

# ALBION

## NEBRASKA



### Welcome to Boone County!

- ▶ Electric rates lower than the U.S. average
- ▶ 1:10 teacher/pupil ratio at Jr./Sr. High Level
- ▶ Multiple recreational opportunities

[www.boone-county.org](http://www.boone-county.org)

[www.albionne.com](http://www.albionne.com)

[www.boonecentral.org](http://www.boonecentral.org)



The following pages contain basic information about Albion, Nebraska. This information was compiled by the Boone County Development Agency, Loup Power District, and Nebraska Public Power District in order to promote community development and quality of life.

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# ABOUT Albion NEBRASKA

Albion, Nebraska was officially recognized by the State of Nebraska as an incorporated village on April 19, 1882; however Albion's history dates back to the 1870s. Two factions argued for several weeks over naming the town. The choices were narrowed to Manchester after Manchester, Massachusetts or Albion

after Albion, New York. They decided to leave it to a game of chance and four men were picked to play the game of Euchre. The name of Albion won and the town was platted on October 9, 1872.

The growth of the town was very slow until 1879. During that year, a sudden impetus was given to business by a rush of immigration to the county. During the building and construction of the railroad in 1880 and 1881, Albion grew rapidly. The town, having the first railroad and being the county seat, became the receiving and shipping point of freight for several adjacent counties.

Today, Albion features a thriving business district, a quality school system, and a state-of-the-art county hospital. This community is made up of neighbors, friends, and extended family that work together to assure a prosperous future for generations to come.

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## 2018 U.S Census Population

Albion	1,592
Boone County	5,239



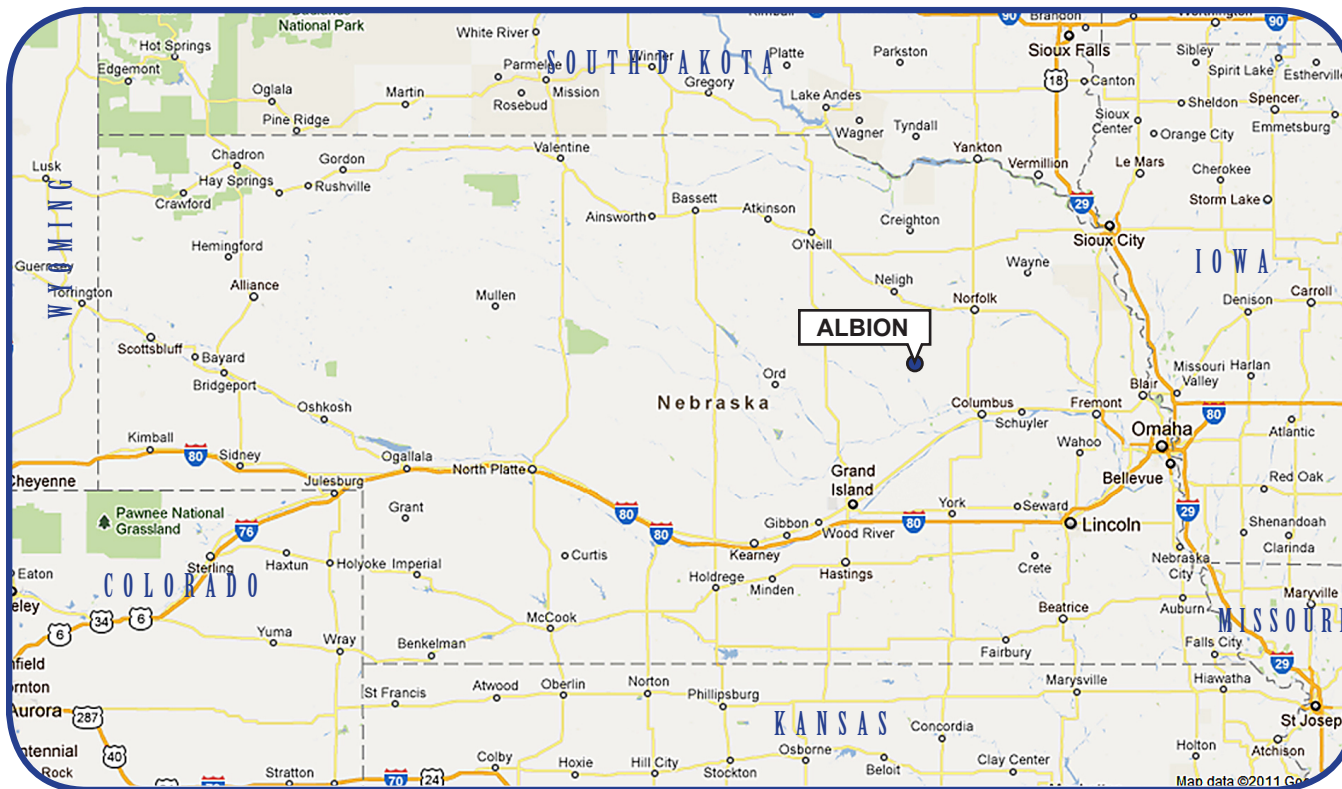
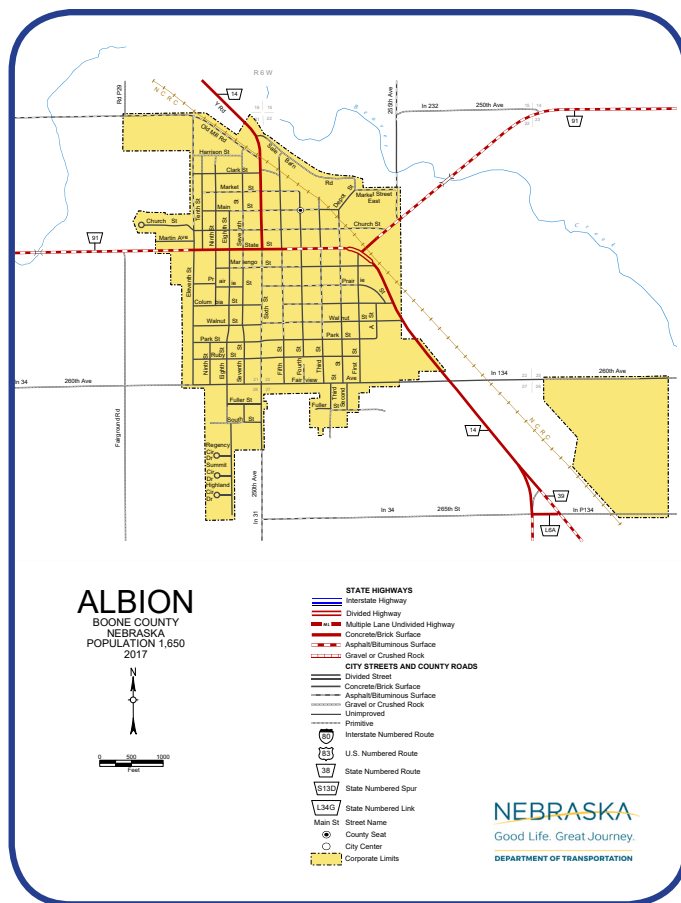
☒ Geography

## Location

Albion, the county seat of Boone County, lies in Beaver Valley in central Nebraska. Albion is served by Nebraska Highways 14, 91, and 39 and is 42 miles northwest of Columbus, 53 miles southwest of Norfolk, 64 miles northeast of Grand Island, 115 miles northwest of Lincoln, and 125 miles northwest of Omaha.

## Elevation

Albion is 1,749 feet above sea level.



# Economic Development

Firms with retail sales tax permits in Albion reported 2018 net taxable retail sales of \$31,390,297, while Boone County reported retail sales of \$57,846,041.

## Economic Development Organizations

The Boone County Development Agency was formed under an interlocal agreement in 2000 and operated as a governmental entity. In 2014, Boone County Development Agency transitioned to BCDA, Inc. and now operates as a non-profit organization. BCDA is governed by a Board of Directors that is comprised of two representatives from each community in the county and two county commissioners. The BCDA board meets the second Tuesday of every month to conduct business and assist the executive director in achieving the goals set each year by the Agency. Goals of the BCDA include housing, business recruitment and expansion, workforce recruitment, youth recruitment and retention, and Boone County promotion. The central economic activities in Boone County include farming, technology, retail sales and manufacturing.

Albion was recognized as an Economic Development Certified Community by the Nebraska Diplomats and the State of Nebraska in 2016. The certification process creates “prospect ready” communities that can respond quickly and efficiently to economic developer’s growth opportunities.

Albion’s community members envisioned and executed countless recreational opportunities. The Albion Family Aquatic Center opened in 2014 and the Albion Sports Complex opened in 2017. A 1.8 mile loop was constructed in 2018 as the first phase of a recreational concrete trail. The Boone County Agriculture Society is currently pursuing the construction of a new fairgrounds facility that will include an indoor arena and the county 4-H extension office.

