

## Introduction

Panora is situated in eastern Guthrie County. A classic "small town" of 1,200 people, our community is nestled between the scenic rolling hills of the Raccoon River Valley and the tall-grass prairie of eastern Guthrie County. The presence of nearby Lake Panorama, a private lake development, provides an additional 2,500 residents to the immediate Panora area. Created by the last glacial advance over 12,000 years ago, the beautiful landscape has something to offer everyone, including the [Guthrie County Historical Village](#), the [Middle Raccoon River](#), and the [Raccoon River Valley Trail](#).

Our community is located at the intersection of Highways 4 and 44, just 30 miles west of the Des Moines Metro Area. The Panora area is home to countless recreational opportunities, including two golf courses, Lake Panorama, the Raccoon River Valley Bike Trail, the Middle Raccoon River valley, Springbrook State Park, and the Whiterock Conservancy. The business climate in Panora is a progressive and supportive of economic growth. Its close proximity to the Des Moines Metro area allows businesses and residents to locate in a small town, but have access to the amenities of the larger city.

The community is served by a well-trained ambulance team, a volunteer fire department, several medical clinics, a dentist, an optometrist, a chiropractor and acupuncturist, [Guthrie County Hospital](#) and Life Flight. The City of Panora provides municipal electric, water, and sanitary sewer services. The municipal electric service provides full-electricity service needs, including stand-by generators that prevent extended electric outages. The City purchases bulk electricity from the Guthrie County REC, who is a valuable partner in community and economic development activities. The municipal water treatment system was updated in 1991 by the construction of state-of-the-art water treatment facilities. Panora Telco supplies the area with cutting edge communication technologies comparable to larger urban areas, including digital switching, conference bridging, fiber-to-the-home, digital subscriber line (DSL), wireless Internet, and cable modem service. All major long-distance carriers are accessible. Panora Coop Cablevision provides basic and digital cable services to Panora, Lake Panorama, Yale, Jamaica, Bagley, and Linden.

## Where is Panora?

**Des Moines** to Panora . . . 45 miles

**Omaha** to Panora . . . . 95 miles

**Minneapolis** to Panora . . . 290 miles

**Kansas City** to Panora . . . 242 miles

## Local Development Contacts

### **Panora Area Development Group (PRIDE)**

PO Box 189

Panora, IA 50216

Phone: 641.755.3300

Email: [pride@panora.org](mailto:pride@panora.org)

**Panora Chamber of Commerce**

PO Box 73  
 Panora, IA 52016  
 Phone: 641.755.3300

**Midwest Partnership**

615 S. Division St  
 PO Box 537  
 Stuart, IA 50250  
 Tel: 515.523.1262  
 Toll Free: 866.455.0046  
 Fax: 515.523.1397  
 Email: [info@midwestpartnership.com](mailto:info@midwestpartnership.com)

**Population**

<b>Year</b>	<b>Community</b>	<b>County</b>	<b>State</b>
1990	1,100	10,935	2,776,755
2000	1,175	11,353	2,926,324
2002	1,141	--	--
2004	1,170	--	--
2005	--	11,572	2,951,374
2006	1,254	--	--

Population within 50 mile radius of Panora Area . . . . . 519,692

**Laborshed Information**

Panora is part of the Guthrie County Laborshed area. The total number of individuals in the area who are likely to change employment is 2,321. The average age of those workers is 42 years old and 55.4% have education or training beyond high school. The desired median wages for males in the area is \$12.00/hour and \$10.00/hour for females.

[Download](#) the 2006 Laborshed Analysis For Guthrie County 

**Industrial Classification of the Employed**

Agriculture	2,755
Education	2,576
Healthcare & Social Services	2,516
Finance, Insurance, Real Estate	2,077
Wholesale and Retail Trade	1,957
Manufacturing	1,837
Construction	1,537
Transportation, Communication and Public Utilities	1,478

Public Administration and Government	1,418
Professional Services	918
Personal Services	859
<b>Total</b>	<b>19,928</b>

