

**COMMUNITY FACTS
SOUTH SIOUX CITY/DAKOTA CITY
NEBRASKA**

www.southsiouxcity.org
www.ci.dakota-city.ne.us

NOVEMBER 2003

**POPULATION
(U.S. Census)**

	<u>2000</u>	<u>2002 (Est.)</u>
Dakota City	1,821	1,830
South Sioux City	11,925	11,969
Dakota County	20,253	20,339
Sioux City Metropolitan Statistical Area	136,714	143,059 (2003)

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

INTRODUCTION

The following pages contain basic information about South Sioux City/Dakota City, a part of the Sioux City Metropolitan Area. This material was compiled by the South Sioux City Area Chamber of Commerce, Dakota City and South Sioux City city officials, and Nebraska Public Power District in order to promote community development.

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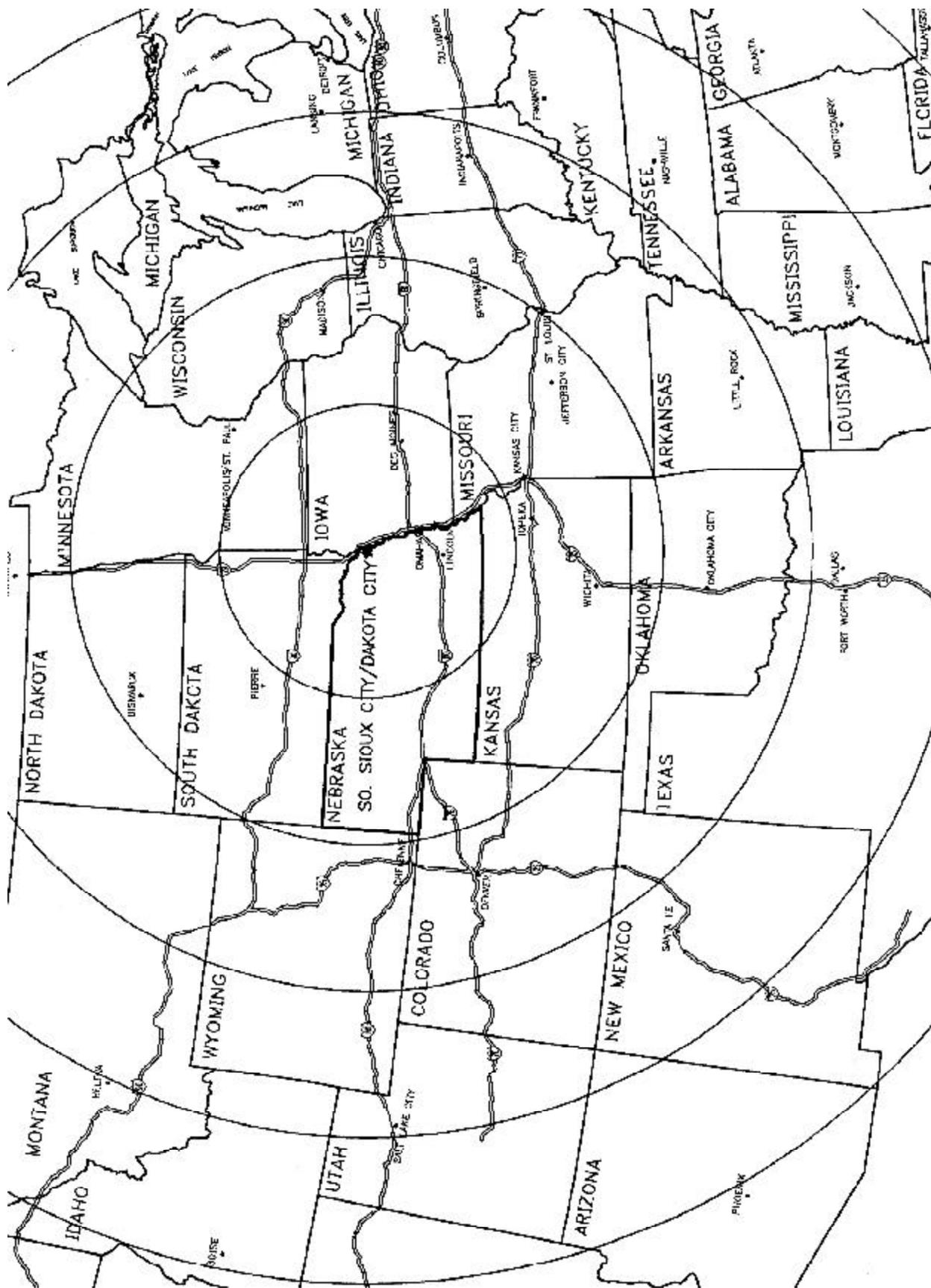
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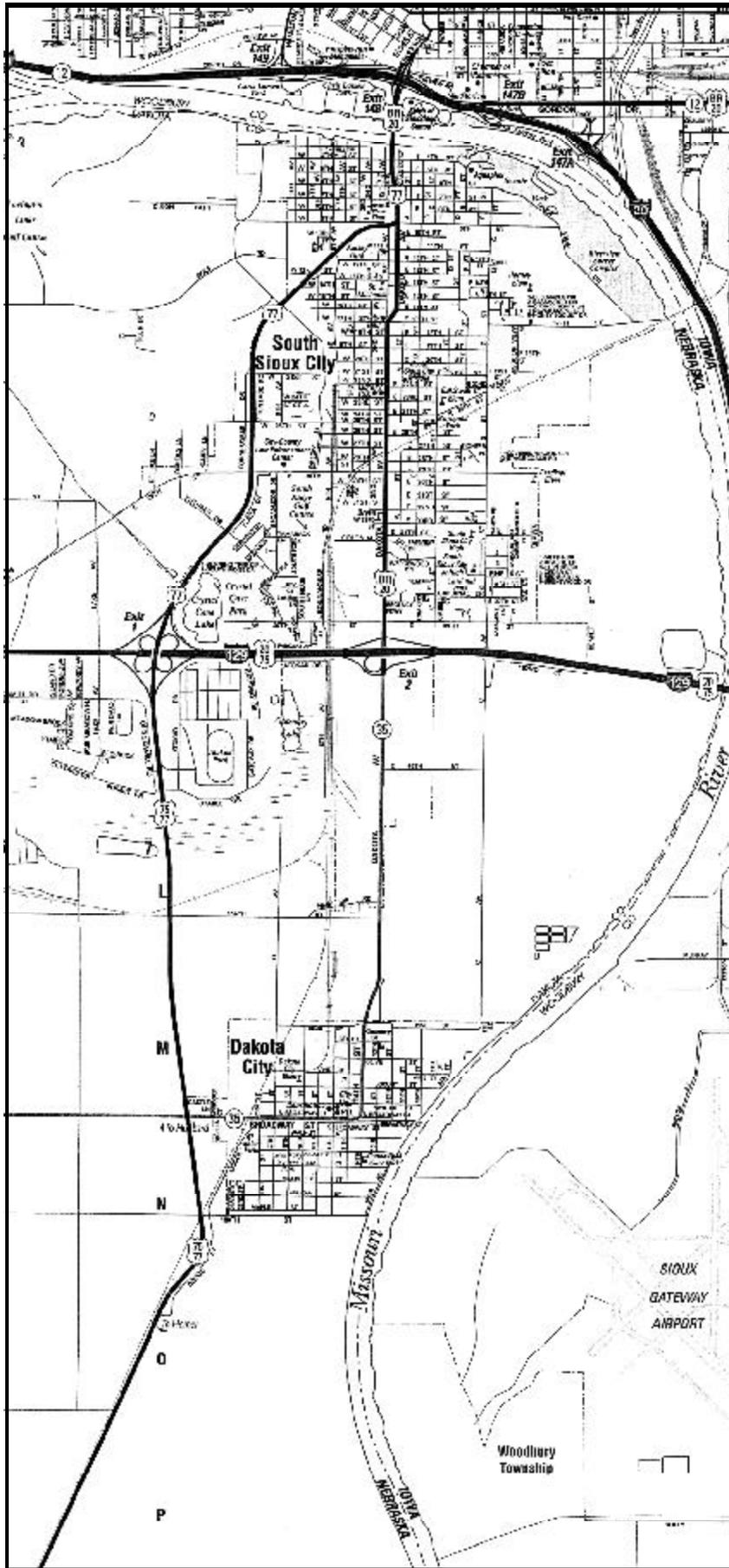
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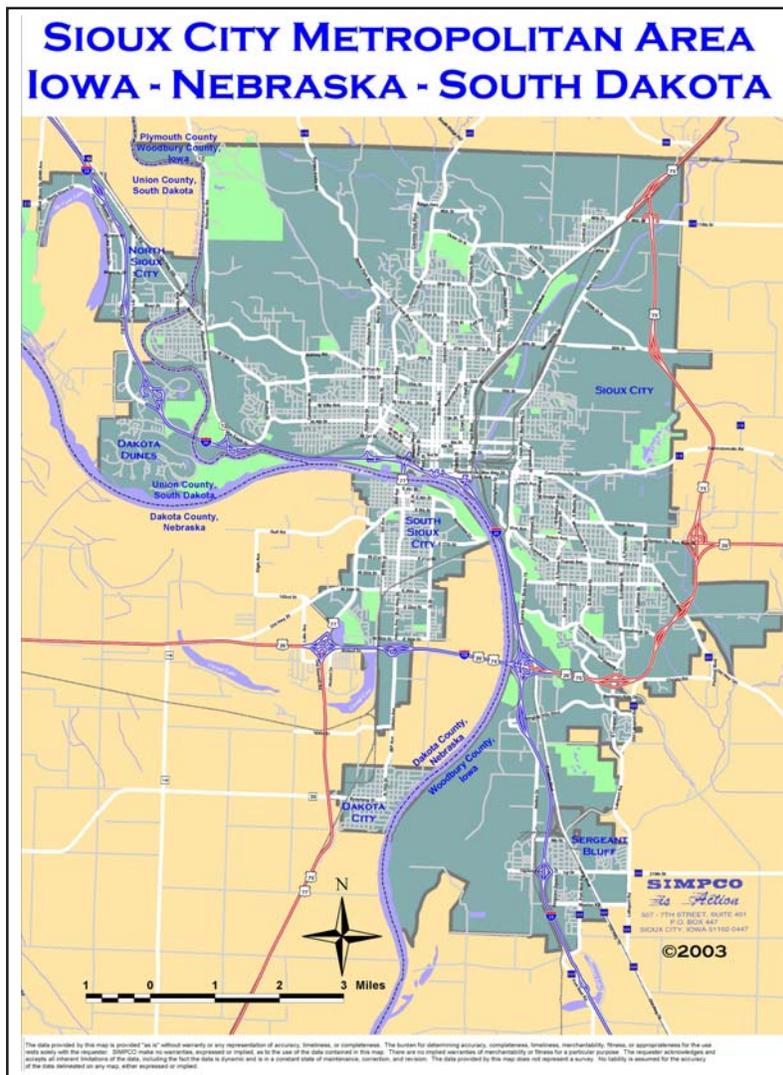
GENERAL INFORMATION

LOCATION

South Sioux City and Dakota City, located in the northeast corner of Nebraska in Dakota County, are a part of the Sioux City Metropolitan Statistical Area (SMSA). The communities border Sioux City, Iowa, and North Sioux City, South Dakota. Two modern, four-lane bridges spanning the Missouri River facilitate traffic between these communities. U.S. Highways 77 and 20 and Nebraska Highway 35 serve the area. The Interstate 29 bridge and expressway give complete four-lane access to Interstate 29. South Sioux City/Dakota City is at the head of navigation on the Missouri River.

POPULATION (U.S. Census)

Year	South Sioux City	Dakota City	Dakota County
1970	7,920	1,057	13,137
1980	9,339	1,440	16,573
1990	9,677	1,470	16,742
2000	11,925	1,821	20,253
2002 (est.)	11,969	1,830	20,339



Sioux City Metropolitan Statistical Area

County Population by Race and Hispanic Origin	
White	15,968
Total Hispanic	4,581
Black or African American	126
American Indian and Alaska Native	377
Asian	624
Native Hawaiian and Other Pacific Islander	12
One race	19,722
Some other race	2,615
Two or more races	531

Approximately 143,059 people live within the Sioux City Metropolitan Statistical Area, which includes South Sioux City/Dakota City.

SIouxLAND ECONOMY

Siouxland is the heart of a trade and service territory that extends 60 miles or more into the tri-state area. The trade area consists of more than 260,000 people in 12 counties. Agriculture and agribusiness form the foundation for a diversified economy. Beef, pork, grain processing, and allied support industries dominate the industrial sector and continue to create opportunities to further process, distribute, and package.

In recent years, Siouxland has diversified and is now home to manufacturers of computers, industrial components, agricultural machinery and trailers, and insurance.

Net taxable retail sales for 2002 were reported as follows:

Dakota County	\$ 117,836,803
Dakota City	\$ 5,065,758
South Sioux City	\$ 104,927,568

Major wholesale firms in the area specialize in the areas of beverages, baking, feeds, windows and doors, and food processing.

ELEVATION

South Sioux City is 1,100 feet above sea level and Dakota City is 1,090 feet above sea level.