The Albion area has 169 acres available for industrial use. The available property is \$20,000 per acre.



*Valero Renewables*



## Albion's Manufacturing Employers

	<i>Employees</i>
<b>Valero Renewables</b> .....	65
<i>Ethanol production</i>	
<b>Sentinel Manufacturing</b> .....	60
<i>Metal buildings</i>	
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<i>Tension devices</i>	
<b>Creative Window Designs</b> .....	1
<i>Custom draperies, interior decorating, window treatments</i>	

## Albion's Top Nonmanufacturing Employers

	<i>Employees</i>
<b>Boone County Health Center</b> .....	300
<i>Medical</i>	
<b>Niewohner Cattle &amp; Farms</b> .....	180
<i>Feedlot / agriculture production</i>	
<b>Boone Central Schools</b> .....	116
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<b>Wolf Memorial</b> .....	113
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Sentinel Manufacturing



Country Laminates





*Azonic Products*



*Cargill, Inc.*

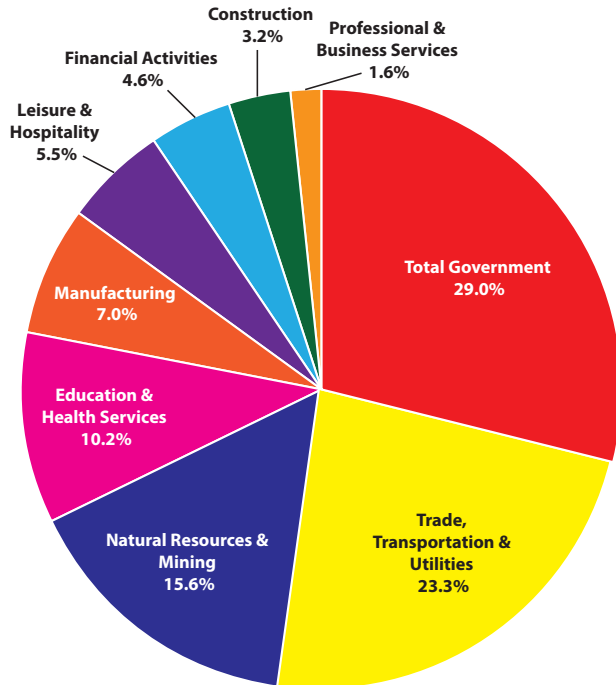


*Kayton International Inc.*





### Nonfarm Wage & Salary Employment, Boone County, 2018 Annual Average



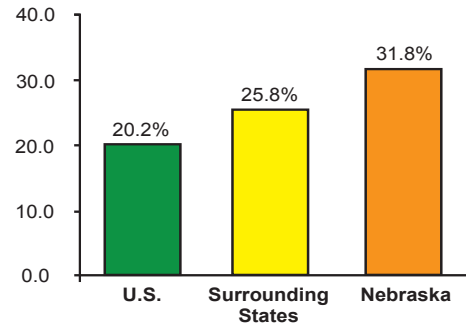
Source: Nebraska Department of Labor

### Unemployment Rate Annual Average 2018

Boone County	2.2%
Nebraska	2.8%
United States	3.9%

Source: U.S. Bureau of Labor Statistics

### 2008-2016 Percent Change Value Added Per Manufacturing Production Worker Hours Nebraska, Surrounding States & U.S.



Surrounding states include data for states contiguous to Nebraska as a group, including Colorado, Iowa, Kansas, Missouri, South Dakota, and Wyoming.

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

### Boone County Labor Supply Annual Average 2018

	Boone & Contiguous Counties*	Boone County
Nonfarm wage and salary workers.....	39,139	1,695
Total employment.....	45,837	2,857
Labor force population .....	47,024	2,922

#### ADDITIONAL POTENTIAL LABOR SUPPLY

Commuting out of county (2017).....	1,181
Unemployed.....	65
<b>Total.....</b>	<b>1,246</b>

NOTE: Does not include 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.

\*Contiguous counties include Antelope, Greeley, Madison, Nance, Platte, and Wheeler.

## Unionization

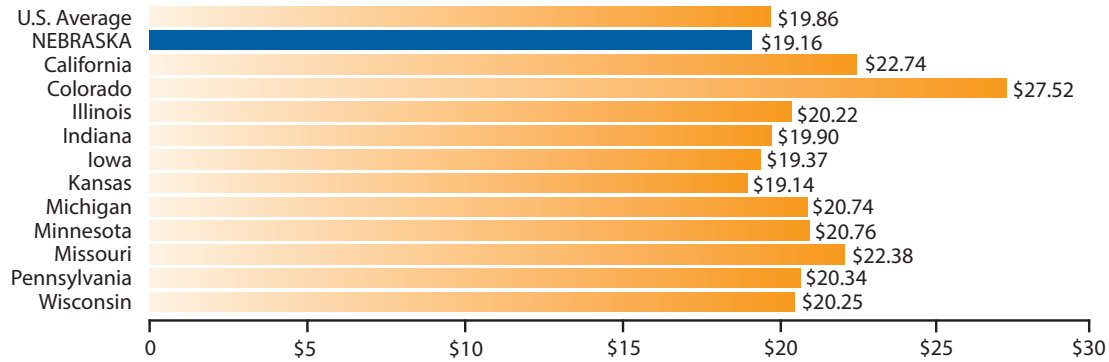
Nebraska has a right to work provision in its constitution. In 2018, 6.6 percent of Nebraska's wage and salary workers were members of labor unions compared to a national figure of 11.6 percent.

### Local Labor Unions

Boone Central Schools -

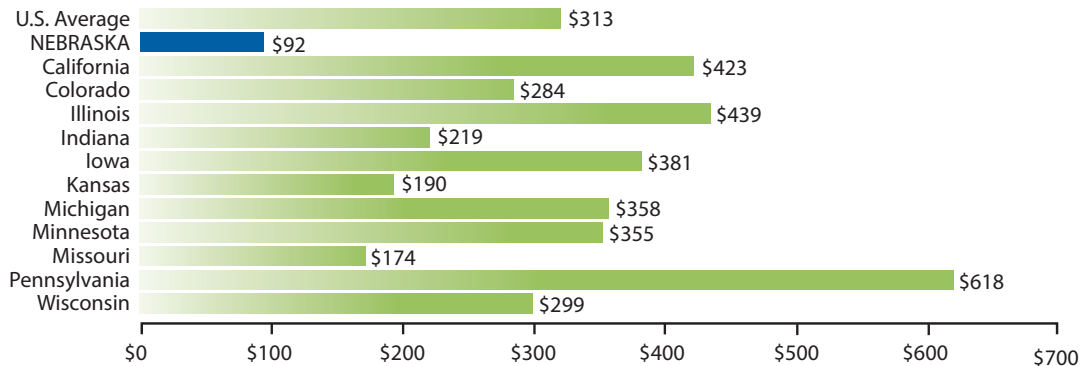
Nebraska State Education Association

### Average Hourly Earnings for Production Workers, 2017



Source: U.S. Bureau of Labor Statistics ([www.bls.gov](http://www.bls.gov))

### Average Annual Unemployment Insurance Contribution Per Covered Employee, 2017



Source: Values calculated by Ken Lemke, Nebraska Public Power District, from U.S. Department of Labor, Employment and Training Administration. Average Employer Contribution Rates by State, 2018. <http://workforcesecurity.doleta.gov>

### Wage Sampling: Hourly wage rates for various occupations, Northeast Region, Nebraska

Job Title	10th Percentile	50th Percentile	90th Percentile
Accountants and Auditors	16.76	26.71	47.12
Computer Programmers	14.87	27.32	46.11
Registered Nurses	20.42	28.32	37.95
Retail Salespersons	9.30	10.58	15.66
Secretaries and Administrative Assistants, Except Legal, Medical	10.48	14.95	20.38
Customer Service Representatives	10.09	14.10	23.42
Office Clerks, General	9.62	13.90	19.68
Assemblers and Fabricators, All Other	12.02	16.25	20.87
Laborers and Freight, Stock, and Material Movers, Hand	11.20	16.23	20.74
Machinists	13.50	18.58	24.71
Welders, Cutters, Solderers, and Brazers	13.69	18.17	24.32
Welding, Soldering, and Brazing Machine Setters	16.05	27.42	37.34
Heavy and Tractor-Trailer Truck Drivers	14.89	22.18	30.93
Cutting, Punching, and Press Machine Setters/Operators	13.08	18.20	25.01
Electricians	15.63	21.24	28.98
Tool and Die Makers	16.25	19.62	29.59

Source: Nebraska Workforce Development, Occupational Employment Statistics Program, Second Quarter 2019

## Workforce

The Nebraska Department of Labor serves employers and job seekers across Nebraska through its “Career Centers” located statewide. Services for employers include employee recruitment and screening, posting job openings, tax credit information, and labor market

and labor law information. Job seekers can find a full array of employment and training related services including on-site options provided by a network of Workforce Innovation and Opportunity Act partners. To access Nebraska Department of Labor’s One-Stop for Jobs, go to [neworks.nebraska.gov](http://neworks.nebraska.gov).





