for safety and health professionals.

Technical Skills Training—technical and skill-based training to meet company training and retraining needs.

Ag Management/Production Training—business management and production training for farmers and ranchers.

Continuing Professional Education—continuing education to help professionals meet state re-licensing requirements by broadening knowledge in their fields.

Continuing Education/Certification—assistance in arranging training in entry level skills, new or updated technology, or application of new developments in industry for new employees or existing workforce (including certification training).

Western Nebraska Community College offers degrees in Associate of Arts (28 areas), Associate of Science (19 areas), and Associate of Applied Science (16 areas) as well as diploma and/or certificate options and Professional Skill Awards. A new degree option is the Associate of Occupational Studies offering students the option to gain skills in the areas of applied technologies, business and office technology, information technology, and cosmetology.

2002-03 Graduates by Degree

Associate of Arts (AA)	Number
Art	2
Business	1
Business Administration	15
Criminal Justice	5
Early Childhood Education	1
Elementary Education	18
General Studies	37
Information Technology	2
Journalism	1
Music Education	1
Political Science	1
Pre-Law	1

Psychology	2
Secondary Education	7
Social Work	1

Associate of Science (AS)

Math	1
Pre-Engineering	2
Pre-Medicine	1
Pre-Pharmacy	2
Pre-Physical Therapy	1
Pre-Professional Nursing	1
Pre-Veterinary Medicine	1

Associate of Applied Science (AAS)

Automotive Technology	1
Aviation Maintenance	2
Business Technologies	7
Cosmetology	5
Criminal Justice	6
Electronics Technology	5
Health Information Mgmt Services	9
Human Services (Applied)	3
Info Tech/Program Option	1
Info Tech/Inter Systems Option	1
Info Tech Programming Option	1
Information Technology	1
Physical Education-Coaching	12
Practical Nursing	16
Railroad Operations	1
Secretarial	1

Diploma

Aviation Maintenance	1
Coding Technician	3
Medical Transcription	2
Practical Nursing	17

Colleges

Platte Valley Bible College (www.pvbc.edu) was established in Scottsbluff in 1951 and has both full-time and part-time instructors. A Bachelor of Arts and a Bachelor of Science Degree are offered, with majors in Bible Ministry, Christian Education, and Missions. An Associate of Arts degree in Bible and a One-Year Certificate in Bible are also offered.

University of Nebraska Panhandle Research and Extension Center (www.panhandle.unl.edu) is the Agricultural Research and Cooperative Extension Service headquarters for the panhandle of western Nebraska and is a regional leader in agricultural research, teaching, and extension services. It is



University of Nebraska Lincoln Extension Service
School of Business & Nursing



Western Nebraska Community College



Scottsbluff High School



Regional West Medical Center, The Largest Hospital Between Omaha and Denver



Regional West Emergency Entrance, a \$65 Million Addition



Horizons West Walk-In Urgent Care



Centennial Professional Center

located in the University of Nebraska Complex on the north edge of Scottsbluff.

Four research and demonstration units, covering nearly 4,200 acres, including satellite agricultural research laboratories in Mitchell, Alliance, and Sidney, Nebraska. The Cooperative Extension Service commitment includes a total of ten county offices to serve the people of western Nebraska.

Each professional staff member is a faculty member of the University of Nebraska Institute of Agriculture and Natural Resources. Research programs are focused on increasing the productivity and profitability of existing and potential crops for the Panhandle. Issues are addressed from a team perspective to enhance the success of investigative activities.

In 1987 the University of Nebraska Panhandle Learning Center was added, representing the Division of Continuing Studies and the Cooperative Extension Service. The center is a cooperative effort by the University of Nebraska, Chadron State College, and Western Nebraska Community College. Together, a seamless, higher level of education is offered locally, significantly enhancing the educational opportunities for western Nebraska residents.

University of Nebraska Medical Center College of Nursing (www.unmc.edu/nursing) is the West Nebraska Division located in the University of Nebraska Complex. Opened in the fall of 1987, the College of Nursing prepares students for a Bachelor and/or Master of Science Nursing Degree(s) and for Nurse Practitioner Certification. Annually, more than 50 students graduate from UNMC, and more than 80 percent of nursing graduates find employment in the immediate region.

