

# West Liberty, Iowa

## Community Profile

2009



## Introduction

The City of West Liberty is a clean, family-friendly town located 5 miles south of Interstate 80 in eastern Iowa. This diverse community, situated on State Highway 6, is just minutes from the major metro areas of Muscatine, Iowa City, Cedar Rapids, and the Quad Cities. West Liberty offers small town serenity, modern schools, and recreational parks. The city also incorporates an old-town charm with brick streets and a renovated historic train depot on the Iowa Interstate Railroad. Community involvement is encouraged through the art and entertainment opportunities available. West Liberty also successfully blends the benefits of small town living with economic growth. You'll be amazed by all West Liberty has to offer!

## Population

	20-Mile Market Area	City	County
Population .....	157,176	3,455	42,240
Households .....	62,647	1,195	16,005
2013 Projected Population.....	165,301	3,536	42,920
2018 Projected Population.....	174,753	3,602	43,589

Source: Synergos Technologies, Inc. PopStats, Third Quarter, 2008.

## Age

Percent of Population (%)	20-Mile Market Area	City	County
Under 5 years .....	7.3	6.5	6.2
5-17 years .....	15.3	18.5	17.6
18-24 years .....	11.4	11.2	10.3
25-44 years .....	31.9	28.2	25.0
45-64 years .....	23.6	23.3	26.9
65+ years .....	10.5	12.3	14.1
Median Age .....	34	35	38

Source: Synergos Technologies, Inc. PopStats, Third Quarter, 2008.

## Road Mileage

	Distance in miles
Iowa City, IA .....	18
Muscatine, IA .....	22
Quad Cities, IA/IL .....	48
Cedar Rapids, IA .....	51
Chicago, IL .....	212
Omaha, NE .....	269
St. Louis, MO .....	270
Minneapolis/St. Paul, MN .....	323
Kansas City, MO .....	327

Source: www.mapquest.com

## Income

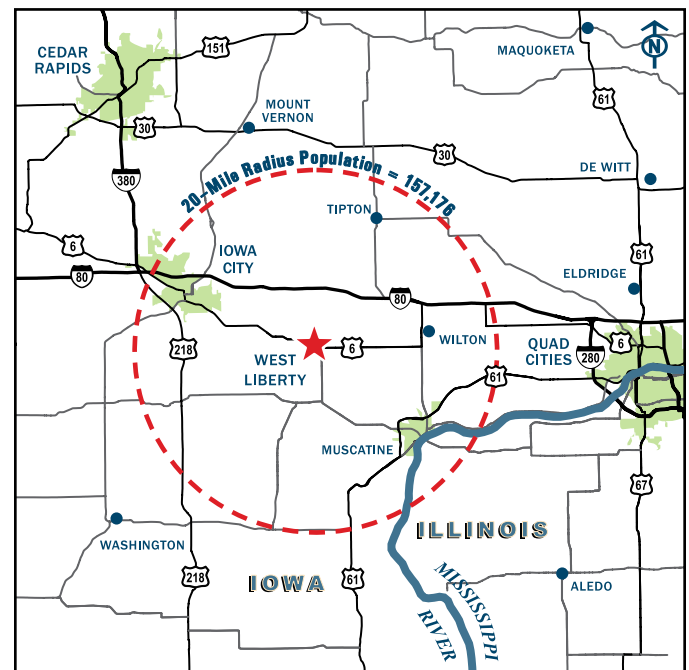
Percent of Households in 20-mile market area with annual income of:	%
Less than \$14,999 .....	12.8
\$15,000-\$34,999 .....	22.9
\$35,000-\$49,999 .....	15.9
\$50,000-\$74,999 .....	20.2
\$75,000-\$174,999 .....	24.6
\$175,000 or more .....	2.1
Median Household Income .....	\$48,305

Source: Synergos Technologies, Inc. PopStats, Third Quarter, 2008.