TOPOGRAPHY

The eastern one-third of Dakota County, including South Sioux City/Dakota City, is a level plain, approximately 12 miles wide, bordering the Missouri River. The western two-thirds of the county is an upland of rolling hills.

The soil on the Missouri River plain is a very deep and productive black loam. The upland area is of clay loam and is also very productive. The entire county is well drained by creeks and drainage canals, making the entire county tillable under most weather conditions. With the Missouri River now tamed, there are virtually no flood plain hazards in the area.

HISTORY

City of South Sioux City

In the very early years, the South Sioux City area was the scene of many historical episodes. Near here in 1739 the first white man crossed the Missouri River into what is now Nebraska. The famous Lewis and Clark expedition was encamped in this area for a week in August 1804 when one of their number, Sergeant Charles Floyd, died and was buried on a high bluff overlooking the river. Volumes have been written on the settlement of the area, on the misfortunes and disasters suffered by its pioneer citizens, and finally on its transformation into a modern community.

Gustave Pecaot, a Frenchman, is believed to have been the first white settler in what is now South Sioux City. He built a log house near the river in 1854. As early as 1856, G.W. Sherman surveyed a town site between City Hall and Burlington Railroad on the Nebraska side of the river which was called Pacific City. Due to the ravages of the river, the inhabitants became discouraged and moved away.

Harney City, named after General Harney who commanded troops stationed in the vicinity as protection against Indian raids, was incorporated in April 1858 and the name of the town was then changed to Covington. Covington became noted, along with such towns as Dodge City, Tombstone, Deadwood, and other pioneer Midwest settlements,

as one of the frontier's wild, rip-roaring communities. In 1870 the town of Stanton was established just east of Covington, and in 1887 South Sioux City was established immediately south of Covington. Six years later it was voted to consolidate Covington, Stanton, and South Sioux City into the community now bearing this name.

In the summer of 1876, the first railroad was built out of this Missouri River community. It was narrow gauge and known as the Covington, Black Hills, and Columbus. Later it became the standard gauge St. Paul, Minneapolis, and Omaha. In 1889 the Pacific Short Line was started. This was built to O'Neill, Nebraska, and was finally taken over by the Burlington. The last rail line to be built was the Burlington to Lincoln, completed in 1907.

In 1896 the then-famous Combination Bridge across the Missouri River was completed connecting South Sioux City and Sioux City, Iowa. In 1938 the Combination Bridge was purchased and became the property of Dakota County with the understanding that when the bridge was finally debt free, it would also become toll free. After February 1951 the bridge was open to the public without toll payment. The Combination Bridge replacement—the Siouxland Veteran's Memorial Bridge—was dedicated on July 22, 1981.

During the Desert Storm War, the idea of 50 flags, representing each state, was conceived out of patriotic pride in honor of all servicemen and women. Because of this "Patriotic Pride," a Veteran's Section was established in Albertsen's Bridgeview Park and was dedicated on July 4, 1991.

South Sioux City is one of the fastest growing towns in Nebraska. Since 1990 South Sioux City has grown at a rate (23 percent) more than twice as fast as the entire state of Nebraska.

Technology is important to the citizens of South Sioux City. All classrooms in the South Sioux City School system are fully integrated with state-of-the-art fiber backbone.

Families reap the benefits of South Sioux City's recreational facilities. Youth play soccer on the

Jeffrey Dible Soccer Complex, while supporting tournaments from the tri-state area. The riverfront offers a new baseball complex, aquaplex pool, and scenic park campground. Residents also play golf, tennis, or enjoy several miles of outdoor walking and biking on trails throughout the city and riverfront area.

In 2002 South Sioux City dedicated 2.9 miles of bikeway to Al Bengtson, city council member and advocate for development of a bicycle trail that now extends to 6.5 miles in South Sioux City while connecting to 17 miles of regional trails in Sioux City, Iowa, and North Sioux City, South Dakota. In addition to the 6.5 miles of Class I bike trails, the city has established 6 miles of bike paths on existing street right of way and have plans to extend the trail to Dakota City.

City of Dakota City

Dakota City and Dakota County were named after the Dacotah tribe of Indians, who were commonly called Sioux.

The Dakota City Land Company was organized in 1856 by Augustus Kountze to promote the growth and development of Dakota City. The founder of Dakota City was J.D.M. Crockwell, who, as an agent of the Dakota City Land Company, filed a plat of the town for record on September 20, 1856.

The town site of Dakota City was laid out nearly two miles long, east and west, with the eastern end of the town site ending on the bank of the Missouri River. Dakota City soon became a port of call by the many steamboats then plying the river. Its founders had visions of it becoming a large city which, by its location and rapid growth, they had every reason to expect. The main street of Dakota City was laid out east and west and was named Broadway. As the name would imply, the street was designed 150 feet wide. This is, no doubt, one of the widest main streets ever laid out in Nebraska.

The Presbyterians were the first denomination to hold divine worship in Dakota City in the spring of 1857. The Methodists organized here in June 1857. Rev. H. W. Kuhns, a missionary sent to

Dakota City Territory, preached the first Lutheran sermon at Dakota City in 1858.

For more than 15 years, the county records were scattered around in log cabins and rented houses. January 2, 1860, the county commissioners ordered that steps be taken for the building of a courthouse and jail, but the project failed because of insufficient funds. A special county election was held June 18, 1870, to vote on a proposition to bond the county for the erection of a \$15,000 courthouse, \$5,000 to be paid by Dakota City. There were 170 voters for and 165 against the bonds.

A two-story brick school house was erected in 1866 at a cost of \$4,500, and a frame building near it, which was used as a high school, was built in 1874. Prior to this time, in 1857, the first school was taught by Mrs. L. C. Packard. In 1892 bonds of \$4,000 were voted, and in the fall of that year

an elegant, frame, two-story building was completed.

The first opera house west of the Missouri River was located in a hotel in Dakota City. Traveling shows as well as local groups performed in the opera house.

Very early the river began cutting into the town site; in the early 1900s, one-third of the original town site had been taken by the river. A part of the present Sioux City Gateway Airport was, at one time, a part of the Dakota City town site. Down through the years, the cutting away of the land has had a very retarding effect upon the growth of Dakota City. With the building of the great dams on the Missouri River and the stabilizing of its banks, the river is now controlled and the destruction has been stopped.



City Entrance Signs

ECONOMIC DEVELOPMENT

MANUFACTURERS

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Adcraft Screen Printing 1953	Screen printed graphics, vehicle identification, decals, signs & banners	National	12	12	None
Apex Tackle Corp. 1990	Fishing lures	National	7	5	None
BPI, Inc. 1995	Beef processing	National	156	43	UFCW
Boyer Valley Fertilizer, Inc. 1973	Chemicals & fertilizers	Regional	15 2 *	2	None
Broyhill, Inc. 1946	Agricultural, industrial sprayers & refuse trucks	International	28	6	None
Circle R 1972	Industrial side-dumping trailers	Regional	14 1 *	2	None
ConAgra Oat Processing 1989	Oat meal, whole oat flour & oatmeal flakes	International	32	6	Grain Millers
Elementis LTD, Inc. 1988	Chrome sulphate	Local	3	0	None
Gerkin Windows & Doors 1932	Windows & doors	Export	120	15	None
Lite Form 1986	Insulated concrete forms	International	13	12	None
Mallory USA, Inc. 1991	Snow brushes, squeegees, ice scrapers & plastic injection molding	International	9 1 *	23	None
Master Mix Feeds 1967	Poultry & livestock feeds	Regional	15 1 *	3	None

*Part-time and/or seasonal

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
McArthur Sheet Metal Works Inc. 1935	Metal fabrication	Regional	8	1	SMW
Pacific City Graphics 1985	Commercial printing	Regional	8 2 *	3	None
S & S Manufacturing 1991	Jacks, calf pullers, welding clamps, engine dollies & canopies	National	3	0	None
Sara Lee Bakery Group 1926	Bakery products	National	99	36	BCW
Sioux City Foundry, Inc. 1871	Ductile gray iron foundry	National	100 6 *	8	None
Sioux Plating, Inc. 1957	Industrial plating, automobile & motorcycle parts	Regional	35 3 *	3	None
Siouxland Concrete Company 1905	Ready-mixed concrete, precast & prestressed concrete products	Regional	30 13 *	2	Teamsters
Star Printing & Publishing, Inc. 1909	Printing & publishing	Local	7 1 *	3	None
Torco Manufacturing 1980	Starters, alternators & generators	Regional	7	1	None
Tyson Fresh Meats (formerly IBP) 1960	Beef slaughter & processing	International	3,481	1,775	UFCW

MAJOR NONMANUFACTURING EMPLOYERS (employing 70 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
City of South Sioux City	Government	69 60 *	18	AFSCME
City Schools	Education	74	400	NSEA

*Part-time and/or seasonal

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Dakota County	Government	46	41	CWA & AFLCIO
Great West Casualty Co./ Joe Morten & Son, Inc.	Insurance	170	223	None
Marina Inn	Motel/restaurant	150 total		None
Phillips Kiln	Industrial rotary equipment repair	106 40 *	7	None

OTHER MAJOR AREA EMPLOYERS (employing over 100)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employment</u>	<u>Union</u>
Sioux City, Iowa, 2 miles			
Aalfs Manufacturing	Clothing	65	None
American Popcorn Co.	Popcorn processing	150	None
Belle of Sioux City Riverboat	Gambling/recreation	400	Yes
Blue Cross/Blue Shield	Insurance	75	None
Bomgaars	Retail	124	None
Boys & Girls Home Family Services	Social services	707	None
Briar Cliff University	Education	150	None
Chesterman Company	Carbonated beverages	180	None
City of Sioux City	Government	780	7 unions
Countryside Retirement Home	Nursing home	109	None
Cub Foods	Grocery	98	None
Fareway Stores	Grocery	76	None
First Federal Savings Bank	Banking	250	None
Gateway 2000	Computers	2,400	None
Grandview Health Res.-Clinic	Medical	75	None
Hardees	Fast foods	118	None
Hy-Vee (3 stores)	Grocery	867	None
Indian Hills Nursing Rehabilitation	Care home	120	None
Interbake Foods	Food processing	450	Yes
Jensen Irving Co.	Construction	150	None
Kind & Knox Gelatin, Inc.	Gelatin	260	Yes
W. A. Klinger, Inc.	Commercial construction	150	Yes

*Part-time and/or seasonal

<u>Employer</u>	<u>Type of Activity</u>	<u>Employment</u>	<u>Union</u>
Knoepfler Chevrolet	Car sales	100	None
Matney's Nursing Homes	Nursing home	90	None
McCracken Concrete Pipe Mach. Co.	Concrete pipe	120	None
McDonald's of Siouxland	Fast foods	375	None
MCI Services Marketing	Telemarketing	1,300	None
Mercy Medical Center	Medical	2,060	Yes
Metz Baking Company	Baked goods	290	Yes
Mid-Step Services	Business forms printing	380	Yes
Morningside College	Education	260	None
John Morrell & Co.	Pork processing & packing	1,400	Yes
J.C. Penney Co., Inc.	Retail store	130	None
Palmer Candy	Food processing	65	None
Prince Manufacturing	Hydraulic pumps, motors, valves, breathers & cylinders	425	Yes
Sears	Retail store	225	None
Security National Bank	Banking	175	None
Sioux City Brick & Tile	Brick	240	Yes
Sioux City Community School	Education	1,800	Teachers
Sioux City Convention Center	Conventions	223	Yes
Sioux City Journal	Newspaper & typesetting	165	Yes
Sioux City Foundry Co.	Iron castings & structural steel fabrication	108	Yes
St. Lukes Regional Medical Center	Medical	1,800	None
Stone Container Corp.	Corrugated containers	280	Yes
Sunrise Retirement Community	Nursing home	160	None
Terra Industries Inc.	Chemicals	170	None
U.S. Postal Service	Postal services	300	Yes
Wal-Mart Stores	Retail discount store	396	None
Wells' Blue Bunny	Food processing	1,500	None
Western Hills AEA	Education	222	Yes
Western Iowa Tech Community College	Education	330	Yes
Wilson Trailer	Semitrailers	750	Yes
Woodbury County	Government	412	Yes

ECONOMIC DEVELOPMENT ORGANIZATIONS

The cities of South Sioux City and Dakota City, Dakota County, Siouxland Initiative, Siouxland Economic Development Corporation, the South Sioux City Area Chamber of Commerce, Dakota City Economic Development Committee, and the Cardinal Development, Inc., work together for industrial development in the Siouxland area.

Cardinal Development, Inc., is a nonprofit corporation supported by pledges from area investors. Their mission is to stimulate quality community, residential, and economic development in Dakota County.

The city of South Sioux City approved, by ordinance, creation of the Community Development Agency (CDA) on August 24, 1982. CDA is a nonprofit organization with five members and is funded through the city government. CDA manages three Tax Increment Financing Districts, approves and oversees loan activity, and facilitates land and project development.

