

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

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



**JULY 2008**

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

	<u>2000</u>	<u>2007 Est.</u>
Dakota City	1,821	1,883
South Sioux City	11,925	12,001
Dakota County	20,253	20,312
Labor Market*	150,224	150,002

\*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)

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# 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.

Additional and more detailed information about South Sioux City/Dakota City may be obtained by contacting any of the following:

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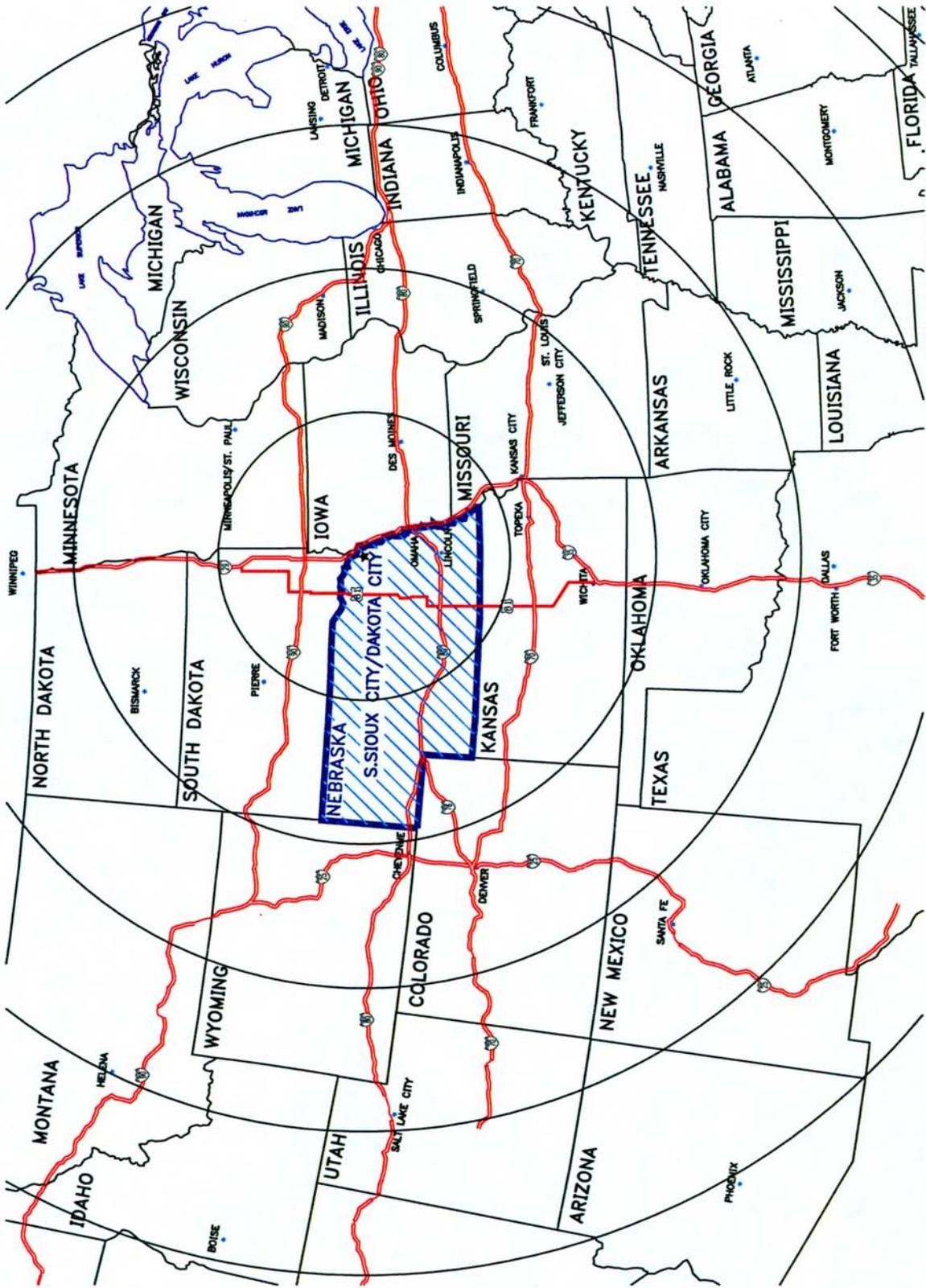
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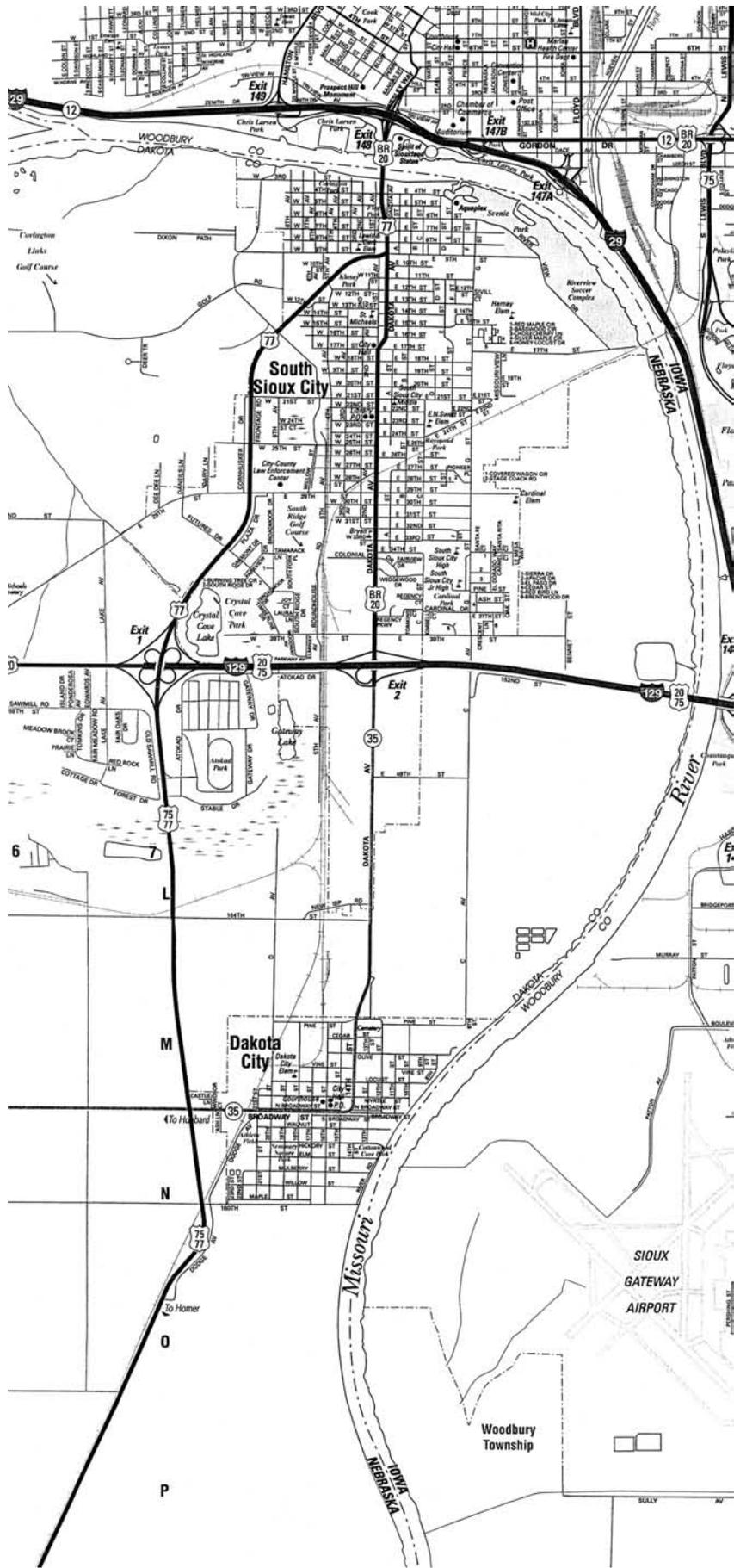
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SCALE: EACH CIRCLE REPRESENTS APPROXIMATELY 200 MILES



# 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. 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 129 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	1,470	16,573
1990	9,677	1,473	16,742
2000	11,925	1,821	20,253
2007	12,001	1,883	20,312

Approximately 150,002 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 an Asian language.



