

COMMUNITY FACTS SUPERIOR, NEBRASKA

www.ci.superior.ne.us

OCTOBER 2004

POPULATION (Official U.S. Census)

	<u>2000</u>	<u>2003 Est.</u>
Superior	2,055	1,946
Nuckolls County	5,057	4,841
Labor Market	69,564	67,321

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

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INTRODUCTION

The following pages contain basic information about Superior, Nebraska. This material was compiled by the Superior Chamber of Commerce and Nebraska Public Power District in order to promote community development.

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

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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.

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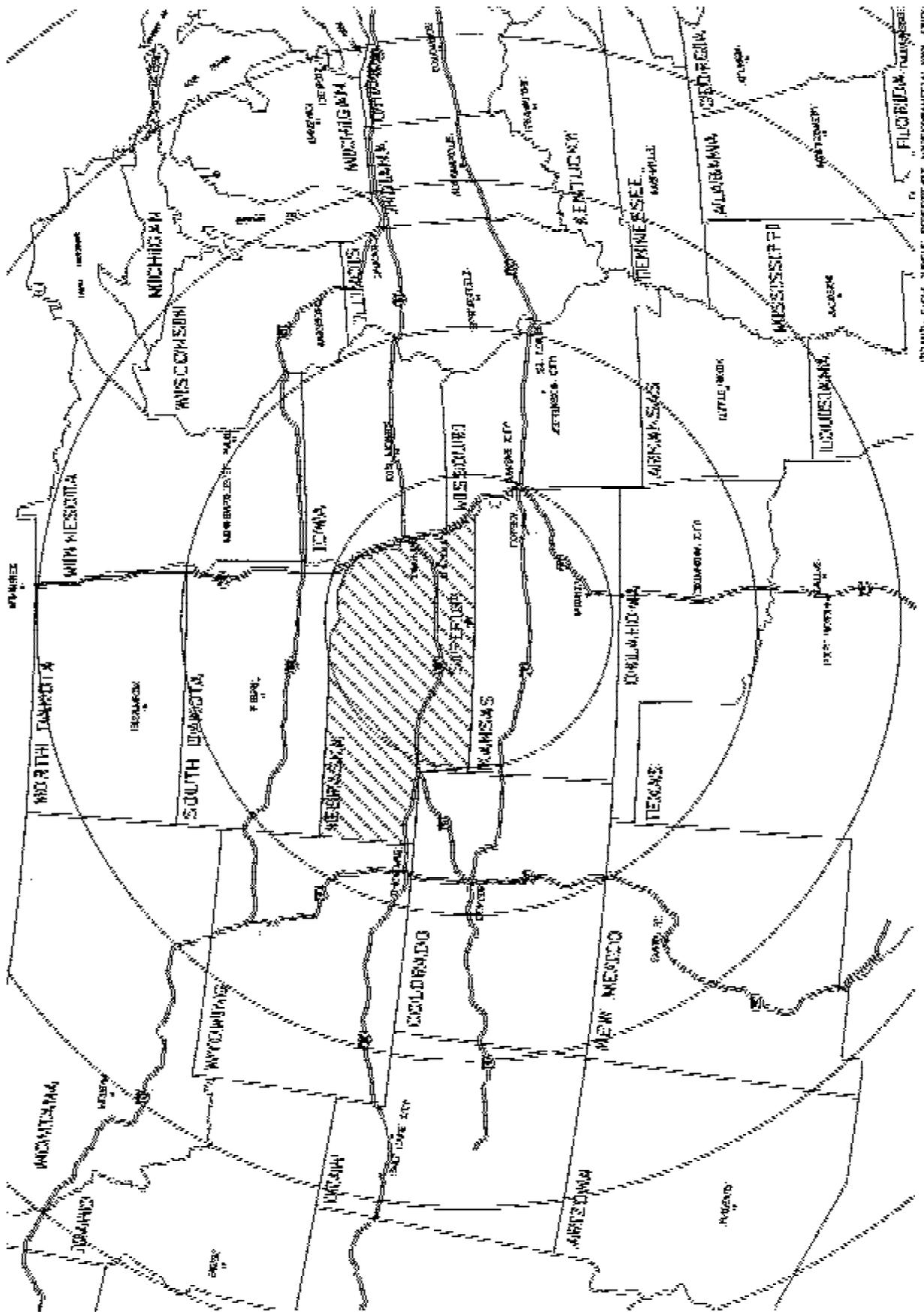
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GENERAL INFORMATION

LOCATION

Superior, located in Nuckolls County in southern Nebraska adjacent to the Kansas border, is at the intersection of Nebraska Highways 14 and 8. Superior is 22 miles west of four-lane U.S. Highway 81, 60 miles south of Nebraska's I-80, and 90 miles north of I-70 in Kansas.

POPULATION (U.S. Census)

Year	Superior	Nuckolls County
1970	2,779	7,404
1980	2,502	6,726
1990	2,397	5,786
2000	2,055	5,057
2003 (Est.)	1,946	4,841

County Population by Race and Hispanic Origin, 2000

One race	5,041
White	5,002
Black or African American	1
American Indian and Alaska Native	3
Asian	8
Native Hawaiian and Other Pacific Islander	—
Some other race	27
Two or more races	16
Hispanic or Latino (of any race)	51

The 2003 U.S. Census estimates 67,321 people live in Nuckolls County and the contiguous Nebraska counties of Adams, Clay, Fillmore, and Thayer as well as Webster, Jewell, and Republic counties in Kansas.

The following table indicates the number of people in Nuckolls County who are fluent in a second language:

Chinese	13	Korean	13
French	18	Spanish	26
German	18	Vietnamese	13



LOCAL ECONOMY

Superior's economy consists of farming, cattle feeding, commerce, and industry with tourism as another enjoyable benefit.

Approximately 75 retail firms in Superior reported 2003 net taxable retail sales of \$18,817,058 while Nuckolls County reported retail sales of \$30,200,389. Twelve wholesale firms in the community distribute groceries, hardware, and ag-related products.

Several niche businesses are located throughout the community. Recently, Superior became "home" to Evelyn's, a fine dining restaurant, and a bed and breakfast. A 20-acre winery will hold its grand opening on Memorial Day 2005. The Superior Economic Development Council built a 20,000 speculative building on the 23-acre business park to draw companies to Superior.

ELEVATION

Superior is 1,800 feet above sea level.

TOPOGRAPHY

The terrain is level and consists mostly of plains dissected by stream valleys. The two larger streams, the Republican and Blue Rivers, cut the uplands, which are the remnants of the flat loess plain, which originally covered most of eastern and southern Nebraska.

The soil in Nuckolls County has three general characteristics—dark in color, granular in structure, and a layer of lime at the upper part of the subsoil. The two main drainage ways in Nuckolls County are the Little Blue River and the Republican River Valley. The larger drainage ways have bottom or flood plains along their lower courses that vary from one-half to more than one mile in width.

HISTORY

William Loudon, the founder of Superior, left Illinois in April 1871 and brought his possessions to Nebraska. In May he first viewed the area as a possible homestead location.

The following year a dugout was constructed and the first post office, called Riverton, was opened. However, there was another town by that name so the name was changed to Superior. The name seemed more appropriate because of the lay of the land and pleasant surroundings.

The logs for the first post office and grocery store were cut in 1872. In the spring of 1875, the first store buildings and schoolhouse were built. The town was surveyed in 1875 but was not incorporated until August 4, 1879.

Transportation was a major problem as the nearest railroad station was in Edgar, 29 miles away. The Burlington Railroad reached Superior in 1880, and four other rail lines followed within ten years. As late as 1885, there were four stagecoach lines.

Industry followed the railroads. Superior soon had a plow factory, gate factory, brick plants, several large grain elevators, cigar factory, candy factory, three bakeries, ice cream and ice plant, bottling works, two creameries, and a monument works. A large cattle industry, centered at Superior, shipped more than 40,000 head each year.

The Henningsen Produce Company started operation in 1902, the Nebraska Portland Cement Company in 1910, and the Farmers Union Creamery in 1919.

The surrounding farmland was enhanced by the construction of an elaborate irrigation system in the Republican River Valley in 1956.

Each Memorial weekend since 1992 Superior celebrates their Victorian Festival honoring Lady Evelyn Brodstone Vestey, born in 1875, who was raised on a homestead near Superior. Working for the Vestey Packing Company in Chicago, Illinois, she became the highest paid woman executive in the world. She married Lord Vestey on August 9, 1924. Mrs. Vestey died in 1941, just six months after Lord Vestey, and was buried in Superior. She is the only English nobility buried in the state of Nebraska.

