

# City of West Liberty, Iowa Community Profile





## Welcome

The City of West Liberty is an Iowa rural community that is small-town with an ethnic flair. It is a beautiful and friendly town located six miles south of Interstate 80 and situated on State Highway 6. Founded in 1838, the City of West Liberty is a diverse community that is just minutes from the major metro areas of Muscatine (County Seat – 22 miles), Iowa City (14 miles), Cedar Rapids (45 miles), and the Quad Cities (45 miles). With a population of 3,736 (2010 Census), West Liberty blends small town serenity, modern schools, and recreational parks with economic growth and fast-growing businesses. You'll be amazed by all West Liberty has to offer!

Photo at right: Friday Night Music in the Park offerings culture and entertainment with a small town flair.



## Location

Just six miles south of Interstate 80, which traverses the U.S. from coast to coast, West Liberty is within easy driving distance of Muscatine, Iowa City, Cedar Rapids, and the Quad Cities. In terms of regional commuting options, Historic U.S. Highway 6 and 61 and State Highways 70 and 22 all provide easy access to all nearby metro areas. West Liberty is conveniently located near air travel options, Eastern Iowa Airport (40 miles), Quad Cities International Airport (55 miles) and two municipal airports located in Iowa City and Muscatine. The 300 mile market includes the seven major metropolitan areas of Chicago, Indianapolis, Kansas City, Milwaukee, Minneapolis-St. Paul, Omaha and St. Louis, reaching a total area population of 39 million. And in terms of quality of life, residents have the benefits of being nestled nearby the Mississippi and Cedar Rivers, the American Discovery Trail, the Mississippi River Trail, and the Wiese Slough Wildlife Area, in addition to many cultural offerings in nearby Muscatine, Iowa City, and the Quad Cities.



Downtown West Liberty.

# Demographics

## Population

	2010	2014	2019	% change 2010-2019
City of West Liberty, IA	3,736	3,768	3,789	▲ 1.4%
Muscatine County, IA	42,745	43,343	43,756	▲ 2.4%

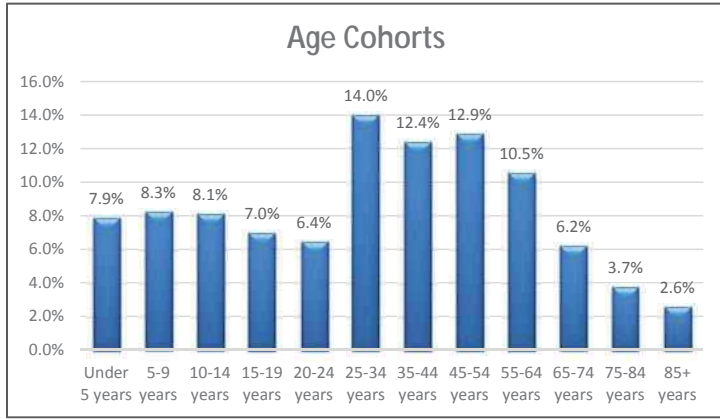
Source: U.S. Census Bureau, Census 2010; Esri Community Analyst, 2014 and 2019 Esri forecasts.

## Households

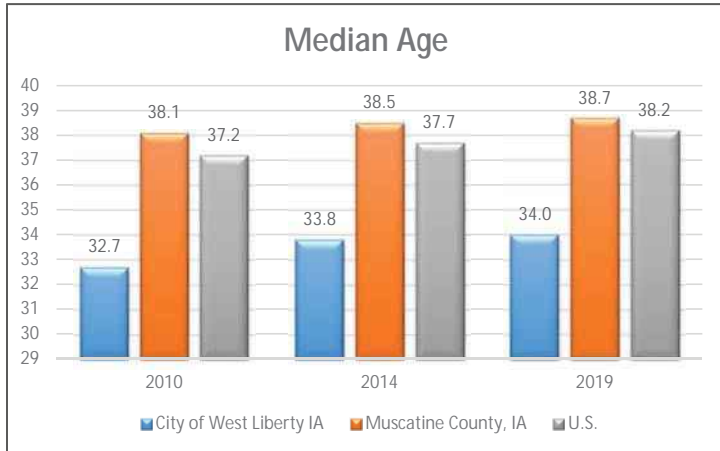
	2010	2014	2019	% change 2010-2019
City of West Liberty, IA	1,251	1,264	1,271	▲ 1.6%
Muscatine County, IA	16,412	16,695	16,867	▲ 2.8%

