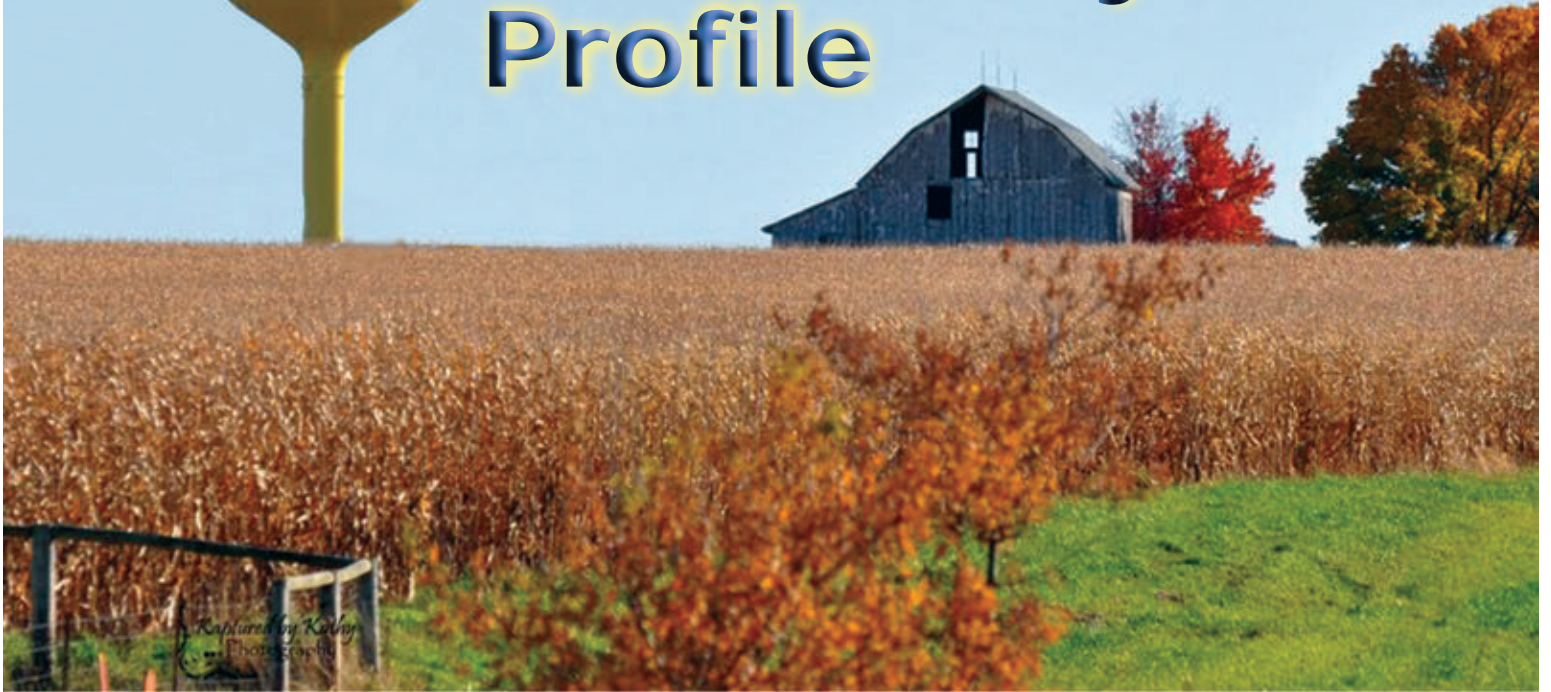




City of Wilton, Iowa Community Profile



Welcome

Located at the junction of Cedar and Muscatine Counties, Iowa, Wilton is a community whose residents have the opportunity to enjoy the many advantages of Iowa's larger cities, as well as the comforts and security of Eastern Iowa. Despite being an idyllic and safe community with small town values, Wilton has numerous amenities including an indoor swimming pool, four parks, a country club, and numerous other events and attractions. In terms of industry, Wilton is currently developing a new industrial park, contains numerous large-scale employers such as Gerdau Ameristeel, GDS Global, and Wilton Precision Steel, and has a city-wide tax rate less than nearby communities, West Liberty and Muscatine. Additionally, Wilton has competitive public schools characteristic of the State of Iowa, with a student-teacher ratio of 14 to 1, and a high school graduation rate of nearly 92%. Wilton is also fortunate to have numerous historical attractions, including the former Chicago, Rock Island, and Pacific Railroad Depot and the Wilton Candy Kitchen, one of the oldest ice cream parlors in the world.