D.A. Murphy Memorial Library, located at the University of Nebraska Complex, is part of the University of Nebraska Library System. It offers videotapes, audio tapes, and books on leadership, management, human resources development, supervision, and marketing. There are also agricultural references specific to the region.

D.A. Murphy Panhandle Arboretum (www.panhandle.unl.edu/arboretum/arborbros.htm) is an affiliate site of the Nebraska Statewide Arboretum and located on 40 acres of beautifully landscaped grounds and research plots at the University of Nebraska Research and Extension Center. The Arboretum is an important tool in the research, teaching, and extension mission of the center.

Regional West Medical Center School of Radiologic Technology (RWMC) was founded in 1951. This hospital-based, two-year program is the only radiographer education program in western Nebraska. In 1996 a partnership was formed with western Nebraska Community College in Scottsbluff to enhance education opportunities for students. An affiliation agreement is also in place with the University of Nebraska at Kearney.

Other Schools

Colleges, universities, and community colleges attended by area high school graduates include:

Community/College or University	Mileage
Torrington, WY	32
Eastern Wyoming College	
Sidney, NE	70
Western Nebraska Community College	
Chadron, NE	103
Chadron State College	
Fort Collins, CO	140
Colorado State University	
Greeley, CO	150
University of Northern Colorado	
Laramie, WY	150
University of Wyoming	
Boulder, CO	185
University of Colorado	
Denver, CO	200
Denver University	
Kearney, NE	275
University of Nebraska at Kearney	
Lincoln, NE	396
University of Nebraska-Lincoln	
Omaha, NE	453
University of Nebraska-Omaha	

CHURCHES

Denomination	Number of Churches
Assembly of God	3
Baptist	4
Catholic	2
Church of Christ	6
Church of God	1
Congregational	3
Episcopal	2
Jehovah's Witness	1
Lutheran	7
Methodist	3
Nazarene	2
Presbyterian	1
Reorganized Church of Jesus Christ of Latter Day Saints	1
Seventh Day Adventist	1
Zion and Evangelical	3

There are 13 other churches of various denominations in the area.

HOSPITALS

Regional West Medical Center is a 279-bed acute care hospital serving Nebraska and the neighboring states of Colorado, South Dakota, and Wyoming. Regional West Medical Center is accredited by the Joint Commission on Accreditation of Healthcare Organizations (JCAHO). The hospital is one of 250 medical centers in the United States to be designated by the federal government as a Rural Referral Center.

Medical services at Regional West Medical Center include:

- Air Link Air Ambulance
- Allergy
- Anesthesiology
- Apothecary Shoppe Retail Pharmacy
- Behavioral Health
- Birth and Infant Care
- Blood Bank
- Breast Health
- Cancer Treatment
- Cardiac Catheterization
- Cardiology
- Community Health

- Diagnostic Imaging
- Emergency Services
- Endoscopy
- Family Medicine
- Genetic Clinic
- Intensive Care/Critical Care
- Internal Medicine
- Lithotripsy
- Neonatal Intensive Care
- Neurology
- Obstetrics/Gynecology
- Oncology
- Ophthalmology
- Oral Surgery and Maxillofacial
- Orthopedic Surgery
- Otolaryngology
- Pain Management
- Pathology
- Pediatrics
- Physiatry
- Plastic Surgery
- Podiatry
- Prostate Seed Implants
- Psychiatry
- Psychology
- Pulmonology
- Radiation Oncology
- Radiology
- Rehabilitation
- Renal Dialysis
- Retirement Living
- Sentinal Node Biopsy
- Sleep Studies
- Sports Medicine
- Stereotactic Breast Biopsy
- Surgery
- Trauma Services (Level II)
- Urology
- Vascular Services/Surgery
- Women's Health

The Emergency Department is the only facility in the Nebraska Panhandle staffed by board certified physicians 24 hours a day. The department treats more than 11,000 patients each year. Regional West Medical Center also has a Level II Neonatal Intensive Care Unit.

