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PLANNING, ZONING AND BUILDING SAFETY

**Public Health,
Housing Inspections &
Inspection Services**

MEMORANDUM

To: Mayor and City Council Members
Cc: Gregg Mandsager, City Administrator
From: Andrew Fangman, City Planner
Date: July 14, 2011
Re: Annexation Options and Fiscal Impacts

The unincorporated area directly to the north of the City of Muscatine has long been identified as important to the future of Muscatine. For this reason staff was directed look at the implications of annexations in this area. The Comprehensive Plan adopted in 2002 also called for potential annexations in this area to be studied. Recently released statistics from the 2010 Census further highlight why this area is of such importance to the City of Muscatine.

Growth in the City of Muscatine and in Muscatine County has been centered in the portion of the City of Muscatine and unincorporated Muscatine County that is located within one mile of either side of the Corporate Limit, excluding the segment of the corporate limit that follows the Mississippi River. In 2010 21.8% of the overall population of Muscatine County lived in this area, an increase of 1,334 people, 16%. The populations of the remaining portion of the City of Muscatine and Muscatine County, which are located more than one mile from the Corporate Limit, accounted for 77.2% of the Countywide total and saw a population decline 311 between 2000 and 2010. Within just the City of Muscatine a similar pattern is found, 78.2% of the population lives at least one mile from the Corporate Limit. The population of the area declined by -451 people, -2.5%, from 2000 to 2010. The population of the area located within one mile of the Corporate Limit grew by 17.2%, 640, to 4,975.

Nearly two out of every three housing units that were added in Muscatine County were constructed within one mile of the City of Muscatine Corporate Limit either in the City of Muscatine or in unincorporated Muscatine County. Residential growth in the City of Muscatine and the surrounding area has followed the typical pattern of pushing out from already urbanized areas onto undeveloped land that can be subdivided and developed on the neighborhood scale.

There are a number of ways that the City of Muscatine and the Greater Muscatine area can continue to develop in the future. The current pattern of development occurring on the periphery of the already urbanized area could be maintained, development could be refocused to vacant and underutilized land with the already urbanized core, or both approaches could be pursued. Regardless of what style of development occurs there are advantages to the City of Muscatine annexing nearby areas where extensive residential growth is and is likely to occur in the future.

**"I remember Muscatine for its sunsets. I have never seen any
on either side of the ocean that equaled them" — Mark Twain**

If development maintains its current pattern and occurs on the periphery of the urbanized area it could be beneficial for the City to annex these areas to ensure that such development is in harmony with existing development, it would also ensure that the benefits of growth occur within the City. If a policy favoring infill development is pursued it still could be beneficial for the City to pursue annexation along the periphery as this would allow for the City to ensure that any development that does occur in this area does not significantly undercut attempts to promote infill development.

For these reason it is sensible for the City of Muscatine to examine the implications that any potential annexation would have on City of Muscatine, residents of the areas potentially being annexed, and on the potential for future development in these areas. The first step in this is to examine budgetary implications of any potential annexation. If the costs resulting for any potential annexation exceeds the additional revenue that it would generate it becomes much tougher to justify such an annexation as being beneficial to the City. In the attached report the potential costs and revenues of 30 different possible annexation options are examined.



*Annexation
Options and Fiscal Impacts*

July 8, 2011

Executive Summary

The unincorporated area directly to the north of the City of Muscatine has long been identified as important to the future of Muscatine. For this reason staff was directed look at the implications of annexations in this area. The Comprehensive Plan adopted in 2002 also called for potential annexations in this area to be studied. Recently released statistics from the 2010 Census further highlight why this area is of such importance to the City of Muscatine.

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If development maintains its current pattern and occurs on the periphery of the urbanized area it could be beneficial for the City to annex these areas to ensure that such development is in harmony with existing development, it would also ensure that the benefits of growth occur within the City. If a policy favoring infill development is pursued it still could be beneficial for the City to pursue annexation along the periphery as this would allow for the City to ensure that any development that does occur in this area does not significantly undercut attempts to promote infill development.

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Assumptions

Revenue

To calculate that the property tax revenue that a potential annexation area would generate the current City of Muscatine property tax levy was applied to the 2010 assessed values of all parcels in a potential annexation area. The population of each potential area was estimated by multiplying the number of housing units for an area, as contained in the assessors records, by the average household size for the census tract they are located. The 2010 Census could not be used for population estimates because Census Bureau geography does not align with all the potential annexation areas. This estimated population was used to calculate additional money from the State of Iowa's road use tax fund, as the amount received under this program is on a per capita basis.

Fire Department

Two different scenarios are examined for extending fire and emergency medical services to any potentially annexed areas. The first scenario assumes that new firefighters will be added so that the current firefighter to resident ratio is not degraded. An annual salary and benefit cost \$64,400 which represents the salary and benefit cost for a starting firefighter is assumed. A capital cost of \$480,000 to purchase a pumper truck is also assumed. All of the areas being examined for annexation either lack fire hydrants or have inadequate fire hydrants, therefore for fire protection to be provided to these areas a pumper truck will need to be purchased.

The second scenario assumes that the size and location of an annexation will trigger the need for a third fire station to be built on the northeast side of the City. However the benefit of a third fire station would extend far beyond any potentially annexed area. In addition to serving residents of any annexed area The new fire station would serve more than 7,000 current residents of the City of Muscatine. For this reason only the proportion of the total capital (\$1,500,00) and total annual operating costs (\$386,400) of a new fire that is equal to the proportion of the population served by the new fire station is attributed to any annexed areas. A capital cost of \$480,000 to purchase a pumper truck is assumed, all of this cost is attributed to potential annexed areas.

Police Department

All annexation scenarios assume that current ratio of residents to police officers to residents is not degraded, currently the ratio is 572 residents per police officer. In order to maintain this ratio additional police officers, the number for each scenario is detailed latter in this report, will have to be added as the population is increased through annexation. An annual salary and benefit cost \$56,909 which represents the salary and benefit cost for a starting police officer is assumed. A capital cost of \$46,650 to purchase and outfit a squad, per every two officers is also assumed.

Sewer

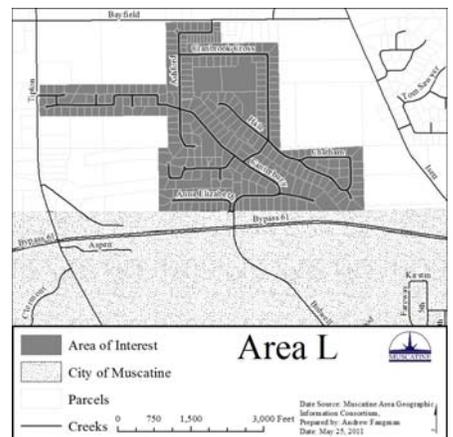
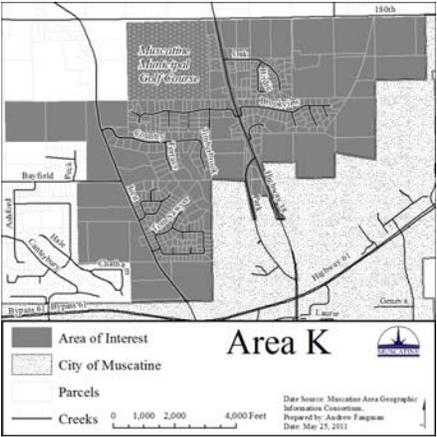
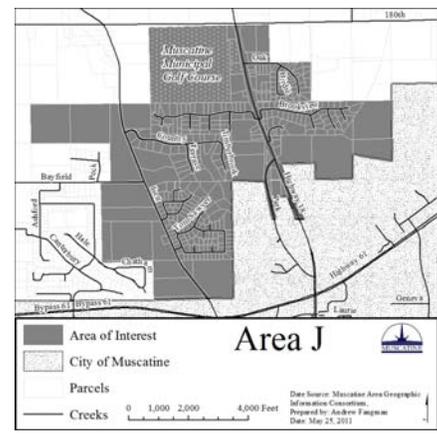
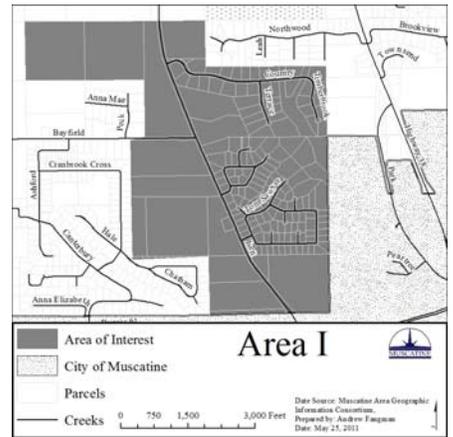
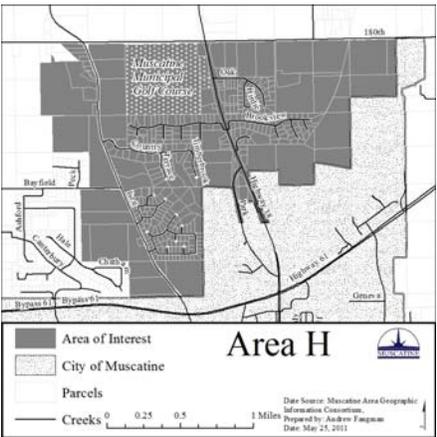
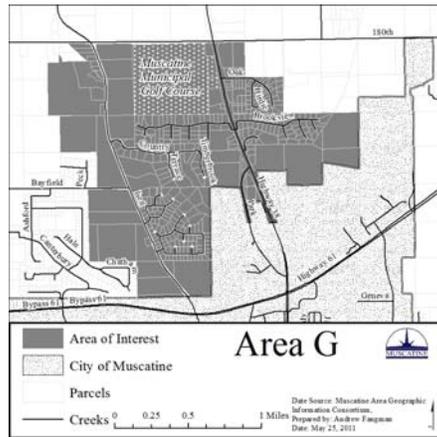
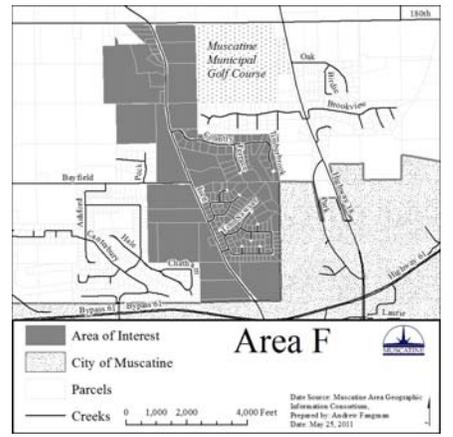
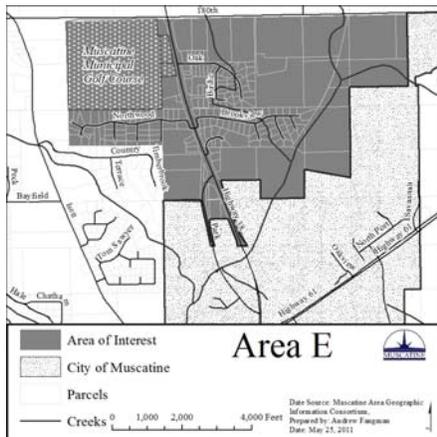
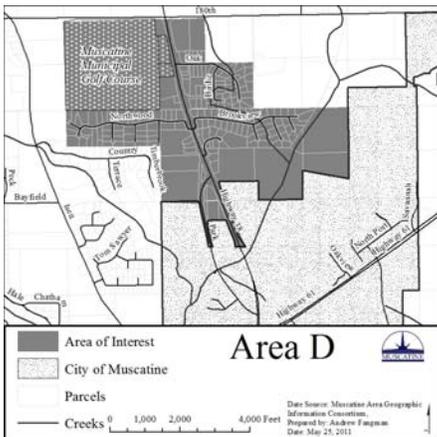
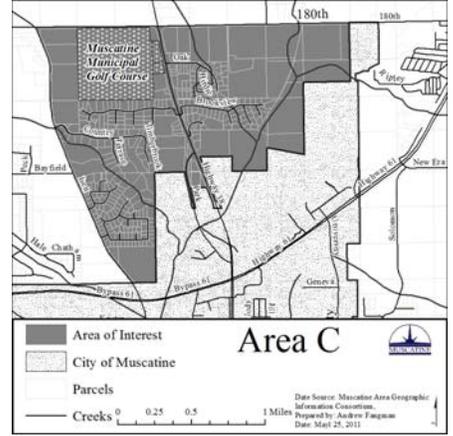
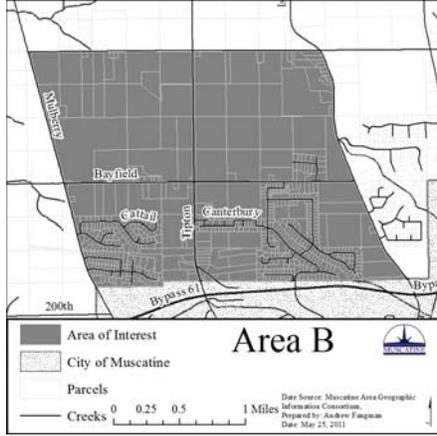
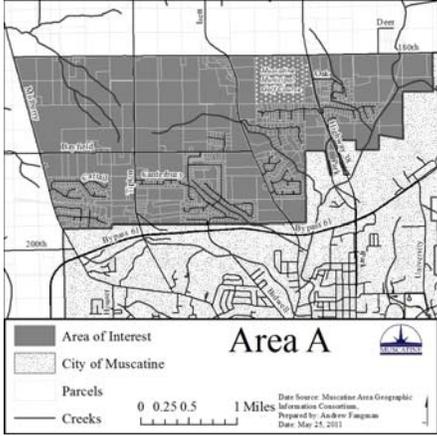
Two different scenarios are examined regarding sewers in potentially annexed areas. The first scenario assumes that potentially annexed areas are adequately served by existing sewage disposal systems and therefore no provision for the extension of sewers is made.

The second scenario assumes that sewer trunk lines will be extended to edge of existing subdivisions. Later as existing sewage disposal systems begin to fail, city sewers could be extended into these subdivisions. The cost of extension into existing subdivisions is substantial and is not included in this scenario. Under this scenario any new development in the annexed areas would connect to City sewer. These scenarios also assume that the sewer trunk line extension to Clearview Mobile Home Park, that is currently being planned, can be used by some of the areas being examined for annexation. This trunk line is not being proposed due to any potential annexation; therefore the cost of it is not attributed to any potential annexation scenario.

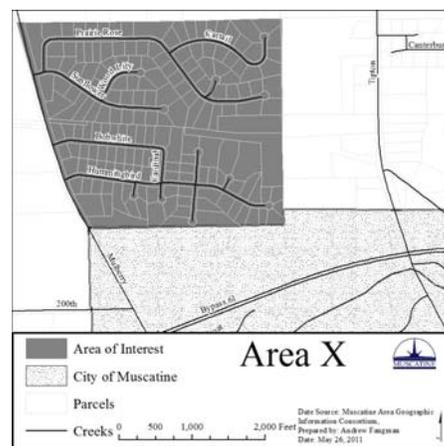
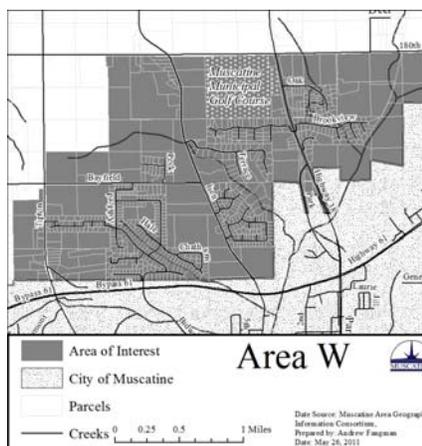
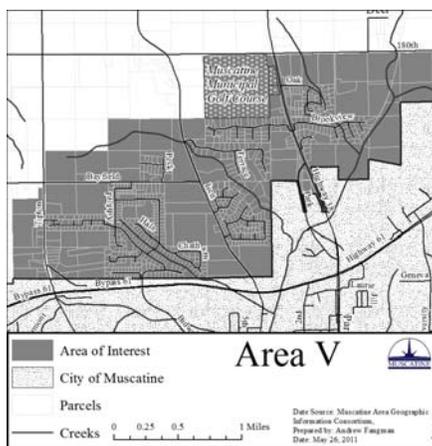
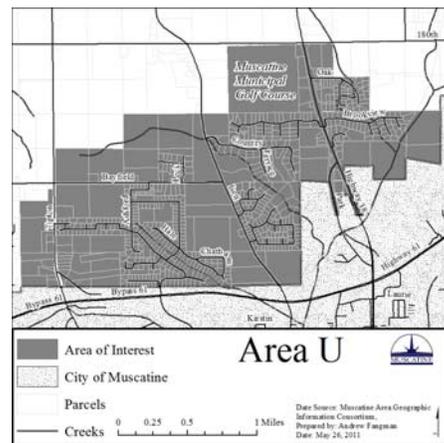
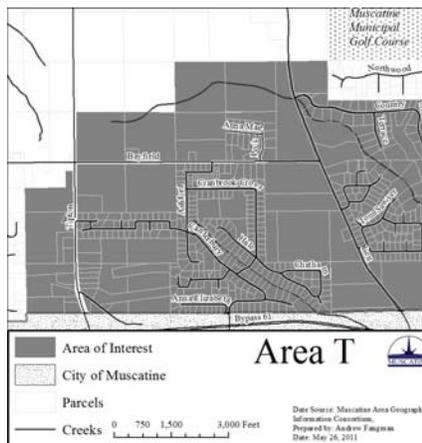
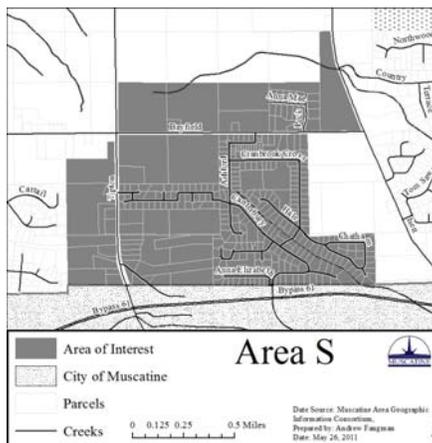
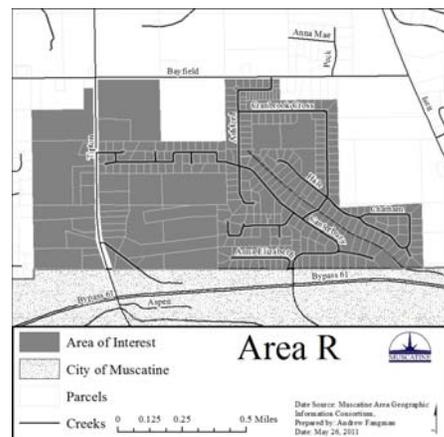
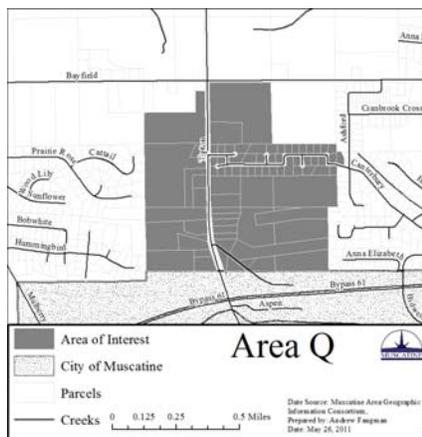
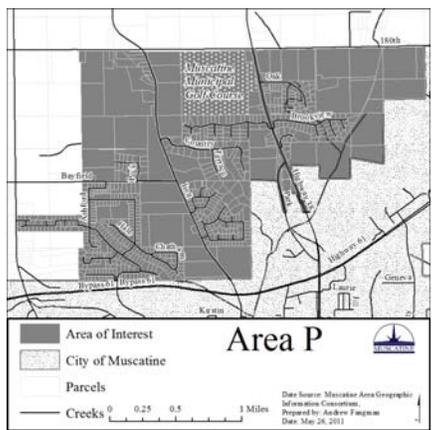
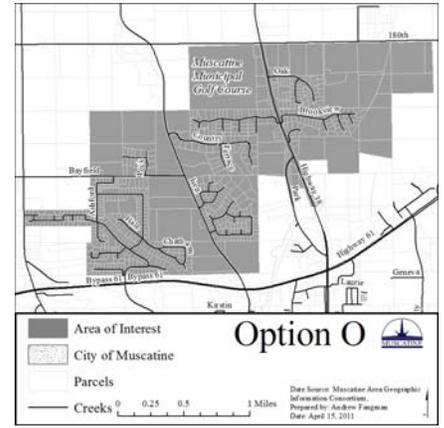
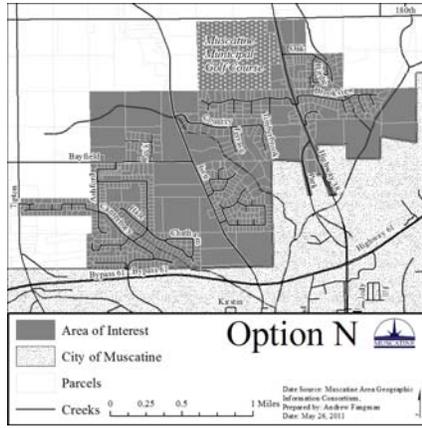
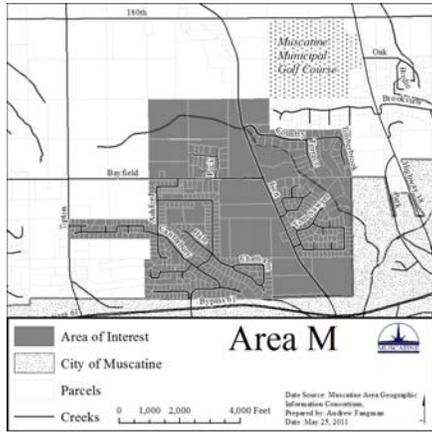
Roads