*U.S. Post Office - Albion*



*Albion City Offices / Chamber of Commerce*





*Downtown Mini Park*



*Boone County Historical Museum*



*Albion Veteran's Club*



# Market Access

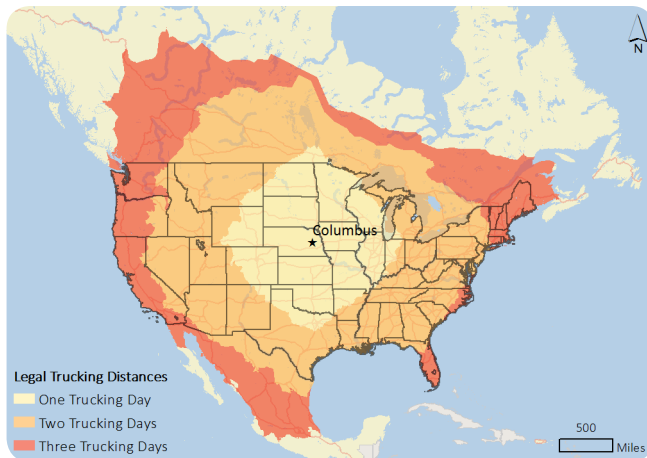
## Highways

North-south Nebraska Highways 14/39 and east-west Nebraska Highway 91 serve Albion. No local load limits are imposed. Interstate 80 is 57 miles south and Interstate 29 is 115 miles east of Albion. U.S. Highway 81, 28 miles east of Albion has been declared a four-lane expressway.

## Trucklines

More than 13,500 licensed motor carriers with worldwide connections are based in Nebraska and serve businesses throughout North America.

The following trucking map is based on Columbus, Nebraska, 42 miles southeast of Albion.



Source: Nebraska Department of Economic Development. Legal Trucking Distance from Columbus, Nebraska [maps] 2016. Generated by Andrew Eckerson using ESRI Business Analyst Desktop.

## Bus Lines

Arrow Stage Lines, based in Norfolk, 52 miles northeast, provides scheduled and chartered bus service. Pick-up and drop-off sites include Columbus, 42 miles southeast of Albion.

## Rail

The Nebraska Central Railroad Company (NCRC) serves Albion with rail service. NCRC has trackage rights through its connection with Union Pacific Railroad and BNSF Railway Company and is an integral part of grain shipments in the region.



*Nebraska Central Railroad*

## Air

The Albion Municipal Airport, located five miles northeast of the community, has a 3,700-foot paved and lighted runway-designated 15/33 and a non-directional beacon (BUN-332). The terminal facility, constructed in 2013, provides a pilot's lounge, Internet, weather information, restrooms, and courtesy car. Self-serve 100-low lead aviation fuel is available 24/7 with a credit card. The airport averages 13 aircraft operations per day. The elevation at the airport is 1,806 feet, the latitude is 41-43.98N, and the longitude is 098-03.52W.



*Albion's Municipal Airport Building*

The Karl Stefan Memorial Airport in Norfolk, 52 miles northeast of Albion, provides air freight and air express. Charter flights are available upon request. Supplementary all-cargo service (air/truck) is available with departures daily. Taxi service and car rental provide public ground transportation. Service is not available near Albion.

## Nearest Commercial Air Service

### Central Nebraska Regional Airport

Grand Island ..... 64 miles, 69 minutes

### Lincoln Airport

Lincoln ..... 119 miles, 127 minutes

### Eppley Airfield

Omaha ..... 129 miles, 146 minutes

# Infrastructure

## Nebraska Highlights

Energy costs are a considerable part of any business' operational budget. These costs can vary greatly between states, but in Nebraska (the only state in the nation where all electric utilities are publicly owned) electric costs are passed to consumers at low, cost-of-service rates. As a result, industrial rates are well below the national average. Nebraska's electric utilities offer low rates, in part, because they draw from an efficient "mix" of generation resources including coal, natural gas, oil, diesel, and methane, along with carbon-free "fuels," like nuclear, wind, hydro, and solar power.

Nebraska Public Power District (NPPD) is the state's largest electric generating utility in terms of chartered territory, which includes all or parts of 86 of Nebraska's 93 counties. NPPD relies upon 9 major generating facilities, more than 5,000 miles of high-voltage power lines, approximately 260 substations, and thousands more miles of distribution lines. Because the system is interconnected to electrical grids in other states, NPPD works with regional utilities and industry entities to ensure power is delivered safely and dependably to Nebraskans.



Beatrice Power Station



Cooper Nuclear Station



Gerald Gentleman Station



Ainsworth Wind Facility

NPPD has an Economic Development Rate (EDR) for customers with qualifying projects of new or additional electric load. To be eligible for the lower, incentivized EDR, a customer must:

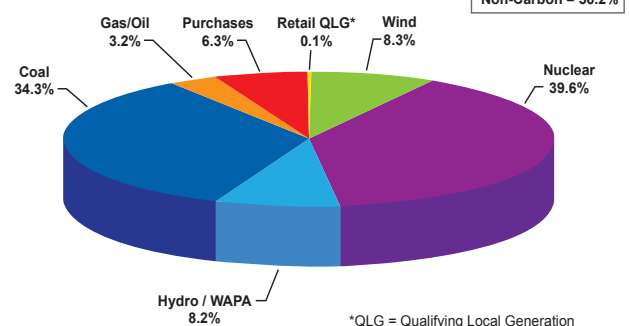
- be served by an NPPD wholesale customer or NPPD's Retail Division,
- add new or additional electric load of at least one megawatt,
- have a minimum monthly load factor of 60 percent,
- have a written agreement with the State of Nebraska or any political subdivision to provide an economic development project pursuant to state or local law, and
- have a written service agreement with NPPD.

NPPD's renewable resources play a central role in a strong carbon-free footprint. In addition to a power purchase agreement with seven of the state's wind farms, NPPD owns and operates the largest public power wind facility in the state near Ainsworth.

NPPD has three hydropower facilities and contracts for generation from three other hydropower facilities. Community solar is also underway in three communities, with more on the way. In 2016, NPPD's Cooper Nuclear Station contributed to an energy portfolio that was more than 60 percent carbon-free.

### NPPD's Sources of Energy - 2018

(Share of Energy Resources & QLG)  
Native Load



Natural gas in Nebraska is also attractive to industry for service, supply, and price. A gas-producing state, Nebraska is close and well-connected by pipeline to the major gas fields of the central and southern plains. The state's average cost of industrial gas is less than both the regional and national averages.

The pipelines of two major companies, Northern Natural Gas and Kinder Morgan, provide an ample supply of natural gas to most areas of Nebraska. Depending on usage requirements, natural gas is offered both on a "firm" and "interruptible" basis.



## Nebraska's Energy Costs Are Among The Lowest In The Nation

	<b>Electric</b> (Cents per Kilowatt Hour)			<b>Natural Gas</b> (Dollars per Thousand Cubic Feet)		
	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>	<i>Residential</i>	<i>Commercial</i>	<i>Industrial</i>
U.S. Average	12.89	10.66	6.88	10.91	7.88	4.10
<b>NEBRASKA</b>	<b>10.97</b>	<b>8.85</b>	<b>7.66</b>	<b>9.01</b>	<b>6.37</b>	<b>4.54</b>
California	18.31	15.76	12.73	12.49	8.76	7.05
Colorado	12.17	9.89	7.50	8.08	7.17	5.58
Illinois	12.95	9.09	6.47	8.83	7.78	5.76
Indiana	12.29	10.54	7.54	8.94	7.52	5.99
Iowa	12.34	9.46	6.21	9.30	6.87	5.21
Kansas	13.31	10.59	7.54	10.95	9.36	4.16
Massachusetts	20.06	15.93	13.88	13.32	10.16	8.02
Michigan	15.40	11.00	7.19	8.38	7.02	5.97
Minnesota	13.04	10.48	7.37	8.47	6.80	4.48
Missouri	11.63	9.47	7.33	11.78	8.44	6.64
Nevada	15.65	12.28	10.12	9.14	9.14	7.92
New Jersey	18.03	14.75	5.92	12.04	6.87	7.21
New York	12.63	10.05	6.92	9.72	6.11	6.71
Ohio	14.23	8.98	6.77	11.40	9.16	8.38
Pennsylvania	11.01	8.26	5.35	13.61	7.71	3.28
Wisconsin	14.35	10.87	7.49	8.40	6.60	5.34

Source: U.S. Energy Information Administration, 2017 Annual

# Albion Utilities

## Electricity

Albion is provided electric service by Loup Power District which is a wholesale power customer of Nebraska Public Power District (NPPD). Loup Power District provides electric service to 22 communities in the four-county area of Boone, Colfax, Nance, and Platte. Loup Power District provides wholesale service to the community of Schuyler.