The economic base in Siouxland, the location of two Fortune 500 companies (ConAgra, Sara Lee, Tyson Fresh Meats, and Gateway), continues to expand and diversify with growth in plastics, ag equipment, insurance, medical treatment, printing, and value-added food processing. These include Great West Casualty (insurance); Grandview Health Resources, Inc. (medical); Boys & Girls

Family Services (treatment); Tyson Fresh Meats (food processing); Mallory USA (plastics); Adcraft (printing); Sara Lee (food processing); and Broyhill Manufacturing (ag equipment). ConAgra, another Fortune 500 company, operates a facility in South Sioux City through its Central Soya, Inc., subsidiary.

New industries or expansions in the past few years include: BPI, Inc., expansion in 2002; Lite Form International relocation in 1999; Sara Lee Bakery Group expansion in 2002; Pacific City Graphics relocation in 2000; and Siouxland Concrete relocation in 2002.

A 10,780 square foot technology building opened in 2003 providing an exciting opportunity for new and expanding technology businesses. Local partners in the project included city of South Sioux City, CDA, Siouxland Initiative, and Cardinal Development. Great West Casualty has leased 7,800 square feet, leaving 2,980 square feet available.

Approximately 270.5 acres of land in and adjacent to South Sioux City/Dakota City are zoned for industry with prices ranging from \$10,000 to \$30,000 per acre.

INDUSTRIAL SITES AVAILABLE

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



New Technology Building in Westside Technical Business Park



Adcraft Screen Printing



Boyer Valley Fertilizer, Inc.



Circle R



ConAgra Oat Processing



Gerkin Windows & Doors New Building



Mallory USA, Inc.



McArthur Sheet Metal Works, Inc.



Pacific City Graphics



Sara Lee Bakery Group



Sioux City Foundry, Inc.



Sioux Plating, Inc.



Siouxland Concrete Company



Dakota Cold Storage



Great West Casualty Company/Joe Morton & Sons, Inc.



Marina Inn, Terrace Level



Phillips Kiln

LABOR

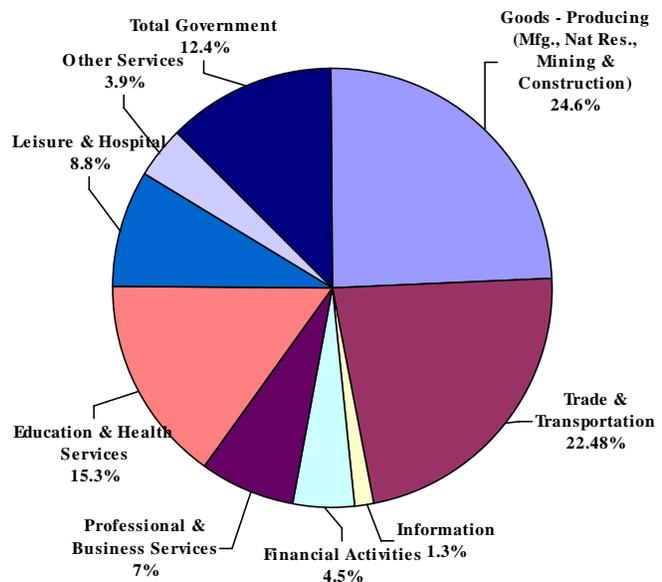
LABOR SUPPLY

- A. South Sioux City/Dakota City is included in the Sioux City Metropolitan Statistical Area (SMSA). Below are labor market statistics for Dakota County, Nebraska, and the Sioux City Metropolitan Area (eight-month average, January through August 2003):

	<u>Dakota County</u>	<u>Sioux City MSA</u>
<u>Nonfarm Employment (wage and salary workers)</u>		
Goods-Producing (manufacturing, natural resources, mining & constr.)	7,275	15,700
Trade, Transportation, Warehousing, Utilities	1,747	14,300
Information & Financial Activities	(D)	3,700
Professional & Business Services	347	4,500
Education & Health Services	695	9,800
Leisure & Hospitality	626	5,600
Other Services	308	2,500
Government	1,080	7,900
TOTAL NONFARM WAGE AND SALARY WORKERS	12,968	63,900
Farm Employment	332	1,860
TOTAL EMPLOYMENT	10,401	62,800
B. Commuting Out of County	5,090	N/A
C. Unemployment (4.5% in Dakota County and 4.6% in SMA)	495	3,100
TOTAL LABOR FORCE	10,895	65,900
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 in the metro area	1,698	
E. Estimated number of county high school graduates annually	223	
TOTAL POTENTIAL LABOR SUPPLY (B, C, D & E)	7,506	

* Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2000
 D - Data not available because of disclosure suppression.
 South Sioux City/Dakota City is willing to conduct a labor survey for a perspective business.

**NONFARM WAGE & SALARY EMPLOYMENT
 SIOUX CITY METROPOLITAN
 STATISTICAL AREA
 8-MONTH AVERAGE,
 JANUARY THROUGH AUGUST, 2003**

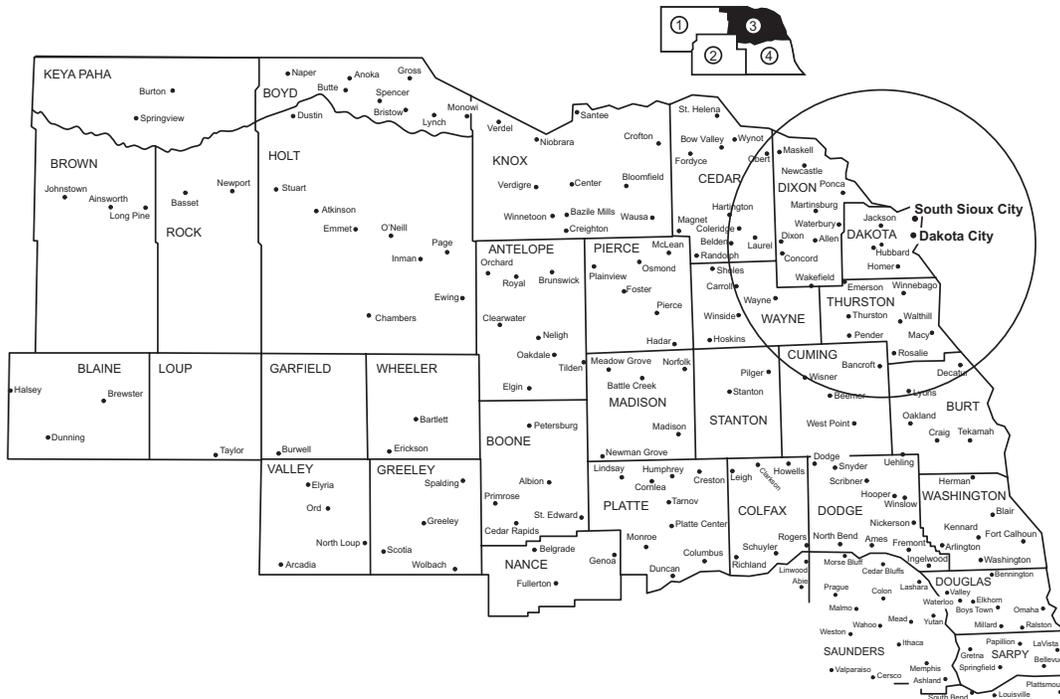


Location	2000 POPULATION DATA					Median Household Effective Buying Income (2002)
	Density/ Sq. Mile	% 65 Yrs & Over	Median Age	% High School Graduate or Higher	% Bachelor's Degree or Higher	
Dakota Co.	76.7	9.9	31.4	73.5	12.4	\$34,150
Nebraska	22.3	13.6	35.3	86.6	23.7	\$35,807
U.S.	79.6	12.4	35.9	84.0	26.0	\$38,035

Dakota County had 9,144 eligible voters in 2000; 70.3 percent voted in the national election compared to 65.2 percent in Nebraska.

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

LABOR POTENTIAL IN THE SOUTH SIOUX CITY/DAKOTA CITY AREA



POPULATION DATA — 2000 U.S. Census

South Sioux City	—	11,925				
Dakota City	—	1,821				
Dakota County	—	20,253	Ages	Male	Female	
				18–24	955	903
				25–44	2,756	2,676
			45–54	1,259	1,244	
30-Mile Radius	—	172,983 (2002 est.)				

The Siouxland labor market draws workers from counties in Iowa, Nebraska, and South Dakota.

County	Labor Force	Employed	Unemployed
Iowa			
Woodbury	55,000	52,400	2,600
Plymouth	14,790	14,300	490
Monona	4,650	4,410	250
Sioux	19,270	18,690	580
Cherokee	6,950	6,680	270
Iowa Totals	100,660	96,480	4,190
Nebraska			
Burt	3,647	3,421	226
Cedar	5,056	4,907	149
Dakota	10,895	10,401	495
Dixon	2,721	2,611	111
Thurston	2,883	2,612	271
Wayne	6,249	6,040	210
Nebraska Totals	31,451	29,992	1,462
South Dakota			
Clay	7,546	7,435	111
Union	6,850	6,543	307
South Dakota Totals	14,396	13,978	418
Area Totals MSA	146,507	140,450	6,070

Source: Iowa, Nebraska, and South Dakota Departments of Labor, eight-month averages (January through August 2003)

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 South Sioux City/Dakota City:

Company	Union
BPI	UFCW
City, County & State	American Federation of State County and Municipal Employees
City Schools	Nebraska State Education Association
ConAgra Oat Processing	Grain Millers
McArthur Sheet Metal Works Company	Sheet Metal Workers' International Association
Sara Lee Bakery Products	Bakery and Confectionary Workers' International Union of America
Siouxland Concrete Company	Teamsters
Tyson Fresh Meats	United Food and Commercial Workers

It is estimated that 10.4 percent of the total nonagricultural labor force in the South Sioux City/Dakota City area is unionized. Employees at McArthur Sheet Metal Works affiliated with Sheet Metal Workers union struck for two months in 2000. There have been no other strikes in South Sioux City/Dakota City during the last five years.

SIouxLAND WAGES

Occupation Title	Hourly Wage (\$)		
	10th Percentile	Median	90th Percentile
Professional			
Accountants & Auditors	12.74	18.71	28.54
Engineers			
Civil Engineers	15.88	27.99	41.13
Electrical Engineers*	20.34	27.48	35.56
Industrial Engineers*	16.56	24.53	34.78
Mechanical Engineers	16.69	24.06	41.03
Computer Programmers	11.34	22.21	32.12
Systems Analysts	17.89	27.27	41.00
Registered Nurses	14.31	18.60	25.61
Retail			
Hotel Desk Clerks	7.25	8.15	9.35
Retail Salespersons	5.86	7.79	16.48
Truck Drivers-Light or Delivery Services	6.81	11.62	24.47
Driver/Sales Workers	6.78	10.88	16.63
Stock Clerks & Order Fillers	5.76	7.89	15.61
Shipping, Receiving & Traffic Clerks	6.90	9.88	13.48
Clerical			
Bookkeeping, Accounting & Auditing Clerks	7.87	11.13	15.51
Customer Service Representatives*	6.41	8.96	12.89
Data Entry Keyers	7.38	9.33	11.19
Secretaries, excl. Legal & Medical	6.92	9.97	13.92
General Office Clerks	6.13	9.49	13.30
Receptionists & Information Clerks	7.17	9.29	12.29
Telemarketers**	6.43	8.56	12.49
Unskilled			
Laborers & Freight, Stock & Material Movers, Hand	6.96	9.51	14.26
Hand Packers & Packagers	6.09	8.86	11.11
Assemblers/Fabricators, excl. Mach./Elec./Prec.*	7.66	10.85	13.83
Nursing Aides, Orderlies & Attendants	7.98	9.83	11.32
Semi-Skilled			
Industrial Truck & Tractor Operators	8.82	11.04	14.81
Truck Drivers, Heavy or Tractor Trailer	10.10	15.12	21.92
Maintenance Workers, Machinery	6.24	15.10	22.53

* Wage information taken from Northeast Nebraska (www.dol.state.ne.us/lmi.wages)

** Wage information from Nebraska statewide

Occupation Title	Hourly Wage (\$)		
	10th Percentile	Median	90th Percentile
Machine Operators			
Lathe & Turning Machine Tool Setters**	9.46	12.23	20.15
Drilling/Boring Machine Tool Setters*	10.80	13.76	17.22
Milling & Planing Machine Setters**	10.12	13.71	25.72
Grinding, Lapping & Buffing Mach. Oper.	8.55	12.01	13.82
Cutting & Slicing Machine Operators**	9.21	13.24	19.03
Cutting, Punching & Press	9.13	12.00	14.85
Multiple Machine Tool Setters**	10.26	12.83	15.32
Skilled			
Automotive Mechanics	6.93	11.68	21.57
Electricians	11.19	21.58	27.31
Industrial Maintenance Mechanics*	11.00	13.67	17.48
Machinists	10.20	14.16	18.37
Tool & Die Makers*	14.28	16.60	23.75
Welders, Cutters, Solderers & Brazers	9.66	12.42	19.53
Welding, Soldering & Brazing Machine Operators**	11.34	13.87	17.64
Technical			
Electrical/Electronic Technicians	15.44	19.42	28.24
Medical & Clinical Laboratory Technicians	14.03	19.07	22.89
Computer Operators	7.62	11.18	16.29

* Wage information taken from Northeast Nebraska

** Wage information from Nebraska statewide

Source: Nebraska and Iowa Workforce Department, Occupational Employment Statistics Program, 4th Quarter 2002, Sioux City MSA. Data were developed from the 2001 OES Wage Survey and updated in 2002 using the Employment Cost Index. www.dol.state.ne.us/lmi wage and www.iowaworkforce.org.