All four annexation scenarios assume no new major improvement to roads in the potentially annexed areas, private roads within subdivisions are assumed to remain private. It is assumed that public roads will be maintained in their current condition. The annual maintenance cost that Muscatine County incurs to maintain these roads is assumed to be the annual maintenance cost for public roads in this area.

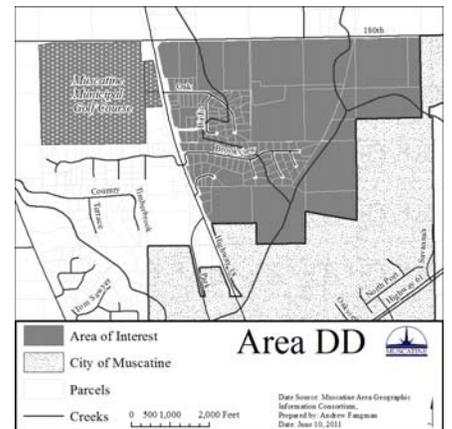
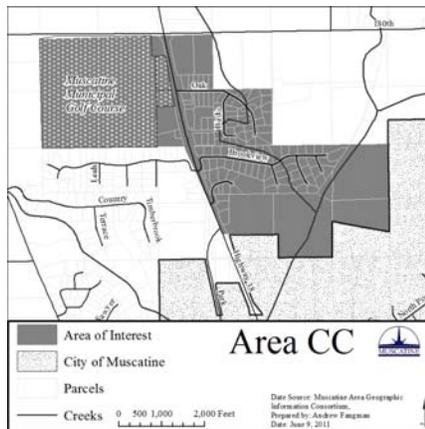
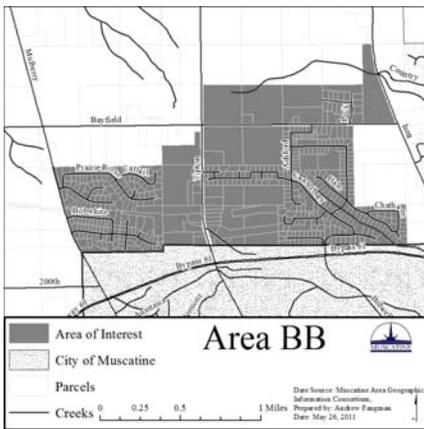
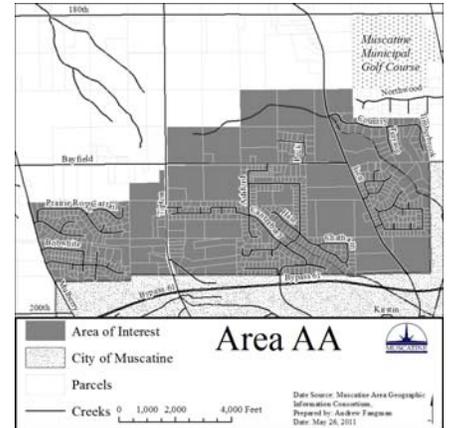
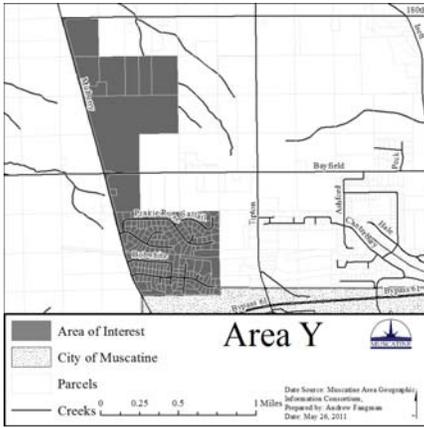
Areas Studied



Areas Studied



Areas Studied



No Fire Station or Sewer Constructed

Area	Years Need to Recover Capital Costs	Net Annual Income	Added Police Officers	Added Squad Cars	Added Fire-fighters	Added Pumper Trucks	Population	Households
A	0.5	\$1,065,747	3	1.5	3	1	1,901	687
Z	0.5	\$1,027,895	3	1.5	3	1	1,749	633
AA	0.6	\$873,999	2	1	2	1	1,321	478
V	0.6	\$840,337	2	1	2	1	1,339	485
W	0.6	\$849,157	2	1	2	1	1,371	497
U	0.6	\$827,201	2	1	2	1	1,320	478
P	0.7	\$803,022	2	1	2	1	1,309	474
O	0.7	\$778,963	2	1	2	1	1,277	462
N	0.7	\$765,764	2	1	2	1	1,258	455
BB	0.8	\$632,548	2	1	1	1	947	343
M	0.8	\$609,702	1	0.5	1	1	849	307
T	0.9	\$614,229	2	1	1	1	911	330
B	0.9	\$605,276	2	1	2	1	1,084	392
H	1	\$483,869	1	0.5	1	1	834	302
G	1	\$470,670	1	0.5	1	1	815	295
K	1.1	\$475,113	1	0.5	1	1	802	290
J	1.1	\$461,914	1	0.5	1	1	783	283
C	1.1	\$460,471	1	0.5	1	1	817	295
S	1.4	\$365,287	1	0.5	1	1	537	195
R	1.5	\$337,779	1	0.5	1	1	495	180
L	1.6	\$306,150	1	0.5	1	1	475	172
Y	2.4	\$206,890	1	0.5	1	1	422	153
X	2.5	\$202,860	1	0.5	1	1	410	148
F	2.6	\$193,298	1	0.5	1	1	406	147
I	2.7	\$184,542	1	0.5	1	1	374	135
E	3	\$169,261	1	0.5	1	1	428	155
Q	3.8	\$124,859	0	0	0	1	136	49
D	6.9	\$156,062	1	0.5	1	1	409	148
DD	8.2	\$61,395	1	0.5	1	1	279	101
CC	10.4	\$48,196	1	0.5	1	1	260	94

Sewer Trunk Lines, No Fire Station

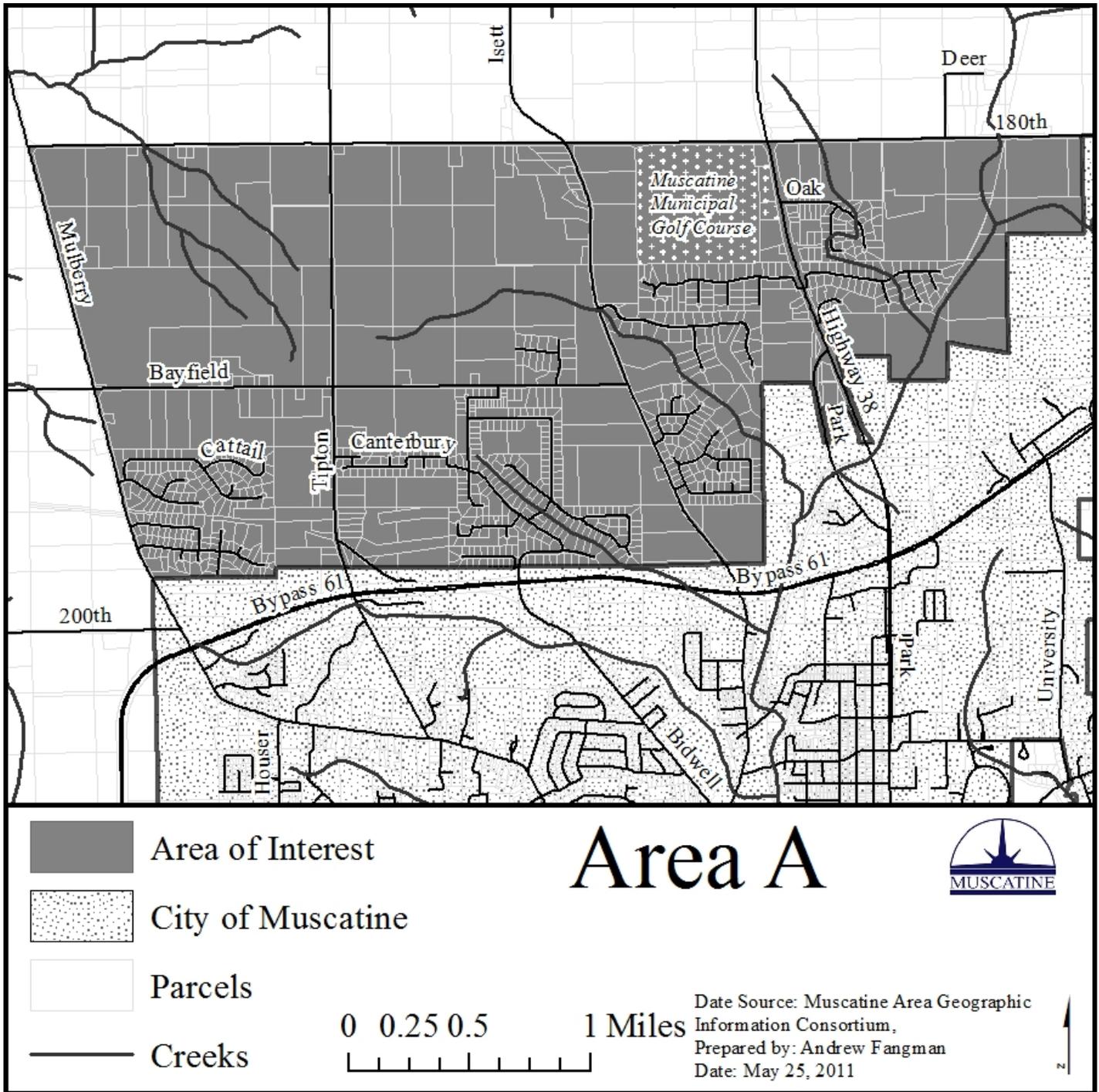
Area	Years Need to Recover Capital Costs	Net Annual Income	Added Police Officers	Added Squad Cars	Added Fire-fighters	Added Pumper Trucks	Population	Households
M	2	\$609,702	1	0.5	1	1	849	307
A	2.4	\$1,065,747	3	1.5	3	1	1,901	687
V	2.5	\$840,337	2	1	2	1	1,339	485
U	2.4	\$827,201	2	1	2	1	1,320	478
Z	2.5	\$1,027,895	3	1.5	3	1	1,749	633
W	2.5	\$849,157	2	1	2	1	1,371	497
P	2.5	\$803,022	2	1	2	1	1,309	474
O	2.6	\$778,963	2	1	2	1	1,277	462
N	2.6	\$765,764	2	1	2	1	1,258	455
H	2.7	\$483,869	1	0.5	1	1	834	302
K	2.7	\$475,113	1	0.5	1	1	802	290
G	2.7	\$470,670	1	0.5	1	1	815	295
BB	2.8	\$632,548	2	1	1	1	947	343
J	2.8	\$461,914	1	0.5	1	1	783	283
C	2.8	\$460,471	1	0.5	1	1	817	295
AA	2.9	\$873,999	2	1	2	1	1,321	478
B	2.9	\$605,276	2	1	2	1	1,084	392
T	3.3	\$614,229	2	1	1	1	911	330
S	3.3	\$365,287	1	0.5	1	1	537	195
R	3.5	\$337,779	1	0.5	1	1	495	180
L	3.9	\$306,150	1	0.5	1	1	475	172
Y	6	\$206,890	1	0.5	1	1	422	153
X	6.1	\$202,860	1	0.5	1	1	410	148
Q	6.5	\$124,859	0	0	0	1	136	49
F	6.7	\$193,298	1	0.5	1	1	406	147
I	7	\$184,542	1	0.5	1	1	374	135
E	7.6	\$169,261	1	0.5	1	1	428	155
DD	8.2	\$61,395	1	0.5	1	1	279	101
D	8.3	\$156,062	1	0.5	1	1	409	148
CC	10.4	\$48,196	1	0.5	1	1	260	94

Fire Station #3, No Sewers

Area	Years Need to Recover Capital Costs	Net Annual Income	Added Police Officers	Added Squad Cars	Annexed Area as % of Fire Station #3 Service Area	Fire Station #3 Capital Cost Prorated to Proportion of Population	Fire Station Personnel Cost Prorated to Proportion of Population	Added Pumper Trucks	Population	Households
A	0.7	\$1,178,804	3	1.5	20.7%	\$311,095	\$80,138	1	849	307
Z	0.7	\$1,146,122	3	1.5	19.4%	\$55,475	\$14,290	1	260	94
AA	0.8	\$943,350	2	1	15.4%	\$194,754	\$50,169	1	1,901	687
W	0.8	\$916,614	2	1	15.9%	\$230,783	\$59,450	1	428	155
V	0.8	\$901,004	2	1	15.6%	\$291,047	\$74,974	1	374	135
U	0.8	\$896,590	2	1	15.4%	\$82,347	\$21,213	1	406	147
P	0.9	\$872,830	2	1	15.3%	\$167,136	\$43,054	1	495	180
O	0.9	\$849,998	2	1	14.9%	\$103,243	\$26,595	1	537	195
N	0.9	\$837,531	2	1	14.8%	\$95,683	\$24,648	1	911	330
M	1	\$633,671	1	0.5	10.5%	\$27,564	\$7,100	1	1,084	392
B	1.1	\$721,404	2	1	13.0%	\$151,633	\$39,061	1	1,339	485
BB	1.1	\$652,389	2	1	11.5%	\$79,945	\$20,594	1	1,320	478
T	1.1	\$635,575	2	1	11.1%	\$80,130	\$20,642	1	136	49
H	1.3	\$508,480	1	0.5	10.3%	\$92,054	\$23,713	1	815	295
K	1.3	\$501,098	1	0.5	9.9%	\$224,245	\$57,765	1	817	817
J	1.3	\$488,720	1	0.5	9.7%	\$221,401	\$57,033	1	783	283
C	1.4	\$460,471	1	0.5	10.1%	\$83,452	\$21,497	1	1,749	633
S	1.5	\$403,092	1	0.5	6.9%	\$238,131	\$61,343	1	410	148
R	1.6	\$377,532	1	0.5	6.4%	\$233,438	\$60,134	1	422	153
L	1.7	\$346,837	1	0.5	6.1%	\$229,006	\$58,992	1	1,321	478
Y	2.3	\$250,078	1	0.5	5.5%	\$51,827	\$13,351	1	409	148
X	2.4	\$246,619	1	0.5	5.3%	\$172,979	\$44,559	1	279	101
F	2.5	\$237,248	1	0.5	5.3%	\$145,937	\$37,593	1	834	302
I	2.5	\$230,024	1	0.5	4.9%	\$156,951	\$40,431	1	947	343
E	2.8	\$212,164	1	0.5	5.6%	\$73,439	\$18,918	1	1,258	455
G	2.9	\$496,096	1	0.5	10.1%	\$149,126	\$38,415	1	802	290
D	3.2	\$199,869	1	0.5	5.3%	\$151,300	\$38,975	1	1,309	474
Q	4.3	\$117,759	0	0	1.8%	\$230,635	\$59,412	1	475	172
DD	5	\$111,505	1	0.5	3.7%	\$154,464	\$39,790	1	1,277	462
CC	5.6	\$99,246	1	0.5	3.5%	\$79,390	\$20,451	1	1,371	497

