

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

[www.southsiouxcity.org](http://www.southsiouxcity.org)  
[www.dakotacity.net](http://www.dakotacity.net)

**JULY 2006**

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

	<u>2000</u>	<u>2005 Est.</u>
Dakota City	1,821	1,880
South Sioux City	11,925	11,979
Dakota County	20,253	20,349
Labor Market*	150,207	149,936

\*Includes Dakota County and contiguous counties

Economic Development Department  
Nebraska Public Power District  
Columbus, Nebraska 68601  
[www.nppd.com](http://www.nppd.com)  
[sites.nppd.com](http://sites.nppd.com)

## INTRODUCTION

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The following pages contain basic information about South Sioux City/Dakota City, a part of the Sioux City Metropolitan Statistical 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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Section headings are hot linked within this Facts Book. Click on the blue text links to jump to a new section. Clicking on the blue section headings will return you to the Table of Contents.

## TABLE OF CONTENTS

---

### GENERAL INFORMATION

LOCATION .....	1
POPULATION .....	1
LOCAL ECONOMY .....	2
ELEVATION .....	2
TOPOGRAPHY .....	2
HISTORY .....	2

### ECONOMIC DEVELOPMENT

MANUFACTURERS .....	5
MAJOR NONMANUFACTURING EMPLOYERS .....	6
OTHER MAJOR AREA EMPLOYERS .....	7
ECONOMIC DEVELOPMENT ORGANIZATIONS .....	8
INDUSTRIAL SITES AVAILABLE .....	9

### LABOR

LABOR SUPPLY .....	15
UNIONIZATION .....	17
WAGES .....	18
FRINGE BENEFITS .....	19

### TRANSPORTATION

RAILROADS .....	21
MOTOR .....	21
AIR .....	21
WATER .....	22
PIPELINE .....	22

### UTILITIES

ELECTRICITY .....	23
NATURAL GAS .....	26
OTHER FUELS .....	26
WATER .....	26
SEWERAGE .....	28
SOLID WASTE DISPOSAL .....	29
RECYCLING .....	30

### COMMUNICATIONS

TELECOMMUNICATIONS .....	31
LOCAL AND LONG DISTANCE SERVICE .....	31
INTERNET .....	31
POST OFFICE .....	32
PACKAGE DELIVERY SERVICES .....	32
NEWSPAPER .....	32
RADIO .....	32
TELEVISION .....	32

## **TAX STRUCTURE**

VALUES FOR TAX LEVY PURPOSES .....	33
TAX RATE .....	33
CITY SALES TAX .....	34
LOCAL BONDED INDEBTEDNESS .....	34
CITY BOND ISSUES .....	34
SCHOOL BOND ISSUES .....	35
COUNTY BOND ISSUES .....	35

## **LOCAL GOVERNMENT**

COUNTY GOVERNMENT .....	37
MUNICIPAL GOVERNMENT .....	37
FIRE PROTECTION .....	37
LAW ENFORCEMENT .....	38
STREETS .....	40
BUILDING AND ZONING REGULATIONS .....	40
PLANNING .....	41

## **COMMUNITY FACILITIES**

SCHOOLS AND COLLEGES .....	43
CHURCHES .....	48
HEALTH CARE .....	48
NURSING HOMES .....	51
LIBRARY .....	52
RECREATION .....	52
HOUSING .....	53
FINANCIAL .....	58

## **COMMUNITY SERVICES**

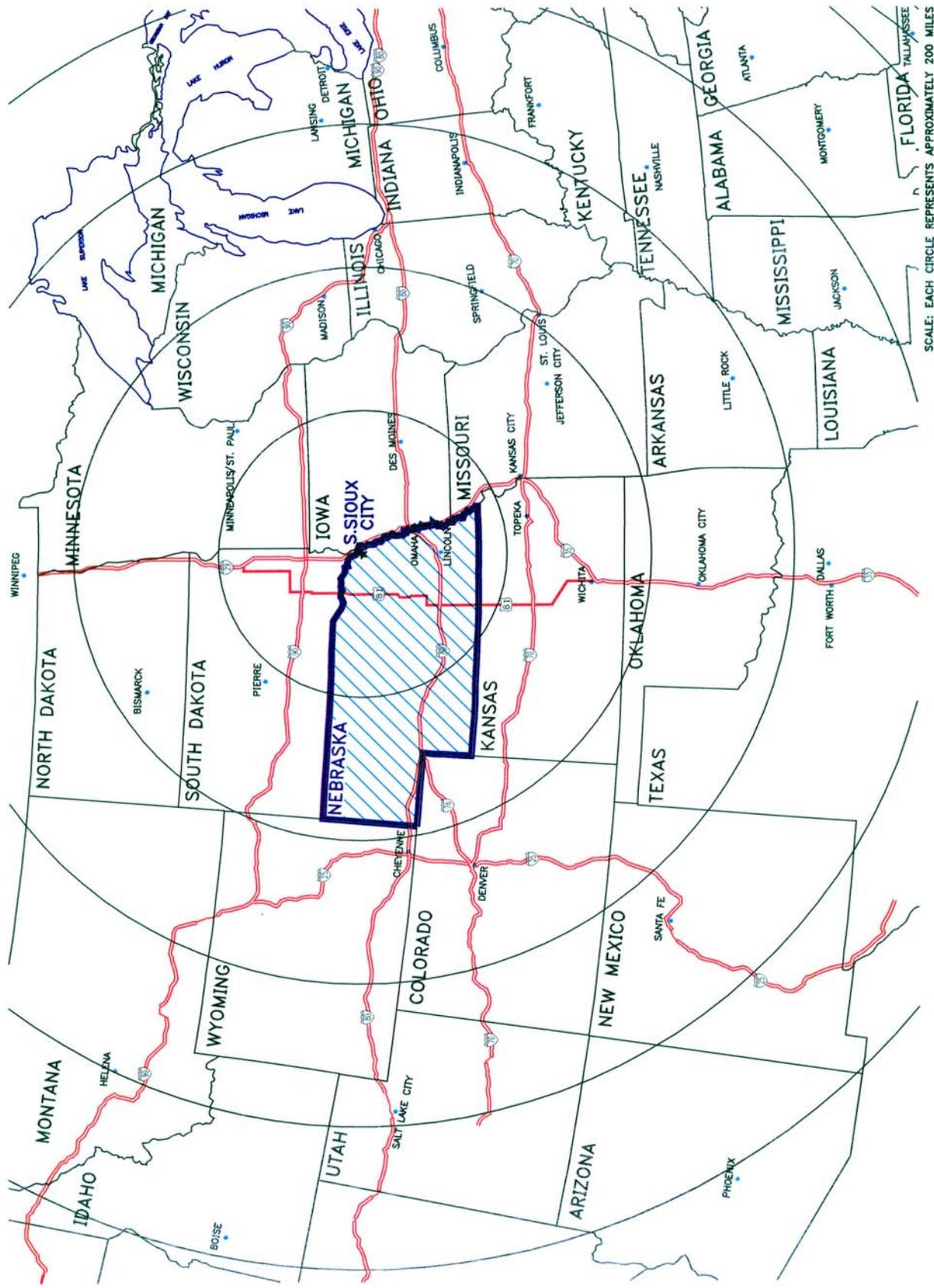
PROFESSIONAL .....	61
BUSINESS AND COMMERCIAL .....	62

## **AGRICULTURE & RAW MATERIALS**

AGRICULTURE .....	65
RAW MATERIALS .....	65

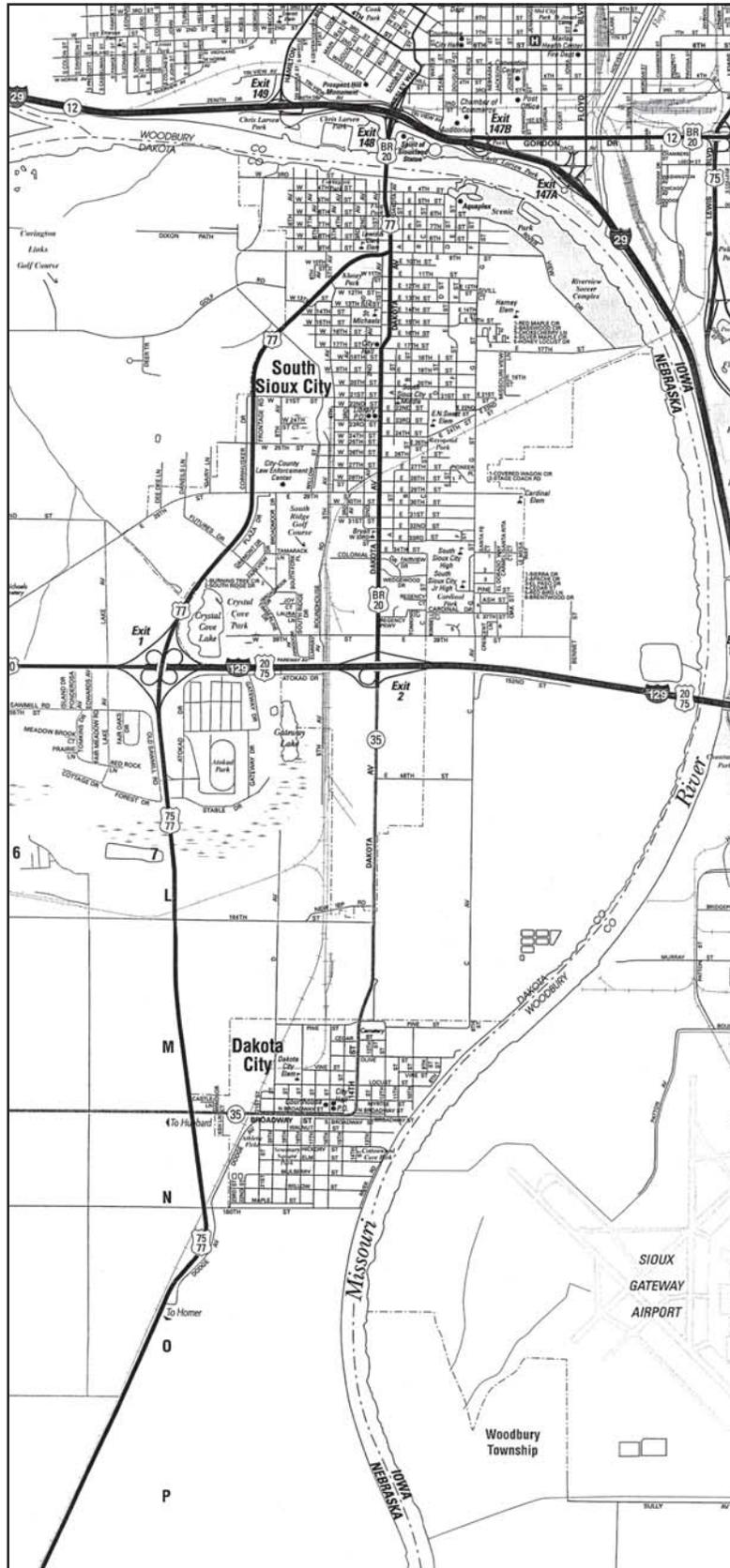
## **CLIMATE**

TEMPERATURE, PRECIPITATION, AND HUMIDITY .....	66
FROST DATA .....	66
CARDINAL PLAZA .....	66



SCALE: EACH CIRCLE REPRESENTS APPROXIMATELY 200 MILES

# CITY MAP



## 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 northern most point 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
2005 (Est.)	11,979	1,880	20,349

Approximately 149,936 people live within Dakota County and the contiguous counties, including the Sioux City Metro Area.