<b>Dakota County Population by Race and Hispanic Origin, 2006 U.S. Census</b>	
White	91.2%
Black	1.3%
American Indian and Alaska Native	2.6%
Asian	3.8%
Native Hawaiian and Other Pacific Islander	0.1%
Two or more races	1.1%
Hispanic or Latino	29.8%
White Persons not Hispanic	62.5%

## 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 2007 were reported as follows:

Dakota County	\$113,143,890
South Sioux City	\$118,358,662

Thirteen major wholesale firms in the area specialize in 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 for a week in August 1804 in this area when one of their numbers, 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. 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 service men 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 rights-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, and 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. The war previously stopped most steamboat traffic on the Missouri River on which the town was 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 steamboat 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 the surrounding area providing many recreational activities.

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

Iowa Beef Processors, now Tyson Fresh Meats, jump started 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 21st Century Grain and BPI.



## ECONOMIC DEVELOPMENT

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### MANUFACTURERS

<u>Company/Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>	<u>Union</u>
21st Century Grain 1989	Oatmeal, whole oat flour & oatmeal flakes	International	1-50	Grain Millers
Adcraft Screen Printing 1953	Screen printed graphics, vehicle identification decals, signs & banners	National	1-50	None
Apex Tackle Corp. 1990	Fishing lures	National	1-50	None
Beef Products Inc. (BPI) 1995	Beef processing	National	250-499	UFCW
Boyer Valley Fertilizer, Inc 1973	Chemicals & fertilizers	Regional	1-50	None
Broyhill, Inc. 1946	Golf & sports turf-care equipment	International	1-50	None
Circle R 1972	Industrial side-dumping trailers	Regional	1-50	None
Gerkin Windows & Doors 1932	Windows & doors	Export	100-249	None
Lite Form 1986	Insulated concrete forms	International	1-50	None
Mallory USA, Inc. 1991	Snow brushes, squeegees, ice scrapers & plastic injection molding	International	1-50	None
Master Mix Feeds 1967	Poultry & livestock feeds	Regional	1-50	None
McArthur Sheet Metal Works Inc. 1935	Metal fabrication	Regional	1-50	SMW

<u>Company/Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>	<u>Union</u>
Pacific City Graphics 1985	Commercial printing	Regional	1–50	None
S & S Manufacturing 1991	Jacks, calf pullers, welding clamps, engine dollies & canopies	National	1–50	None
Sara Lee Bakery Group 1926	Bakery products	National	100–249	BCW
Sioux City Foundry, Inc. 1871	Ductile gray iron foundry	National	100–249	IAM
Sioux Plating, Inc. 1957	Industrial plating, automobile & motorcycle parts	Regional	1–50	None
Siouxland Concrete Company 1905	Ready-mixed concrete, precast & prestressed concrete products	Regional	1–50	Teamsters
Star Printing & Publishing, Inc. 1909	Printing & publishing	Local	1–50	None
Torco Re-manufacturing 1980	Starters, alternators & generators	Regional	1–50	None
Tyson Fresh Meats (formerly IBP) 1960	Beef slaughter & processing	International	Over 1,000	UFCW

**OTHER MAJOR AREA EMPLOYERS** (in Siouxland area employing 100 employees or more)

**Employing over 1,000**

**500–999 Employees**

Mercy Medical Center

185th Refueling Wing IA ANG

John Morrell & Company

City of Sioux City

St. Luke’s Regional Medical Center

Interbake Foods

Sioux City Community Schools

Mid-American Energy

Qwest Communications  
Stream  
Tur-Pak Foods  
**250-499 Employees**  
Argosy Casino-Sioux City  
Boys and Girls Home & Family Services  
Curly's Foods, Inc.  
Cloverleaf Cold Storage  
Gateway  
GELITA USA, Inc.  
Great West Casualty  
K & B Transportation  
Mid-Step Services  
Pech Optical  
Prince Manufacturing  
Smurfit-Stone Container Corporation  
U.S. Postal Service  
Wal-Mart-Floyd Boulevard  
Western Iowa Tech Community College  
Wilson Trailer  
Woodbury County  
**100-249 Employees**  
Allied Solutions

Briar Cliff University  
Bomgaars  
Bishop Heelan Catholic Schools  
Center for Neurosciences, Orthopaedics & Spine PC  
Chesterman Company  
Community Action Agency of Siouxland  
Countryside Senior Living  
Family Health Care of Siouxland  
First Financial Bank USA Credit  
Goodwill Industries  
Hy-Vee - Gordon Drive  
Hy-Vee - Hamilton Blvd.  
Jackson Recovery Center  
Jolly Time Pop Corn Company  
Kay Dee/Nutro Flo  
Klinger Companies, Inc.  
Knife River Construction  
Long Lines, Ltd.  
Lowe's Home Improvement  
Marina Inn & Conference Center  
Mars Petcare US Inc.  
McDonald's of Siouxland

Morningside College

Northwest Airlines Reservations

Northwest Area Ed Agency

Opportunities Unlimited

Sabre Communications

Security National Bank

Sioux City Brick & Tile

Sioux City Journal

Siouxland Community Blood Bank

Siouxland Community Health Center

Soo Tractor Sweeprake Company

Sunrise Retirement Community

Terra Industries Inc.

Thompson Electric

United Parcel Service

Vantus Bank

Verschoor Meats

Wal-Mart - Singing Hills

Wendys

**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, Sara Lee, BPI, and 21st Century Grain (food processing); Mallory USA (plastics); Adcraft (printing); 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. In 2006 BPI announced a \$400 million, four-phase expansion project to be completed in 2010 that will create 300 new jobs.

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 the city of South Sioux City, Community Development Agency, 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



21st Century Grain Processing



Gerkin Windows & Doors



Lite Form



Mallory USA, Inc.



McArthur Sheet Metal Works, Inc.



Pacific City Graphics



Sara Lee Bakery Group



Sioux City Foundry, Inc.



Tyson Fresh Meats



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



Siouxland Concrete Company



Marina Inn, Terrace Level



Marina Conference Center



Phillips Kiln

# LABOR

## LABOR SUPPLY

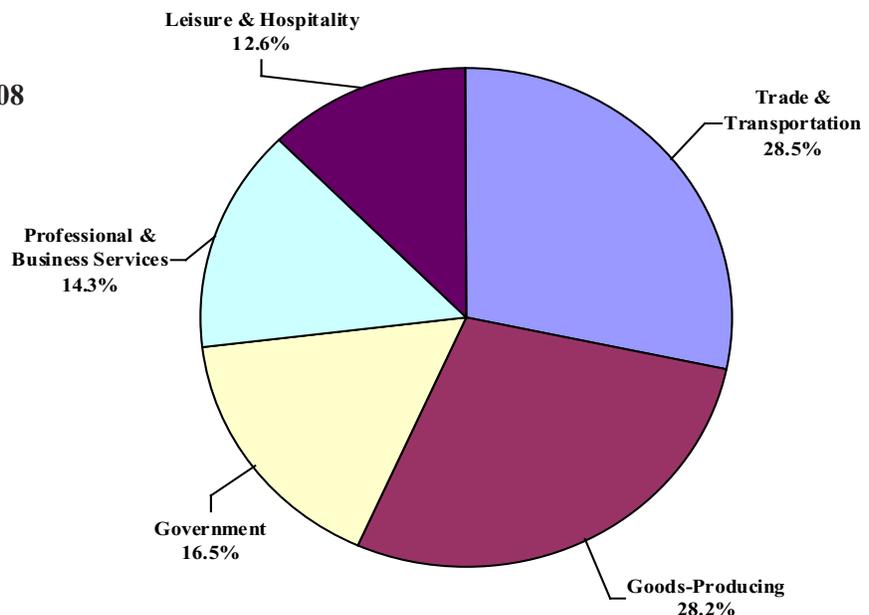
- A. South Sioux City/Dakota City is included in the Sioux City Metropolitan Statistical Area (SMSA), which includes Dakota and Dixon Counties in Nebraska, Woodbury County in Iowa, and Union County in South Dakota. Below are labor market statistics for the Sioux City Metropolitan Statistical Area (12-month average, April 2007–March 2008):