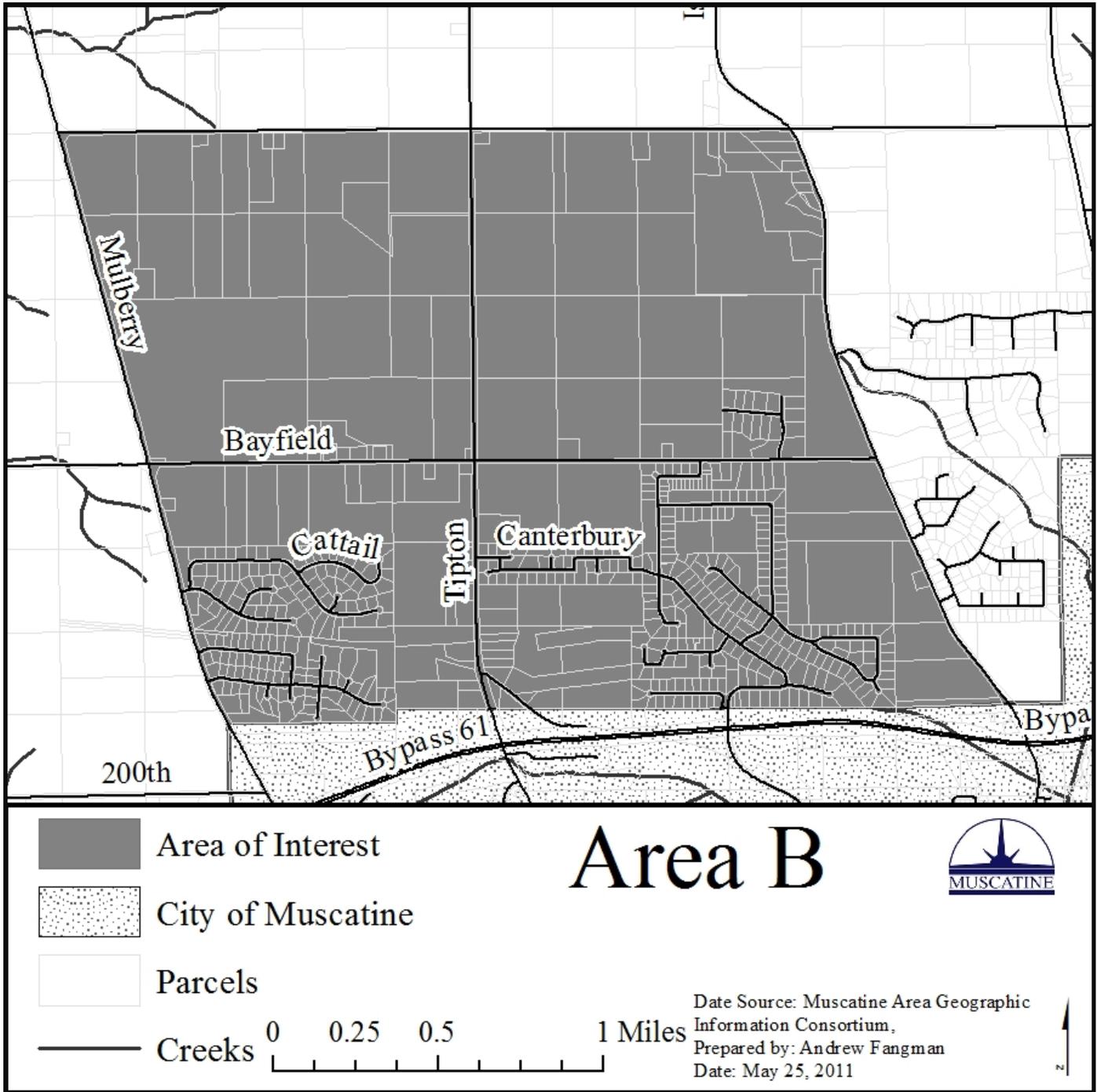
Fire Station #3, Trunk Sewers

Area	Years Need to Recover Capital Costs	Net Annual Income	Added Police Officers	Added Squad Cars	Annexed Area as % of Fire Station #3 Service Area	Fire Station #3 Capital Cost Prorated to Proportion of Population	Fire Station Personnel Cost Prorated to Proportion of Population	Added Pumper Trucks	Population	Households
M	2.1	\$633,671	1	0.5	10.5%	\$27,564	\$7,100	1	1,084	392
A	2.4	\$1,178,804	3	1.5	20.7%	\$311,095	\$80,138	1	849	307
Z	2.5	\$1,146,122	3	1.5	19.4%	\$55,475	\$14,290	1	260	94
V	2.5	\$901,004	2	1	15.6%	\$291,047	\$74,974	1	374	135
U	2.5	\$896,590	2	1	15.4%	\$82,347	\$21,213	1	406	147
W	2.6	\$916,614	2	1	15.9%	\$230,783	\$59,450	1	428	155
P	2.6	\$872,830	2	1	15.3%	\$167,136	\$43,054	1	495	180
O	2.6	\$849,998	2	1	14.9%	\$103,243	\$26,595	1	537	195
N	2.7	\$837,531	2	1	14.8%	\$95,683	\$24,648	1	911	330
B	2.8	\$721,404	2	1	13.0%	\$151,633	\$39,061	1	1,339	485
H	2.8	\$508,480	1	0.5	10.3%	\$92,054	\$23,713	1	815	295
AA	2.9	\$943,350	2	1	15.4%	\$194,754	\$50,169	1	1,901	687
K	2.9	\$501,098	1	0.5	9.9%	\$224,245	\$57,765	1	817	817
G	2.9	\$496,096	1	0.5	10.1%	\$149,126	\$38,415	1	802	290
J	2.9	\$488,720	1	0.5	9.7%	\$221,401	\$57,033	1	783	283
BB	3	\$652,389	2	1	11.5%	\$79,945	\$20,594	1	1,320	478
C	3	\$460,471	1	0.5	10.1%	\$83,452	\$21,497	1	1,749	633
S	3.2	\$403,092	1	0.5	6.9%	\$238,131	\$61,343	1	410	148
T	3.4	\$635,575	2	1	11.1%	\$80,130	\$20,642	1	136	49
R	3.4	\$377,532	1	0.5	6.4%	\$233,438	\$60,134	1	422	153
L	3.7	\$346,837	1	0.5	6.1%	\$229,006	\$58,992	1	1,321	478
DD	5	\$111,505	1	0.5	3.7%	\$154,464	\$39,790	1	1,277	462
Y	5.3	\$250,078	1	0.5	5.5%	\$51,827	\$13,351	1	409	148
X	5.3	\$246,619	1	0.5	5.3%	\$172,979	\$44,559	1	279	101
CC	5.6	\$99,246	1	0.5	3.5%	\$79,390	\$20,451	1	1,371	497
F	5.8	\$237,248	1	0.5	5.3%	\$145,937	\$37,593	1	834	302
I	5.9	\$230,024	1	0.5	4.9%	\$156,951	\$40,431	1	947	343
E	6.5	\$212,164	1	0.5	5.6%	\$73,439	\$18,918	1	1,258	455
Q	7.1	\$117,759	0	0	1.8%	\$230,635	\$59,412	1	475	172
D	8.3	\$199,869	1	0.5	5.3%	\$151,300	\$38,975	1	1,309	474



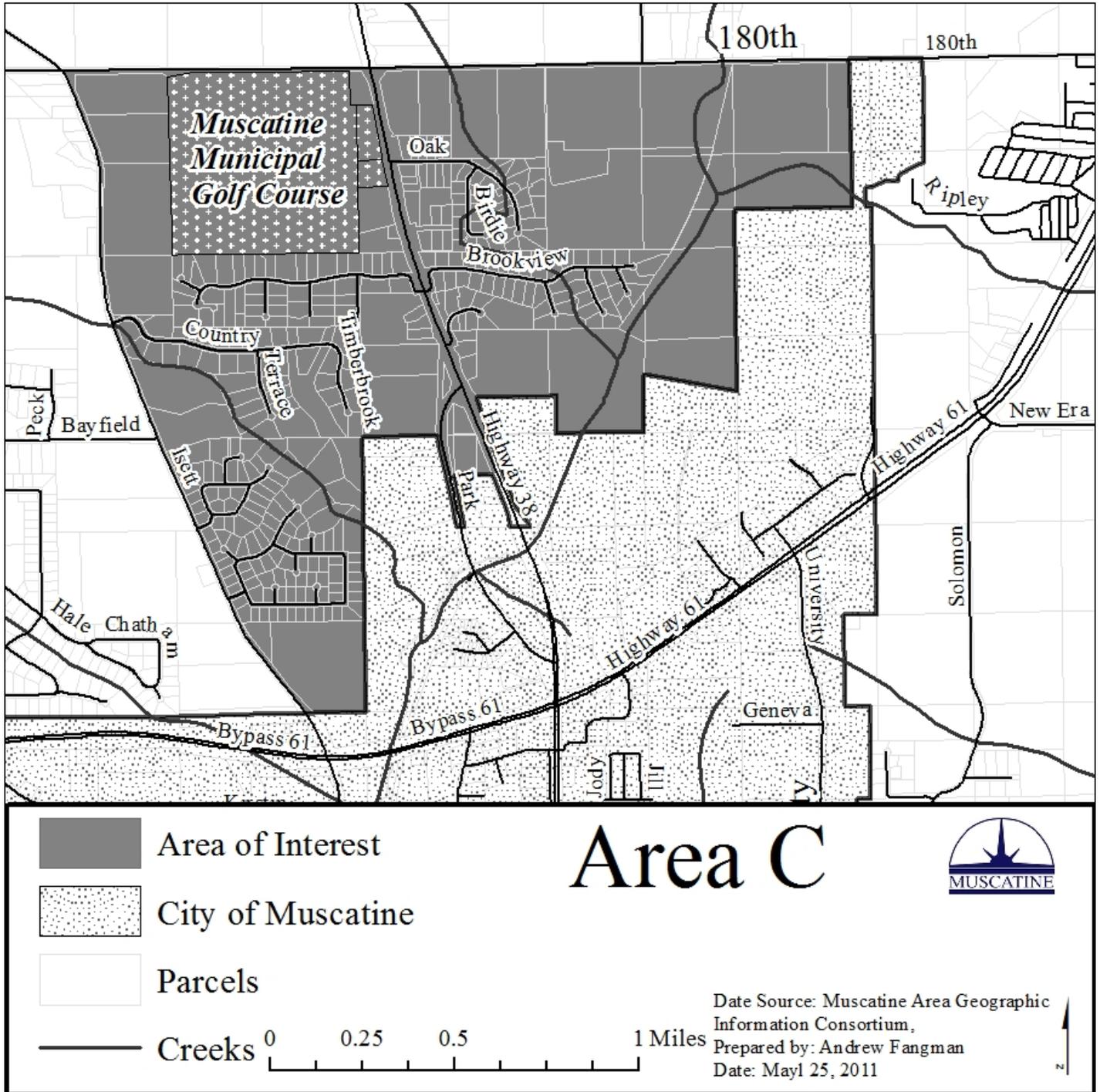
Population: 1,901
 Households: 687
 Parcels: 981
 Acreage: 3,096
 Total Assessed Value: \$205,329,668
 Estimates City Property Tax: \$1,332,982

Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Line
0.5	\$549,975	\$1,065,747	X	X	
0.7	\$861,070	\$1,178,809	X	X	
2.4	\$2,563,725	\$1,065,747	X		X
2.4	\$2,874,820	\$1,178,809	X		X



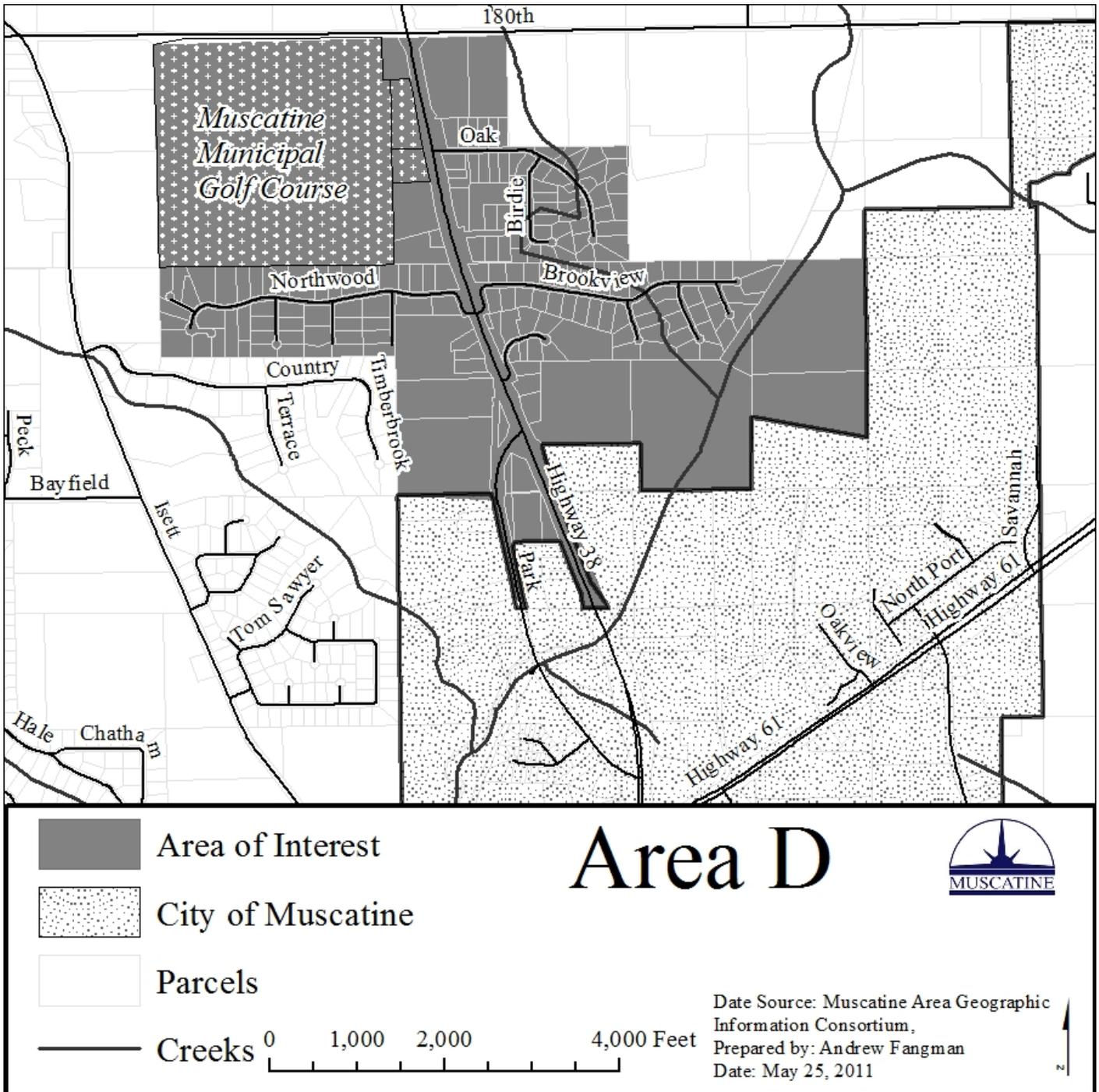
Population: 1,084
 Households: 392
 Parcels: 672
 Acreage: 2,464
 Total Assessed Value: \$116,916,586
 Estimates City Property Tax: \$783,999

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.9	\$526,650	\$605,276		X	X	
1.1	\$721,404	\$683,907	X		X	
2.8	\$1,947,654	\$683,907	X			X
2.9	\$1,752,900	\$605,276		X		X



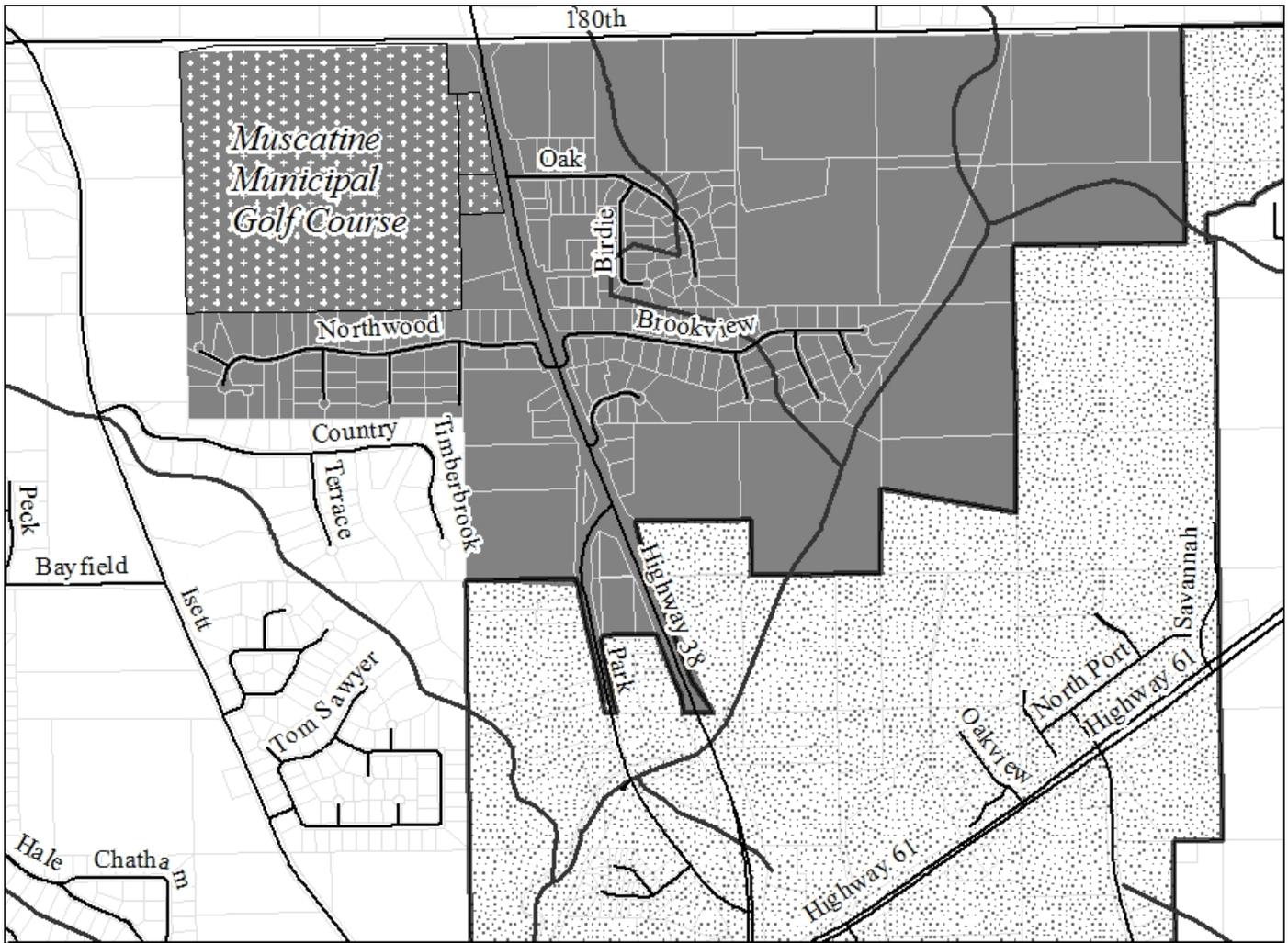
Population: 817
 Households: 295
 Parcels: 376
 Acreage: 1,231
 Total Assessed Value: \$88,413,006
 Estimates City Property Tax: \$548,983