## Cost of Living

U.S. Average = 100						Health	Misc.
City/State	Composite	Grocery	Housing	Utilities	Transp.	Care	Goods
New York, NY	224.2	144.6	413.2	171.2	119.3	135.2	144.3
Philadelphia, PA	125.8	123.2	149.4	115.9	104.1	109.4	117.6
Chicago, IL	115.3	108.3	131.3	122.5	109.8	107.2	104.1
Denver, CO	104.9	109.1	108.6	95.6	98.9	106.5	104.6
Ames, IA	93.5	95.8	87.8	99.0	101.7	96.9	92.9
Dubuque, IA	97.0	95.7	89.6	109.5	98.6	95.0	100.0
Quad Cities, IA/IL	95.9	95.6	92.3	98.5	98.2	92.5	98.2
Iowa City, IA	94.9	82.1	91.5	99.1	102.2	98.0	98.9

Source: ACCRA Cost of Living Index, Third Quarter 2008



## Utilities

Gas and Electric.....	City of West Liberty, Alliant Energy, Eastern Iowa Rural Cooperative, MidAmerican Energy
Pipeline.....	Kinder Morgan Pipeline
Water .....	City of West Liberty
Annual Usage.....	110,000,000 gallons
Total Well Capacity.....	1,000,000 gallons
Elevated Storage Capacity .....	200,000 gallons
Overall Storage Capacity .....	750,000 gallons
Average Consumption .....	325,000 gallons per day
Peak Consumption .....	550,000 gallons per day
Sanitary Sewer.....	City of West Liberty
Type of Treatment Plant.....	Secondary
Actual Flow .....	1,250,000 gallons per day
Average Dry Weather Flow .....	1,570,000 gallons per day
Average Wet Weather Flow.....	2,200,000 gallons per day
Maximum Wet Weather Load .....	5,700,000 gallons per day

Compiled by West Liberty Economic Area Development (WeLead)

## Media/Telecommunications

**Local Newspapers:** The West Liberty Index

**Regional Newspapers:** *Muscatine Journal, Iowa City Press Citizen, Cedar Rapids Gazette, Quad City Times, Des Moines Register*

**Radio Stations:**

KSUI (91.7 FM; Iowa City, IA; Owner: The University Of Iowa)  
KBEA-FM (99.7 FM; Muscatine, IA; Owner: Cumulus Licensing Corp.)  
KWCC (93.1 FM; Muscatine, IA; Owner: WPW Broadcasting, Inc.)  
KKRQ (100.7 FM; Iowa City, IA; Owner: Citicasters Licenses, L.P.)  
KRNA (94.1 FM; Iowa City, IA; Owner: Cumulus Licensing Corp.)  
K295AC (106.9 FM; Iowa City, IA; Owner: Kirkwood Community College)

**Television Service:** Liberty Communications Digital Television, West Liberty Local Access Channel, Mediacom, PEC Cable – Nichols

**Telephone Service:** Liberty Communications DSL

**Long Distance and Mobile Phone Service:** AT&T, Global Wireless, i wireless, MCI, McLeod USA, Liberty Communications Long Distance, Sprint, Qwest, Telecom USA, Verizon Wireless

**Internet Service:** Liberty Communications offers high speed DSL to its entire service area. A new fiber connection to the home network will be constructed in 2009/10.

**Parcel and Mail Service:** DHL, FedEx, UPS, and U.S.P.S. available, with U.S.P.S. locations in West Liberty, Atalissa, and Nichols

Compiled by Bi-State Regional Commission and West Liberty Economic Area Development (WeLead)

## Banking

Commercial Banks (Local) .....	2
West Liberty State Bank Assets.....	\$104,000,000
Midwest One Bank Assets .....	\$1,521,541,000
Total Bank Assets .....	\$1,625,541,000

Source: Individual Financial Institutions, December 2008.

## Selected Major Employers

Selected Major Employers in the West Liberty Area	Number of Employees
University of Iowa, Iowa City.....	14,000
University of Iowa Hospitals & Clinics, Iowa City.....	7,600
HNI Corporation (The HON Company/Allsteel, et al), Muscatine.....	3,900

Mercy Iowa City (hospital), Iowa City .....	1,250
American College Testing (ACT), Iowa City .....	1,200
Veteran's Affairs (VA) Medical Hospital, Iowa City .....	1,200
Heartland Express, Coralville.....	1,145
Muscatine Foods Corporation, (Grain Processing Corp./ The Kent Group, et al), Muscatine .....	1,030
Pearson, Iowa City .....	1,000
<b>West Liberty Foods, West Liberty.....</b>	<b>950</b>
Lear Corporation, Iowa City .....	900
Systems Unlimited, Iowa City .....	750
City of Iowa City, Iowa City .....	625
Bandag, Muscatine .....	550
Proctor & Gamble Manufacturing Co., Iowa City.....	550
Unity Health Care, Muscatine .....	520
County of Johnson, Iowa City .....	500
Oral-B Laboratories, Iowa City .....	460
Monsanto Company, Muscatine .....	400
H.J. Heinz, Muscatine .....	350

Source: Individual Employers. Compiled by Bi-State Regional Commission, Greater Muscatine Chamber of Commerce and Industry, and West Liberty Economic Area Development (WeLead).