The Victorian Festival has been selected by a national publication as one of the top ten festivals in the nation. The festival has also received the

Trailblazer Award of the Old West Trail Foundation and has been honored as Nebraska's Outstanding Event by the Nebraska Department of Tourism and the Nebraska Community Improvement Program.

A mural depicting the early days of Superior was painted on the south wall of the Crest Theatre building in 1993. The project, designed by Ann Beeson, an art teacher, cost \$7,500. The area in front of the mural is paved with bricks. Names of community supporters are engraved in the bricks.

Superior is known as the setting of Ben Sherwood's best-selling fictional novel, *The Man Who Ate the 747*. Within days of the publication, the book soared onto best-seller lists across the country and was published in Britain and Ireland. Foreign rights have also been sold to more than a dozen countries.

Lew Hunter, a resident of Superior, was inducted into the Screenwriting Hall of Fame in 2002. Hunter, who established the Superior Screenwriting Colony, has a masters degree from UCLA and Northwestern University and has worked for Columbia Pictures, Lorimar, Paramount, Disney, NBC, ABC, and CBS as a writer, producer, and executive. An internationally renowned screenwriting speaker, Hunter teaches the popular Screenwriting 434 course at UCLA. Considered one of the foremost experts in screenwriting, Hunter continues to travel the world teaching screenwriting and inspiring thousands of students. His feature film credits include *Fallen Angel*, *Desperate Lives*, and *Playing with Fire*.

Superior, in the middle of everywhere, maintains its hometown USA environment while seeking ways to flourish in today's modern society.



Historic Downtown Superior



ECONOMIC DEVELOPMENT

MANUFACTURERS

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Boettcher Enterprises 1967	Livestock equipment, fertilizer chemicals, fertilizer blending	Regional	3	0	None
Superior Industries 2000	Sprayers & ATV accessories	Regional	9	2	None
Superior Publishing Co. 1900	Newspaper, commercial printing & screen printing	Regional	6	9	None
Twin Valley Mills 2000	Stone-ground food— grain, sorghum, flour	Regional	3	0	None
Zoltenko Farms, Inc. 1997	Boar semen	Regional	22	7	None

MAJOR NONMANUFACTURING EMPLOYERS (employing 10 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Agrex, Inc.	Grain elevator	8	4	None
Alexander Motors	Automobile sales & service	15	2	None
Aurora Co-Op	Grain elevator	35	10	None
Brodstone Memorial Hospital	Medical care	10	138	None
Central National Bank	Financial services	3	11	None
City of Superior	Government & utilities	24	9	None
Dairy Queen	Food service	2	12	None
Dave's Place	Food service	3	12	None
Evelyn's	Food service	6	8	None
Farmers & Merchant Bank	Financial services	3	8	None
Good Samaritan Home	Nursing home	7	78	None

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Ideal Market	Grocery	23	34	None
Jack & Jill	Grocery	7	11	None
Kirchhoff Farms	Seed	6	5	None
M & R Bookkeeping	Bookkeeping & tax service	1	11	None
Menke Drug	Pharmaceuticals & gifts	2	8	None
Mid-Nebraska Individual Service, Inc.	Educational & vocational skills	7	35	None
Nuckolls County	Government	30	21	None
Pamida	Retail merchandise	6	34	None
Petro Plus, Inc.	Automotive service & fuel	8	2	None
Pizza Hut	Food service	3	11	None
Oregon Trail Implement	Farm dealership	10	1	None
South Central Unified System #5	Education	22	58	NEA
Superior Ace Hardware	Retail	4	7	None
Superior Deshler	Fertilizer & bulk propane delivery	8	3	None
Superior Family Medical Center	Medical	5	23	None
Superior Implement	Farm dealership	5	5	None
Superior Outdoor Power	Retail power equipment & small farm equipment	11	3	None
Victorian Inn	Lodging	4	16	None

OTHER MAJOR AREA EMPLOYERS (within 40 miles and employing 100 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Deshler, 28 miles				
Reinke Manufacturing Co.	Farm irrigation equipment	263	91	None

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Hebron, 37 miles				
Blue Valley Lutheran Home Society, Inc.	Nursing care	20	180	None
Thayer Central Community Schools	Education	6	114	NSEA
Thayer County Health Services	Medical	13	117	None

ECONOMIC DEVELOPMENT ORGANIZATION

The Superior Economic Development Council, Superior Chamber of Commerce, and the city of Superior joined together to form one entity CEC (Chamber—Economic Development—City). The groups realized that a concerted effort from the three united entities would allow leverage for a competitive advantage.

The Superior Economic Development Council is comprised of 12 members appointed by the Mayor with approval of the City Council. The Superior Economic Development Council formed the Superior Development Corporation as a mutual benefit nonprofit corporation. The corporation shall have director members only, which are appointed by the Mayor of Superior with the consent of the City Council and serve two year terms. The corporation works jointly with the Superior Economic Development Council to maintain and promote the Superior area by enhancing community resources for the creation and retention of jobs contributing to the quality of life. Funds are contributed by the city of Superior via LB840, a municipal sales tax increase

earmarked for economic development. A business incentive program provides credits to qualifying businesses based upon jobs created and capital investment with these funds being used to pay for city services, utilities, and/or land creating a new business or expanding an existing business. A utility deposit guarantee is also available to provide assistance to new business owners by off-setting one of the start-up costs when opening a business in Superior.

Kottmeyer Business Park, on the east edge of Superior, consists of 28 acres with 9 acres available in two contiguous lots. The park has direct access to two-laned Nebraska Highway 8, and four-lane U.S. Highway 81, is 22 miles east.

A 20,000 square foot speculative building was constructed on the Kottmeyer site in 2004 and sold in October 2004.

INDUSTRIAL SITE AVAILABLE

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



Agrex



Aurora Co-Op



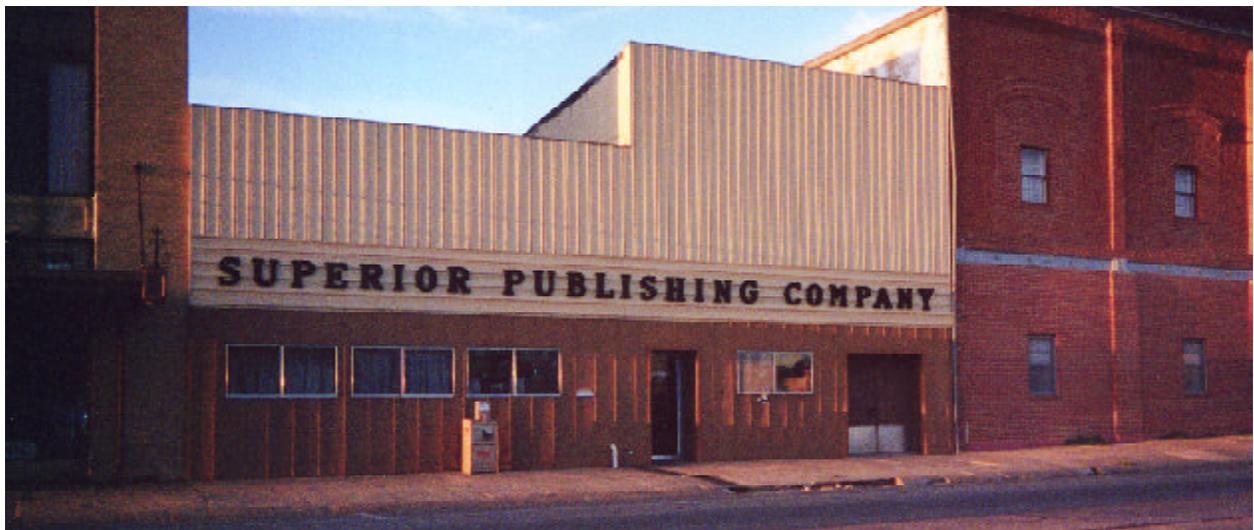
Pamida



Oregon Trail Equipment



Superior-Deshler



Superior Publishing Company

LABOR

LABOR SUPPLY

- A. Employment in the Superior labor market which is defined as the whole of Nuckolls County and the total labor market consisting of Nuckolls County and the contiguous Nebraska counties of Adams, Clay, Fillmore, Thayer, and Webster; information on contiguous Kansas counties is not available (12-month average, August 2003 through July 2004):

