

COMMUNITY FACTS KEARNEY, NEBRASKA

www.ci.kearney.ne.us

www.kearneycoc.org

NOVEMBER 2004

POPULATION (Official U.S. Census)

	<u>2000</u>	<u>2003 Est.</u>
Kearney	27,431	28,211
Buffalo County	42,259	43,043
Labor Market	189,616	190,617

Economic Development Department
Nebraska Public Power District
Columbus, Nebraska 68601

www.nppd.com

sites.nppd.com

INTRODUCTION

The following pages contain basic information about Kearney, Nebraska. This material was compiled by The Economic Development Council of Buffalo County, the Kearney Area Chamber of Commerce, and Nebraska Public Power District in order to promote community development.

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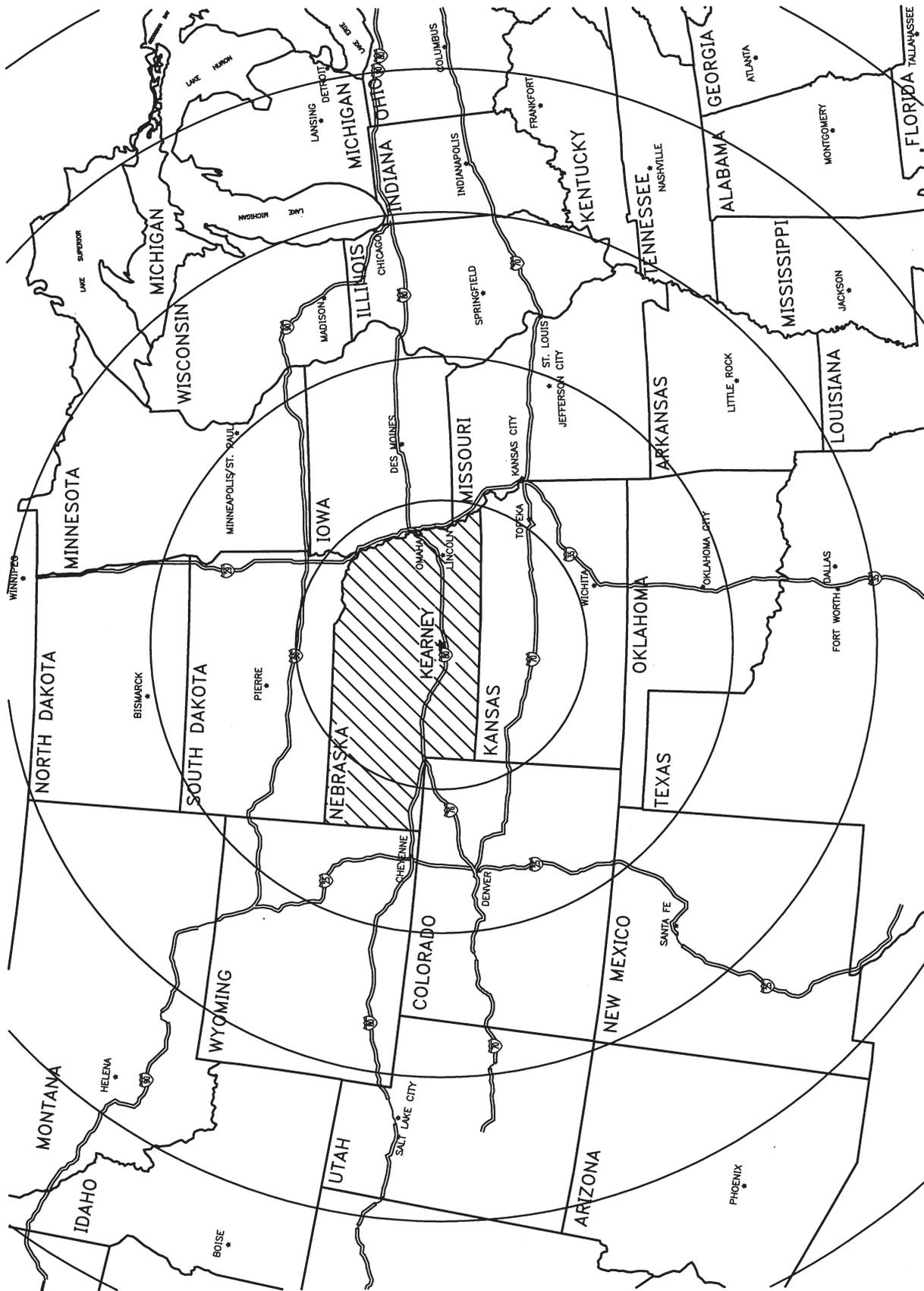
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SCALE: EACH CIRCLE REPRESENTS APPROXIMATELY 200 MILES

GENERAL INFORMATION

LOCATION

Kearney, the county seat of Buffalo County, is located on the north bank of the Platte River at the southern-most point of the river as it dips in a great arc across Nebraska. Situated in the south-central part of the state, Kearney is served by Interstate 80; U.S. Highway 30; and State Highways 10, 40, and 44. Kearney is 186 miles west of Omaha, Nebraska, and 359 miles east of Denver, Colorado.

POPULATION (U.S. Census)

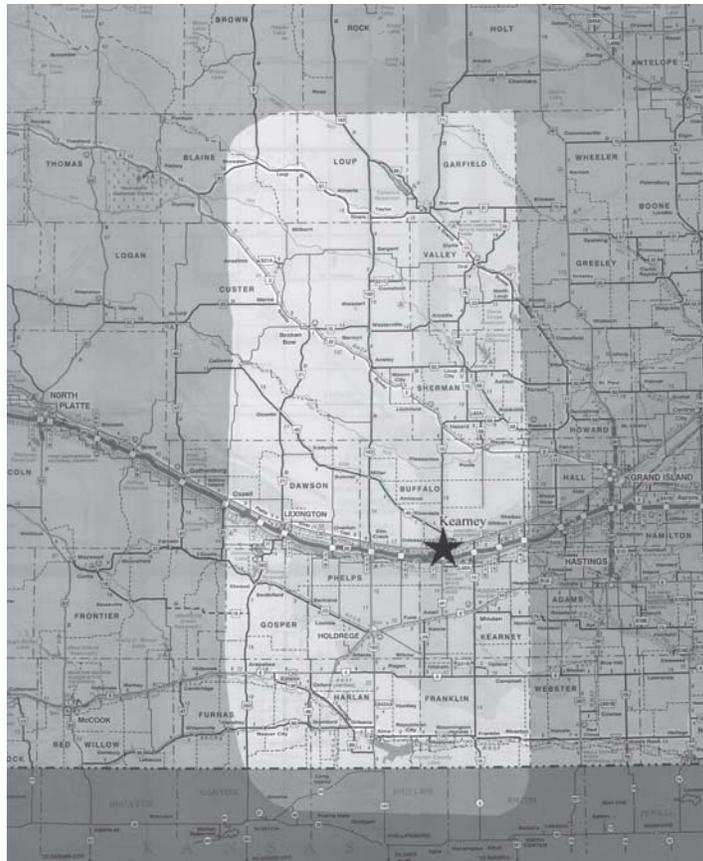
Year	Kearney	Buffalo County
1970	19,181	31,222
1980	21,158	34,797
1990	24,396	37,447
2000	27,431	42,259
2003 (Est.)	28,211	43,043

County Population by Race and Hispanic Origin, 2000 U.S. Census

One race	41,824
White	40,221
Black or African American	232
American Indian and Alaska Native	140
Asian	289
Native Hawaiian and Other Pacific Islander	13
Some other race	929
Two or more races	435
Hispanic or Latino (of any race)	1,970

The 2003 U.S. Census estimates 190,617 people live in Buffalo County plus the contiguous counties of Adams, Custer, Dawson, Hall, Howard, Kearney, Phelps, and Sherman.

There are 1,596 people in Kearney that are fluent in at least one other language.



Primary Retail Trade Area

PRIMARY RETAIL TRADE AREA

The primary retail trade area extends 58 miles south, 18 miles northeast, 48 miles west, 19 miles southeast, and 89 miles north and contains an estimated 109,167 persons. Nonmotor vehicle net taxable retail sales in 2003 totaled \$493,048,259 in Kearney and \$529,311,966 in Buffalo County.

LOCAL ECONOMY

Kearney is the most dynamic smaller city in Nebraska—quite possibly the Midwest—and it offers amenities usually found only in much larger communities.

The community features a growing, diversified economy; yet, Kearney remains a livable example of “Main Street America,” blending the best of large and small towns. Safe. Secure. Yet, progressive. Recently, a national trade journal rated Kearney a “Dream Town” and another rated its public schools as “Blue Ribbon” performers, among the best in the country.

Home to the University of Nebraska at Kearney, a four-year residential undergraduate institution serving 6,500 students, the community offers businesses a resource that is a real difference maker. A true university experience offering students nationally-ranked NCAA athletic programs, a thriving arts culture, and more than 160 student-run groups, life in Kearney is enriched beyond the classroom.

The Kearney area economy has been guided to achieve a desirable balance that includes manufacturing, regional medical services, agriculture and ag-processing, regional retail and services, hospitality-tourism, and higher education. Economic diversity has enabled Kearney to enjoy an enviable rate of overall growth despite occasional negative outside influences such as recessions that sometimes slow other economies.

During the preceding decade, Kearney has been the fastest growing nonmetro city in Nebraska of more than 20,000 people. Now, at about 30,000 population, Kearney is growing at a rate of 1.2 to 1.5 percent annually, and it lies at the center (60 mile radius) of a pool of 218,000 potential employees or customers right on Interstate 80.

Doing business with the rest of the world is easier in Kearney due to Frontier Communications’ superior telecommunications infrastructure that features digital switching through both a DMS 100 and a GTD 5. Those features are complemented by DSL, ISDN, a SONET Fiber Ring, AT&T point of presence, T-1s provisioned as required, Sprint fiber network, and a full range of business services. Big pipes are available to help companies conduct big business anywhere.

Business owners and managers like Kearney because of its workforce and array of supporting services; families like Kearney because of its livability. From USHL hockey to NIFL football and from University of Nebraska at Kearney activities to the great outdoors, there are cultural, educational and entertainment choices that will enrich your experience. In fact, you’ll find some familiar names as your neighbors: Eaton Corporation, Baldwin Filters, Coleman Powermate, Chief Agri-Division, Marshall Engine, The Buckle, Monsanto, Morris Publishing Group, Cash-Wa Distributing, Hamilton Telecommunications, First National Bank of Omaha, NebCo, West Pharmaceuticals, and many, many more have either moved to or have been established in Kearney.

Kearney’s quality of life makes it easier to recruit and retain the best people; and once you’re here, you’ll want to make it your home, too.

ELEVATION

Kearney is 2,146 feet above sea level.

TOPOGRAPHY

Kearney lies at the north edge of the broad, level Platte River Valley. The city just reaches the hills, which sweep away to the north into rolling upland prairie. Drainage is excellent and is adequate for irrigation. The porosity of the underlying stratum adapts well to the operation of the private sewage disposal units where other facilities are not available.

The predominant soil types are Holdrege silt loam, Colby silt loam, and Waukesha silt loam.

HISTORY

Long before early explorers named it the Platte—for “flat water”—River, this heartland oasis was a crossroads for migratory birds, wildlife, and Native Americans. During the mid-nineteenth century, pioneers and 49’ers converged at Fort Kearny following their dreams on the Mormon, Oregon, and California Trails.

Later, the Pony Express, Overland Stage, Union Pacific Railroad, telegraph, and Lincoln Highway all passed through Kearney to link the east and west coasts. Although many who traveled these early trails were bound for points farther west, some hardy and enterprising adventurers recognized emerging opportunities along the “Great Platte River Road” and stayed, laying the foundation for what would become the Midwestern “work ethic.”

The westward push of the railroad following the Civil War gave birth to many Nebraska communities, among them Kearney Junction. “Junction” stemmed from the town site’s role as the intersection of the Burlington & Missouri and the Union Pacific railroads. The word “Kearney” was taken from Fort Kearny, a frontier outpost named for Colonel Stephen Watts Kearny.

Established in 1848, Fort Kearny offered protection to thousands of pioneers, Pony Express riders, and prospectors traveling west on the Oregon Trail. According to an 1849 War Department report, more than 30,000 people bound for California, Oregon, and Utah passed through Fort Kearny during an 18-month period following the Gold Rush of ‘49.

Originally built near Nebraska City, the fort was later relocated to its present site to protect the growing number of trail travelers from conflicts with Native Americans. In its 23 years as the first U.S. Army Post on the Oregon Trail, Indians never attacked Fort Kearny.