Location

Just three miles south of Interstate 80, which traverses the U.S. from coast to coast, Wilton is within easy driving distance of Muscatine, the Quad Cities, and Iowa City. In terms of regional commuting options, U.S. Highway 6, State Highway 38, and Muscatine County Highway F58, all provide easy access to nearby metro areas, and the city's location also benefits from freight firms local to Wilton, in addition to easy access to the Eastern Iowa Airport, Muscatine Municipal Airport, and the Quad Cities International Airport. 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. As for quality of life, residents have the benefits of being nestled nearby the Mississippi and Cedar Rivers, and 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.



Demographics

Population

	2010	2014	2019	% change 2010-2019
City of Wilton, IA	2,802	2,893	2,971	▲ 6.0%
Muscatine County, IA	42,745	43,343	43,756	▲ 2.4%

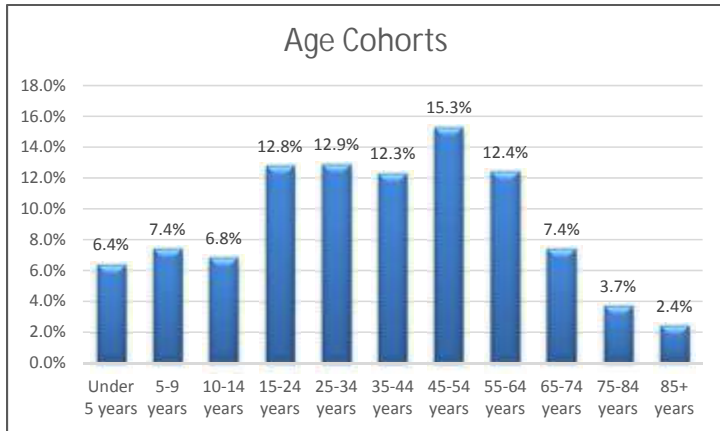
Source: U.S. Census Bureau, Census 2010; Esri Community Analyst, 2014 and 2019 Esri forecasts.

Households

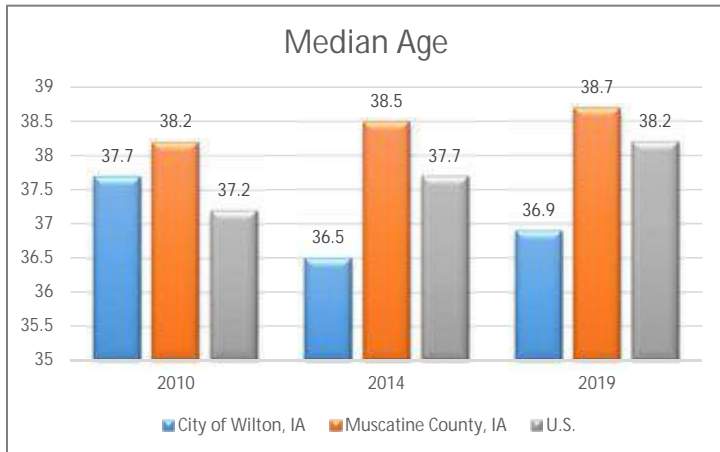
	2010	2014	2019	% change 2000-2019
City of Wilton, IA	1,155	1,198	1,230	▲ 6.5%
Muscatine County, IA	16,412	16,695	16,867	▲ 2.8%