## Employment by Industry

For West Liberty Area Laborshed\*

Total Available Labor Force.....	86,609	
Total Available for New Employment.....	22,783	
Sector	Employed	%
Education.....	14,342.....	20.7
Manufacturing .....	13,650.....	19.7
Health Care and Social Services .....	10,185.....	14.7
Finance, Insurance, and Real Estate .....	4,365.....	6.3
Wholesale and Retail Trade .....	4,365.....	6.3
Transportation, Communication, & Public Utilities.....	3,672.....	5.3
Other (Military, Nonprofit, etc.).....	3,464.....	5.0
Professional Services.....	3,256.....	4.7
Construction .....	3,049.....	4.4
Government and Public Administration .....	3,049.....	4.4
Personal Services.....	2,841.....	4.1
Agriculture.....	2,356.....	3.4
Entertainment, Recreation, & Personal Services.....	693.....	1.0

Source: *West Liberty Laborshed Analysis*, Iowa Workforce Development, January 2009

\*The Muscatine Area Laborshed includes 23 zip codes within a 30-mile radius of the City of West Liberty, Iowa.

## Hourly Wage Rates

Occupation (Muscatine County)	Entry Wage	Mean Wage
Business & Financial Operations .....	\$15.29 .....	\$23.86
Community & Social Services .....	\$11.72 .....	\$15.72
Computer & Mathematical .....	\$18.73 .....	\$29.62
Construction & Extraction.....	\$11.88 .....	\$18.43
Education, Training, & Library .....	\$9.75 .....	\$14.84
Healthcare Practitioner & Technical.....	\$14.24 .....	\$26.00
Life, Physical, & Social Science .....	\$13.44 .....	\$21.22
Management .....	\$23.17 .....	\$42.64
Production .....	\$9.77 .....	\$14.63
Transportation & Material Moving .....	\$8.16 .....	\$14.53

Source: Iowa Workforce Development, 2007

# Transportation

## Air Service

### Eastern Iowa Airport (Code CID)

The Eastern Iowa Airport in Cedar Rapids is just 49 minutes (43 miles) from West Liberty and provides more than 80 arrivals and departures per day with non-stop service to 12 U.S. cities: Atlanta, Chicago O'Hare, Cincinnati, Dallas/Ft. Worth, Denver, Detroit, Las Vegas, Minneapolis/St. Paul, Orlando, Phoenix/Mesa, St. Louis, and Tampa/St. Petersburg.

- Runway Lengths: 8,600 ft. (2,622 m) and 6,200 ft. (1,890 m); both 150 ft. (46 m) wide
- Major Freight Carriers: Airborne Express/DHL, FedEx, UPS
- Major Air Passenger Carriers: Allegiant Air • American Eagle • Delta/Northwest • United Express
- Fixed Base Operators (FBO) are PS Air and Landmark Aviation.

### Quad City International Airport (Code MLI)

Quad City International Airport is 58 minutes (54 miles) from West Liberty and serves travelers with over 60 daily arrivals and departures on major airlines including:

- AirTran Airways, American Eagle, Delta Connection, Northwest Airlink\*, and United Express.
- Non-stop cities served include Atlanta, Chicago (O'Hare), Dallas–Ft. Worth, Denver, Detroit, Memphis, Minneapolis–St. Paul, and Orlando.
- U.S. Customs Port of Entry
- Runway Lengths: 10,000 ft. (3,048 m), 7,000 ft. (2,134 m), and 5,000 ft. (1,524 m); all 150 ft. (46 m) wide
- Major Freight Carriers: BAX Global • DHL/Danzas Air & Ocean • UPS Supply Chain Solutions
- Fixed Base Operator (FBO) is Elliott Aviation.

\* Northwest Airlink will become Delta Connection in 2009.