Observant readers are quick to notice a spelling difference between the fort and the town. The extra “e” in Kearney is the result of a postal clerk error and by the time it was discovered, no one felt a change was necessary.

Anselmo B. Smith surveyed the town site in the summer of 1871, and the plat was filed with the county clerk on October 27, 1871. Settlement began in the summer of 1871 when the Rev. and Mrs. Collins entered a homestead claim. The couple lived in a dwelling called Junction House, which also served as the first post office, the first school district, site of the first marriage ceremony, as well as the first church service. Following the construction of Junction House in 1871, Kearney Junction began a period of rapid growth. By 1873 a census showed 245 residents, and reports indicate there were more than 20 buildings.

The county courthouse was moved from Gibbon to Kearney in 1874; an event whose validity remained in dispute for decades. In the 1880s the community was riding the crest of a boom, which swelled the population past 10,000. Optimistic residents of Kearney sought to have the nation’s capital located here—something, more than a century later, when visiting President Bill Clinton remarked “might not be such a bad idea, to get it out of Washington, D.C.”—while others raised a quarter million dollars to finance a huge cotton mill. The innovative hydro-electric power system and irrigation project remains a vital part of the region today.

Like many forward thinking—and risky—ideas of the time, the Cotton Mill failed, the bubble burst, real estate values collapsed, and in the late 1800s population drifted away. In 1900 only 5,634 residents remained in the city. But Kearney did not despair and did not die.

In 1903 following an intense and spirited lobbying effort, the State Legislature appropriated \$50,000 to start a college in Kearney. In 1904 the cornerstone was laid for a state Normal School, which in time would become the University of Nebraska at Kearney. Classes began in 1904 with 96 students forming the first class and today more than 6,500 students attend classes.

In the new century Kearney’s growth was steady but less dramatic than before. By 1930 the population had rebounded to 8,575; in 1950, Kearney had grown to about 12,500. In 1964 Kearney was linked with Interstate 80, the result

of more community lobbying, which created a boom in tourist trade and construction of motels and restaurants.

Kearney, strategically located midway between the coasts and along key transportation arteries, quickly became known as “Midway City” and other similar names. Today Kearney remains a familiar landmark for travelers on the modern day version of the trail—Interstate 80—and is home to an impressive museum paying homage to pioneers who traveled the frontier trails, The Great Platte River Road Archway Monument. It is the only historical educational monument granted air rights over a federal interstate highway.

This eight-story high archway is longer than a football field and was placed over Interstate 80 in 1999. The structure, which opened in June 2000, houses two levels of fascinating interactive exhibits tracing the history of the Great Platte River Road from Oregon Trail days to the fiber-optic future world of tomorrow. But unlike the city of a hundred years ago, Kearney is built on a strong, diversified economic foundation promising an optimistic forecast for business during the 21st century.



Great Platte River Road Archway Monument

ECONOMIC DEVELOPMENT

MANUFACTURERS

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Ace/Eaton Metals Manufacturing 1952	Irrigation equipment/ culverts	Export	42 1*	5 2*	None
Apex Thermographers 1984	Thermographic printing	National	5	3	None
Baldwin Filters Manufacturing Co. 1935	Oil, air & fuel filters	Export	417	316	None
Bissell Decorating 1934	Draperies	Regional	0	3	None
Builder's Millwork 1990	Millwork, custom cabinets	Regional	4	1	None
Central Fire & Safety 1980	Safety equipment	Regional	3	1	None
Chief Industries, Inc. Agri/Industrial Division 1957	Grain drying equipment, correctional equipment	Export	130 3*	22	None
CocaCola/Dr. Pepper 1900	Bottling	Regional	13 11*	1	None
Coleman Powermate 1965	Generators	Export	226 1*	105 2*	None
Concept's Machining 2000	Machine shops, surface grinding	Regional	3 1*	1	None
Copycat Printing Center 1988	Commercial printing	Regional	2 1*	6	None
D & D Industries 1992	Wood shipping pallets	Local	6	1	None
Daylight Donuts 1984	Bakery	Local	1 4*	4 3*	None
Delux Manufacturing Co. 1964	Grain dryers	National	17 2*	3	None

*Part-time and/or seasonal employment

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	Employees		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
DMILACO Sports Fashions 1987	Screen printing	National	1 1*	2 3*	None
DY-NA Tool & Mold, Inc. 1989	Plastic injection molds	National	11	1 1*	None
Eaton Corp. 1969	Automotive valves & forged gears	Export	520	180	None
Expression Wear 1991	Custom embroidery	Local	0	2 1*	None
Fasse Valves 1992	Electronically controlled hydraulic conversion kits	Export	15	3	None
Franca's Jewelry 1985	Gold/silver casting	Local	0	1	None
Garrison Custom Cabinets 1966	Cabinets	Regional	1	1	None
Horizon Designs, Inc. 1982	Specialty bags, bath products & canvas goods	Export	2 1	10 3*	None
Inter-Motion, Inc. 1984	Machine tool, rebuilding, retrofitting	National	13 1*	3	None
Josten Wilbert Vault Co. 1957	Burial vaults	Regional	8	0	None
K & K Parts 1977	Automotive machining	Local	7	1	None
Kearney Concrete, Inc. 1956	Redi-mixed concrete	Local	10 1*	1	None
Kearney Hub Publishing Co. 1888	Publishing	Regional	26 15*	38 10*	None
L & S Industries 1985	Custom metal fabrication	National	30	2	None
Laser Art Design 1992	Wood products; laser cut products for gifts & trophies	Local	0	2 1*	None

*Part-time and/or seasonal employment

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	Employees		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Lisa's Instant Print Service 1977	Printing	Regional	4 1*	4 4*	None
Marlatt Machine Shop 1958	Machine shop	Regional	5	0 1*	None
Marshall Engine, Inc. 1982	Rebuilt engines	National	152 1*	22 1*	None
Midlands Molding 1991	Plastic injection molding	International	14	3	None
Miller Signs 1994	Signs	Regional	1 1*	1 1*	None
Monsanto/Dekalb Genetics 1958	Seed corn production	Regional	26 28*	6 3*	None
Morris Publishing Group 1933	Cookbooks, printing	National	80 3*	130 18*	None
NebCo 1996 (formerly Kearney Concrete, Inc. 1956)	Cement products	Regional	31	1	None
Peerless Manufacturing 1960	General machining	Local	12	3	None
Platte Valley Saddle Shop Inc. 1942	Saddles	Export	1	1	None
Sandhill Plastics 1992	Plastic sheeting products	Regional	6 1*	1	None
Shirt Shack 1977	Screen printing	Regional	1	1 2*	None
Sign Center 1990	Signs	Local	7	1	None
Smith Signs 1979	Signs	Regional	2	1	None
Task Lighting 1985	Low voltage incandescent lighting	National	3 4*	3 3*	None

*Part-time and/or seasonal employment

<u>Company/ Year Established</u>	<u>Product</u>	<u>Market</u>	<u>Employees</u>		<u>Union</u>
			<u>Male</u>	<u>Female</u>	
Thunderhead 1998	Brewery	Local	4 4*	1 8*	None
Trautman's Quality Meats 1970	Meat processing	Local	1 2*	2	None
Triangle Metals 1992	Scrap metal recycling	Regional	11	0 2*	None
West Company 1962	Pharmaceutical stoppers & closures	Export	143	88 1*	None
Zimmerman Printers and Lithographers 1943	Lithographing, printing	Regional	1	2 2*	None

MAJOR NONMANUFACTURING EMPLOYERS (employing 50 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Anderson Brothers Electric, Plumbing & Heating 1949	Heating & air conditioning repair	52	7	None
Applebees 2002	Restaurant	18 12*	17 38*	None
BD Construction 1983	Contractor	64 3*	3 7*	None
Bob's Superstore 1969	Grocery	18 39*	25 38*	None
Brown Transfer 1925	Trucking	45 3*	6 3*	None
The Buckle 1964	Retail clothing	75	239	None
Builders How-To Warehouse 1977	Building supplies	65 25*	15 15*	None
Cabela's Inc. 1986	Catalog sales	28 103*	170 368*	None
Charter Communications 1982	Telecommunications	39	34 1*	None

*Part-time and/or seasonal employment

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Cash-Wa Distributing 1934	Food distribution	176 9*	31 11*	None
City of Kearney 1872	Government	173 9*	38 18*	None
County of Buffalo 1874	Government	98 14*	80 11*	None
Educational Service Unit #10 1965	Education	21 4*	20 10*	None
First National Bank of Omaha Service Center 1992	Telemarketing	16 2*	70 8*	None
Good Samaritan Health Systems 1924	Medical	910 Total 468 Total*		None
Grand Central IGA 1969	Grocery	9 17*	6 25*	None
Hamilton Telecommunications 2000	Telemarketing	3 18*	21 20*	None
Herberger's 1984	Retail	7 18*	30 79*	None
Holiday Inn 1973	Lodging/dining	33 46*	18 62*	None
I Believe in Me Ranch 1996	Education	14 7*	22 10*	None
JC Penney	Retail	3 1*	20 31*	None
Kmart 1975	Retail, discount	6 20*	20 34*	None
Kearney Clinic 1960	Medical	19	101 34*	None
Kearney Event Center 2000	Entertainment	7 51*	2 46*	None

*Part-time and/or seasonal employment

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Kearney Family YMCA 1994	Health club/daycare	7 34*	15 96*	None
Kearney Orthopedic, P.C. 1973	Medical	11 1*	31 9*	None
Kearney Public Schools 1872	Education	116 57*	382 187*	KEA
Midland's Contracting 1978	General contractor	53	2	None
Mid Nebraska Community Action 1965	Community services	22 11*	52 33*	None
Mid Nebraska Individual Services 1970	Community services	12 6*	48 31*	None
Mount Carmel 1929	Care home	10 3*	52 30*	None
Nebraska Public Power District 1941	Electric utility	81	19	None
Perkins 1984	Restaurant	38 10*	20 22*	None
Platte Valley Medical Group 1958	Medical	15	77 24*	None
Platte Valley State Bank 1944	Financial	28 3*	62 14*	None
Ramada Inn 1965	Lodging/dining	16 27*	24 32*	None
St. John's Good Samaritan Center 1966	Care home	8 1*	76 40*	None
St. Luke's Good Samaritan Village 1952	Care home	3 3*	25 50*	None
Sunmart Foods 1987	Grocery	12 32*	13 22*	None
Target 1994	Retail, discount	4 36*	15 40*	None

*Part-time and/or seasonal employment

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
University of Nebraska at Kearney 1905	Education	328 259*	336 557*	NSEA
Valentinos 2002	Restaurant	2 22*	1 25*	None
Wal-Mart 1984	Retail, discount	171 69*	230 81*	None
Whiskey Creek Steakhouse 1997	Restaurant	7 21*	2 23*	None
Youth Rehabilitation & Treatment Center 1879	Education	103 10*	38 10*	SCATA

OTHER MAJOR AREA MANUFACTURERS (employing 100 or more)

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Gibbon, 13 miles				
Nebraska Turkey Growers Cooperative	Turkey processing	102	76	None
Tyson Fresh Meats, Inc.	Beef processing	390	96	None
Ravenna, 28 miles				
Leprino Foods Company	Cheese manufacturing	72	42	None
Holdrege, 30 miles				
Agri Coop	Mixed grain feed & fertilizer	97 29*	15 5*	None
Allmand Bros., Inc.	Floodlighting units, traffic control devices & heating units, contractor	113 8*	24 3*	None
BD	Disposable medical supplies	590 Total 12*		None

*Part-time and/or seasonal employment

<u>Employer</u>	<u>Type of Activity</u>	<u>Employees</u>		<u>Union</u>
		<u>Male</u>	<u>Female</u>	
Lexington, 35 miles				
Orthman Manufacturing, Inc.	Farm implement guidance systems, 3-point hitches	120 Total		None
Tyson Fresh Meats, Inc.	Beef processing	2,450 Total		None
Grand Island, 43 miles				
Chief Automotive Systems, Inc.	Auto/truck body repair & alignment equipment	80	31	None
Chief—		541	95	None
Building Systems Division	Pre-engineered steel buildings			
Fabrication Division	Metal manufacturing & general machine shop			
Custom Products Division	Security hollow metal doors, frames & windows/institutional furnishings/bathroom fixtures			
CNH (Case New Holland)	Combines, combine grain heads & corn heads, hay windrowers	451	62	None
ConAgra Beef Company	Beef processing	2,000+ Total		Yes
GIA, Inc.	Plastic injection molding & directive wall accessories	299-399 Total		None
Hornady Manufacturing Company	Rifle & pistol bullets, small arms ammunition	109	53	None
McCain Foods, Inc.	Breaded vegetables for food service industry	546 Total		None
MFS/York/Stormor	Grain bins/industrial material handling equipment, conveyors support systems/grain auguring, grain drying equipment	83	15	None
Overhead Door	Overhead garage doors	299-399 Total		None
Pentair (formerly Sta-Rite Industries, Inc.)	Centrifugal water systems, submersible pumps & accessories	86	11	None

ECONOMIC DEVELOPMENT ORGANIZATIONS

The Economic Development Council of Buffalo County, a regionally focused organization, conducts a variety of activities to encourage and support continued economic development in central Nebraska. Formed in 1986 as an independent, not-for-profit corporation, the Council has a full-time professional staff to carry out its mission.