Source: U.S. Census Bureau, Census 2010; Esri Community Analyst, 2014 and 2019 Esri forecasts.

## Age



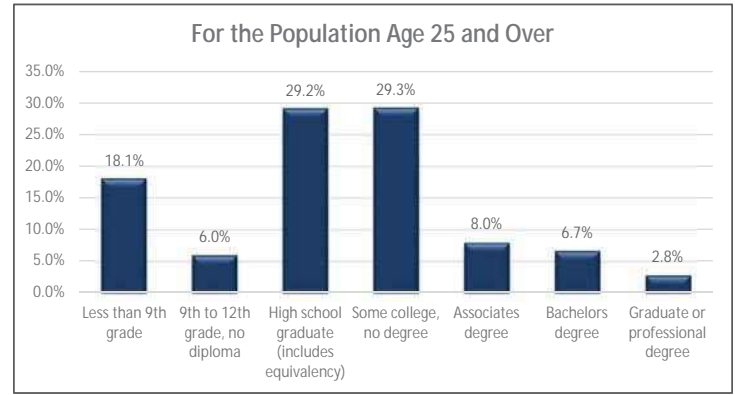
Source: Esri Community Analyst, 2014 Esri forecasts.



Source: U.S. Census Bureau, Census 2010; Esri Community Analyst, 2014 and 2019 Esri forecasts.



## Educational Attainment



	West Liberty	Iowa	U.S.
Percent high school graduate or higher	75.9	91.0	86.0
Percent bachelors degree or higher	9.4	25.7	28.8

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2009-2013.

## Sex

Male	49.1%
Female	50.9%

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2009-2013.

## Race

White	71.3%
Black or African American	0.6%
American Indian and Alaska Native	0.1%
Asian	2.9%
Pacific Islander	0.0%
Some Other Race	21.9%
Two of More Races	3.2%

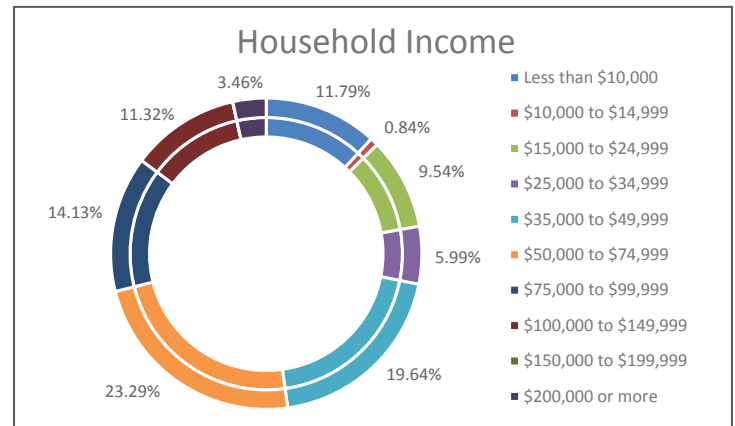
Source: Esri Community Analyst, 2014 Esri forecasts.

## Hispanic or Latino Origin

Hispanic or Latino (of any race)	52.2%
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Source: U.S. Census Bureau, Census 2010.

## Income



Median Household Income (City of West Liberty)	\$50,565
Median Household Income (Iowa)	\$51,843
Median Household Income (U.S.)	\$53,046

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2009-2013.