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

FRINGE BENEFITS

Local industries estimate fringe benefits to range from 29 percent to 33 percent of wages.



Bridgeview Flower Garden



South Sioux City Community Arboretum

TRANSPORTATION

RAILROADS

The South Sioux City/Dakota City area is served with main line freight service by the Burlington Northern Santa Fe Railroad with 12 freight trains daily as well as the Union Pacific Railroad. Switching is done day and night by the Siouxland switch crews.

Railroad mileage to major cities:

Destination	Mileage
Omaha	134
Chicago	607
Dallas	871
Denver	608
Detroit	927
Kansas City	306
Los Angeles	1,972
Minneapolis	316
New York	1,281
St. Louis	599
San Francisco	2,006

Amtrak provides Omaha, Nebraska, 98 miles south of South Sioux City/Dakota City, with rail passenger service east to Chicago and west to Denver and San Francisco/Oakland. The Superliner features coach and first-class accommodations, dining car service, and checked baggage service from most cities. Travel time is 9 1/2 hours to Chicago and 40 hours to the West Coast. Amtrak has one train each way daily.

MOTOR

Highways

Motor freight and ground transportation in the Greater Sioux Cities tri-state area is facilitated by a well-developed highway system. Interstate 29 runs parallel to the Missouri River through the Greater Sioux Cities and connects with principal east-west routes. Interstate 29 intersects with dozens of federal and state highways, including U.S. Highways 20 and 77 and State Highways Iowa 12 and Nebraska 35, which serve the entire tri-state area. Interstate 80 is 80 miles south and Interstate 90 is 85 miles north of Siouxland.

Highway mileage to major cities:

Destination	Mileage
Omaha	98
Lincoln	153
Chicago	534
Dallas	816
Denver	634
Detroit	801
Kansas City	278
Los Angeles	1,648
Minneapolis	357
New York	1,308
St. Louis	530
San Francisco	1,763
Sioux City	2

Trucklines

Local interstate truck companies:

Nearest Terminal/ Company	Trucks Daily
Dakota City	
Monckton Trucking	10
Rod Kraemer Trucking	10
South Sioux City	
Clark Bros. Transfer	15
Hirschbach Motor Lines	20
K & B Transportation	10
Supreme Carriers	14

Sixty-four motor freight carriers (48 interstate and 16 intrastate) serve Siouxland. There are 31 local terminals in Siouxland.

Bus Lines

Through bus service is provided in Siouxland by Greyhound Bus Lines, Arrow Stage Lines, and Crusader Coach Lines. Bus parcel service is available.

Sioux City Transit System operates 27 buses, providing mass transit in Sioux City, Iowa; South Sioux City, Nebraska; and North Sioux City, South Dakota.

Taxi

Two taxi cab companies serve the Siouxland area with a total of 50 radio-equipped cabs. Siouxland Paramedic Specialty Services provides transportation for the handicapped with four regular vans and 16 vehicles with wheel chair accessibility.

AIR

The Sioux Gateway Airport in Sioux City, Iowa, is the major metropolitan airport serving the tri-state area. Conveniently located adjacent to Interstate 29, it is a Class A, all-weather commercial airport situated seven miles south of the business district and is easily accessible from all points in the tri-state area.

Airline serving Siouxland:

<u>Airline</u>	<u>Flights Daily</u>	<u>Destination</u>
Northwest	7	Minneapolis

The Sioux Gateway Airport has two paved and lighted runways (6,599 feet and 9,002 feet), hangars, fuel, maintenance, storage, training, cargo, ticket counters, car agency counters, dining area, and baggage claim facilities. A full service fixed based operator with hangars and service is available for all types of corporate aircraft. The FBO can also meet any charter aircraft needs. There are 100 to 150 private planes hangared there; three are available for charter. The elevation at the airport is 1,100 feet, the latitude is 42°27'25"N, and the longitude is 96°28'35"W.

The nearest air field for private planes is Martin's Field, located two miles west of South Sioux City/Dakota City. Martin's Field has two runways (one 3,323-foot paved and lighted and a 1,950-foot turf runway), hangars, and fuel. There are 28 private planes hangared there; none are available for charter. The elevation at the airport is 1,100 feet, the latitude is 42°27'25"N, and the longitude is 96°28'35"W.

WATER

Barge service is available at 19 barge terminals on the Missouri River in Nebraska. Siouxland is the northern most point of navigation on the Missouri River. These river ports are navigable approximately eight months per year. The U.S. Army Corps of Engineers maintains a 9-foot deep, 300-foot wide channel for 735 navigable miles from Sioux City to the mouth of the Missouri River. Commodities transported by towing companies are alfalfa pellets, cement, concrete forms, distillers' dried grain, feed, feed ingredients, fertilizer, grain, machinery, molasses, newsprint, nitrogen fertilizer solution, propylene glycol, rock-aggregate, salt, steel, and twine.

PIPELINE

Williams Pipeline has a terminal in Sioux City.



K & B Transportation

UTILITIES

ELECTRICITY

City of South Sioux City

The South Sioux City municipal electrical system is owned and managed by the city. Nebraska Public Power District (NPPD) operates and distributes electricity in the city through an Operation & Maintenance partnership with the city and NPPD. South Sioux City is provided with 69,000-volt power supplied by NPPD's substation located four and one-half miles southwest of the city. This system allows the city to be served with reliable and redundant two-way feed to the city's seven distribution substations. The distribution substations have a total transformer capacity of approximately 55,000 kVA. A 230,000-volt line from the United States Bureau of Reclamation substation at Hinton, Iowa, a 230,000-volt line from Norfolk, Nebraska, and two 115,000-volt lines, one from the south and one from the west, supply power for the NPPD substation. The present capacity of the NPPD substation is 98,000 kVA. The lines furnishing power are a part of the NPPD statewide grid system. The distribution electrical system is operated at 12,470 kV and covers seven square miles. Seven substations located throughout the city supply this system. Eighty percent of the electrical system is underground, improving reliability and reducing storm and animal-caused outages.

ELECTRIC RATES—City of South Sioux City
(effective 1/1/04)

Residential (all electric):

Monthly Service Charge: \$10.80	
Summer	Winter
\$0.0736	\$0.0736
per kWh for the first 1,000 kWh used per month	
\$0.0526	\$0.0526
per kWh for all additional use	
Minimum Bill: Monthly Service Charge	

Residential:

Monthly Service Charge: \$10.80	
Summer	Winter
\$0.0940	\$0.0745
per kWh for the first 1,000 kWh used per month	
\$0.0511	\$0.0316
per kWh for all additional use	
Minimum Bill: Monthly Service Charge	

Commercial (all electric):

Monthly Service Charge:	
Single Phase	\$ 15.50 per month
Three Phase	\$ 30.90 per month
Summer	Winter
\$0.1137	\$0.1091
per kWh for the first 1,000 kWh used per month	
\$0.0705	\$0.0457
per kWh for all additional use	
Minimum Bill: Monthly Service Charge	

Commercial & Industrial:

Monthly Service Charge:	
Single Phase	\$ 15.50 per month
Three Phase	\$ 30.90 per month
\$0.1036	per kWh for the first 1,000 kWh used per month
\$0.0826	per kWh for the next 9,000 kWh used per month
\$0.0210	per kWh for all additional use
Demand Charge: \$12.70 per kW over 50 kW	
Minimum Bill: Monthly Service Charge	

The city of South Sioux City maintains affordable rates for businesses by offering electrical load control management, remote meter reading, and aggregated natural gas purchasing for heating. The community also plans for Intelligent Traffic Systems (ITS) and security monitoring.

Prospective commercial/industrial customers should contact Lance Hedquist, city administrator, South Sioux City, (402) 494-7517, email lhedquist@southsiouxcity.org, for further information regarding electric rates and service.

City of Dakota City

Nebraska Public Power District (NPPD) retails electricity to the city of Dakota City. Dakota City has a 10 MVA, 69/12.5 kV transformer serving city

load and three 10 MVA, 69/12.5 kV transformers serving Tyson and the surrounding area. A ring bus provides a two-way feed to any area of the city. The system is tied into the statewide grid system by means of two 230,000-volt lines and two 115,000-volt lines.

ELECTRIC RATES—NPPD (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 Wh 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 several off-peak and curtailable service rates available to qualifying customers.

Sample Cost per kWh:

Load Factor %	kW	kWh	Customer Billed
			¢/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):			
Season	On-Peak	Mid-Peak	Off-Peak
Summer	4.77¢	3.78¢	3.03¢
Winter	2.57¢	2.06¢	1.48¢
Spring/Fall	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 %	kW	kWh	Customer Billed
			¢/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 NPPD, (877) ASK-NPPD or (877) 275-6773, www.nppd.com, for further information regarding electric rates and service.

The Northeast Nebraska Rural Public Power District, a wholesale power customer of NPPD, serves the rural area surrounding South Sioux City/Dakota City. For information regarding electrical services in the Northeast Nebraska Rural Public Power District service area, contact Mark Shults, manager, Wayne, Nebraska, (402) 375-1360.

NATURAL GAS

The cities of Dakota City and South Sioux City have a gas aggregation agreement with

MidAmerican Energy. Northern Natural Gas Company (Dynergy) is the pipeline supplier.

The pressure of the four-inch pipeline serving the communities is 50 pounds. Natural gas is available for residential and commercial uses. A firm supply of gas for industrial uses is negotiable dependent upon volume and end-use requirements.

NATURAL GAS RATES (effective 12/1/96)

Small Volume Firm:

Service Charge: \$ 9.10 per meter
First 250 therms @ \$0.10618 per therm
Balance @ \$0.09144 per therm
Minimum Bill: Service Charge

This rate is subject to application of BTU adjustment clause, cost of purchased gas adjustment clause 1, and tax adjustment clause.

Medium Volume Firm:

Service Charge: \$100.35 per meter
Non-gas Commodity Charge \$ 0.04352 per therm
Minimum Bill: Service Charge

This rate is subject to application of BTU adjustment clause, cost of purchased gas adjustment clause 1, and tax adjustment clause.

Large Volume Firm:

Service Charge: \$300.35 per meter
Non-gas Commodity Charge
\$0.03585 per therm
For gas delivered in excess of Daily Contract Demand volumes, the rate specified in the applicable interruptible rate covering such volumes.
Minimum Bill: The Service Charge plus the Demand Commodity Charge

This rate is subject to application of BTU adjustment clause, cost of purchased gas adjustment clause 2, and tax adjustment clause.

Small Volume Interruptible:

Optional off-peak firm service rider available to small volume interruptible customers.

Service Charge: \$100.35 per meter
Non-gas Commodity Charge @ \$0.01420 per therm
Minimum Bill: The Service Charge plus Commodity Charge

This rate is subject to application of BTU adjustment clause, cost of purchased gas adjustment clause 3, and tax adjustment clause.

Large Volume Interruptible:

Optional off-peak firm service rider available to small volume interruptible customers.

Service Charge: \$300.35 per meter
Non-gas Commodity Charge @ \$0.01069 per therm
Minimum Bill: The Service Charge plus Commodity Charge

This rate is subject to application of BTU adjustment clause, cost of purchased gas adjustment clause 3, and tax adjustment clause.

Prospective industrial customers should contact Lance Hedquist, city administrator, South Sioux City, Nebraska, (402) 494-7517, city administrator, Dakota City, Nebraska, (402) 987-3448 for further information regarding gas rates and service.

OTHER FUELS

LP Gas

Propane gas is available for residential, commercial, and industrial purposes at Northern Propane Company and Ferrell Gas.

Oil

Oil is available for residential, commercial, and industrial purposes at Farmers Co-Op in South Sioux City and Smith Amoco Tankwagon in Salix, Iowa.

WATER

City of South Sioux City

The water system in South Sioux City is municipally owned and operated. This groundwater system is supplied by five wells which have an average depth of 154 feet. The system, which serves 99 percent of the population, has a combined maximum pumping capacity of 4,700 gallons per minute and an overhead storage capacity of 1,000,000 gallons. The average daily demand is 2,250,000 gallons and the historic peak daily demand is 4,750,000 gallons. The system has a maximum capacity of 4.4 million gallons per day.

The system has two water treatment plants which have a combined peak daily capacity of 4,400,000 gallons of treated water. The Riverview Water Treatment Plant, built in 1984, is an iron and manganese removal plant with a design daily capacity of 3,320,000 gallons. The treatment process at this plant utilizes horizontal pressure filter vessels and includes aeration, flocculation, sedimentation, and filtration with post chlorination and fluoridation. The B Street Water Treatment Plant, built in 1956, is also an iron and manganese removal plant with a design daily capacity of 1,500,000 gallons. The treatment process at this plant utilizes rapid sand gravity filter and includes aeration, sedimentation, and filtration with post chlorination and fluoridation. The end product of these treatment facilities is water which is clear in color with a hardness of 480 to 500 parts per million. The average tap water temperature ranges from 55° in winter and 57° in summer.