Approximately 23 percent of the population in South Sioux City/Dakota City is fluent in Spanish and another 2 percent is fluent in Asian.



Sioux City Metropolitan Statistical Area

<b>Dakota County Population by Race and Hispanic Origin, 2000 U.S. Census</b>	
One race	19,722
White	15,968
Black or African American	126
American Indian and Alaska Native	377
Asian	624
Native Hawaiian and Other Pacific Islander	12
Some other race	2,615
Two or more races	531
Hispanic or Latino (of any race)	4,581

## LOCAL ECONOMY

Siouxland (Sioux City Metropolitan Statistical Area) is the heart of a trade and service territory that extends 60 miles or more into the tri-state area. 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.

The state's first technology speculative building was built in South Sioux City in 2003 and an 8,000 square foot addition was completed in 2005. The entire building is leased. A new YMCA building built along the riverfront was funded by a successful fund drive.

The South Sioux City/Dakota City economy is primarily driven by value-added agriculture and this factor will continue as the existing economic base expands. In addition, South Sioux City/Dakota City will be positioned for distribution centers with the excellent transportation system and dual rail service.

South Sioux City/Dakota City has seen significant growth of virtually every existing manufacturing company, a revitalized downtown, expansion of Northeast Community College, and a newly announced joint college campus for Northeast

Community College and Wayne State College. With the new fiber optic network, technology building, and the CISCO Academy, the city will add technology-based firms to its priority list.

Net taxable retail sales for 2005 were reported as follows:

Dakota County	\$ 107,720,448
Dakota City	\$ 3,699,364
South Sioux City	\$ 94,814,234

Thirteen 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 Pecaut, 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 was founded during 1856 to take advantage of a strategic location on what was then called the "airline" between Dubuque, Iowa, and Fort Laramie, Wyoming. This airline was to be the projected location of a newly planned transcontinental railroad, which later was located farther south to follow the Platte River.

Dakota City’s strategic location had also included the town to be the seat of the Third Judicial District of Nebraska, which court jurisdiction area included the lands extending to Canada and as far west as the summit of the Rocky Mountains.

The United States Federal Land Office was located here for those who wished to claim and file land patents in this same large area.

Because of this prospect of great beginnings, Dakota City was platted with wide boulevards at strategic locations, a very wide 150-foot main street, eight “promenade style” city squares, all totaling one mile wide and two miles long—a huge city plat for the time, particularly following the belief that all great cities were located on the west side of major rivers. The nationwide economic depression, beginning in late 1857 and lasting almost to the Civil War, put an end to these great dreams. Because of its designation as the county seat and its location as the only “real town” north of the Omaha Tribal Reservation Lands of northeast Nebraska, Dakota City survived while almost all neighboring towns including Logan, Omadi, Pacific City, St. John’s City, completely dissolved.

A three-story, brick courthouse was erected in 1870, as were many buildings in town during the better times after the Civil War, which had previously stopped most steamboat traffic on the Missouri River on which the town was previously

dependent. With the resumption of trade, first Dakota City and then Dakota County began growing again as new immigrants crossed the Missouri River, purchased supplies, and stayed or moved farther west.

The location of Dakota City has always been an asset to its citizens, providing small town living with big city convenience. Originally accessed by steam boat and later by electric street car, any portion of the Siouxland area is now within ten minutes via a four-lane express highway.

During the last century, the Missouri River carried off a third of the original town site before it was tamed by the upstream dam system and stabilization project. Now the Missouri River is again a major asset in Dakota City and surrounding area, providing many recreational activities.

The Lewis and Clark Trail also passes through Dakota City with the Corps of Discovery camping an entire week just south of town during August of 1804.

Iowa Beef Processors, now Tyson Fresh Meats, jumpstarted the area economic growth in 1965, building their flagship plant just north of Dakota City. As the area’s largest employer, the plant has been the impetus for many other ag-related businesses, including ConAgra and BPI.



City Entrance Signs

## ECONOMIC DEVELOPMENT

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### 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	16	18	None
Apex Tackle Corp. 1990	Fishing lures	National	7	5	None
BPI, Inc. 1995	Beef processing	National	200	50	UFCW
Boyer Valley Fertilizer, Inc. 1973	Chemicals & fertilizers	Regional	15 2*	2	None
Broyhill, Inc. 1946	Golf & sports turf care equipment	International	26	4	None
Circle R 1972	Industrial side-dumping trailers	Regional	18	0	None
ConAgra Oat Processing 1989	Oat meal, whole oat flour & oatmeal flakes	International	34	6	Grain Millers
Gerkin Windows & Doors 1932	Windows & doors	Export	135	25	None
Lite Form 1986	Insulated concrete forms	International	17	12	None
Mallory USA, Inc. 1991	Snow brushes, squeegees, ice scrapers & plastic injection molding	International	10	25	None
Master Mix Feeds 1967	Poultry & livestock feeds	Regional	15 1*	3	None
McArthur Sheet Metal Works Inc. 1935	Metal fabrication	Regional	8	1	SMW

\*Part-time and/or seasonal

<b><u>Company/ Year Established</u></b>	<b><u>Product</u></b>	<b><u>Market</u></b>	<b>Employees</b>		<b><u>Union</u></b>
			<b><u>Male</u></b>	<b><u>Female</u></b>	
Pacific City Graphics 1985	Commercial printing	Regional	10 2*	3	None
S & S Manufacturing 1991	Jacks, calf pullers, welding clamps, engine dollies & canopies	National	4	1	None
Sara Lee Bakery Group 1926	Bakery products	National	120	45	BCW
Sioux City Foundry, Inc. 1871	Ductile gray iron foundry	National	97 6*	9	IAM
Sioux Plating, Inc. 1957	Industrial plating, automobile & motorcycle parts	Regional	39 2*	4	None
Siouxland Concrete Company 1905	Ready-mixed concrete, precast & prestressed concrete products	Regional	32 12*	2	Teamsters
Star Printing & Publishing, Inc. 1909	Printing & publishing	Local	8 1*	4	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)

<b><u>Employer</u></b>	<b><u>Type of Activity</u></b>	<b>Employees</b>		<b><u>Union</u></b>
		<b><u>Male</u></b>	<b><u>Female</u></b>	
City of South Sioux City	Government	55 22*	25 16*	AFSCME/ SSCPOA
City Schools	Education	107	470	NSEA, UE801, UE1199
Dakota County	Government	43	36	AFSCME & FOP

\*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>	
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

\*Part-time and/or seasonal

### **OTHER MAJOR AREA EMPLOYERS** (within 40-miles employing 100 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employment</u>	<u>Union</u>
<b>Sioux City, Iowa, 2 miles</b>			
American Popcorn Co.	Popcorn processing	150	None
Belle of Sioux City Riverboat	Gambling/recreation	400	Yes
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
Fareway Stores	Grocery	110	None
First Federal Savings Bank	Banking	250	None
Gateway 2000	Computers	1,200	None
Hardees	Fast foods	118	None
Hy-Vee (3 stores)	Grocery	1,000	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	150	Yes
W. A. Klinger, Inc.	Commercial construction	150	Yes
Knoepfler Chevrolet	Car sales	100	None
McCracken Concrete Pipe Mach. Co.	Concrete pipe	120	None
McDonald's of Siouxland	Fast foods	375	None
MCI Services Marketing	Telemarketing	800	None
Mercy Medical Center	Medical	1,996	UFCW
Metz Baking Company	Baked goods	290	Yes
Mid-Step Services	Business forms printing	380	Yes

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>	<u>Union</u>
Morningside College	Education	260	None
John Morrell & Co.	Pork processing & packing	1,400	Yes
J.C. Penney Co., Inc.	Retail store	100	None
Prince Manufacturing	Hydraulic pumps, motors, valves, breathers & cylinders	425	Yes
Qwest	Communications	200	Yes
Sears	Retail store	225	None
Security National Bank	Banking	175	None
Sioux City Brick & Tile	Brick	240	Yes
Sioux City Community School	Education	1,750	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	1,592	None
Stone Container Corp.	Corrugated containers	280	Yes
Sunrise Retirement Community	Nursing home	160	None
Terra Industries Inc.	Chemicals	120	None
U.S. Postal Service	Postal services	300	Yes
Wal-Mart Stores	Retail discount store	900	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 Community Development Agency, the South Sioux City Area Chamber of Commerce, the Dakota City Economic Development Committee, Cardinal Development, Nebraska Public Power District, and MidAmerican Energy work together for industrial development in the Siouxland area.

Cardinal Development, Inc., with nine members, 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 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. and Mercy Medical Clinic (medical); Boys & Girls Family Services (treatment); Tyson Fresh Meats; Beef Products Incorporated (BPI); ConAgra (food processing); Mallory USA (plastics); Adcraft (printing); Sara Lee (food processing); and Broyhill Manufacturing (ag equipment).

New industries or expansions in the past few years include: BPI, Inc., in 2004 and 2005; Lite Form International in 2004 and 2005; Dakota Cold Storage in 2005; Sara Lee Bakery Group in 2003; Great West Casualty in 2004; and Gerkin Doors and Windows expanded to a new building in 2004.

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 include city of South Sioux City, CDA, Siouxland Initiative, and Cardinal Development. In 2005 an 8,000 square foot addition was completed and the entire building is occupied.

Approximately 1,000 acres of land in and adjacent to South Sioux City/Dakota City are zoned for industry with prices ranging from \$17,000 to \$30,000 per acre.

## **INDUSTRIAL SITES AVAILABLE**

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



Lance Hedquist Tech Building



Adcraft Screen Printing



Boyer Valley Fertilizer, Inc.



Circle R



ConAgra Oat Processing



Gerkin Windows & Doors



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



Tyson Fresh Meats



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), which includes Dakota and Dixon counties in Nebraska, Woodbury County in Iowa, and Union County in South Dakota. Below are labor market statistics for the Sioux City Metropolitan Statistical Area (12-month average, June 2005 through May 2006):

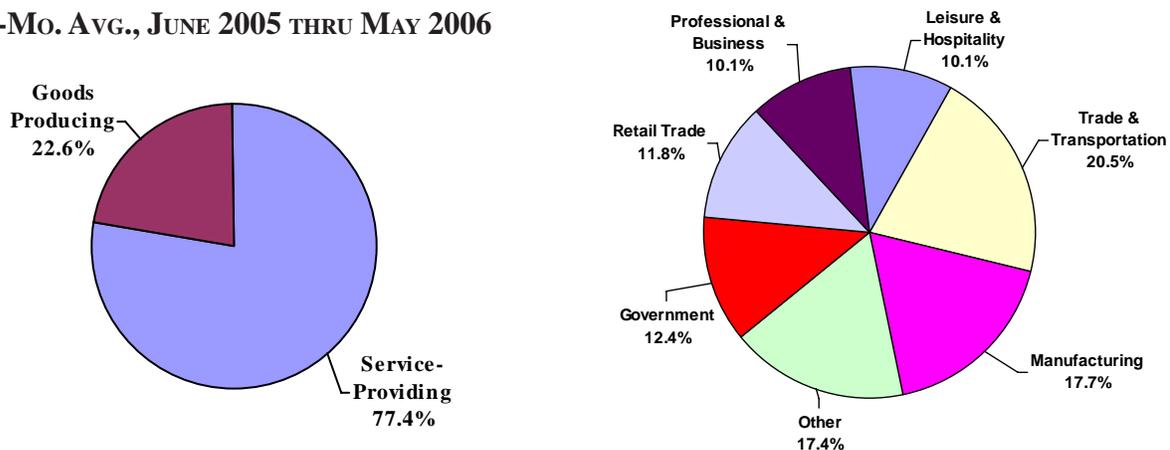
<u>Nonfarm Employment (wage and salary workers)</u>	<u>Total</u>
Goods-Producing	16,400
Service Providing	56,267
Manufacturing	12,858
Trade, Transportation	14,917
Retail Trade	8,592
Professional & Business Services	7,367
Leisure & Hospitality	7,308
Government	9,025
TOTAL NONFARM WAGE AND SALARY WORKERS	72,667
TOTAL EMPLOYMENT	72,700
B. Unemployment (4.3% in SMA)	3,600
TOTAL LABOR FORCE	76,300
C. 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	34,344*
D. Estimated number of Dakota & Dixon County high school graduates annually	413
TOTAL POTENTIAL LABOR SUPPLY (B, C, & D)	38,357

\*The 2004 Siouxland Regional Laborshed Report; results are available on request.