## Transportation

### Air Service

Eastern Iowa Airport (CID)	
Distance from West Liberty .....	40 miles
Daily Flights .....	35
Major Airlines .....	4
Non-Stop Cities .....	11
Fixed Base Operator .....	Yes
Air Cargo Carriers.....	3

Quad Cities International Airport (MLI)	
Distance from West Liberty .....	55 miles
Daily Flights .....	50
Major Airlines .....	5
Non-Stop Cities .....	10
Fixed Base Operator .....	Yes
Air Cargo Carriers.....	3

Muscatine Municipal Airport (MUT)	
Distance from West Liberty .....	22.5 miles
General Aviation Provider.....	Yes
Fixed Base Operator .....	Yes

Iowa City Municipal Airport (IOW)	
Distance from West Liberty .....	17.5 miles
General Aviation Provider.....	Yes
Fixed Base Operator .....	Yes

Source: Individual air service providers, 2014.

For more information: <http://www.eiairport.com> • <http://www.eiairport.com> • <http://www.carveraero.com> • <http://www.icgov.org/default?id=1501>

### Water Freight Service

Mississippi River - Lock and Dam No. 16 near Muscatine, IA, approximately 15 miles; 9-foot channel, 10-month navigation season

Source: U.S. Army Corps of Engineers®, Mississippi River Valley Division. "Upper Mississippi River Locks & Dams." 2012.

### Rail Service

Freight  
Iowa Interstate Railroad (IAIS) ..... through West Liberty  
Canadian Pacific Railroad (CP), operated by Dakota, Minnesota & Eastern Railroad (DME).....approximately 20 miles away through Muscatine

Passenger  
AMTRAK..... 4 stations within 1 hour, 30 minutes  
(Burlington, IA • Mt. Pleasant, IA • Galesburg, IL • Kewanee, IL)

Source: Google Maps, 2015.

### International Trade Services

International Trade Services located 55 miles east of West Liberty in the Quad Cities Area:

Computerized Paired Port System • Customs Bonded Motor Carriers • Customs House Brokers/International Freight Forwarders • Foreign Trade Zone #133 • U.S. Customs Port of Entry

Source: US Customs & Border Protection office, Quad Cities Port of Entry, 2014.

### Road Freight Service

**Interstate 80 • U.S. Highway 6 and 61 • State Highways 70 and 22**

Trucking Carriers

**West Liberty:** Florilli Transportation • Jones Truck Line • JP Transportation • South 6 Trucking • **Atalissa:** Morrison Trucking L.L.C. • **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: WeLead, 2015.

## Utilities

**Residential Electricity** - West Liberty Electric Municipality

**Industrial Park Electricity** - Alliant Energy

**Natural Gas** - MidAmerican Energy

**Water, Sewer, and Garbage** - City of West Liberty

**Phone, Internet, and CATV** - Liberty Communications

### Internet

Broadband Internet infrastructure is 100% Fiber to the Premise, delivering ultra-fast speeds and exceptional reliability. Liberty Communications' fiber broadband network is capable of delivering Gigabit speeds and has multiple redundant backbone connections to Tier 1 Internet providers.

The City of West Liberty provides water, sanitary sewer and storm sewer infrastructure within the corporate limits of West Liberty and a portion of the contiguous rural areas. The City has one water tower with 750,000 gallons of capacity.

Commercial refuse collection is provided for city and company owned dumpsters. Electricity is provided at the industrial Park by Alliant Energy and natural gas is provided by MidAmerican Energy.

### Competitive Utility Rates

Utility	Rates
<b>Electricity - Residential</b>	
Customer Facility Charge .....	\$15.00
Energy charge .....	10.31¢ per kwh
<b>Electricity - Commercial</b>	
Customer Facility Charge .....	\$50.00
Energy charge .....	9.35¢ per kwh
<b>Electricity - Large Industrial</b>	
Customer Facility Charge .....	\$100.00
Monthly Demand Charge.....	\$10.52 per kwh
Energy charge .....	6.64¢ per kwh

### Natural Gas

First 250 therms.....	\$0.14300 per therm
Next 750 therms .....	\$0.09508 per therm
1,000 therms + .....	\$0.07120 per therm

### Water

First 1,000 gallons .....	\$7.49
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### Sewer

First 2,000 gallons .....	\$8.90
Each additional 1,000 gallons.....	\$4.45

Rate Sources: City of West Liberty and individual providers, 2015.