	<b>MSA Total</b>
<b><u>Nonfarm Employment</u></b> (wage and salary workers)	
Goods-Producing	15,917
Manufacturing	12,642
Trade & Transportation	16,075
Retail Trade	9,008
Professional & Business Services	8,050
Leisure & Hospitality	7,125
Government	9,308
TOTAL NONFARM WAGE AND SALARY WORKERS	74,333
Farm Employment	3,079
TOTAL EMPLOYMENT	73,733
B. Commuting Out of County	N/A
C. Unemployment	2,808
TOTAL LABOR FORCE	76,533
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.	34,344
E. Estimated number of Dakota and Dixon Counties high school graduates annually	376
TOTAL POTENTIAL LABOR SUPPLY (C, D & E)	37,528

Source: Iowa Labor Market Information

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

**NONFARM WAGE AND SALARY EMPLOYMENT  
SIOUX CITY METROPOLITAN  
STATISTICAL AREA  
12-MONTH AVERAGE,  
APRIL 2007–MARCH 2008**



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

County	Labor Force	Employed	Unemployed	Unemployment Rate
Woodbury, IA	54,700	52,500	2,200	4.0
Dakota, NE	10,843	10,536	317	2.9
Dixon, NE	3,241	3,140	101	3.1
Union, SD	8,025	7,760	265	3.3
MSA	76,800	73,900	2,900	3.7

Source: Iowa, Nebraska, and South Dakota Departments of Labor, 2007 annual average

### POPULATION DATA

Location	2000			2006		2007
	% High School Graduate or Higher	% Bachelor's Degree or Higher	% 65 Yrs. & Over	Median Age	County Median Family Income	
Dakota Co.	76.7	73.5	10.0	32.6	\$54,400	
Nebraska	22.3	86.6	13.3	36.0	\$58,200	
U.S.	79.6	80.4	12.4	36.4	\$59,000	

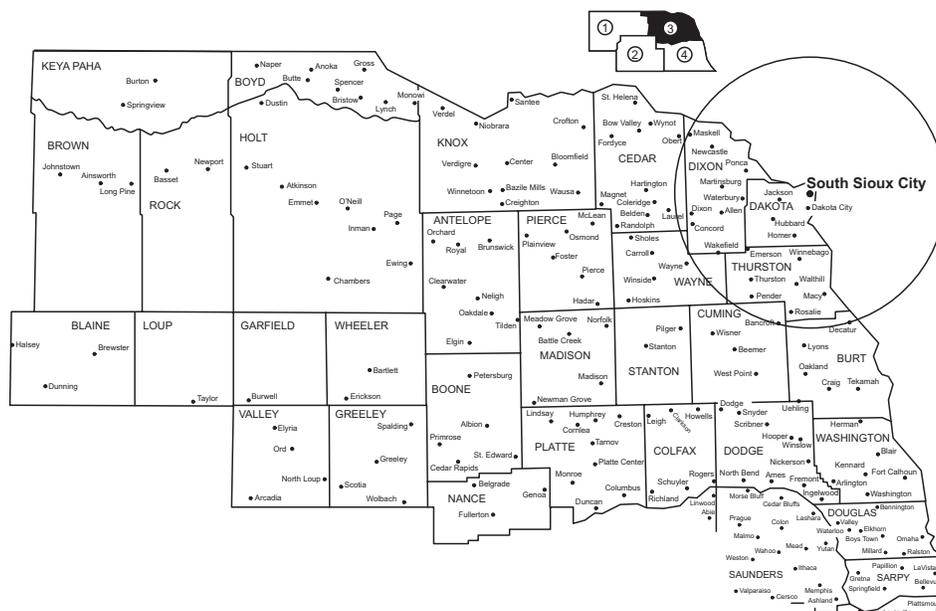
Dakota County had 10,014 eligible voters in 2004; 67.3 percent voted in the national election compared to 68.3 percent in Nebraska.

Source: U.S. Census, [www.census.gov](http://www.census.gov)

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

Statewide General Election 2004 Results, [www.sos.state.ne.us/elec/canvass/general2004/General2004](http://www.sos.state.ne.us/elec/canvass/general2004/General2004)

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



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

<b>2007 Estimate</b>		
City of Dakota City	—	1,883
City of South Sioux City	—	12,001
Dakota County	—	20,312
Sioux City MSA	—	142,794
30-Mile Radius	—	170,878

<b>Dakota County Population by Age/Gender, 2006</b>		
<u>Ages</u>	<u>Male</u>	<u>Female</u>
18–24	957	872
25–44	2,802	2,808
45–64	2,327	2,333

**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>
21st Century Grain	Grain Millers
BPI, Inc.	United Food and Commercial Workers
City, County & State	American Federation of State, County, and Municipal Employees; Fraternal Order of Police; South Sioux City Police Officers Association
City Schools	Nebraska State Education Association
McArthur Sheet Metal Works, Inc.	Sheet Metal Workers’ International Association
Sara Lee Bakery Group	Bakery and Confectionary Workers’ Union of America
Sioux City Foundry, Inc.	International Machinists Association
Siouxland Concrete Company	Teamsters
Tyson Fresh Meats	United Food and Commercial Workers

It is estimated that less than 10 percent of the total nonagricultural labor force in the South Sioux City/Dakota City area is unionized. There have been no 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	16.17	25.05	39.97
Engineers			
Civil Engineers	24.61	29.97	43.06
Electrical Engineers	26.82	37.33	48.74
Industrial Engineers	23.71	40.18	51.40
Mechanical Engineers	21.14	31.86	50.05
Computer Programmers	20.17	29.07	42.06
Computer Systems Analysts	19.29	30.91	41.20
Registered Nurses	16.75	21.88	29.27
<b>Retail</b>			
Hotel, Motel & Resort Desk Clerks	6.13	7.92	9.93
Retail Salespersons	6.17	9.23	18.94
Truck Drivers-Light or Delivery Services	8.78	13.08	22.94
Driver/Sales Workers	8.74	14.80	26.55
Stock Clerks & Order Fillers	6.64	10.20	15.32
Shipping, Receiving & Traffic Clerks	9.04	12.62	18.50
<b>Clerical</b>			
Bookkeeping, Accounting & Auditing Clerks	9.76	13.36	18.57
Customer Service Representatives	8.05	11.76	18.35
Data Entry Keyers	8.49	10.69	15.11
Secretaries, excl. Legal, Medical & Executive	8.10	11.37	15.53
Office Clerks, General	7.73	11.15	15.79
Receptionists & Information Clerks	7.68	10.74	14.24
Telemarketers	8.46	10.67	12.20
<b>Unskilled</b>			
Laborers & Freight, Stock & Material Movers, Hand	7.42	10.93	15.87
Packers & Packagers, Hand	6.62	10.65	13.83
Assemblers & Fabricators, All Other	8.81	11.40	20.61
Nursing Aides, Orderlies & Attendants	8.48	10.40	12.88
<b>Semi-Skilled</b>			
Industrial Truck & Tractor Operators	9.59	12.64	15.63
Truck Drivers, Heavy or Tractor-Trailer	10.21	15.73	21.97
Maintenance Workers, Machinery	11.08	14.94	18.72
Machine Operators			
Drilling & Boring Machine Tool Setters/Oper.*	6.49	11.71	17.27
Milling & Planing Machine Setters/Oper.*	12.25	13.58	14.94
Grinding, Lapping, Polishing & Buffing Mach. Oper*.	11.07	13.24	15.37

\*Wage information taken from Northeast Nebraska

\*\*Wage information taken from Nebraska statewide metropolitan area

Occupation Title	Hourly Wage (\$)/Percentile		
	10th	50th	90th
Cutting & Slicing Machine Setters/Oper.**	8.83	12.57	17.07
Cutting, Punching & Press Machine Setters/Oper.	10.97	13.77	17.16
Multiple Machine Tool Setters/Oper.**	11.11	13.01	16.45
<b>Skilled</b>			
Automotive Service Technicians & Mechanics	10.47	16.51	24.14
Electricians	15.22	21.74	28.50
Industrial Machinery Mechanics	9.21	15.52	22.02
Machinists	12.43	16.38	20.96
Tool & Die Makers	12.04	14.06	18.43
Welders, Cutters, Solderers & Brazers	11.68	15.89	18.50
Welding, Soldering & Brazing Machine Setters*	10.93	13.79	15.94
<b>Technical</b>			
Electrical & Electronic Engineering Technicians	15.47	25.41	32.33
Medical & Clinical Laboratory Technologists*	17.96	23.80	30.55
Computer Operators	9.62	13.81	20.63

\*Wage information taken from Northeast Nebraska

\*\*Wage information taken from Nebraska statewide metropolitan area

Source: Iowa Workforce Development, Occupational Employment Statistics Program, Sioux City Metropolitan Area. Reference period for the data is the fourth quarter of 2007. Data were developed from the May 2006 Occupational Employment Statistics Wage Survey and updated to 2007 using Employment Cost Index, [www.iowaworkforce.org/lmi](http://www.iowaworkforce.org/lmi).