Forward thinking and focusing on economic diversity, the Council has fostered partnerships promoting communications and information technology, transportation initiatives, housing development, infrastructure development, and innovative business retention/recruitment strategies. The Council also manages a local

Community Development Block Grant (CDBG) program income loan portfolio designed to assist qualifying projects.

The Development Council works closely with other organizations such as Nebraska Department of Economic Development, city of Kearney, county of Buffalo, Kearney Area Chamber of Commerce, Nebraska Public Power District, and others to ease the transition of new or relocating businesses.

Approximately 2,000 acres of land near Kearney are zoned for manufacturing or industrial uses; about 350 acres are located on land controlled by the Kearney Airport Authority and may be available for appropriate industrial use. The price of land ranges from \$2,000 to \$15,000 per acre.

INDUSTRIAL SITE AVAILABLE

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



Baldwin Filters Manufacturing Co.



Chief Industries, Inc.



Coleman Powermate



Eaton Corporation



Monsanto/Deklab Genetics



Morris Publishing Group



West Company



The Buckle



Cabela's

LABOR

LABOR SUPPLY

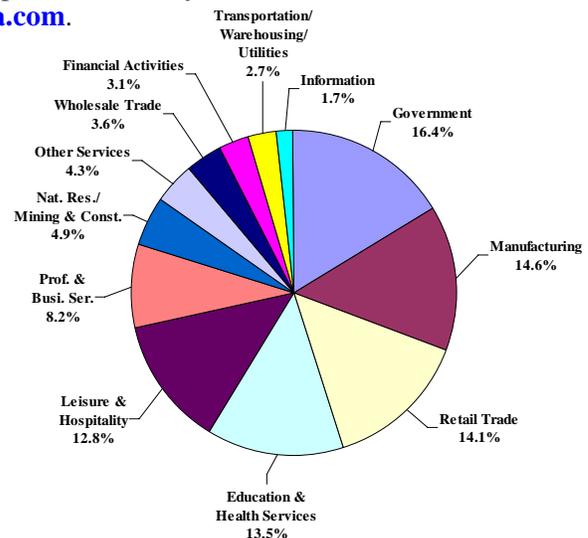
- A. Employment in the Kearney labor market which is defined as the whole of Buffalo County and the total consisting of Buffalo County and the contiguous counties of Adams, Custer, Dawson, Hall, Howard, Kearney, Phelps, and Sherman (annual average, 2004):

	Buffalo County	Total
<u>Nonfarm employment (wage and salary workers)</u>		
Manufacturing	3,749	(D)
Natural Resources, Mining & Construction	1,286	(D)
Total Trade	4,543	17,797
Wholesale Trade	923	(D)
Retail Trade	3,621	(D)
Transportation, Warehousing, Utilities	685	3,572
Information	425	(D)
Financial Activities	796	(D)
Professional & Business Services	2,143	(D)
Education & Health Services	3,486	(D)
Leisure & Hospitality	3,316	9,639
Other Services	1,095	(D)
Government	4,210	16,630
TOTAL NONFARM WAGE AND SALARY WORKERS	25,734	97,584
Farm Employment*	1,260	8,510
TOTAL EMPLOYMENT	27,795	110,526
B. Commuting Out of County	2,430	N/A
C. Unemployment	910	3,652
TOTAL LABOR FORCE	28,706	114,180
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	9,000	
E. Estimated number of county high school graduates annually	501	
TOTAL POTENTIAL LABOR SUPPLY (B, C, D & E)	12,841	

*Source: U.S. Department of Commerce, Bureau of Economic Analysis (BEA), data for 2002 (D) - Data not available due to disclosure suppression.

A labor study including Buffalo County was completed in January 2004. Results can be obtained at www.ci.kearney.ne.us or www.i80nebraska.com.

NONFARM WAGE & SALARY EMPLOYMENT BUFFALO COUNTY ANNUAL AVERAGE, 2004



Location	Density/ Sq. Mile	2000 POPULATION DATA				Median Household Effective Buying Income (2003)
		% 65 Yrs & Over	Median Age	% High School Graduate or Higher	% Bachelor's Degree or Higher	
Buffalo Co.	43.7	11.5	30.0	89.2	30.2	\$34,124
Nebraska	22.3	13.6	35.3	86.6	23.7	\$35,948
U.S.	79.6	12.4	35.9	84.0	26.0	\$38,201

Buffalo County had 27,141 eligible voters in 2004; 69.7 percent voted in the national election compared to 68.3 percent in Nebraska.

SOURCE: U.S. Census, www.census.gov
 Sales and Marketing Management, September 2004
 Statewide General Election 2004 Results, www.sos.state.ne.us/elec/canvass/general2004/General2004.htm

LABOR POTENTIAL IN THE KEARNEY AREA
2003 Estimated 60-Mile Radius Population
Ages 18-64.....135,329



POPULATION DATA
U.S. Census Estimates

2003 Estimate		
City of Kearney	—	28,211
Buffalo County	—	42,259
60-Mile Radius	—	196,482

Buffalo County Population by Age/Gender, 2003		
Ages	Male	Female
18-24	3,375	3,546
25-44	6,014	5,843
45-64	4,441	4,557

UNIONIZATION

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

Labor organizations operating in Kearney:

Company	Union
Frontier	Communications Workers of America
Kearney City Schools	Kearney Education Association
Trucklines, UPS	Teamsters
University of Nebraska at Kearney	Nebraska State Education Association
West Company	United Rubber Workers

United Rubber Workers were on strike at the West Company for ten days in 1998.

It is estimated that less than 3 percent of the total manufacturing labor force in Kearney is unionized.

WAGES

Occupation Category	Hourly Wage (\$)		
	Avg. Entry	Average	Avg. Highest
Officials and Managers			
General Managers	22.68	35.77	42.47
Engineering Managers	30.61	34.78	39.23
Accounting Managers	20.45	27.85	31.00
General Office Managers	12.68	19.96	21.22
Production Managers	16.12	24.60	29.07
Supervisors/Superintendents	17.19	21.64	25.07
Purchasing Agents	15.29	19.71	23.67
Service Managers	16.17	19.33	22.50
Buyers	14.24	16.30	20.68
Professionals			
Accountants	15.54	18.72	21.76
Auditors	N/R	N/R	N/R
Business Consultants	20.26	24.16	28.06
Computer Consultants	19.95	24.51	27.07
Designers	N/A	N/A	N/A
Engineers	23.89	28.79	33.46
Safety Director	18.99	20.08	21.92
Loan Officers	14.24	22.92	32.64
Marketing Specialist/Public Relations	N/A	28.20	28.34
Human Resources	16.82	20.05	22.94
Systems Analysts	22.71	27.27	34.06
Teachers	10.19	13.15	16.05
N/A - Not available			
N/R - Not reportable			

Occupation Category	Hourly Wage (\$)		
	Avg. Entry	Average	Avg. Highest
Technical			
Computer Programmers	20.54	23.95	29.60
Computer Support	12.58	18.20	20.61
Database Manager	N/A	N/A	N/A
Drafters	16.79	19.34	22.88
Engineering Aides	N/R	N/R	N/R
Computer Operators	12.57	13.98	15.39
Lab Technicians	14.38	17.54	19.49
Registered Nurses	17.75	22.26	25.75
Licensed Practical Nurses	11.85	15.34	18.03
Nurses Aides	N/R	N/R	N/R
X-Ray Technicians	16.95	19.54	21.64
Dieticians	16.68	19.41	21.64
Sales			
Advertsing Agents	N/R	N/R	N/R
Salesworkers/Clerks	8.42	11.89	15.29
Outside Sales	12.99	16.97	22.15
Cashiers/Checkers	7.50	8.96	10.91
Travel Agents	N/A	N/A	N/A
Customer Service Representatives	8.85	10.59	12.27
Telemarketers	7.03	7.60	8.11
Office and Clerical			
Bank Tellers	8.00	9.58	11.28
Bookkeepers	9.48	11.75	13.19
File Clerks/Office Machine Operators	9.20	10.72	12.38
Shipping/Receiving Clerks	8.63	9.99	11.55
Secretaries/Typists	9.28	11.18	12.84
Receptionists	8.24	8.98	9.84
Legal Assistants	10.38	12.13	13.33
Transcriptionists	8.90	11.79	13.36
Craft Workers (skilled)			
Hourly Paid Supervisors	10.23	12.90	14.63
Lead Operators	10.94	14.94	18.32
Machine Mechanics/Repairers	12.80	14.02	15.20
Skilled Machine Operators	11.44	13.52	15.05
Compositors/Typesetters	9.00	10.43	11.83
Electricians	13.25	16.56	18.43
Painters/Carpenters/Bricklayers	11.02	13.34	15.81
Tool and Die/Pattern/Model Makers	12.38	15.25	16.30
Stationary Engineers	N/A	N/A	N/A
HVAC Technicians	13.54	15.19	16.66

N/A - Not available

N/R - Not reportable

Occupation Category	Hourly Wage (\$)		
	Avg. Entry	Average	Avg. Highest
Plumbers			
Journeyman	N/A	N/A	N/A
Foreman	N/A	N/A	N/A
Operators (semi-skilled)			
Assemblers/Attendants	9.38	10.27	11.00
Apprentices	N/A	N/A	N/A
Auto Mechanics/Technicians	11.74	14.84	18.41
Machinists	N/A	N/A	N/A
Printing Trades	8.13	9.17	10.50
Truck Drivers	9.65	11.13	12.53
Welders	9.75	11.41	12.75
Flame Cutters	N/A	N/A	N/A
Butchers/Meat Cutters	N/R	N/R	N/R
Inspectors	10.25	12.21	14.13
Quality Assurance/Testers/Graders	8.60	15.03	16.40
Material Handlers	10.76	11.32	11.63
Line Production Workers	8.95	10.08	11.35
Unskilled Laborers	7.38	8.18	8.98
Service Workers			
Guards	9.51	12.22	14.32
Janitors	7.49	8.35	9.29
Delivery Persons	N/A	N/A	N/A
Food Service	6.72	8.10	8.65
Bartenders	6.50	7.04	7.75
Bus	5.25	5.30	5.50
Kitchen	6.17	7.03	8.12
Wait Staff (wage does not include tips)	4.13	4.22	4.50

N/A - Not available

N/R - Not reportable

Source: Economic Development Council of Buffalo County, "2004 Wage and Benefits Survey." (Complete report available upon request.)

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

FRINGE BENEFITS

Local industries estimate fringe benefits range up to 30 percent of wages including vacation, holidays, sick leave, insurance (health, life, disability, dental, and vision), retirement, and educational reimbursement.



Union Pacific Railroad



Brown Transfer



UPS

TRANSPORTATION

RAILROADS

Kearney is served by a main line of the Union Pacific Railroad with approximately 100 freight trains daily. Switching is done by local switch crews. There are 690 inbound cars (excluding through cars) and 675 outbound cars annually.

Railroad mileage to major cities:

Destination	Mileage
Omaha	186
Chicago	649
Dallas	778
Denver	424
Detroit	916
Kansas City	303
Los Angeles	1,607
Minneapolis	530
New York	1,537
San Francisco	1,664

Amtrak provides Holdrege, 36 miles southwest of Kearney, with rail passenger service east to Chicago and west to Denver and San Francisco/Oakland. The Superliner features a lounge car, coach, and first-class accommodations, dining car service, and checked baggage service from most cities. Travel time is 14 hours to Chicago and 40 hours to the West Coast. Amtrak has one train each way daily.