Through the Emergency Care Network and with the support of Regional West Foundation, a state-of-the-art communication system links hospitals and emergency care providers in the

region. AirLink, the emergency medical helicopter service based at the hospital, plays a key role in providing rapid transport and access to advanced life support. AirLink is staffed by registered nurses and paramedics specifically trained in critical care under the medical direction of the Chief of Trauma and Medical Director of Emergency Services. Patient referral and destination selection are solely the decision of the local physician.

The eight-bed Intensive Care Unit provides care for trauma, surgical, neurologic, medical, pediatric, and ventilator patients. The six-bed Telemetry Unit works closely with patients in the Intensive Care and Coronary Care Units. All three units are equipped with state-of-the-art monitoring equipment.

The Radiology Department provides the latest diagnostic imaging equipment including a fixed-site magnetic resonance imaging system (MRI), Computerized Axial Tomography, Angiography, Ultrasound, and Nuclear Medicine. The mammography program is accredited by the American College of Radiology.

The Cancer Treatment Center has been accredited by the American College of Surgeons Commission on Cancer as a Community Hospital Cancer Program since 1986. It is affiliated with the JCAHO-accredited, Medicare-approved hospice program which was initially developed as part of the oncology department at Regional West Medical Center.

The Behavioral Health Unit provides a full continuum of mental health care. Services include outpatient therapy for families, couples, and individuals of all ages; day treatment programs for children, adolescents, and adults; residential care for children and adolescents; and intensive inpatient treatment for adolescents and adults. Satellite outpatient clinics are located in some communities throughout the region.

Home Care, accredited by JCAHO, provides medical care in patients' homes. Services include post-surgical wound dressings; wound care; infusion of antibiotics through intravenous administration; psychiatric services; medication checks; post-hospitalization evaluation and care; rehabilitation services and aide services.

Regional West Medical Center serves as a training site for a family residency program developed in cooperation with the University of Nebraska Medical Center. The hospital has an academic affiliation with the College of Nursing, University of Nebraska Medical Center, West Nebraska Division in Scottsbluff. A two-year School of Radiological Technology is located on the Regional West Medical Center campus. The school has academic agreements with Western Nebraska Community College in Scottsbluff, University of Nebraska at Kearney, and Briar Cliff College in Sioux City, Iowa. Other professional training programs offering supervised clinical experiences at Regional West Medical Center include physical therapy, occupational therapy, speech therapy, and pharmacology.

Panhandle Community Services (PCS) provides a wide range of health and human services in the central and southern panhandle. The PCS Health Center offers primary medical and dental care. Included are laboratory and x-ray services and nutrition counseling. In addition, the Health Center is home to the WIC program, the Commodity Supplemental Food Program, HIV/AIDS testing, Reproductive Health Services, Immunizations, the Diabetes Control Program, Maternal and Child Health Services, and Migrant Health program. PCS, providing presumptive eligibility services, works closely with Kids Connection, a program for uninsured children. Other human service programs include youth services, housing services, and community and family services.

PCS Head Start provides health services to the Head Start Children and their families. PCS staff work with the Children's Outreach Program that provides visitation to families of newborns and with Breath for Baby, which provides health information to reduce tobacco use by parents.

The Panhandle Mental Health Center offers community mental health services to 11 counties in western Nebraska. Outpatient, intensive outpatient, inpatient, day care, substance abuse treatment, and emergency services are provided. The Center's focus is to aide those experiencing, or who have experienced, family or marital problems, anxiety and/or depression, grief, confusion, and trauma. It specializes in the

treatment of anger and domestic problems as well as the variety of symptoms children may experience. In addition, the Center provides psycho-educational workshops, consultation to other agencies, psychological assessments, and psychiatric services, including evaluation and medication checks.

NURSING HOMES/ASSISTED LIVING

Heritage Health Care Center, built in 1966, is a licensed “Skilled Care Facility” accredited by the state of Nebraska. Located in Gering, it has a capacity of 101 residents. Medical services are provided as needed.

Northfield Villa in Gering is a nonprofit company owned and operated by Northfield Villa, Inc. The facility with 145 apartments opened in 1974.

The Residency in Scottsbluff is owned and operated by Northfield Villa, Inc. This facility opened in 1993 and offers 94 apartments. Both Northfield Villa and The Residency offer life care, with 24-hour licensed nursing and worry-free apartment dwelling.