Source: Iowa Labor Market Information  
U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2002

South Sioux City/Dakota City is willing to conduct a labor survey for a prospective industry.

### NONFARM WAGE & SALARY EMPLOYMENT SIOUX CITY METROPOLITAN STATISTICAL AREA 12-MO. AVG., JUNE 2005 THRU MAY 2006



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

County	Labor Force	Employed	Unemployed	Unemp. Rate
Woodbury, IA	54,792	51,983	2,473	4.9
Dakota, NE	10,679	10,180	499	4.7
Dixon, NE	3,146	3,035	111	3.5
Union, SD	7,524	7,251	298	4.0
<b>MSA Totals</b>	<b>76,141</b>	<b>72,449</b>	<b>3,381</b>	<b>4.3 Avg</b>

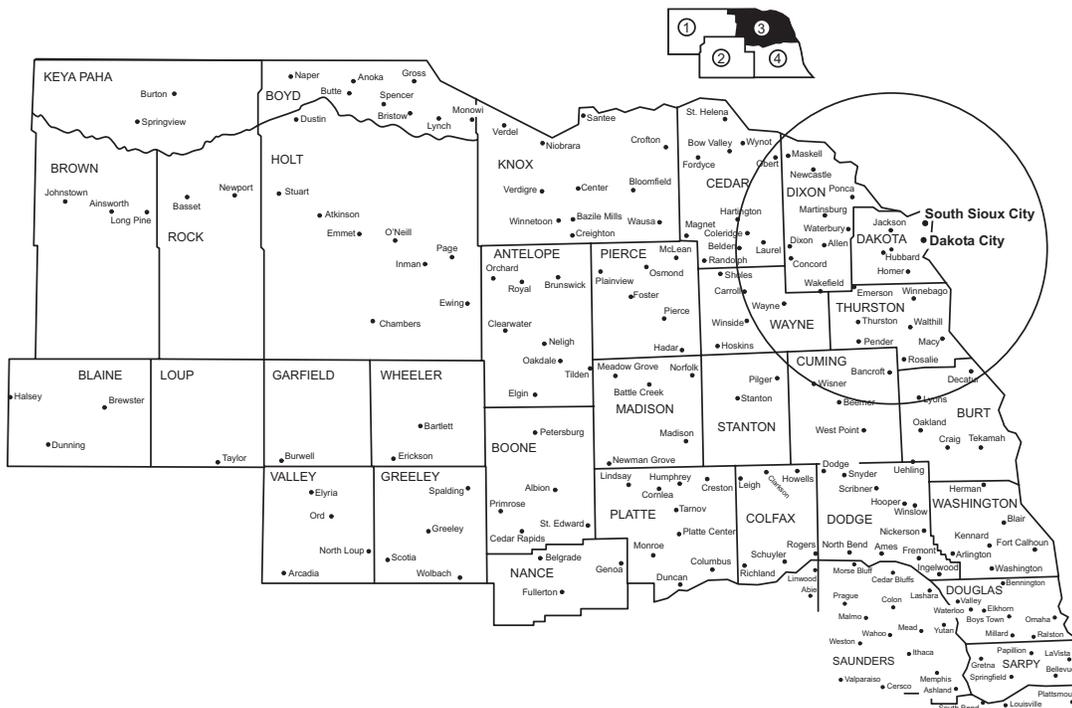
Source: Iowa, Nebraska, and South Dakota Departments of Labor, 12-month average, May 2005 through April 2006

Location	2000 POPULATION DATA					
	Density/ Sq. Mile	% 65 Yrs. & Over	Median Age	% High School Graduate or Higher	% Bachelor's Degree or Higher	Median Household Effective Buying Income (2005)
Dakota Co.	76.7	9.9	31.4	73.5	12.4	\$35,738
Nebraska	22.3	13.6	35.3	86.6	23.7	\$36,910
Iowa	52.4	14.9	36.6	86.1	21.2	\$36,403
U.S.	79.6	12.4	35.9	84.0	26.0	\$39,324

Dakota County had 6,740 eligible voters in 2004; 67.3 percent voted in the national election compared to 68.3 percent in Nebraska.

Source: U.S. Census, [www.census.gov](http://www.census.gov)  
Sales and Marketing Management, 2005  
Statewide General Election 2004 Results, [www.sos.state.ne.us/elec/canvass/general2004/General2004.htm](http://www.sos.state.ne.us/elec/canvass/general2004/General2004.htm)

### LABOR POTENTIAL IN THE SOUTH SIOUX CITY/DAKOTA CITY AREA



**POPULATION DATA  
U.S. Census Estimates**

<b>2005 Estimate</b>		
City of Dakota City	—	1,880
City of South Sioux City	—	11,979
Dakota County	—	20,349
30-Mile Radius	—	149,936

<b>Dakota County Population by Age/Gender, 2004</b>		
<u>Ages</u>	<u>Male</u>	<u>Female</u>
18-24	1,134	1,025
25-44	2,809	2,771
45-64	2,261	2,245

**UNIONIZATION**

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

Labor organizations operating in South Sioux City/Dakota City:

<u>Company</u>	<u>Union</u>
BPI, Inc. City, County & State	United Food and Commercial Workers American Federation of State, County, and Municipal Employees; Fraternal Order of Police; South Sioux City Police Officers Association
City Schools	Nebraska State Education Association
ConAgra Oat Processing	Grain Millers
McArthur Sheet Metal Works Inc.	Sheet Metal Workers’ International Association
Sara Lee Bakery Group	Bakery and Confectionary Workers’ Union of America
Siouxland Concrete Company	Teamsters
Sioux City Foundry, Inc	International Machinist Association
Tyson Fresh Meats	United Food and Commercial Workers

It is estimated that 10 percent of the total nonagricultural labor force in the South Sioux City/Dakota City area is unionized. Employees at McArthur Sheet Metal Works Inc. 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.

## WAGES (SIOUX CITY METRO AREA)

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
<b>Professional</b>			
Accountants & Auditors	15.10	21.63	33.40
Engineers			
Civil Engineers	24.94	32.99	44.35
Electrical Engineers*	21.27	34.33	50.30
Industrial Engineers	16.21	24.62	37.30
Mechanical Engineers	19.93	25.86	36.69
Computer Programmers	18.20	25.34	33.90
Computer Systems Analysts	19.91	29.65	43.81
Registered Nurses	15.73	20.69	27.31
<b>Retail</b>			
Hotel, Motel & Resort Desk Clerks	6.13	8.24	10.33
Retail Salespersons	5.89	7.98	14.39
Truck Drivers-Light or Delivery Services	7.52	10.31	24.74
Driver/Sales Workers	6.45	12.03	21.53
Stock Clerks & Order Fillers	6.11	8.55	14.38
Shipping, Receiving & Traffic Clerks	8.08	12.12	16.47
<b>Clerical</b>			
Bookkeeping, Accounting & Auditing Clerks	9.39	12.52	17.43
Customer Service Representatives	7.46	10.19	15.92
Data Entry Keyers	8.00	10.10	13.07
Secretaries, excl. Legal, Medical & Executive	7.76	11.04	16.50
Office Clerks, General	6.37	9.79	13.76
Telemarketers**	6.84	8.23	10.53
<b>Unskilled</b>			
Laborers & Freight, Stock & Material Movers, Hand	6.29	8.62	12.54
Packers & Packagers, Hand**	6.01	9.62	13.18
Assemblers & Fabricators, All Others**	8.99	11.69	13.88
Nursing Aides, Orderlies & Attendants	6.51	10.11	12.84
<b>Semi-Skilled</b>			
Industrial Truck & Tractor Operators	8.50	11.88	14.63
Truck Drivers, Heavy or Tractor-Trailer	9.68	15.30	22.09
Maintenance Workers, Machinery	9.30	16.67	26.90

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

\*\*Wage information taken from Northeast Nebraska

\*\*\*Wage information take from Nebraska Statewide

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
<b>Machine Operators</b>			
Lathe & Turning Machine Tool Setters/Oper.**	11.38	13.78	17.45
Drilling & Boring Machine Tool Setters/Oper.***	9.23	11.62	17.06
Milling & Planing Machine Setters/Oper.***	9.59	12.33	15.69
Grinding, Lapping, Polishing & Buffing Mach. Oper.**	10.32	12.63	15.27
Cutting & Slicing Machine Setters/Oper.	7.53	8.93	16.35
Cutting, Punching & Press Machine Setters/Oper.	9.72	12.55	16.86
Multiple Machine Tool Setters/Oper.**	10.09	14.84	17.33
<b>Skilled</b>			
Automotive Service Technicians & Mechanics	6.62	11.94	20.96
Electricians	14.49	23.44	28.31
Industrial Machinery Mechanics	12.25	17.10	27.06
Machinists	10.78	15.64	19.22
Tool & Die Makers**	15.60	19.41	22.87
Welders, Cutters, Solderers & Brazers	12.15	16.11	24.44
Welding, Soldering & Brazing Machine Setters***	10.49	14.21	21.42
<b>Technical</b>			
Electrical & Electronic Engineering Technicians	18.76	22.25	27.28
Medical & Clinical Laboratory Technologists	14.26	20.20	27.12
Computer Operators	7.34	12.02	17.58

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

\*\*Wage information taken from Northeast Nebraska

\*\*\*Wage information taken from Nebraska Statewide

Source: Iowa Workforce Development, Occupational Employment Statistics Program, Sioux City Metropolitan Area. Reference period for the data is the second quarter of 2005. Data were developed from the May 2004 Occupational Employment Statistics Wage Survey and updated to 2005 using Employment Cost Index, [www.iowaworkforce.org/lmi](http://www.iowaworkforce.org/lmi).

Nebraska Workforce Development, Occupational Employment Statistics Program, Northeast Region, Fourth Quarter 2005 wage estimates, All Industries, [www.dol.state.ne.us/lmiwages/toc000.htm](http://www.dol.state.ne.us/lmiwages/toc000.htm).

Production workers are paid mostly on a straight-time basis rather than an incentive basis; however, BPI, Inc. pays production workers on an incentive basis.