## Media

**Local Newspaper:** West Liberty Index

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

### Radio Stations (within 20 miles):

KRUI (89.7 FM; Iowa City, IA; Owner: The University Of Iowa)
KSUI (91.7 F; Iowa City, IA; Owner: The University of Iowa)
KMAC (92.5 FM; Muscatine, IA; Owner: Muscatine Seventh-Day Adventist Church)
KOUR (92.7 FM; Coralville, IA; Owner: Our Lady of Perpetual Help, Inc.)
KMCS (93.1 FM; Muscatine, IA; Owner: Wpw Broadcasting, Inc.)
KWPC (95.1 FM, 860 AM; Muscatine, IA; Owner: Wpw Broadcasting, Inc.)
KBEA-FM (99.7 FM; Muscatine, IA; Owner: Cumulus Licensing Corp.)
KXGM (100.1 FM; Iowa City, IA; Owner: Educational Media Foundation)
KKRQ (100.7 FM; Iowa City, IA; Owner: Citicasters Licenses, Inc.)
KTDC (105.3 FM; Muscatine, IA; Owner: Muscatine Educational Association)
KZIA (106.3 FM; Iowa City, IA; Owner: Kzia, Inc.)
KCKK (106.9 FM; Iowa City, IA; Owner: Kirkwood Community College)
KXIC (800 AM; Iowa City, IA; Owner: Citicasters Licenses, Inc.)
WSUI (910 AM; Iowa City, IA; Owner: The University of Iowa)
KCJJ (1630 AM; Iowa City, IA; Owner: River City Radio, Inc.)

Source: <http://www.radio-locator.com>, accessed 18 August 2015.



## Major Employers

**West Liberty**

West Liberty Foods.....	850
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**Wilton (approx. 20 minutes)**

Gerdau Ameristeel (nearby in Muscatine County).....	350
CDS Global.....	310
Wilton Community Schools.....	125
Eastern Iowa REC (Light & Power Cooperative).....	105
Wilton Precision Steel.....	100
Micro-Surface Finishing Products, Inc.....	89
MidAmerican Energy.....	60

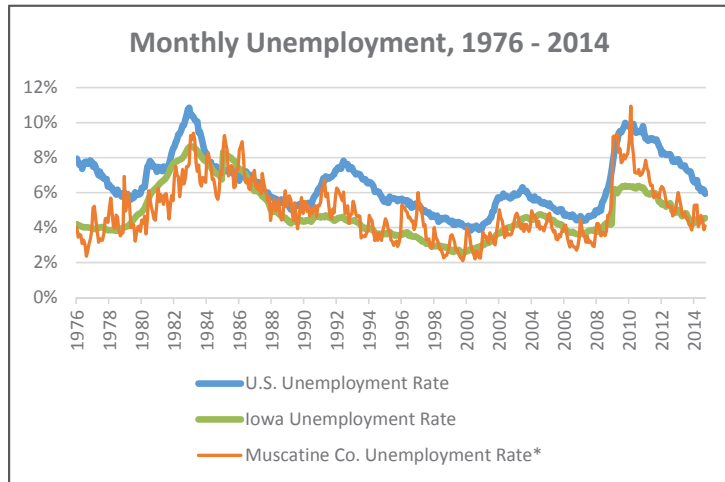
**Muscatine (approx. 25 minutes)**

HNI Corporation/The HON Company, Allsteel.....	3,600
Grain Processing/Kent Feeds.....	900
Muscatine Community School District.....	855
Trinity Muscatine (formerly Unity Health Care).....	485
Hy-Vee Food Store.....	430
Monsanto Company.....	400
Heinz, U.S.A.....	370
Musco Sports Lighting.....	320

**Iowa City (approx. 30 minutes)**

University of Iowa.....	18,650
University of Iowa Hospitals and Clinics.....	8,704
Iowa City Community School District.....	2,346
Vetrans Health Administration.....	1,562
Mercy Hospital, Iowa City.....	1,559
Pearson Educational Measurement.....	1,200
ACT, Inc.....	1,089

Source: Infogroup USA, 2105; Greater Muscatine Chamber of Commerce & Industry, 2014; Iowa City Area Development Group, 2015; and local employers.