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years	Capital Improvement Costs	Net Annual Income	Fire Station #3 (Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.4	\$676,304	\$485,811	X		X	
1.1	\$503,325	\$460,471		X	X	
3.0	\$1,463,804	\$485,811	X			X
2.8	\$1,290,825	\$460,471		X		X



Population: 409
 Households: 148
 Parcels: 198
 Acreage: 590
 Total Assessed Value: \$31,415,840
 Estimates City Property Tax: \$238,926

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
3.2	\$583,270	\$199,869	X		X	
6.9	\$503,325	\$156,062		X	X	
8.3	\$1,370,770	\$199,869	X			X
8.3	\$1,290,825	\$156,062		X		X



Area of Interest

City of Muscatine

Parcels

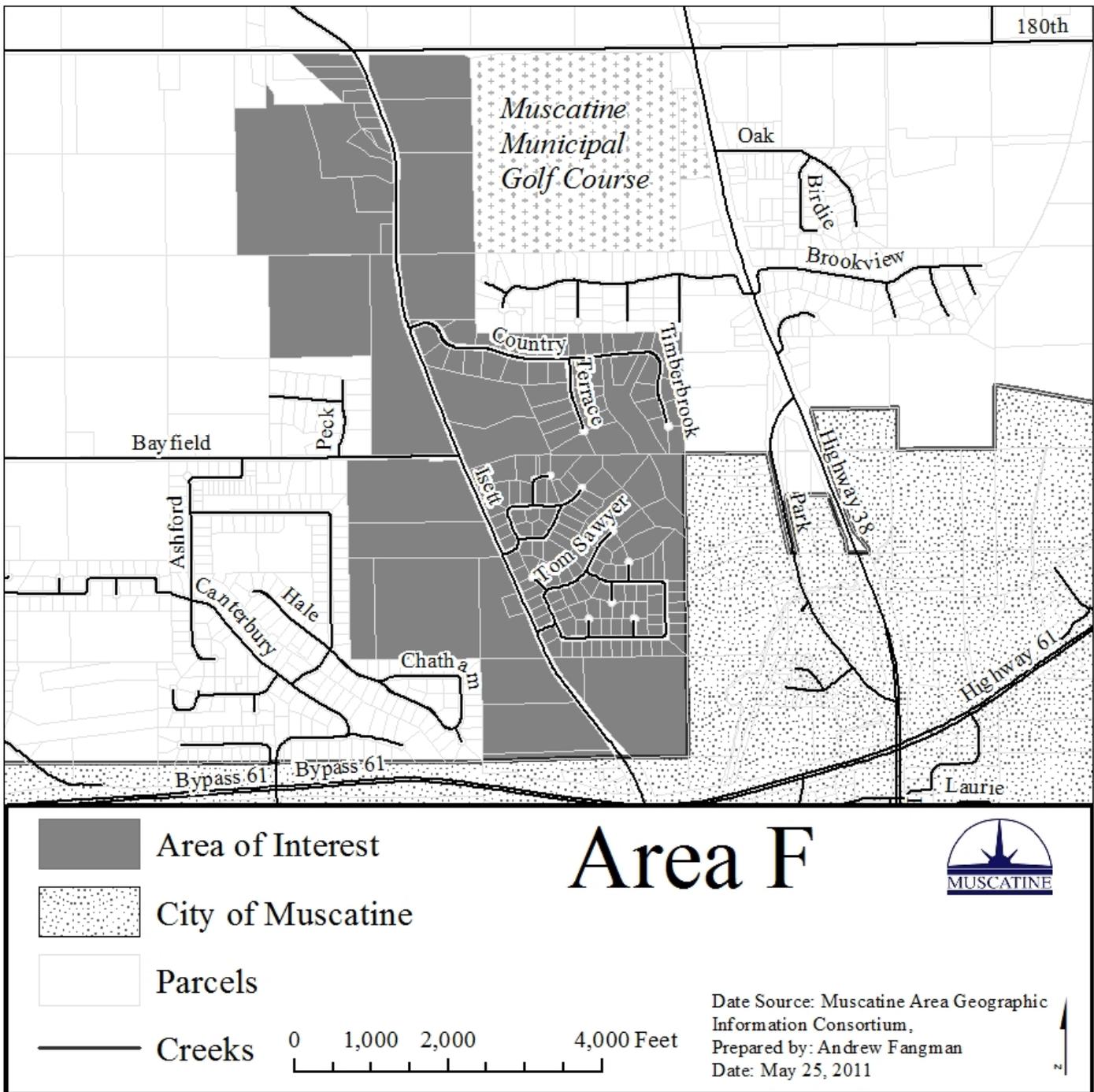
Creeks

Area E

Date Source: Muscatine Area Geographic Information Consortium,
Prepared by: Andrew Fangman
Date: May 25, 2011

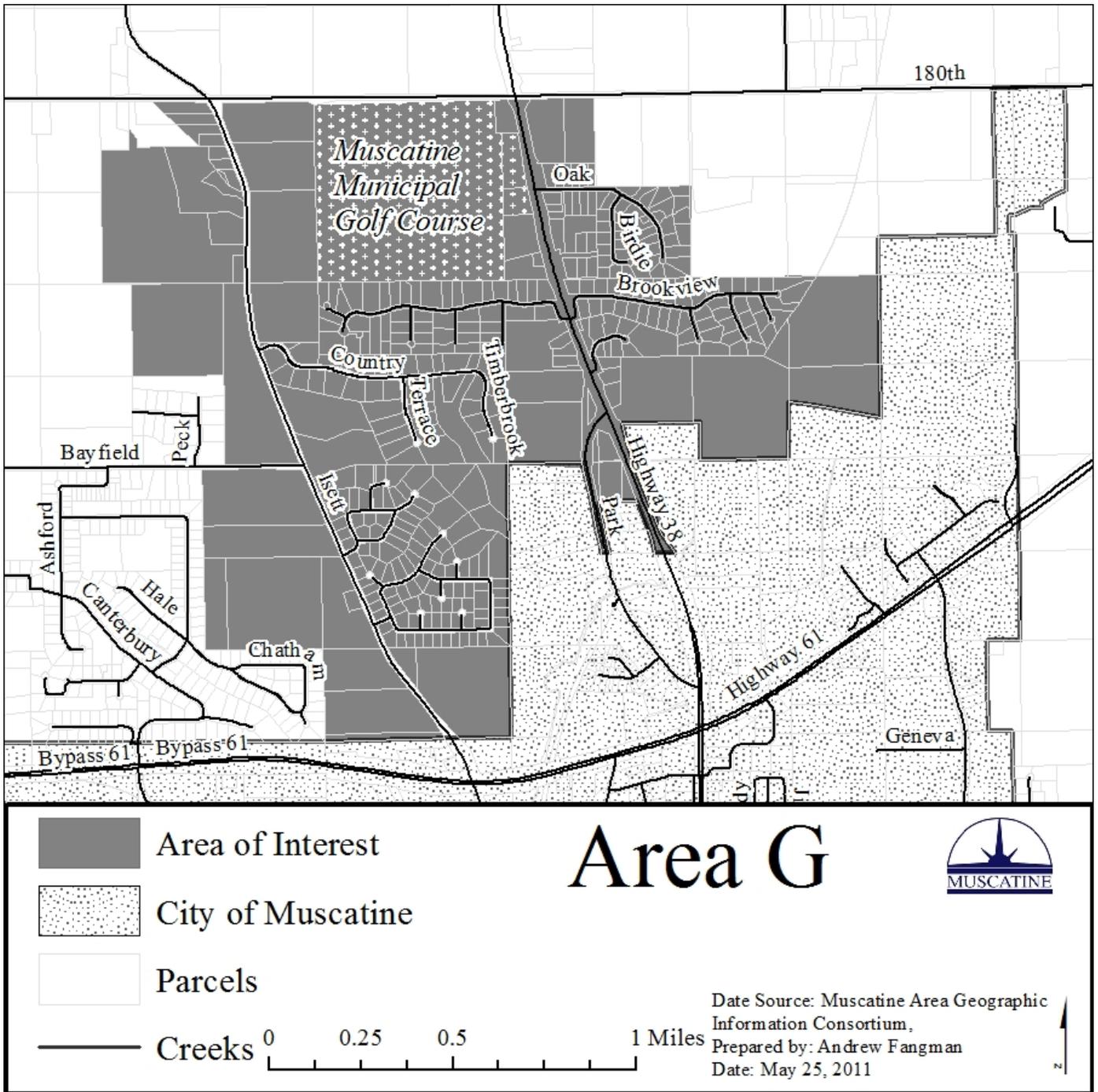
Population: 428
 Households: 155
 Parcels: 210
 Acreage: 861
 Total Assessed Value: \$33,075,740
 Estimates City Property Tax: \$250,339

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
2.8	\$586,777	\$212,164	X		X	
3.0	\$503,325	\$169,261		X	X	
6.5	\$1,374,277	\$212,164	X			X
7.6	\$1,290,825	\$169,261		X		X



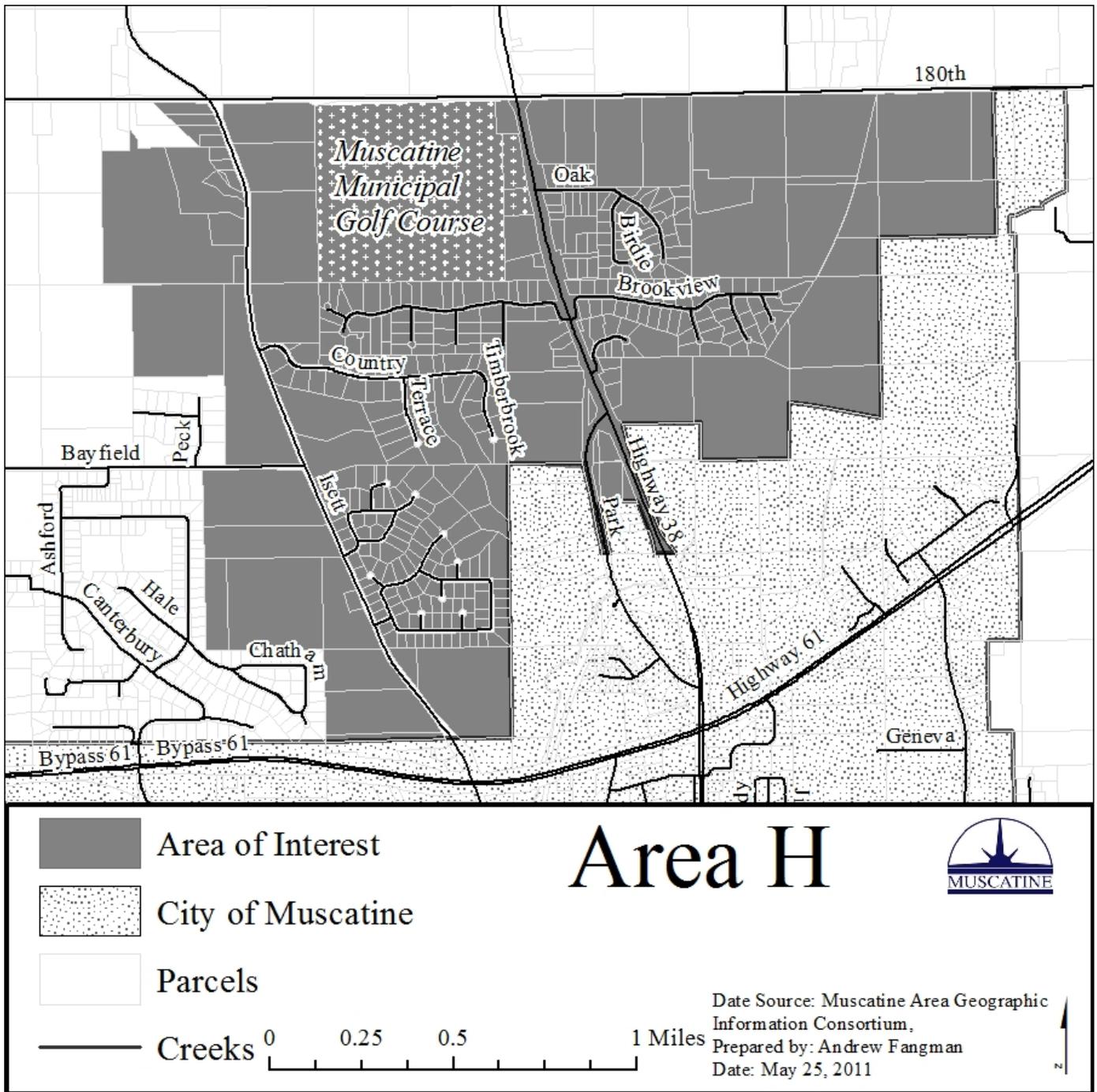
Population: 406
 Households: 147
 Parcels: 189
 Acreage: 757
 Total Assessed Value: \$42,296,240
 Estimates City Property Tax: \$320,444

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
2.46	\$582,715	\$237,248	X		X	
2.60	\$503,325	\$193,298		X	X	
5.78	\$1,370,215	\$237,248	X			X
6.68	\$1,290,825	\$193,298		X		X



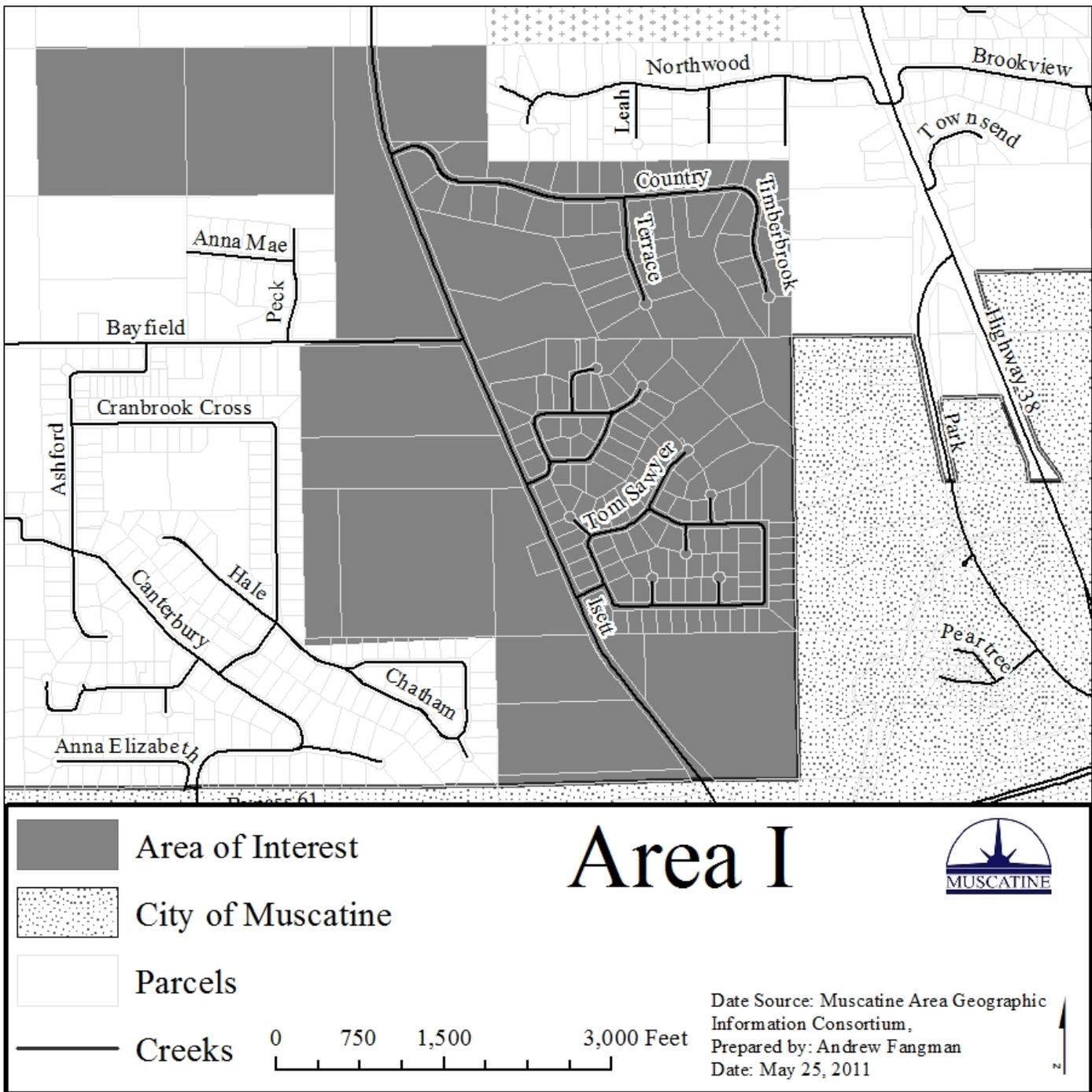
Population: 815
 Households: 295
 Parcels: 387
 Acreage: 1,347
 Total Assessed Value: \$73,712,080
 Estimates City Property Tax: \$559,370

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years to Recover	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
2.9	\$1,442,125	\$496,096	X			X
2.7	\$1,290,825	\$470,670		X		X
1.3	\$654,625	\$496,096	X		X	
1.1	\$503,325	\$470,670		X	X	