South Sioux City has a storage capacity for 1,000,000 gallons, comprised of four 250,000-gallon tanks. The distribution system is comprised of 815 valves. There are 423 fire hydrants to ensure an adequate supply of water for fire protection. The system has a static pressure of 55 pounds per square inch and a residual pressure of approximately 40 pounds per square inch. This system supplies water in compliance with the Safe Drinking Water Act to 4,075 services in and around South Sioux City in 1995.

Chemical Analysis (in parts per million)

Hydrogen Ion Concentration	7.79
Calcium	104
Total Solids	603
Magnesium	30.0
Iron	.20
Nitrates	.4
Manganese	.02
Chlorides	18
Fluoride	.95
Sulfates	228
Total Alkalinity	270
Sodium	62.0
Total Hardness	500
Potassium	6.7

WATER RATES (effective 12/6/1994)

Water connection fee of \$265.00 is charged for a new 3/4" service connection.

Residential, Commercial & Industrial:

Base service charge:		
	<u>In Town</u>	<u>Out of Town</u>
3/4 in. meter	\$ 9.07	\$18.14
1 in. meter	\$ 9.07	\$18.14
1 1/2 in. meter	\$ 9.07	\$18.14
2 in. meter	\$17.23	\$34.46
3 in. meter	\$23.93	\$47.86
4 in. meter	\$26.73	\$53.46
6 in. meter	\$34.60	\$69.20
Usage charge:		
	<u>In Town</u>	<u>Out of Town</u>
	<u>--per 1,000 gallons--</u>	
First 20,000 gal.	\$1.13	\$2.26
Next 40,000 gal.	\$1.08	\$2.16
Next 40,000 gal.	\$0.91	\$1.82
Over 100,000 gal.	\$0.84	\$1.68

Planned improvements in the next five years include a new water line to Sioux City, Iowa, at a cost of \$500,000 through a DWSRF loan and miscellaneous other water lines at a cost of \$300,000 to be paid by general obligation bonds. Other improvements include general expense and maintenance at a cost of \$200,000 to be paid with general obligation bonds.

City of Dakota City

Dakota City has a municipal and county rural water system which is supplied by two wells with an average depth of 222 feet. The system, serving 100 percent of the community's population, has a combined pumping capacity of 530 gallons per minute, an overhead storage capacity of 300,000 gallons, and a 101,000-gallon clear well. The average daily demand is 700,000 gallons and the historic peak daily demand is 1,200,000 gallons. The system has a maximum capacity of 1,700,000 gallons per day. The static and residual pressures average 65 pounds per square inch.

Groundwater is available for industrial uses. A 200-foot well will produce 1,000 gallons of water per minute. There have been no appreciable changes in the water table.

The water treatment plant has a capacity of 1,728,000 gallons per day. The plant operation consists of hardness reduction and iron removal through rapid sand filters.

The color of the water is clear and the hardness, in parts per million, is 230. The average tap water temperature is 55° in both winter and in summer.

Chemical Analysis (in parts per million)

Hydrogen Ion Concentration	7.5
Calcium	160
Total Solids	0
Magnesium	0
Iron	.03
Nitrates	.09
Manganese	0
Chlorides	.24
Fluoride	.4
Sulfates	144 mg/l
Total Alkalinity	476
Sodium	50-61
Total Hardness	230
Potassium	0

WATER RATES (effective 5/1/96)

Residential:

<p>First 5,000 gal. or less per month @ \$12.00 Next 20,000 gal. @ \$1.35 per 1,000 gal. Next 25,000 gal. @ \$1.15 per 1,000 gal. Over 50,000 gal. @ \$0.70 per 1,000 gal. Minimum Bill: \$12.00 per month</p>

Commercial & Industrial:

By contract

Capital improvements made during the last two years include an aerator, filters, and high service pump. Future improvements will include a new control panel, tissue slacker, and chlorination system.

SEWERAGE

City of South Sioux City

The sewer system in South Sioux City is municipally owned and operated. There are separate sanitary and storm sewer systems. The storm system has pipes ranging in size from 6 inches to 60 inches which drain to the Missouri River. The sanitary system pumps sewage under the Missouri River by pipeline to the Sioux City Sewage Treatment Plant, which has a peak capacity of 30 million gallons per day (MGPD). This plant, with an average flow of 11.5 MGPD, provides both primary and secondary treatment of sewage. South Sioux City's average discharge to Sioux City is 1.5 MGPD and the historical peak flow is 2.5 MGPD.

The sanitary sewer collection system in South Sioux City is comprised of 12 lift stations and approximately 40 miles of sewer main ranging from 6 inches to 24 inches with approximately 850 manholes as access points to maintain the system. South Sioux City services 3,190 residential and 470 commercial customers.

SEWER-USE CHARGES (effective 1/1/04)

Residential:(based on winter usage)

<p>\$7.90 per month \$2.07 per 1,000 gal. of average water usage Minimum Bill: \$7.90 per month</p>
--

Commercial & Industrial (re-evaluated every quarter):

<p>\$15.80 per month \$4.14 per 1,000 gal. of water used per month Minimum Bill: \$15.80 per month</p>

Improvements made in the last two years include a new main to Sioux City at a cost of \$200,000. In addition the city makes annual improvements of approximately \$250,000 to maintain and operate their system.

City of Dakota City

Dakota City has a municipal sanitary sewerage system and a storm sewer system. The activated sludge treatment plant was built in 1976 and has a daily capacity of 200,000 gallons. The average daily flow is 98,000 gallons, and the historic peak daily discharge is 120,000 gallons.

SEWER-USE CHARGES (effective 5/1/96)

Sewer connection fee of \$35.00 is charged on new service.

Residential & Commercial (based on winter usage):

\$7.50 per month for the first 3,000 gallons (monthly average)
\$0.285 per 1,000 gallons per month
Minimum Bill: \$7.50 per month

Industrial:

By contract

Improvements made in the last two years include an aeration system, two blowers, and two influent pumps. These \$25,000 projects were funded by city funds.

SOLID WASTE DISPOSAL

City of South Sioux City

A publicly owned but privately operated waste collection service is provided for residential customers. Commercial and industrial customers are served by private haulers. The landfill is privately owned and has an estimated life of fifty years.

SOLID WASTE REMOVAL RATES (effective 1/27/03)

Residential:

\$12.50 per month with one city-owned container
\$ 1.50 for additional city-owned containers

All collection of rubbish, trash, or waste must be in city-owned containers. Grass will be removed in unlimited quantities in containers provided by the customer. No leaves, branches, etc., may be included with the grass.

Commercial & Industrial:

Negotiated with private hauler (includes curbside recycling)

City of Dakota City

Solid waste removal services for all residents of Dakota City are contracted by the city of Dakota City through a private firm. Commercial and industrial customers must contract for their own services. The disposal site is privately owned and has an estimated life of fifty years.

SOLID WASTE REMOVAL RATES (effective 8/1/00)

Residential:

\$10.65 per month (includes curbside recycling)

Commercial & Industrial:

By contract (includes curbside recycling)

RECYCLING

South Sioux City

South Sioux City has a weekly curbside collection program. Recyclables are hauled to the Siouxland regional recycling center.

Dakota City

Dakota City has a recycling program provided by a private service. Recyclables accepted include newspapers, glass, and plastic milk jugs. A box is provided with pickup once a week at each residence in the community.



New Single-Family Housing Development



New Condos



The Villas at Crystal Court



The Villas at Crystal Court II

COMMUNICATIONS

TECHNICAL INFRASTRUCTURE

South Sioux City has an aggressive technical infrastructure in place and ready for usage today. The city has invested in six miles of fiber with a dual ring structure encompassing the community including the industrial park.

The single mode fiber ring will allow built-in redundancy for assurance of data transmission. City staff has the technical expertise and the equipment to maintain the ring. The ring is constructed of 144 fibers each, with spurs reaching various points in the community.

The city can lease dark fiber from point to point within the community, allowing businesses to maintain separate facilities in various parts of the community. Wide Area Networking (WAN) can be provided as well as point-to-point connections. The city also maintains its own Internet Provider network, providing server and email functions for public and private entities.

The city fiber is also the backbone network for future development of high-speed data services, including Internet and voice over IP. Dual fiber-optic Sonet ring connections are available.

LOCAL AND LONG DISTANCE SERVICE

Qwest offers local phone services to the South Sioux City/Dakota City area. Phone service is offered by all major long distance service providers. Service is monitored on-site and is on a self-healing fiber ring. Dual feed is available from two separate switching offices. South Sioux City is a hardwire Point of Presence community. Local exchange carriers and diverse routing are available. FiberComm is also a competitive local exchange carrier providing service.

T1 and fractional T1 voice and data circuits are available through Qwest and McLeod. The city fiber ring can also provide T1 and fractional T1 lines to leasing parties.

INTERNET

The city has high speed internet access throughout the community.

The city also maintains their own digital connection to the Web. The South Sioux City schools offer a Cisco Academy to train high school juniors and seniors in computer networking. Wireless Internet access via digital cellular phone is available through Verizon, Sprint, and Cingular.

South Sioux City

Internet is available through several providers including Web Unwired, Cable One, McLeod, EverTek, and Avalon.

POST OFFICE

The post office in South Sioux City provides house-to-house delivery. South Sioux City and Dakota City each have one mail receipt daily and Dakota City has two mail dispatches daily. Postal receipts for the past five fiscal years:

Year	South Sioux City	Dakota City
2002	\$1,200,000	\$320,000
2001	\$1,200,000	N/A
2000	\$1,000,000	N/A
1999	\$1,237,000	N/A
1998	\$1,160,000	N/A

PACKAGE DELIVERY SERVICES

Overnight express service availability:

	Federal Express	UPS	Airborne
Latest Pick-up time	5:00 p.m.	7:00 p.m.	4:30 p.m.
Earliest Delivery	10:30 a.m.	8:30 a.m.	10:30 a.m.
Next Day Delivery Guarantee	Yes	Yes	Yes
Saturday Delivery Guarantee	Yes	Yes	Yes

	DHL	U.S. Post Office
Latest Pick-up time	3:00 p.m.	5:30 p.m.
Earliest Delivery	9:00 a.m.	9:15 a.m.
Next Day Delivery Guarantee	Yes	Yes
Saturday Delivery Guarantee	No	Yes

NEWSPAPER

The Dakota County Star is the local weekly newspaper with 3,000 subscribers. Other papers delivered daily (including Sundays) are the Sioux City Journal, Omaha World-Herald, and the Wall Street Journal.

RADIO

Siouxland area radio stations:

Call Letters	Frequency
KAYA	91.3 MHz
KWIT	90 MHz
KGLI	95.5 MHz
KSEZ	97.9 MHz
KMNS	620 KHz
KWSL	1470 KHz
KSCJ	1360 KHz
KTFC	1250 KHz
KTFC	103.3 MHz
KSUX	105.7 MHz
KKMA	99.5 MHz
KMSC	88.3 MHz
KSFT	107.1 MHz
KZSR	102.3 MHz

TELEVISION

Television stations serving the Siouxland area:

Call Letters	Channel	Location
KSIN	2	Vermillion, SD
KTIV	4	Sioux City, IA
KCAU	9	Sioux City, IA
KMEG	14	Sioux City, IA
KXNE	19	Norfolk, NE
KPTH	44	South Sioux City, NE
KUSD	2	Vermillion, SD

Cable TV is available on more than 150 channels including 40 basic, 38 premium, 58 extended basic, and more than 41 pay-per-view channels.

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES—CITIES OF SOUTH SIOUX CITY/DAKOTA CITY

All real property is required to be appraised 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.

City of South Sioux City	Actual Valuation		
	2001	2002	2003
Real Estate	\$342,543,422	\$350,192,861	\$383,878,725
Personal Property	44,391,142	38,451,956	49,694,069
Special (railroads & utilities)	6,738,691	7,047,987	6,505,940
TOTAL	\$393,673,255	\$395,692,804	\$440,078,734

City of Dakota City	Actual Valuation		
	2001	2002	2003
Real Estate	\$39,120,495	\$45,838,415	\$49,462,180
Personal Property	639,230	697,525	601,355
Special (railroads & utilities)	693,643	682,225	627,704
TOTAL	\$40,453,368	\$47,218,165	\$50,691,239

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

City of South Sioux City	2001	2002	2003
City	\$0.383634	\$0.383634	\$0.367694
County	.292000	.305321	.380714
School District	1.296800	1.292210	1.292162
Community College	.068508	.070000	.081123
Educational Service Unit	.018300	.018200	.018000
Natural Resource District	.030729	.030729	.030637
Agricultural Society	.015100	.012811	.012161
Historical Society	.002200	.002222	.002136
TOTAL	\$2.107271	\$2.115127	\$2.184627

City of Dakota City	2001	2002	2003
City	\$0.672300	\$0.656781	\$0.656425
County	.292000	.305321	.380714
School District	1.296800	1.292210	1.292162
Community College	.068508	.070000	.081123
Educational Service Unit	.018300	.018200	.018000
Natural Resource District	.030729	.030729	.030637
Agricultural Society	.015100	.012811	.012161
Historical Society	.002200	.002222	.002136
TOTAL	\$2.395937	\$2.388274	\$2.473358

The 2003 tax rates at the industrial sites outside the city limits of Dakota City and South Sioux City are \$1.816933 per \$100 of actual value. (Assuming South Sioux City School and Dakota Covington Fire District).