### Proximity to Markets

City	Miles	Days by Motor Freight
Atlanta	905	2
Chicago	367	1
Denver	629	2
Des Moines	45	1
Kansas City	200	1
Los Angeles	1,687	5
Milwaukee	341	1
Minneapolis	312	1
New Orleans	1,113	3
New York	1,119	4
Omaha	100	1
St. Louis	360	1

### Industrial Sites

Site Name:	<u>Rosehill Business Park</u>	<u>PRIDE Clay St. Property</u>
Total Acreage Available	13 m/1	13.69
Location of Site	East Highway 44	Clay Street
Asking Price Per Acre	Lots starting at \$35,000	
Name of Landowner	Panora Telecommunications, Inc.	Panora Area Development Group
Electricity (Primary Voltage)	4,160	
Water	8" main	
Gas	6" main	
Sewer	12" main	
Zoning Classification	Light industrial	
Fire Insurance Class	7	
Tax Rate/\$1000 Assessed Valuation	\$43.18	\$43.18
Is site located within a tax increment area?	Yes	Yes

**Additional site information available upon request. Prices listed above may be subject to negotiation.**

**Local Employers**

**Major manufacturers and other employers in area**

<b>Name</b>	<b>Product/Service</b>	<b>Employment</b>	<b>Union</b>
Brokers International	Market Insurance and Annuities	90	none
Diversified Medical Services	Medical Clinic	10	none
Guthrie County State Bank	Banking	12	none
Panorama Community Schools	Education Services	102	none
Lake Panorama	private lake development		none
Iowa Hospice	Hospice	17	none
Lake Panorama National Conference Center	Recreation	69	none
Panora Nursing and Rehabilitation	Long-term Health Care	85	none
Brokers International	market insurance and annuities	75	none
Lakeside Inn/The Port	lodging/dining	50	none
Heartland Co-Op	Grain Elevator	8	none
Hometown Foods	Grocery Store	32	none
Sunny Fresh Foods	Egg Products	70	none
Number of manufacturing plants	2	Number of manufacturing employees	30
Number of manufacturing plants with unions	0	Number of work stoppages in last five years	0

**Utilities**

**Electricity**

Supplier	Public
Name of Supplier	Panora Municipal Electric

**Water**

Water supplied by	Public
Names of suppliers	City of Panora
Source of city water	River
Elevated storage capacity	150,000 gallons
Capacity of water plant	1,000,000 gallons
Average consumption	158,000 gpd

Peak consumption 256,000 gpd

### Natural Gas

Name of local distributor MidAmerican Energy Co.  
Pipeline source Northern Natural Gas Co.

### Sanitation

Type sewage treatment plant Primary  
Percent of community served by sewer 98  
Average load 203,000 gpd  
Peak load 491,000 gpd  
Design capacity 308,000 gpd

### Telecommunications

Local telephone company [Panora Telco](#)  
Equal access long distance for Intra-LATA calls? Yes  
Equal access long distance for Inter-LATA calls? Yes  
Type of central office switcher Digital  
Is fiber currently in the ground? Yes  
Fiber is used for Toll special circuits, Backhaul, and FTTH  
Is SS7 service available? Yes  
Is ISDN service available? Yes  
Is T1-DS1 service available? Yes  
Is local cellular service available? Yes  
Is local Internet service available? Yes  
Is local video conferencing service available? No

### Tax Structure

Assessed value of property in city \$  
Tax rate per \$1,000 assessed value \$ 43.18

Remarks: Property tax abatement is available for residential and commercial development. Urban renewal Districts (TIF) are in place to facilitate additional industrial, commercial and residential growth. The City will work to access any national, federal, state or other financial assistance programs available.

### Transportation Services

#### Air Service:

[Guthrie County Regional Airport](#)

Time (in minutes) to nearest public airport 5  
Type of runway hard surface  
Length of runway 3,400 feet  
Unicom radio Yes

Instrument landing system	No
VOR	No
Non-directional beacon	Yes
Time in minutes to nearest commercial air service (Des Moines)	50

Airlines serving Des Moines  
 Allegiant Air, American Eagle,  
 COMAIR - Delta Connection,  
 Continental Express, Northwest  
 Airlines, United Airlines, US Airways,