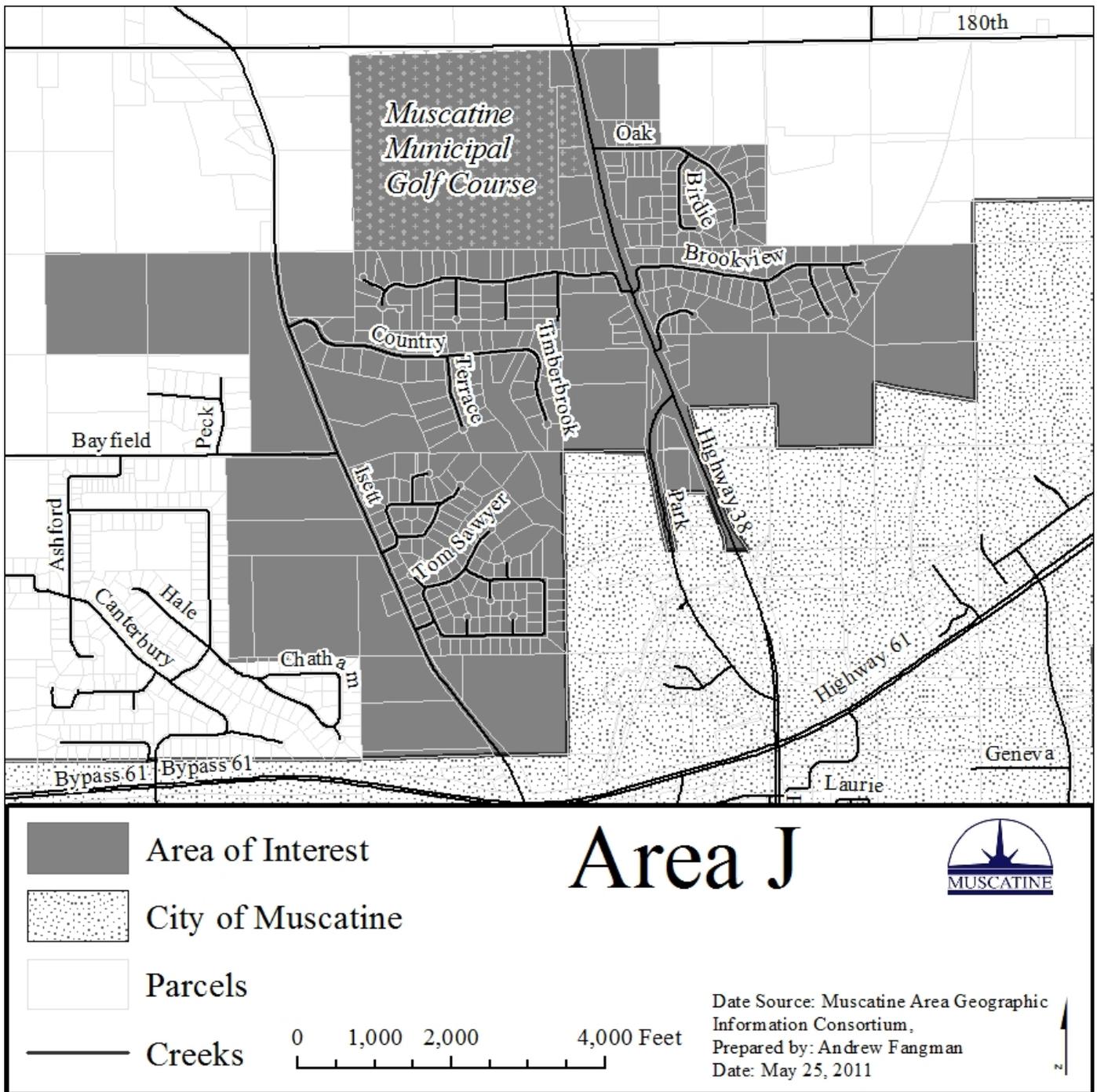
Population: 834
 Households: 302
 Parcels: 399
 Acreage: 1,618
 Total Assessed Value: \$75,371,980
 Estimates City Property Tax: \$570,783

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.3	\$657,789	\$508,480	X		X	
1.0	\$503,325	\$483,869		X	X	
2.8	\$1,445,289	\$508,480	X			X
2.7	\$1,290,825	\$483,869		X		X



Population: 374
 Households: 135
 Parcels: 174
 Acreage: 634
 Total Assessed Value: \$39,558,090
 Estimates City Property Tax: \$299,393

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years to Recover	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
2.51	\$576,764	\$230,024	X		X	
2.73	\$503,325	\$184,542		X	X	
5.93	\$1,364,264	\$230,024	X			X
6.99	\$1,290,825	\$184,542		X		X



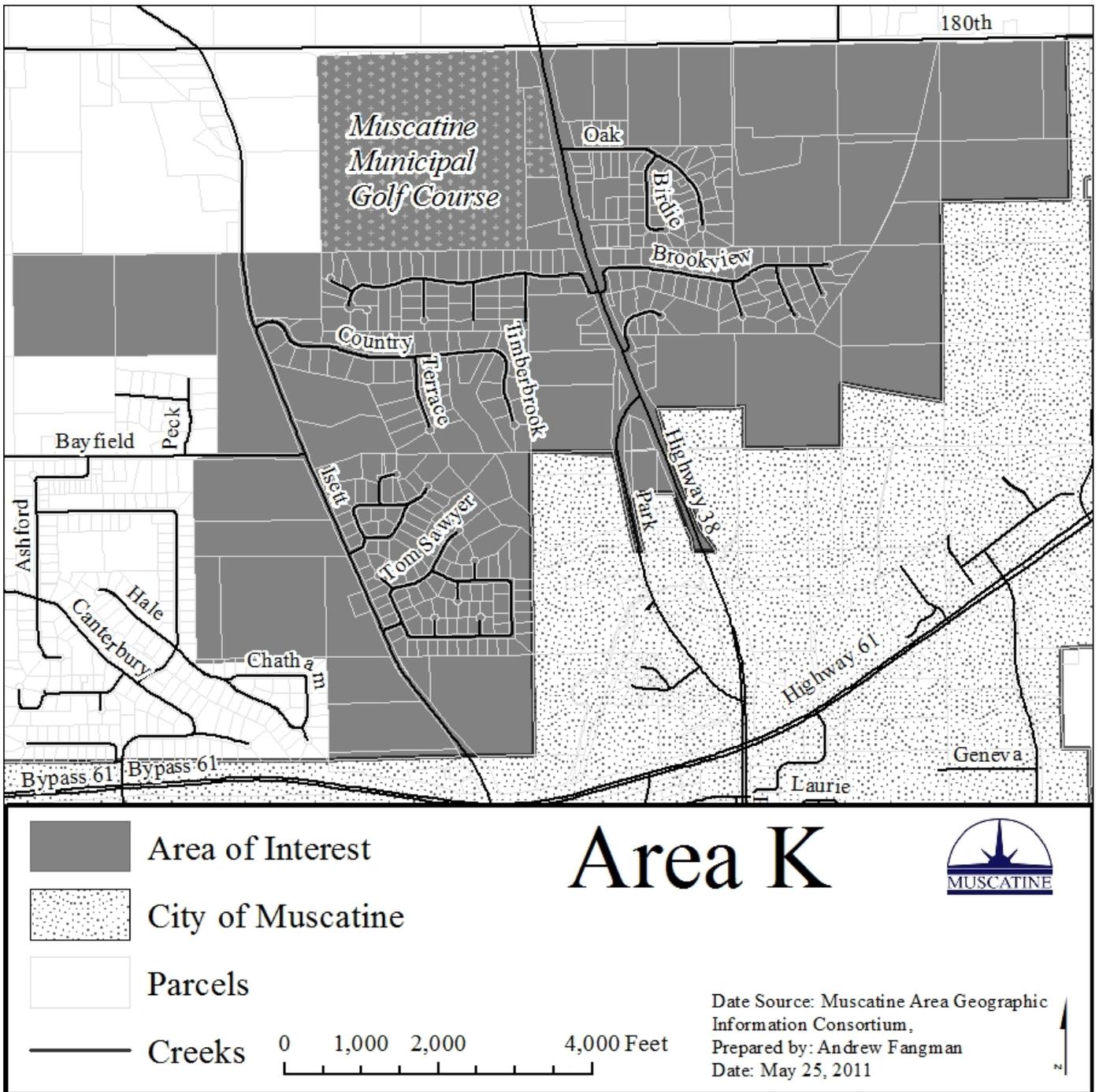
Area J



Date Source: Muscatine Area Geographic Information Consortium,
 Prepared by: Andrew Fangman
 Date: May 25, 2011

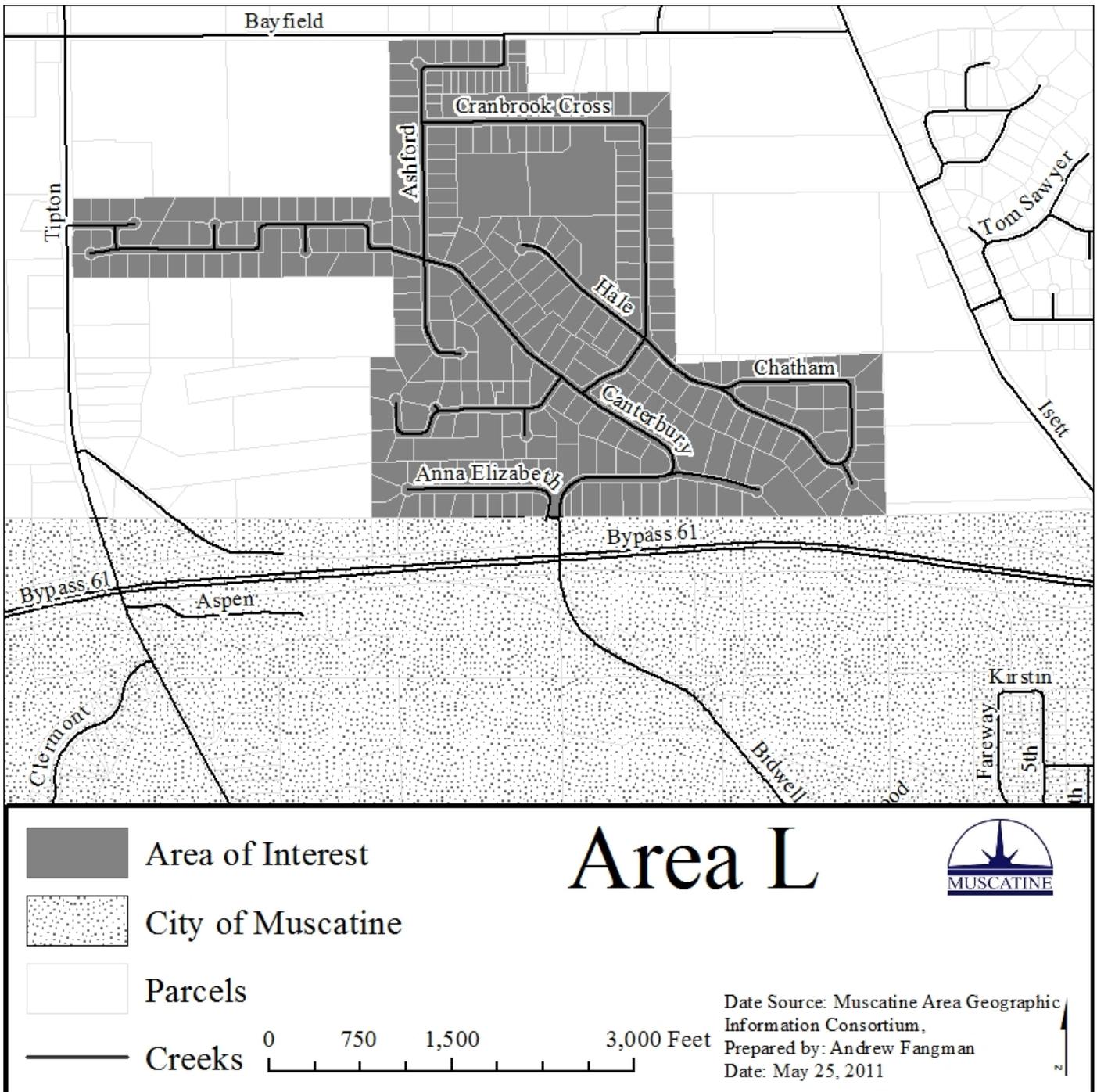
Population: 783
 Households: 283
 Parcels: 372
 Acreage: 1,224
 Total Assessed Value: \$70,973,936
 Estimates City Property Tax: \$538,319

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.3	\$649,262	\$488,720	X		X	
1.1	\$503,325	\$461,914		X	X	
2.9	\$1,436,762	\$488,720	X			X
2.8	\$1,290,825	\$461,914		X		X



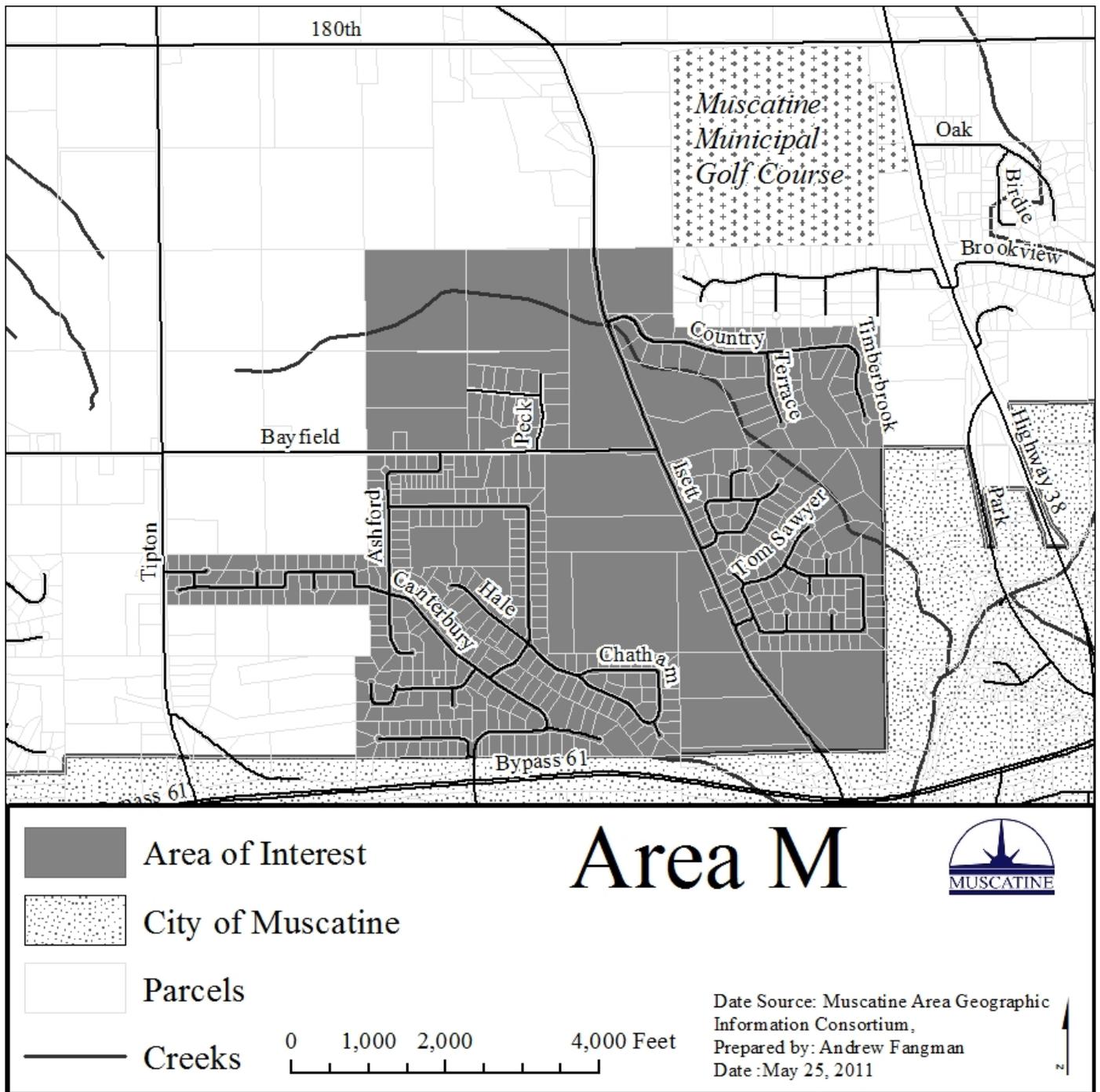
Population: 802
 Households: 290
 Parcels: 384
 Acreage: 1,495
 Total Assessed Value: \$72,633,830
 Estimates City Property Tax: \$549,732

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.1	\$503,325	\$475,113		X	X	
1.3	\$652,451	\$501,098	X		X	
2.7	\$1,290,825	\$475,113		X		X
2.9	\$1,439,951	\$501,098	X			X



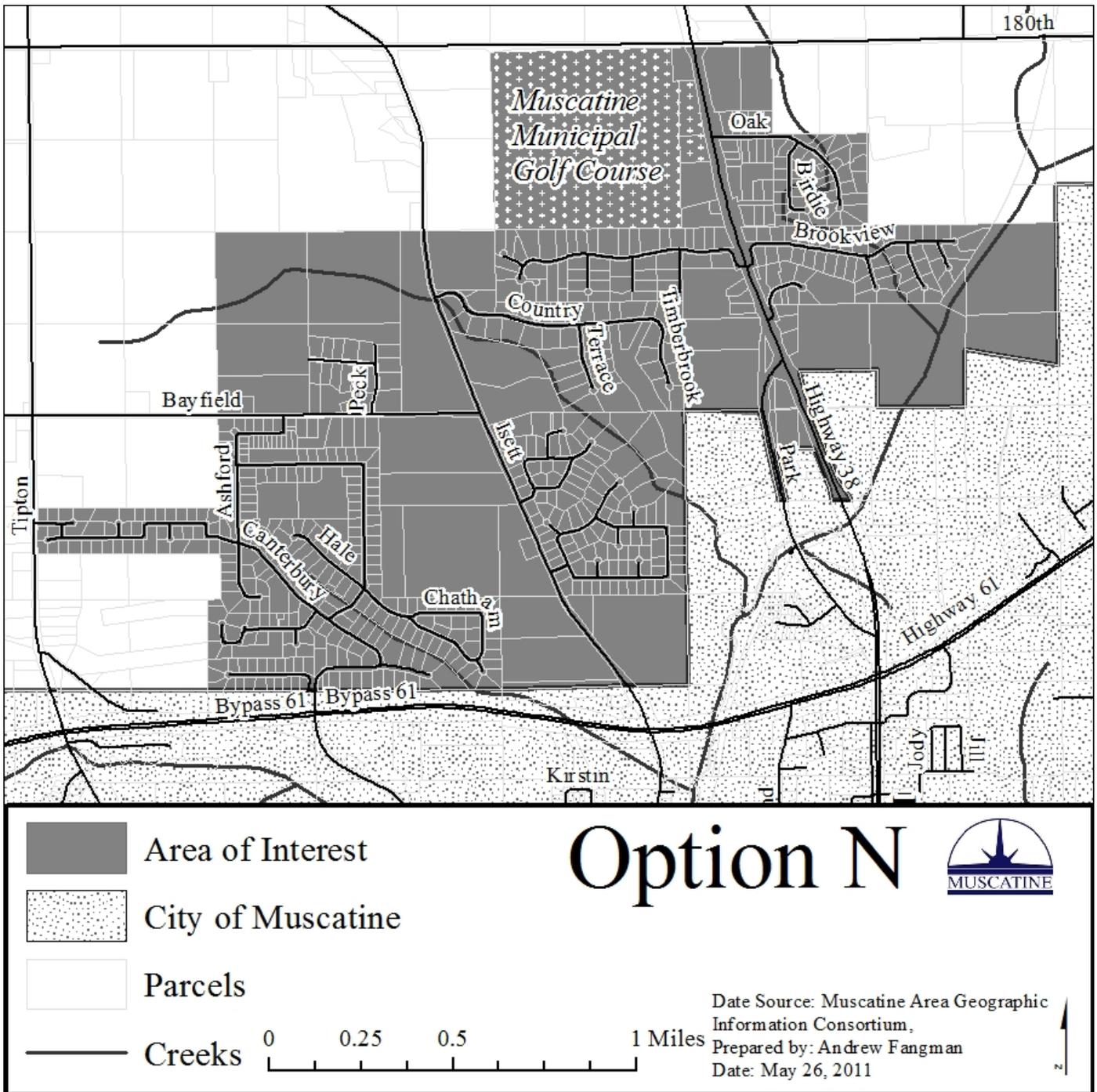
Population: 475
 Households: 172
 Parcels: 283
 Acreage: 256
 Total Assessed Value: \$38,869,920
 Estimates City Property Tax: \$382,810