## FRINGE BENEFITS

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



Jackson Glass Built in Dakota City in 2006



Cimmarina Boats Remodeled in Dakota City in 2005



Super Wal-Mart Built in South Sioux City in 2006

# TRANSPORTATION

## RAILROADS

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

Amtrak provides Omaha, Nebraska, 96 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 a lounge car, coach and first-class accommodations, dining car service, and checked baggage service from most cities. Travel time is 10 hours to Chicago and 43 1/2 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 are 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 from South Sioux City:

Destination	Mileage
Lincoln	151
Omaha	96
Chicago	531
Dallas	816
Denver	634
Detroit	797
Kansas City	278
Los Angeles	1,647

Destination	Mileage
Minneapolis	358
New York	1,305
St. Louis	530
San Francisco	1,763

### Trucklines

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

Rod Kraemer Trucking in Dakota City is a local motor carrier with ten trucks daily. Hirschbach Motor Lines, K & B Transportation, Saia Motor Freight, and Supreme Carriers have terminals in South Sioux City.

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

### Bus Line

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

Three 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 4 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.

Airlines serving Siouxland:

Airlines	Flights Daily	Destination
Northwest	5	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 (FBO) with hangars and service is available for all types of corporate aircraft. The FBO can 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 (a 3,323-foot paved and lighted and a 1,950-foot turf), 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. A 40 foot x 40 foot helipad is available.

## WATER

Barge service is available at 10 barge terminal facilities on the Missouri River in Nebraska. Siouxland is at 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 grain and grain products, fertilizer, feed ingredients, cement, rock-aggregate, and salt.

## PIPELINE

Williams Pipeline has a terminal in Sioux City, Iowa.



Barge Service on the Missouri River

## UTILITIES

### ELECTRICITY

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. 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 electrical distribution 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 12/1/05)

#### Residential (all electric):

<b>Customer Charge:</b> \$11.49 per month		
<b>Summer</b>	<b>Winter</b>	
\$0.1002	\$0.0794	per kWh for the first 1,000 kWh used per month
\$0.0544	\$0.0336	per kWh for all additional use
<b>Minimum Bill:</b> Customer Charge		

#### Residential (gas & electric):

<b>Customer Charge:</b> \$11.49 per month	
\$0.0785 per kWh for the first 1,000 kWh used	per month
\$0.0560 per kWh for all additional use	
<b>Minimum Bill:</b> Customer Charge	

#### Commercial (all electric):

<b>Customer Charge:</b>		
Single Phase		\$ 16.56 per month
Three Phase		\$ 32.91 per month
<b>Demand Nondemand</b>		
\$0.1212	\$0.1163	per kWh for the first 1,000 kWh used per month
\$0.0751	\$0.0487	per kWh for all additional use
<b>Minimum Bill:</b> Customer Charge		

#### Sample Cost per kWh:

kW	kWh	Annual Average ¢/kWh
100	30,000	6.55
100	36,000	5.99
300	90,000	6.36
300	150,000	5.09
500	150,000	6.33
500	180,000	5.80

**Commercial & Industrial** (gas & electric):

<b>Customer Charge:</b>		
Single Phase		\$16.56 per month
Three Phase		\$32.91 per month
<b>Demand Charge:</b>		
First 50 kW		\$0
Over 50 kW		\$13.48 per kW
<b>Energy Charge:</b>		
<b>Summer</b>	<b>Winter</b>	
\$0.1101	\$0.0903	per kWh for the first 1,000 kWh used per month
\$0.0879	\$0.0903	per kWh for the next 9,000 kWh used per month
\$0.0231	\$0.0903	per kWh over 10,000 kWh used per month

**High Tension Service:**

<b>Customer Charge:</b>	\$117.47 per month
<b>Demand Charge:</b>	\$ 10.95 per kW
<b>Energy Charge:</b>	\$ 0.0219 per kW
<b>Minimum Bill:</b>	Customer 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 and security monitoring.

Prospective commercial/industrial customers should contact Lance Hedquist, city administrator, South Sioux City, (402) 494-7517, email [lhedquist@southsiouxcity.org](mailto: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):

<b>Customer Charge:</b>			\$13.00 per month
<b>Summer</b>			<b>Winter</b>
8.51¢	6.26¢	per kWh for the first 750 kWh used per month	
6.98¢	3.74¢	per kWh for all additional use	
<b>Minimum Bill:</b> 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:**

<b>Customer Charge:</b>		
Single Phase		\$15.00 per month
Three Phase		\$18.50 per month
<b>Summer</b>		
9.72¢	7.56¢	per kWh for the first 1,000 kWh used per month
7.75¢	5.62¢	per kWh for the next 2,000 kWh used per month
7.75¢	5.02¢	per kWh for all additional use
<b>Minimum Bill:</b> 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:**

<b>Customer Charge:</b>	
Single Phase	\$27.50 per month
Three Phase	\$32.50 per month
<b>Summer</b>	<b>Winter</b>
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	
<b>Minimum Bill:</b> 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:**

<b>Customer Charge:</b>	
Single Phase	\$60.00 per month
Three Phase	\$70.00 per month
<b>Summer</b>	<b>Winter</b>
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	
<b>Minimum Bill:</b> 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:**

kW	kWh	Annual Average ¢/kWh <sup>1</sup>
100	30,000	6.55
100	36,000	5.99
300	90,000	6.36
300	150,000	5.09
500	150,000	6.33
500	180,000	5.80

<sup>1</sup>Includes Lease Payment and Gross Revenue Tax.

**High Tension Service\*:**

<b>Customer Charge:</b> \$250.00 per month			
<b>Monthly Demand Charges</b> (Base Rate charge per kW):			
Summer:	\$11.00 per kW of billing demand		
Winter:	\$ 6.00 per kW of billing demand		
Spring/Fall:	\$ 6.00 per kW of billing demand		
<b>Monthly Energy Charges</b> (Base Rate charge per kWh):			
<b>Seasons</b>	<b>On-Peak</b>	<b>Mid-Peak</b>	<b>Off-Peak</b>
Summer	4.77¢	3.78¢	3.03¢
Winter	2.57¢	2.06¢	1.48¢
Spring/Fall	2.44¢	N/A	1.48¢
Summer rate applies to the customer’s demand and energy use from July 1 through August 31.			
Winter rate applies to the customer’s demand and energy use from December 1 through March 31.			
Spring/Fall 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:**

kW	kWh	Annual Average ¢/kWh <sup>1</sup>
150	30,000	7.46
150	100,000	4.08
500	100,000	6.79
500	300,000	4.02
1,000	200,000	6.65
1,000	650,000	3.87

<sup>1</sup>Includes 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 adopted by the International Economic Development Council.

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

Prospective customers should contact Nebraska Public Power District, (877) ASK-NPPD or (877) 275-6773, [www.nppd.com](http://www.nppd.com), for further information regarding electric rates and service.

The Northeast Nebraska Rural Public Power District, a wholesale 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, [mshults@nppd.com](mailto:mshults@nppd.com), [www.nppd.com](http://www.nppd.com).

## 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.

A four-inch pipeline serves the communities with 50 pounds of pressure. 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.

Prospective industrial customers should contact Lance Hedquist, city administrator, South Sioux City, Nebraska, (402) 494-7517, [lhedquist@southsiouxcity.org](mailto:lhedquist@southsiouxcity.org); or Robert Peters, city administrator, Dakota City, Nebraska, (402) 987-3448, [bobpeters@dakotacity.net](mailto:bobpeters@dakotacity.net), for further information regarding gas rates and service.

## OTHER FUELS

### LP Gas

Propane gas is available for residential, commercial, and industrial purposes in South Sioux City/Dakota City 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/Dakota City.

## 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 city also has a water connection to the city of Sioux City, Iowa, which can provide up to 2,700,000 gallons per day. 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 4,700,000 gallons. The system has a maximum capacity of 7,760,000 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 500 to 520 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 427 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.

**Chemical Analysis (in parts per million)**

Hydrogen Ion Concentration	7.79
Calcium	104
Total Solids	603
Magnesium	30.0
Iron	0.20
Nitrate	0.4
Manganese	0.02
Chloride	18
Fluoride	0.95
Sulfate	228
Total Alkalinity	270

Sodium	62.0
Total Hardness	500-520
Potassium	6.7

**WATER RATES (effective 12/6/1994)**

A one-time connection fee of \$20 is charged to begin service.

**Residential, Commercial & Industrial:**

<b>Base Service Charge:</b>		
<u>Meter Size</u>	<u>Inside City Limits</u>	<u>Outside City Limits</u>
3/4 in.	\$ 9.07	\$18.14
1 in.	\$ 9.07	\$18.14
1 1/2 in.	\$ 9.07	\$18.14
2 in.	\$17.23	\$34.46
3 in.	\$23.93	\$47.86
4 in.	\$26.73	\$53.46
6 in.	\$34.60	\$69.20
<b>Usage Charge:</b>		
	<u>Inside City Limits</u>	<u>Outside City Limits</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 around the west side of South Sioux City at a cost of \$1,500,000. This project will be financed by the state revolving loan funds.

**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	0.03
Nitrate	0.09
Manganese	0
Chloride	0.24
Fluoride	0.4
Sulfate	144 mg/l
Total Alkalinity	476
Sodium	50-61
Total Hardness	230
Potassium	0

mg/l - milligrams per liter

**WATER RATES** (effective 7/5/01)

**Residential:**

<p>First 3,000 gal. or less per month @ \$12.00          Next 41,000 gal. @ \$1.45 per 1,000 gal.          Next 50,000 gal. @ \$1.30 per 1,000 gal.          Over 100,000 gal. @ \$0.80 per 1,000 gal.  <b>Minimum Bill:</b> \$12.00 per month</p>
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**Commercial & Industrial:**

By contract
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Capital improvements made during the last two years include an aerator, filters, and high service pump. Future improvements will include rebuilding two additional high service pumps, which will be paid with cash reserves.

**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 30,000,000 gallons per day (gpd). This plant with an average flow of 11,500 gpd, provides both primary and secondary treatment of sewage. South Sioux City's average discharge to Sioux City is 1,500,000 gpd and the historical peak flow is 2,500,000 gpd.

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 12/1/05)

**Residential** (based on winter usage):

<p><b>City Limits Only</b>  <b>Service Charge:</b> \$8.14 per month          Usage charge \$0.71 per 1,000 gal.  <b>Minimum Bill:</b> Service Charge</p>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------

**Commercial & Industrial:**

	<u>Inside City Limits</u>	<u>Outside City Limits</u>
<b>Service Charge</b>	\$8.14	\$16.27
Usage charge/1,000	\$2.13	\$4.26
Flow/MG*	\$1.638	
BOD/LB*	\$0.082	
SS/LB & GR/LB*	\$0.047	
<b>Minimum Bill:</b>	Service Charge	

**Note:** South Sioux City has been notified by Sioux City, Iowa, that the rates will increase by 11 percent each year for the next three years (2006–09).