MOTOR

Highways

Interstate 80 (east-west); U.S. Highway 30 (east-west); and State Highways 10 (north-south), 44 (south), and 40 (northwest) serve Kearney. There are no local load restrictions. Interstate 70, 120 miles south of Kearney, is the second nearest interstate.

Highway mileage to major cities:

Destination	Mileage
Lincoln	133
Omaha	186
Chicago	651
Dallas	673
Denver	359
Detroit	919
Kansas City	322
Los Angeles	1,373
Minneapolis	561
New York	1,426
St. Louis	575
San Francisco	1,488

Trucklines

Interstate/intrastate trucklines serving the community:

Nearest Terminal/ Company	Trucks Daily
Kearney	
Brown Transfer	4
Yellow Freight System, Inc.	15
Grand Island	
ABF Freight System Inc.	1
Clark Brothers Transfer Inc.	1
G&L Transit	1-50
GI Express/GI Truck	1
Holmes Freight Lines*	1
Nebraska Transport	2
Rawhide Carriers	2-3 wk
Sunrise Express	15-20
Hastings	
Consolidated Motor Freight	1
Pavelka Trucking, Inc.	1
Lincoln	
Consolidated Freightways	1

*Interstate only

Bus Lines

Burlington Trailways serves Kearney with seven buses daily and provides bus parcel service. Direct service is available to Omaha, Lincoln, Iowa City, Des Moines, Cheyenne, Chicago, Denver, Salt Lake City, Los Angeles, and San Francisco. Interconnections are made with other transcontinental carriers to major cities in the United States. Charter bus service is available.

Eppley Express provides direct access from Kearney to the Eppley Airfield in Omaha, the Lincoln Airport, Grand Island, and York with three buses Monday through Friday, one bus on Saturday, and two buses on Sunday.

R.Y.D.E. (Reach Your Destination Easily) operates “on-demand” door-to-door public transportation in Buffalo County. Buses operate from 6:00 a.m. to 6:00 p.m., Monday through Friday.

There are numerous senior citizen transportation buses in Kearney.

Taxi

Kearney Cab Company serves the community with three radio-equipped cabs.

AIR

The Kearney Municipal Airport, located three miles northeast of Kearney, provides passenger, air freight, and air express services.

Nonstop air service is available to Denver International Airport. Public ground transportation is available via rental cars, motel shuttles, and taxi.

Airline serving Kearney:

Airline	Flights	
	Daily	Destination
Great Lakes Aviation (Beech 1900D)	4	Denver International

Runway identification:

Number	Length	Surface	Lighted
18/36	7,100'	asphalt	high intensity
13/31	4,500'	concrete	med. intensity

Facilities at the Kearney Municipal Airport include: pilots lounge, aircraft maintenance and repair, refueling, pilot training, charter, air ambulance, agriculture crop spraying, hangar storage, tie down, and other services. Four of the 64 private planes hangared at the airport are available for charter. The elevation at the airport is 2,131 feet, the latitude is 40°43'29"N, and the longitude is 99°00'19"W.

Car rental and free Internet access are available at the terminal. Terminal hours are 7 a.m. to 9 p.m.

WATER

Kearney has no nearby water transportation.



Great Lakes Aviation

UTILITIES

ELECTRICITY

Kearney is provided retail electric service by the Nebraska Public Power District (NPPD). Service is provided by five 115,000-volt lines which tie to NPPD's statewide high voltage grid. Included in the grid are 345,000-volt lines from the United States Bureau of Reclamation in South Dakota and Nebraska Public Power District's 1,300,000 kW Gerald Gentleman generating station in western Nebraska and 800,000 kW Cooper Nuclear Station in eastern Nebraska.

The city of Kearney and its industrial area are fed from 12 substations with a combined capacity in excess of 100,000 kVA. These substations are interconnected by a 34,500-volt subtransmission ring. The distribution system consists of 25 circuits fed from these substations. Switching within the distribution system allows for each of these circuits to be fed from multiple substations. Thus, the versatility of the subtransmission and distribution system provides a very reliable power supply.

Nebraska Public Power District maintains a Customer Care Center in Kearney in addition to being the central Nebraska headquarters to four transmission and operations substation crews located in Kearney.

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

Residential Service (electric water heat):

Customer Charge: \$13.00 per month	
Summer Winter	
8.51¢	6.26¢ per kWh for the first 750 kWh used per month
6.98¢	3.74¢ per kWh for all additional use
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments.	

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

General Service:

Customer Charge:	
Single Phase	\$15.00 per month
Three Phase	\$18.50 per month
Summer Winter	
9.72¢	7.56¢ per kWh for the first 1,000 kWh used per month
7.75¢	5.62¢ per kWh for the next 2,000 kWh used per month
7.75¢	5.02¢ per kWh for all additional use
Minimum Bill: The Customer Charge, subject to applicable Base Rate adjustments.	

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

Commercial Electric Space Heating:

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

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

General Service Demand:

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

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

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

Sample Cost per kWh:

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

¹Includes Lease Payment and Gross Revenue Tax.

High Tension Service*:

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

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

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

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

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

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

Sample Cost per kWh:

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

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

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

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

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

The Dawson Public Power District, a wholesale power customer of Nebraska Public Power District, serves the rural area surrounding Kearney. For information regarding electrical services in the Dawson Public Power District service area, contact Robert Heinz, manager, Lexington, Nebraska, (308) 324-2386, www.dawsonpower.com.

NATURAL GAS

The NorthWestern Energy distributes natural gas in the community with corporate offices in Huron, South Dakota, and a division office in Kearney. K N Interstate Gas Transmission Company is the interstate pipeline carrier.

The pressure of the six-inch pipeline serving the community is 400 pounds.

Natural gas, with a Btu value of 1,000 btu per therm, is available for residential and commercial uses. Availability of firm gas service for industrial uses is subject to individual demand contracts.

GAS RATES (effective 7/18/03)

Residential Rate #91:

1st 30 therms	\$0.26356*
Over 30 therms	\$0.09513*
Customer Charge:	\$5.00 per month

*Plus wholesale gas cost

Small Commercial Rate #92:

1st 400 therms	\$0.12101*
401 through 1,600 therms	\$0.05343*
Over 2,000 therms	\$0.03243*
Customer Charge:	\$6.00 per month

*Plus wholesale gas cost

Commercial Rates #94 & #95:

Contact NorthWestern Energy

Large Industrial:

Market base rates and negotiable transportation.
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For further information regarding gas rates and service, contact Larry Umberger, NorthWestern Energy, Kearney, (800) 245-6977, larry.umberger@northwestern.com.

Natural gas is also supplied and distributed to the community of Kearney by Kinder Morgan, through an 8-inch transmission pipeline with an operating pressure of approximately 800-1,000 pounds per square inch.

Natural gas is available for residential and commercial uses. Availability of natural gas for industrial uses is subject to individual situations.

As specific requirements of an industrial prospect become available, information on gas service availability and applicable rates can be obtained from Kinder Morgan's Service Center, (800) 563-0012.

OTHER FUELS

LP Gas

Propane gas is available from Farmer's Union Co-Op Association and Lexington Co-Op Oil for residential, commercial, and industrial uses.

Oil

Oil is available for residential, commercial, and industrial uses at Spohn Oil Company, Farmers Union Co-Op Association, Clevanger Petroleum, and Bosselman Oil, Inc.

WATER

The municipal water system in Kearney is supplied by 12 wells (average depth of 60 feet) at the Platte River well field and 5 city wells (average depth of 80 feet). The system, serving 99.99 percent of the city population, has a combined pumping capacity of 17,500 gallons per minute and an overhead and ground storage capacity of 2.5 million gallons. The average daily demand is 6.5 million gallons, and the historic peak daily demand is 19 million gallons. The system has a maximum capacity of 27.7 million gallons per day. The static pressure is 50 pounds per square inch and the residual pressure is 38 pounds per square inch.

Groundwater is available for industrial uses. A 60-foot well will produce approximately 1,000 gallons of water per minute. The water treatment plant (chlorination and fluoridation), with a daily capacity of 25 million gallons, is used for disinfection only. Seasonal fluctuations in the water table are due to recharge from the Platte River and vary from a static level of 9 to 14 feet.

The color of the water is clear, and the hardness, in parts per million, is 365. The average tap water temperature varies from 56° in winter to 61° in summer.

Chemical Analysis (parts per million)

Hydrogen Ion Concentration	7.6
Total Solids	606
Calcium	85
Iron	0.1
Magnesium	Nil
Manganese	Nil
Nitrate	2.9
Fluoride	1.0
Chloride	26
Total Alkalinity	200
Sodium	90

Total Hardness	365
Sulfate	205

WATER RATES (effective 5/1/01)

Assessments are levied for construction of new water mains. The main is tapped and a meter provided at the property line when a service is ordered. Taps vary in costs by size. A 1-inch tap costs \$600.

Residential:

Customer Charge: \$6.00 per month
All cu. ft. \$1.00 per 100 cu. ft.
Minimum Bill: \$6.00 per month

Multiple Residential Units & Apartment Houses:

Customer Charge: \$7.00 per month
All cu. ft. \$1.00 per 100 cu. ft.
Minimum Bill: \$7.00 per month

Commercial & Industrial:

Customer Charge: Based on meter size
Varying from a 5/8" meter at \$5.81 to a 12" meter at \$109.45 per month.
All cu. ft. \$0.90 per 100 cu. ft.
Minimum Bill: Customer Charge

SEWERAGE

Kearney has a municipal sanitary sewerage system and a storm sewer system. The sewerage treatment plant (secondary treatment with trickling filters and aeration) was built in 1972 and has a daily capacity of 4.8 million gallons. The average daily flow is 4.1 million gallons and the historic peak daily discharge is 7 million gallons.

SEWER-USE CHARGES (effective 5/01)

Sewer connection fees are not charged. A sewer tap permit taken by a plumber costs \$10.00.

Residential:

\$2.50 per month plus \$1.35 per 100 cu. ft.
--

Multiple Residential Units & Apartment Houses:

\$2.50 per meter per month plus \$1.35 per 100 cu. ft. based upon average of January/February/March water consumption

Commercial & Industrial Units:

Motels and Hotels:

Minimum Monthly Bill: \$2.50 per meter plus \$1.20 per each 100 cu. ft. of water used

Other Commercial & Industrial Units:

Minimum Monthly Bill: \$2.50 plus \$1.20 per each 100 cu. ft. of water used

SOLID WASTE DISPOSAL

Municipally owned solid waste removal services are available in Kearney. The disposal site, five miles from the city, is owned by the Kearney Area Solid Waste Agency and has an estimated life of 35 years.

SOLID WASTE REMOVAL RATES (effective 5/01)

Residential:

\$8.20 per month for a 90 gallon container

Multiple-Residential Unit:

\$7.00 per apartment per month

Commercial & Industrial:

\$35.00 per month per 2- and 3-cubic yard containers per collection*
\$70.00 per month per 6-cubic yard container per collection*

*Multiply charge by collection times per week

RECYCLING

More than 1,400 residents participate in a curbside collection of recyclables program. The Sanitation Division provides 90-gallon containers free of charge to residents who wish to recycle. The city also maintains recycling drop-off boxes at three locations.

Newspapers, magazines, junk mail, glass, tin, aluminum, plastic, and cardboard are acceptable items to be collected and processed. The residential recyclables, drop-off boxes, and the corrugated cardboard are processed at the recycling building. The recycling building processes 150 tons of material each month.

Sales of recyclables combined with the avoidance of landfill tipping fees generates nearly \$12,000 of revenue per month from the recycling program.



Nebraska Public Power District



Kinder Morgan



NorthWestern Energy



Dawson Public Power District

COMMUNICATIONS

TELECOMMUNICATIONS

Frontier Communications, with manned digital central offices monitored remotely, provides telecommunications services in the Kearney area via T-carrier and/or fiber. ISDN, DSL, a SONET Fiber Ring, and diverse routing are available in most locations. Frontier Communications provides equal access to long distance providers. AT&T has a hardwire point of presence and fiber optic cable available in the city. Fiber is also available through Sprint.