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.7	\$595,379	\$346,837	X		X	
1.6	\$503,325	\$306,150		X	X	
3.7	\$1,281,629	\$346,837	X			X
3.9	\$1,189,575	\$306,150		X		X



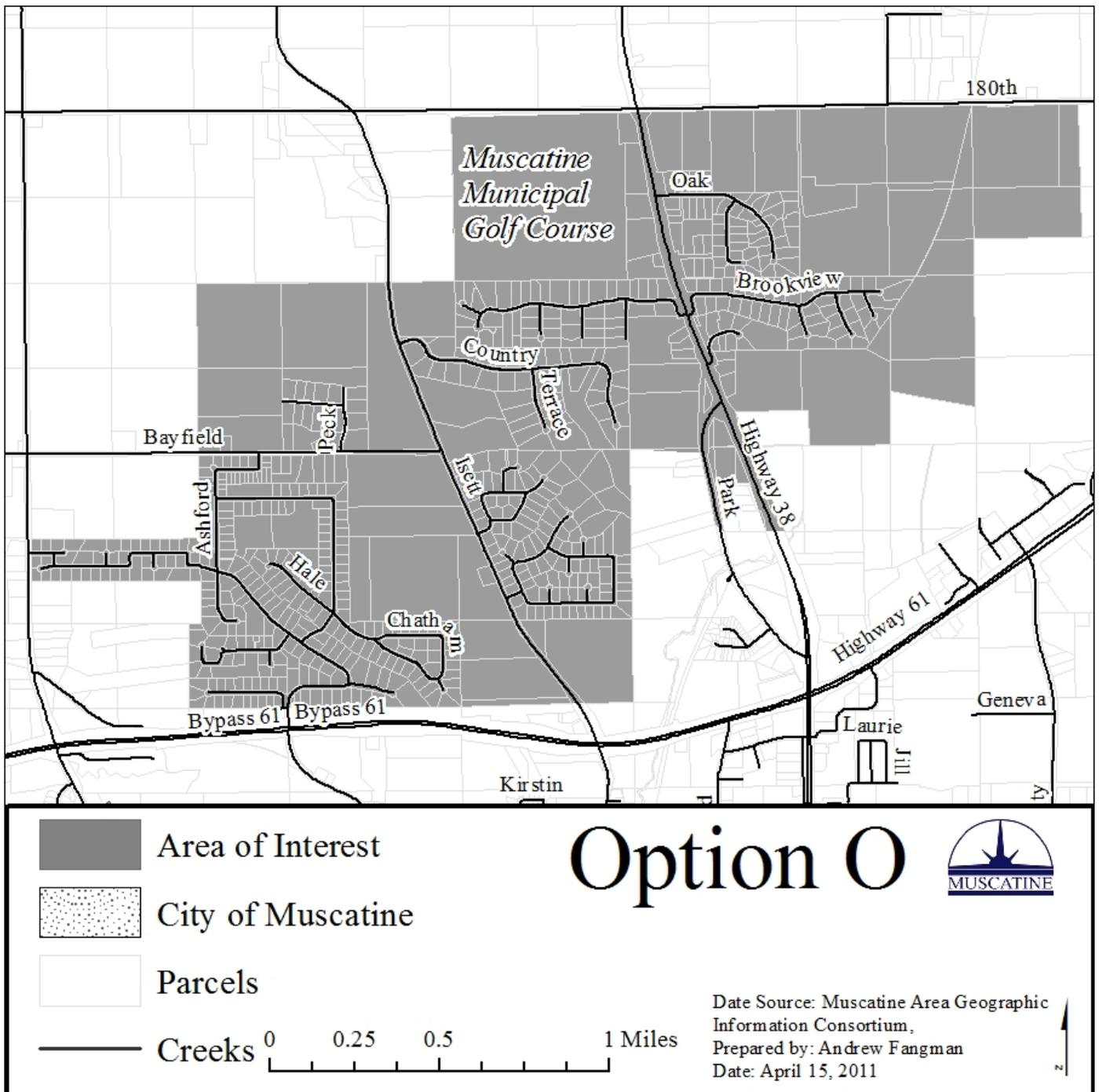
Population: 849
 Households: 307
 Parcels: 457
 Acreage: 890
 Total Assessed Value: \$78,428,010
 Estimates City Property Tax: \$682,203

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.0	\$660,276	\$633,671	X		X	
0.8	\$503,325	\$609,702		X	X	
2.1	\$1,346,526	\$633,671	X			X
2.0	\$1,189,575	\$609,702		X		X



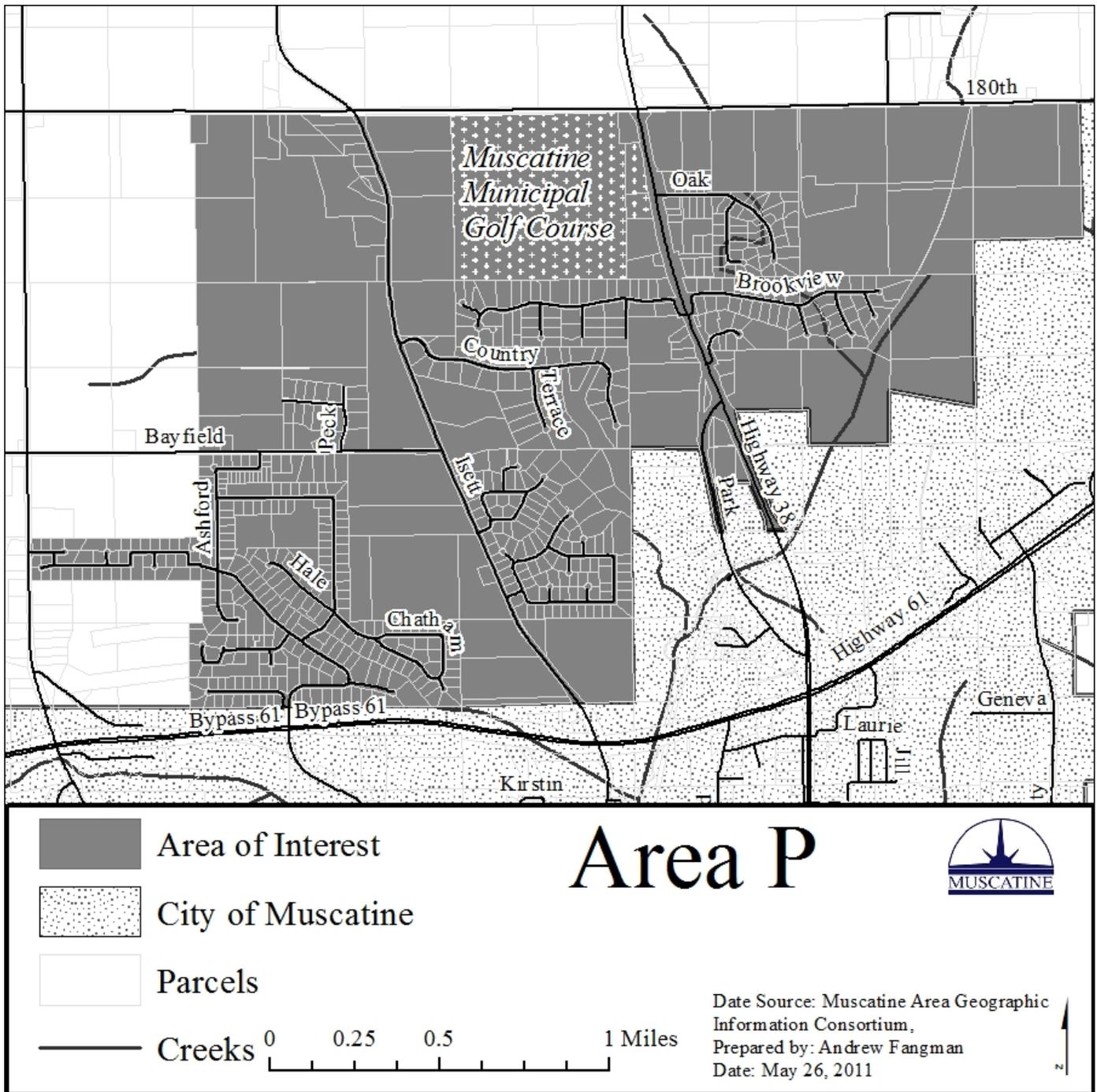
Population: 1,258
 Households: 455
 Parcels: 655
 Acreage: 1,480
 Total Assessed Value: \$109,843,850
 Estimates City Property Tax: \$921,129

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.7	\$526,650	\$765,764		X	X	
0.9	\$748,051	\$837,531	X		X	
2.6	\$2,000,400	\$765,764		X		X
2.7	\$2,221,801	\$837,531	X			X



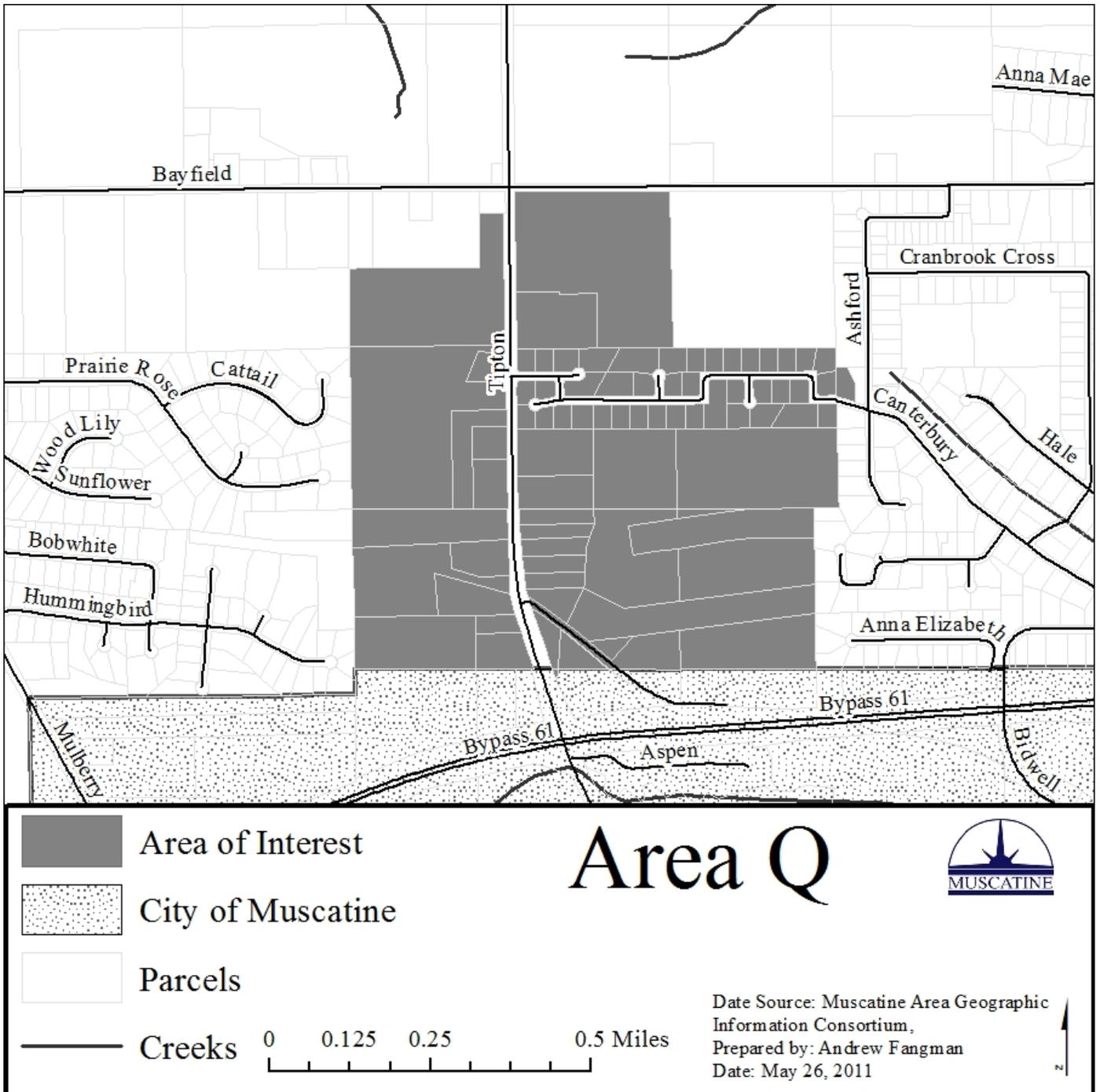
Population: 1,277
 Households: 462
 Parcels: 667
 Acreage: 1,751
 Total Assessed Value: \$111,503,756
 Estimated City Property Tax: \$932,542

Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.9	\$750,895	\$849,998	X	X	
0.7	\$526,650	\$778,963		X	
2.6	\$2,224,645	\$849,998	X		X
2.6	\$2,000,400	\$778,963		X	X



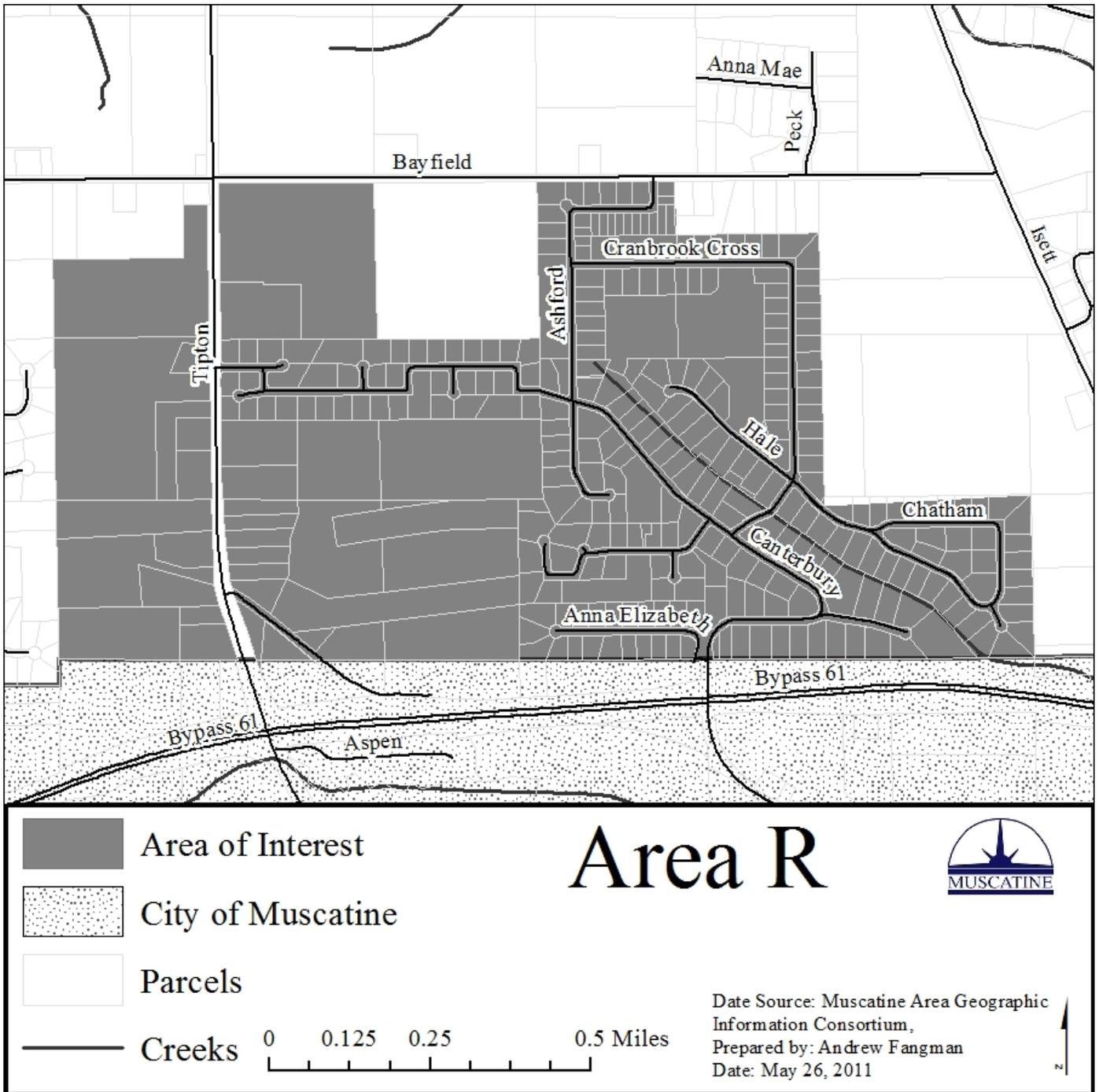
Population: 1,309
 Households: 474
 Parcels: 682
 Acreage: 1,874
 Total Assessed Value: \$114,241,900
 Estimated City Property Tax: \$953,593

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years	Capital Improvement Costs	Net Annual Income	Fire Station #3 (Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.9	\$755,656	\$872,830	X		X	
0.7	\$526,650	\$803,022		X	X	
2.6	\$2,229,406	\$872,830	X			X
2.5	\$2,000,400	\$803,022		X		X