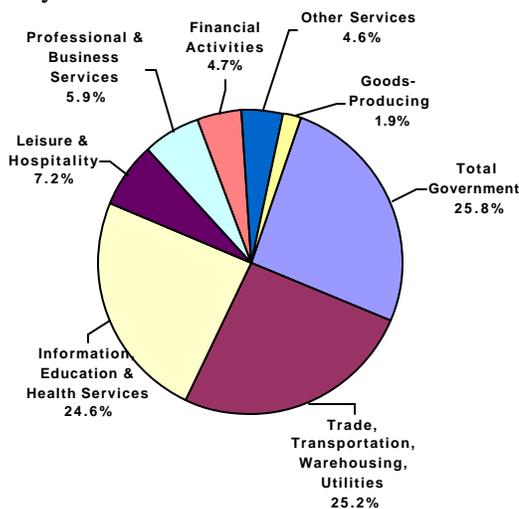
	Nuckolls County	Total
<u>Nonfarm Employment (wage and salary workers)</u>		
Goods-Producing (Manufacturing, Natural Resources, Mining and Construction)	32	5,427
Trade, Transportation, Warehousing & Utilities	419	5,558
Information	(D)	(D)
Financial Activities	78	1,138
Professional & Business Services	99	(D)
Education & Health Services	(D)	(D)
Leisure & Hospitality	120	2,033
Other Services	77	995
Government	430	6,021
TOTAL NONFARM WAGE AND SALARY WORKERS	1,666	26,350
Farm Employment	575	4,065
TOTAL EMPLOYMENT	2,276	30,601
B. Commuting Out of County	580	N/A
C. Unemployment	53	972
TOTAL LABOR FORCE	2,330	31,573
D. Estimated number of homemakers, seasonal and part-time workers, and workers who would shift from low-paying jobs who could be expected to work for industry	300	
E. Estimated number of county high school graduates annually	65	
TOTAL POTENTIAL LABOR SUPPLY (B, C, D & E)	998	

(D) Data withheld because of disclosure suppression.

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

A labor study was completed in 2002; results are available at www.ci.superior.ne.us. Superior is willing to conduct a labor survey for a prospective industry.

**NONFARM WAGE & SALARY EMPLOYMENT
NUCKOLLS COUNTY
12-MONTH AVERAGE
AUGUST 2003 THROUGH JULY 2004**

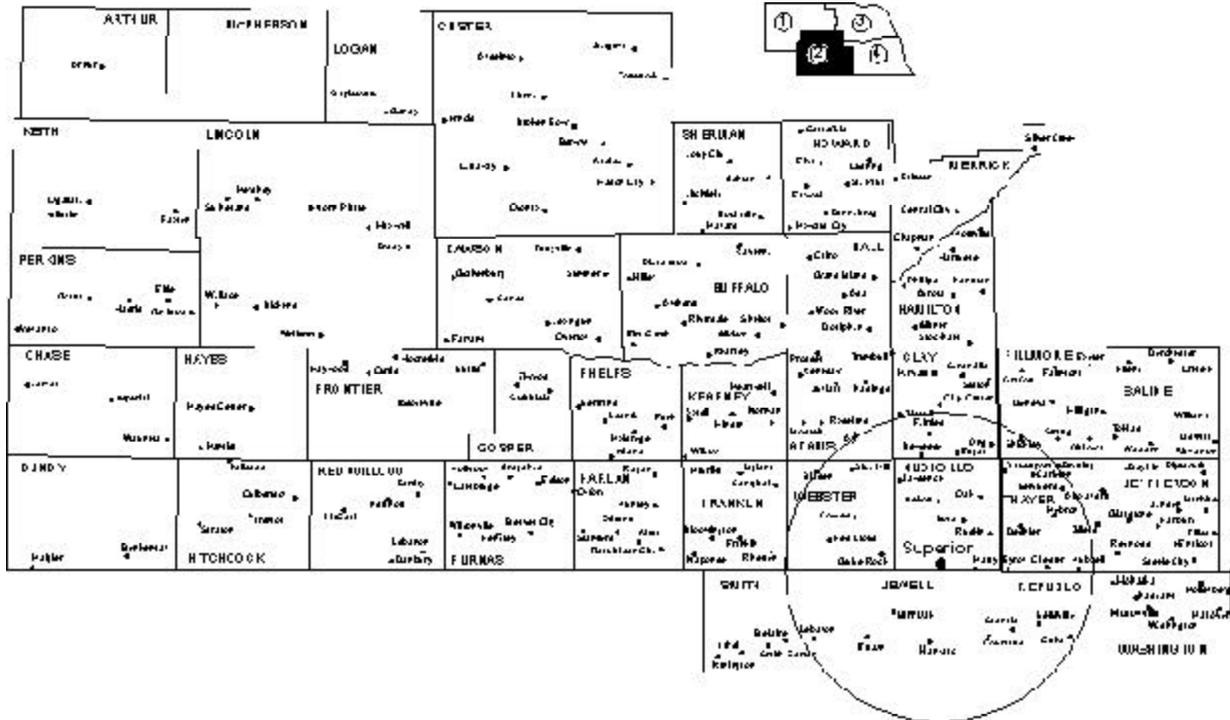


Location	2000 POPULATION DATA					Median Household Effective Buying Income (2002)
	Density/Sq. Mile	% 65 Yrs & Over	Median Age	% High School Graduate or Higher	% Bachelor's Degree or Higher	
Nuckolls Co.	8.8	24.4	44.1	84.5	13.1	\$26,416
Nebraska	22.3	13.6	35.3	86.6	23.7	\$35,807
U.S.	79.6	12.4	35.9	84.0	26.0	\$38,035

Nuckolls County had 3,739 eligible voters in 2000; 67.0 percent voted in the national election compared to 65.2 percent in Nebraska.

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

LABOR POTENTIAL IN THE SUPERIOR AREA



POPULATION DATA U.S. Census

2003 Estimate	
City of Superior	1,946
Nuckolls County	4,841
30-Mile Radius	23,050

Nuckolls County Population by Age/Gender, 2002		
Ages	Male	Female
18-24	180	179
25-44	511	485
45-64	605	645

UNIONIZATION

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

Labor organizations operating in Superior:

Company	Union
Alltel Communications	Communications Workers of America
South Central Nebraska Unified System #5	Nebraska Education Association

Less than one percent of the total nonagricultural labor force is unionized.

WAGES

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Professional			
Accountants & Auditors	14.33	21.32	41.36
Engineers			
Civil Engineers	17.01	25.72	35.41
Electrical Engineers	13.24	21.70	34.50
Industrial Engineers	19.31	26.21	31.15
Mechanical Engineers	22.78	27.67	35.23
Computer Programmers	12.55	19.22	29.04
Computer Systems Analysts	13.99	23.72	33.89
Registered Nurses	15.12	19.45	23.81
Retail			
Hotel, Motel & Resort Desk Clerks	6.19	7.59	9.44
Retail Salespersons	6.11	8.01	14.66
Truck Drivers-Light or Delivery Services	6.65	9.19	16.17
Driver/Sales Workers	6.01	11.36	21.41
Stock Clerks & Order Fillers	6.21	8.38	12.16
Shipping, Receiving & Traffic Clerks	6.56	9.86	14.90
Clerical			
Bookkeeping, Accounting & Auditing Clerks	7.61	10.51	14.96
Customer Service Representatives	6.88	9.38	14.37
Data Entry Keyers*	7.08	9.05	12.30
Secretaries, excl. Legal, Medical & Executive	6.71	9.93	13.94
Office Clerks, General	6.20	8.55	12.35
Receptionists & Information Clerks	6.63	8.94	11.43
Telemarketers*	6.30	8.13	9.74

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

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Unskilled			
Laborers & Freight, Stock & Material Movers, Hand	6.96	9.21	12.55
Packers & Packagers, Hand	6.24	8.43	12.99
Assemblers & Fabricators All Other	7.26	9.02	13.80
Nursing Aides, Orderlies & Attendants	7.63	9.30	11.90
Semi-Skilled			
Industrial Truck & Tractor Operators	9.34	12.19	19.44
Truck Drivers, Heavy & Tractor Trailer	9.28	13.61	20.66
Maintenance Workers, Machinery	11.05	14.20	20.06
Machine Operators			
Lathe & Turning Machine Tool Setters/Oper.	10.16	15.12	21.56
Drilling & Boring Machine Tool Setters/Oper.	9.66	15.27	21.41
Milling & Planing Machine Setters/Oper.*	9.97	12.69	16.66
Grinding, Lapping, Polishing, & Buffing Mach. Oper.*	8.80	11.67	14.72
Cutting & Slicing Machine Setters/Oper.	8.07	10.36	15.04
Cutting, Punching & Press Machine Setters/Oper.	7.90	10.15	16.48
Multiple Machine Tool Setters/Oper.*	10.88	13.21	15.11
Skilled			
Automotive Service Technicians & Mechanics	8.15	12.54	19.44
Electricians	11.60	15.84	21.70
Industrial Machinery Mechanics	13.06	16.17	18.35
Machinists	9.24	12.12	16.87
Tool & Die Makers	9.99	14.28	21.70
Welders, Cutters, Solderers & Brazers	9.80	12.96	20.48
Welding, Soldering & Brazing Machine Setters/Oper.	10.04	15.84	21.51
Technical			
Electrical & Electronic Engineering Technicians*	11.96	18.08	28.75
Medical & Clinical Laboratory Technologists	15.25	19.78	23.43
Computer Operators	8.18	11.65	18.49

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

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, First Quarter 2004 wage estimates, Central Region, www.dol.state.ne.us/lmiwages/toc000.htm

Production workers are paid mostly on a straight-time basis rather than an incentive basis.