Loup Power District owns and operates four 115/34.5 kV transmission substations in the Albion area with a combined capacity of 149,000 kVA. The transmission substations are connected by a 34.5 kV subtransmission line. The 15 distribution substations in the community and surrounding rural area vary from 4.16 to 12.5 kV and are owned and operated by Loup Power District and Cornhusker Public Power District. The 115 kV transmission system is part of NPPD's statewide transmission grid system.

Laredo Ridge Wind Farm, an 80-megawatt wind energy facility located just east of Petersburg, 13 miles north of Albion, began operations in February 2010. The facility, made up of 54, 1.5 megawatt turbines, was constructed across approximately 5,400 acres of land, with each approximately 270-foot tall wind turbine taking up less than half-an-acre in size. All power sales from the turbines is purchased by NPPD.

### Base Electric Rates (effective 02/01/19)

**Summer bills** run from June 15-October 14.

**Winter bills** run from October 15-June 14.

*All rates are subject to application of a retail Production Cost Adjustment (PCA). All minimum billings include the customer charge.*

### Residential Service

<b>Customer Charge:</b>		\$17.00 per month
<b>Summer</b>	<b>Winter</b>	
\$0.1125	\$0.0825	per kWh for the first 600 kWh used per month
\$0.0900	\$0.0800	per kWh for all additional use
<b>Minimum Bill:</b>		\$17.00 per month

### General Service (LG1) (Single Phase)

<b>Customer Charge:</b>		\$25.00 per month
<b>Summer</b>	<b>Winter</b>	
\$0.1075	\$0.0980	per kWh for the first 600 kWh used per monthly billing period
\$0.1075	\$0.0980	per kWh for the next 600 kWh used per monthly billing period
\$0.0975	\$0.0925	per kWh for all additional use
<b>Minimum Bill:</b>		\$25.00 per month plus \$0.50 per kVA transformer capacity above 25 kVA

### General Service (LG1) (Three Phase)

<b>Customer Charge:</b>		\$36.00 per month
<b>Summer</b>	<b>Winter</b>	
\$0.1075	\$0.0980	per kWh for the first 1,800 kWh used per monthly billing period
\$0.1075	\$0.0980	per kWh for next 1,200 kWh used per monthly billing period
\$0.0975	\$0.0925	per kWh for all additional use
<b>Minimum Bill:</b>		\$36.00 plus \$0.50 per kVA transformer capacity above 25 kVA installed to supply the customer's service.

### Large Light & Power Service (LP)

(distribution delivery from lines of 12,470 volts or less and demand less than 300 kW)

<b>Customer Charge:</b>		\$450.00 per month
<b>Demand Charge:</b>		
<b>Summer</b>	<b>Winter</b>	
\$17.50	\$12.25	per kW per month of maximum or billing demand

#### Plus an Energy Charge of:

\$0.0480	\$0.0405	per kWh
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**Minimum Bill:** \$450.00 plus \$0.50 per kVA of the transformer capacity installed to supply the customer's service or as specified in the service contract

#### Maximum Bill:

**Summer:** The maximum cost per kWh after all adjustments or discounts will be \$0.2254

**Winter:** The maximum cost per kWh after all adjustments or discounts will be \$0.1974

### Large Light & Power Service (LP3) (distribution delivery from lines of 12,470 volts or less and demand greater than 300 kW)

<b>Customer Charge:</b>		\$750.00 per month
<b>Demand Charge:</b>		
<b>Summer</b>	<b>Winter</b>	
\$17.25	\$13.25	per kW per month of on-peak maximum or billing demand
\$5.25	\$4.25	per kW per month of off-peak maximum billing demand, which is above the on-peak demand

#### Plus an Energy Charge of:

<b>Summer</b>	<b>Winter</b>	
\$0.0500	\$0.0440	per kWh
\$0.0425	\$0.0380	per kWh

**Minimum Bill:** \$750.00 plus \$0.50 per kVA of the transformer capacity installed to supply the customer's service or as specified in the service contract.

#### Maximum Bill:

**Summer:** The maximum cost per kWh after all adjustments or discounts will be \$0.2254

**Winter:** The maximum cost per kWh after all adjustments or discounts will be \$0.1974



Industrial Rates Subtransmission Delivery are also available.

Prospective customers should contact President and CEO Neal D. Suess, Loup Power District, Columbus, Nebraska (402) 564-3171, [nsuess@loup.com](mailto:nsuess@loup.com), [www.loup.com](http://www.loup.com), for further information regarding electric rates and service.

Cornhusker Public Power District provides service to rural areas in six counties, including the Albion area. For information regarding electrical services in the Cornhusker Public Power District service area visit [www.cornhusker-power.com](http://www.cornhusker-power.com) or contact CEO/General Manager Clay Gibbs, Columbus, Nebraska, (402) 564-2821, [clayg@cppd.us](mailto:clayg@cppd.us).

## Natural Gas

**Black Hills Energy**, a subsidiary of Black Hills Corp. serves 300,000 natural gas customers in 300 Nebraska communities. Black Hills Energy's Nebraska headquarters is located in Lincoln.

Black Hills Energy is the distributor of natural gas in Albion. The transmission provider is Tallgrass. Natural Gas in Albion is provided by a 4 inch line with 50 pounds per square inch (PSI), with an average value of 1,000 Btu per cubic foot, and is available for residential, commercial, and industrial customers for base and peak use on a firm basis. Interruptible service is available for customers with alternate fuel capability. Annual curtailment of interruptible customers varies with the type of service selected by the customer.

Rates vary slightly due to seasonal and commodity price fluctuation. Current rates for the commercial/light industrial class customer, can be found on Black Hill's website at [www.blackhillsenergy.com](http://www.blackhillsenergy.com).

Contact Black Hills Energy at (888) 890-5554 for information regarding gas rates and services.

## Other Fuels

### LP Gas

LP gas is available in Albion for residential, commercial, and industrial uses from White Star Oil Company in Albion.

### Oil

Oil is available in Albion for residential, commercial, and industrial uses from HWY 91 and White Star Oil Company in Albion.

## Water

The municipal water system in Albion is supplied by two wells, which have an average depth of 177 feet. The system, serving the entire city, has a combined pumping capacity of 2,300 gallons per minute and an overhead storage capacity of 300,000 gallons. The average daily demand is 480,911 gallons, and the historic peak daily demand is 1,003,218 gallons. The system has a maximum capacity of 3,676,800 gallons per day. The static pressure is 55 pounds per square inch.

The city's wells produce up to 1,300 gallons of water per minute. The water table has not changed significantly in the past 20 years. The quality of water in Albion does not necessitate a water treatment plant.

### Water Rates (effective 10/1/18)

A fee of \$85.00 per inch, plus materials is charged for new water service tapping and/or water connection fees.

#### Residential, Commercial & Industrial

##### Bi-monthly Fees      Per 1,000 Cubic Feet

##### Flat Fee

##### Usage Fee

Within City Limits:

\$23.50

\$8.40

Outside City Limits

\$47.00

\$16.80

Bulk Water Sales

\$12.60 (per 1,000 gal.)

**Minimum Charge:** \$6.30 for less than 1,000 gallons

**Water Testing & Improvements Surcharge:**

\$2.10 per bi-monthly billing per rate/meter in service

## Sewerage

Albion has a municipal sanitary sewerage system and a limited storm sewer system. The extended aeration waste water treatment plant was completed in 2013 and has a daily capacity of 225,000 gallons. In 2017, the average daily flow was 110,076.

### Sewer-Use Charges (effective 10/1/18)

A fee of \$85.00 per inch, plus materials is charged for new water service tapping and/or water connection fees.

#### All Usage Within City Limits

Bi-monthly Fees	Per 1,000 Cubic Feet
Flat Fee	Usage
Within City Limits	
\$55.50	\$16.75*
Outside City Limits	
\$1	\$33.50*

*\*Based on the amount of water billed in the winter months of December and January.*

All water-cooled cooling units shall be charged 100% surcharge to the (Feb-Mar), (Apr-May), (Jun-July), (Aug-Sep), (Oct-Nov) bi-monthly billings if said discharge is wasted into the sanitary sewer system.