\*Major industries

<b>Improvement</b>	<b>Cost</b>	<b>Financed By</b>	<b>Year</b>
Siouxland Lift Station	\$ 242,000	CDBG (50%), ARC (50%)	2005–06
GIS Mapping	\$ 75,000	Combined Utilities	2005–06
Sewer Crossing	\$ 150,000	EPA Grants & SRF Loans	2005–06
Shore Place Lift Station	\$ 50,000	Combined Utilities	2005–06
Sewer Crossing	\$2,950,000	EPA Grants & SRF Loans	2006–07
Manhole Replacement & Main Repairs	\$ 50,000	Combined Utilities	2007–08
Manhole Replacement & Main Repairs	\$ 50,000	Combined Utilities	2008–09
Manhole Replacement & Main Repairs	\$ 50,000	Combined Utilities	2009–10
Manhole Replacement & Main Repairs	\$ 50,000	Combined Utilities	2010–11
Eliminate 34th Street Lift Station	\$ 500,000	State Revolving Funds	2010–11

**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 7/5/01)

Sewer connection fee of \$35 is charged for new service.

**Residential & Commercial** (based on winter usage):

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

**Industrial:**

By contract

Improvements made in 2003–04 included an aeration system, two blowers, and two influent pumps. These \$25,000 projects were funded by city funds. A new grinder was purchased in 2005 by using 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, located in Jackson, Nebraska, 12 miles, is privately owned and has an estimated life of 50 years.

**SOLID WASTE REMOVAL RATES** (effective 6/1/04)

**Residential:**

\$12.50 per month with one city-owned container  
 \$ 2.50 for each additional city-owned container

**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 50 years.

**SOLID WASTE REMOVAL RATES** (effective 5/3/04)

**Residential:**

\$10.95 per month with one container provided (includes curbside recycling)  
\$ 1.50 for each additional garbage container

**Commercial & Industrial:**

By contract (includes curbside recycling)

Grass pick-up is available on contract.

**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, cardboard, aluminum, tin, and plastic milk jugs. A box is provided with pickup once a week at each residence in the community.



Artist Rendering of New YMCA

# COMMUNICATIONS

## TELECOMMUNICATIONS

South Sioux City has an aggressive technical infrastructure in place and ready for use today. The city has invested in 14 miles of fiber optics in a ring topology encompassing the community, including the industrial park.

The single-mode fiber ring will allow built-in redundancy for assurance of data transmission. City staff have the technical expertise and 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 can be provided as well as point-to-point connections.

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

## LOCAL AND LONG DISTANCE SERVICE

Phone services are offered by all major long distance service providers; however, Qwest is the local exchange carrier in the South Sioux City/Dakota City area. The digital central office in South Sioux City is fed by a self-healing fiber ring and has DMS 10, DMS 100, and Ericsson switches. ISDN, DSL, DS-3, T1, and cable modem are available. Linear and ring diverse routing and dual feed from two separate switching offices are available. Extended area service is available to Sergeant Bluff, North Sioux City, Dakota City, and Dakota Dunes. Installation and maintenance personnel are located in the community.

## Tariffed Rates (effective 2/7/06)

Residential	\$25.99
Commercial	\$39.99

T1 and fractional T1 voice and data circuits are available through Qwest, McLeod USA, and FiberComm.

## INTERNET

High speed Internet access is provided by:

CableOne Cable Modem  
712-233-2000  
[www.cableone.net](http://www.cableone.net)

Dynamic Broadband Wireless  
866-392-2266  
[www2.dybb.com](http://www2.dybb.com)

Evertek Wireless  
800-242-0154  
[www.evertek.net](http://www.evertek.net)

FiberComm DS-3, T-1, Fractional T-1  
712-224-2020  
[www.fibercomm.net](http://www.fibercomm.net)

Qwest DSL, T-1  
800-777-9594  
[www.qwest.com](http://www.qwest.com)

South Sioux City maintains their own digital connection to the web. The South Sioux City schools offers 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.

## 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 and two mail dispatches daily. Postal receipts for the past five fiscal years:

<u>Year</u>	<u>South Sioux City</u>
2005	\$3,100,000
2004	\$2,900,000
2003	\$2,500,000
2002	\$1,200,000
2001	\$1,200,000

## PACKAGE DELIVERY SERVICES

Overnight express service availability:

	<b>Federal Express</b>	<b>UPS</b>
<b>Latest Pick-up Time</b>	4:30 p.m.	6:00 p.m.
<b>Earliest Delivery</b>	8:00 a.m.	8:30 a.m.
<b>Next Day Delivery Guarantee</b>	Yes	Yes
<b>Saturday Delivery Guarantee</b>	Yes	Yes

	<b>DHL</b>	<b>U.S. Post Office</b>
<b>Latest Pick-up Time</b>	4:30 p.m.	5:30 p.m.
<b>Earliest Delivery</b>	9:00 a.m.	9:00 a.m.
<b>Next Day Delivery Guarantee</b>	Yes	Yes
<b>Saturday Delivery Guarantee</b>	Yes	Yes

## NEWSPAPER

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

## RADIO

Siouxland area radio stations:

<b>Call Letters</b>	<b>Frequency</b>
KAYA	91.3 MHz
KWIT	90 MHz
KGLI	95.5 MHz
KSEZ	97.9 MHz
KMNS	620 KHz
KWSL	1470 KHz
KSCJ	1360 KHz
KTFJ	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
KLEM	1410 KHz
KCLH	104.1 MHz
WNAX	570 KHz
WJAG	780 KHz

## TELEVISION

Television stations serving the Siouxland area:

<b>Call Letters</b>	<b>Channel</b>	<b>Location</b>
KSIN	27	Sioux City, IA
KTIV	4	Sioux City, IA
KCAU	9	Sioux City, IA
KMEG	14	Dakota Dunes, SD
KPTH	44	Dakota Dunes, SD
KUSD	2	Vermillion, SD
KXNE	19	Norfolk, NE

Cable TV is available on more than 150 channels including 48 basic, 38 premium, 46 extended basic, and more than 15 pay-per-view channels.

## TAX STRUCTURE

### VALUES FOR TAX LEVY PURPOSES

All real property is required to be appraised at its actual value. Agricultural land is valued at 76 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.

<b>Dakota County</b>	<b>Actual Valuation</b>		
	<b>2003</b>	<b>2004</b>	<b>2005</b>
Real Estate	\$779,740,110	\$834,966,450	\$865,870,280
Personal Property	80,020,530	86,488,354	87,825,540
Special (railroad and utilities)	13,951,691	13,171,275	12,832,676
TOTAL	<u>\$873,712,331</u>	<u>\$934,626,079</u>	<u>\$966,528,496</u>

<b>City of Dakota City</b>	<b>Actual Valuation</b>		
	<b>2003</b>	<b>2004</b>	<b>2005</b>
Real Estate	\$49,462,180	\$54,583,050	60,935,925
Personal Property	601,355	471,572	1,200,304
Special (railroads & utilities)	627,704	604,134	598,555
TOTAL	<u>\$50,691,239</u>	<u>\$55,658,756</u>	<u>\$62,734,784</u>

<b>City of South Sioux City</b>	<b>Actual Valuation</b>		
	<b>2003</b>	<b>2004</b>	<b>2005</b>
Real Estate	\$383,878,725	\$412,524,730	\$418,226,320
Personal Property	49,694,069	58,589,126	62,126,949
Special (railroads & utilities)	6,505,940	5,935,472	5,780,347
TOTAL	<u>\$440,078,734</u>	<u>\$477,049,328</u>	<u>\$486,133,616</u>

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

<b>City of Dakota City</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
City	\$0.656425	\$0.597335	\$0.547121
County	.380714	.451174	.481180
School District	1.292162	1.277300	1.278159
Community College	.081123	.082711	.089622
Educational Service Unit	.018000	.017822	.017647
Natural Resource District	.030637	.040620	.039094
Agricultural Society	.012161	.011368	.011401
Historical Society	.002136	—	.002029
TOTAL	<u>\$2.473358</u>	<u>\$2.478330</u>	<u>\$2.466253</u>

The 2005 tax rate at the industrial sites outside the city limits of Dakota City vary from \$1.948632 to \$2.47 per \$100 of actual value.

<b>City of South Sioux City</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>
City	\$0.367649	\$0.366334	\$0.381162
County	.380714	.451174	.481180
School District	1.292162	1.277300	1.278159
Community College	.081123	.082711	.089622
Educational Service Unit	.018000	.017822	.017647
Natural Resource District	.030637	.040620	.039094
Agricultural Society	.012161	.011368	.011401
Historical Society	.002136		.002029
<b>TOTAL</b>	<b>\$2.184627</b>	<b>\$2.247329</b>	<b>\$2.300294</b>

The 2005 tax rate at the industrial sites outside the city limits of South Sioux City vary from \$1.92 to \$2.47 per \$100 of actual value.

## **CITY SALES TAX**

A 1.5 percent city sales tax is imposed in South Sioux City, there is no sales tax in Dakota City.

## **LOCAL BONDED INDEBTEDNESS**

As of September 30, 2005:

<b>City of South Sioux City</b>		
City—Revenue Bonds		\$11,515,350
City—General Obligation Bonds		\$ 7,320,000
<b>City of Dakota City</b>		
City—Revenue Bonds		\$427,499
City—General Obligation Bonds		\$300,000
School District		\$18,130,000
County (as of 5/1/06)		\$ 7,200,000

## **CITY BOND ISSUES**

### **City of South Sioux City**

<b>Type</b>	<b>Date Issued</b>	<b>Original Amount</b>	<b>Unpaid Balance As of 9/30/05</b>	<b>Interest Rate (%)</b>	<b>Date Due</b>
<b>Revenue</b>					
Combined Utilities	4/18/00	\$ 1,300,000	\$ 1,220,000	5.65	4/15/14
SRF Loans-Revenue	6/23/00	\$ 320,000	\$ 226,669	3.00	6/15/16
Combined Utilities	3/22/01	\$ 2,005,000	\$ 615,000	4.23	2/1/08
Combined Utilities	11/8/01	\$ 2,600,000	\$ 2,275,000	4.16	11/1/11
Combined Utilities	7/16/02	\$ 1,770,000	\$ 1,680,000	4.63	5/15/17
SRF Loans-Revenue	3/27/03	\$ 773,125	\$ 723,681	3	3/15/16
Combined Utilities	7/15/03	\$ 1,800,000	\$ 1,800,000	4.21	5/15/23
Combined Utilities	6/15/04	\$ 695,000	\$ 670,000	3.56	6/15/09
SRF Loans-Revenue	9/20/04	\$ 590,000	\$ 590,000	3	6/15/18
Combined Utilities	2/24/05	\$ 1,715,000	\$ 1,715,000	4.44	2/15/25

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/05	Interest Rate (%)	Date Due
<b>General Obligation</b>					
Fire Station	10/15/97	\$ 300,000	\$ 120,000	4.94	12/15/25
Various Purpose	2/15/00	\$1,685,000	\$1,640,000	5.84	2/15/10
Refunding	5/1/02	\$ 695,200	\$ 650,000	5.42	12/15/11
Library	10/28/02	\$2,800,000	\$2,500,000	4.11	8/15/18
Various Purpose	2/13/03	\$ 205,000	\$ 155,000	2.74	2/15/09
General Obligation	4/27/04	\$ 825,000	\$ 765,000	4.65	6/15/13
General Obligation	7/20/05	\$ 330,000	\$ 330,000	3.10	7/15/10
Tech Spec Building	7/20/05	\$1,160,000	\$1,160,000	3.49	6/15/15

### City of Dakota City

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/05	Interest Rate (%)	Date Due
<b>Revenue Bonds</b>					
Combined Utilities	8/79	\$ 700,000	\$ 427,499	5.09	8/19
<b>General Obligation Bonds</b>					
General	9/17/01	\$ 660,000	\$ 300,000	3.6–4.10	4/06