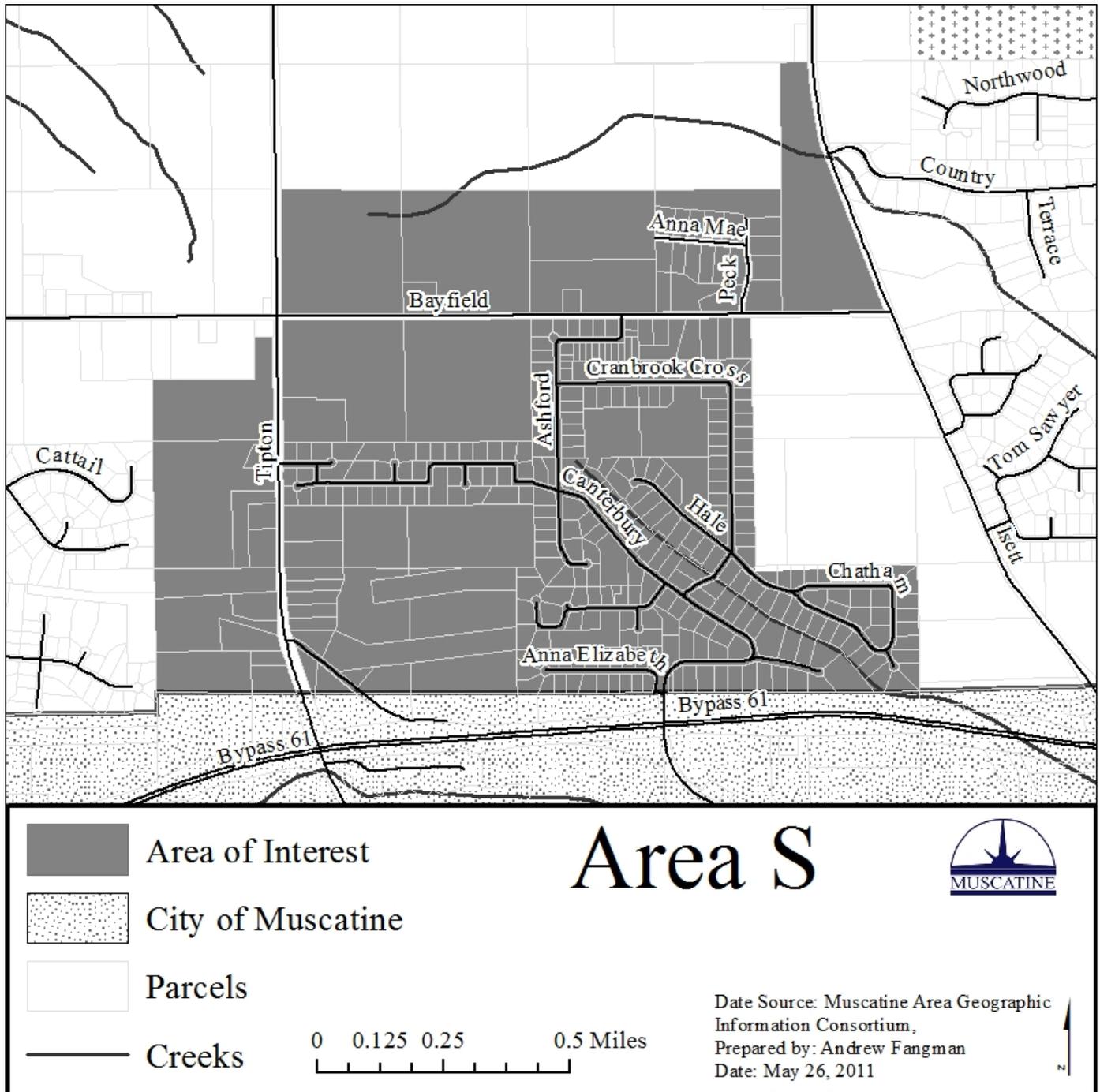
Population: 136
 Households: 49
 Parcels: 78
 Acreage: 283
 Total Assessed Value: \$14,337,830
 Estimated City Property Tax: \$112,075

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3 (Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
4.3	\$507,564	\$117,759	X		X	
3.8	\$480,000	\$124,859		X	X	
7.1	\$833,814	\$117,759	X			X
6.5	\$806,250	\$124,859		X		X



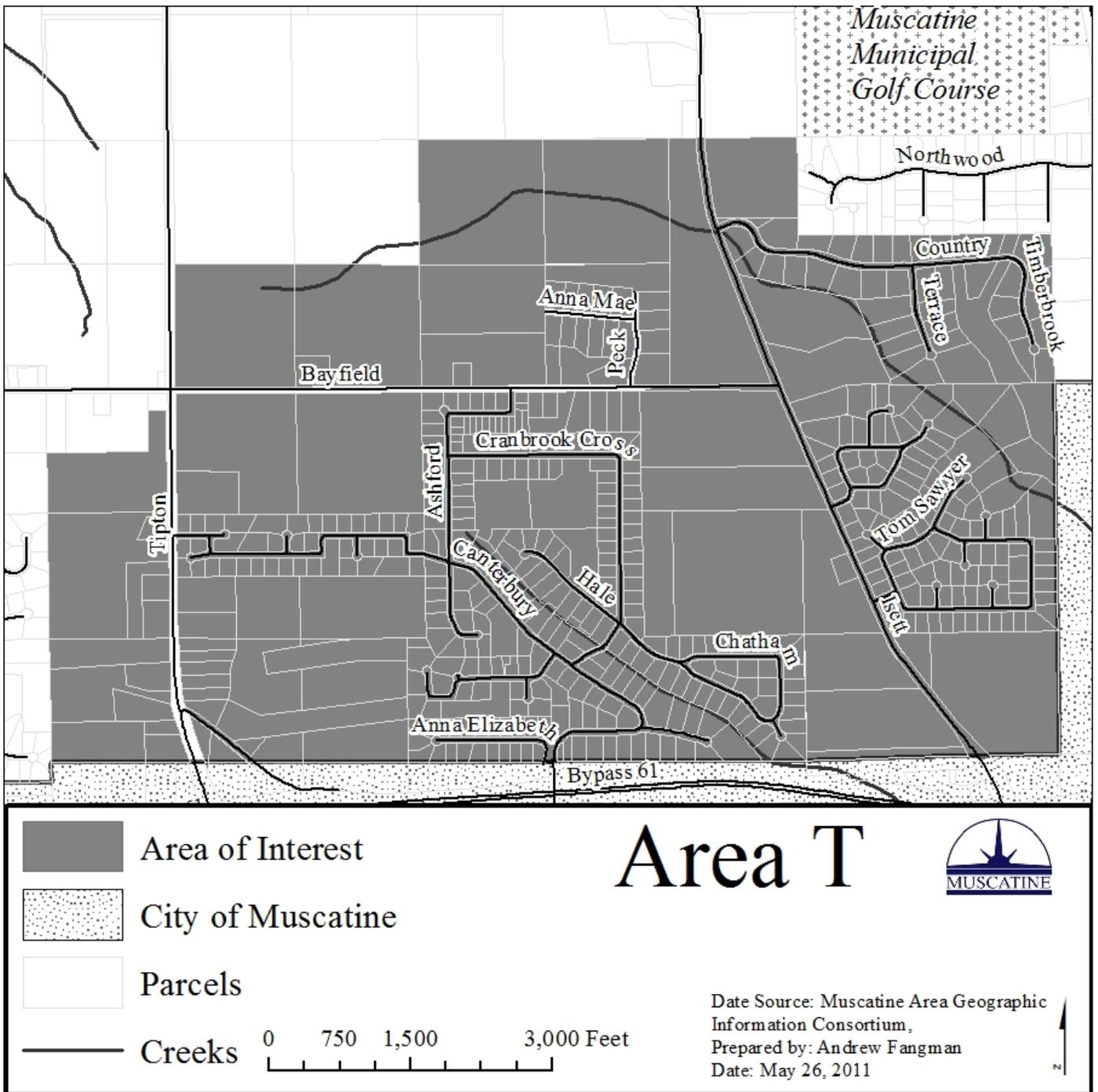
Population: 495
 Households: 180
 Parcels: 320
 Acreage: 505
 Total Assessed Value: \$42,451,620
 Estimated City Property Tax: \$412,559

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.6	\$599,008	\$377,532	X		X	
1.5	\$503,325	\$337,779		X	X	
3.4	\$1,285,258	\$377,532	X			X
3.5	\$1,189,575	\$337,779		X		X



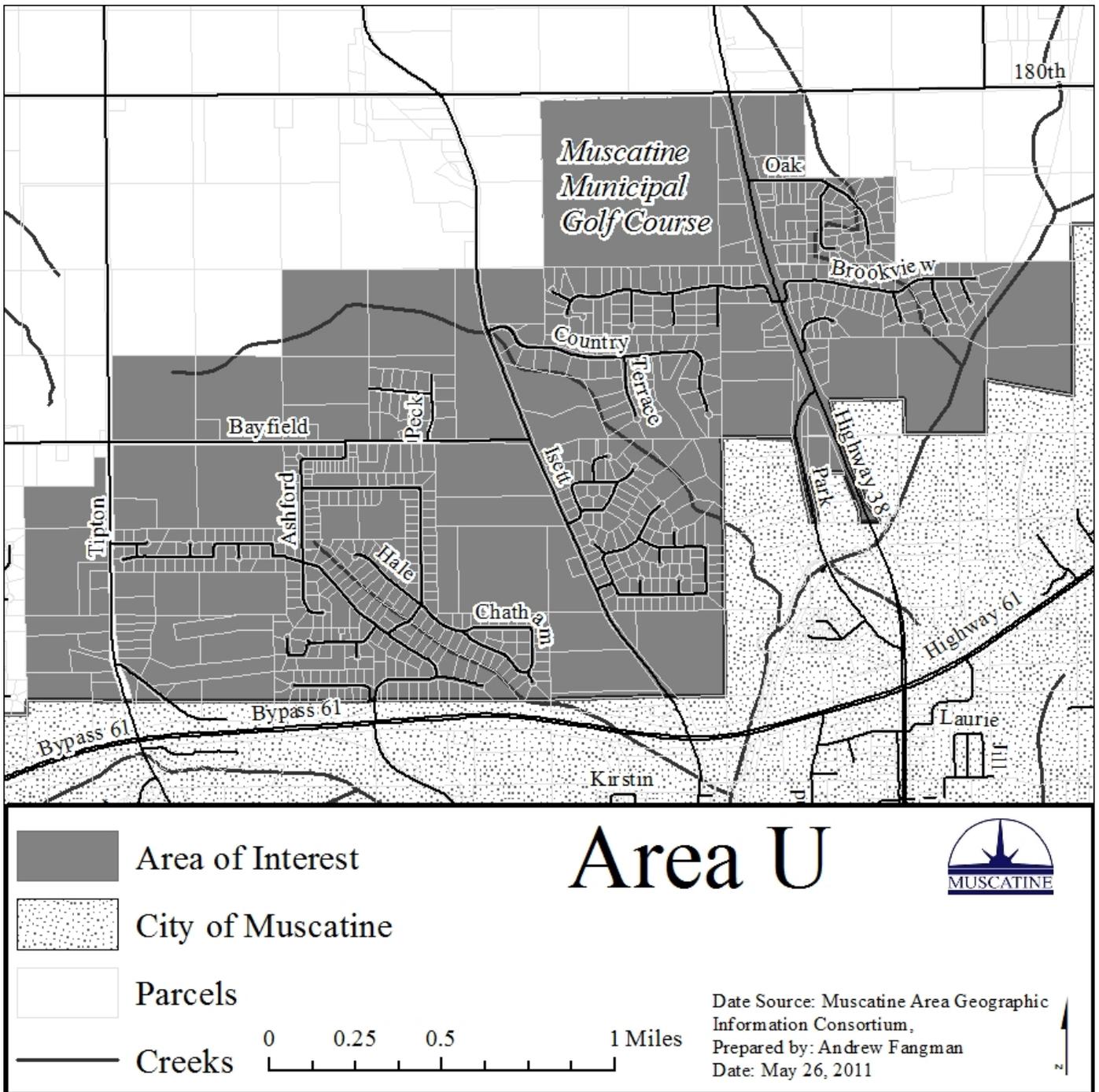
Population: 537
 Households: 195
 Parcels: 351
 Acreage: 741
 Total Assessed Value: \$45,974,300
 Estimated City Property Tax: \$438,419

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
Years	Capital Improvement Costs	Net Annual Income	Fire Station #3 (Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.5	\$606,568	\$403,092	X		X	
1.4	\$503,325	\$365,287		X	X	
3.2	\$1,292,818	\$403,092	X			X
3.3	\$1,189,575	\$365,287		X		X



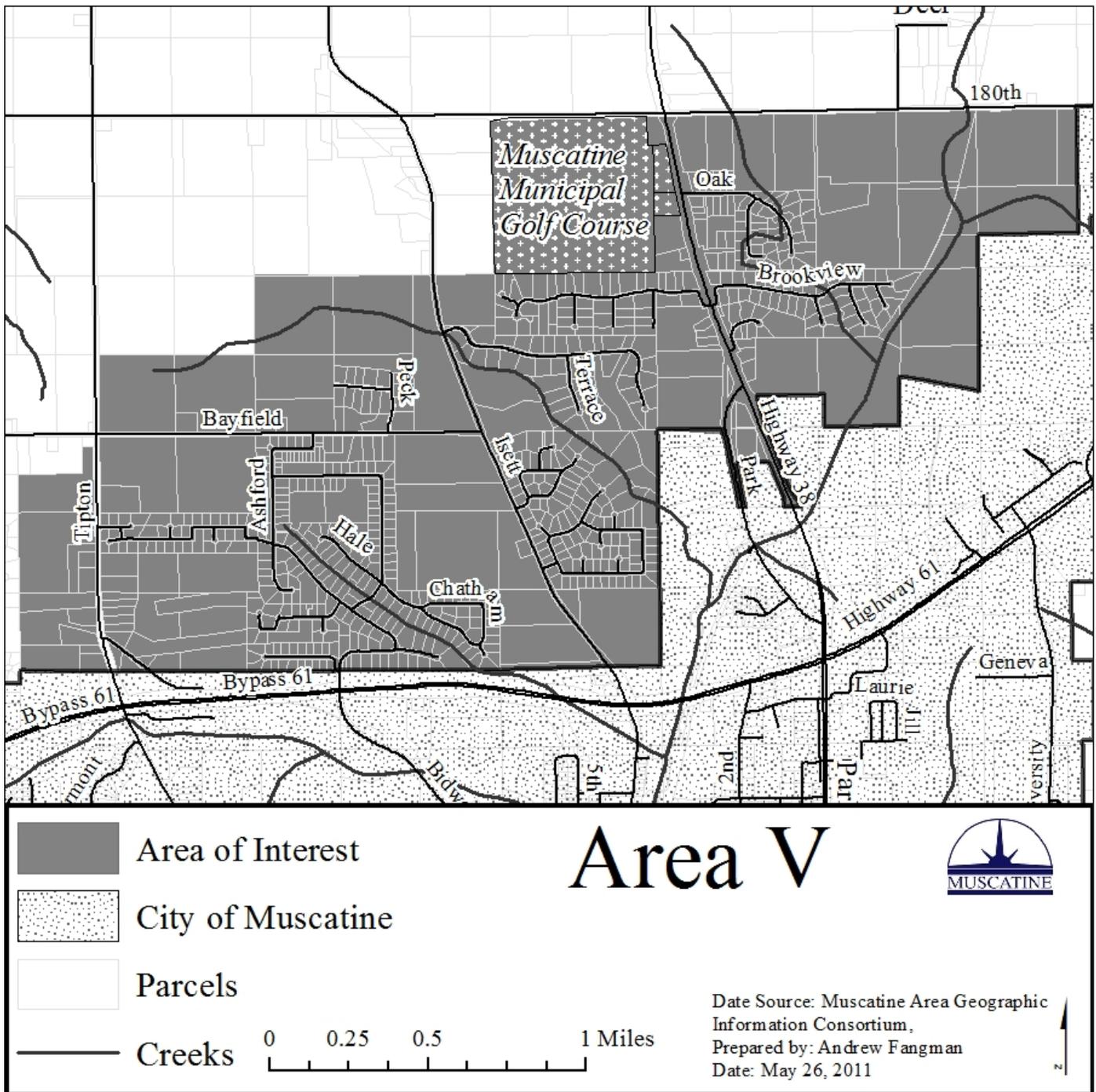
Population: 911
 Households: 330
 Parcels: 525
 Acreage: 1,375
 Total Assessed Value: \$85,532,390
 Estimated City Property Tax: \$737,812

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.1	\$693,786	\$635,575	X		X	
0.9	\$526,650	\$614,229		X	X	
3.4	\$2,167,536	\$635,575	X			X
3.3	\$2,000,400	\$614,229		X		X



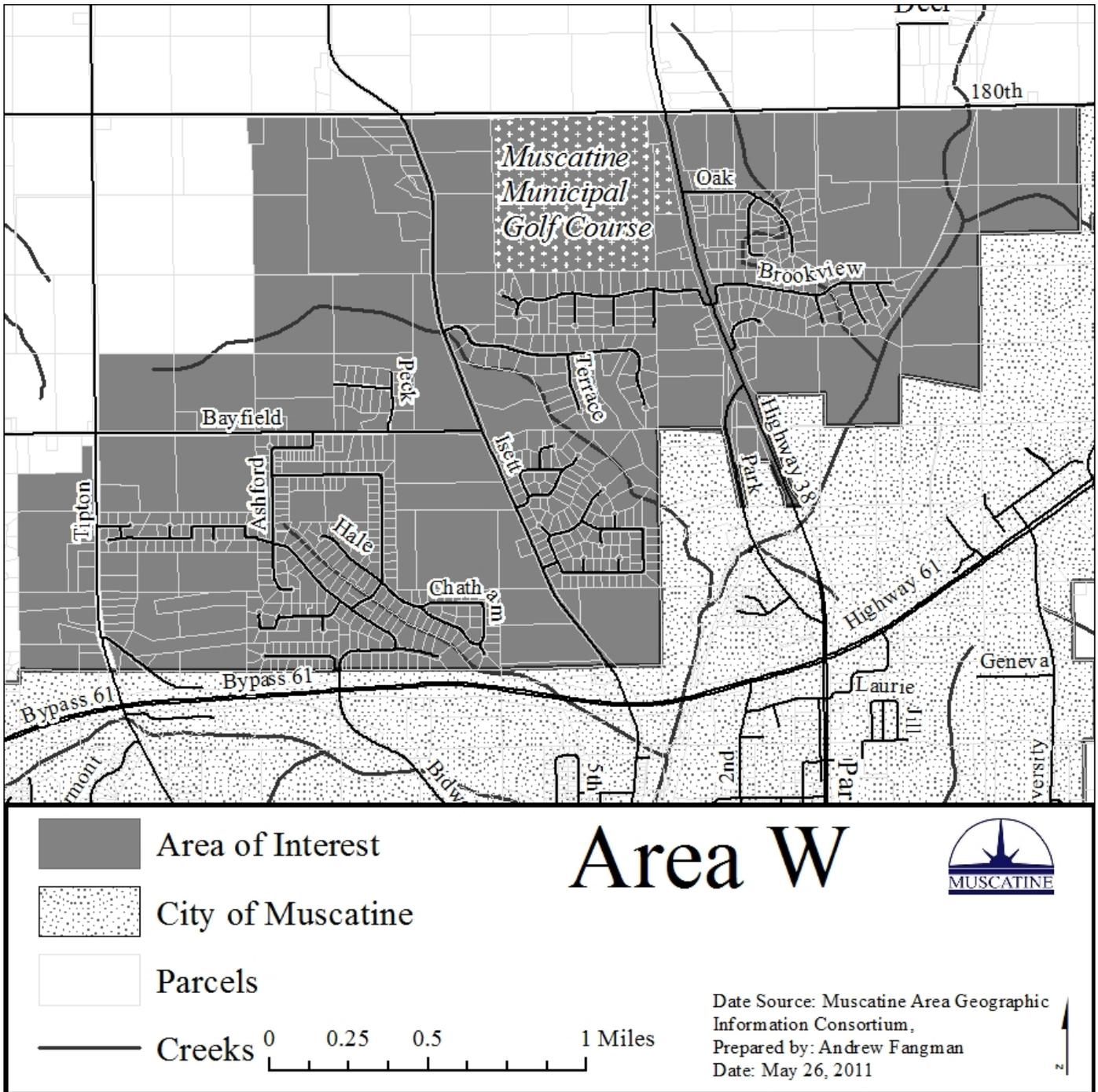
Population: 1,320
 Households: 478
 Parcels: 723
 Acreage: 1,965
 Total Assessed Value: \$116,948,230
 Estimated City Property Tax: \$976,738