Nebraska Workforce Development, Occupational Employment Statistics Program, Fourth Quarter 2007 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 to 33 percent of wages.



Dakota PC Warehouse



Jackson Glass in Dakota City



Cimmarina Boats in Dakota City



Super Wal-Mart in South Sioux City

# TRANSPORTATION

## **RAILROADS**

The South Sioux City/Dakota City area is served by the Union Pacific and a main line of the BNSF Railway Company with 12 freight trains daily. 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 services, 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:

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

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

### **Trucklines**

More than 8,000 licensed motor carriers with worldwide connections are based in Nebraska and serve 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 State 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/Colonel Bud Day Field in Sioux City, Iowa, is the major metropolitan airport serving the tri-state area. Conveniently located adjacent to Interstate 29, this Class A, all-weather commercial airport situated seven miles south of the business

district, is easily accessible from all points in the tri-state area.

Airlines serving Siouxland:

Airlines	Flights Daily	Destination
Frontier	2	Denver
Northwest	5	Minneapolis

The Sioux Gateway Airport has three paved and lighted runways (6,599 feet and two 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; 3 are available for charter. The elevation at the airport is 1,098 feet, the latitude is 42°26'33"N, and the longitude is 96°38'43"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 by 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, 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

### City of South Sioux City

South Sioux City is served by a transmission system consisting of a 230 kV line from the Western Area Power Administration substation at Hinton, Iowa; Nebraska Public Power District's 230 kV line from Norfolk, Nebraska; and two 115 kV lines—one from the south and one from the west. South Sioux City's 69/12.5 kV distribution system allows the city to be served with reliable and redundant two-way feeds to the city's eight distribution substations. The distribution substations have a total transformer capacity of approximately 55,000 kVA.

The South Sioux City municipal electrical system is owned and operated by Nebraska Public Power District (NPPD). South Sioux City is provided with 69,000-volt power supplied by NPPD's 115,000-volt substation located five miles southwest of the city. This system allows the city to be served with reliable and redundant three-way feed to the city's five distribution substations. The distribution substations have a total transformer capacity of approximately 112,000 volts.

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 140,000 volts with plans in the near future for a significant capacity expansion in the South Sioux City area.

The lines furnishing power are part of the NPPD's statewide grid system. The electrical distribution system is operated at 12,470 volts and covers seven square miles. Five 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 5/1/07)

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

#### Residential (all electric):

<b>Customer Charge:</b> \$12.29 per month		
<b>Summer</b>	<b>Winter</b>	
10.71¢	8.49¢	per kWh for the first 1,000 kWh used per month
5.81¢	3.59¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge		

#### Residential:

<b>Customer Charge:</b> \$12.29 per month	
8.40¢	per kWh for the first 1,000 kWh used per month
5.99¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge	

#### Commercial (all electric):

<b>Customer Charge:</b>		
Single Phase		\$17.71 per month
Three Phase		\$35.18 per month
<b>Summer</b>	<b>Winter</b>	
12.96¢	12.43¢	per kWh for the first 1,000 kWh used per month
8.03¢	5.21¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge		

**Commercial & Industrial:**

<b>Service Charge:</b>		
Single Phase		\$17.71 per month
Three Phase		\$35.18 per month
<b>Demand Charge:</b>		
First 50 kW		\$0
Over 50 kW		\$14.42 per kW
<b>Energy Charge:</b>		
<b>Summer</b>	<b>Winter</b>	
11.77¢	9.65¢	per kWh for the first 1,000 kWh used per month
9.39¢	9.65¢	per kWh for the next 9,000 kWh used per month
2.47¢	9.65¢	per kWh over 10,000 kWh used per month
<b>Minimum Bill:</b> Service Charge		

**High Tension Service:**

<b>Service Charge:</b>	\$125.59 per month
<b>Demand Charge:</b>	\$11.71 per kW
<b>Energy Charge:</b>	\$0.0235 per kWh
<b>Minimum Bill:</b> Service Charge	

The city of South Sioux City maintains affordable rates for businesses by offering electrical load control management, remote meter reading, and aggregated natural gas purchasing for heating. Intelligent Traffic Systems and security monitoring is in place in South Sioux City.

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**

Dakota City is provided retail electric service by Nebraska Public Power District (NPPD). Service is supplied by a 34.5 kV substation with two incoming feeds at 34.5 kV and two outgoing feeds at a voltage of 7.2 kV. A 5 MW transformer supplies the community. These substations are tied into the statewide grid system.

**BASE ELECTRIC RATES**

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

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

<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		

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

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

**General Service:** (effective 2/1/03)

<b>Customer Charge:</b>		
Single Phase		\$15.00 per month
Three Phase		\$18.50 per month
<b>Summer</b>	<b>Winter</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		

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

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

**Commercial Electric Space Heating:**

(effective 5/1/08)

<b>Customer Charge:</b>		
Single Phase		\$37.50 per month
Three Phase		\$42.50 per month
<b>Summer</b>	<b>Winter</b>	
9.51¢	5.91¢	per kWh for the first 200 kWh per kW of demand used per month
3.64¢	2.59¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge, subject to applicable Base Rate adjustments		

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

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

**General Service Demand:** (effective 5/1/08)

<b>Customer Charge:</b>		
Single Phase		\$70.00 per month
Three Phase		\$80.00 per month
<b>Summer</b>	<b>Winter</b>	
9.51¢	6.34¢	per kWh for the first 200 kWh per kW of demand used per month
3.57¢	2.73¢	per kWh for all additional use
<b>Minimum Bill:</b> The Customer Charge, subject to applicable Base Rate adjustments		

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

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations. This rate is also subject to various adders and discounts depending upon the customer's requirements, metering, etc.

NPPD has off-peak and load management rates available to qualifying customers.

**Sample Cost per kWh:**

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

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

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

<b>Customer Charge:</b> \$275.00 per month		
<b>Demand Charge:</b>		
<b>Summer</b>	<b>Winter</b>	
\$10.40	\$6.40	per kW of billing demand
<b>Energy Charge:</b>		
<b>Summer</b>	<b>Winter</b>	
4.00¢	3.04¢	per kWh for all on-peak energy
2.70¢	1.95¢	per kWh for all off-peak energy
<b>Minimum Bill:</b> The Customer Charge, subject to applicable Base Rate adjustments		

**Energy Time Periods** - For the monthly billing periods, the on-peak and off-peak hours for energy (all based on "Central" time) are as follows:

Energy Season	On-Peak Hours	Off-Peak Hours
<b>Summer</b>	10:01 a.m.–10:00 p.m. Monday–Saturday	All Other Hours
<b>Winter</b>	8:01 a.m.–10:00 p.m. Monday–Saturday	All Other Hours

All hours on New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day shall be considered off-peak hours.

Industries must take delivery at or be adjacent to a substation and own and maintain the primary dedicated line and any other facilities beyond the substation delivery point.

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

Customers who are served from distribution facilities for which NPPD has a Lease Payment or Debt Service obligation and/or a Gross Revenue Tax obligation will have the Base Rate adjusted to include such obligations.