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

Age



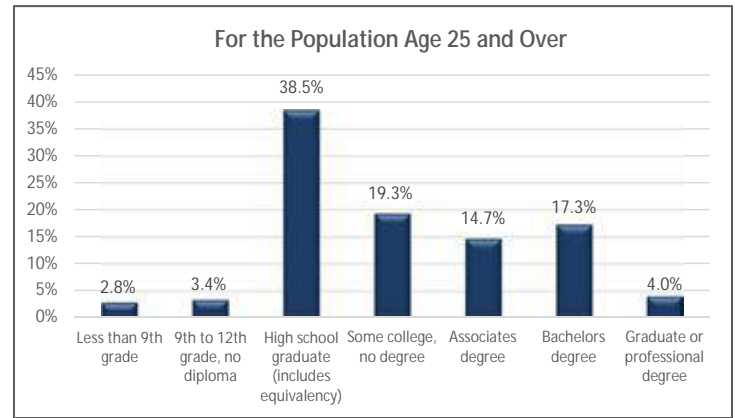
Source: Esri Community Analyst, 2014 Esri forecasts.



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



Educational Attainment



	Wilton	Iowa	U.S.
Percent high school graduate or higher	93.8	91.0	86.0
Percent bachelors degree or higher	21.3	25.7	28.8

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

Sex

Male	50.1%
Female	49.9%

Source: Esri Community Analyst, 2014 Esri forecasts.

Race

White	96.8%
Black or African American	0.6%
American Indian and Alaska Native	0.0%
Asian	0.1%
Native Hawaiian and Other Pacific Islander	0.0%
Some Other Race	1.0%
Two of More Races	1.5%

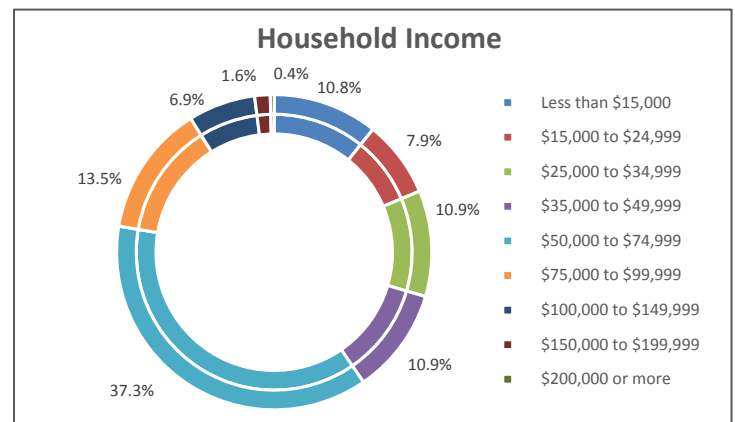
Source: Esri Community Analyst, 2014 Esri forecasts.

Hispanic or Latino Origin

Hispanic or Latino (of any race)	2.9%
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Source: Esri Community Analyst, 2014 Esri forecasts.

Income



Median Household Income (City of Wilton)	\$53,787
Median Household Income (Iowa)	\$52,406
Median Household Income (U.S.)	\$52,076

Source: Esri Community Analyst, 2014 Esri forecasts.

Transportation

Air Service

Eastern Iowa Airport (CID)	
Distance from Wilton	52 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 Wilton	38 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 Wilton	23 miles
General Aviation Provider	Yes
Fixed Base Operator	Yes

Iowa City Municipal Airport (IOW)	
Distance from Wilton	35 miles
General Aviation Provider	Yes
Fixed Base Operator	Yes

Source: Individual air service providers, 2014.

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

Rail Service

Freight
Iowa Interstate Railroad through Wilton.

Passenger
AMTRAK..... 4 stations within 1 hour, 15 minutes
(Burlington, IA • Mt. Pleasant, IA • Galesburg, IL • Kewanee, IL)
Source: Google Maps, 2015.