LOCAL BONDED INDEBTEDNESS

As of September 30, 2003

City of South Sioux City

City—Revenue Bonds	\$ 9,909,286
City—General Obligation Bonds	\$ 6,399,800

City of Dakota City

City—Revenue Bonds	\$ 115,000
City—General Obligation Bonds	\$ 545,000

As of June 30, 2003:

School District	\$ 19,135,000
County	\$ 2,605,000

CITY BOND ISSUES

City of South Sioux City

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
Revenue Bonds					
Combined Utility	05/28/96	\$ 385,000	\$ 100,000	5.04	11/15/04
Combined Utility	04/18/00	\$ 1,300,000	\$ 1,300,000	4.63	04/15/17
Combined Utility	08/17/00	\$ 267,732	\$ 267,732	3.00	12/15/06
Combined Utility	03/22/01	\$ 2,005,000	\$ 1,480,000	4.23	02/01/08
Combined Utility	11/08/01	\$ 2,600,000	\$ 2,500,000	4.16	11/01/11
Combined Utility	07/16/02	\$ 1,770,000	\$ 1,705,000	4.63	05/15/17
Combined Utility	03/27/03	\$ 773,125	\$ 773,125	3.0	12/15/15
Combined Utility	07/15/03	\$ 1,800,000	\$ 1,800,000	4.21	05/15/15
General Obligation Bonds					
Various Purpose	02/15/94	\$ 1,345,000	\$ 75,000	4.69	06/15/06
Fire Hall	01/15/97	\$ 300,000	\$ 155,000	4.94	12/15/05
Various Purpose	03/02/98	\$ 905,000	\$ 870,000	4.38	06/15/14
Various Purpose	02/15/00	\$ 1,685,000	\$ 1,685,000	5.84	02/15/10
Refunding	05/01/02	\$ 695,200	\$ 609,800	5.42	12/15/11
Library	10/28/02	\$ 2,800,000	\$ 2,800,000	4.11	8/15/18
Various Purpose	02/13/03	\$ 205,000	\$ 205,000	2.74	02/15/09

City of Dakota City

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/03	Interest Rate (%)	Date Due
Revenue Bonds					
Sewer & Water	9/13/01	\$ 115,000	\$ 115,000	3.60	09/01/03
General Obligation Bonds					
General	9/17/01	\$ 670,000	\$ 545,000	3.6-4.10	04/06

SCHOOL BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 6/30/03	Interest Rate (%)	Date Due
General Obligation	1/19/99	\$2,500,000	\$1,595,000	3.90-5.30	12/15/10
General Obligation	3/15/99	\$2,500,000	\$1,450,000	3.00-5.10	12/15/11
General Obligation	7/19/01	\$4,500,000	\$4,500,000	4.55-5.25	12/15/24
General Obligation	4/16/02	\$1,765,000	\$1,650,000	1.55-4.25	12/15/11
General Obligation	6/10/03	\$9,940,000	\$9,940,000	1.10-4.50	06/15/24

COUNTY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 6/30/03	Interest Rate (%)	Date Due
Highway Allocation Fund	4/15/02	\$ 2,735,000	\$ 2,605,000	3.60-4.25	05/01/08



Dakota County Courthouse



Municipal Building, City of South Sioux City



Municipal Building, City of Dakota City

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Dakota County has 14 precincts and is governed by five county commissioners elected at large by popular vote for four-year terms. The next election will be held in 2004. Dakota and Dixon counties belong to SIMPCO (Siouxland Interstate Metropolitan Planning Council) along with more than five Iowa counties and one South Dakota county. The 2002–03 actual budget for the county is \$8,304,578. Zoning classifications in Dakota County are:

- Agricultural
- Agricultural Residential
- Business
- Highway Service
- Light Manufacturing
- Heavy Manufacturing
- Special Mobile Home
- Special Airport Hazard
- Recreational Vehicle Parks
- Recreational

MUNICIPAL GOVERNMENT

City of South Sioux City

South Sioux City, a first-class city, has a mayor-council form of government with a city administrator. The 2002–03 budget for the city is \$27,706,942. Municipal officials are:

Title	Term of Office
Elected at Large	
Mayor	4 years
Council Members (8)	4 years
Appointed	
City Clerk	1 year
City Attorney	1 year
City Treasurer	1 year
City Administrator	Indefinite

City of Dakota City

Dakota City, a city of the second class, has a mayor-council form of government with a city

administrator. The next election will be held in 2004. The 2002–03 budget for the city is \$1,294,777.

Municipal officials are:

Title	Term of Office
Elected at Large	
Mayor	4 years
Council Members (4)	4 years
Appointed	
Administrator	1 year
Maintenance Superintendent	1 year
City Clerk/Treasurer	1 year
City Attorney	1 year

FIRE PROTECTION

City of South Sioux City

Fire protection is provided to the community by a 29-member volunteer fire department that also provides protection outside the city limits on a mutual-aid basis. The Dakota City fire district also provides fire and rescue protection in cooperation with the South Sioux City fire department.

South Sioux City has 2 fire stations and 410 fire hydrants. The fire insurance classification inside the corporate limits is 6; outside it is A-9. Annual expenditures for fire protection for 2002 were \$118,248.

Equipment in the South Sioux City fire department:

Year/Make	Description
1986 Ford	1,000 gal. per min.
1984 Ford	105 ft. aerial ladder truck
1988 Ford	Equipment truck
1989 Ford	1,000 gal. per min.
1994 GMC	Chief van
1934 Ford	Antique fire truck
1969 Ford	1,000 gal. per min.

Fire losses in South Sioux City for each of the last two years:

2002	\$919,050
2001	\$135,450

City of Dakota City

Fire protection is provided in Dakota City by a 20–25 member volunteer fire department. The department provides protection for areas outside the city limits by operating the Rural Fire Protection District’s equipment and by mutual aid agreements. Dakota City has 100 fire hydrants. The fire insurance classification inside the corporate limits is 7; outside it is 9. Average annual expenditures for fire protection in Dakota City for the past three years were \$20,000.

Equipment in the city/rural fire department:

Year/Make	Description
1989 GMC	1,000 gal. per min./ 1,200 gal. tanker
1987 Chevrolet	Equipment truck
1983 Chevrolet	250 gal. per min./ 1,000 gal.tanker
1978 Ford	250 gal. per min./ 1,000 gal. tanker
1996 GMC	250 gal. per min./ 1,000 gal. tanker
1998 GMC	250 gal. per min./ 1,500 gal. tanker
2000 GMC	250 gal. per min./ 1,500 gal. tanker

LAW ENFORCEMENT

The city/county law enforcement center was completed in South Sioux City in 1993 and houses the police, sheriff, state highway patrol, and E911 departments.

Crime rates per 1,000 population in 2001:

Dakota County	21.3
Sheriff’s Office	6.8
South Sioux City	31.4
Police Department	
Nebraska	42.4
U.S.	41.6

City of South Sioux City

The South Sioux City Police Department employs 27 full-time policemen, 2 support personnel, and 2 non-sworn community service officers. The department has fully equipped marked patrol vehicles, cameras, radar, photo fit composite, intoxilyzer, intoximeter sensors, in-car videos, five police patrol bicycles, equipment for criminal investigation and evidence gathering, two fully trained K-9 units, trained and equipped emergency entry team, and other standard equipment. Average annual expenditures for the past three years were \$1,512,221.

City of Dakota City

Police protection is provided in the community through a law enforcement contract with the Dakota County Sheriff’s Department. Forty additional hours of patrol are provided to the city through the contract.

Sheriff’s Department

The Dakota County Sheriff’s Department is staffed by 22 employees. The department has complete radio equipment including state patrol monitors, radar, TTY, MWAS, finger printing equipment, and photographic equipment. Regular patrol provides protection to existing industries by the Police and Sheriff’s Departments and in-grounds patrol to those businesses requesting such protection.

State Patrol

Troop B of the Nebraska State Patrol is headquartered in Norfolk, 75 miles, with an office in South Sioux City. Four patrolmen are stationed in South Sioux City/Dakota City.

STREETS

City of South Sioux City

South Sioux City has 80 miles of streets, 76 miles of which are hard-surfaced with concrete and asphalt overlays. Ninety-five percent of the streets have curbs and 80 percent have sidewalks. Special truck routes are designated inside the city.

Street maintenance program includes street sweeping, flushing, and snow removal. Routine street improvements totaling \$1,000,000 are completed each year.

City of Dakota City

Dakota City has 19.8 miles of streets, 11.45 miles of which are hard-surfaced with concrete, asphalt, and bituminous. A 10-ton single and 18-ton tandem axle load limit is applied on residential streets with special truck routes designated for local traffic. One hundred percent of the paved streets have curbs and 10 percent have sidewalks.

The street department is equipped to handle normal maintenance. Equipment includes a motor patrol (grader), two dump trucks, front-end loader, and flusher truck. The motor grader, dump trucks, and loader are equipped with snow plows. Street sweeping is done by a contractor.

BUILDING AND ZONING REGULATIONS

City of South Sioux City

The following codes are enforced in South Sioux City:

- 1994 Uniform Building Code
- 1994 Uniform Plumbing Code
- 1994 Uniform Mechanical Code
- 1996 BOCA Property Maintenance Code
- 1995 CABO 1 & 2 Family Dwelling Code
- NFPA 101 Life Safety Code
- 1999 National Electric Code

South Sioux City is divided into 16 zoning districts, designated as follows:

- AGT Agricultural Transitional District
- R 42R Rural Residential Subdivision
- R Zones Residential R-1, R-2, R-3,
 R-4, R-5
- C Zones Commercial C-1, C-2, C-3, C-4
- M Zones Manufacturing M-1, M-2,
 M-3, M-4
- PUD Planned Unit Development

City of Dakota City

The National Building, Electrical, Mechanical, and Plumbing Codes have been adopted as well as Nebraska Minimum Standards Housing Code.

Local zoning classifications are:

- A-1 Agricultural
- AGT Agricultural Transitional District
- R-1 Residential
- R-2 Residential
- C-1 Business
- I-1 Light Industrial
- I-2 Heavy Industrial

PLANNING

The South Sioux City Council appoints nine members to the South Sioux City Planning Commission. Members serve staggered three-year terms.

The Dakota City Planning Commission is composed of seven members. Each of the seven members serves a staggering three-year term.

The County Planning and Zoning Commission has eight members serving four-year staggering terms.

The Board of Adjustments has five members.

A Comprehensive Plan for Dakota County and South Sioux City, prepared by SIMPCO, was adopted in 1997. Revisions are planned in the near future. In 1999 the South Sioux City City Council adopted a new comprehensive map zoning code and zoning map which were prepared and presented by the Planning Commission.



City-County Law Enforcement Center



South Sioux City Fire Department

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

South Sioux City/Dakota City School System

Type of School	Number	Classrooms	Students	Teacher/ Pupil Ratio	Computer Pupil/Ratio
Elementary	6	98	1,802	1 to 17.4	1 to 3.1
Elementary*	1	9	150	1 to 15	1 to 9
Middle School	1	52	730	1 to 16.4	1 to 3.3
High School	1	74	911	1 to 15.6	1 to 2.6

* Catholic

School District No. 11 in Dakota County covers 22.5 square miles and has an actual valuation (2002–03) of \$555,228,785. This Class III system, Type K–5, 6–8, 9–12 district is accredited by the North Central Association and the Nebraska Department of Education. The 2002–2003 general fund budget was \$23,721,000, supporting a total enrollment of 3,326 students.

Capacity for growth exists at the elementary schools with enrollment targets at 23 students for grades K–1, 25 students for grades 2–4, and 27 students for grade 5. Enrollment capacity at the elementary level is approximately 1,800 students. The middle school, built in 1976, has enrollment capacity of approximately 850 students. Recent additions at the high school (grade 9–12) have increased capacity to approximately 1,000 students. The Board of Education recently approved a long-range construction plan to accommodate projected student enrollment growth that includes additions to existing schools and construction of new schools.

All schools in the district are interconnected with state-of-the-art communications including Internet access in every classroom. The richness and diversity of the curriculum reflect the commitment to continuous improvement in preparing students for the 21st century. Approximately 92 percent of the eighth grade students finish high school and 65 percent of graduating seniors pursue some type of post-high school education or training, including military training. Students achieve at levels above their peer group nationwide and at levels equal to or above their peer group within the state. Special

emphasis is placed on reading, writing, math, and science instruction. Seniors who took the ACT test (Class of 2002) scored above the national average with a composite score of 21. The school district also provides a comprehensive program for students with special needs with an emphasis on successful transition to the world of work during high school.

The school district enjoys mutually supportive relationships with the city, chamber of commerce, and local businesses. Parents and community members are supportive of the school district and indicate high levels of satisfaction with school programs and operations on local surveys.