FRINGE BENEFITS

Local industries estimate fringe benefits to range from 5 percent to 20 percent of wages.

TRANSPORTATION

RAILROADS

The city of Superior is served by branch lines of the Union Pacific with three freight trains weekly and the Burlington Northern Santa Fe with one freight train weekly. Reciprocal switching is available. Switching is completed by local switch crews.

Railroad mileage to major cities:

Destination	Union Pacific	Burlington
Omaha	162	200
Chicago	N/A	673
Dallas	576	614
Denver	398	396
Detroit	893	993
Kansas City	230	262
Los Angeles	N/A	1,710
Minneapolis	490	588
New York	1,501	N/A
St. Louis	505	555
San Francisco	N/A	1,794

N/A - Not Available

Amtrak provides Hastings, 60 miles northwest of Superior, 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 to Chicago from Hastings is 13-1/2 hours and to the West Coast is 40-1/2 hours. Amtrak has one train each way daily.

MOTOR

Highways

State Highways 14 (north-south) and 8 (east) intersect in Superior. Superior has no local load restrictions. U.S. Highway 136 (east-west) is 5 miles north; U.S. Highway 81 (north-south), designated as a four-lane expressway, is 22 miles east; Interstate 80 is 60 miles north, and Interstate 70 is 90 miles south of Superior.

Highway mileage to major cities:

Destination	Mileage
Lincoln	134
Omaha	186
Chicago	650
Dallas	561
Denver	423
Detroit	918
Kansas City	284
Los Angeles	1,440
Minneapolis	560
New York	1,424
St. Louis	532
San Francisco	1,596

Trucklines

Intra/interstate trucklines serving Superior:

Nearest Terminal/ Company	Trucks Daily
Superior, NE	
Boyles Trucking	1
Lipker Trucking	1
Flatland Transportation	2
H & H Transportation	1
Hiatt and Sons	2
John Fullerton Trucking	1
Korb Trucking	1
T & M Trucking	1
Hastings, NE	
Canning Truck Service	1
Hardy, NE	
Jensby Trucking, Inc.	10
Clay Center, NE	
Dahlsten Truck Lines, Inc.	Varies

Bus Line

The nearest bus service is available at Hastings, 60 miles north of Superior.

Nuckolls County Senior Services Handi Bus provides transportation for the county's senior citizens to medical appointments and various activities.

AIR

The Superior Municipal Airport, two miles north of Superior, has a 3,700-foot paved runway and a 3,100-foot sod runway; both runways are 60-foot wide and lighted. Other facilities include full instrument landing system, beacon and border lights for night landing, hangars, and fuel. Superior Municipal Airport; covering approximately 248 acres, is owned and operated by the Superior Airport Authority. Currently 25 single engine aircraft are based there. There are 5,500 annual operations (a takeoff and/or landing) at the airport. Zoning restricts the height of structures within three miles of the airport boundaries. The elevation is 1,720 feet, the latitude is 40°02'80"N, the longitude is 98°03'71"W.

The nearest point of scheduled air service is at the Central Nebraska Regional Airport at Grand Island, 90 minutes northwest of Superior. Public ground transportation, air freight, and passenger services are available.

Airline serving Grand Island:

Airline	Flights Daily	Non-Stop Destination
Great Lakes Aviation	5	Denver Int'l.

WATER

Barge services are available at 19 barge terminal facilities on the Missouri River in Nebraska. The Omaha river port is 186 miles northeast of Superior. These river ports are navigable approximately eight months per year. The U.S. Army Corps of Engineers maintains a 9-foot deep, 300-foot wide channel for 735 navigable miles from Sioux City to the mouth of the Missouri River. Commodities transported by towing companies are alfalfa pellets, cement, concrete forms, distillers' dried grain, feed, feed ingredients, fertilizer, grain, machinery, molasses, newsprint, nitrogen fertilizer solutions, propylene glycol, rock-aggregate, salt, steel, and twine.



Superior Municipal Airport

UTILITIES

ELECTRICITY

The Superior Utilities System operates as a municipally-owned distribution system and purchases all power requirements from Nebraska Public Power District (NPPD). There are approximately 2 miles of 34,500 volt subtransmission lines, 1 mile of 7,200 volt distribution lines, and 17 miles of 4,160 volt distribution lines within Superior. The city incorporates two substations having a combined capacity of 10,000 kVA. Alternate 34,500 volt sources are available from Clay Center and Hebron. These sources are tied to the statewide grid system by means of 115,000 volt transmission lines. The transmission system is tied to NPPD's 778 MW Cooper Nuclear Station and 1,300 MW Gerald Gentleman coal fired generating plants. These plants, along with an additional blend of coal, hydro, natural gas, and diesel generation, supply ample power resources to the city.

BASE ELECTRIC RATES - CITY OF SUPERIOR
(effective 02/01/04)

Residential Service (all electric):

Customer Charge: \$6.00 per month		
Summer Winter		
\$0.0775	\$0.0669	per kWh for the first 700 kWh used per month
\$0.0914	\$0.0452	per kWh for all additional use
Minimum Bill: The Customer Charge		

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

General Service:

Customer Charge: \$15.00 per month		
Summer Winter		
\$0.0732	\$0.0732	per kWh for the first 2,000 kWh used per month
\$0.0859	\$0.0542	per kWh for all additional use
Minimum Bill: The Customer Charge		

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

General Service Demand:

Customer Charge: \$75.00 per month		
Summer Winter		
\$8.70	\$5.20	Demand Charge per kW
\$0.0456	\$0.0456	per kWh for all use
Minimum Bill: The Customer Charge		

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

Prospective customers should contact Superior Utilities Department, (402) 879-4711.

The South Central Public Power District, a wholesale power customer of Nebraska Public Power District, serves the rural area surrounding Superior. Regarding electrical services in the South Central Public Power service area, contact Max VanSkiver, manager, Nelson, Nebraska, at (402) 225-2351, www.southcentralppd.com or email sc42610@alltel.net for more information.

NATURAL GAS

The city distributes natural gas in the community. Williams Natural Gas Pipeline Company is the pipeline supplier.

The six-inch pipeline serves the community with 30 pounds per square inch.

Natural gas, with a BTU value of 1,000, is available for residential, commercial, and industrial uses. A firm supply of gas for industrial uses is subject to individual situations.

NATURAL GAS RATES (effective 5/01/03)

Residential:

Customer Charge: \$8.00 per month		
Summer Winter		
\$5.77	\$5.77	per Mcf for the first 4 Mcf per month
\$5.17	\$7.62	per Mcf for all additional use
Minimum Bill: \$8.00 per month		

This rate is subject to application of a pooled gas adjustment.

General Service:

Customer Charge: \$15.00 per month		
Summer Winter		
\$6.72	\$6.72	per Mcf for the first 10 Mcf per month
\$5.94	\$7.19	per Mcf for all additional use
Minimum Bill: \$15.00 per month		

This rate is subject to application of a pooled gas adjustment.

Large General Service:

Customer Charge: \$75.00 per month		
Summer Winter		
\$6.72	\$6.72	per Mcf for the first 10 Mcf per month
\$5.94	\$7.19	per Mcf for all additional use
Minimum Bill: \$75.00 per month		

This rate is subject to application of a pooled gas adjustment.

Prospective industrial customers should contact Superior Utilities Department, (402) 879-4711, for further information regarding gas rates and service.

OTHER FUELS

LP Gas

Propane gas is available at Superior-Deshler for residential, commercial, and industrial uses.

Oil

Oil is not available in Superior.

WATER

The municipal water system in Superior is supplied by nine wells, which have an average depth of 84 feet. The system, serving 95 percent of the population, has a combined pumping capacity of 3,320 gallons per minute, an overhead storage capacity of 300,000 gallons, and a ground-level storage capacity of 200,000 gallons. The average daily demand of 519,792 gallons, and the historic peak daily demand is 1,135,000 gallons. The system has a maximum capacity of 5,280,800 gallons per day. The static pressure is 72 pounds and residual pressure varies from 55 to 65 pounds.