### SCHOOL BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 9/1/05	Interest Rate (%)	Date Due
General Obligation	4/15/02	\$1,765,000	\$1,410,000	Various	12/15/11
General Obligation	6/10/03	\$9,940,000	\$9,415,000	Various	6/15/24
General Obligation	4/30/04	\$2,710,000	\$2,445,000	Various	12/15/11
General Obligation	6/2/05	\$4,860,000	\$4,860,000	Various	12/15/24

### COUNTY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 5/1/06	Interest Rate (%)	Date Due
Highway Allocation Fund	4/15/02	\$2,725,000	\$ 175,000	3.90–4.25	5/1/08
Correctional Facilities	7/26/02	\$2,300,000	\$ 2,300,000	3.65–3.95	7/1/15
Correctional Facilities	11/29/05	\$4,725,000	\$ 4,725,000	4.05–4.50	7/1/15



Bridgeview Flower Garden



South Sioux City Community Arboretum

## 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 2006. 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 2005–06 actual budget for the county is \$18,169,400. 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 next election will be held in 2006. The 2005–06 budget for the city is \$37,906,177. Municipal officials are:

Title	Term of Office
<b>Elected at Large</b>	
Mayor	4 Years
Council Members (8)	4 Years
<b>Appointed</b>	
City Administrator	Indefinite
City Clerk	1 Year
City Attorney	1 Year
City Treasurer	1 Year

#### 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 2006. The 2005–06 budget for the city is \$1,221,085. Municipal officials are:

Title	Term of Office
<b>Elected at Large</b>	
Mayor	4 Years
Council Members (4)	4 Years
<b>Appointed</b>	
Administrator/Clerk/Treasurer	1 Year
Maintenance Superintendent	1 Year
City Attorney	1 Year

### FIRE PROTECTION

#### City of South Sioux City

Fire protection is provided to the community by a 26-member volunteer fire department that also provides protection to approximately 22 communities 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.

A tower was built in 2003 for training purposes for both the South Sioux City/Dakota City fire departments.

South Sioux City has 2 fire stations and 427 fire hydrants. The fire insurance classification inside the corporate limits is 6; outside it is 9. Annual expenditures for fire protection during the past three years averaged \$161,416.

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

<b>Year/Make</b>	<b>Description</b>
1934 Ford	Antique fire truck
1969 Ford	1,000 gal. per min.
2003 Fire Facilities	Live fire training trailer
1999 Ford	Ambulance
1994 Ford	Ambulance

Fire losses in South Sioux City for the last five years:

<b>Year</b>	<b>Amount</b>
2005	\$124,650
2004	\$111,170
2003	\$142,100
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 mutual aid agreements.

Dakota City has 100 fire hydrants. The fire insurance classification inside the corporate limits is 7; outside it is 9. Annual expenditures for fire protection in Dakota City for the past three years averaged \$20,000.

Equipment in the city/rural fire department:

<b>Year/Make</b>	<b>Description</b>
1988 Chevrolet	1,100 gal. per min./ 1,200 gallon tank
1987 Chevrolet	Equipment truck
1982 Chevrolet	250 gal. per min./ 1,100 gal. tanker
1995 GMC	250 gal. per min./ 1,500 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 in South Sioux City houses the police, sheriff, state highway patrol, and E911 departments.

Crime rates per 1,000 population in 2004:

Dakota County	18.7
Sheriff's Office	
South Sioux City	27.3
Police Department	
Nebraska	37.7
U.S.	39.8

### **City of South Sioux City**

The South Sioux City Police Department, with an average annual budget of \$2,005,300, employs 27 full-time policemen, 1 support personnel, and 3 non-sworn community service officers. This is a full service police agency maintaining 24-hour coverage within jurisdiction. Officers are dispatched through a joint City/County Communications Center, which utilizes computer-aided dispatch and enhanced 911 services. The record keeping system is computerized as part of a joint partnership between the city and the county.

The department has a fleet of 3 unmarked and 12 marked patrol vehicles all equipped with in-car video recorders, radar, automated vehicle location systems, state-of-the-art 800 MHz radio communications, and laptop computers. The laptop computers are connected to the Internet via a citywide non-line-of-sight wireless service giving every officer the ability to complete reports from the field and have immediate access to the National Crime Information Center and the Nebraska Criminal Justice Information Center as well as the ability to send and receive email, photographs, full motion video, and other electronic files in the vehicle. This system is connected to the security cameras within the public schools and provides real-time full motion video directly to police vehicles in the event of a school emergency.



Dakota County Courthouse



Expanded Dakota County Jail Under Construction



City-County Law Enforcement Center



Municipal Building, City of South Sioux City



Municipal Building, City of Dakota City

The radio communications system is a “first in the nation” system that provides direct and immediate interoperability between law enforcement, fire, and EMS entities in the immediate tri-state area. The department has five patrol bicycles, and nine officers have received specialized training in bicycle patrol and tactics. The department has 2 desktop alcohol testing machines and 12 portable hand-held alcohol testing devices, which are deployed in the field.

The South Sioux City Police Department has partnered with the Dakota County Sheriff’s Department to form an 11-officer Special Response Team. This team is comprised of five city officers and six county deputies specially trained and equipped to perform high risk warrant service, high-risk building entry, and “downed officer” rescue over and above their normal patrol duties.

In addition to the staff of patrol and traffic officers, the South Sioux City Police Department has two trained and certified canines and handlers, two officers assigned full-time to the Tri-State Drug Enforcement Administration Task Force, two officers assigned full-time as School Resource Officers, and three officers assigned to criminal investigations, with one of those three being specially trained to work in the area of domestic violence.

### **City of Dakota City**

Police protection is provided in the community through a law enforcement contract with the Dakota County Sheriff’s Department.

### **Sheriff’s Department**

The Dakota County Sheriff’s Department is staffed by 13 officers and 3 support personnel. The department has complete radio equipment including state patrol monitors, radar, teletype, emergency warning system, 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. Nine patrol officers are stationed in South Sioux City/Dakota City.

## **STREETS**

### **City of South Sioux City**

South Sioux City has 67 miles of streets, 62.5 miles of which are hard-surfaced with concrete and asphalt overlays. Truck routes are established in South Sioux City. Ninety-five percent of the streets have curbs and 90 percent have sidewalks. Special truck routes are designated inside the city.

The street maintenance program includes street sweeping, flushing, and snow removal. Routine street improvements totaling \$1,200,000 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. An eight-ton, single axle load limit is enforced on residential streets with special truck routes designated for local traffic. All of the paved streets have curbs and ten percent have sidewalks.

Equipment in the street department includes a motor patrol (grader), two dump trucks, front-end loader, flusher truck, and two 3/4 ton pickups. All have snow plow attachments, except the flusher truck. Street sweeping is contracted to a private source.

## **BUILDING AND ZONING REGULATIONS**

### **City of South Sioux City**

The following codes are enforced in South Sioux City:

- 2003 International Building Code
- 2003 International Mechanical Code
- 2003 International Residential Code
- 2003 International Plumbing 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 in Dakota City as well as Nebraska Minimum Standards Housing Code.

Local zoning classifications are:

A-1	Agricultural
R-1	Residential (A)
R-2	Residential (B)
C-1	Business
I-1	Light Industrial
I-2	Heavy Industrial

## PLANNING

The South Sioux City Planning Commission is comprised of nine members who are appointed by the mayor and city council. Members serve staggered four-year terms.

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

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

The Board of Adjustments in South Sioux City has five members.

A Comprehensive Plan for Dakota County and South Sioux City, prepared by SIMPCO, was adopted in 1997. Revisions are scheduled to be completed in 2006.



South Sioux City Fire Department



Scenic View



Aerial View of South Sioux City Looking South

# COMMUNITY FACILITIES

## SCHOOLS AND COLLEGES

### South Sioux City/Dakota City School System

Type of School	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary (6)	75	1,802	1:11	1:3
Elementary (K-8)*	10	154	1:18	1:7
Middle School	60	836	1:14	1:5
High School	63	980	1:14	1:3

\*Catholic

School District 11 in Dakota County covers 22.5 square miles and has an 2005-06 actual valuation of \$674,361,015, or \$193,782 per student. This Class III, Type K-5, 6-8, 9-12 district is accredited by the Nebraska Department of Education. The 2005-06 school operation expenses are budgeted for \$29,259,000, with an average of \$8,408 per student.

Enrollment capacity at the elementary level is approximately 1,800 students. The middle school, built in 1976, has a capacity of approximately 850 students. Recent additions to the high school (grades 9-12) have increased capacity to approximately 1,000 students. The Board of Education recently approved a long-range construction plan that includes additions to existing schools and construction of a 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 future.

Approximately 80 percent of the eighth grade students finish high school, 71 percent of graduating seniors pursue some type of post-high school education or training, including military training, and 29 percent enter the labor market immediately after graduation. Students achieve levels above their peer group nationwide and levels equal to or above their peer group within the state. Special emphasis

is placed on reading, writing, math, and science instruction.

Vocational classes offered are bookkeeping, drafting, welding, residential construction, and computer (CISCO).

### Test Results

Name	% Students Taking Test	Average Score
7th Grade	99	61
CAT6		
ACT	53	Composite 20.1

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.

Beginning with the 2006-07 school year, all programs for students with disabilities will be integrated into one of the eight schools.

### Parochial School

The mission of St. Michaels School, established in 1949, is to promote Christian values, produce lifelong learners, and inspire tomorrow's leaders. The 2005-06 kindergarten through eighth grade enrollment was 154. Along with personal attention, the students have use of innovative technology with the broadband wireless network in every classroom. Average annual tuition is \$1,300 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 located in Norfolk, 75 miles southwest of South Sioux City/Dakota City. The college has regional education centers located in O'Neill, West Point, and South Sioux City.

Enrollment at NECC for 2004–05 included 7,291 students taking credit courses and 19,007 students taking noncredit, continuing education classes.

NECC offers more than 70 technical, vocational, business, and liberal arts majors preparing the student for immediate employment or transfer to a four-year college or university. In May 2005 the college awarded 671 diplomas and degrees. According to the latest Graduate Employment Report, some 99 percent of the 2004 graduates seeking employment found jobs.

The Graduate Employment Report also showed that 29 percent of the 2004 graduates chose to continue their education, with most transferring to a four-year school. Other data confirm that college transfer students from NECC who continue their educations at four-year institutions do as well as or better than native and other transfer students.

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 NECC. Training is arranged at any time of the day or evening to meet the organization's special needs.

The Business and Industry Division served 247 employers and trained more than 5,500 employees through customized training workshops and seminars in fiscal year 2004–05. The division also worked with 18 communities on strategic planning and economic development initiatives. More than 40 individuals seeking to start or expand their businesses received assistance through this division. An additional 15 minority-owned businesses were provided start-up assistance and consulting services. Northeast also assisted in recruiting several new companies and divisions to the region, resulting in more than 600 new jobs.