NPPD has off-peak and load management rates available to qualifying customers.

**Sample Cost per kWh:**

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

<sup>1</sup>Includes Lease Payment. Does not include Gross Revenue Tax.

The annual average ¢/kWh cost assumes 46 percent of monthly energy is consumed during on-peak hours of the four summer months, and 54 percent during on-peak hours of the eight winter months.

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

The Northeast Nebraska Rural Public Power District, a wholesale power customer of NPPD, serves the rural area surrounding South Sioux City/Dakota City. For more information regarding electrical services in the Northeast Nebraska Rural Public Power District service area, contact Mark Shults, manager, Wayne, Nebraska, (402) 375-1360, [mshults@nnppd.com](mailto:mshults@nnppd.com), [www.nnppd.com](http://www.nnppd.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, (402) 494-7517, [lhedquist@southsiouxcity.org](mailto:lhedquist@southsiouxcity.org); or Robert Peters, city administrator, Dakota City, (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. The 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, serving 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 7,768,000 gallons per day.

The system has two water treatment plants with 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 uses 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 to 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 controlled by 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 (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 12/6/94)**

A one-time connection fee of \$20.00 is charged to begin service.

**Residential, Commercial & Industrial:**

<b>Basic 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>
	--per 1,000 gallons--	
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 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 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 1,164,200 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 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

mgl - milligrams per liter

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

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	

**Commercial & Industrial:**

By contract
-------------

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 7/1/07)

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

<b>City Limits Only -</b>
<b>Service Charge:</b> \$10.95
Usage charge \$0.96 per 1,000 gal.
<b>Minimum Bill:</b> Service Charge

**Commercial & Industrial:**

	<u>Inside</u> <u>City Limits</u>	<u>Outside</u> <u>City Limits</u>
<b>Service Charge</b>	\$10.95	\$19.15
Usage charge/1,000	\$2.87	\$5.02
Flow/MGI*	\$1.949	
BOD/LB*	\$0.155	
SS/LB & GR/LB*	\$0.064	
<b>Minimum Bill:</b> Service Charge		

\*Major industries

**Note:** South Sioux City has been notified by Sioux City, Iowa, that the rates will increase by 11 percent each year for 2008–09.

Recent and planned improvements:

<u>Improvement</u>	<u>Cost</u>	<u>Financed By</u>	<u>Year</u>
Siouxland Lift Station	\$242,000	CDBG (50%), ARC (50%)	2005–06
GIS Mapping	\$75,000	Combined Utilities	2000–06
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)

A sewer connection fee of \$35.00 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
<b>Minimum Bill:</b> \$7.50 per month

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

By contract
-------------

### 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 1/1/08)

##### Residential:

\$11.45 per month with one container provided (includes curbside recycling)
\$1.50 for each additional waste container

##### Commercial & Industrial:

By contract (includes curbside recycling)
---

Grass pick-up is available on contract.

## **RECYCLING**

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

South Sioux City has a weekly curbside collection program. Recyclables are hauled to the Siouxland Regional Recycling Center.

### **City of 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.



Norm Waite Sr. 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 allows 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 the 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 7/7/07)

Residence Line	\$25.99
Business Line	\$39.99

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

## INTERNET

CableOne 712-233-2000 <a href="http://www.cableone.net">www.cableone.net</a>	Cable Modem
Dynamic Broadband 866-392-2266 <a href="http://www2.dybb.com">www2.dybb.com</a>	Wireless
Everttek 800-242-0154 <a href="http://www.everttek.net">www.everttek.net</a>	Wireless
FiberComm 712-224-2020 <a href="http://www.fibercomm.net">www.fibercomm.net</a>	DS-3, T-1, Fractional T-1
Qwest 800-777-9594 <a href="http://www.qwest.com">www.qwest.com</a>	DSL, T-1

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

Year	South Sioux City
2007	\$2,800,000
2006	\$2,800,000
2005	\$3,100,000
2004	\$2,900,000
2003	\$2,500,000

## PACKAGE DELIVERY SERVICES

Overnight express service availability:

	Federal Express	UPS	DHL	U.S. Postal Service
<b>Latest Pick-up Time (p.m.)</b>	4:30	6:00	4:30	5:30
<b>Earliest Delivery (a.m.)</b>	8:00	8:30	9:00	9:00
<b>Next Day Delivery Guarantee</b>	Yes	Yes	Yes	Yes
<b>Saturday Delivery Guarantee</b>	Yes	Yes	Yes	Yes

## NEWSPAPER

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

## RADIO

Siouxland area radio stations:

Call Letters	Frequency
KAYA	91.3 MHz
KWIT	90.3 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:

Call Letters	Channel	Location
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 television service is available on more than 150 channels including 48 basic, 46 extended basic, 38 premium channels, and 15 pay-per-view channels.

## TAX STRUCTURE

### VALUES FOR TAX LEVY PURPOSES

All real property is subject to tax at market 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.

Dakota County	Actual Valuation		
	2005	2006	2007
Real Estate	\$865,870,280	\$933,810,457	\$977,681,632
Personal Property	87,825,540	79,029,827	66,980,902
Special (railroad and utilities)	12,832,676	13,934,775	14,965,958
<b>TOTAL</b>	<u>\$966,528,496</u>	<u>\$1,026,775,059</u>	<u>\$1,059,628,492</u>

City of South Sioux City	Actual Valuation		
	2005	2006	2007
Real Estate	\$418,226,320	\$439,220,052	\$455,195,940
Personal Property	62,126,949	54,101,162	43,332,146
Special (railroad and utilities)	5,780,347	6,697,200	6,871,201
<b>TOTAL</b>	<u>\$486,133,616</u>	<u>\$500,018,414</u>	<u>\$505,399,287</u>

City of Dakota City	Actual Valuation		
	2005	2006	2007
Real Estate	\$60,935,925	\$65,146,300	\$65,956,255
Personal Property	1,173,582	1,030,418	771,509
Special (railroad and utilities)	598,555	614,308	635,173
<b>TOTAL</b>	<u>\$62,708,062</u>	<u>\$66,791,026</u>	<u>\$67,362,937</u>

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

City of South Sioux City	2005	2006	2007
City	\$0.381162	\$0.388785	\$0.392706
County	.481180	.487807	.450101
School District	1.278159	1.282951	1.274922
Community College	.089622	.090421	.082300
Educational Service Unit	.017647	.016801	.016088
Natural Resource District	.039094	.038444	.034850
Agricultural Society	.011401	.010732	.010400
Historical Society	.002029	.001958	.001943
<b>TOTAL</b>	<u>\$2.300294</u>	<u>\$2.317899</u>	<u>\$2.263310</u>

The 2007 tax rates at the industrial sites outside the city limits of South Sioux City vary from \$1.900591 to \$2.470280 per \$100 of actual value.

<b>City of Dakota City</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
City	\$0.547121	\$0.536367	\$0.536764
County	.481180	.487807	.450101
School District	1.278159	1.282951	1.274922
Community College	.089622	.090421	.082300
Educational Service Unit	.017647	.016801	.016088
Natural Resource District	.039094	.038444	.034850
Agricultural Society	.011401	.010732	.010400
Historical Society	<u>.002029</u>	<u>.001958</u>	<u>.001943</u>
<b>TOTAL</b>	<b>\$2.466253</b>	<b>\$2.465481</b>	<b>\$2.407368</b>

The 2007 tax rates at the industrial sites inside the city limits of Dakota City are \$2.470368 per \$100 of actual value.

## **CITY SALES TAX**

The city of South Sioux City imposes a 1.5 percent city sales tax and Dakota City imposes a 0.5 percent city sales tax.