Source: U.S. Department of Labor, Bureau of Labor Statistics and Iowa Workforce Development; January 1976 to September 2014. \* Note: Unemployment for Muscatine County is not seasonally adjusted.

## Taxes

**State/Local Sales Tax:** Current state sales tax is 6% with an additional local option sales tax of 1% bringing the total to 7%.

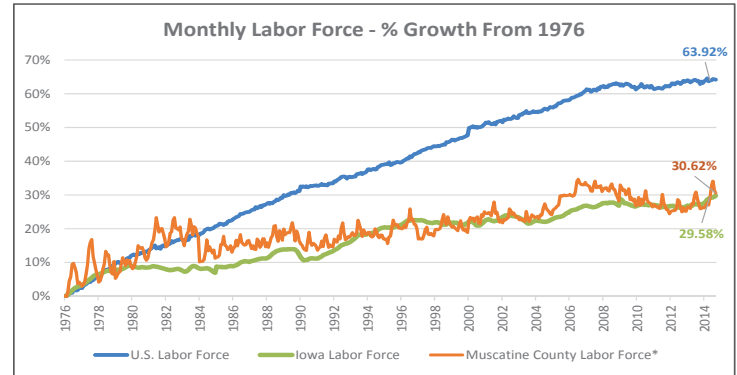
<b>FY 2014 Revenue from Property Tax</b> .....	\$1,133,742
<b>FY 2014 Revenue from Tax Increment Financing (TIF)</b> .....	\$130,999
<b>FY 2014 Revenue from Local Option Sales Tax</b> .....	\$407,512
<b>FY 2016 Total Tax Rate (per \$1,000 Assesed Value)</b> .....	15.29857
<b>FY 2016 Actual Valuation (property within West Liberty)</b> .....	\$83,864,087

Source: Muscatine County Auditor's Office, 2015; Iowa Department of Revenue, 2015; Iowa State Auditor, 2015.

## Workforce

Laborshed Area Labor Force (Muscatine).....	344,298 <sup>1</sup>
Muscatine County Labor Force.....	22,110 <sup>2</sup>
Muscatine County Employed, Muscatine County.....	21,150 <sup>2</sup>
Muscatine County Current Unemployment Rate.....	4.4% <sup>2</sup>
Cedar County Labor Force.....	11,070 <sup>2</sup>
Cedar County Employed.....	10,610 <sup>2</sup>
Cedar County Current Unemployment Rate.....	4.1% <sup>2</sup>

Source: <sup>1</sup>Iowa Workforce Development, December 2013, "Laborshed Analysis Muscatine, Iowa: A Study of Workforce Characteristics"; <sup>2</sup>Iowa Workforce Development, March 2015.



Source: U.S. Department of Labor, Bureau of Labor Statistics and Iowa Workforce Development; January 1976 to September 2014. \* Note: Labor Force for Muscatine County is not seasonally adjusted.