Groundwater is available for industrial uses. An 85-foot well will produce 125-600 gallons of water per minute, depending on pump size. The water treatment plant, with a capacity of 3,320 gallons per minute, adds fluoride and chlorine to the water. The water table drops slightly in the summer months.

The color of the water is clear and the hardness, in milligrams per liter, is 296. The average tap water temperature varies from 49° in winter to 51° in summer.

Chemical Analysis (milligrams per liter)

Hydrogen Ion Concentration	7.43
Calcium	97
Total Solids	493
Magnesium	13
Iron	.005
Nitrates	6.7
Manganese	.005
Chlorides	N/A
Fluoride	1.0
Sulfates	57
Total Alkalinity	6.5 - 7.5
Sodium	56
Total Hardness	296
Potassium	N/A

N/A - not available

WATER RATES (effective 02/01/03)

The water connection fee ranges from \$500 to \$2,270 depending on size and type.

Urban-Commercial:

Customer Charge:	\$4.00 per month
First 2,000 gallons @	\$4.40 per month
Balance @	\$1.85 per 1,000 gallons
Minimum Bill:	\$4.40 per month

Rural (outside the city limits):

Customer Charge:	\$4.00 per month
First 2,000 gallons @	\$5.50 per month
Balance @	\$1.90 per 1,000 gallons
Minimum Bill:	\$5.50 per month

SEWERAGE

Superior has a municipal sanitary sewage system and a storm sewer system. The trickling filter (anaerobic digester) treatment plant was built in 1958 with upgrades in 1977, 1983, and 1996. The plant has a daily capacity of 350,000 gallons. The average daily flow is 210,000 gallons and the historic peak daily discharge is 790,000 gallons.

SOLID WASTE REMOVAL RATES (effective 01/04)

A tap fee of \$350.00 is charged for new sewer connections.

Residential:

Calculated by averaging December through February usage.

\$19.00 per month for the first 2,000 gallons
\$1.36 for each additional 1,000 gallons
Minimum Bill: \$19.00 per month

Rural Residential:

Calculated by averaging December through February usage.

\$20.00 per month for the first 2,000 gallons
\$1.36 for each additional 1,000 gallons
Minimum Bill: \$20.00 per month

Commercial:

Calculated based on usage indicated each month by the meter reading.

\$21.50 per month for the first 2,000 gallons
\$1.80 for each additional 1,000 gallons
Minimum Bill: \$21.50 per month

Rural Commercial:

Calculated based on usage indicated each month by the meter reading.

\$22.50 per month for the first 2,000 gallons
\$1.80 for each additional 1,000 gallons
Minimum Bill: \$22.50 per month

Industrial:

Negotiable

For further information on rates and services, contact Superior Utilities at (402) 879-4711.

SOLID WASTE REMOVAL

Privately owned waste removal services are available in Superior. Wastes are hauled to a landfill at Hastings, Nebraska, 60 miles northwest of Superior.

WASTE REMOVAL RATES (effective 01/04)

Residential:

\$13.50 per month depending on volume

Commercial:

\$25.00 per month depending on volume

Industrial:

\$250 - \$300 depending on volume

RECYCLING

Two groups in Superior handle recycling of newspaper and aluminum. All recyclables are hauled outside of Superior for processing.



City Light and Water Department

COMMUNICATIONS

TELECOMMUNICATIONS

Alltel Communications serves the Superior area with a digital central office served by fiber. The site is monitored remotely and has ISDN, ADLS, and DSL available from this switch. The central office is on a self-healing fiber ring, with dual feed from two separate switching offices. Diverse routing and extended service are available. Installation and maintenance personnel are located in Superior.

TARIFFED RATES (effective 2004)

Residential	\$22.50
Commercial	\$27.50

INTERNET

Local dial-up Internet service is provided by Alltel Communications, Hastings, Nebraska

POST OFFICE

The post office in Superior provides house-to-house delivery and has one mail receipt and one dispatch daily, with an efficiency rating of 100 percent. Nebraska, Iowa, and Kansas receive next day delivery.

PACKAGE DELIVERY SERVICES

Overnight express service availability:

	Federal Express	UPS	U.S. Postal Service
Latest Pick-up Time	1:00 p.m.	4:00 p.m.	3:15 p.m.
Earliest Delivery	10:00 a.m.	9:00 a.m.	8:30 a.m.
Next Day Delivery Guarantee	Yes	Yes	Yes
Saturday Delivery Guarantee	No	No	Yes

NEWSPAPER

The Superior Express, the local weekly newspaper, has 4,000 subscribers. Daily newspapers delivered locally are the Hastings Tribune, Lincoln Journal Star, and the Omaha World-Herald.

RADIO

KRFS-AM and KRFS-FM, the local radio stations, operate on frequencies of 1600 KHz and 103.9 MHz respectively.

TELEVISION

Television stations carrying local news include:

Call Letters	Channel	Location
KSNB	4	Superior
KHAS	5	Hastings
KOLN/KGIN	10/11	Lincoln/ Grand Island
KHGI	13	Kearney

Cable television is available on 11 limited basic, 68 full basis, 7 premium, and 4 pay-per-view channels.



1st Post Office



Post Office

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES – CITY OF SUPERIOR

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

	Actual Valuation		
	2001	2002	2003
Real Estate	\$37,675,820	\$38,408,650	\$39,818,975
Personal Property	1,862,213	1,893,776	1,772,357
Special (railroad and utilities)	1,177,539	1,076,258	1,007,106
TOTAL	\$40,715,572	\$41,378,684	\$42,598,438

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

	2001	2002	2003
City	\$0.414328	\$0.434538	\$0.422095
County	.450633	.479941	.485000
School District	1.040081	1.037257	1.080076
Community College	.070429	.070000	.079063
Educational Service Unit	.015559	.015491	.015465
Natural Resource District	.034714	.033541	.032318
Agricultural Society	.017785	.017947	.018255
Airport	.081395	.080091	.077797
TOTAL	\$2.124924	\$2.168806	\$2.210069

The tax rate at the industrial sites outside the city limits is \$1.645864 per \$100 of actual value.

CITY SALES TAX

A 1 percent city sales tax is imposed in Superior.

LOCAL BONDED INDEBTEDNESS

As of 10/01/04:

City—Revenue Bonds	None
City—General Obligation Bonds	\$ 1,623,457
School District	None
County	None

CITY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 10/01//04	Interest Rate (%)	Date Due
General Obligation					
USDA Sewer	10/01/98	\$ 1,916,000	\$ 1,473,457	4.5	10/01/13
MBU Sewer	11/15/97	\$ 210,000	\$ 150,000	4.45-5.35	05/15/12



Nuckolls County Museum



Superior Public Library

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Nuckolls County has 16 townships and is governed by three county commissioners, each elected by popular vote for a four-year term. The next election will be held in 2006. The county is not zoned.

MUNICIPAL GOVERNMENT

Superior, a second class city, has a mayor-council form of government. The next election will be held in 2006. The 2004-05 actual budget is \$8,127,494. Municipal officials are:

Title	Term of Office
Elected	
Mayor	4 years
Elected by District	
Council Members (6)	4 years
Appointed	
City Utility Manager	Indefinite
City Clerk/Treasurer	Indefinite

FIRE PROTECTION AND RESCUE

Fire protection is provided in the community by a 40-member volunteer fire department with more than 300 years of fire and rescue experience. The department also provides protection outside the city limits, serving approximately 3,000 people in a 45-mile radius covering portions of Nuckolls County in Nebraska and Jewell County in Kansas. The fire district also responds to mutual aid calls.

Superior has 130 fire hydrants. The fire insurance classification is 6 within the corporate limits and A-9 or 10 outside the corporate limits. Annual expenditures for fire protection during the last three years averaged \$30,000.

Equipment in the fire department:

Year/Make	Description
City	
1991 Ford	1,000 gal. per min. 1,000 gal. tanker
1958 American LaFrance	1,000 gal. per min. & 75 foot aerial ladder
1964 GMC	500 gal. per min. 500 gal. tanker
Rural	
1972 IHC	1,200 gal. tanker
1997 IHC	1,250 gal. per min. 1,000 gal. tanker
2000 Ford F350	4 x 4 grass truck/ 300 gal. tank
1977 Ford	Equipment truck
1974 Chevrolet	4 x 4 grass truck/ 180 gal. tank
1979 Ford Pierce	4 x 4 grass truck/ 500 gal. tank
1997 IH	125 gal. per min./ 1,000 gal. tanker
2000 Ford 4x4	Grass rig, 300 gal. tank

The department also maintains two 2,000-gallon portable tanks, three floatable pumps, an air compressor, and a Jaws of Life unit.