## **LOCAL BONDED INDEBTEDNESS**

As of September 30, 2007

<b>City of South Sioux City</b>		
City—Revenue Bonds		\$17,088,157
City—General Obligation Bonds		\$7,820,000
<b>City of Dakota City</b>		
City—Revenue Bonds		\$919,401
City—General Obligation Bonds		\$1,015,000
<b>School District</b>		\$16,340,000
<b>County</b>		\$6,275,000

## **CITY BOND ISSUES**

City of South Sioux City

<b>Type</b>	<b>Date Issued</b>	<b>Original Amount</b>	<b>Unpaid Balance As of 9/30/07</b>	<b>Interest Rate (%)</b>	<b>Date Due</b>
<b>Revenue</b>					
Combined Utilities	4/18/00	\$1,300,000	\$1,050,000	5.65	4/15/14
SRF Loans-Revenue	6/23/00	\$ 320,000	\$ 197,307	3.00	6/15/16
Combined Utilities	3/22/01	\$2,005,000	\$ 100,000	4.23	2/1/08
Combined Utilities	11/8/01	\$2,600,000	\$1,865,000	4.16	11/1/11
Combined Utilities	7/16/02	\$1,770,000	\$1,480,000	4.63	5/15/17
Combined Utilities	7/15/03	\$1,840,000	\$1,815,000	4.21	5/15/23
SRF Loan Reverse	3/27/03	\$1,363,125	\$1,204,498	3.00	12/15/19
Combined Utilities	6/15/04	\$ 695,000	\$ 620,000	3.56	6/15/17

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/07	Interest Rate (%)	Date Due
Combined Utilities	2/24/05	\$1,715,000	\$1,490,000	4.44	2/15/25
Combined Utilities	4/10/06	\$2,815,000	\$2,815,000	4.73	5/15/26
SRF Loans-Revenue	12/4/06	\$1,331,150	\$1,201,352	3.00	12/15/19
Combined Utilities	8/1/07	\$3,250,000	\$3,250,000	4.67	8/1/27
<b>General Obligation</b>					
Fire Station	10/15/97	\$ 300,000	\$ 40,000	4.94	12/15/25
Refunding	5/1/02	\$ 695,200	\$ 435,000	5.42	12/15/11
Library	10/28/02	\$2,800,000	\$2,185,000	4.11	8/15/18
Various Purpose	2/13/03	\$ 205,000	\$ 80,000	2.74	2/15/09
General Obligation	4/27/04	\$ 825,000	\$ 635,000	2.94	6/15/13
General Obligation	7/20/05	\$ 330,000	\$ 205,000	3.10	7/15/10
Tech Spec Building	7/20/05	\$1,160,000	\$ 955,000	3.49	6/15/15
All America TIF	1/17/06	\$1,700,000	\$1,700,000	4.21	2/15/19
Various Purpose	2/27/07	\$1,585,000	\$1,585,000	3.99	2/15/17

#### City of Dakota City

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/07	Interest Rate (%)	Date Due
<b>Revenue Bonds</b>					
Water GO	8/79	\$700,000	\$364,401	5.00	10/23
Storm Sewer	6/06	\$555,000	\$555,000	3.75	6/22
<b>General Obligation Bonds</b>					
Highway Allocation	5/06	\$495,000	\$395,000	3.75	6/11
Street	8/06	\$280,000	\$280,000	3.90	8/22
Maintenance Building	8/06	\$340,000	\$340,000	3.85	6/22

#### SCHOOL BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/07	Interest Rate (%)	Date Due
General Obligation	4/15/02	\$1,765,000	\$1,155,000	Various	12/15/11
General Obligation	6/10/03	\$9,940,000	\$8,665,000	Various	6/15/24
General Obligation	4/30/04	\$2,710,000	\$1,695,000	Various	12/15/11
General Obligation	6/2/05	\$4,860,000	\$4,825,000	Various	12/15/24

#### COUNTY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 9/30/07	Interest Rate (%)	Date Due
Correctional Facilities	7/26/05	\$2,300,000	\$2,300,000	3.65-3.95	7/1/15
Correctional Facilities	11/29/05	\$4,725,000	\$3,975,000	4.05-4.50	7/1/15



Bridgeview Flower Garden



South Sioux City Community Arboretum

# LOCAL GOVERNMENT

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## 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 2008. 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 2007–08 actual budget for the county is \$15,116,563. 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 2008. The 2007–08 budget for the city is \$46,603,444.

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 2008. The 2007–08 budget for the city is \$1,393,594.

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/Treas.	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. The department also provides mutual aid to approximately 122 other communities. The Dakota City fire district also provides fire and rescue protection in cooperation with the South Sioux City fire department.

A training tower was built in 2003 for both the South Sioux City and 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 \$256,178.

Equipment in the South Sioux City fire department:

<b>Year/Make</b>	<b>Description</b>
1986 Ford	1,000 gal. per min.
1984 Ford	105 ft. aerial ladder truck
1988 Ford	Equipment truck
1989 Ford	1,000 gal. per min.
1994 GMC	Chief van
1934 Ford	Antique fire truck
1969 Ford	1,000 gal. per min.
2003 Fire Facilities	Live fire training trailer
1999 Ford	Ambulance
1994 Ford	Ambulance

### 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 \$38,500.

Equipment in the city/rural fire department:

<b>Year/Make</b>	<b>Description</b>
1988 Chevrolet	1,100 gal. per min./1,200 gal. tanker
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 2006:

<b>Location</b>	<b>Violent Crimes</b>	<b>Property Crimes</b>
South Sioux City	1.5	21.1
Dakota County	0.9	14.2
Nebraska	2.8	33.4
U.S.	4.7	34.3

### City of South Sioux City

The South Sioux City Police Department, with an average annual budget for the past three years of \$2,083,674, 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 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.

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 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 (one specially trained to work in the area of domestic violence) assigned to criminal investigations.

### **City of Dakota City**

Dakota City contracts law with the Dakota County Sheriff’s Department for law enforcement in the community.

### **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 by the Police and Sheriff’s Departments provides protection to existing industries 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 southeast of South Sioux City. 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. 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.

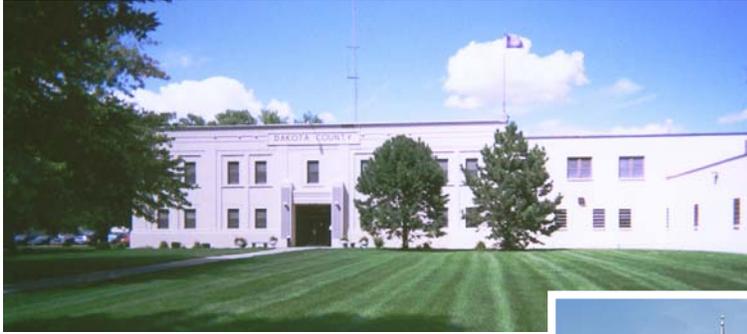
The Dakota County Planning and Zoning Commission has eight members serving four-year staggering terms.

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

A Comprehensive Plan for Dakota County and South Sioux City, prepared by SIMCO, was adopted in 1997 with a revision in 2008.



South Sioux City Fire Department



Dakota County Courthouse



Expanded Dakota County Jail



City-County Law Enforcement Center



Municipal Building, City of South Sioux City



Municipal Building, City of Dakota City



Scenic View



Aerial View of South Sioux City

## 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	1,719	1:11	1:3
Middle School	60	739	1:11	1:3
High School	63	1,075	1:11	1:3

School District 11 in Dakota County covers 22.5 square miles and has an 2007–08 actual valuation of \$716,564,445, or \$20,179 per student. This Class III, Type K–5, 6–8, 9–12 district is accredited by the Nebraska Department of Education. The 2006–07 school operating expenses totaled \$32,622,651, with an average of \$9,187 per student.

Enrollment capacity at the elementary level is approximately 1,800 students. The middle school, built in 1976, has a capacity of 850 students. Recent additions to the high school (grades 9–12) have increased the 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 school.

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. 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
7 <sup>th</sup> Grade		
CAT 6	99	61
ACT	53	Composite 20.1

The school district also provides a comprehensive program during high school for special needs students with an emphasis on successful transition to the world of work.

All programs for students with disabilities are integrated into one of the eight schools.

#### Parochial School

The mission of St. Michaels Catholic School, established in 1949, is to promote Christian values, produce lifelong learners, and inspire tomorrow's leaders. The 2007–08 kindergarten through eighth grade enrollment was 125. Along with personal attention, the students have use of innovative technology with broadband wireless network in every classroom. The teacher/pupil ratio is 1:18 and the computer/pupil ratio is 1:7. Average annual tuition is \$1,500 per student.