## Solid Waste Disposal

The City of Albion contracts waste removal services to the residents in Albion. The contracted hauler disposes of waste at a licensed landfill.

### Solid Waste Removal Rates

(effective 10/1/18)

#### Residential (once per week pick-up)

\$13.50 per month per operational residential water meter\*

\$11.50 per month per senior citizen discount (65 yrs and over)\*

\$7.25 per month per additional contractor supplied container\*

*\*Rates relate to customer container use only. Dumpsters are available for rent.*

#### Commercial (once per week pick-up)

\$15.50 per month per operational commercial water meter\*

*\*Rates relate to customer container use only. Dumpsters are available for rent.*

## Recycling

Albion has recycling bins available at designated locations for year-round collection of paper and cardboard. A tree and compost recycling site is provided by the city. The city schedules clean-up days in the spring of each year.



Albion Main Street



# Communications

Nebraska is the first state to be served totally by digital switching, and continues to be served by one of the nation's most advanced telecommunications networks.

## Telecommunications & Internet

Albion receives telecommunication services from Frontier Communications. Services include digital telephone services, DSL, voicemail, and video services.

Eagle Communications, Frontier, Applied Connective Technologies, and Great Plains Communications provide Internet service to the Albion area.

## Post Office

The U.S. Postal Service in Albion provides house-to-house delivery service and has one dispatch daily.

## Package Delivery Service

Federal Express, United Parcel Service, and the U.S. Postal Service provide package delivery services in the Albion area.

## Newspaper

The Albion News, the local weekly newspaper, has 1,500 subscribers and The Advisor, also a weekly publication, has over 18,500 readers. Daily papers delivered locally are the Columbus Telegram, Norfolk Daily News, Grand Island Independent, and Omaha World-Herald.



*U.S. Post Office - Albion*

## Radio

### Stations Carrying Local News

Call Letters	Frequency	Location
KUSO-FM	92.7 MHz	Norfolk
KEXL-FM	106.7 MHz	Norfolk
KNEN-FM	94.7 MHz	Norfolk
WJAG-AM	780 KHz	Norfolk
KZEN-FM	100.3 MHz	Columbus
KTTT-AM	1510 KHz	Columbus
KKOT-FM	93.5 MHz	Columbus
KLIR-FM	101.1 MHz	Columbus

## Television

### Stations Carrying Local News

Call Letters	Channel	Location
KOLN	10	Lincoln
KLKN	8	Lincoln
KHAS	5	Hastings
KHGI	13	Kearney



*Albion News*

# Tax Structure

## Nebraska Highlights

- Nebraska assesses income tax based upon the amount of federal taxable income
- No state property tax
- No inventory tax
- No sales tax on:
  - raw materials when used as ingredients or component parts in manufacturing operations
  - sales of energy for processing or manufacturing purposes
  - water used exclusively in manufacturing and processing
  - qualified agricultural machinery and equipment
  - manufacturing machinery, equipment, and related services
- Sales and use tax refunds are available on qualifying air and water pollution control equipment
- Sales and use tax refunds are available on property qualifying for certain investment incentives

The Nebraska State Government is financed by an individual income tax, corporate income tax, 5.5 percent sales and use tax, corporate occupation tax, and selective excise taxes (liquor, tobacco, motor fuels, etc.). Local governments are financed primarily by property taxes, although some cities and counties collect a local option sales tax of between 0.5 and 2.0 percent.

Property taxes are levied against real and personal property by local political subdivisions such as counties, cities, school districts, fire districts, etc., to provide for local services. All real property except agricultural land is assessed at actual or market value. Agricultural land is assessed at 75 percent of actual value. Personal property is assessed at net book value. Tax rates are expressed in dollars and cents for each \$100 of actual value.

Market value is determined by each county assessor through professionally accepted mass appraisal methods, which include, but are not limited to:

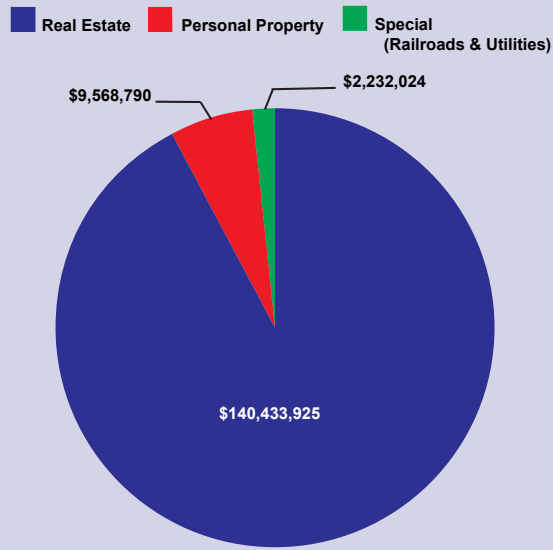
- Comparison with sales of real property of known or recognized value, taking into account location, zoning, current functional use, and other statutory guidelines (sales comparison approach)
- Earning capacity of the real property (income approach)
- Cost less depreciation (cost approach)

## Nebraska Tax Incentives

Nebraska's performance-based tax incentive programs demonstrate the state's commitment to creating a favorable business environment for your business expansion or location. Known collectively as the "Nebraska Advantage Package," this multi-tiered program provides investment credits, wage credits, sales tax refunds based on investment and job creation in Nebraska. Qualified companies, large and small can take advantage of these benefits. For more information on the qualifications and potential benefits available to your company, contact the Nebraska Department of Economic Development, (800) 426-6505 or visit [opportunity.nebraska.gov](http://opportunity.nebraska.gov).

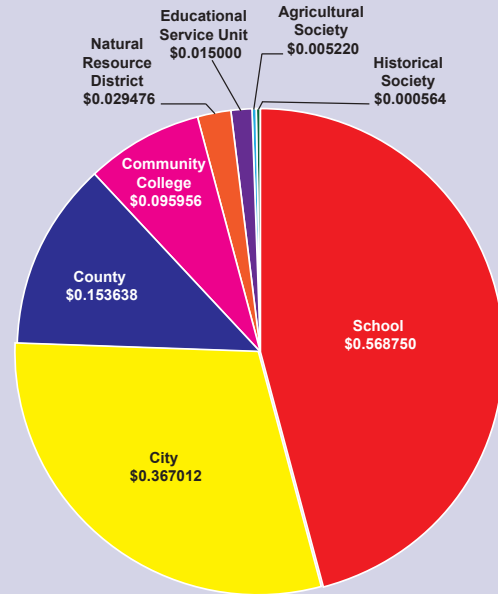


### 2018 Actual Valuation City of Albion, Nebraska



**Total \$152,234,739**

### Albion 2018 Tax Rates



**Total: \$1.235616** (dollars and cents per \$100 of actual value)

### Local Bonded Indebtedness

As of 1/1/19:

City Revenue Bonds

None

City General Obligation Bonds

\$4,079,336

As of 7/1/19:

School District

\$1,460,598,523

County Bonds

\$2,000,000



*Albion Family Aquatic Center*

## Local Government

Albion, a second-class city, has a mayor-council form of government who are appointed to four-year terms and a city administrator who is appointed by the Mayor. The 2018-19 actual budget is \$7,335,727.

Boone County has 9 precincts and 14 townships. The county is governed by three county commissioners, who are elected by popular vote for four-year terms. The county belongs to the Northeast Nebraska Economic Development District along with 16 other counties. The actual county budget for 2018-19 is \$7,559,147.34.

### Fire Protection

Fire protection is provided to the City of Albion by the Albion Volunteer Fire Department, with a 45 volunteer firefighters, 16 members are certified emergency medical technicians. The Albion Volunteer Fire Department provides mutual aid to the communities of St. Edward, Cedar Rapids, Primrose, Petersburg, and Newman Grove and is part of the Mid Nebraska mutual aid and the county have an memorandum of understanding.

Albion has one fire station and 110 fire hydrants. The fire insurance classification inside the corporate limits is 4; outside it is 4y. Annual expenditures for fire protection for the past three years averaged \$207,775.

### Law Enforcement

The Albion Police Department employs three full-time police officers. The patrol division equipment consists of three patrol cars and standard equipment. Annual expenditures for police protection for the last three years averaged \$261,730. Regular patrol by the police department provides protection to existing industries in the area.

### Sheriff

The Boone County Sheriff's Department has five full-time and one part-time sworn officers and seven full-time and one part-time support personnel. Standard equipment is used in the department. Regular patrol by the sheriff's department provides protection to existing industries in the area.