TARIFFED RATES

Residential Line	\$17.50
Business Line	\$27.50
PBX Trunk/Key Line	\$37.50

INTERNET

Local Internet access is available in Kearney by the following providers:

Company Name/ Phone Number	Email Address/Web Address
Nebraska Central Telephone Company (NCTC) (308) 468-6341 Services: DSL, Dial-up	webmaster@nctc.net www.nctc.net
Gryphon Wireless (308) 234-7000 Services: High-speed mobile wireless access connection rates of 256k up to 10 Mg	ispellman@gryphon.ws www.gryphon.ws
Frontier Internet (800) 584-3384 Services: DSL, Dial-up	support@frontiernet.net www.frontiernet.net
Internet Solutions Digital Network LLS (308) 865-4736 Services: Dial-up	tim@isdnlc.com www.isdnlc.com
Alltel (888) 696-2849 Services: Dial-up, DSL	info@alltel.net www.alltel.net
Axtelltech (866) 429-8355 Services: Wireless, Dial-up	carl@axtelltech.com www.axtelltech.com

Company Name/ Phone Number	Email Address/Web Address
Charter High-Speed Internet (800) 603-3502 Services: High speed cable modem service at 256K and 1.5 meg speed	www.charter.com

POST OFFICE

The post office in Kearney, 51 miles from the nearest general mail facility in Grand Island, provides house-to-house delivery and has one substation. Kearney has two mail receipts and three dispatches daily. The post office has an efficiency rating of 99, with 99 percent of the mail delivered on time. The latest pick-up time for package delivery is 5:00 p.m., the earliest package delivery is 5:00 a.m. The nearest bulk mail facility is located in Des Moines, Iowa, 317 miles or 5 1/2 hours.

Postal receipts for the past five fiscal years:

<u>Year</u>	<u>Revenue</u>
2004	\$4,881,000
2003	\$5,050,000
2002	\$5,178,000
2001	\$5,213,000
2000	\$5,120,000

PACKAGE DELIVERY SERVICES

Overnight express service availability:

	Federal Express	UPS	Airborne
Latest Pick-up	4:30 p.m.	5:00 p.m.	1:00 p.m.
Earliest Delivery	10:30 a.m.	8:30 a.m.	10:00 a.m.
Next Day Delivery Guarantee	3:00 p.m.	10:30 a.m.	5:00 p.m.
Saturday Delivery	12:00 p.m.	12:00 p.m.	No Guarantee

Other package delivery services are provided by RPS, Pony Express, Emery Worldwide, and Burlington Trailways.

NEWSPAPER

The Kearney Hub is the local daily newspaper with 13,029 subscribers. The Hub also publishes a weekly shopper called The Pioneer and a number of specialty publications, including Discover Kearney and Rodeo Nebraska.

Other newspapers delivered locally include the Omaha World-Herald, Lincoln Journal Star, Grand Island Independent, and USA Today.

RADIO

There are seven radio stations in Kearney:

Call Letters	Frequency
KGFW	1340 KHz
KXPN	1460 KHz
KKPR	98.9 MHz
KQKY	105.9 MHz
KRNY	102.3 MHz
KLPR	91.3 MHz
KKOR	101.5 MHz



Frontier Communications

TELEVISION

Four television stations carry local news:

Call Letters	Network	Channel
Kearney		
KHGI	ABC	13
KTVG	FOX	17
Hastings		
KHAS	NBC	5
Grand Island		
KGIN	CBS	11

The local cable provider is Charter Communications. In Kearney Charter offers 171 total channels available with 20 analog basic, 49 expanded basic, 30 digital channels including an interactive guide, 16 digital pay-per-view, 20 digital premium, and 36 digital music channels. Digital satellite TV is also available through Dish Network and Direct TV.



Charter Communications



NTV, KHGI

TAX STRUCTURE

VALUES FOR TAX LEVY PURPOSES – CITY OF KEARNEY

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

City of Kearney	Actual Valuation		
	2002	2003	2004
Real Estate	\$965,713,330	\$1,020,588,500	\$1,111,251,740
Personal Property	39,060,070	40,027,273	39,465,567
Special (railroad & utilities)	25,534,038	29,173,215	28,781,146
TOTAL	\$1,030,307,438	\$1,089,788,988	\$1,179,498,453

Buffalo County	Actual Valuation		
	2002	2003	2004
Real Estate	\$1,838,571,060	\$1,937,044,885	\$2,067,648,825
Personal Property	133,166,566	136,403,102	144,151,400
Special (railroad & utilities)	104,496,058	125,152,743	114,478,842
TOTAL	\$2,076,233,684	\$2,198,600,730	\$2,326,279,067

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

	Actual Valuation		
	2002	2003	2004
City	\$0.125044	\$0.134136	\$0.144613
County	.334146	.354159	.356213
School District	1.173257	1.161900	1.150819
Community College	.070000	.079063	.082411
Educational Service Unit	.015000	.015000	.015000
Natural Resource District	.034890	.033498	.029197
Agricultural Society	.026137	.025545	.024263
TOTAL	\$1.778474	\$1.803301	\$1.802516

The tax rate at the industrial sites outside the city limits varies from \$1.5144592 to \$1.727127 per \$100 of actual value.

CITY SALES TAX

A one percent city sales tax is imposed in Kearney.

LOCAL BONDED INDEBTEDNESS

As of September 1, 2004:

City—Revenue Bonds	\$21,532,813
City—General Obligation Bonds	\$20,755,000
School District (as of 09/01/03)	\$12,295,000
County	None

CITY BOND ISSUES

Type	Date Issued	Original Amount	Unpaid Balance As of 09/01/04	Interest Rate (%)	Date Due
Revenue Bonds					
Golf	11/01/01	\$3,305,000	\$2,630,000	2.6-4.35	04/15/12
Sewer	05/19/95	\$3,050,000	\$3,050,000	1.15-4.35	12/15/18
Sewer	01/05/04	\$1,180,000	\$1,080,000	1.35-2.65	05/15/08
Water & Sewer	12/01/98	\$9,120,000	\$8,105,000	3.65- 5.10	06/01/16
Water	06/23/00	\$2,139,420	\$1,977,294	3.24	06/15/22
Water	05/15/01	\$1,250,000	\$1,055,000	3.6-5.05	05/15/16
Sewer	09/28/01	\$2,560,497	\$2,420,393	3.39	06/15/22
Water	05/28/02	\$1,237,634	\$1,215,126	3.48	12/15/29
General Obligation Bonds					
Public Safety TAB's	09/17/02	\$1,065,000	\$ 875,000	1.80-4.20	08/15/12
Various Purpose	06/15/01	\$2,500,000	\$2,250,000	3.35-5.35	06/15/21
Bond Anticipation Notes	07/15/04	\$3,280,000	\$3,280,000	2.35	07/15/06
Various Purpose	04/01/02	\$ 875,000	\$ 785,000	2.20-5.05	04/01/17
Public Safety TAB's	05/15/02	\$1,610,000	\$1,450,000	2.50 -5.25	05/15/17
Various Purpose	09/27/02	\$2,240,000	\$1,340,000	1.45-3.05	10/15/07
Various Purpose	04/01/03	\$4,425,000	\$4,260,000	1.15-4.75	04/01/23
Various Purpose	07/29/03	\$2,385,000	\$2,240,000	.95-2.55	12/01/09
Various Purpose	07/29/03	\$ 575,000	\$ 540,000	.95-2.55	12/01/09
Public Safety TAB's	04/01/04	\$ 235,000	\$ 235,000	1.35-3.35	05/15/12
Various Purpose	04/01/04	\$3,500,000	\$3,500,000	1.10-4.45	04/01/24

Anticipated bond issues for the next three years include:

2005	Street Improvements (GO)	\$ 2,000,000
	2005 Total	\$ 2,000,000
2006	Street Improvements (GO)	\$ 2,000,000
	Water & Sewer Improvements (Revenue)	8,000,000
	2006 Total	\$ 10,000,000
2007	Street Improvements (GO)	\$ 2,000,000
	Water & Sewer Improvements (Revenue)	1,500,000
	2007 Total	\$ 3,500,000

SCHOOL BOND ISSUES

Type	Date Issued	Original Principal	Unpaid Balance As of 09/01/03	Interest Rate (%)	Date Due
Building	03/03	\$12,295,000	\$12,295,000	1.15-4.25	02/01/14



KGFW



KKPR



Platte River



Cottonmill Trail



Fort Kearney Bike Trail

LOCAL GOVERNMENT

COUNTY GOVERNMENT

Buffalo County has 26 townships and is governed by a seven-member board of supervisors, elected by popular vote for four-year terms. The next general election will be held November 2004. There are 26,957 registered voters in the county. The county's actual budget for 2004-05 is \$32,441,200. The County Board of Supervisors adopted a comprehensive plan on January 23, 2001, and the countywide zoning plan became effective on January 1, 2003.

County zoning classifications are:

AG	Agriculture District
RC	Rural Conservation District
AGR	Agricultural Residential District
R-1	Single Family
C	Commercial District
I	Industrial District

MUNICIPAL GOVERNMENT

Kearney, a first class city, has a mayor-city council form of government with a city manager. The 2004-05 actual budget for the city is \$49,706,690. Municipal officials are:

Title	Term of Office
Elected at Large	
Councilmembers (5)	4 years
Elected by Council	
Mayor (Council President)	2 years
Appointed	
City Manager	Indefinite
City Clerk	Indefinite
Hired by City Manager	
City Attorney	Indefinite

The next city election is the November 2004 general election. There are 16,750 registered voters in the city.

FIRE PROTECTION

Fire protection is provided in the community by an 83-member volunteer fire department.

Protection is provided in the Suburban Fire Protection District #1 of Buffalo and Kearney counties. This area includes the townships of Divide, Thornton, Odessa, Riverdale, Center, and Collins in Buffalo County and the northern sections of Blaine and Newark Townships in Kearney County.

District #1, with 972 fire hydrants, has three fire stations, two in Kearney and one in Riverdale. The fire insurance classification inside the city limits is 5 and outside the city limits it is 8/9. Average annual expenditures for fire protection during the last three years were \$760,283 for the city and \$330,890 for Suburban Fire District #1.

The Kearney Volunteer Fire Department has received awards annually from the Nebraska Forestry Service for fire prevention efforts.

Equipment in the Kearney Volunteer Fire Department:

Year/Make	Description
1972 Mack	1,250 gpm/500 gal tank
1983 Sutphen	1,500 gpm/600 gal tank
1990 Ford	1,250 gpm/600 gal tank
1998 Freightliner	1,500 gpm/600 gal tank
2002 Sutphen	1,500 gpm/300 gal tank/ 95' aerial
1990 Chevrolet	Suburban
1995 Chevrolet	Suburban 4-wheel drive
1993 Ford	Travel car

Equipment in the Suburban Fire Department:

Year/Make	Description
2002 Freightliner	1,000 gpm/600 gal tank
1996 Freightliner	1,000 gpm/800 gal tank
1968 Chevrolet	1,400 gal tank
1994 GMC Topkick	1,600 gal tank
1999 Ford	Crew-cab pickup/ 275 gal truck
1989 GMC	Pickup/275 gal tank
1997 Ford	Pickup/275 gal tank
1999 Freightliner	2,000 gal tank
2003 Chevrolet	Utility pickup
1999 Rescue 1	Rescue truck

Fire losses for the past five years have been:

<u>Year</u>	<u>Amount</u>
2003	\$ 785,485
2002	\$ 683,200
2001	\$ 925,930
2000	\$ 695,165
1999	\$3,376,625

LAW ENFORCEMENT

The Kearney Police Department and Buffalo County Sheriff's Department are housed in the Kearney/Buffalo County Law Enforcement Center. The two departments share state-of-the-art support systems for dispatch and records management, a 911 center, and mobile computers.

Police Department

The Kearney Police Department employs 34 full-time sworn officers and 8 support personnel. The department has 10 patrol vehicles, radar, video, and other standard equipment. Average annual expenditures for the past three years were \$3,251,000.

The crime rate per 1,000 population in 2002 was 49.0 in Kearney and 40.9 in Buffalo County, compared to a state crime rate of 42.6 and a national rate of 41.2

Sheriff's Department

The Buffalo County Sheriff's Department employs 21 sworn officers and 39 support personnel. Regular 24-hour patrol provides protection to existing industries by the police and sheriff's departments.

State Patrol

Troop C of the Nebraska State Patrol is headquartered in Grand Island, 51 miles east of Kearney, and serves 17 counties. Nine patrol officers are stationed in Kearney.

STREETS

The City of Kearney has 163 centerline miles of streets, which equates to 511 lane miles. According to the 2004 Lane Mile Report, Kearney has 427.5 lane miles of concrete, 59 lane miles of asphalt, 19.5 lane miles of gravel, and 5 lane miles of brick streets.

Street maintenance includes complete street sweeping for all hard surfaced streets approximately four times a year and snow removal on all streets during snow storms.