## Highways Serving Area

Interstates: 80

U.S. Federal: 6, 61, 218

State: 1, 22, 38, 70, 92, 130

## Motor Freight Service

Over 100 national and local motor freight carriers offering TL, LTL, bulk, and city delivery services serve the West Liberty area.

## Major Trucking Carriers

**West Liberty:** Florilli Transportation • Jones Truck Line • JP Transportation • South 6 Trucking • **Iowa City:** Heartland Express • Hummer • **Muscatine:** Connor Trucking • Corn Belt Express Inc. • Daufeldt Transport • Duffe Grain • J.R.B. Target • Meeker Farms Trucking • Morgan Trucking • Murdock Farms Trucking • Newcomb Warehouse • Robison Trucking • Rolling Oats Limited • Ruan Transportation • Ruby Truck Lines • Tantara Transportation • Trimac

Source: Dunn & Bradstreet MarketPlace, First Quarter 2007; Individual Trucking Carriers.

## Rail Service

The Iowa Interstate Railroad with Piggyback Service is available in West Liberty.

## International Trade

Container Shipping • Certificates of Origin

Compiled by Bi-State Regional Commission, Greater Muscatine Chamber of Commerce and Industry, and West Liberty Economic Area Development (WeLead)

### Iowa City Airport (Code IOW)

Iowa City Municipal Airport is 26 minutes (17.5 miles) from West Liberty and is a general aviation airport located in the southeast part of Iowa City. Of the 113 public airports in Iowa, it is the second busiest general aviation airport in the state.

- Runway Lengths: 5,004 ft. (1,525 m) x 100 ft. (30 m) wide, and 3,900 ft. (1,189 m); both 150 ft. (46 m) wide
- Fixed Base Operator (FBO) Jet-Air provides line services; fuel: 100LL and Jet A; mechanics; instruction; and charter and aircraft rental.

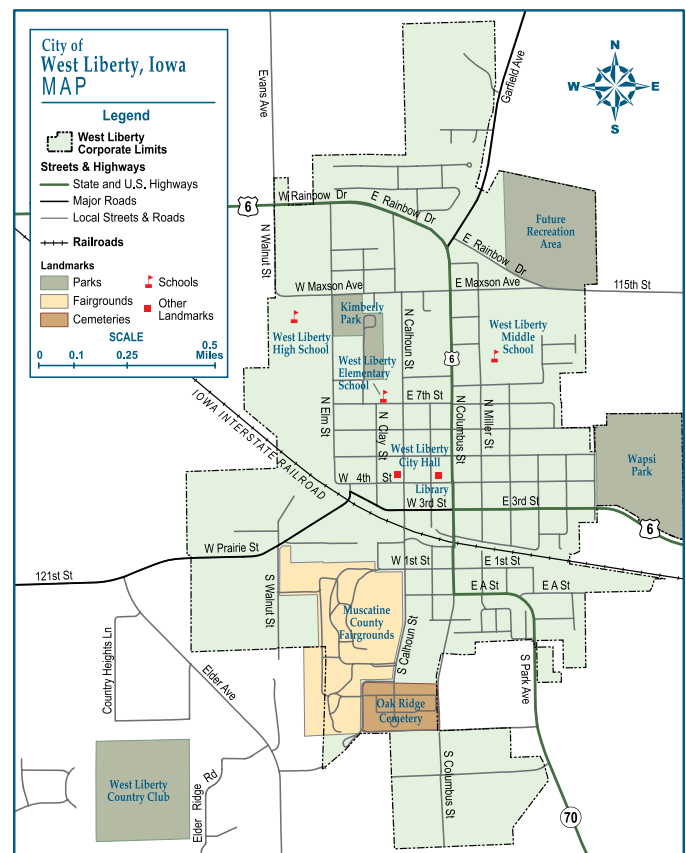
### Muscatine Municipal Airport (Code MUT)

The Muscatine Municipal Airport is 36 minutes (22 miles) from West Liberty and is a general aviation facility for use by the community.

Many of the large local industries in the area have private hangar facilities at this airport.

- Runway Lengths: 5,500 ft. (1,676 m) x 100 ft. (30 m) wide, and 4,000 ft. (1,219 m) x 75 ft. (23 m) wide
- Unicom Radio System
- Instrument approaches: ILS/VOR/DME with PAPI, VASI, MIRL; Clearance provided by Quad Cities Approach Control on the ground, and the REIL Systems are in place.
- Fixed Base Operator (FBO) is Carver Aero, providing fuel, flight training, charter service, and aircraft rental.