### 2017 Crime Rates (per 1,000 population)

	<b>Violent Crimes</b>	<b>Property Crimes</b>
Boone County	0.8	0.4
Nebraska	3.1	22.7
U.S. Total	3.9	23.6

Source: [ucr.fbi.gov](http://ucr.fbi.gov)

### State Patrol

Troop B of the Nebraska State Patrol is headquartered in Norfolk, 52 miles northeast of Albion.

### Streets

Albion has 20.5 miles of streets; 18.75 miles are hard-surfaced with concrete and asphalt and 1.75 miles with gravel. Restrictions on oversized loads are enforced. Ninety-five percent of the streets have curbs and 90 percent have sidewalks.

### Building Regulations

The ICC 2012 International building codes are enforced in Albion.

### Planning

Albion has a nine-member planning commission. Members are appointed by the mayor and approved by the city council to serve three-year terms.

A comprehensive plan for the community has been prepared by Hanna Keelan Associates of Lincoln, NE, in February 2010.



*Albion Fire & Rescue*



# Education

Boone Central Schools	Students	Teacher/Pupil Ratio	Computer/Pupil Ratio
<b>Elementary</b> (Pre-K–5) in Albion	305	1:21	1:1
<b>Jr./Sr. High School</b> (6–12) in Albion	304	1:10	1:1

Boone Central School District in Boone County covers approximately 125 square miles and has a 2017–18 actual valuation of \$1,460,598,523, with an actual valuation per student of \$2,398,355. This Class 3 school is accredited by AdvancEd.

The 2017–18 school operating expenses totaled \$9,228,677, with an average cost per pupil of \$15,154.

## Report Card 2017–2018

ACT Test	Composite
Albion	20.2
Nebraska	19.4
National	20.8

Source: Nebraska Department of Education



*Boone Central Elementary School in Albion*



*Boone Central Middle School in Petersburg*

St. Michaels Catholic School	Students	Teacher/Pupil Ratio	Computer/Pupil Ratio
Elementary (Pre-K-8) in Albion	130	1:11	1:2

St. Michael's Catholic School in Albion serves preschool through eighth grade students. Recognized by the Nebraska Department of Education as an accredited school, it is governed by the policies and principles of the Archdiocese of Omaha and the Board of Education with St. Michael's Parish. The school, with eight classrooms provides regular classes with computers, along with religious instruction, music, band, and choir. The school has a library available for the students. Student activities include participation in the sacraments, student government, public school sports, fall and spring programs, academic competitions, educational fair displays, and various other activities.

Enrollment is open to Catholic students as well as students from other religious denominations. Tuition and book fees are assessed annually. Financial assistance is available.



*St. Michael's Catholic School*



*Boone Central High School in Albion*



*Boone Central Football Field and Track*

**Educational Service Unit**

Educational Service Unit 7 (ESU), headquartered in Columbus, serves the Boone Central Schools. Services include the state-mandated core services of staff development, technology training/infrastructure, and material resources as well as those services determined by the member school districts through advisory input. ESU 7 serves the seven surrounding counties of Boone, Butler, Colfax, Merrick, Nance, Platte, and Polk.

**Higher Education**

An abundance of public colleges and universities are available in Nebraska. There are also a number of community colleges as well as private colleges and trade schools. A large number of degree programs are available and some institutions offer courses and workshops specially tailored to meet specific training needs of industry, education, and business.

Several of Nebraska’s universities are ranked as national leaders at making quality education affordable.

**Colleges & Universities  
Frequently Attended by  
Boone Central High School  
Graduates**

	Miles
<b>Columbus</b> Central Community College	42
<b>Norfolk</b> Northeast Community College	52
<b>Grand Island</b> Central Community College	64
<b>Milford</b> Southeast Community College	104
<b>Kearney</b> University of Nebraska at Kearney	115



# Quality of Life

## Health Care

### Hospital/Clinics

The **Boone County Health Center** (BCHC), is located in Albion, Nebraska is a recognized leader in providing a continuum of healthcare to the 12,000 rural residents in Boone, Antelope, Greeley, western Madison, Nance, western Platte, and Wheeler Counties in north central Nebraska for over sixty-five years. The Health Center and medical clinics are the singular and primary source of healthcare for the rural communities it serves. The hospital offers 25 private, spacious suites, five nursery layettes, and two family-oriented obstetrical suites. The Health Center is the hub for five medical clinics in the towns of Albion, Spalding, Newman Grove, Fullerton, and Elgin.

The Health Center is a non-profit, county hospital that performs 60,000 procedures annually including laboratory, imaging, screenings, surgeries, in-patient stays, obstetrics, outpatient procedures, cardiac and pulmonary rehabilitation, and wellness management.

Seven family practice physicians, six physician assistants, and one nurse practitioner staff the Health Center and satellite medical clinics. Overall, the Health Center employs over 275 medical and support staff and is the largest employer in the service area. The Health Center also works in tandem with physicians across the state to offer 14 professional outpatient clinics. For more information visit [www.boonecohealth.org](http://www.boonecohealth.org).

### Rescue Squad

The Albion Volunteer Fire Department has two ambulances and provides services with 16 support personnel and 25 emergency medical technicians. They respond to emergency medical call and also transport patients to the hospital.



*Boone County Health Center*



*Boone County Medical Clinic*



**Nursing Homes**

Wolf Memorial Good Samaritan Center  
*60-bed skilled and short-term care facility*



*Wolf Memorial Good Samaritan Center*

**Low Cost and/or Retirement Housing**

Harmony Homes	<i>40 units</i>
Parkview Apartments	<i>24 units</i>
Albion Manor	<i>8 units</i>

**Assisted/Independent Living**

Samaritan Estates  
*20-bed assisted living facility*

The Cottages  
*13 independent living apartments and one classroom*



*Samaritan Estates*



*The Cottages*



*Albion Manor*





*Harmony Homes*



*Parkview Apartments*



*Gateway Terrace*

## Library

The **Albion Public Library** contains 16,500 volumes and has an average annual circulation of 26,000. The computerized library has cassettes, audio books, a microfilm reader, and three computers with Internet access. A handicapped accessible lift was installed through local donations and a grant. Local organizations

designated a resource center in the library. Equipment in the resource center include computers and resource materials that can be used by entrepreneurs and others interested in starting a small business. Activities in the library include children's reading groups.



*Albion Public Library*



# Churches

## Denominations

- Baptist
- Catholic
- Church of Christ
- Congregational
- Evangelical
- Lutheran
- Methodist
- Nondenominational
- Presbyterian

## Recreation

There are three parks in Albion covering 30 acres. **Fuller Park** has playground equipment, picnic shelters, restrooms with showers, RV hookups and a 1/3 mile of the Fuller/Fairgrounds Recreational Trail Loop - an 8-foot wide concrete walking trail. The Albion Family Aquatic Center is located within Fuller Park.



*Fuller Park*



*Playground Equipment at Fuller Park*

**Clark Street Neighborhood Park** has play ground equipment and the **Downtown Mini-Park** has restrooms, a gazebo, benches, and a fountain.

Summer recreation programs in Albion include baseball, softball, swimming, tennis, golf, and soccer.

The **Albion Family Aquatic Center** is open during the summer season until school resumes. A 1,600-square foot splash pad; zero-depth entry; water-walk and cargo net play area; 20-foot high open flume slide; two diving boards, one meter and three meter; spacious free-swim area with lap lanes; spacious deck area for relaxation; wireless Internet; and a full line of concessions.

The **Albion Sports Complex** has baseball and softball diamonds, tennis court, pickleball court, basketball courts, soccer fields, restrooms, concessions, and covered bleachers.

The **Albion Camp Grounds** has 26 sites with water and sewer hookups and electricity. Other amenities offered include restrooms and showers adjacent to the site and WiFi.

The **Albion Country Club and Golf Course** is a nine-hole grass greens course with a clubhouse and pro shop. The clubhouse provides full dining and a lounge.



*Albion Country Club*



*Golf Course at Albion Country Club*



## Annual Celebrations

- |                  |  |
|------------------|--|
| <b>May</b>       | Beef & Sheep Oramas<br><i>4-H and FFA Progress Show</i>  |
| <b>May</b>       | Memorial Day Celebration<br><i>Parade, community programs</i>  |
| <b>June</b>      | Alumni Weekend<br><i>Alumni banquet and community events</i><br><br>Smoke and Chrome Car Show<br><i>Annual car show</i>                                      |
| <b>July</b>      | 4th of July<br><i>Kiddie parade</i><br><br>FFA Alumni Bull Ride<br><i>Bull ride</i><br><br>Boone County Fair<br><i>4H, FFA Exhibits, and carnival events</i> |
| <b>August</b>    | Rhythm and Ribs<br><i>Annual BBQ competition &amp; live music</i>  |
| <b>October</b>   | Downtown Trick or Treating<br><i>Costume Parade</i>  |
| <b>November</b>  | Taste of Albion<br><i>Art, culture, and culinary event</i>   |
| <b>Nov / Dec</b> | Downtown Holiday Light Parade<br><i>Light parade</i>   |

The **Boone County Museum**, opened in 1972, displays many articles from Boone County through indoor and outdoor exhibits.