Utilities

Residential Electricity - Wilton Municipal Light and Power System
Industrial Park Electricity - Eastern Iowa Light and Power
Natural Gas - MidAmerican Energy
Water, Sewer, and Garbage - City of Wilton
Phone, Internet, and CATV - WTC Communications

The City of Wilton provides water, sanitary sewer, and storm sewer infrastructure within the corporate limits of Wilton. The City has two water towers with 800,000 gallons of capacity and will waive hook-up fees for prospective companies, with the exception of the water meter which cost between \$600 - \$700. The City also provides sewer service and will waive hook-up fees in the new industrial park.

Commercial refuse collection is provided for city and company owned dumpsters and recycling pick-up is available at no additional charge. Electricity is provided at the industrial park by Eastern Iowa Light and Power in either 120/240 V Single Phase AC or 120/208 - 277/480 V Three Phase AC. Natural gas is provided by MidAmerican Energy.

Competitive Utility Rates

Utility	Rates
Electricity	
First 150 kwh	\$0.0870 per kwh
Next 200 kwh	\$0.0770 per kwh
Over 350 kwh	\$0.0706 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

Road Freight Service

Interstate 80 • U.S. Highway 6 • State Highway 38

Trucking Carriers

Wilton: Becker Trucking • D and C Express • Ellsworth Trucking • Larry Jenkins Trucking • Michael Martin Trucking • R H Hummer Jr, Inc. • R & J Express • Timothy A White Trucking

West Liberty: Craig A Jones Trucking • Florilli Transportation • South 6 Trucking
Iowa City: Brookstone Logistics • Central Transport • Circle K Transportation • D Garringer Trucking • Farr Transport • Hawkeye Courier Express • Lineage Logistics • Metro Transport • Republic Services of Iowa • Riley Warehousing • Rittenmeyer Trucking • Sharkey Transportation • STS Transportation Services • Swift Transportation • Zook Transportation

Muscatine: Commercial Transport, Inc. • Corn Belt Express • Curry's Transportation Services, Inc. • Daufeldt Transport, Inc. • Galaxy Trucking • Holladay Trucking • JRB Target, Inc. • Lindle Enterprises • Morgan Trucking Co. • Newcomb Warehouse, Inc. • On time Delivery • P & W Trucking • Robert Brauns, Inc. • Robison Trucking • Ruan Transport • SwiftTransportation • Tantara Transportation • Thompson Trucking • Total Freight Solutions

Source: Infogroup, www.ReferenceUSAGov.com, accessed 02-Jul-2015; www.QuickTransportSolutions.com, accessed 02-Jul-2015; 2015.

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.

International Trade Services

International Trade Services located 30 miles east of Wilton 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



Eastern Iowa Light & Power Cooperative.

Water

First 1000 gallons	\$12.60
Each additional 1,000 gallons.....	\$3.95

Sewer

First 2,000 gallons	\$18.42
Each additional 1,000 gallons up to 9,000 gallons	\$19.83
Each additional 1,000 gallons over 9,000 gallons	\$21.17

Rate Sources: City of Wilton and individual providers, 2015.

Media

Local Newspapers: Wilton-Durant Advocate News

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

Radio Stations (within 20 miles):

KALA (88.5 FM; Davenport, IA; Owner: St. Ambrose University)
KSUI (91.7 FM; Iowa City, IA; Owner: The University of Iowa)
KMAC (92.5 FM; Muscatine, IA; Owner: Muscatine Seventh-Day Adventist Church)
KMCS (93.1 FM; Muscatine, IA; Owner: Wpw Broadcasting, Inc.)
KWPC (95.1 FM, AM 860; Muscatine, IA; Owner: Wpw Broadcasting, Inc.)
KBEA (99.7 FM; Muscatine, IA; Owner: Townsquare Media Quad Cities License, LLC)
KTDC (105.3 FM; Muscatine, IA; Owner: Muscatine Educational Association)

Source: <http://www.radio-locator.com>, accessed 09 July 2015.