The 205-acre main campus includes 19 buildings with classroom, shop, and lab facilities; library/resource center; student center; an activities center with gym and theater; the Lifelong Learning

<b>Northeast Community College Representative Sample of the Class of 2005</b>		
<b>Program</b>	<b>Degree/Certificate</b>	<b>Conferred</b>
Administrative Assistant	A.A.S.	19
Administrative Assistant	1-year diploma	10
Agriculture	A.A.S.	72
Audio Recording Technology	A.A.S.	5
Auto/Auto Body Technology	A.A.S.	40
Computer Science/MIS	A.A.S.	19
Electromechanical	A.A.S.	9
General Studies (academic transfers)	A.A.S. & A.A.	61
Nursing-LPN	1-year diploma	42
Nursing-ADN	A.A.S.	25
Utility Line	A.A.S.	36

Center; residence hall for students; and two apartment buildings for student living. In 2004 Burkhardt Hall, a 147-bed residence hall addition, and the \$2.4 million Agriculture Complex, was dedicated. The Agriculture Complex, one mile east of the main campus, includes a 550-seat arena and four classrooms. NECC also owns a 566-acre college farm with all facilities necessary for teaching farm operations. The college is one of the best computer-equipped educational institutions in the state. In 2005 a \$2.57 million addition was completed to the Cox Activity Center. The addition added approximately 30 rooms that now house the radio/TV broadcasting, audio recording technology, and music departments.

The South Sioux City Education Center moved into a new 10,000-square-foot facility in South Sioux City in 2005. The state-of-the-art education center houses several classrooms, a large business-industry training room, computer lab, distance-learning classroom, conference room, and administrative offices. The center has classes leading to an associate of arts degree with a business administration or general studies emphasis and associate of applied science degree in administrative assistant-medical and business management.

The presidents of NECC and Wayne State College signed a Memorandum of Understanding for a proposed campus in South Sioux City. When the campus is complete, students will be able to take their freshman- and sophomore-level courses from NECC and then take junior- and senior-level or graduate-level courses from Wayne State College at the same location in South Sioux City.

For more information on Northeast Community College, [www.northeastcollege.com](http://www.northeastcollege.com) or call (800) 348-9033.

### **Lifelong Learning Center**

The **Lifelong Learning Center** at Northeast Community College in Norfolk serves the business and professional community through a variety of uses. The 20,000-square foot educational wing includes two classrooms which can be opened into one large room, 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 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 educational offerings from Educational Service Unit 8, Lower Elkhorn Natural Resources District, UNL Northeast Research and Extension Center, University of Nebraska Cooperative Extension Madison County, and Wayne State College, as well as other public and private institutions. Using state-of-the-art distance education technology and live instruction, several bachelor's, master's, 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, its programs and facilities, call the facility's coordinator at (402) 844-7246.

### **Colleges and Universities**

**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 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 M.B.A. 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)** located in Wayne, 40 miles from South Sioux City/Dakota City, serves approximately 3,400 students from throughout Nebraska and Iowa as well as more than 29 other states and 20 foreign countries. At the undergraduate level, WSC offers more than 70 nonteaching majors and minors plus 38 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.

Of those undergraduate students declaring a major, approximately 14 percent major in arts and humanities, 20 percent in education and counseling, 29 percent in business and technology, and 37 percent in natural and social sciences.

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, a state-of-the-art business building, and a new studio arts building.

The Office of Continuing Education at Wayne State College offers undergraduate and graduate course work via Internet and distance learning. In addition, a variety of courses are also offered on-site in several area cities. Schedules and course offerings vary.

For more information, contact Wayne State College at (800) 228-9972 or visit [www.wsc.edu](http://www.wsc.edu).

Program	Wayne State College			
	Undergraduate		Graduate	
	Majors*	Degrees**	Majors*	Degrees**
Applied Human & Sport Physiology	20	1	—	—
Art	42	5	—	—
Business	534	147	60	16
Chemistry	47	24	—	—
Computer Information Systems	69	19	—	—
Computer Science	31	1	—	—
Counselor Education/Counseling	0	0	72	13
Criminal Justice	172	29	—	—
Curriculum & Instruction	0	0	306	149
Early Childhood	73	12	—	—
Elementary Education	363	74	—	—
English	83	18	—	—
Exercise Science	68	15	4	3
Family & Consumer Sciences	47	19	—	—
French Education	2	—	—	—
Geography	24	9	—	—
Graphic Design	47	7	—	—
Health & PE	55	12	—	—
History	41	6	1	—
Human Service Counseling	88	29	—	—

\* Includes first and second majors as of fall 2005

\*\*Degrees awarded December 2004 through August 2005

Program	Wayne State College Undergraduate		Graduate	
	Majors*	Degrees**	Majors*	Degrees**
Industrial Technology	90	16	—	—
Interdisciplinary Studies	6	2	—	—
Life Sciences	103	20	—	—
Mass Communications	54	10	—	—
Mathematics	42	14	—	—
Middle Level Education	24	—	—	—
Modern Language and Culture	0	—	—	—
Music	49	4	—	—
Natural Sciences	7	3	—	—
Physical Science	0	1	—	—
Political Science	28	7	—	—
Pre-Professional	192	—	—	—
Psychology	73	25	—	—
School Administration	0	0	61	23
Social Sciences	47	10	5	3
Sociology	25	6	—	—
Spanish	30	3	—	—
Special Education	47	8	2	4
Speech Communications	55	11	2	2
Sport Management/Leisure Services	98	18	17	6
Technology	11	3	—	—
Theatre	20	7	—	—
Undeclared	351	—	—	—

\*Includes first and second majors as of fall 2005

\*\*Degrees awarded December 2004 through August 2005

The **Tri-State Graduate Center** located in Sioux City, Iowa, 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 State University, Des Moines University, Dordt College, Drake University, Iowa State University, Morningside College, Northeast Community College, Northwest Iowa Community 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, 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 (800) 630-1160 or visit [www.tri-state-grad.org](http://www.tri-state-grad.org).

### Other Schools

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

Community/ College or University	Mileage
<b>Sioux City, IA</b>	5
Briar Cliff University	
Morningside College	
Western Iowa Tech Community College	

<b>Community/ College or University</b>	<b>Mileage</b>
<b>LeMars, IA</b> Westmar College	25
<b>Vermillion, SD</b> University of South Dakota	35
<b>Wayne, NE</b> Wayne State College	40
<b>Orange City, IA</b> Northwestern College	45
<b>Norfolk, NE</b> Northeast Community College	75
<b>Omaha, NE</b> University of Nebraska at Omaha University of Nebraska Medical Center Creighton University College of St. Mary	95
<b>Lincoln, NE</b> University of Nebraska–Lincoln Nebraska Wesleyan Union College Southeast Community College	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** is a 480-bed tertiary care facility established in 1890. The facility serves the tri-state, 33-county area at the intersection of Nebraska, Iowa, and South Dakota and 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 provides a full range of comprehensive medical services. The state-of-the-art Mercy Heart Center is regionally and nationally renowned for its expertise in cardiac care, interventional cardiac procedures, and open-heart surgery. Mercy is also well known for its capabilities in surgery, oncology,

pediatrics, and obstetrics. The hospital is home to the area's only CARF-accredited inpatient and outpatient rehabilitation program. 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 multiple Centers of Excellence. Mercy Heart Center continues to achieve better than national averages for clinical outcomes and door-to-dilation time. The Mercy Comprehensive Stroke Center was the first stroke center in the region to earn the prestigious program approval of the Joint Commission on Accreditation of Healthcare Organizations. 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, network of 36 primary care and specialty clinics, home health 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** with headquarters in Sioux City, Iowa, includes St. Luke's Regional Medical Center, St. Luke's Clinic Network, St. Luke's College, and St. Luke's Health Foundation.



South Sioux City High School



Covington Elementary



Dakota City Elementary



E. N. Swett Elementary



Grandview Medical Clinic



Matney's Colonial Manor



Addition at Regency Square



Islamic Cultural Center

180-bed acute care hospital with 12 inpatient care units, a 24-hour emergency department, outpatient services, and a wide variety of support services for patients and the community. St. Luke's, whose service area includes numerous counties in Nebraska, Iowa, and South Dakota, annually admits approximately 9,000 patients, records nearly 2,000 births, 90,000 outpatient visits, and nearly 9,000 surgeries.

In 2005 St. Luke's began a \$10-million project to make enhancements to its women's and children's services within the Birth Center at St. Luke's. In July 2005, a new state-of-the-art Neonatal Intensive Care Unit opened. It is the area's highest ranked neonatal unit. Enhancements to the labor and delivery rooms, and mother/baby units were completed in spring 2006.

Other major patient care units at St. Luke's Regional Medical Center include hospital-based surgery, the community's only Pediatric Intensive Care Unit, Acute Rehab Unit, Orthopedic Care Unit, Center for Digestive Disorders, diagnostics, and the Bomgaars Center for Cancer Care. A freestanding Same Day Surgery Center opened in 2003 across from the medical center.

St. Luke's College has three associate programs of nursing, radiology, and respiratory care and the certificate program in medical technology. St. Luke's College, located just one block from the medical campus, enrolled a record 166 students in 2005.

St. Luke's Health Foundation supports the mission of St. Luke's to enhance the quality of life and health of Siouxland by funding health-related projects. St. Luke's Health Foundation also sponsors Children's Miracle Network to enhance pediatric healthcare and education.

St. Luke's became an affiliate of Iowa Health System (IHS) in 1996. IHS is a strong, statewide network of hospitals and physician clinics and has nine hospitals in Iowa cities. St. Luke's and Iowa Health System support the Iowa Statewide Poison Center and My Nurse, a 24-hour call center for health-related questions and physician referrals. St. Luke's Health System also partners with Mercy Medical Center to sponsor the June E. Nylén

Cancer Center, Hospice of Siouxland, and the Siouxland Paramedics.

## Clinics

**South Sioux City Mercy Medical Clinic** is staffed by two physicians 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.

**St. Luke's Clinic Network** is comprised of 30 providers at 12 locations, which encompass family practice, specialty care, home medical supply store, health education for the public and healthcare professionals, and occupational health clinics.

## Rescue Squad

South Sioux City has 16 Emergency Medical Technicians, two rescue units, and one rescue boat.

Dakota City has nine Emergency Medical Technicians, two rescue units, and a rescue boat.

## NURSING HOMES

**Regency Square** in South Sioux City was constructed in 1962 with additions and renovations completed in 1973, 1978, 2000, and 2005. 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 daily in this Medicare Skilled Rehab Facility.

The **Matney Colonial Manor** in South Sioux City opened in 1973. This skilled nursing facility has 77 beds and 35 assisted living units. 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** contains more than 44,000 items and has an average annual circulation of 70,000. The library collection includes books, e-books, magazines, videos, DVDs, music CDs, audio tapes, books on CD, electronic databases, and large print materials. Patrons can also request materials through interlibrary loan. Access to the Internet and software programs is available on 15 public access computers equipped with Spanish keyboards. Three computers with educational software can be found in the children's area. The library provides monthly preschool story hour, weekly evening story time, two book clubs for adults, and the summer reading program. The library's outreach volunteers deliver materials to the elderly and disabled throughout the community.

This new state-of-the-art facility opened in October 2005 and boasts such amenities as ample study and reading areas, group and individual study rooms, meeting room, large children's area with plenty of books and educational manipulatives, an aviary, fireplace, and a cafe/coffee shop.

The **Dakota City Public Library** contains 11,461 volumes and has an average annual circulation of 6,443. Cable Internet is available to the public, including wireless Internet connections. Library activities include children's story hour, friends of library, library loan program, and a summer reading program. The Dakota City Friends of the Library have a book sale every year in June. The book sale supports the purchase of newer, updated books for the library.

## RECREATION

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. Horse racing is available in season, as well as NASCAR, stock car racing, national championship caliber junior 'A' hockey, and nationally ranked men's college city basketball (NCAA Div. 2 and NAIA Div. 2), and a full range of high school spectator sports.