Transportation data compiled by Bi-State Regional Commission, Greater Muscatine Chamber of Commerce and Industry, and West Liberty Economic Area Development (WeLead).





## Tax Structure

Assessed valuation of property in the City .....	\$129,486,302
Total tax rate per \$1,000 assessed value (2000-09) .....	\$12.42465
(City taxes only)	
Bond indebtedness: City.....	\$6,378,823
Bond indebtedness: School.....	\$5,660,000
Bond indebtedness: County .....	\$4,480,000

Source: City of West Liberty, Muscatine County Auditor, West Liberty School District

## Municipal Services

Type of local government.....	Council-Manager with Elected Mayor
City zoning in effect.....	Yes
Number of volunteer fire department personnel .....	32
Includes ambulance personnel: EMT's – 27 (EMT P-3)	
Fire insurance class in & outside of city .....	5
Number of full-time police officers (sworn) .....	6
Percentage of city streets paved.....	98%

Source: City of West Liberty

## Home Sales

City of West Liberty, 2008

Average Home Sales Price .....	\$152,000
Number of Homes Sold.....	33
Total Volume .....	\$5,370,430
Average Listing.....	121 Days

Source: Ruhl & Ruhl Realtors

Metro Area, Single-Family Existing Home	Median Sales Price
Cedar Rapids, IA .....	\$136,900
Chicago-Naperville-Joliet, IL .....	\$217,800
Davenport-Moline-Rock Island, IA-IL (Quad Cities) .....	\$98,400
Des Moines, IA .....	\$149,700
Minneapolis-St. Paul-Bloomington, MN-WI.....	\$188,600
St. Louis, MO-IL .....	\$113,700
San Francisco-Oakland-Fremont, CA.....	\$487,100

Source: National Association of REALTORS®, Fourth Quarter, 2008

## Lodging

Location	Hotels/Motels	Bed & Breakfasts	Approx. Rooms
West Liberty .....	1	N/A	34
Iowa City/Coralville.....	23	10	2,251
Muscatine County.....	6	2	424

Source: Iowa City/Coralville Convention and Visitors Bureau; Muscatine Convention and Visitors Bureau

## Medical Care

Location	Hospitals	Doctors/MO's*/Clinics	Dentists
West Liberty .....	N/A	5	2
20 Mile Market Area.....	4	211	91

West Liberty is located just 18 miles from the University of Iowa Hospitals and Clinics, a comprehensive academic medical center that has been ranked as one of "America's Best Hospitals" by U.S. News & World Report magazine for 17 years in a row.

Source: Dunn & Bradstreet MarketPlace, Second Quarter 2008; \*MO = Medical Office

## Education

<b>Pre-K–12 Public Schools.....</b>	<b>West Liberty School District #6975</b>			
<b>2008-2009 School Year:</b>	Elementary (K–2nd)	Middle (3rd–8th)	High (9th–12th)	Total
Teachers (Full & Part-Time)	30	46	31	107
Students	375	488	362	1,225
Student-Teacher Ratio	13.3	10.7	12.5	12.0

West Elementary, West Liberty Middle School, and West Liberty High School were formally recognized as International Spanish Academies in November 2007. The ISA designation resulted from a competitive application process with other dual language programs from across the United States and Canada.

Source: West Liberty School District #6975, August 2008

## Religion

West Liberty offers nine places of worship:

Cedar Valley United Methodist Church • Church of Christ • First Church United • Independent Pentecostal Christian Church • Our Redeemer Lutheran Church • Rivera Concepcion • Saint Joseph Catholic Church • United Methodist Church • West Liberty Christian Fellowship

Source: <http://www.yellowpages.com>

## Culture/Recreation

Atalissa Betterment Committee • Children's Festival • Cinco De Mayo Fiesta • City of West Liberty Parks & Recreation • Eulenspiegel Puppet Theatre • Historic New Strand Theater • Muscatine County Fairgrounds and West Liberty Raceway • New Strand Film Festival • Train Depot and Museum • West Liberty Arts Council • West Liberty Community Center • West Liberty Municipal Pool • West Liberty Golf Course and Country Club • West Liberty Public Library (Carnegie) • WL Teen Hangout Center • and many active community service clubs

Compiled by West Liberty Economic Area Development (WeLead)

## Contact



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