Major Employers

Wilton

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 Co.....	60
Hy-Line, North America.....	48
Wilton Telephone Co.....	45
J M Mfg Co.....	34

West Liberty (approx. 20 minutes)

West Liberty Foods.....	850
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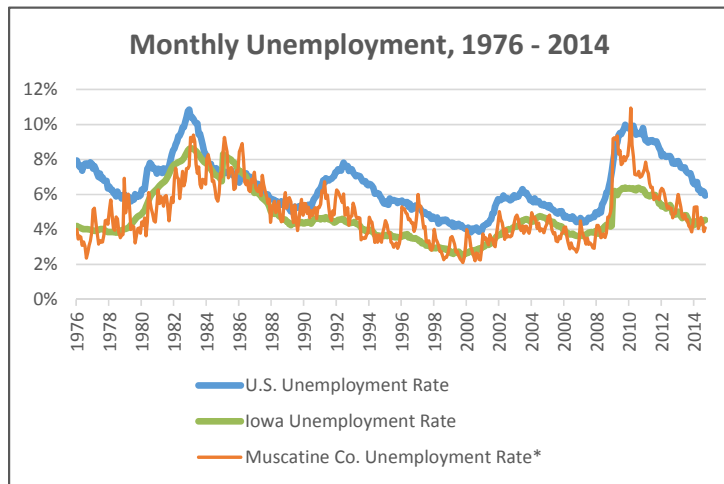
Muscatine (approx. 20 minutes)

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. 35 minutes)

University of Iowa.....	18,650
University of Iowa Hospitals and Clinics.....	8,704
Iowa City Community School District.....	2,346
Veterans 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

Federal Taxes Deductible: Corporate - 50% • Individual - 100%

State Corporate Income Tax: Based solely on in-state sales.

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

FY 2013 Revenue from Property Tax\$1,210,862

FY 2013 Revenue from Tax Increment Financing (TIF)\$244,140

FY 2013 Revenue from Local Option Sales Tax.....\$293,406

Total Tax Rate (per \$1,000 Assessed Value).....13.68633

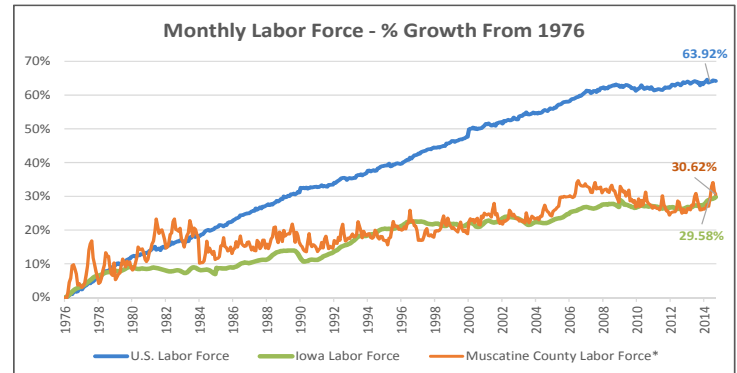
Actual Valuation (Property within Wilton)\$1,210,862

Source: Muscatine County Assessor's Office, 2014; Iowa Department of Revenue, 2015; Iowa State Auditor, 2015.

Workforce

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

Source: ¹Iowa Workforce Development, December 2013, "Laborshed Analysis Muscatine, Iowa: A Study of Workforce Characteristics"; ²Iowa 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

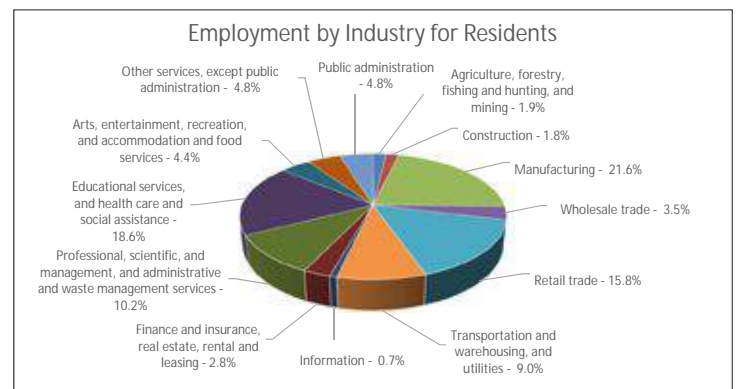
Less than 10 minutes.....	33.9%
10 to 24 minutes.....	32.3%
25 to 35 minutes.....	13.3%
35 to 60 minutes.....	18.4%
60 or more minutes.....	2.1%
Mean travel time to work.....	20.7 minutes