Superior 99 Rescue is staffed with 12 volunteer emergency medical technicians (EMTs). The volunteers are trained as First Responders EMTs and paramedics. Collectively, the current force has 108 years of experience. The EMT department services the same area as the Superior Rural Fire Protection District and provides mutual aid assists to the communities of Hardy and Guide Rock.

The city of Superior owns two ambulances and all equipment required by the state. Additional equipment maintained by Superior 99 includes a defibrillator, immobilization equipment, oxygen for different diagnoses, and glucometers.

LAW ENFORCEMENT

Police Department

The Superior Police Department employs four full-time and three part-time police officers. Equipment in the police department includes four patrol cars, one truck, radio equipment, computers, Victim Identification Notification Network (VINN) computer, digital cameras, and an intoxilizer. The department contracts with the Nuckolls County Sheriff's office for 24-hour dispatch service. Average annual expenditures for police protection for the last three years were \$203,000.

The crime rate per 1,000 population in Superior in 2002 was 1.9 compared to a state crime rate of 42.6 and a national rate of 41.2.

Sheriff's Department

The Nuckolls County Sheriff's Department, located in Nelson, 12 miles north of Superior, is staffed by four sworn officers and five support personnel. The department has four patrol cars, enhanced 911 system, radios, and radar. The police and sheriff's departments provide protection to existing industries.

State Patrol

Troop C of the Nebraska State Patrol is headquartered in Grand Island. Two officers are stationed in Superior.

STREETS

Superior has 28.93 miles of streets, 24.15 miles of which are hard-surfaced with asphalt or concrete. A 15-ton local load restriction is enforced in Superior. Approximately 53 percent of the paved streets have curbs and 52 percent have sidewalks.

Street maintenance equipment includes a motor grader, loader, three dump trucks, street sweeper, tractor with loader, mowers, oil distributor, and air compressors.

BUILDING AND ZONING REGULATIONS

The ICBO Uniform Building Code is enforced in Superior.

Local zoning classifications are:

A	Agricultural
R-1	Low Density Residential
R-2	Medium Density Residential
B-1	Highway Business District
B-2	Central Business District
I-1	Light Industrial
I-2	Heavy Industrial

PLANNING

A seven-member planning commission was organized in 1966. Members are appointed by the mayor and serve alternating three-year terms.

A comprehensive Plan for Superior was prepared by JEO of Wahoo, Nebraska, and adopted in 2004.

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

Superior School System

Type of School	Number of Schools	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary	2	20	232	1 to 10	1 to 3
Jr.-Sr. High School	1	23	277	1 to 15	1 to 3

One primary school district, the South Central Nebraska Unified System 5, serves the residents of Nuckolls County. The district was created in 2001 through a merger of five different school districts: Superior Public Schools, Nelson Public Schools, Lawrence Public Schools, Sandy Creek Public Schools, and Guide Rock Public Schools.

Superior is accredited by the North Central Association of Colleges and Schools. Designated as a Class C2 school, Superior has an excellent academic reputation.

The 2002-03 South Central Nebraska Unified System 5 school operating expenses totaled \$436,383,724, with an average cost per pupil of \$8,797.

The maximum capacity of Superior's public elementary school is 450. The junior high school was built in 1980 and has a maximum capacity of 160. The senior high was built in 1964 and has a maximum capacity of 320.

Vocational courses offered in the high school include industrial arts, family consumer sciences, business education, and agriculture. Adult educational programs are available in the high school in cooperation with Central Community College, Hastings Campus.

The school district has programs for handicapped individuals ages 0-21. Although most programs are held in Superior, the Development Training Program is held in Hastings.

Special Schools

Mid-Nebraska Individual Services in Superior provides learning experiences for the handicapped by teaching independent living, occupational skills, and adjustments to the environment.

PALLS offers opportunities for children with disabilities to prepare for school along with Headstart and Early Headstart.

Educational Service Unit

Superior participates in Educational Service Unit No. 9, which is headquartered in Hastings and serves five counties. Services available include life skills, professional development, state and federal programs, media/technology, special education services, and cooperative purchase programs.

Community College

Superior is part of the Central Community College (CCC) system, which encompasses a 25-county area. The college is governed by an 11-member Board of Governors elected by the citizens of the counties served. Administrative offices are located in Grand Island with campuses in Hastings, Columbus, and Grand Island and full-service, off-campus centers in Holdrege, Lexington, and Kearney. Classes are available through extended learning programs in approximately 80 communities within the college's service area. During the 2002-03 academic year, 26,559 students were enrolled in Central Community College courses, with approximately 15,585 participating in off-campus programs.

Central Community College operates a Learning Center in the Superior High School. Courses are taught on an individualized basis using course materials from the Hastings campus, 57 miles from Superior. Materials include books, cassette tapes, slides, films, and various types of study packets. A Learning Center Manager helps students as they work through courses that pertain to a special degree with academic transfer and serves as a contact with Hasting’s faculty. The college also offers business and professional training based on local business needs as well as certificate, diploma, and degree programs. Classes are available through distance learning, which utilizes video conferencing, satellite broadcasts, and Internet courses.

Certificate, Diploma, and Degree Programs:

Coursework in nearly all major areas of study is available, including more than 100 vocational-technical and academic transfer college credit courses. Classes are available through various delivery methods, including:

—Independent Study: allows students to work on college credit classes at their own pace, using course materials from the campuses. The staff serve as a contact between the student and campus faculty and administration.

—Distance Learning: uses several state-of-the-art teaching technologies, including video conferencing, satellite broadcasts, and Internet to deliver college credit courses.

Adult Basic Education Program: This program is offered by Central Community College in cooperation with the Nebraska Department of Education and the federal government. The program is designed to provide the opportunity to gain basic education skills at no cost to the student. The program has four major components:

—Adult Basic Education for those with less than an eighth grade education.

—English as a Second Language for non-English speaking persons wishing to speak, read, and write English.

—High School Completion (General Educational Development (GED)) for those with less than a high school diploma.

—Living Skills for adults wishing to improve their basic life skills in consumer economics, health, community resources, government and law, and occupational knowledge.

Community Education Program:

Avocational recreational courses are offered to provide students an opportunity to explore and develop skills for personal interest, leisure, and recreational activities.

Business and Professional Training: Central Community College is a primary source of training and education for business, industry, agricultural associations, civic groups, governmental agencies, and other organizations within its 25-county service area. College staff provide expertise in their fields of study to develop and coordinate specially-tailored short courses, workshops, and seminars to meet specific training needs.

Central Community College works with area industries, retail establishments, and other agencies and organizations in planning in-service and/or in-plant training programs.

CCC Placement Report 2002-03

<u>Program</u>	<u>Number of Graduates</u>
Accounting	26
Academic Transfer	77
Agriculture Occupations	10
Associate Degree in Nursing	35
Auto Body Technology	3
Automotive Technology	21
Business Administration	39
Commercial Horticulture	16
Construction Technology	38
Criminal Justice	7
Dental Assisting	19
Dental Hygiene	15
Diesel Technology	12
Drafting Occupations	34
Electrical Technology	9
Electronic Imaging & Graphics	8
Electronics Technology	25
Family and Consumer Science	53
Health Information Management Services	13
Heating, Air Conditioning and Refrigeration	11



Superior High School



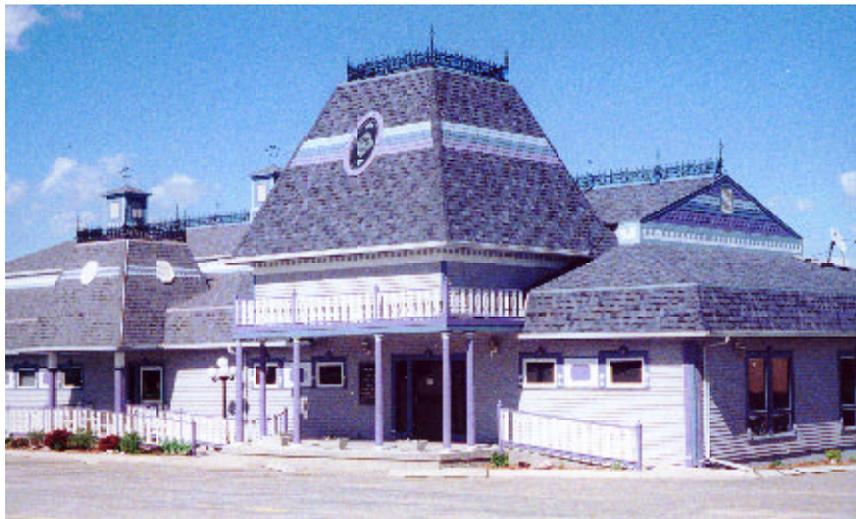
North Ward School



Superior South School



Brodstone Memorial Hospital



Superior Family Medical Center



Good Samaritan Center

<u>Program</u>	<u>Number of Graduates</u>
Hospitality Management and Culinary Arts	15
Human Services	24
Industrial Technology	22
Information Technology	56
Machine Tool Technology	16
Media Arts	24
Medical Assisting	5
Office Technology	35
Paralegal Studies	15
Parts Sales and Management	5
Practical Nursing	74
Quality Control	13
Welding Technology	18