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, Iowa, include the eight-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, and hiking and fitness course. The 75-acre Crystal Cove in South Sioux City features a swimming beach, fitness center, and jogging path. Stone State Park, a 1,100-acre park overlooking the tri-state area, has 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 located on the banks of the Missouri River in Dakota City, is also the home of the Lewis and Clark Wayside. The park features a boat ramp, pavilion, and 13 rental spaces for camper or recreational vehicles. The outlook celebrates the historic discovery and provides a breathtaking view of the Missouri River. The park is located three miles from where the Lewis and Clark expedition had their longest encampment and about four miles from where they caught more than 1,300 fish in one day.

Seminary Square Park, located in the south part of Dakota City, has two tennis courts, a new entrance gate, new basketball backboards and nets, as well as new signage in English and Spanish.

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, Orpheum Theater, LAMB production, and the Dakota County Museum.

#### Annual Events in SSC/DC

<u>Month</u>	<u>Event</u>	<u>Activities</u>
June	Wheelin Willies Car Show	Car show
June–Aug.	O’Connor House	Museum & tours
July	Dakota/Thurston County Fair	Exhibits, carnival, entertainment
August	Chevyfest Mighty Mo Family Fun Festival	Car show 8K run/walk, pancake breakfast, craft fair, open swim, 1/2 marathon
September	O’Connor House Summer Social	Social event

<u>Month</u>	<u>Event</u>	<u>Activities</u>
October	Lewis & Clark Marathon	Marathon, 1/2 marathon, marathon relay
November	O’Connor House Christmas Tour	Tour of 14 rooms decorated by different businesses

## HOUSING

### New Construction

Thirty-eight new homes were constructed during 2004–05 in South Sioux City/Dakota City. The cost of new home construction averages \$125 per square foot. Building permits issued for the last five years:

	<u>South Sioux City</u>	<u>Dakota City</u>
Duplexes	19	--
Single-unit houses	82	53

### South Sioux City/Dakota City Housing Market (as of 3/06):

#### Number of Homes on the Market

Single Family -	51
Townhomes -	2
Condominiums -	1

#### Avg. Selling Prices (New and Existing)

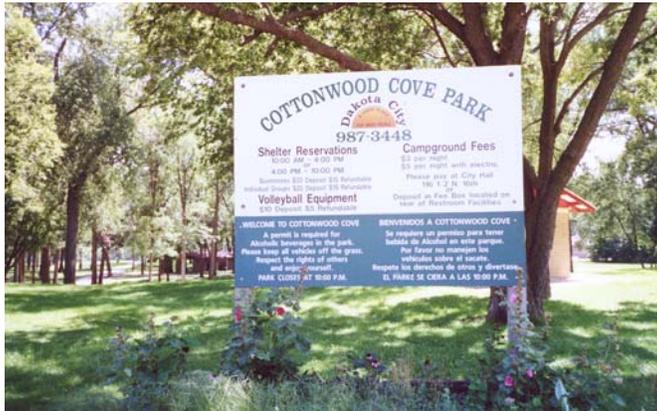
Single Family Home	
3,500 sq. ft. - 4 bedrooms	\$210,000
2,500 sq. ft. - 3 bedrooms	\$135,000
1,000 sq. ft. - 3 bedrooms	\$60,000
Townhouses	
1,500 sq. ft. - 2 bedrooms	\$126,000
Condominiums	
1,200 sq. ft. - 1–2 bedrooms	\$240,000

#### Rentals

Executive Style	
3,000 sq. ft. - 3 bedrooms	\$1,500
Apartment - 2 bedrooms	\$484
Apartment Vacancy Rate	5.8%



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



Al Bengtson Recreation Trail



South Ridge Golf & Dome



Iron Horse Golf Course

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

Less than \$100,000	27
\$100,001–\$150,000	9
\$151,001–\$200,000	8
\$200,001–\$250,000	4
Over \$250,000	3

**Low Cost and/or Retirement Housing**

Name	No. of Units	Year Built	Type
Autumn Park Apartments	32	1980	Elderly
Canterberry Village	96	1969	Elderly & Family
Dakota House	20	1960s	Elderly
Evergreen Park	24	1995	Independent Living
Heritage Apartments	18	1992	Elderly

Name	No. of Units	Year Built	Type
Oakwood Square	36	1960s	Elderly
Prairie Haven Villas at Crystal Court	25	2000	Elderly
Villas at Crystal Court	12	2001	Elderly
Villas at Crystal Court II	24	2003	Elderly

**FINANCIAL**

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

- Bank of the West
- 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



New Single-Family Housing Development



New Condos



The Villas at Crystal Court



The Villas at Crystal Court II



O'Connor House, Dakota County Historical Society



Historical Church



Directory Gazabo at Dakota City Cemetery

## COMMUNITY SERVICES

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### PROFESSIONAL

Architects .....	14
Attorneys .....	279
Auctioneers .....	5
Certified Public Accountants .....	76
Chiropractors .....	71
Dentists .....	95
Engineering Firms .....	29
Home Health Nurses .....	18
Medical Doctors (residing in Siouxland)	
—anesthesiologists .....	7
—cardiologists .....	17
—cardiology surgeons .....	3
—ear, nose & throat .....	13
—general practitioners .....	68
—general surgeons .....	16
—internists .....	22
—ophthalmologists .....	14
—orthopedic surgeons .....	38
—pathologists .....	3
—pediatricians .....	65
—radiologists .....	16
—urologists .....	7
Medical Doctors (on hospital consulting staff)	
—cardiologists .....	6
—electro physiologists .....	3
—infectious disease specialists .....	3
—medical geneticists .....	1
—pediatric rheumatologists .....	1
Nurse Anesthetists .....	12
Nurse Practitioners .....	4
Nurses, Registered .....	1,390
Optometrists .....	41
Oral Surgeons .....	58
Orthodontists .....	12
Osteopaths .....	16
Pharmacists .....	70
Physician Assistants .....	40
Podiatrists .....	13
Veterinarians .....	37

## BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies .....	91
Advertising Agencies .....	8
Agricultural Implement Dealers .....	30
Antique Shops .....	16
Apparel Stores—children’s .....	4
—combination .....	72
—men’s .....	8
—women’s .....	21
Appliance Stores .....	11
Auto Repair & Service .....	227
Auto Supply Parts .....	37
Automobile—renting .....	11
—leasing .....	3
Automobile Dealers—used .....	34
—new & used .....	26
Aviation Seeding & Spraying .....	2
Bakeries .....	21
Banquet Facilities, Hall & Auditoriums .....	14
Barber Shops .....	30
Beauty Shops .....	95
Carpet & Rug Dealers .....	16
Caterers .....	16
Child Care Services .....	37
Contractors—building .....	167
—carpentry .....	3
—concrete .....	48
—electric .....	32
—excavating .....	14
—general .....	131
—gravel .....	7
—heating & air conditioning .....	52
—painting .....	31
—plumbing .....	36
—remodeling & repairing .....	162
—roofing .....	20
—tree service .....	17
—well digging .....	4
Convenience Stores .....	73
Copying & Duplicating Services .....	25
Craft Stores .....	9
Dance Studios .....	2
Department Stores/Discount Stores .....	42
Drug Stores .....	35

Dry Cleaning & Laundry .....	36
Electric Motor Repair .....	2
Employment Service, Temporary .....	8
Fast Food Establishments .....	47
Feed & Seed .....	21
Floral Shops .....	18
Funeral Homes .....	16
Furniture Stores .....	29
Garbage Collection .....	8
Gift Shops .....	35
Grocery Stores .....	23
Hardware Stores .....	37
Health Clubs .....	9
Heavy Equipment Repair .....	11
Hotels .....	50
Industrial Gas Suppliers .....	2
Industrial Equipment & Supplies .....	60
Insurance .....	68
Interior Decorators & Designers .....	14
Jewelry Stores .....	14
Laundromats, Self-Service .....	13
Lawn Services .....	11
Lumberyards .....	6
Machine Shops .....	13
Meat Markets .....	9
Motels .....	17 (1,970 rooms)
Nurseries & Garden Centers .....	6
Office Machine Repairs .....	3
Office Equipment Service & Supplies .....	27
Photography Studios .....	5
Plating .....	2
Precision Bearings, Chains, Sprockets .....	2
Preschools .....	33
Printers .....	25
Real Estate Firms .....	43
Repair Shops .....	128
Restaurants (includes fast-food) .....	269
Service Station (gas & oil) .....	16
Shoe Stores .....	16
Television & Radio Repair .....	3
Theatres .....	11
Tool & Die .....	1
Travel Agencies & Bureaus .....	12
Upholstery Shops .....	15

Variety Stores ..... 2  
Welding Shops ..... 22



Scenic Park Campground



Crystal Cove

## AGRICULTURE & RAW MATERIALS

### AGRICULTURE

2002 Statistics	Dakota County	State of Nebraska
Number of Farms	296	49,355
Land in Farms (acres)	151,599	45,903,116
Average Size of Farms (acres)	512	930
Market Value of Agricultural Products Sold	\$30,217,000	\$9,703,657,000
Market Value Per Farm	\$102,084	\$196,609
Total Acres Irrigated	30,924	7,625,170
Percent of Farmland Irrigated	20.4%	16.6%
<b>Five-Year Average Production of Leading Crops (2001–2005)</b>		
All Alfalfa Hay	17,942 tons	4,685,600 tons
Corn for Grain	8,274,320 bu.	1,158,890,000 bu.
Soybeans	2,172,800 bu.	207,072,000 bu.
<b>Five-Year Average Livestock Population (2002–2006)</b>		
All Cattle	10,200	6,350,000

Source: National Agriculture Statistics Service, 2001–2006  
2002 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.



Jeffrey C. Dible Soccer Complex

# CLIMATE

## TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						
	Temperature			Precipitation		Humidity*	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)	Morning	Afternoon
January	8.3	18.1	28.0	0.64	6.9	76	65
February	14.7	24.4	34.0	0.78	6.2	79	65
March	24.8	34.9	45.1	1.81	7.6	80	62
April	37.6	49.6	61.6	2.56	1.6	79	52
May	49.6	61.3	72.9	3.64	0.0	80	53
June	59.4	70.8	82.1	3.93	0.0	82	55
July	64.1	75.2	86.2	3.36	0.0	84	56
August	61.8	72.8	83.9	3.03	0.0	86	58
September	51.4	63.7	76.0	2.59	0.0	83	54
October	39.4	51.9	64.3	1.80	0.8	79	52
November	25.7	36.0	46.3	1.18	3.7	80	60
December	13.9	23.3	32.7	0.67	6.3	79	66
<b>Annual</b>	37.6	48.5	59.4	25.98	33.1	81	58

\*Recorded at Norfolk Weather Station

## FROST DATA

Average date of last frost in spring .....	May 4
Average date of first frost in fall .....	September 28
Average length of growing season .....	147 days
Average number of “heating degree days” based on 65° Fahrenheit .....	6,921
Average number of “cooling degree days” based on 65° Fahrenheit .....	931
Wind speed in miles per hour (annual average) .....	12
Prevailing wind direction (annual average) .....	South

Source: High Plains Regional Climate Center, University of Nebraska, 1948–2005, [www.hprcc.unl.edu](http://www.hprcc.unl.edu)



Cardinal Plaza