Parochial School

St. Michaels School was established in 1949. Their mission is to promote Christian values, produce lifelong learners, and inspire tomorrow's leaders. The 2002–2003 enrollment was 155. The small class sizes and personal attention allows the principal and faculty to know each student by name. Along with personal attention, the students have use of innovative technology with the broad-band wireless network the school provides in every classroom. Average annual tuition is \$1,000 per student.

Educational Service Unit

South Sioux City/Dakota City is a member of Educational Service Unit 1, which is headquartered in Wakefield, Nebraska, and serves six counties. Services include visually handicapped programs,

physical therapy, severe/profound mentally handicapped programs, learning disability workshops, professional development, cooperative purchasing, and film library.

Community College

South Sioux City/Dakota City is part of the **Northeast Community College** (NECC) service area. The college, governed by an 11-member elected board, serves 20 counties in northeast Nebraska from the main campus in Norfolk, 75 miles southwest of South Sioux City/Dakota City, and through regional education centers located throughout the district, including the Cardinal Opportunity Center (COC) in South Sioux City. The COC boasts a beautiful computer lab.

Enrollment at Northeast Community College for 2002–2003 included 7,600 students taking credit courses and more than 19,000 students taking noncredit, continuing education classes.

Northeast offers more than 60 technical, vocational, business, and liberal arts programs preparing the student for immediate employment or transfer to a four-year college or university. In May 2003, the college awarded 681 diplomas and degrees. Ninety-nine percent of the graduates seeking employment find jobs soon after graduation.

About one-fourth of NECC graduates choose to continue their education, with most transferring to a four-year school. Statistics show that college transfer students from NECC do as well as, and usually better, than students who actually started at a four-year college.

The Business and Industry Division at NECC works with area industries, retail and service establishments, agriculture, and other agencies in planning employee development and training. The programs can be delivered on-site at the company or at the state-of-the-art facilities at Northeast. Training is arranged at any time of the day or evening to meet the organization’s special needs.

The Business and Industry Division served 127 employers and trained more than 6,800 employees through customized training,

workshops, and seminars in fiscal year 2002–2003. The division also worked with 28 communities on strategic planning and economic development initiatives. More than 60 individuals seeking to start or expand their business received assistance through this division.

The 205-acre main campus includes 16 buildings, including classroom, shop, and lab facilities; library/resource center; Student Center; an Activities Center with gym and theater; the Lifelong Learning Center; dormitory for students; and two apartment buildings for student living. The college is one of the best computer-equipped educational institutions in the state. Northeast also owns a 566-acre college farm with all facilities necessary for teaching farm operations. Construction is underway to build a new agriculture and technology center to open in the spring of 2004.

Northeast Community College 2002-2003 graduates from these selected programs:

Program	Degree/ Certificate	Conferred
Office Technology	AAS 1-yr. diploma	23
Computer Science/MIS	AAS	17
Electronics Tech. Network (CISCO)	AAS Certificate	11 10
Administrator General Studies	AAS	54
Academic Transfers		
Electromechanical	AAS	12

For more information on Northeast Community College, call (800) 348-9033 or visit the web site at www.northeastcollege.com.

The Lifelong Learning Center

The Lifelong Learning Center at Northeast Community College serves the business and professional community through a variety of uses. The 20,000-square foot educational wing includes two distance learning classrooms, a computer center for software training, and the conference center that can be divided into six rooms and accommodate up to 700 people. Full technology and food services are available to make the center



South Sioux City High School



Covington Elementary



Dakota City Elementary



E. N. Swett Elementary



St. Luke's Iowa Health Systems



Matney's Colonial Manor



Addition at Regency Square



Islamic Cultural Center

a highly desirable location for meetings, training activities, and conferences.

In addition to the associate degree and continuing education programs offered through Northeast Community College, the Lifelong Learning Center serves as a clearinghouse for education offerings from Wayne State College, the University of Nebraska, and other public and private institutions. Using state-of-the-art distance education technology and live instruction, nearly 20 bachelors, masters, and doctorate degrees are offered, including computer science and engineering, industrial management systems engineering, and two MBA programs.

For more information on the Lifelong Learning Center and its programs and facilities, call the facility's coordinator at (402) 844-7246.

Colleges

Briar Cliff University in Sioux City, five miles east of South Sioux City/Dakota City, offers four-year liberal arts and preprofessional curricula as well as continuing education for managers and professionals through evening and weekend programs.

Morningside College in Sioux City, Iowa, is a private, coeducational, liberal arts institution affiliated with the United Methodist Church. The college is located five miles east of South Sioux City/Dakota City. Morningside offers more than 40 majors leading to bachelor of arts or science degrees, and bachelor's degrees in nursing, music, and music education. It also offers a master of arts in teaching (MAT) degree and continuing education programs for managers and professionals.

Western Iowa Tech Community College in Sioux City, five miles east of South Sioux City/Dakota City, offers a two-year Associate of Arts degree as well as adult basic and continuing education opportunities. Tailored training programs are available to meet the requirements of individual businesses.

The **University of South Dakota**, 35 miles northwest of South Sioux City/Dakota City, offers an MBA program in Sioux City and North Sioux City in cooperation with Morningside College as well as a full range of programs in six colleges on the Vermillion, South Dakota campus.

Wayne State College (WSC), 40 miles southwest of South Sioux City/Dakota City in Wayne, Nebraska, serves approximately 3,300 students from throughout Nebraska and Iowa as well as more than 20 other states and 18 foreign countries. At the undergraduate level, WSC offers more than 60 nonteaching majors and minors plus 37 various teaching endorsements in four academic schools including: Arts and Humanities, Business and Technology, Education and Counseling, and Natural and Social Sciences. Masters degrees are also available in business and education.

Approximately 45 percent of undergraduates major in the arts and sciences, 26 percent in education, and 29 percent in business.

Founded in 1891, the college became a State College in 1909. The picturesque 128-acre campus serves as a state arboretum and features a walking/jogging trail, numerous indoor and outdoor recreation facilities, a renovated and expanded Student Center, state-of-the-art business building, and a new studio arts building.

Wayne State College Program	Undergraduate		Graduate	
	Majors	Degrees	Majors	Degrees
Art	50	10	—	—
Business	559	141	50	22
Chemistry	83	21	—	—
Computer Information Systems	79	13	—	—
Computer Science	41	8	—	—
Counselor Education	—	—	73	24
Criminal Justice	140	24	—	—
Curriculum & Instruction	—	—	50	23

Wayne State College Program	Undergraduate		Graduate	
	Majors	Degrees	Majors	Degrees
Early Childhood	53	—	—	—
Elementary Education	382	61	—	—
English	59	19	9	2
Exercise Science	88	35	12	—
Family & Consumer Sciences	52	13	—	—
Geography	22	6	—	—
German	—	1	—	—
Graphic Design	55	11	—	—
Health & PE	59	10	—	—
History	53	2	3	—
Human Service Counseling	87	34	—	—
Industrial Technology	83	23	3	—
Interdisciplinary Studies	3	—	—	1
Life Sciences	74	16	—	—
Mass Communications	62	21	—	—
Mathematics	51	17	5	1
Modern Language and Culture	5	—	—	—
Music	33	4	—	—
Natural Sciences	16	5	3	—
Physical Science	2	—	—	—
Political Science	28	6	—	—
Pre-Professional	100	—	—	—
Psychology	87	12	—	—
School Administration	—	—	83	16
Social Sciences	41	11	12	2
Sociology	35	14	—	—
Spanish	22	2	—	—
Special Education	60	8	6	1
Speech Communications	53	28	1	—
Sport Management/Leisure Services	65	17	23	14
Technology	8	2	—	—
Theatre	20	2	—	—
Undeclared	437	—	—	—

For more information contact Wayne State College at (800) 228-9972 or visit the website at www.wsc.edu.

The **Tri-State Graduate Center** is a consortium of colleges and universities in Iowa, Nebraska, and South Dakota. Its mission is to facilitate the delivery of graduate education to the residents of Siouxland by bringing graduate programs and other training opportunities to the immediate area so that graduate level training may be obtained without traveling to distant campuses. The Tri-State Graduate Center member academic institutions are Bellevue University, Briar Cliff University, Creighton University, Dakota State University, Drake

University, Iowa State University, Morningside College, South Dakota State University, University of Iowa, University of Nebraska-Lincoln, University of Nebraska at Omaha, University of Northern Iowa, University of South Dakota, Wayne State College, Area Education Agency 4, Western Hills, AEA 12, Northwest Iowa Community College, and Western Iowa Tech Community College. The Center offers more than 40 graduate degree programs and 201 graduate level courses in order to provide the opportunity for graduate education for non-traditional students. For more information on the Center, its programs and courses, call (712) 274-1277 or toll-free (800) 630-1160.

Other Schools

Colleges, universities, and community colleges frequently attended by South Sioux City/Dakota City high school graduates include:

Community/College or University	Mileage
Sioux City, IA Briar Cliff University Morningside College Western Iowa Tech Community College	5
Le Mars, IA Westmar College	25
Vermillion, SD University of South Dakota	35
Wayne, NE Wayne State College	40
Orange City, IA Northwestern College	45
Norfolk, NE Northeast Community College	75
Omaha, NE University of Nebraska at Omaha	95
Lincoln, NE University of Nebraska—Lincoln	125

CHURCHES

The Siouxland area is served by 102 protestant churches, 9 Catholic churches, 2 synagogues, and an Islamic center.

HEALTH CARE

Hospitals

Mercy Medical Center-Sioux City, a 480-bed tertiary care facility established in 1890, serves a tri-state, 33-county area at the intersection of Nebraska, Iowa, and South Dakota. It provides a complete continuum of preventive, primary, acute, and tertiary health care for more than 100,000 patients annually. Mercy Medical Center serves as a designated trauma center for the region and provides a vital, life saving link to rural areas via Mercy Air Care, the hospital's helicopter ambulance service. The medical center also provides a full range of comprehensive medical services including the Heart Center, a newly

constructed skilled care unit, CARF-accredited inpatient and outpatient rehabilitation, and the latest in family-centered obstetrics. Mercy Medical partners with other community healthcare providers to sponsor a regional cancer center, paramedic services, a blood bank, a federally funded community health center, a physician-hospital organization, a freestanding surgery center, and a variety of other health services. The hospital also manages three rural hospitals and a long-term care facility.

Mercy leads the region with four Centers of Excellence. Mercy Heart Center continues to achieve better than national norms for mortality, door-to-drug time, and door-to-dilation time. Mercy Trauma Center is a verified Level II trauma center by the American College of Surgeons and is one of only three in Iowa and the only Trauma Center within a 90-mile radius. Mercy's neurosciences, orthopedics, and rehabilitation services also lead in the region. Mercy was the first hospital in Iowa to use the Stealth, a new neurosurgical navigational device that takes up to 100 minutes off traditional procedures and reduces a patient's hospital stay by an average of three days. Mercy Pain Management Center uses a multidisciplinary team of board-certified physicians, physical therapists, pharmacists, and experts in massage and wellness to evaluate patients with chronic pain.

Mercy Medical Center is comprised of a hospital, a primary care clinic, network home health and hospice services, occupational health and behavioral health services, blood bank, community education and outreach, elder adult services (Silver Advantage Program, geriatric assessment clinic, and other chronic disease programs for persons 55 years of age and older), children-at-risk programs, and many other community health services.

St. Luke's Health System offers a comprehensive array of health and medical services and programs with more than 20 sites of care serving the healthcare needs of persons in Iowa, Nebraska, and South Dakota.

St. Luke's Regional Medical Center is a community-based 371-bed acute care hospital that includes a Level II Regional Neonatal Intensive Care Unit, 24-hour call center, Burn Trauma Unit,

surgery program, Center for Digestive Disorders, 24-hour state-designated poison center, Institute for Health Education for the public and healthcare professionals, St. Luke's College of Nursing and a school of Medical Technology.

St. Lukes's also operates a major occupational business health program, medical clinics, and several outpatient rehabilitation clinics.

Clinics

South Sioux City Mercy Medical Clinic is staffed by one physician and a physician assistant. This family practice clinic is a part of Mercy Medical Center-Sioux City.

St. Luke's Regional Medical Center has a clinic, St. Luke's Iowa Health Systems, in South Sioux City which specializes in occupational medicine, physical therapy, and family practice.

Rescue Squads

Dakota City has 8-10 Emergency Medical Technicians, two rescue units, and a rescue boat.

South Sioux City has 19 Emergency Medical Technicians, two rescue units, and one rescue boat.

NURSING HOMES

Regency Square in South Sioux City was constructed in 1962 with additions and renovations completed in 1973, 1978, and 2000. Regency Square has a total of 77 Medicare/Medicaid licensed beds in single and double rooms and 34 private assisted living suites. Licensed nurses are on duty 24 hours in this Medicare Skilled Rehab Facility.

The **Matney Colonial Manor** in South Sioux City was opened in May 1973. This skilled nursing facility has 89 beds including a 24-bed Alzheimers Special Care Unit. Registered nurses are on duty 24 hours a day in this accredited facility.

Ten additional nursing facilities located in Sioux City serve the Siouxland area.