## Commuting

### Travel Time to Work

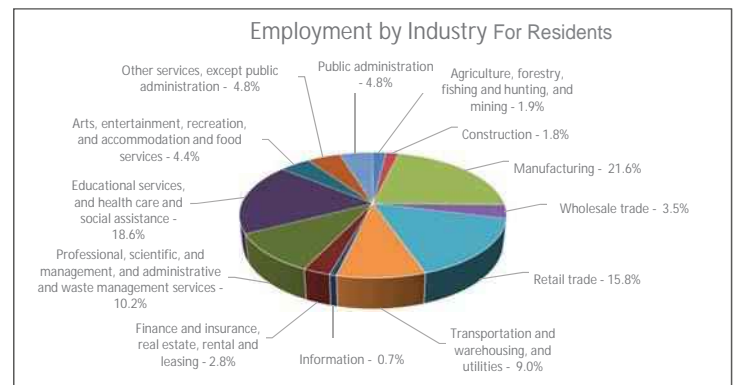
Less than 10 minutes.....	27.3%
10 to 24 minutes.....	40.7%
25 to 34 minutes.....	21.0%
35 to 59 minutes.....	10.1%
60 or more minutes.....	1.0%
Mean travel time to work.....	18.6 minutes

Source: U.S. Census Bureau, American Community Survey 5-year estimates, 2009-2013. Note: Data may not total to 100%, due to rounding and margin of error.

## Retail Sales

City	2013 Population Estimate	FY14 Retail Sales
Eldora, IA.....	2,714	\$18,112,889
Wilton, IA.....	2,808	\$37,286,944
Tama, IA.....	2,842	\$14,656,559
<b>West Liberty, IA.....</b>	<b>3,726</b>	<b>\$17,208,502</b>
Dyersville, IA.....	4,115	\$4,949,635
Mount Vernon, IA.....	4,583	\$34,310,012
Evansdale, IA.....	4,770	\$25,038,068

Source: U.S. Census Bureau, Population Estimates Program, July 1, 2013; Iowa Department of Revenue, December 2014.



Source: U.S. Census Bureau, American Community Survey 5-year estimates (2009-2013)

## Primary and Secondary Education

### Public Schools

District/Type of school	West Liberty	Louisa-Muscatine	Muscatine
Pre-K/Elementary <sup>1</sup>	1	1	8
Jr. High/Middle Schools <sup>1</sup>	1	1	2
Sr. High Schools <sup>1</sup>	1	1	1
Total <sup>1</sup>	4	3	16
Total Enrollment <sup>1</sup>	1,282	879	5,633
Graduation Rate <sup>2</sup>	94.94%	88.14%	81.79%

West Liberty Community School District (WLCSD) has a Dual Language Program. (WLCSD) believes all students, regardless of culture or language, come to school with assets, that set of unique experiences and skills that when shared with others, enrich the social, cultural, and educational environments of the classroom and the school. West Liberty Elementary, Middle School, and High School are all International Spanish Academies (ISAs). These Academies employ a bilingual curriculum for all or part of their student body and sign a collaborative agreement with the Ministry of Education of Spain.

Source: Iowa Department of Education, 2014-15<sup>1</sup>, 2013-14<sup>2</sup>.



### Private and Parochial Schools

Hillside Christian School • Montessori School (Coralville) • Regina Catholic School • Willowwind School (Iowa City) • Pathway Christian School (Kalona) • Adventist Christian School • Bishop Hayes Catholic School • Faith Academy • Saints Mary & Mathias Catholic School (Muscatine) • Heritage Christian School (North Liberty) • Tipton Bible Church School (Tipton) • Scattergood Friends School (West Branch) • Zion Lutheran School (Wilton)

Source: Yellowpages.com, 2014.

## Median Home Value

Place	Median Home Value
Bettendorf, IA	\$173,600
Cedar Rapids, IA	\$133,900
Davenport, IA	\$121,300
Dubuque, IA	\$129,400
Iowa City, IA	\$180,900
Moline, IL	\$113,300
Muscatine, IA	\$106,300
Rock Island, IL	\$98,900
<b>West Liberty, IA</b>	<b>\$122,300</b>
Wilton, IA	\$125,900

Source: U.S. Census Bureau, American Community Survey 5-year estimates (2009-2013)