#### Educational Service Unit

South Sioux City/Dakota City is a member of Educational Service Unit 1, 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, 82 miles southwest of South Sioux City/Dakota City, and through regional education centers located in O'Neill, South Sioux City, and West Point. Enrollment at NECC for 2006–07 included 7,586 students taking credit courses and 16,063 students taking noncredit, continuing education classes. Northeast also provided Adult Basic Education classes for 1,140 students. Those students were taking classes for basic skills, English as a Second Language, General Educational Development (GED) for a high school diploma, or preparation for the Naturalization Test.

NECC offers more than 80 majors and transfer concentrations preparing students for immediate employment or transfer to a four-year college or university. In May 2007 the college awarded a record number 836 diplomas and degrees, a dramatic increase from 747 the year before. According to the latest Graduate Employment Report, approximately 98 percent of the 2006 graduates seeking employment found jobs.

The Graduate Employment Report also showed that 35 percent of the 2006 graduates chose to continue their education, with 88 percent transferring to a Nebraska institution of higher learning. Other data confirm that college transfer students from NECC who continue their educations at the University of Nebraska-Lincoln do as well as or better than native and other transfer students.

The Business and Industry Division of 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 256 employers and trained more than 6,400 employees through customized training workshops and seminars in fiscal year 2006–07. The division also worked with 18 communities on strategic planning and economic development initiatives. More than 60 individuals seeking to start or expand their businesses received assistance through this division. An additional eight minority-owned businesses were provided start-up assistance and consulting services. NECC also assisted in recruiting several new companies and divisions to the region.

The 205-acre main campus includes 22 buildings with classroom, shop, and lab facilities; library/resource center; student center; an activities center with gym and theater; the Lifelong Learning Center; residence hall for students; and two apartment buildings for student living. Northeast also owns a 566-acre college farm with all facilities necessary for teaching farm operations.

Northeast Community College continues to grow. In 2004 Simons Hall was renovated, Burkhardt Hall was constructed, and a \$2.4 million Agriculture Complex was completed one mile east of the main campus. A \$2.6 million addition to the Cox Activities Center was completed in 2005. The addition houses the radio/TV broadcasting, audio recording technology, and music departments. In September 2007, the new Utility Line Building was dedicated. The \$2.7 million, 36,800-square-foot building will accommodate more than 100 full-time utility line students on a daily basis and up to 48 truck driving students a year. Northeast's professional truck driver training program is also located in that facility.

Another proposed, unique partnership between Northeast Community College and the University of Nebraska Medical Center (UNMC) College of Nursing calls for construction of an \$11 million facility on Northeast's campus in Norfolk. The facility will house all of Northeast's nursing programs including the basic nurse aide (commonly called the certified nurse aide), licensed practical nursing and associate degree nursing; and bachelor's, master's, and doctoral nursing programs from the UNMC College of

Nursing. Tentative opening date for that facility is 2010.

Plans are also being finalized for a new College Welcome Center on the Northeast campus in Norfolk. The building, with a projected size of 35,000 square feet and an estimated cost of \$6–7 million, is tentatively set to open in the summer of 2009. It will house all Student Services and most Administrative Services’ functions. It is designed to be a “one-stop shop” that will include a welcome/reception area, testing and academic advertisement area, financial aide offices, student counseling facilities, and the business offices for payment of tuition and fees.

Enrollment continues to grow at the 10,000-square foot Northeast Community College Education Center in South Sioux City, which opened in 2005. Students can earn associate’s degrees in academic transfer, elementary education, business administration, administrative assistant-general, business management, administrative assistant-medical, criminal justice-corrections, and behavioral science at that facility. Nursing students are also able to take many of their classes in South Sioux City.

Plans continue for the College Center at South Sioux City where students will be able to take

their freshman and sophomore classes from Northeast Community College and continue for a bachelor’s or graduate-level degree from Wayne State College, all in the same location. The center will be built on 57 acres of prime real estate along Highway 77, donated to Northeast by the South Sioux City Community Development Agency. The Nebraska Legislature appropriated \$3.5 million for Wayne State’s share of the facility. Tentative opening date of the college center is 2010.

Northeast also offers vocational classes, continuing education, and customized training for business and industry at this location. To meet the growing demands for business-industry training in South Sioux City, the Northeast Community College Board of Governors approved a one-year lease on a 6,240-square foot building near Highway 77 in August 2007 as a training site.

Community progress continues on the \$5.4 million, Donald E. Nielsen Community Center in West Point. Upon its completion in mid-2008, Northeast will lease the 8,000-square foot Shirley and Jake Weber Education Center. Construction of NECC’s portion of the building is being financed with a \$500,000 grant from the Louis and Abby Faye

<b>Northeast Community College Representative Sample of the Class of 2006</b>		
<b>Program</b>	<b>Degree/Certificate</b>	<b>Conferred</b>
Accounting	A.A. & A.A.S.	16
Administrative Assistant (Medical)	A.A., A.A.S. & 1-year diploma	21
Agriculture	A.A.S. & A.S.	79
Audio Recording Technology	A.A.S. & 1-year diploma	9
	Certificates	15
Auto/Auto Body Technology	A.A.S.	44
Building Construction	A.A.S.	26
Diesel Technology	A.A.S.	21
Electrical Construction & Control	A.A.S.	19
Nursing-LPN (Licensed Practical)	1-year diploma	59
Nursing-ADN (Registered Nursing)	A.D.N.	64
Utility Line	A.A.S.	35

Dinklage Foundation. The education wing will house five classrooms, including a science lab, computer lab, distance-learning classroom, Technology Academy of Northeast Nebraska (TANN) classroom, and a general-purpose classroom. There will also be a room for advising and testing as well as a student lounge. Classes include some clinical courses in nursing, business, and accounting courses, expanded English as a Second Language class, and other college-credit courses.

Northeast Community College's existing library in Norfolk, with its 27,000 books, approximately 31,000 electronic books and 162 magazines and journals, is open to the residents of Northeast's 20-county service area. The library also offers 55 different newspapers, including those published in the 20 counties in northeast Nebraska. The library is part of the ONELibrary Consortium which includes the public libraries of Columbus, Norfolk, South Sioux City, Scottsbluff, Schuyler, and Wayne, and the libraries of Central Community College and Northeast Community College.

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

### **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, including video conferencing, 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 NECC, 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, Iowa, 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, Iowa, five miles east of South Sioux City/Dakota City, offers a two-year associate of arts degree as well as adult basic and continuing educational opportunities. Tailored training programs are available to meet the requirements of individual businesses.

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

## Wayne State College

**Wayne State College (WSC)** located in Wayne, 49 miles southwest of South Sioux City/Dakota City, serves approximately 3,500 students from throughout Nebraska and Iowa as well as more than 24 other states and 19 foreign countries. At the undergraduate level, WSC offers more than 70 nonteaching majors and minors plus 39 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 13 percent major in the arts and humanities, 18 percent in education and counseling, 29 percent in business and technology, and 40 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.