Beverly Healthcare in Scottsbluff is a 188-bed “Skilled Facility” certified by Medicare and Medicaid. Twenty-four hour nursing services are provided, along with an expanding rehab department that includes physical, occupational, speech, and respiratory therapies. A registered dietician and recreational therapist are on staff and an audiologist and psychologist are available when necessary.

The Village at Regional West is a retirement community adjacent to Regional West Medical Center. The handicapped accessible facility has 100 independent and dependent living apartments providing residents with three levels of care. Meals, basic housekeeping, and laundry services are available for those who require them, and pets are allowed in designated apartments.

Emerald Court in Scottsbluff is a facility specializing in Alzheimer’s and Dementia care and offers private and semiprivate rooms with a 24-hour professional nursing staff.

Mitchell Care Center, located in Mitchell, offers a restorative care program and “Meals On Wheels” to nonresidents.

Western Nebraska Veteran’s Home is a division of the Nebraska Department of Health & Human Services System. The home is licensed for 50 skilled beds and 90 residential care beds. Those eligible for admission include veterans, veterans’ wives or widows, and Gold Star Parents. Application for admission is made through the Scotts Bluff County Veteran’s Service Office. The facility is committed to quality of life by providing the services of a physician, pharmacist, dentist, and dietician as well as speech, occupational, and physical therapy. Other medical and religious needs are available as well as select menus and varied activities.

WEL-LIFE in Scottsbluff, a licensed assisted living community built in 1998, has 44 apartments ranging in size from 306 to 612 square feet and 5 handicapped units with roll-in shower stalls. The main entry of this ground level facility is automated. Services include meals, housekeeping, personal laundry, scheduled transportation, and 24-hour staffing. Four levels of care are offered depending on an individual’s needs. Apartments include small refrigerator and microwave.

LIBRARY

The **Scottsbluff Public Library** contains more than 50,000 titles, 200 magazine subscriptions, newspapers, recordings, audio cassettes, video cassettes, films, filmstrips, art prints, large print books, games, toys, puzzles, and projection equipment available for use and loan. Back files of magazines and the local newspaper are available on microfilm. The library provides services to local area residents without charge. Trained librarians are available to assist with reference/information needs at the library or via telephone. The library is a selective depository for United States Government publications and is a State Documents depository. Service is provided to the institutionalized and homebound and access to materials for the blind and physically handicapped are available. Interlibrary loan service is available, and the library serves as a resource center providing interlibrary loan and reference service for other libraries in six Panhandle counties. A



Scottsbluff Public Library



Gering Public Library



Terry Carpenter Center



Carpenter Center Playground



Centennial Park (built by citizens and private donations)

community meeting room is available. Library activities include cultural and arts promotion, summer reading programs for young people, and preschool story hours.

The **Gering Public Library** houses more than 35,000 volumes with an annual circulation of 80,000. Using an automated card catalog with keyword search capability and an automated check out system, the library staff offers fast, courteous service. In addition to books in regular and large print on a variety of topics, the collection includes videotapes as well as more than 100 magazines and newspapers. Overhead, slide, 16 mm, and filmstrip projectors are available for rent; an opaque projector and VCR may be used within the library. A community room with a kitchenette may be reserved for use free of charge by nonprofit, educational, training, or community groups. The library has a microfilm/fiche reader-printer and the local newspaper, The Gering Courier is available on microfilm from its beginning in 1887. The library provides computers with access to the Internet, word processing, and CD-ROM programs. Other services include interlibrary loan, reference assistance, morning and evening story times, summer reading program, and other innovative programs throughout the year.

RECREATION

Parks and Recreation

The 22 parks in the Scottsbluff/Gering area cover 275 acres of land. There are 26 playgrounds with standard playground equipment. Twenty-two acres of land are devoted to parks and playgrounds per 1,000 population.

Northfield Park in Gering is affiliated with the Nebraska Statewide Arboretum. Facilities include a municipal zoo, ball diamonds, tennis courts, horseshoe courts, playground equipment, swimming pools, three stadiums, picnic grounds, flower gardens, campground areas, archery ranges, fireplaces, tap water, fishing pools, a lake for wild fowl, and three golf courses.