## ACCRA Cost of Living

	Composite	Grocery	Housing	Utilities	Transportation	Health	Goods & Services
Ames, IA	96.9	93.0	99.8	87.7	106.6	98.1	95.2
Burlington, IA	88.2	93.5	80.1	100.2	83.7	87.4	91.1
Cedar Rapids, IA	93.1	91.7	85.4	103.3	95.6	102.6	95.0
DMRI, IA-IL*	97.2	94.9	99.2	86.8	103.5	99.7	97.0
Des Moines, IA	92.0	93.4	84.4	93.4	99.0	96.9	94.1
Mason City, IA	88.4	97.7	72.5	96.5	90.8	93.4	94.2
W-CR, IA**	92.2	93.9	93.1	84.1	91.9	98.4	92.5

\* DMRI, IA-IL = Davenport-Moline-Rock Island, Iowa-Illinois Metropolitan Statistical Area  
 \*\* W-CR, IA = Waterloo-Cedar Rapids, Iowa Metropolitan Statistical Area

Source: The Council for Community and Economic Research (C2ER); 2014 ACCRA Cost of Living Survey.

## Higher Education

Institutions of Higher Learning within 50 Miles of West Liberty:

Augustana College • Black Hawk College • Coe College • Cornell College • Iowa Wesleyan College • Kirkwood Community College • Mount Mercy College • Muscatine Community College • Palmer College of Chiropractic • Scott Community College • St. Ambrose University • Trinity College of Nursing • University of Iowa • Western Illinois University-Quad Cities

Source: Collegeboard.org, 2015.

### Vocational and Technical Schools

Name of Facility	Distance from West Liberty	Industries Served	Number of Graduates Per Year
University of Iowa	15.5 miles	Healthcare, Legal, and Engineering	31,000
Kirkwood Community College	30.9 miles	Hospital, Agriculture, and Nursing	650
Eastern Iowa Community College	15.2 miles	General Manufacturing	250

Source: Individual Educational Institutions, compiled by WeLead, 2015.

### Regional Learning and Cultural Center

The Regional Learning and Cultural Center will be completed in 2016 and will encompass business development, entrepreneurial learning, small business assistance and college courses offered through Muscatine Community College.

Source: WeLead, 2015.



Regional Cultural and Learning Center

## Health Care

Family Doctors	8
Dentists	2
Chiropractors	2

Hospitals	Distance	Beds
Unity Point Health, Trinity - Muscatine	18 miles	80
University of Iowa Hospitals	18.5 miles	718

Source: Unity Point Health, University of Iowa Healthcare, Healthgrades.com

## Lodging

Type	Rooms
Hotels/Motels (10-20 minutes)	3
Hotels/Motels (Muscatine - 25 minutes)	10
Hotels/Motels (Iowa City - 30 minutes)	20
Bed & Breakfasts (Muscatine)	2

Source: www.tripadvisor.com, 2014; STR, Inc., January 2015; and Muscatine Convention and Visitors Bureau, 2015.

## Meeting Facilities

Facility	Capacity
<b>West Liberty</b>	
West Liberty Community Center	400 seats
<b>Wilton</b>	
Wilton Library and Community Center	422 seats
<b>Muscatine</b>	
Geneva Country Club	250 seats
Hotel Muscatine Meeting Room	400 seats
City of Muscatine Pearl City Station	175 seats
Muscatine City Riverview Center	400 seats
Rendezvous Reception Facility	400 seats
Stanley Hotel Conference Center (12,732 s.f.)	Coming in 2017

Source: Cities of West Liberty and Wilton, 2015; Muscatine Convention and Visitors Bureau, February 2015.



## Parks and Recreation

The City of West Liberty boasts eight public parks:

**Dutton Park** features softball/baseball fields, a covered playground area, soccer fields, tennis courts, pickleball, sand volleyball pits, skate park, bleacher seating, and restroom facilities.

**Friendship Park** includes a slide and swing set, shaded park benches, and picnic tables.

**Kimberly Park** is home to the public pool. The park also features a playground, open areas and four shelters.

**Railroad Park** is located next to the Depot and features a swing set and slide, as well as a wooden train playground.

**Ron-De-Voo Park** is located downtown West Liberty and is home to Music In the Park during late summer and the Farmer's Market during fall.