LIBRARY

The **South Sioux City Public Library** (www.southsiouxcity.org/departments/library/intro.html) contains more than 35,000 items and has an average annual circulation of 60,000. The library collection includes books, magazines, videos, CD Roms, audio tapes, and large print materials. Patrons can also request materials through interlibrary loan. Access to the Internet and software programs is available on public access computers equipped with Spanish keyboards. The library provides preschool story hour, Spanish story hour, Lewis and Clark for Kids study group, book club for adults, and the summer reading program. It also takes part in the area Lewis and Clark group for adults. The library's outreach volunteers deliver materials to the elderly and disabled throughout the community.

Groundbreaking for a new state-of-the-art library took place in the summer of 2003 with the completion date of the facility slated for the fall of 2004. A large, inviting children's area, more than 25 computers, plenty of reading and study spaces, individual and group study rooms, a fireplace, aviary, and coffee shop are some of the amenities that will be part of the new facility. It will be a focal point in the Dakota Avenue renovation that will serve the library needs of the community for years to come.

The **Dakota City Public Library** contains 8,309 volumes and has an average annual circulation of 16,460. Internet is available to the public. Library activities include children's story hour, friends of library, library loan program, summer reading program, and summer film series.

RECREATION AND PARKS

The Greater Sioux Cities tri-state area provides a wealth of recreational opportunities for the sports and outdoor enthusiasts throughout four distinct seasons of the year. Everything from cross country skiing to square dancing to horseback riding to ice hockey is available in the tri-state area. There is also horse racing in season, NASCAR stock car



New Shelter at Odd Fellow's Park in Dakota City



Scenes from Cottonwood Cove Park in Dakota City



Parks in South Sioux City



Outdoor Swimming Pool



Indoor Swimming Pool



South Sioux City Marina



Missouri River Outlook



Jeffrey C. Dible Soccer Complex



Al Bengtson Recreational Trail



South Ridge Golf & Dome



Iron Horse Golf Course

racing, national championship caliber junior 'A' hockey, and nationally ranked men's college City, basketball (NCAA Div. 2 and NAIA Div. 2) along with a full range of high school spectator sports.

A combination of state, county, and city parks throughout the Greater Sioux Cities tri-state area, both within and outside its communities, provide unlimited opportunities for camping, boating, swimming, fishing, hiking, picnicking, baseball, softball, snowmobiling, and hunting. For the sports minded, the tri-state region offers a multitude of public and private golf courses, tennis courts, swimming pools, and athletic/health clubs with weight rooms and spas.

Sports facilities in the area include the new five-field Riverfront baseball/softball complex and the Jeff C. Dible 15-field soccer complex, all located in Scenic Park in South Sioux City. Facilities in Sioux City include the 8-field Riverside softball complex, the Diamond of Champions softball park, and Lewis & Clark Park—home to the Sioux City Explorers, a Class "A" minor league baseball team.

Nearly 60 city parks totaling more than 1,700 acres are available in Siouxland. Park facilities include shelters; picnic tables and grills; rowboats; canoes and paddleboats; hiking and jogging trails, including trails equipped for wheelchairs; playground equipment; baseball/softball diamonds; and soccer fields.

Larger park facilities include the 240-acre Bacon Creek Park, which has a 34-acre lake offering fishing, boating, hiking and fitness course; the 75-acre Crystal Cove in South Sioux City features a swimming beach, fitness center and jogging path; and the Stone State Park, a 1,100-acre park overlooking the tri-state area with complete camping and picnicking facilities.

Instruction and competition is provided in swimming, baseball, softball, soccer, football, basketball, volleyball, wrestling, tennis, ice hockey, and golf. Three private country clubs in addition to six public golf courses are located in the area.

In 2002 South Sioux city dedicated 2.9 miles of bikeway to Al Bengtson, city council member and advocate for development of a bicycle trail, that

now extends to 6.5 miles in South Sioux City while connecting to 17 miles of regional trails in Sioux City, Iowa, and North Sioux City, South Dakota. In addition to the 6.5 miles of Class I bike trails, the city has established 6 miles of bike paths on existing street right of way and have plans to extend the trail to Dakota city.

Cottonwood Cove, a 4.5-acre park, is located on the bank of the Missouri River in Dakota City. The park features a boat ramp, pavilion, and six rental spaces for camper or recreational vehicles.

The Immanuel Lutheran Church in Dakota City is listed in the National Register of Historic Places. The Greek revival structure, built in 1860, was the first Lutheran Church constructed in Nebraska.

Cultural Activities include the Sioux City Community Theatre, the Sioux City Symphony Orchestra, the Sioux City Museum, Sioux City Art Center, and the Dakota County Museum.

Annual Events

<u>Month</u>	<u>Event</u>	<u>Activites</u>
June	Wheelin Willies Car Show	Car show
June–Aug. & Nov.	O'Connor House	Museum & tours
July	Chevyfest	Car show
August	Mighty Mo Family Fun Festival	8K race, pancake breakfast, craft fair, open swim
August	Dakota Thurston County Fair	Animal displays, rodeo, tractor pulls, carnival
November	O'Connor House	Museum & tours

HOUSING

New Construction

There were 51 homes constructed in 2001 and 2002 in South Sioux City and Dakota City, and it is estimated that 32 new homes will be built in 2003. The average cost of new home construction is approximately \$100 per square foot. The average price of a home is \$102,640. Monthly rental for a home ranges from \$350 to \$700, with apartments

now extends to 6.5 miles in South Sioux City while connecting to 17 miles of regional trails in Sioux

Dakota City are owner occupied. Building permits issued for the last five years:

	South Sioux City	Dakota City
Multi-family houses	9 (45 units)	--
Single-unit houses	112	57

South Sioux City/Dakota City

As of May 2003:

Number of Homes on the Market

Single Family—	57
Townhouses—	2
Condominiums—	2

Avg Selling Prices (New and Existing)

Single Family Home	
3,500 sq. ft.—4 bedrooms	\$155,500
2,500 sq. ft.—3 bedrooms	\$ 78,500
1,000 sq. ft.—3 bedrooms	\$ 46,750
Townhouses	
1,500 sq. ft.—2 bedrooms	\$135,800

Rentals

Executive Style	
3,000 sq. ft.—3bedrooms	\$1,660
New 2 bedroom home	\$600 to \$900
Apartment Vacancy Rate	less than 10%

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

Less than \$100,000	9
\$100,001– \$150,000	1

Low-Cost, Retirement & Assisted Living

Name	No. of Units	Year Built	Type
Autumn Park Apartments	32	1980	Elderly
Canterberry Village	96	1969	Elderly & Family
Dakota House	20	1960s	Elderly
Forest Acres	21	1992	Independent Living
Heritage Apartments	18	1992	Elderly
North Park Senior Living Community	60	1994	Assisted Living
	48		Independent Living
Oakwood Square	36	1960s	Elderly
Prairie Haven Villas at	25	2000	Elderly
	12	2001	Elderly
Crystal Court			
Villas at Crystal Court II	24	2003	Elderly

FINANCIAL

The following financial banks are located in South Sioux City/Dakota City:

- Commercial Federal Bank
- Dakota County State Bank
- First Federal Bank
- Iowa Nebraska State Bank
- Siouxland Federal Credit Union
- Siouxland National Bank



Dakota City Public Library



South Sioux City Public Library

SIouxLAND COMMUNITY SERVICES

PROFESSIONAL

Architects	7
Attorneys	182
Auctioneers	8
Certified Public Accountants	36
Chiropractors	46
Dentists	63
Engineering Firms	21
Medical Doctors (residing in Siouxland)	
—anesthesiologists	10
—cardiologists	14
—ear, nose & throat	5
—general practitioners	65
—general surgeons	11
—ophthalmologists	7
—orthopedic surgeons	11
—pathologists	9
—pediatricians	8
—radiologists	16
—urologists	6
—internist	8
Medical Doctors (on hospital consulting staff other than those residing in city)	
—electro physiologists	3
—infectious disease specialists	5
—medical geneticists	4
—pediatric rheumatologists	1
Nurse Practitioners	30
Nurses, Registered.....	952
Optometrists	14
Oral Surgeons	4
Orthodontists	9
Osteopaths	29
Pharmacists	26
Physician Assistants	24
Podiatrists	6
Veterinarians	18

BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies	36
Advertising Agencies	7
Agricultural Implement Dealers	16
Antique Shops	17
Apparel Stores—children’s	6
—combination	7
—men’s	7
—women’s	15
Appliance Stores	4
Auto Repair & Service	71
Auto Supply Parts	14
Automobile—renting	9
—leasing	4
Automobile Dealers—used	37
—new & used	17
Aviation Seeding & Spraying	1
Bakeries	8
Banquet Facilities, Hall & Auditoriums	12
Barber Shops	23
Beauty Shops	69
Bed & Breakfast	1 (5 rooms)
Carpet & Rug Dealers	16
Caterers	8
Child Care Services	39
Contractors—building	6
—carpentry	3
—concrete	27
—electric	20
—excavating	16
—general	67
—gravel	8
—heating & air conditioning	24
—painting	24
—plumbing	22
—remodeling & repairing	26
—roofing	22
—tree service	17
—well digging	7
Convenience Stores	49
Copying & Duplicating Services	6
Craft Stores	6
Dance Studios	6
Department Stores/Discount Stores	22
Drug Stores	19

Dry Cleaning & Laundry	11
Electric Motor Repair	2
Employment Service, Temporary	9
Fast Food Establishments	52
Feed & Seed	18
Floral Shops	15
Funeral Homes	10
Furniture Stores	16
Garbage Collection	6
Gift Shops	31
Grocery Stores	21
Hardware Stores	9
Health Clubs	5
Heavy Equipment Repair	3
Hotels	19
Industrial Gas Suppliers	2
Industrial Equipment & Supplies	5
Insurance	74
Interior Decorators & Designers	20
Jewelry Stores	15
Laundromats, Self Service	13
Lawn Services	19
Lumberyards	5
Machine Shops	16
Meat Markets	3
Motels	29 (1,970 rooms)
Nurseries & Garden Centers	7
Office Machine Repairs	3
Office Equipment Service & Supplies	12
Photography Studios	19
Plating	1
Precision Bearings, Chains, Sprockets	6
Preschools	26
Printers	18
Real Estate Firms	11
Repair Shops	130
Restaurants (includes fast-food)	149
Service Station (gas & oil)	17
Shoe Stores	11
Television & Radio Repair	2
Theatres	5
Tool & Die	7
Travel Agencies & Bureaus	12
Upholstery Shops	10
Variety Stores	2
Welding Shops	15



O'Connor House, Dakota County Historical Society



Historical Church



New Cemetery Directory Gazebo

AGRICULTURE & RAW MATERIALS

AGRICULTURE

Statistics	Dakota County	State of Nebraska
Number of Farms (2001)	320	53,000
Land in Farms (acres)	142,068	46,400,000
Average Size of Farms (acres)	444	875
Market Value of Agricultural Products Sold, 1997	\$28,954,000	\$9,831,519,000
Market Value Per Farm, 1997	\$100,188	\$191,074
Wells Registered, 2001	125	84,061
Total Acres Irrigated, 2001	18,000	8,175,000
Percent of Farmland Irrigated	12.7%	17.6%
Five-Year Average Production of Leading Crops (1997–2001)		
Alfalfa	14,500 tons	4,797,600 tons
Corn for Grain	7,150,900 bu.	1,136,440,000 bu.
Oats	42,300 bu.	4,274,000 bu.
Soybeans	2,228,400 bu.	177,240,000 bu.
Five-Year Average Livestock Population (1997–2001)		
All Cattle	9,200	6,620,000

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

RAW MATERIALS

Metallic minerals are not available in Dakota County. Limestone quarries are located in each of the adjoining counties.

Forest products available in limited quantities are walnut, elm, oak, and basswood. A wood chipping plant located near South Sioux City makes wood chips available for livestock bedding and flower mulching.

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						
	Temperature			Precipitation		Humidity*	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)	Morning	Afternoon
January	7.9	17.8	27.6	0.63	6.6	76	65
February	14.8	24.4	34.0	0.77	6.1	79	65
March	24.8	34.9	45.0	1.82	7.6	80	62
April	37.5	49.4	61.3	2.48	1.5	79	52
May	49.8	61.4	72.9	3.60	0.0	80	53
June	59.4	70.7	82.0	3.95	0.0	82	55
July	64.1	75.1	86.1	3.39	0.0	84	56
August	62.0	72.9	83.9	3.07	0.0	86	58
September	51.5	63.6	75.7	2.51	0.0	83	54
October	39.6	52.0	64.5	1.84	0.7	79	52
November	25.6	35.8	45.9	1.16	3.9	80	60
December	13.6	22.9	32.2	0.69	6.6	79	66
Annual	37.5	48.4	59.3	25.92	33.1	81	58

*Recorded at Norfolk Weather Station

FROST DATA

Average date of last frost in spring	May 23
Average date of first frost in fall	September 3
Average length of growing season	103 days
Average number of "heating degree days" based on 65° Fahrenheit	6,950
Average number of "cooling degree days" based on 65° Fahrenheit	930
Wind speed in miles per hour (annual average)	12
Prevailing wind direction (annual average)	South

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