Riverside Zoo, located on a 17-acre site across the North Platte River from the Scottsbluff National Monument, is one of only 160 zoos in the United States to be accredited by the American

Zoo and Aquariums Association. The zoo currently has 300 specimens representing 97 species. In 2000, Riverside Zoo completed the final phase of a \$2.2 million master plan, which included a new lion/tiger exhibit, chimpanzee enclosure, moose area, and a hospital/quarantine facility.

The **Scottsbluff Department of Parks and Recreation** is staffed with 24 full-time and 57 seasonal park employees as well as 44 seasonal aquatic staff, 43 regular part-time aquatic staff, and 1 regular full-time recreation staff. Annual average expenditures for the past three years were \$1,800,000 (this includes parks, cemetery, recreation program, and swimming pools).

Programs offered include volleyball, basketball, softball, tennis, canoeing, archery, soccer, badminton, exercise class, swimming, full-time senior citizens center, children's dance, track and field, tumbling, and ping-pong. The department also sponsors playgrounds, after-school recreation programs for children of all ages, and programs with the Scottsbluff Office of Human Development, the Panhandle Mental Health Center, and the West Nebraska Art Center.

The **Gering Parks and Recreation Department** is staffed with 10 full-time and 30 part-time or seasonal employees. Average annual expenditures during the past three years were \$357,937. Programs offered include baseball, softball, and swimming.

Other summer programs include the Panhandle Saddle Club Horse Show, stock car racing, Arts Center classes, YMCA activities, swimming and diving lessons, baseball and softball programs and tournaments, and horseshoe tournaments.

Scottsbluff and Gering have facilities for:

Amphitheater — Five Rocks Ampitheater, an outdoor amphitheater seating 1,500, of which 1,000 is in grass area. Outdoor concerts May through August with movies shown on Thursday evenings. Amphitheater is also available for rent for public or private events.

- Boating — Lake Minatare, 10 miles, and Lake McConaughy, 120 miles
- Bowling — Three public bowling alleys with 40 lanes
- Camping — Riverside campground has 13 utility hookups and rest rooms with hot water showers. The campground is open from May 1 through September 15
 - Robidoux RV Park, open year-round, has 35 hook-ups with electricity and water. Sewer is available on 30 sites and cable TV is available on 11 sites. The park has rest rooms, sanitary dump station, and paved parking on many sites
- Fishing — Fishing is available in numerous streams and ponds surrounding the communities. Excellent fishing for rainbow trout, bass, walleye, perch, pike, and panfish at Big and Little Lake Alice, 8 miles; Lake Minatare, 10 miles; and Lake McConaughy, 120 miles
- Golf — One private 18-hole golf course, a public 9-hole course, and a public 18-hole course; all have grass greens and clubhouses
- Handball — YMCA, Scottsbluff Country Club, and Western Nebraska Community College
- Horseshoe — Scottsbluff and Gering both have horseshoe pits
- Hunting — Ducks, geese, and pheasants are in the immediate area; turkeys, deer, and antelope within 60 miles
- Skating — Gering has an indoor roller skating rink
- Senior — Both Scottsbluff and Gering Citizen have senior citizen centers offering a wide range of classes and activities
- Swimming — Scottsbluff has two outdoor pools, one with a 160-foot water slide, and one indoor pool; Gering has an outdoor pool with a 148-foot water slide; YMCA has an indoor pool; Scottsbluff Country Club has a private outdoor pool
- Tennis — Scottsbluff has 24 courts and Gering has 6 courts; many are lighted
- Theatres — Two indoor theatres (one with five screens and 700 seats and a twin theatre of 500 seats). The Scottsbluff High School auditorium seats 1,150; the Gering High School seats 750; and the Western Nebraska Community College Little Theatre seats 500 for stage performances and productions
- Walking/
Biking — Monument Valley Pathways; a 26-mile system

Annual Celebrations

Annual local celebrations include the Sugar Valley Rally in June, Oregon Trail Days in July, and the Scotts Bluff County Fair and Rodeo in August.