<b>Wayne State College</b>				
<b>Program</b>	<b>Undergraduate</b>		<b>Graduate</b>	
	<b>Majors*</b>	<b>Degrees**</b>	<b>Majors*</b>	<b>Degrees**</b>
Applied Human & Sport Physiology	26	7	—	—
Art	54	7	—	—
Business	536	124	66	17
Chemistry	50	18	—	—
Computer Information Systems	58	16	—	—
Computer Science	29	9	—	—
Counselor Education/Counseling	—	—	56	33
Criminal Justice	159	44	—	—
Curriculum & Instruction	—	—	352	128
Early Childhood	21	9	—	—
Early Childhood Education	81	10	—	—
Elementary Education	305	66	—	—
English	85	21	—	1
Exercise Science	58	15	3	2
Family & Consumer Sciences	59	10	—	—
French Education	1	1	—	—
Geography	27	8	—	—
Graphic Design	45	5	—	—
Health & PE	77	7	—	—
History	68	7	—	1
Human Service Counseling	74	23	—	—
Industrial Technology	118	15	—	—
Interdisciplinary Studies	2	2	—	—
Life Sciences	104	31	—	—
Mass Communications	44	14	—	—
Mathematics	28	8	—	—
Middle Level Education	18	4	—	—
Modern Language and Culture	2	—	—	—
Music	63	8	—	—
Natural Sciences	5	1	—	—

\*Includes first and second majors for fall 2007 (as of 10/1/07)

\*\*Includes degrees awarded December 2006 through August 2007

<b>Wayne State College</b>				
<b>Program</b>	<b>Undergraduate</b>		<b>Graduate</b>	
	<b>Majors*</b>	<b>Degrees**</b>	<b>Majors*</b>	<b>Degrees**</b>
Organizational Management-Sport/Rec. Man.	—	—	18	—
Physical Science	2	—	—	—
Political Science	31	6	—	—
Pre-Professional	250	—	—	—
Psychology	81	17	—	—
School Administration	—	—	102	28
Social Sciences	51	11	—	—
Sociology	17	9	—	—
Spanish	34	8	—	—
Special Education	46	5	3	—
Speech Communications	45	21	—	—
Sport Management	121	16	2	7
Technology	11	5	—	—
Theatre	23	3	—	—
Undeclared	316	—	—	—

\*Includes first and second majors for fall 2007 (as of 10/1/07)

\*\*Includes degrees awarded December 2006 through August 2007

The Office of Continuing Education at Wayne State College offers undergraduate and graduate coursework 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.

Contact Wayne State College at (800) 228-9972 or visit [www.wsc.edu](http://www.wsc.edu) for further information.

#### Other Schools

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

<b>Community/ College or University</b>	<b>Mileage</b>
<b>Sioux City, IA</b>	5
Briar Cliff University	
Morningside College	
Western Iowa Tech Community College	
<b>LeMars, IA</b>	25
Westmar College	
<b>Vermillion, SD</b>	35
University of South Dakota	

<b>Community/ College or University</b>	<b>Mileage</b>
<b>Wayne, NE</b>	40
Wayne State College	
<b>Orange City, IA</b>	45
Northwestern College	
<b>Norfolk, NE</b>	75
Northeast Community College	
<b>Omaha, NE</b>	95
University of Nebraska at Omaha	
University of Nebraska Medical Center	
Creighton University	
College of St. Mary	
<b>Lincoln, NE</b>	125
University of Nebraska-Lincoln	
Nebraska Wesleyan	
Union College	
Southeast Community College	

#### CHURCHES

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



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

## 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 health care providers to sponsor a regional cancer center, paramedic services, blood bank, federally funded community health center, physician-hospital organization, 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.

The facility is a 180-bed acute care hospital with 12 inpatient care units, a 24-hour emergency department, outpatient service, 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 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 170 students in 2007.

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 IHS 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. Nylen 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, 2 rescue units, and 1 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. A total of 77 Medicare/Medicaid licensed beds are available 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 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. Materials can be requested through interlibrary loan. Access to the Internet and software programs is available to the public on 15 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 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 has 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 the 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 paddle boats; 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 including a 34-acre lake that offers 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 rights-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 South Sioux City/Dakota City:**

<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
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**

Ninety-five new homes were constructed during 2003–07 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	22	0
Single-unit houses	75	20

**South Sioux City/Dakota City Housing Market**  
(as of 12/28/07):

**Number of Homes on the Market**

Single Family -	62
Condominiums -	1

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

Single Family Home	
3,500 sq. ft. - 4 bedroom	\$140,000
2,500 sq. ft. - 3 bedroom	\$129,000
1,600 sq. ft. - 3 bedroom	\$111,000
1,000 sq. ft.	\$78,000

**Condominiums**

1,200 sq. ft. - 1–2 bedrooms	\$134,000
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**Number of Single Family Homes for Sale by Price** (New and Existing)

Less than \$100,000	20
\$100,001–\$150,000	27
\$150,001–\$200,000	5
\$200,001–\$250,000	5
\$250,001–over	5

**Low Cost and/or Retirement Housing**

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

## Assisted Living

**Regency Square** in South Sioux City was constructed in 1962 with additions and renovations completed in 1973, 1978, 2000, and 2005. Thirty-four private assisted living suites are available with licensed nurses on duty 24 hours daily in this Medicare Skilled Rehab facility.

## 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



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 Bengston Recreational Trail



South Ridge Golf & Dome



Iron Horse Golf Course



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 Gazebo at Dakota City Cemetery

## SIOUXLAND 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 & Services.....	227
Auto Supply Parts.....	37
Automobile Dealers (new & used).....	60
Automobile Renting & Leasing Agencies.....	14
Aviation Seeding & Spraying.....	2
Bakeries.....	21
Banquet Facilities, Halls & Auditoriums.....	14
Barber Shops.....	30
Beauty Salons.....	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/Discount Stores.....	42
Drug Stores.....	35
Dry Cleaning & Laundries.....	36
Electric Motor Repair.....	2
Employment Services, Temporary.....	8
Farm/Ranch Supplies.....	4
Fast Food Establishments.....	47
Feed & Seed Stores.....	21
Floral Shops.....	18
Funeral Homes.....	16
Furniture Stores.....	29
Garbage Collectors.....	8
Gift Shops.....	35
Grocery Stores.....	23

Hardware Stores.....	37	
Health Clubs.....	9	
Heavy Equipment Repair Shops.....	11	
Hotels.....	50	
Industrial Gas Suppliers.....	2	
Industrial Equipment & Supplies.....	60	
Insurance Agencies.....	68	
Interior Decorators & Designers.....	14	
Jewelry Stores.....	14	
Laundries (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 Services & Supplies.....	27	
Photography Studios.....	5	
Plating Shops.....	2	
Precision Bearings, Chains, Sprockets.....	2	
Preschools.....	33	
Printers.....	25	
Real Estate Firms.....	43	
Repair Shops.....	128	
Restaurants (includes fast-food).....	269	
Service Stations (gas & oil).....	16	
Shoe Stores.....	16	
Television & Radio Repair Shops.....	3	
Theaters.....	11	
Tool & Die Makers.....	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	11,042	7,625,170
Percent of Farmland Irrigated	7.3%	16.6%
<b>Five-Year Average Production of Leading Crops (2003–2007)</b>		
Hay Alfalfa (Dry)	19,438 tons	4,546,200 tons
Corn for Grain	9,393,780 bu.	1,272,880,000 bu.
Soybeans	2,218,340 bu.	215,393,000 bu.
<b>Five-Year Average Livestock Population (2003–2007)</b>		
All Cattle	10,400	6,400,000

Source: National Agricultural Statistics Service, 2003–2007  
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	8.5	18.4	28.3	0.63	6.9	76	65
February	14.6	24.2	33.9	0.79	6.4	79	65
March	24.9	35.1	45.3	1.86	7.7	80	62
April	37.6	49.7	61.7	2.61	1.5	79	52
May	49.7	61.4	73.0	3.61	0.0	80	53
June	59.4	70.8	82.2	3.90	0.0	82	55
July	64.2	75.2	86.2	3.31	0.0	84	56
August	61.8	72.8	83.8	3.10	0.0	86	58
September	51.4	63.6	75.9	2.64	0.0	83	54
October	39.4	51.8	64.3	1.79	0.8	79	52
November	25.7	36.0	46.4	1.18	3.8	80	60
December	14.0	23.4	32.8	0.70	6.3	79	66
<b>Annual</b>	37.6	48.7	59.5	26.13	33.4	81	58

\*Recorded at Norfolk Weather Station

## FROST DATA

Average date of Spring “Freeze” probabilities .....	April 28
Average date of Fall “Freeze probabilities.....	October 3
Average length of “Freeze Free” season probabilities.....	158 days
Average number of “heating degree days” based on 65° Fahrenheit.....	6,96
Average number of “cooling degree days” based on 65° Fahrenheit .....	934
Wind speed in miles per hour (annual average).....	12
Prevailing wind direction (annual average) .....	South

Source: High Plains Regional Climate Center, University of Nebraska, 1948–2007, [www.hprcc.unl.edu](http://www.hprcc.unl.edu)



Cardinal Plaza