The **Boone County Fitness Center** is an indoor recreational center offering fitness equipment, an Olympic-size swimming pool, walking track, and organized fitness activities. On-staff trainers provide customized fitness programs.

## Financial Institutions

- Boone County Bank
- Cornerstone Bank
- Homestead Bank

## Housing

Eleven new homes were constructed in Albion in the past three years. Four new homes are expected to be constructed in 2019 at an average of \$155.00 per square foot.

### Boone County Recreational Trails - Fairgrounds and Fuller Park Loop

– The trail is an eight-foot wide concrete recreational trail and is located near other city and county recreation areas such as the County Fairgrounds, City Park, campgrounds, and Aquatic Center - and provides another safe and convenient outdoor recreation resource to the area.

There are two main loops which provide several distance and difficulty options for patrons. The Fuller Park Loop is very flat and measures 0.3 miles in distance. The Fairgrounds Loop is 1.5 miles in distance and crosses the Fairgrounds, Radio Towers, Water Tower, and utilizes the south side of the Fuller Park Loop. This loop has more elevation changes than the Fuller Park Loop. The longest looped option, 1.75 miles, incorporates the entire perimeter of both loops—the Fairgrounds Loop and then across the north side of the Fuller Park Loop.



*Boone County Event Center*



*Boone County Fairgrounds*



*Boone County Raceway*



# Community Services

With a business climate full of opportunity, Albion continues to expand its retail choices and offers a full pallet of services to its residents. It offers an ideal blend of small town living with large city amenities. The residents of Albion have combined talent and a strong work ethic to create an ideal setting in which to work and live.

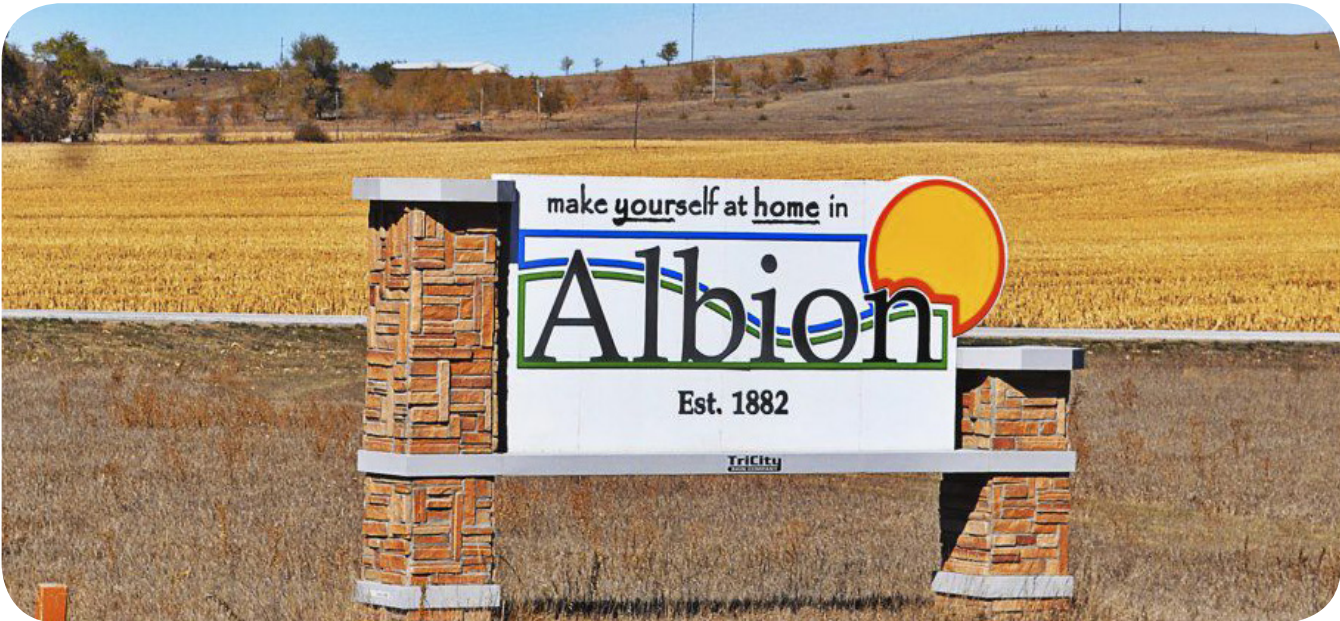
## Professional

Architects .....	1
Attorneys .....	4
Auctioneers.....	2
Certified Public Accountants.....	5
Medical	
Allergists .....	1
Anesthesiologists.....	2
Chiropractors .....	2
Dentists.....	3
Family Practice Physicians .....	7
General Surgeons .....	2
Hematologists/Oncologists .....	1
Neurologists.....	1
Nurse Practitioners .....	15
Obstetricians & Gynecologists.....	1
Orthopedic Surgeons/Sports Medicine.....	2
Otolaryngologists (ear, nose & throat).....	2
Pathologists .....	1
Pediatricians .....	1
Physician Assistants .....	6
Podiatrists .....	1
Pulmonologists .....	1
Radiologists .....	1
Registered Nurses.....	10
Respiratory Therapists.....	1
Rheumatologists.....	2
Veterinarians.....	4

## Business and Commercial

Agricultural Implement Dealers .....	2
Auto Body Repair & Services .....	4
Auto Repair & Services .....	4
Auto Supply Parts.....	2
Automobile Dealers .....	1
Aviation Seeding & Spraying .....	1
Beauty Salons/Barber Shops .....	10
Bed & Breakfasts..... (4 rooms)	1
Caterers.....	1
Computer Services .....	2
Contractor	
Concrete .....	1
Excavating .....	1
Flooring.....	2
General Construction.....	4
Gravel .....	1
Heating and Air Conditioning .....	1
Painting.....	3
Plumbing.....	1
Well Digging.....	1
Convenience Stores .....	2
Dance Studios .....	1
Discount Stores .....	1
Electric Motor Repair .....	1
Farm/Ranch Supplies.....	1
Feed & Seed Dealers .....	6
Feed Lots (commercial & private).....	4
Fertilizer Suppliers/Applicators .....	2
Floral Shops .....	2
Funeral Homes .....	1
Furniture Stores.....	1
Gift Shops.....	2
Grain Dealers .....	3
Grocery Stores .....	2
Hardware Stores.....	1
Health Clubs .....	1
Insurance Companies.....	7
Interior Decorators & Designers .....	1
Landscaping Equipment & Supplies.....	1

Lawn Services .....	4	Real Estate Firms .....	3
Lumberyards.....	1	Restaurants .....	7
Meat Processors.....	1	Service Stations.....	1
Motels/Hotels.....(74 Rooms)	2	Theatres .....	1
Nurseries & Garden Centers .....	1	Tool & Die Makers .....	1
Pet Boarding/Grooming .....	2		
Pharmacies.....	2		
Photography Studios .....	2		
Preschools.....	1		
Printers .....	1		



*Welcome to Albion*



*Olson Nature Preserve (north of Albion)*





*Albion Professional Plaza*



*Offices located at the Albion Professional Plaza*



*Highway Junction 14 & 91 in Albion*

# Agriculture & Raw Materials

In 2017 Nebraska ranked first among the states in beef and beef product exports; third in corn exports and cash receipts from all livestock and products. Nebraska's farms and ranches utilized 45.2 million acres or 91 percent of the state's total land area. Cash receipts from farm markets in 2017 contributed more than \$21.0 billion to the state's economy and 5.7 percent of the U.S. total. Food processing is the state's largest manufacturing sector and foreign markets are important for many of the state's manufacturers.

Sources: Nebraska Agriculture Rankings - USDA ERS, USDA NASS; Food Processing Status - Bureau of Labor Statistics, Quarterly Census of Employment and Wages

The **Ogallala Aquifer** underlies 174,000 square miles in parts of eight states. The Ogallala Aquifer within Nebraska contains approximately 65 percent of the water in storage in the entire aquifer. With the implementation of more efficient irrigation systems and other water management measures, the Ogallala Aquifer will remain a valuable resource in Nebraska.

Nebraska's Natural Resource Districts (NRDs) have responsibility for managing groundwater resources. The Nebraska Department of Natural Resources maintains responsibility for administration of surface water rights. In locations where groundwater and surface water are connected, the responsibility is shared among the NRDs and the state for achieving a sustainable balance between water supplies and water use.