Water Sports

The water is great at Lake Minatare for swimming, boating, or fishing. It is not hard to catch the limit of 2-4 pound walleyes at one of the state's best walleye lakes. An abundance of rainbow trout are found in many of the creeks and streams of the area. **Field & Stream** magazine has identified Nine Mile Creek as an outstanding trout stream. Within three hours of Lake McConaughy, Nebraska's largest lake, are many other opportunities for water sports, Oliver Reservoir, Crescent Lake, Box Butte State Recreation Area, Walgreen Lake State Recreation Area, Whitney Lake, Piester Lake, and Bridgeport State Recreation Area in Nebraska as well as Guernsey, Glendo, and Grayrocks Reservoirs in Wyoming, Angostura Reservoir in South Dakota, and Sterling Reservoir in Colorado.

Hunting

Hunting is great in western Nebraska! Lake Minatare, a federal wildlife refuge, attracts a quarter million ducks and geese annually. These



Cleveland Field in Scottsbluff, Home to “Twin Cities Zephyrs”



Skate Board Parks in Both Scottsbluff & Gering



Westmoor Swimming Pool



Riverside Zoo



West Nebraska Arts Center



Monument Valley Pathways, Walking-Bike Trail
Connecting with Scotts Bluff National Monument

birds often winter in the area and offer hunters excellent waterfowl shooting. Wild turkey, pheasant, grouse, antelope, and deer are more types of hunting available within a 60-mile radius.

Scenic Attractions

Historical sites abound throughout the area, including the Scotts Bluff National Monument, Rebecca Winter’s Grave, Mormon Trail, the site of the Pony Express Station, Oregon Trail Wagon Train campsite, Chimney Rock, Fort Laramie, the Oregon Trail, North Platte Valley Museum, Chimney Rock Visitors Center, and the Wild Cat Hills Nature Center.

Fort Robinson State Historical Park and Chadron State Park offer regional opportunities to explore and enjoy the outdoors. Horseback riding, jeep rides, tennis, picnics, camping, and fishing are among the activities enjoyed at the parks. The remains of animals long-since extinct can be viewed at Agate Fossil Beds National Monument. A visitor center and museum display more than 500 Sioux artifacts. Mount Rushmore, Black Hills, South Dakota Badlands, Wyoming’s Snowy Range, Denver, Rocky Mountain National Park, and numerous ski areas are within a half-day’s drive.

Cultural Activities

West Nebraska Arts Center is a hub of activity for painting, sculpture, artists-in-residence, and the performing arts. Other cultural opportunities are offered by the Sugar Valley Barbershop singers, the Valley Voices Musical Arts group, and the Platte Valley Artists. The Community Concert Association brings professional performing artists to town providing residents the opportunity to enjoy pianists, ensembles, orchestras, ballet, jazz, plays, opera, and many other programs.

North Platte Valley Museum, located in Gering, traces the area’s history back to its first inhabitants, the Indians, followed by trappers, cattlemen, and homesteaders. The historical complex consists of a log house, 19th century sod house, a modern museum building filled with relics of pioneer days, and displays of antique farm equipment. The Wyo-Braska Museum of Natural History features

animal dioramas and educational displays. It is open year-round.

The Gering Civic Center, a 25,500 square foot multi-functional facility, can seat 1,000 theatre style or 600-banquet style for a variety of functions including conventions, seminars, receptions, banquets, and trade shows. Visit www.geringciviccenter.com for further information.

The Five Rocks Amphitheatre is a 1,500 seat outdoors venue surrounded by grass for additional seating. An on-site pavilion allows covered seating for 500 people. Numerous events are held from May through September.

The Farm and Ranch Museum by Scotts Bluff National Monument and Wildlife World are housed in the old Union Pacific Depot in Gering.

During the summer, the Scotts Bluff National Monument offers a Thursday night film series for ten weeks as well as living history programs on three nights a week and two open houses (one in June and one in August).

HOUSING

New Construction in Scottsbluff/Gering

As of August 2003:

Number of Homes on the Market

Single Family -	323
Townhouses -	N/A
Condominiums -	-0-

Avg Selling Prices (New and Existing)

Single Family Home	
3,500 sq. ft.- 4 bedrooms	\$ 402,500
2,500 sq. ft.- 3 bedrooms	\$ 287,500
1,000 sq. ft.- 3 bedrooms	\$ 115,000
Townhouses	
1,500 sq. ft.- 2 bedrooms	\$ 172,500
Condominiums	
1,200 sq. ft.- 2 bedrooms	\$ 138,000

Rentals

Executive Style	
3,000 sq. ft.- 3 bedrooms	\$ 3,000
New 2 bedroom home	\$ 750 to \$ 1,000
Apartment Vacancy Rate	less than 2%

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

Less than \$100,000	197
\$100,001 - \$150,000	57

Low Cost and/or Retirement Housing

Retirement facilities in the area include **Dome Rock Manor** with 41 units built in Gering in 1972. **Bluff View Manor** in nearby Terrytown was built in 1969 with 32 units and 24 additional units built in 1982.