Other Schools

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

<u>Community/College or University</u>	<u>Mileage</u>
Hastings, NE Central Community College, Hastings Campus Hastings College	60
Concordia, KS Cloud County Community College	50
Beloit, KS North Central Kansas Tech	50
Grand Island, NE Central Community College, Grand Island Campus	81
Beatrice, NE Southeast Community College, Beatrice Campus	90
Crete, NE Doane College	90
Milford, NE Southeast Community College, Milford Campus	95
Kearney, NE University of Nebraska at Kearney	113
Lincoln, NE University of Nebraska-Lincoln Wesleyan University	120

Omaha, NE	160
University of Nebraska-Omaha College of St. Mary's	

CHURCHES

<u>Denomination</u>	<u>Number of Churches</u>
Baptist	1
Catholic	1
Church of Nazarene	1
Evangelical Free	1
Living Faith Fellowship	1
Lutheran, Evangelical Lutheran Church of America	2
Lutheran, Missouri Synod	1
Methodist	1
Olive Hill Congregation	1
Presbyterian	1

HEALTH CARE

There are approximately 10 physicians within a 50-mile radius of Superior, with a ratio of one doctor for every 1,000 population.

Hospital

Brodstone Memorial Hospital (BMH) is a 25-bed acute care, critical access hospital located in Superior. The hospital added a new 24-hour emergency department in 1996 and a \$4.5 million renovation is anticipated to be completed in 2005. BMH professionals are trained in adult, pediatric, and cardiac trauma care. BMH has an in-house CT scanner, ultrasound, x-ray, mammography, MRI, bone density, Doppler and echo units, laboratory, pathology, and pharmacy. The hospital utilizes teleradiography, which guarantees 24-hour per day emergency service from area radiologists. Outpatient services from area specialists include cardiology; ear, nose, and throat; gastroenterology; general surgery; obstetrics and gynecology; ophthalmology; orthopedics; nephrology; pulmonology; radiology; urology; and vascular. Inpatient and outpatient services for cardiopulmonary rehab; physical, occupational, and speech therapy; general surgery; and diabetes education and stop smoking clinics are also offered.

Air transportation services are available from Good Samaritan Health Services in Kearney and Bryan LGH East in Lincoln.

Clinics

Superior Family Medical Center offers a full range of family practice, minor surgical procedures, and sports medicine service six days a week. Primary care providers are on-call 24 hours a day, 7 days a week, and provide coverage for the hospital's emergency department. The center has a satellite clinic in Nelson, a neighboring community.

Rescue Squad

Nine Emergency Medical Technicians (EMT) and a paramedic on staff at the Brodstone Memorial Hospital (BMH) are certified for defibrillator and advanced airway and provide transfers to and from the hospital with an ambulance owned by the hospital.

The city of Superior owns two ambulances and all equipment required by the state. Superior 99 Rescue is staffed by 12 volunteer EMTs and paramedics. Additional equipment maintained by Superior 99 Rescue includes a defibrillator, immobilization equipment, oxygen for different diagnosis, and glucometers.

The Superior Volunteer Rescue Squad and BMH work collectively to stabilize patients and transfer emergency victims by air or ground to alternate hospitals if needed.

NURSING HOMES

Good Samaritan Center has a capacity for 73 residents and is Medicaid and Medicare certified. Built in 1963 with an addition in 1968, it is accredited with the Nebraska Department of Health as a skilled nursing facility. The center provides convalescent and Medicare skilled nursing, a home-like atmosphere, adult day care, activity and rehabilitation program, staff consultants, special diets, and private and semi-private rooms.

Wilde Ridge Estates, 12 assisted living apartments, are located adjacent to the Good Samaritan Center. A second assisted living center, currently being built, is scheduled to open in 2005. The 14,867 square foot facility, to be staffed 24 hours a day, will feature 18 living units suitable for either single residents or couples.

LIBRARY

The Superior Public Library was built in 1996 and contains audio books, videos, magazines, reference books, newspapers, computers with Internet access, and an extensive book collection. Services provided include interlibrary loans, Chris (a medical service provided through the College of Medicine in Omaha), and First Search, Story time and summer reading programs are held. Outreach programs include a traveling large print library provided to the Superior Good Samaritan Center, traveling children's library for three preschool groups, and a delivery service for shut-ins. The library has a public meeting room.

RECREATION

Two parks, City Park and Lincoln Park, cover 40 acres with a multitude of color, a world of gentle breezes, and peaceful sounds. The City Park has a playground, band shelter, picnic area, swimming pool, and is home to the Nuckolls County Museum.

Lincoln Park offers 20 free camping facilities with water and electrical hookups, horse shoe pits, sand volleyball, picnic shelters, disc golf, playground equipment, and catch/release fishing.

Superior employs one full-time and four seasonal employees and has an average budget of \$81,300.

Area facilities:

- Boating — Canoeing on the Republican River, one mile south, and all types of boating at Lovewell Reservoir, seven miles south
- Bowling — One 6-lane bowling alley
- Campgrounds — City Park and Lovewell Reservoir



Lincoln Park



City Park



Swimming Pool



Tennis Courts



Track



Football Field



Golf Course



Ideal Driving Range



Activities During Victorian Festival

- Disc Golf — Only area course catering to all abilities by featuring three distinct sets of tees
- Fishing — The Republican River, numerous small farm ponds, and Lovewell Reservoir provide excellent fishing for bass, catfish, bullheads, walleye, bluegill, and sunfish
- Golf Courses — Private 9-hole grass greens course with clubhouse; driving range with night time lighting
- Hunting — Excellent hunting for pheasant, quail, ducks, geese, deer, and rabbits
- Sand Volleyball — One court in park
- Skating — Skating and roller blading
- Swimming — Municipal pool in the park, Lovewell Reservoir
- Tennis — Court at Superior High School
- Theaters — Two-screen movie theater
- Other — Community track, horse shoe pits, winery to open in 2005

Summer recreation programs include swimming, golf, baseball, softball, T-ball, tumbling, reading programs, and camping clubs.

SYAA (Superior Youth Athletic Association) provides K-6 grade youth the opportunity for track, flag football, basketball, and baseball.

The Victorian Festival held annually on Memorial weekend emphasizes the community's Victorian heritage. Citizens dress in period costumes. Events include Victorian home and historic tours, the area's largest parade craft/flea market, antique tractor pull, road rally, dinner theatre, children's activities, live entertainment, and victorian tea plus many other events designed to appeal to family members of all ages.

A **Gracious Lady Award** is presented during the Victorian Festival to pay tribute to an outstanding contemporary woman. Some of the recipients of the award have been Jan Berringer, mother of Cornhusker Brook Berringer, whose exemplary life was cut short by an airplane accident; former U.S. Representative Virginia Smith, who

represented Nebraska for 16 years; Juanita Buschkoetter, whose life was chronicled in "The Farmer's Wife," a PBS mini-series; and Kim Robak who served as Lieutenant Governor for the State of Nebraska.

The Victorian Festival has been selected by a national publication as one of the top ten festivals in the nation. The festival has also received the Trailblazer Award of the Old West Trail Foundation and has been honored as Nebraska's Outstanding Event by the Nebraska Department of Tourism and the Nebraska Community Improvement Program. Visit www.victorianfestival.info for further information.

Other annual events include an antique and classic car show in June; Fourth of July Firecracker Run; Customer Appreciation BBQ and Fall Celebration in October; and Toy Show, Christmas Tour of Wreaths, Lighted Christmas Parade, and Candy Cane Lane in December.

Nuckolls County Senior Services, located in the Vesty Center, provides a noon meal program, handibus, social activities, and an exercise program.

The Nuckolls County Museum, built in 1974, will take you back a step in time to view the history, heritage, and frontier of Nuckolls County. Displays include the museum, Aurand Hall wing, country school house, agricultural hall, old post office, and a restored railroad car. Memorabilia from each town in the county are displayed.

Lovewell Reservoir, seven miles south of Superior, provides excellent outdoor recreation for sports enthusiasts. Facilities include marina, camping areas with electrical hookups, picnic shelters, trailer park, boat ramps, club sites, and cabins. The lake is 6 miles long and has a 44-mile shoreline. The dam is 86 feet high and 5,500 feet in length.