Street improvements for 2004 include upgrading 55 blocks of streets to concrete and new street construction. One major project for the 2004 construction season is reconstruction of approximately 1.25 miles from a two-lane asphalt rural road to a 48 foot wide, four-lane concrete street with curb, gutter, and storm sewer improvements.

BUILDING AND ZONING REGULATIONS

The Uniform Building Code is enforced in Kearney.

Local zoning classifications are:

A	Agricultural
AR-1	Rural Large Lot Residential
AR-2	Rural Standard Lot Residential
R-1	Single-Family Dwelling
R-2	Two-Family Dwelling
R-3	Apartment House
R-3G	Garden Apartment
C-0	Nonretail District
C-1A	Restricted Business
C-1	Local Business
C-2	General Business
C-3	Commercial
M-1	Light Industrial
M-2	Heavy Industrial
SP	Special Planned Development

More information can be obtained at www.cityofkearney.org.

PLANNING

Kearney has a nine-member planning commission. Each member is appointed by the mayor for a three-year term.

Kearney employs a full-time community planning coordinator. A comprehensive plan was prepared by RDG Crose Gardner Shukert and was adopted on April 22, 1997.



Buffalo County Courthouse



Kearney City Hall



Kearney Volunteer Fire Department

COMMUNITY FACILITIES

SCHOOLS AND COLLEGES

Kearney Public School System

Type of School	Number	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio
Elementary	9	126	2,131	1 to 20	1 to 3.8
Middle School	2	94	1,011	1 to 24	1 to 4.8
High School	1	70	1,407	1 to 17	1 to 2.6

Kearney Parochial School System

Type of School	Classrooms	Students	Teacher/ Pupil Ratio	Computer/ Pupil Ratio	Cost/ Pupil	Annual Tuition
Elementary/Middle (Lutheran Preschool-8)	9	134	1 to 17	1 to 6	\$3,000	\$1,900
Elementary/Middle/High (Christian K-12)	4.5	40	1 to 10	1 to 4	\$4,500	\$2,950
Middle/High School (Catholic 6-12)	22	310	1 to 13	1 to 5	\$3,300	\$1,850

School District 7 in Buffalo, Kearney, and Phelps counties covers 99 square miles and had an actual valuation of \$1,310,722,634 in 2003-04. This Class 3, Type K-5,3,4 district is accredited by the Nebraska Department of Education and the North Central Association.

The 2003-04 school operating expenses were estimated at \$33,027,567. In 2002-03 the average cost per pupil was \$6,620 and the actual valuation per pupil was \$289,024.

The maximum capacity of the public elementary schools is 2,675. One public middle school was built in 1967 and has a maximum capacity of 720. A second middle school was built in 1996 with a maximum capacity of 700. The public high school was built in 1959 with major additions in 1969, 1987, and 1995 and has a maximum capacity of 1,645.

Vocational courses offered in the high school include consumer science, business education, computer science, marketing, industrial technology, power mechanics, welding, woodworking, machining, auto mechanics, drafting, construction technology, and a CISCO network management class. A wide range of adult educational programs are available as evening classes. Internet is available at all Kearney schools.

Test Results

Name	% Students Taking Test	Average Score
ACT	72	22.1

It is estimated that 91 percent of the eighth grade students finish high school, 85 percent of the graduating seniors pursue a college degree (70 percent attend a four-year college), 10 percent enter the job market, and five percent enlist in the military.

The school district provides services for physically and mentally handicapped children from preschool through age 21.

Educational Service Unit

Educational Service Unit 10 has served 11 counties, including the Kearney area, since 1965. Through its Kearney headquarters, more than 90 public and private school districts with an enrollment of approximately 30,000 students receive services in Network Information Systems (helpdesk and consultation, hardware and software installation, network operations management, technology planning, security audits, technical training and support, software development, software training,

network and systems administration training and support, technical applications training, distance education cooperative, media center, and computer/ audio visual service center, star lab), Special Services (special education supervision, audiology, physical therapy, occupational therapy, preschool handicapped, resource teachers, speech pathology, school nurse coordination, psychological cooperative, vocational evaluations and transition cooperative, assistive technology, and traumatic brain injury consortium), Professional Development (federal and state grant consortium coordination, school wide and individual professional training, migrant education, English as a second language, Title I cooperative, student academic competitions, and leadership skill development), and Cooperative Purchasing Programs.

Special Schools

Mid-Nebraska Individual Services provides services in homes, workplaces, and the community for people with developmental disabilities. A range of support, from part-time to 24-hour assistance, is provided according to the individual needs of the person served. Evaluation, teaching, placement, and ongoing assistance are all part of a systematic approach to ensuring a person’s quality of life.

Vocational Rehabilitation is a state agency/ branch of the Department of Education providing career counseling, job retraining, and employment services to anyone with a physical, learning, or psychiatric disability. If the disability causes the person to have difficulty finding employment or maintaining employment, they generally qualify for this program.

Vocational Rehabilitation services include:

- Evaluation
- Counseling and Guidance
- Rehabilitation Technology Services
- Independent Living Services
- Job Placement Services

The Youth Rehabilitation and Treatment Center was established by the Nebraska Legislature in 1879 when 320 acres were donated by the city of Kearney to construct a two-story brick building and school to house juvenile offenders. The buildings, financed by an appropriation of \$10,000 from the State Legislature,

were completed in 1881. The administration strives toward rehabilitation of young men through a program of rehabilitation, education, service work, and recreation. The goal is to return a well-rounded young man to his community where he can serve as a useful citizen. The program has a capacity for 150 students from age 12 to 19. The 2002-03 average length of rehabilitation stay was 165 days.

Community College

Kearney is part of the Central Community College, www.cccneb.edu, which encompasses 25 counties. The college is governed by an 11-member Board of Governors, elected by the citizens of the area served. Administrative offices are located in Grand Island with full-service campuses in Hastings, Columbus, and Grand Island and off-campus centers in Holdrege, Lexington, and Kearney. Classes are available through extended learning programs in approximately 80 communities within the college’s service area. During the 2003-04 academic year, 25,749 students were enrolled in Central Community College courses, with approximately 7,699 participating in off-campus programs.

CCC Placement Report 2003-04

<u>Program</u>	<u>Number of Graduates</u>
Accounting	26
Academic Transfer	85
Agriculture Occupations	18
Associate Degree in Nursing	39
Auto Body Technology	35
Automotive Technology	24
Business Administration	62
Commercial Horticulture	11
Construction Technology	53
Criminal Justice	10
Dental Assisting	21
Dental Hygiene	15
Diesel Technology	12
Drafting Occupations	37
Electrical Technology	20
Electronics Technology	11
Family and Consumer Science	42
Health Information Management Services	32
Heating, Air Conditioning and Refrigeration	15
Hospitality Management and Culinary Arts	11



Central Community College, Kearney Center



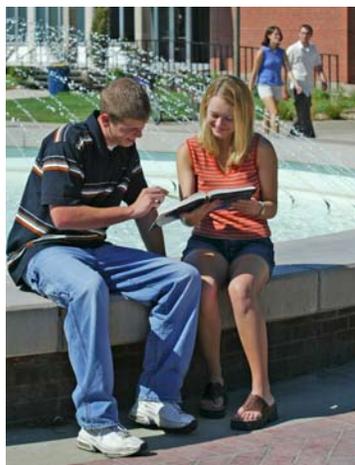
Kearney High School



Sunrise Middle School



Meadowlark Elementary School



Scenes from The University of Nebraska at Kearney

<u>Program</u>	<u>Number of Graduates</u>
Human Services	20
Industrial Technology	45
Information Technology	53
Machine Tool Technology	20
Media Arts	18
Medical Assisting	6
Office Technology	36
Paralegal Studies	18
Parts Sales and Management	7
Practical Nursing	91
Quality Control	22
Welding Technology	13

The Kearney Center offers the following programs:

Nursing Programs

Several educational opportunities are offered through the nursing department: Associate Degree in Nursing (ADN/RN) program, Practical Nursing (PN/LPN) program, RN/PN refresher courses, and the LPN-C (IV certification) course. These programs fulfill the educational requirements for licensure or certification through the Nebraska State Board of Nursing.

Learning Center

The Learning Center offers Associate Degrees, Diplomas, and Certificates. Single courses are also available. Courses are offered by satellite, V-Tel, individualized instruction, and lab instruction.

Adult Basic Education

This program offers three main components: 1) GED—provides opportunity to earn high school diploma, 2) ESL—assists individuals with use of English as a second language, and 3) Literacy—teaches basic reading, writing, and math skills.

Nurse Assistant (NA)

The 76-hour course meets state and federal regulations. NA's are trained to provide a safe, effective, and caring environment for residents of long-term care facilities.

Business and Industry Training

This program offers on-site training for area businesses and industries. Central Community College works with area industries, retail establishments, and other agencies and organizations in planning in-service and/or in-plant training programs.

Community Education

This program offers credit and vocational/recreational classes in collaboration with Kearney Public Schools, www.kearneypublicschools.org.

Colleges and Universities

Excellence in classroom teaching is the University of Nebraska at Kearney's (UNK), www.unk.edu, core mission. More than 300 faculty members are dedicated to providing intellectual challenges in a nurturing environment. Its personalized approach, academic support, and affordability combine to make UNK's programs accessible and very attractive to students from a wide variety of backgrounds.

Because careers of the future revolve around technology, UNK is preparing students by integrating the latest technology into its curriculum and everyday life.

UNK offers practical programs preparing students to enter the workforce immediately or as pre-professional courses of study. The university's emphasis is on high quality undergraduate teaching and selected graduate programs in liberal arts, business, technology, and education.

Founded in 1903 as the Nebraska State Normal School at Kearney, the institution has grown from 96 students its first year to nearly 6,500 today. The Normal School became Nebraska State Teacher's College in 1921 and then Kearney State College in 1963, when its mission broadened to include a more diverse curriculum. Through an act of the state legislature, Kearney State College became the University of Nebraska at Kearney on July 1, 1991.

Today's student population comes from all 93 Nebraska counties, 40 states, and 50 foreign countries. Eighty undergraduate degree programs are offered through the colleges of business and technology, education, natural and social sciences, and fine arts and humanities. More than 1,000 undergraduate degrees are awarded annually. Twenty-one pre-professional and two specialist degree programs are also offered. UNK conducts an aggressive outreach program in western and rural parts of Nebraska, with classes offered in McCook, North Platte,

Enrollment & Degrees Conferred by Department, 2003-2004 Academic Year			
Department	Enrollment	Degrees	
		Baccalaureate	Masters/Specialist
Business & Technology	1,388	327	17
Education	1,723	265	168
Fine Arts & Humanities	824	173	13
Natural & Social Sciences	1,838	242	7
Total	6,382	1,007	205

Grand Island, Broken Bow, Holdrege, Lexington, Hastings, Columbus, Aurora, Scottsbluff, and others.

UNK varsity men's and women's athletic teams compete as members of the NCAA Division II in 16 sports within the Rocky Mountain Athletic Conference (RMAC). For eight consecutive years UNK has won the RMAC trophy.

The **Calvin T. Ryan Library** at the University of Nebraska at Kearney (UNK), primarily serving the students, faculty, and staff of the University, is also open to the general public. The library offers free access to a wide array of computer and Internet-based resources. Collections include more than 300,000 volumes, along with despository of U.S. and Nebraska documents, a curriculum/non-book collection containing resources supporting UNK's teacher preparation program, plus the UNK archives.

Other Schools

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

Community/College or University	Mileage
Grand Island	51
Central Community College, Grand Island Campus	
Grand Island College	
Hastings	58
Central Community College, Hastings Campus	
Hastings College	

Community/College or University	Mileage
York	86
York Junior College	
North Platte	98
Mid-Plains Community College	
Lincoln	133
University of Nebraska—Lincoln	
Omaha	186
University of Nebraska at Omaha	

CHURCHES

Denomination	Number of Churches
Assembly of God	1
Baptist	4
Roman Catholic	3
Christian	3
Christian Science	1
Church of Christ	1
Church of God	1
Episcopal	1
Evangelical Free	1
Foursquare	1
Grace Fellowship	1
Greek Orthodox Catholic	1
Jehovah Witness	1
Latter Day Saints	1
Lutheran	2
Lutheran, ELCA	1
Lutheran, Missouri Synod	2
Lutheran, Wisconsin Synod	1
Nazarene	1
Open Bible	1
Presbyterian	2
Salvation Army	1
Seventh Day Adventist	1
United Methodist	2

MEDICAL

Hospitals

Good Samaritan Health Systems (www.gshs.org) is a regional, non-profit health care provider serving more than 311,000 people in a service area covering more than 44,886 square miles in central and western Nebraska and northern Kansas. The Kearney-based health system is a member of the Catholic Health Initiatives, the largest Catholic health network in the nation. Good Samaritan Health Systems is governed by a local Board of Directors.