Low-cost housing facilities in Scottsbluff include the 50-unit **R.C. Scott Apartments** built in 1974, the 32-unit **Lorraine Apartments** built in 1978, and the 32-unit **Carol Ann Apartments** built in 1980. The **Rebecca Winters Apartments**, with 54 low-cost units, was constructed in 1981 by the Scottsbluff Housing Authority.

Assisted Living

Name	Apartments	Year Built
Northfield Villa	145	1974
The Residency	94	1993
The Village	100	1998
Wel-Life	49	1998



The Village Retirement Center in Scottsbluff

FINANCIAL

As of September 30, 2003:

Name	Capital		
	Accounts	Deposits	Loans
----- thousand dollars -----			
First National Bank	\$ N/A	\$ 98,000	\$ 29,000
First State Bank	\$ 15,152	\$ 139,841	\$ 141,868
USBank*	\$ 118,046	\$ 188,835	\$ 116,649
Valley Bank & Trust Co.	\$ 180,651	\$ 19,925	\$ 193,072
TierOne*	\$1,186,825	\$ 1,864,995	\$ 341,632
Platte Valley National Banks	\$ 201,151	\$ 209,580	\$ 22,413

*Branch banks; figures represent headquarters

Other financial firms in the area include one major finance company, one credit union, three federal credit unions, and Farm Credit Services.



Wel-Life Assisted Living Center in Scottsbluff



The Historic Lincoln Hotel Renovated for Senior Assisted Living

COMMUNITY SERVICES

PROFESSIONAL

Architects	2
Certified Public Accountants	20
Chiropractors	11
Dentists	21
Dermatologists	2
Engineering Firms	2
Law Offices	17
Medical Doctors (residing in Scottsbluff/Gering)	
—anesthesiologists	4
—cardiologists	1
—emergency medicine	5
—general surgeons	8
—internists	10
—neurosurgeons	7
—obstetricians/gynecologists	6
—oncologists	2
—ophthalmologists	2
—orthopedic surgeons	6
—otolaryngologists	3
—pathologists	5
—pediatricians	5
—plastic surgeons	2
—psychiatrists	5
—psychologists/psychotherapists	6
—radiologists	6
—urologists	3
—dermatologists	2
—family physicians	15
—physical therapists	4
Nurses, Practitioners	9
Nurses, Licensed Practical.....	87
Nurses, Registered	267
Nursing Assistants/Certified	12 (rotating)
Optometrists	8
Orthodontists	19
Pharmacists	11
Podiatrists	2
Veterinarians	77

BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies	5
Advertising Agencies	1
Agricultural Implement Dealers	6
Apparel Stores—combination	5
—men’s	1
—women’s	9
Appliance Stores	7
Auto Supply Parts	10
Auto Repair Garages	10
Automobile Dealers—new	9
—used	15
—repair & service	29
Bakeries	8
Barber Shops	6
Beauty Shops	36
Computer Stores/Equipment/Service	7
Contractors—concrete	8
—electric	11
—equipment & supplies	10
—general building	40
—gravel	2
Convenience Stores	9
Day Care, Licensed.....	5
Department Stores	8
Discount Stores (variety)	3
Dry Cleaning & Laundry	3
Electric Motor Repair	1
Fast Food Establishments	20
Feed & Seed	7
Funeral Homes	4
Furniture Rental	2
Furniture Stores	10
Gift Shops	14
Grocery Stores & Meat Markets	12
Hardware Stores	6
Heat Treating Metals	1
Heavy Equipment Repair	1
Industrial Gas Suppliers	2
Insurance	64
Laudromats	4