**Sesquicentennial Park** is a small park located across from City Hall.

**Veteran's Memorial Park** was established in 2011 to honor our Veterans and contains a memorial monument.

**Wapsie Park** features a 9-hole disc golf course, three softball fields, a batting cage, a soccer field, a swing set, basketball courts, volleyball courts, a mile-long wooded trail, and a reservable shelter.



Picnic at the Park at Wapsie Park

## Muscatine County Conservation Areas

Cedar Bluffs Recreation Area (176 acres) • Deep Lakes Park (435 acres) • Gedney Lake (18 acres) • Jack Shuger Memorial Park (4 acres) • McKeeown Bridge River Access (7 acres) • Muscatine County Discovery Park (85 acres) • Nye Cemetery (1 acre) • Pike Run Wildlife Area (182 acres) • Richardson Wildlife Area (77 acres) • Saulsbury Bridge Recreation Area (675 acres) • Shield Prairie (80 acres)

## Arts and Culture

**West Liberty Arts Council** - Provides instructional fine arts classes as well as hosting engaging community events for children and adults.

**West Liberty Heritage Foundation** - Is actively cultivating and preserving the history of West Liberty and the surrounding area.

**West Liberty School District** - Has an extensive Fine Arts Department that includes, among other things, an art club, band and music opportunities, and drama productions.

**West Liberty Public Library** - Offers a wide variety of programming for children and adults that focuses on literacy, fine arts and the preservation of West Liberty history. They also have an extensive archive collection, some of which can be found online in their Digital History Collection.

**Eulenspiegel Puppet Center** - Has been performing for over 40 years and has called West Liberty its home for many of those years .

**New Strand Theatre** - Is a historic opera building that has been hosting performance arts and movies in the West Liberty Community since 1910.

## In nearby Muscatine:

Muscatine Art Center (Located in 1908 Musser Mansion and including the Stanley Gallery) • Muscatine History and Industry Center • Muscatine Center for the Performing Arts • Muscatine Symphony Orchestra • Pearl City Players Theatrical Society • Masquers Community Theatre • Outdoor sculpture and fountains: Folded Circle Arc, Mississippi Harvest, Prayer of Peace, and Mississippi Mist

## History

West Liberty Heritage Depot Museum and Heritage Park located at 405 North Elm Street. Our city became an important railroad hub following the arrival of the east-west railroad line in 1855 and subsequent north-south railroad line in 1870. The West Liberty Heritage Foundation was established to collect and preserve historical information about the railroad, the city of West Liberty and surrounding area. Many artifacts, exhibits, pictures, and memorabilia pertaining to transportation, business, education and agriculture can be viewed at the restored 1897 Rock Island Railroad Depot as well as on this website. In addition to the depot, several other buildings are now in Heritage Park. Work is ongoing to restore and furnish the Heritage Barn, Swamp School, a 1913 Caboose and a 1930's Tourist Cabin. A 1925 switch engine and an antique carousel have been acquired and will be restored onsite. A hiking/biking trail and park benches provide areas for exercise and relaxation.



Historic Rock Island Railroad Depot

## Events

**Latino Festival (September)**

**Children's Festival (Eulenspiegel – September)**

**Muscatine County Fairgrounds**

- **County Fair every July (including Parade and Picnic in the Park)**
- **Races every Saturday Night**
- **Host to four local saddle clubs** - Rock Star Saddle Club • Muscatine Saddle Club • Midwest Horseman's Association • 4H/FFA Saddle Clubs



For more information on West Liberty, Iowa, please contact:



**WeLead**  
112 East Third Street  
West Liberty, IA 52776  
(319) 627-4045  
Email: [weleadexec@lcom.net](mailto:weleadexec@lcom.net)  
Website: <http://www.weleadiowa.org/>



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**West Liberty Chamber of Commerce**  
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Website: <http://www.westlibertyiowa.com/chamber/>