**Motor Carrier**

Number of US highways serving city	0
Number of Iowa highways serving city	2
Time in minutes to nearest interstate interchange (I-80)	15
Time in minutes to nearest four-lane highway (US 30)	25
Number of motor freight carriers serving community	4
Number of local terminals	0
Number of intrastate carriers	4
Number of interstate carriers	0

**Rail Service**

Community served by railroad	No
Distance in minutes to nearest piggyback service	15
Name of railroad	Burlington Northern in Stuart

**Municipal Services**

Type of local government	Council, Mayor
City zoning ordinances in effect	Yes
County zoning ordinances in effect	Yes
Subdivision ordinance with design standards in effect	Yes
Number full-time <a href="#">fire department</a> personnel	0
Number volunteer <a href="#">fire department</a> personnel	30
Fire insurance class in city	7
Fire insurance class outside city	9
Number of full-time city police officers	3
Industrial waste pickup service	No
Percentage of city streets paved	90

**Commercial & Industrial Services**

Number of machine shops in community	0
Minutes to nearest machine shop	7
Number of tool/die shops in community	0
Minutes to nearest tool/die shop	20

Number of electric motor repair shops in community	0
Minutes to nearest electric motor repair shop	4
Daily newspaper	<a href="#">Des Moines Register</a>
Weekly Newspaper	Guthrie County Vedette
Seating capacity of largest banquet room	350
Is city served by cable TV?	Yes
Number of motels/hotels	2
Total number of rooms available	90
Number of financial institutions in city	2
Number affiliated with bank chain	0
Number of company-owned, national-class chain retail stores	0
Chamber of Commerce	Yes
Manager is full-time?	No
Is community CEPP certified?	Yes

## Education

### [Panorama Community Schools](#)

Type	No.	Teachers	Enrollment	Grades
Elementary	2	24	338	K-5
Middle/Jr. High	1	9	163	6-8
High School	1	18	216	9-12
Private	-	-	-	-

**Community College and Trade/Technical Schools:** Des Moines Area Community College (DMACC)

**Four-year College or University:** Drake University, Grand View College in Des Moines; Iowa State University, Ames

**Remarks:** The Panorama School District is a reorganized district encompassing 197 square miles including the towns of Panora, Linden, Yale, Jamaica and Bagley.

## Dependent Care

### [Little Panther Daycare](#)

Panther Drive - near Panorama Elementary School

## Climate

Average winter temperature	21.8 degrees
Average summer temperature	72.7 degrees
Average annual rainfall	29.9 inches

Average annual snowfall

33.2 inches

## Miscellaneous Information

### Total number of religious organizations in community:

6 Protestant: 5

Catholic: 1

Jewish: 0

Other: 0

### Active civic/industrial improvement programs:

PRIDE-Panora Area Development Group, Women for Panora's Future, Panora Lions Club, Women's Service Organization, Panora Chamber of Commerce

**Average cost of construction for housing:** \$65 per square foot

## Cultural & Recreational Facilities

### Number of local facilities and those within 1/2 hour drive:

1 hard-surfaced bike trail

4 public golf courses

80 public parks

84 public tennis courts

6 public swimming pools

2 disc golf courses

1 DNS designated water trail

**Number of country clubs available:** 12

**Public access to lake or river:** Yes

**Activities Allowed:** swimming, fishing, water skiing, motor boating

### Cultural and Information Resources:

[Public Library](#)

[Museum](#)

[Historic site](#)

[Historical society](#)

**Remarks:** Lake Panorama is a private lake development with membership to lot owners. This includes one private 9 hole golf course, one public 18 hole golf course and convention center.

[Events](#)

[Attractions](#)



## Health Facilities

Number of hospitals within 1 hour drive	10
Total number of beds	2,292
Time in minutes to nearest facility	7
Time in minutes to emergency medical treatment	7
Is air flight/EMT ambulance service available?	Yes
Number of clinics in community	2
Specialty of clinic(s)	General Practice

**Number of medical personnel in county:** MDs: 6 DOs: 1 Dentists: 3 DCs: 2 Other: 3

**Remarks:** 45 miles to major trauma and cardiac facilities; 2 helicopter emergency units serve community. 2 full time clinics, one utilizing a full time Doctor of Osteopathic Medicine, the other a full-time Physicians Assistant.