Lumberyards	5
Machine Shops	4
Motels	19 (989 units)
Office Services	5
Office Supplies/Equipment	6
Preschools	7
Restaurants	60
Service Stations	10
Shoe Stores	6
Television & Appliance Repair	10
Theatres	2 (7 screens)
Tool & Die	1
Welding Equipment	7



Farm and Ranch Museum, Scotts Bluff County



Wildcat Hills Nature Center



Scotts Bluff National Monument



Gering Ampitheatre

AGRICULTURE & RAW MATERIALS

AGRICULTURE

Statistics	Scotts Bluff County	State of Nebraska
Number of Farms, 2001	785	53,000
Land in Farms (acres)	442,909	46,400,000
Average Size of Farms (acres)	564	875
Market Value of Agricultural Products Sold, 1997	\$231,796,000	\$9,831,519,000
Market Value Per Farm, 2001	\$289,745	\$191,074
Wells Registered to 2001	710	84,061
Total Acres Irrigated, 2001	185,000	8,175,000
Percent of Farmland Irrigated	41.8%	17.6%
Five-Year Average Production of Leading Crops (1997-2001)		
All Alfalfa Hay	122,800 tons	4,767,600 tons
Corn for Grain	11,313,600 bu.	1,136,440,000 bu.
Dry Edible Beans	905,900 bu.	3,505,800 Cwt.
Oats	19,400 bu.	4,274,000 bu.
Sorghum Grains	16,300 bu.	46,124,000 bu.
Sugar Beets	233,700 bu.	1,031,000 bu.
Winter Wheat	498,700 bu.	70,660,000 bu.
Five-Year Average Livestock Population (1997-2001)		
Cattle on Farms	165,000	6,620,000

Scotts Bluff County ranked first in all counties in Nebraska in the production of dry edible beans and sugar beets during the last five years. The county also ranked in the top eight counties in the number of cattle and calves in the last five years as well as ranking in the top ten counties in the production of alfalfa hay, four of the last five years.

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

RAW MATERIALS

Unlimited quantities of nonmetallic minerals of sand, gravel, clays, sandstone, oil, and gases are available. There are no known metallic minerals available in the area.

Western Nebraska is the major oil producing area in the state; \$1,387,385 barrels of crude oil were produced in 2002 in the seven-county area of Scotts Bluff, Morrill, Banner, Cheyenne, Garden, Kimball, and Sioux counties.

Low sulfur coal is available in good supply in the nearby coal fields of Wyoming and Montana.

The Ogallala Aquifer, a vast underground reservoir, underlies a major portion of Nebraska. Development of the Ogallala Aquifer has brought prosperity to farms and communities throughout the High Plains region of the United States. The documented drawdown of the Ogallala Aquifer, and the resulting Six-State High Plains Ogallala Aquifer Study, indicate that Nebraska's groundwater reserves are more plentiful and stable than other High Plains states.

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						
	Temperature			Precipitation		Humidity	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)	Morning	Afternoon
January	11.8	25.0	38.1	.45	6.8	74	58
February	16.7	30.4	44.1	.47	5.6	75	48
March	22.9	36.5	50.1	.98	8.8	77	43
April	32.1	46.4	60.7	1.58	5.2	77	40
May	43.4	57.2	71.0	2.78	0.7	80	42
June	52.9	67.3	81.7	2.90	0	81	40
July	58.7	73.9	89.0	2.07	0	81	37
August	56.6	71.9	87.2	1.08	0	83	39
September	45.8	61.7	77.6	1.19	0.4	80	37
October	33.8	49.6	65.4	.92	2.4	76	41
November	21.8	35.7	49.6	.61	5.3	76	53
December	13.8	27.1	40.4	.49	6.4	75	58
Annual	34.2	48.5	62.9	15.52	41.6	78	45

FROST DATA

Average date of last frost in spring	May 5
Average date of first frost in fall	September 29
Average length of growing season	147 days
Average number of "heating degree days" (using a base of 65°)	6,691
Average number of "cooling degree days" (using a base of 65°)	713
Wind speed in miles per hour (annual average)	11
Prevailing wind direction (annual average)	West-Northwest

SOURCE: High Plains Regional Center, University of Nebraska, 1931-2001,
www.hpccsun.unl.edu