*United States Department of Agriculture located in the Albion Professional Plaza*

## Nebraska's Rank Among States

### 1st...

Beef and Beef Product, Exports, 2017  
Commercial Red Meat, 2018  
Commercial Cattle Slaughter, 2018  
Great Northern Beans, 2018  
All Cattle on Feed, Jan. 2019  
Popcorn, 2017

### 2nd...

All Cattle and Calves, Jan. 2019  
All Hay, 2018  
Pinto Beans, 2018  
Proso Millet, 2018  
Light Red Kidney Beans, 2018  
Bison, Dec. 2017

### 3rd...

Corn for Grain, 2018  
Corn Exports, 2017  
Cash Receipts from All Livestock and Products, 2017

### 4th...

Beef Cows, Jan. 2019  
Cash Receipts from all Farm Commodities, 2017  
Land in Farms and Ranches, 2017

### 5th...

Soybean Exports, 2017  
Soybeans, 2018  
Alfalfa Hay, 2018  
Harvested Acres of Principal Crops, 2018  
Cash Receipts from All Crops, 2017  
Grain Sorghum, 2018  
Sugar Beets, 2018  
Egg and Egg Product Exports, 2017  
Pork and Pork Product Exports, 2017

### 6th...

All Dry Edible Beans, 2018  
Agricultural Exports, 2017  
Commercial Hog Slaughter, 2018

### 7th...

Sunflowers, 2018  
All Hogs and Pigs on Farms, Dec. 2018

### 8th...

Winter Wheat, 2018

Source: Nebraska Department of Agriculture - USDA, NASS, NFO, and NBA



## Boone County

### 2017 Statistics

	Boone County	State of Nebraska
Number of Farms.....	524.....	46,332
Land in Farms (acres) .....	432,231.....	44,986,821
Average Size of Farms (acres).....	825.....	971
Market Value of Agricultural Products Sold .....	\$473,778,000.....	\$21,983,430,000
Market Value Per Farm.....	\$904,157.....	\$474,476
Total Acres Irrigated.....	169,823.....	8,588,389
Percent of Farmland Irrigated.....	39.3%.....	19.1%

Source: 2017 Census of Agriculture

### Five-Year Average Production of Leading Crops (2013–2017)

	Boone County	State of Nebraska
Corn for Grain.....	32,740,400 bu. ....	1,658,390,000 bu.
Hay, Alfalfa.....	65,750 tons* .....	3,122,000 tons
Soybeans.....	6,876,800 bu. ....	297,770,000 bu.

\*4-year average

### Five-Year Average Livestock Population (2013–2017)

	Boone County	State of Nebraska
All Cattle .....	96,600 .....	6,360,000

Boone County ranked in the top ten counties in the state in the production of alfalfa hay two of the past five years. In the production of corn in the top ten counties one year of the past five years, and in the production of soybeans in the top seven counties three years out of the past five years.

Source: National Agricultural Statistics Service

## Raw Materials

Non metallic minerals of sand and gravel are available in unlimited quantities; however, metallic minerals are not available locally.



# Climate

## Nebraskans enjoy four distinct seasons... spring, summer, fall, and winter

Nebraska has a continental climate, with hot summers and cold winters. Temperatures are highly variable from season to season and year to year. The majority of the state has an average annual maximum temperature of 60°F to 65°F with average annual minimum temperatures in the 30°F to 40°F range. State temperature records are -47°F and 118°F. The average number of days in excess of 100°F range from 5 (northeast) to 11 (southwest) with most of the state between 6 and 9 days. Minimum temperatures below zero occur on average 7 days per year in southeast Nebraska to 20 days in north-central Nebraska.

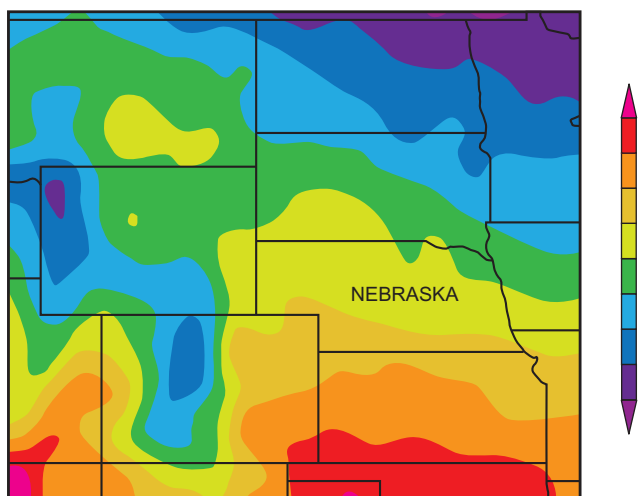
## Precipitation

Precipitation is also variable and ranges from an annual average of 15 to 20 inches in the west to 30 to 35 inches in southeast Nebraska. Approximately 75 percent of the precipitation falls as rain from April to September. Annual average snowfall ranges from 20 inches in the southeast to 50 inches in the northwest. Snowfall usually increases during late winter and reaches a maximum in March.

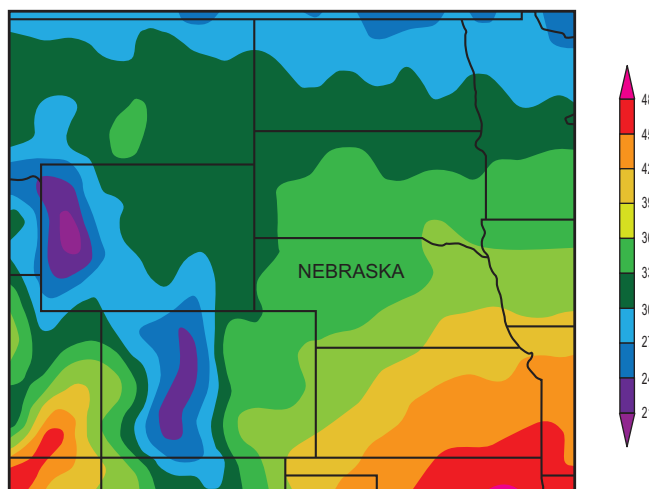
## Growing Season

The growing season fluctuates in length, but on average it ranges from 120 days in the extreme northwest to 170 days in the southeast. The average date of the last freeze in spring varies from April 25 in extreme southeast Nebraska to May 21 in extreme northwest. The first fall freeze typically occurs from September 20 in the extreme northwest to October 6 in the southeast part of the state.

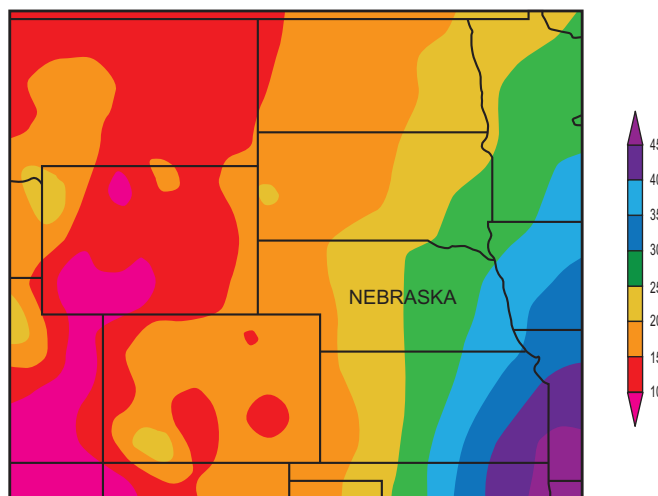
Annual Maximum Temperature (F)



Annual Minimum Temperature (F)



Annual Precipitation (inches)



Based on 30-year climate normals 1981–2010 data from the High Plains Climate Center, University of Nebraska-Lincoln

Source: [www.hprcc.unl.edu](http://www.hprcc.unl.edu)



# Albion • NEBRASKA



**Community Websites:** [www.boone-county.org](http://www.boone-county.org) [www.albionne.com](http://www.albionne.com)  
[www.boonecentral.org](http://www.boonecentral.org)

MAKE YOURSELF AT HOME IN ALBION

# Find what you need in Albion, Nebraska!



Nebraska Public Power District (NPPD), Nebraska's largest electric utility, assists in the economic development of the areas it serves. For more information on NPPD's economic development assistance, contact the Economic Development Department, 1414 15th Street, PO Box 499, Columbus, NE 68602-0499, (877) 275-6773, Ext. 5534, email: [econdev@nppd.com](mailto:econdev@nppd.com), or visit our website at [sites.nppd.com](http://sites.nppd.com).

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**Nebraska Public Power District**  
*Always there when you need us*

[www.nppd.com](http://www.nppd.com)