Included within Good Samaritan Health Systems are Kearney's Good Samaritan Hospital and Richard H. Young Hospital, Good Samaritan Hospital Foundation, the Family Practice Residency program, and family practice clinics in Ravenna, Holdrege, and Alma.

Good Samaritan Hospital is a medical-surgical, acute care hospital. The hospital provides an inpatient care program in the broad general services of medicine, surgery, obstetrics, pediatrics, coronary intensive care, neonatal intensive care, and medical and radiation oncology. Rehabilitation services are enhanced through an inpatient rehabilitation unit and industrial rehabilitation known as Company Care. Comprehensive diagnostic and treatment services support the inpatient care program. These services include pathology, clinical laboratory, blood bank, histopathology, EEG, EKG, MRI, respiratory therapy, pharmacy, physical therapy, radiology, CT scanner, nuclear medicine, renal dialysis, ultrasound, echocardiography, angiography, diagnostic cardiac catheterization, home care services, pulmonary function laboratory, and radiation therapy. Open-heart surgery has been performed at Good Samaritan Hospital since 1993.

Emergency medical services for the city and region are also supplied by Good Samaritan Hospital—a Level II Trauma Center. Good Samaritan was the first hospital to operate a 911 EMS program in Nebraska and has dedicated ambulances for EMS and long-distance calls. The Emergency Services umbrella at Good Samaritan also includes 24-hour emergency room coverage by a full staff of highly

trained emergency room/trauma physicians and supportive clinical staff, and a team of skilled emergency medical technicians/paramedics on duty 24 hours per day. Helicopter air ambulance service is also provided by Good Samaritan Hospital through its AirCare program.

Good Samaritan Hospital has a total of 207 beds and is accredited by the Joint Commission on Accreditation of Healthcare Organizations, the College of American Pathologists, the American Association of Blood Banks, Commission for Accreditation of Rehabilitation Facilities, and is accredited through the American College of Surgeons for its trauma program and its tumor registry. Licensed by the Nebraska Department of Health and Human Services, the hospital is certified by the U.S. Department of Health and Human Services.

The hospital was originally built in 1924; five additions have been completed since 1980. A new medical office building (MOB) opened in 1999. The MOB houses a 29,000 square foot Health Development Center featuring a state-of-the-art Wellness/Fitness Center and one of the nation's three Turtle® Pools. A unique assisted living/Alzheimers facility, Prairie View Gardens, opened in 2000.

In 2002 Good Samaritan received approval and funding from Catholic Health Initiatives, its parent company, for a three-phase construction/expansion project. The first phase, completed in fall 2004, includes a new free-standing Cancer Center, an expanded power plant, and a patient tower housing a Healthy Living Center and a new and larger intensive care unit.

Richard H. Young Hospital (RYH) is the premier behavioral health center in the region. The hospital was completed in 1986 and offers a full array of behavioral health services for a variety of age groups. Inpatient, day treatment, and outpatient services are available for all ages. A residential treatment center featuring dual-diagnosis treatment on the RYH campus is also available for treating adolescent females. Richard Young Hospital provides treatment by a multidisciplinary team under the direction of a psychiatrist.

NURSING HOMES

Mother Hull Home, built in 1970, evolved after 118 years of service that began as Kearney's first hospital. This 58-bed skilled nursing facility is state and federally accredited and provides a chapel, activities, and restoration department. Mother Hull Home is certified by Medicaid and Medicare. Therapists are scheduled as needed.

Mt. Carmel Home - Keens Memorial, built in 1929, features 75 beds, 16 percent of which are alzheimers units. The facility offers skilled nursing and rehabilitation. Mt. Carmel Home - Keens Memorial is licensed by the Department of Health and is certified by Medicaid and Medicare.

St. John's Good Samaritan Center, built in 1966, provides 78 skilled nursing beds. The facility is licensed by the Department of Health and is certified by Medicaid and Medicare.

St. Luke's originated in Kearney in 1952 with **St. Luke's Good Samaritan Village** at its current location since 1968. The village is licensed for 60 skilled nursing beds and is both Medicaid and Medicare certified. St. Luke's, serving persons 18 years and older, is a member of the Nebraska Healthcare Association and the American Healthcare Association. Services include an activities program, housekeeping, and laundry services by a skilled nursing staff and professional dietary services, all overseen by a licensed physician as medical director. St. Luke's supports a strong intergenerational program which combines activities between the nursing center and the child care center.

St. Luke's also has a child care center with 60 children on-site and another 50 children in the Before & After School Program, located in the Emerson and Kenwood Schools.

LIBRARY

The **Kearney Public Library and Information Center** (www.kearneylib.org) is a dynamic civic resource providing materials and services for individuals from birth to the elderly, groups, and businesses in the Buffalo County area. The collection includes 115,763 books, magazines,

videos, CDs, and DVDs. Services available to groups and businesses include a videoconference center and the Technology Learning Center that provides self-paced tutorials, access to high-speed Internet resources including Wi-Fi, wireless Internet services, and workshops on computer equipment and software. Services for individuals and families include story time for infants and preschool children, summer reading program, home schooling program, family reading program, outreach at day care centers, books for book clubs, independent and foreign film series, workshops on finding employment, local author book signings, and delivery to homebound patrons. A reference department researches and answers patron questions. Specialized databases available include Lawchek, Medline, Alldata, a car repair database, and Ancestry Plus. Ten of the twelve databases available can be accessed online. Bookmobile service is provided to surrounding communities in Buffalo County.

The **Calvin T. Ryan Library** at the University of Nebraska at Kearney (UNK), primarily serving the students, faculty, and staff of the University, is also open to the general public. The library offers free access to a wide array of computer and Internet-based resources. Collections include more than 300,000 volumes, along with depository of U.S. and Nebraska documents, a curriculum/non-book collection containing resources that support UNK's teacher preparation program, plus the UNK archives.

RECREATION AND PARKS

There are 12 parks in Kearney consisting of 1 to 108.5 acres. Park facilities include community recreation center, youth center, swimming pools, playground complexes, horseshoe pits, lighted softball and baseball diamonds, handball, tennis courts, multipurpose court, basketball court, sand volleyball, outdoor stage, picnic facilities, soccer field, rock and flower gardens, and comfort stations in each park. Canoes, row boats, and paddle boats are available for rent at Cottonmill Lake.

Eleven unsupervised playgrounds are available in Kearney. Facilities include free standing playgrounds with basic playground equipment.



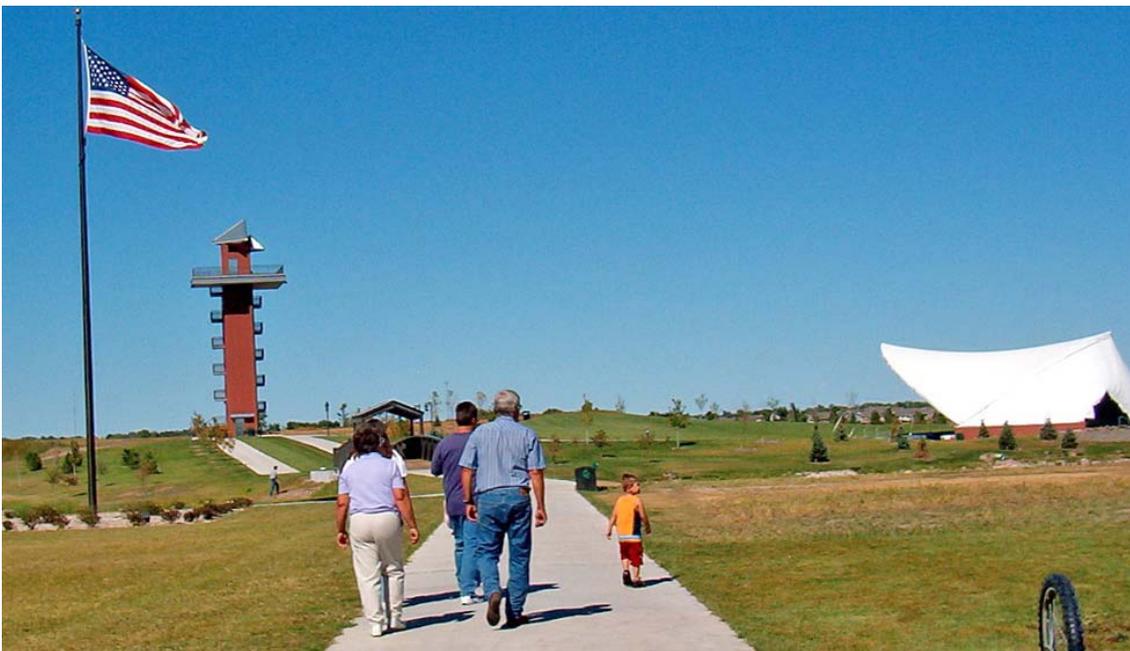
Good Samaritan Hospital



Kearney Public Library



Harmon Park



Yanney Heritage Park



Kearney Event Center



Youth Soccer League



Kearney Family YMCA



Museum of Nebraska Art



Historic Home



Historical Frank House

Kearney has a full-time recreation director and 3 full-time and 60-100 seasonal employees. Average annual expenditures for the last three years were \$2,801,274. A wide variety of recreational programs, including in-line hockey, day camps, volleyball, basketball, dance, and photography are offered for youth, adults, and senior citizens.

Recreation facilities in and around Kearney:

- Archery range
- Baseball fields
- Basketball courts
- Boating at Cottonmill Lake, Fort Kearny State Park, and area sand pits
- Bowling
- Downhill snow skiing
- Fishing at Cottonmill Lake, the Platte River, Fort Kearny State Park, and area sand pits
- Fitness trails at Cottonmill Lake
- Frisbee golf
- Go carts
- Golfing at 1 private, 1 municipal, and 2 public courses
- Horseshoe pits
- Hunting available on public land near the Platte River
- Indoor ice skating at Kearney Event Center
- Miniature golf
- Movie theaters (1 drive-in & 6 indoor)
- Nature barn
- Night sky observatory
- Outdoor ice skating at Cottonmill Lake when conditions permit
- Paved hike-bike trail
- Racquetball
- Roller skating rink
- Sand volleyball courts
- Soccer fields
- Swimming pools (2 municipal outdoor with large water slide, 1 private outdoor, and 2 private indoor)
- Tennis courts (indoor and lighted outdoor)

Annual celebrations include the Cattlemen's Classic in February; Crafts Under the Trees in June; 3rd of July fireworks, Art in the Park and Cruise Night in July; the Buffalo County Fair in August; and the Gateway Farm Exposition in November.

Summer recreation programs include slow-pitch softball, baseball, arts and crafts, gymnastics, children's theater, and swimming. Programs include YMCA programs, Little League baseball, soccer leagues, football, swimming lessons, gymnastics, bowling leagues, plus other activities. Men's and women's slow-pitch and fast-pitch softball are also available.

The Kearney Event Center, a 5,000-seat venue, is home to the USHL Tri-City Storm hockey team. The multi-purpose facility has more than 120,000 feet of space making it the perfect place for sporting events, concerts, trade shows, conventions, and much more.

The YMCA, constructed in 1994, consists of a gymnasium, indoor running track, swimming pool, locker rooms, Child Development Center, and meeting rooms.

Programs for Kearney senior citizens include weekly card games, craft sessions, bowling, monthly covered-dish meals, special programs, musical and singing groups, dances, and bus trips.

Buffalo County Exposition Center at the Buffalo County Fairgrounds has 46,000 square feet of exhibit space and seating for 5,000 people. Other features include portable stage, portable show ring, meeting rooms, outside exhibit space, concession stands, animal wash racks, and public address systems.

Fort Kearny, one of the early U.S. Army posts of the west, is a 40-acre state park located six miles southeast of the city. Park highlights include a museum, stockade, blacksmith shop, and ammunition building. Facilities include overnight camping, swimming, and picnicking.

The Cottonmill Lake Recreation Area, operated jointly by the city and county, includes 98 acres of land and 30 acres of water. Fishing, boating, swimming, picnicking, exercise trail, and nature barn are enjoyed by visitors.

Other attractions include Frank House National Historic Site, Trails and Rails Museum, Lillian Annetter Rowe Sanctuary, Museum of Nebraska Art, and Fort Kearny State Recreation and Historical Area.