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

Retail Sales

City	2013 Population Estimate	FY14 Retail Sales
Eldora, IA.....	2,714	\$18,112,889
Clarion, IA.....	2,791	\$27,964,627
Wilton, IA.....	2,808	\$37,286,944
Tama, IA.....	2,842	\$29,215,189
Onawa, IA.....	2,937	\$30,374,360
Milford, IA.....	2,979	\$34,241,700

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

Wilton Community School District 7038

Type of school	Number of Schools	Enrollment
Elementary	1	511
Jr./Sr. High Schools	1	346
Total	2	857
Graduation Rate		91.94% ¹
Student Teacher Ratio		14 to 1
Average Total Salary per Teacher		\$52,359 ²
Average K-12 Daily Attendance Rate		94.6% ¹

Source: Iowa Department of Education, 2014-15 School Year.; except ¹ 2013-14 School Year; ² FY'14.



Wilton High School.

Private and Parochial Schools

Zion Lutheran School (Pre-K), Cornerstone Christian School (Wilton)
 Adventist Christian School • Bishop Hayes Catholic School • Faith Academy • Saints Mary & Mathias Catholic School (Muscatine)

Source: Yellowpages.com, 2014.

Post-Secondary Education

Institutions of Higher Learning within 50 Miles of Wilton:

Augustana College • Black Hawk College • Coe College • Cornell College • Iowa Wesleyan College • Kirkwood Community 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.

Health Care

Family Doctors (Wilton)	4
Dentists (Wilton)	1
Dentists (Muscatine)	14
Surgeons (Muscatine)	6

Hospitals	Distance	Beds
Unity Point Health, Trinity - Muscatine	13 miles	80
University of Iowa Hospitals	34.5 miles	718

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

Climate

Average Annual Temperature	51.8°F	11.0°C
Average Winter Temperature	26.4°F	-3.1°C
Average Summer Temperature	74.3°F	23.5°C
Average Annual Precipitation	38.53 in	97.9 cm

Source: National Climatic Data Center- Muscatine, IA (1981-2010 Normals). Muscatine is the closest weather station.

Average Home Sales Price

Place	2014 Average Sales Price
Wilton, IA	\$142,000
Cedar Rapids (Northeast), IA	\$161,900
Cedar Rapids (Northwest), IA	\$142,200
Cedar Rapids (Southeast), IA	\$155,700
Cedar Rapids (Southwest), IA	\$139,500
Coralville, IA	\$302,600
Davenport, IA	\$138,700
Dubuque, IA	\$176,000
Iowa City, IA	\$254,700
Moline, IL	\$104,200
Muscatine, IA	\$127,400
Rock Island, IL	\$88,200

Source: Ruhl&Ruhl Realtors (Winter 2015 Facts and Trends Report) www.ruhlhomes.com.

ACCRA Cost of Living

	Composite	Grocery	Housing	Utilities	Transportation	Health	Misc. 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.

Lodging

Type	Facilities	Rooms
Hotels/Motels (Wilton)	1	12
Hotels/Motels (Muscatine)	10	624
Bed & Breakfasts (Muscatine)	2	8

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

Meeting Facilities

Facility	Capacity
Wilton Library and Community Center	422 seats
Muscatine	
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	N/A

Source: City of Wilton, 2014; Muscatine Convention and Visitors Bureau, February 2015.



Wilton Library and Community Center - Photo by Kathy Kaufmann.

Parks and Recreation

Four City Parks - Westview, City, Cherrydale, and Elder

With tennis courts, shelters, playground equipment, baseball and softball fields, and an indoor/outdoor community swimming pool in City Park.