Cultural activities are provided by the County Historical Society, County Genealogy Society, various art classes, community lectures, and film series.

Lew Hunter, who was inducted into the Screenwriting Hall of Fame in 2002, conducts a two-week screenwriting instruction class in his home in Superior. This Victorian mansion provides

a peaceful, small-town setting in which writes can concentrate on their work.

HOUSING

New Construction

Three new homes were constructed in Superior during 2002 and 2003, and it is estimated that five will be built in 2004. Construction costs for a new home averaged \$70 per square foot for the past five years.

As of August 2004:

Number of Homes on the Market

Single Family — 10

Avg. Selling Prices (New and Existing)

Single Family Home

3,500 sq. ft.— 4 bedrooms \$105,000

2,500 sq. ft.— 3 bedrooms \$90,000

1,000 sq. ft.— 3 bedrooms \$85,000

Rentals

3 bedrooms \$400

New 2 bedroom home \$200 to \$300

Apartment Vacancy Rate less than 25%

Number of Single Family Homes

for Sale by Price (New and Existing)

Less than \$100,000 8

\$100,001 - \$150,000 2

Low Cost and/or Retirement Housing

Vestey Center, formerly the Leslie Hotel, completed renovations in 1996 providing 14 one-bedroom apartments for seniors with two handicap units. The rent is based upon 30 percent of adjusted gross income and includes utilities. Coin-operated laundry facilities are available on each floor and off-street parking is provided. Nuckolls County Senior Services with a noon meals program is located in the Vestey Center.

Superior Manor, completed in 1979, consists of 23 one-bedroom apartments including 2 handicap units for seniors. The rent is based on 30 percent of adjusted gross income and includes utilities. The Manor has a coin-operated laundry and a multipurpose room on the main level.

Meadow Creek Villa was completed in 1981 as a FMHA housing project for families. The project has 10 one-bedroom and 6 two-bedroom apartments. The rent, including utilities, is based on 30 percent of adjusted gross income. Coin-operated laundry and off-street parking are available.

Assisted Living

Wilde Ridge Estates, built in 1990, is a congregate care apartment complex located adjacent to the Superior Good Samaritan Center. The 12 apartments include one bedroom, one bedroom deluxe, and two bedroom units, all with enhanced security and safety. Wilde Ridge Estates are market rate rentals with no income requirements. Meals are served in a central dining area. Coin-operated laundry and off-street parking are available.

A second assisted living center, is scheduled to open in 2005 adjacent to the Good Samaritan Center. The 14,867 square foot facility, staffed 24 hours a day, will feature 18 living units suitable for either single residents or couples.

FINANCIAL

As of December 2003:

Name	Capital		
	Accounts	Deposits	Loans
-----thousand dollars-----			
Central National Bank	\$ 72,582	\$611,086	\$327,002
Farmers & Merchants	\$ 21,352	\$160,309	\$151,250
Home Federal Savings & Loan	\$ 10,572	\$ 62,110	\$ 40,390
Horizon Bank	\$ 8,357	\$ 58,440	\$ 32,015



Meadow Creek Villa



Vestey Center



Inside Vestey Center



Homes on Historic Tour



Central National Bank



Farmers and Merchants Bank



Home Federal Bank



Horizon Bank

COMMUNITY SERVICES

PROFESSIONAL

Attorneys	4
Certified Public Accountants	2
Chiropractors	2
Dentists	3
Medical Doctors (residing in community)	
—general practitioners	3
—pathologists (speech)	1
—physical therapists	2
Medical Doctors (on hospital staff other than those residing in the city)	
—cardiologists	20
—ear, nose & throat	3
—general practitioners	3
—general surgeons	4
—nephrologist	1
—OB/Gyn	3
—oncologist	1
—ophthalmologists	1
—orthopedic surgeons	4
—pathologists	14
—pediatricians	3
—pulmonologists	2
—radiologists	2
—urologists	2
Nurses, Registered	40
Optometrists	1
Orthodontists	2
Osteopaths	1
Pharmacists	2
Physician Assistants	3
Podiatrists	1
Veterinarians	2

BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies	2
Advertising Agencies	1
Agricultural Implement Dealers	3
Antique Shops	1
Apparel Stores—combination	2
—women’s	1

Appliance Stores	3
Auto Repair & Service	6
Auto Supply Parts	3
Automobile Dealers—used	3
—new & used	2
Bakeries	1
Barber Shops	2
Beauty Shops	8
Bed and Breakfast	1
Catalogue Services	2
Child Care Services	8
Construction Services & Facility	8
Contractors —carpentry	5
—concrete	4
—electric	2
—general.....	5
—gravel	3
—land levelers	1
Convenience Stores	2
Department Stores	1
Discount Stores	1
Drug Stores	2
Dry Cleaning & Laundry (pick-up)	1
Electric Motor Repair	2
Fast Food Establishments	4
Floral Shops	2
Garbage Collection	2
Grocery Stores	2
Health Clubs	1
Insurance Companies	6
Jewelry Stores	1
Laundries, self-service	1
Lumberyards	1
Motels	1 (40 rooms)
Office Equipment Services & Supplies	3
Preschools	2
Restaurants	4
Service Stations	3
Television & Radio Repair	2
Theaters	1
Travel Agencies & Bureaus	1
Variety Stores	5
Welding Equipment	4

AGRICULTURE & RAW MATERIALS

AGRICULTURE

Statistics	Nuckolls County	State of Nebraska
Number of Farms (2001)	540	53,000
Land in Farms (acres)	359,539	46,400,000
Average Size of Farms (acres)	666	875
Market Value of Agricultural Products Sold, 2002	\$49,433,000	\$9,831,519,000
Market Value Per Farm, 2002	\$103,851	\$191,074
Wells Registered, 2001	697	84,061
Total Acres Irrigated, 2001	66,000	8,175,000
Percent of Farmland Irrigated	18.3%	17.6%
Five-Year Average Production of Leading Crops (1997-2001)		
All Alfalfa Hay	26,700 tons	4,797,600 tons
Corn for Grain	9,384,900 bu.	1,136,440,000 bu.
Oats	52,500 bu.	4,274,000 bu.
Sorghum Grains	3,737,100 bu.	46,124,000 bu.
Soybeans	1,690,700 bu.	177,240,000 bu.
Winter Wheat	1,478,800 bu.	70,660,000 bu.
Five-Year Average Livestock Population (1997-2001)		
All Cattle	35,000	6,620,000

SOURCE: Nebraska Agriculture Statistics, 1997-2001
2002 Census of Agriculture

Meyer Vineyards is located on 80 acres near Superior with 18 acres of vines planted. The winery scheduled to open Memorial weekend in 2005 will include a social hall, private dining area for catered events, tasting room, gift shop, and courtyard.

RAW MATERIALS

Nonmetallic minerals of limestone, lime, clay/shale, volcanic ash, and sand/gravel are available in large quantities; however, no metallic minerals are available locally.

Nuckolls County has the following forest products available: Cottonwood, Ash, Hackberry, Eastern Red Cedar, Basswood, Soft Maple, Willow, Boxelder, and Black Walnut.

Jasper, agate, and petrified wood are common in sandy areas. Indian arrowheads and Indian artifacts are still being discovered, and fossils can be found in the local limestone beds.

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	AVERAGES						Humidity*	
	Temperature			Precipitation		Morning	Afternoon	
	Min.	Mean	Max.	Rain (Inches)	Snow (Inches)			
January	15.3	26.2	37.1	0.63	5.7	77	65	
February	20.1	31.7	43.3	0.82	6.0	78	63	
March	29.5	42.0	54.5	1.90	4.9	79	59	
April	40.6	53.6	66.6	2.31	1.1	79	53	
May	51.2	63.3	75.5	4.23	0.0	82	56	
June	61.0	73.4	85.7	3.80	0.0	82	54	
July	66.3	78.6	90.8	3.56	0.0	84	57	
August	64.1	76.4	88.6	3.12	0.0	86	58	
September	54.2	67.0	79.8	3.21	0.1	84	55	
October	41.9	54.8	67.7	1.85	0.3	79	51	
November	29.0	40.2	51.5	1.31	2.9	80	60	
December	19.0	29.8	40.4	0.78	5.4	79	65	
Annual	41.0	53.1	65.1	27.51	26.4	81	58	

*Recorded at Grand Island Weather Station

FROST DATA

Average date of last frost in spring	April 29
Average date of first frost in fall	October 9
Average length of growing season	162 days
Average number of "heating degree days" based on 65° Fahrenheit	5,607
Average number of "cooling degree days" based on 65° Fahrenheit	1,285
Wind speed in miles per hour (annual average)	12
Prevailing wind direction (annual average)	South

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



Meyer Vineyards