Cultural activities include university and high school musical and dramatic productions, two University of Nebraska at Kearney (UNK) Art Galleries, UNK Lecture Series, Kearney Area Arts Council, Kearney Community Choir, Kearney Artists Guild, Rotary Club Travelog, and Kearney Community Theater. The Museum of Nebraska Art, with more than 35,000 square feet of display area, features works by Nebraska artists and Nebraska subjects.

HOUSING

New Construction

There were 645 new homes built from 1999 to 2003. It is estimated 175 new homes will be built in 2004. The average cost of a new home was \$158,296 during the past five years.

Building permits issued:

Year	Single-unit	Multiple-units	
	Houses	Permits	# Units
2004	168	49	141
2003	173	38	160
2002	124	18	63
2001	116	17	44
2000	130	14	63

It is estimated that 53 percent of Kearney's 10,964 homes are owner-occupied. The average cost of an existing home is \$120,614. The average monthly rental fee is \$650 for a home and \$525 for an apartment.

New Construction

As of August 2004:

Number of Homes on the Market

Single Family— 147

Avg. Selling Prices (New and Existing)

Single Family Home

3,500+ sq. ft.	\$361,500
2,500-3,500 sq. ft.	\$263,693
1,000-2,500 sq. ft.	\$177,584
Less than 1,000 sq. ft.	\$ 83,818

Rentals

Executive Style	
3,000 sq. ft. or 3 bedrooms	\$1,200+
New 2 bedroom home	\$600 to \$1,000
Apartment Vacancy Rate	less than 8%

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

Less than \$100,000	24
\$100,001-\$150,000	36

Low Cost and Retirement Housing

Arrowhead Village, completed in 1981, features 24 owner occupied condominiums for individuals who are 50 and older.

Centennial Villa Apartments, constructed in 1980, provide 100 low-income units for families and 50 units for the elderly, disabled, and handicapped.

Cimmarron Court, built in 1988, is a 26-unit complex for individuals who are 62 or older or mobility impaired.

Emerson Place Apartments, constructed in 1976, provide 50 low-income units for the elderly.

The Kearney Housing Agency (KHA) manages **Kearney Manor** built in 1963 featuring 118 one- and two-bedroom units for low-income housing for individuals who are 62 or older and persons with disabilities. KHA also manages 54 two-, three- and four-bedroom scattered site single family homes for low-income families with dependent children and administers a Section 8 Housing Choice Voucher Program, where qualified families find housing on the private market.

Mid Nebraska Community Action, owns four 3-bedroom homes for rent by moderate (affordable—up to 80% of median income) income family standards. They also own eight duplexes managed by Century 21 for low-income (up to 60% of median income) families.

Normandy Apartments, constructed in 1978, provide 48 units of low-income housing.

Park Meadow Apartments, built in 1996, feature 84 units of affordable (income limits) housing.

Parkview Manor, completed in 1990, features 28 units. One resident in each unit must be 55 or older.

Platte Valley Apartments, owned by Great Plains Paralyzed Veterans of America, were constructed in 1992. Wheelchair accessible apartments are provided for disabled individuals. These one- and two-bedroom apartments are federally subsidized with utilities paid and feature a large community room.

The **Prairie View Apartments** were built in 1969 with 77 units for low-income families. The project was financed by the federal government.

Regency Retirement Complex was built in 1992 and features 34 units for individuals 60 and older who are income qualified. This facility is not a low-income complex.

Southview Village Apartments, constructed in 1994, is a low-income independent living complex with 56 units for persons 55 years of age and older. A clubhouse is available.

Southwest Plaza Apartments, constructed in 1980, is a low-income housing complex with 24 units. Base rents vary from \$320 to \$400 per month plus utilities.

Assisted Living

Autumn Village, built in 2001, is managed by the Kearney Housing Authority and features 15 units for the infirm elderly. Eligibility is limited to low-income individuals 62 and older.

Cambridge Court, built in 1998 with 40 units, was the first assisted living facility in Kearney. Services include three meals daily, assistance in bathing and dressing, housekeeping, laundry, transportation to medical appointments, and a full activities program. Licensed nurses and medication aides monitor and provide medication administration. A registered nurse consultant is on staff.

The **Kearney Homestead**, built in 1997, houses 35 suites, including three choices of size and four levels of care. Three nutritionally balanced meals are served daily. Health care services include personalized assistance with dressing, bathing, and administration of medications. Other services include housekeeping, personal laundry and linen services, interior/exterior maintenance, a 24-hour monitoring of the Emergency Communication System, a resident activities program, and a beauty shop.

Northridge Retirement Community, completed in 2001, features 40 assisted living units and 72 independent living units for individuals 55 and older.

Prairie View Gardens, built in 2000, features varied levels of care. The facility consists of 48 suites including 13 alzheimers care units.

St. Luke's Countryside Villa, built in 1996, is a low-income housing facility for individuals 62 and older. The 14-bed assisted living facility is Medicare waiver certified.

WEL-Life, built in 1997, features 44 units available as studio or studio-deluxe, one or two-bedroom apartments.

FINANCIAL

As of June 30, 2004:

Name	Capital Accounts	Deposits	Loans	Total Assets (Local Only)
Commercial Federal Bank	N/A	N/A	N/A	N/A
Farm Credit Services	N/A	N/A	N/A	N/A
First State Bank of Shelton	\$ 2,763,959	\$ 30,903,916	\$ 29,146,969	\$ 35,384,574
Five Points Bank	N/A	\$ 3,000,000	\$ 11,000,000	\$ 11,500,000
Geneva State Bank	N/A	N/A	N/A	N/A
Gibbon Exchange Bank	\$ 7,580,000	\$ 67,447,000	\$ 71,882,000	\$ 87,690,000
Kearney Eaton Employees Credit Union	\$ 703,423	\$ 6,247,378	\$ 5,357,412	\$ 6,972,938
Kearney Federal Credit Union	\$ 1,371,874	\$ 13,613,713	\$ 11,686,465	\$ 14,925,254
Kearney State Bank	\$ 9,964,482	\$109,738,885	\$ 85,081,041	\$122,263,192
Nebraska National Bank	\$ 5,886,465	\$ 55,796,248	\$ 41,825,124	\$ 39,050,503
Platte Valley State Bank	\$29,783,177	\$295,394,762	\$279,107,175	\$360,634,586
Pleasanton State Bank	\$ 1,970,000	\$ 16,692,000	\$ 10,825,000	\$ 19,005,000
Ravenna Bank	\$ 7,376,000	\$ 4,349,000	\$ 34,531,000	\$ 52,701,000
State Bank of Riverdale	\$ 6,960,000	\$ 23,155,000	\$ 17,337,000	\$ 30,302,000
TierOne Bank*				
US Bank*				
Wells Fargo Bank*				
N/A - Not available				
*National chain cannot separate branch numbers				

COMMUNITY SERVICES

PROFESSIONAL

Architects	5
Attorneys	77
Certified Public Accountants	24
Chiropractors	12
Dentists	27
Engineering	17
Medical Doctors (residing in Kearney)	
—anesthesiologists	5
—cardiologists	7
—dermatologists	2
—emergency medicine	5
—family practice	19
—general surgeons	4
—internal medicine	7
—medical oncologists/hematologists	2
—nephrologists	1
—neuro surgeons/spine	2
—neurologists	3
—ob/gyn	6
—ophthalmologists	4
—oral surgeons	1
—orthopedic surgeons/sports medicine	4
—orthopedic surgeons	6
—otolaryngologists	3
—pathologists	1
—pediatricians	6
—physical medicine/rehabilitation	1
—plastic surgeons	1
—podiatrists	3
—psychiatrists	5
—pulmonologists	1
—radiation oncologists	1
—radiologists	5
—rheumatologists	1
—urologists	3
—vascular surgeons	1
Medical Doctors (on hospital consulting staff other than those residing in Kearney)	
—cardiologists	1
—ear, nose & throat	1
—electrophysiologists	1
—family practice	2

—general practitioners	1
—general surgeons	2
—infectious disease	2
—nephrologists	2
—neurosurgeons	2
—orthopedic surgeons	2
—psychologists	5
—radiologists	1
—urologists	1
Nurse Practitioners	9
Nurses, Registered	800
Optometrists	6
Orthodontists	3
Pharmacists	14
Physician Assistants	8
Veterinarians	9

BUSINESS AND COMMERCIAL

Accounting/Bookkeeping Agencies	14
Agricultural Implement Dealers	11
Apparel Stores	43
Appliance Stores	3
Auto Supply Parts	7
Automobile Repair Garages	60
Automobile Dealers	18
Bakeries	7
Barber Shops	10
Beauty Shops	26
Construction Services & Facilities	46
Contractors—electrical	10
—general	28
—plumbing/heating	18
Department Stores	3
Drug Stores	7
Dry Cleaning & Laundry	6
Electric Motor Repair	2
Farm & Garden Machinery	11
Feed & Seed	4
Funeral Homes	2
Furniture Stores	9
Grocery Stores & Meat Markets	8
Hardware Stores	3
Heavy Equipment Repair	8
Industrial Gas Suppliers—oxygen	2

Insurance	60
Licensed Daycare	96
Lumberyards	6
Machine Shops	3
Motels	22 (1,600+ rooms)
Office Machine Repairs	2
Office Supplies	2
Precision Bearings, Chains, Sprockets	1
Repair Shops	39
Restaurants	55
Service Stations	18
Shoe Stores	7
Specialized Shops—soil testing	1
Television & Radio Repair	5
Theatres	7
Tool & Die	2
Variety Stores	2
Welding Equipment	2



Hilltop Mall



Residential Scenes

AGRICULTURE & RAW MATERIALS

AGRICULTURE

Statistics	Buffalo County	State of Nebraska
Number of Farms (2001)	1,070	53,000
Land in Farms (acres)	621,227	46,400,000
Average Size of Farms (acres)	581	875
Market Value of Agricultural Products Sold, 2002	\$179,004,000	\$9,703,657,000
Market Value Per Farm, 2002	\$180,995	\$196,609
Wells Registered, 2001	3,342	84,061
Total Acres Irrigated, 2001	237,000	8,175,000
Percent of Farmland Irrigated	38.2%	17.6%
Five-Year Average Production of Leading Crops (1997-2001)		
All Alfalfa Hay	133,500 tons	4,797,600 tons
Corn for Grain	30,003,700 bu.	1,136,440,000 bu.
Oats	26,100 bu.	4,274,000 bu.
Sorghum Grains	166,900 bu.	46,124,000 bu.
Soybeans	2,527,400 bu.	177,240,000 bu.
Winter Wheat	249,200 bu.	70,660,000 bu.
Five-Year Average Livestock Population (1997-2001)		
All Cattle	111,600	6,620,000

Buffalo County ranked in the top ten counties in the production of corn for grain and all alfalfa hay each of the last five years.

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

RAW MATERIALS

Sand and gravel, nonmetallic minerals, are available in commercial quantities; however, metallic minerals are not found in the Kearney area.

Alfalfa, another product available in the community, is shipped in powder and pellet form to other areas for use in various types of commercial feed.

CLIMATE

TEMPERATURE, PRECIPITATION, AND HUMIDITY

Month	Temperature			AVERAGES		Humidity*	
	Min.	Mean	Max.	Precipitation		Morning	Afternoon
				Rain (Inches)	Snow (Inches)		
January	11.4	23.3	35.3	.53	5.8	77	65
February	16.1	28.0	39.8	.66	5.6	78	63
March	24.3	36.5	48.8	1.53	5.5	79	59
April	36.7	49.5	62.2	2.34	1.8	79	53
May	48.2	60.3	72.3	3.96	0.2	82	56
June	58.4	70.6	82.9	3.93	0.0	82	54
July	63.7	76.4	89.1	3.10	0.0	84	57
August	61.5	74.3	87.0	2.60	0.0	86	58
September	50.9	64.5	78.1	2.30	0.1	84	55
October	38.5	52.7	66.9	1.44	0.5	79	51
November	24.7	37.2	49.7	.86	3.2	80	60
December	15.8	27.2	38.7	.57	5.3	79	65
Annual	37.5	50.0	62.6	23.83	27.9	81	58

*Recorded at Grand Island Weather Station

FROST DATA

Average date of last frost in spring	April 30
Average date of first frost in fall	October 6
Average length of growing season	159 days
Average number of "heating degree days" based on 65° Fahrenheit	6,449
Average number of "cooling degree days" based on 65° Fahrenheit	1,026
Wind speed in miles per hour (annual average)	12
Prevailing wind direction (annual average)	South

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