Elder Park in the heart of Wilton.

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

McKeown 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

Mississippi River

Enjoy magnificent views of the nation's preeminent waterway from the Mark Twain Overlook and a beautiful downtown in nearby Muscatine or take advantage of the many recreational opportunities the Mississippi offers.

Arts and Culture

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



Mississippi Harvest - Sculpture honoring the "clamming industry" and heritage of the Mississippi River, located in Muscatine, Iowa.

Historical Sites

Wilton Depot

This station was built in 1898 when 100 trains would pass through the town daily. After use of the depot by the Rock Island Railroad ended in 1967, the depot was used as a storage building by various individuals. The Wilton Historical Society acquired the depot in 1987, restored it, and turned it into a museum of local history. It is open on weekends through the summer.

Civil War History

In 1861, at the beginning of the Civil War, Wilton men hurried to enlist and the entire county of Muscatine sent more men to war than any other county in Iowa. Later, in April of 1862, the casualty list from the Battle of Shiloh in Tennessee touched every neighborhood in town. Muscatine County remembered these brave young men by putting up monuments and markers throughout the county. As a result, Wilton has its own Civil War Monument at Oakdale Cemetery.

Wilton Candy Kitchen

Built in 1856, this quaint shop is on the National Register of Historic Places and is the oldest working soda fountain in the Midwest.

Famous Citizens

Perry Nelson, 1903 – 1929

Pioneer air mail pilot died in a plane crash while flying mail from New York to Cleveland on December 2, 1929. He was known by his co-pilots as the "King of Airmail Pilots."

Charles H. Gabriel, 1856 – 1932

One of this country's most influential and prolific gospel song writers of the twentieth century. Charles would write hymns along with his good friend, Samuel Clemens (Mark Twain).

Grace Noll Crowell, 1877 – 1969

Credited with more than thirty books of prose and poetry. In 1938, she received National recognition when she was given Mother of the Year by New York Poetry Center, One of the Ten most Outstanding Women of America by American Publications, and Honor Poet of the Year by the New York Poetry Center. She was a Poet Laureate of Texas.

Walter Hilgenberg, 1942 – 2008

A professional American football player. Hilgenberg was born in Marshalltown, Iowa. His family moved to Wilton where he grew up and graduated from Wilton High School. He attended the University of Iowa, where he starred on both sides of the line of scrimmage, as a linebacker and as a guard. He played 16 seasons in the National Football League, with the Detroit Lions and Minnesota Vikings.

Bobby Fischer, 1935 –

Songwriter, is known for his songs that were recorded by famous artists such as: Eddy Arnold, George Jones, Conway Twitty, Charlie Pride, Faron Young and Reba McEntire.

Historic Route 6

What do Bonnie & Clyde, Jesse James, Nancy Drew, John Wayne, Jack Kerouac, Gary Cooper, a meteorite strike, and the inventor of barbed wire have in common? U.S. Highway Route 6 in Iowa. Built in one day by 10,000 farmers and businesses across the state, Iowa's Route 6 is part of the second largest transcontinental highway in America.

US Route 6 runs right through Wilton. Durant-born Mr. Ashton T. Nelson lived and worked in downtown Wilton. In 1922, he planted a 5 mile row of Walnut trees on US Route 6 linking his two home towns (Durant & Wilton). These trees are at the crossing of "Little Elkhorn Creek" and there is a sign which reads, "Walnut Tree Lane", it is posted on the north side of the highway, east side of the creek.



For more information on Wilton, Iowa, please contact:



City of Wilton
104 East 4th Street
PO Box 27
Wilton, IA 52778
Ph. (563) 732-2115

Wilton Development Corporation
210 West 4th Street
PO Box 443
Wilton, IA 52778
Ph. (563) 732-5002
Toll Free: (877) 477-5002
Email: wiltondev@netwtc.net

Wilton Chamber of Commerce
118 W 4th Street
PO Box 280
Wilton, IA 52778
Ph. (563) 732-2330

<http://www.wiltoniowa.org>