Years to Recover Capital Costs			Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.8	\$757,285	\$896,590	X		X	
0.6	\$526,650	\$827,201		X	X	
2.5	\$2,231,035	\$896,590	X			X
2.4	\$2,000,400	\$827,201		X		X



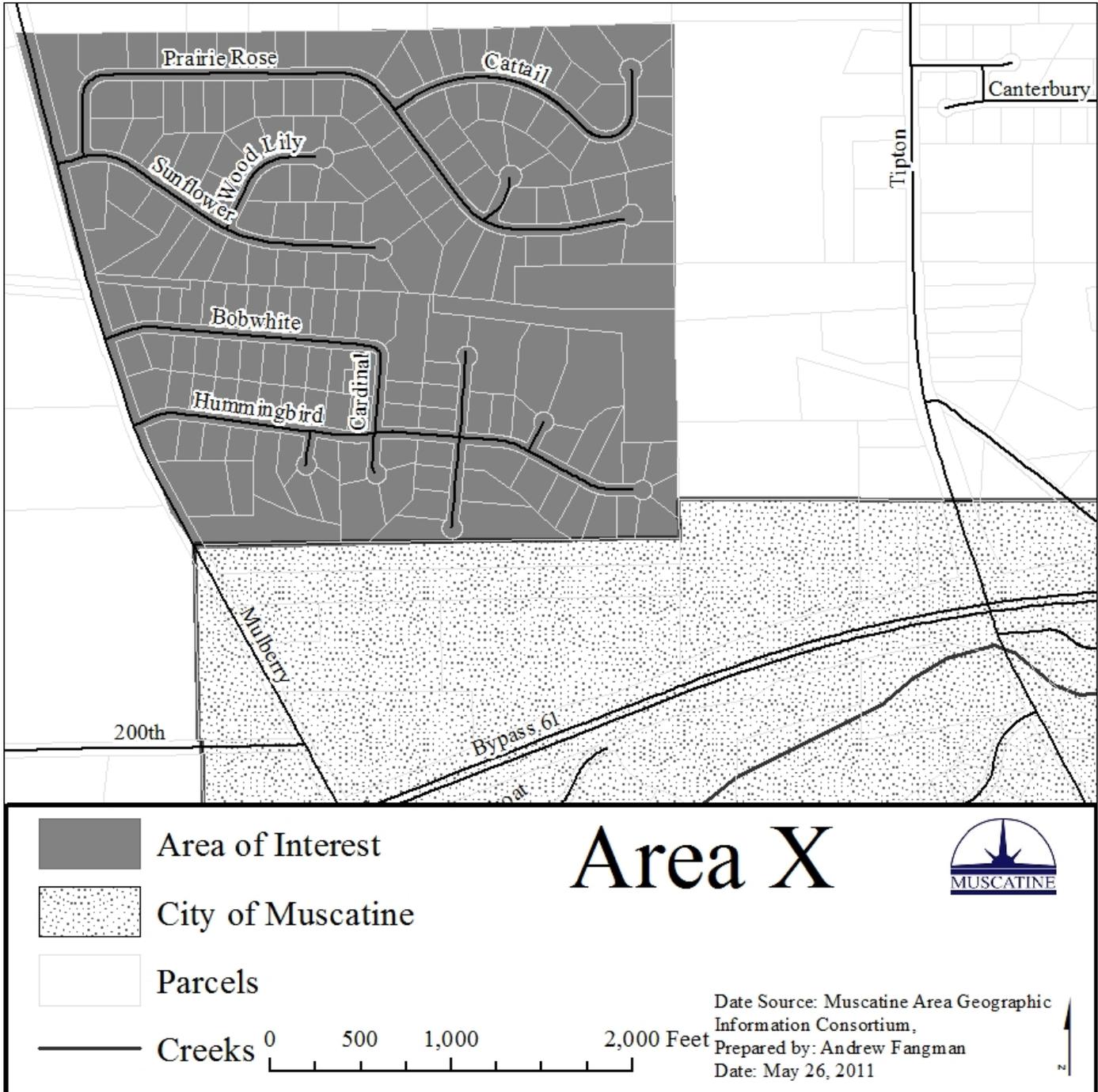
Population: 1,339
 Households: 485
 Parcels: 734
 Acreage: 2,199
 Total Assessed Value: \$118,577,930
 Estimated City Property Tax: \$988,088

Years to Recover	Years to Recover		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.8	\$760,088	\$909,004	X		X	
0.6	\$526,650	\$840,337		X	X	
2.5	\$2,233,838	\$909,004	X			X
2.4	\$2,000,400	\$840,337		X		X



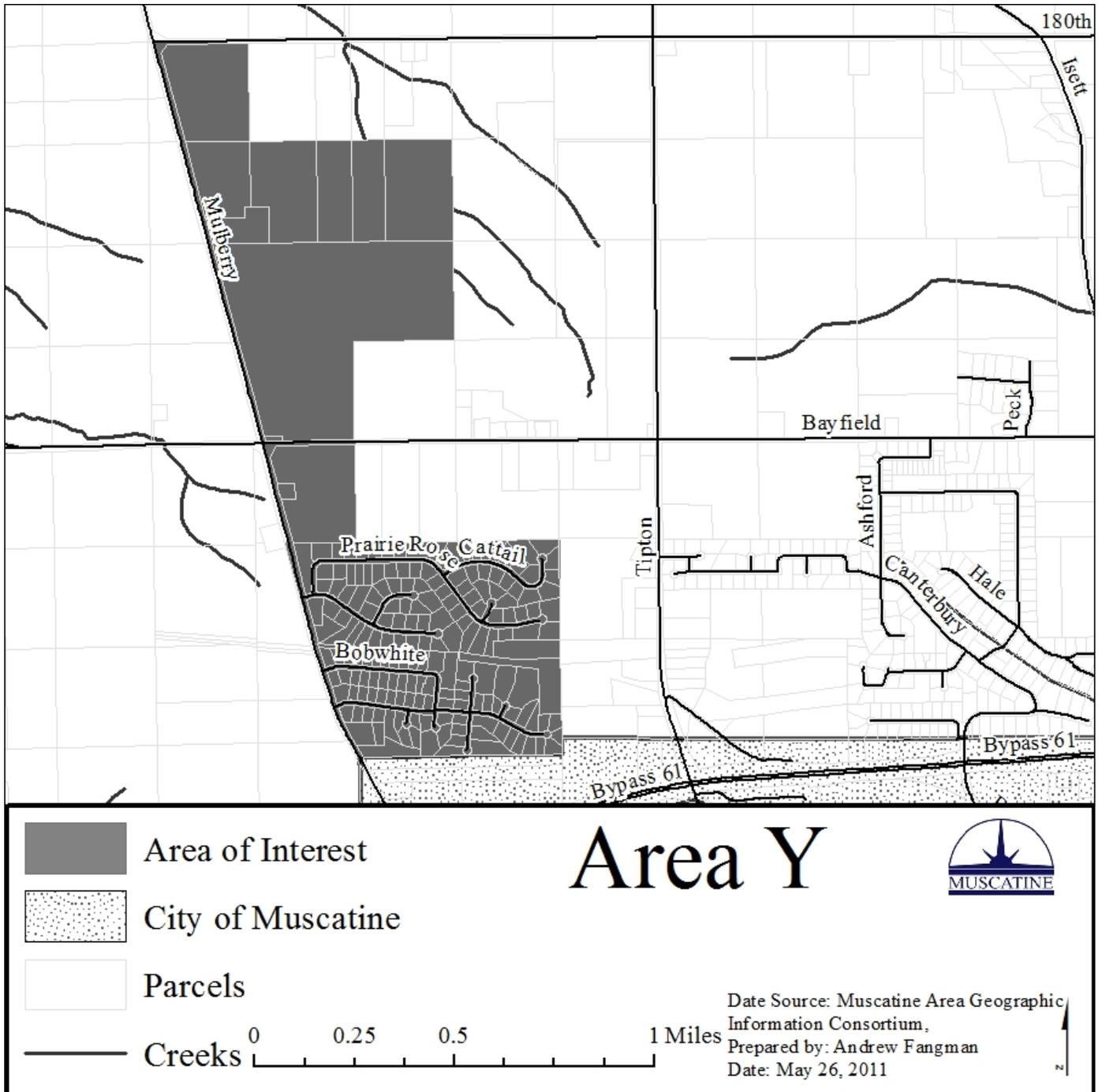
Population: 1,371
 Households: 497
 Parcels: 750
 Acreage: 2,359
 Total Assessed Value: \$121,346,280
 Estimated City Property Tax: \$1,009,202

Years to Recover	Fire and EMS Staffing		Sewers			
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.8	\$764,781	\$916,614	X		X	
0.6	\$526,650	\$849,157		X	X	
2.6	\$2,238,531	\$856,614	X			X
2.5	\$2,000,400	\$789,157		X		X



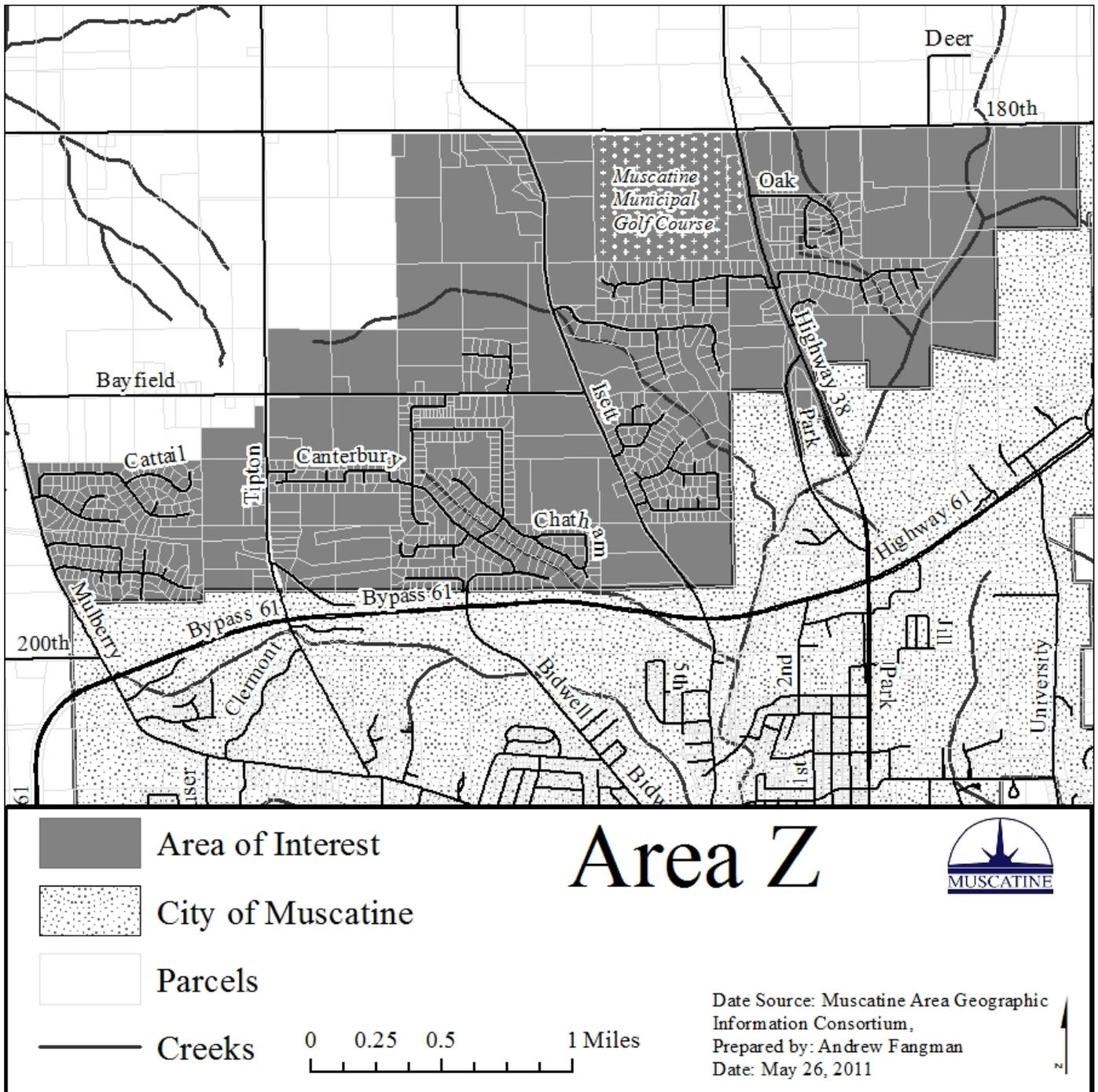
Population: 410
 Households: 148
 Parcels: 179
 Acreage: 181
 Total Assessed Value: \$37,319,190
 Estimated City Property Tax: \$285,630

	Years to Recover Capital Costs		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
2.4	\$583,455	\$246,619	X		X	
2.5	\$503,325	\$202,860		X	X	
5.3	\$1,318,455	\$246,619	X			X
6.1	\$1,238,325	\$202,860		X		X



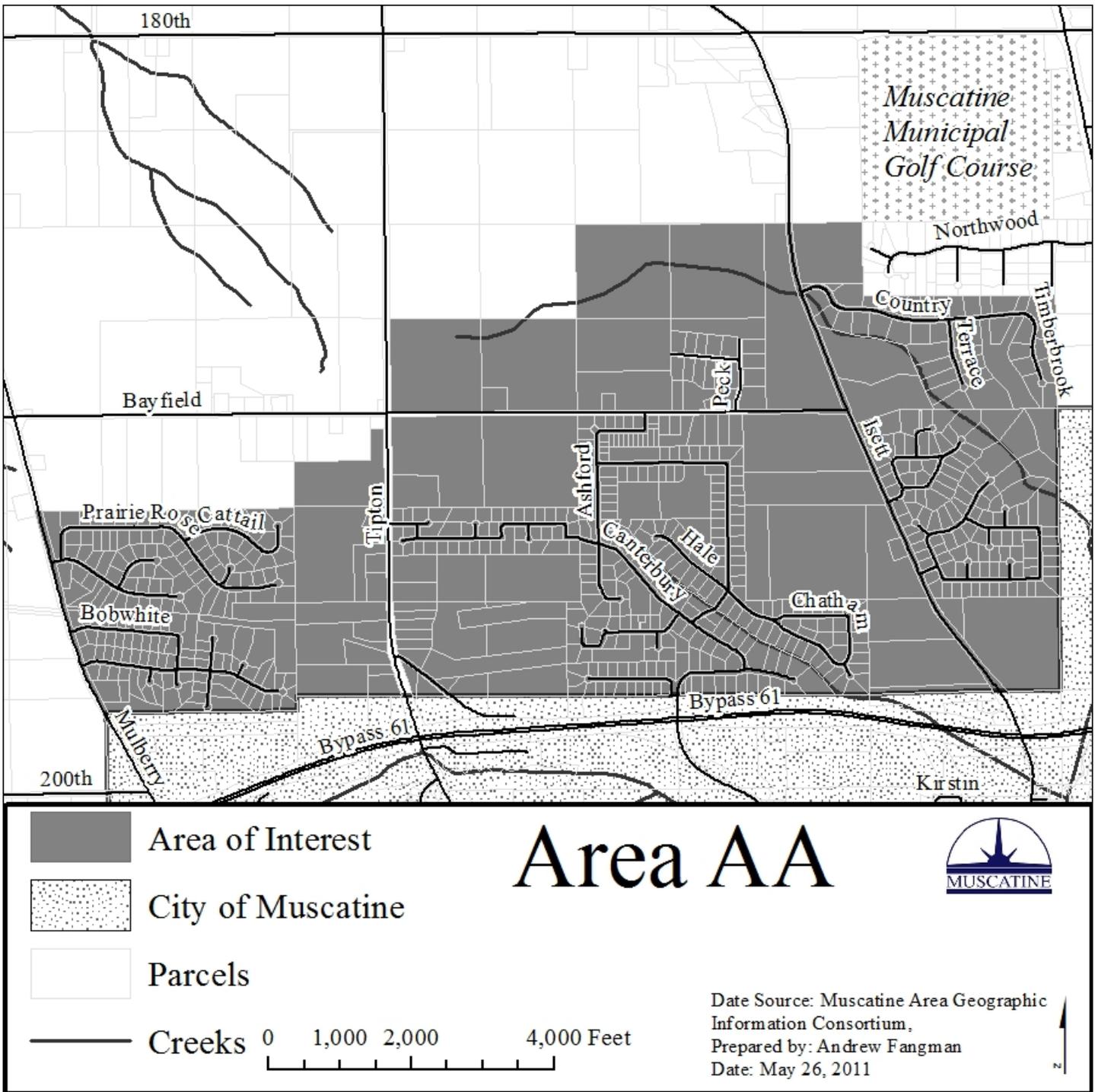
Population: 422
 Households: 153
 Parcels: 186
 Acreage: 396
 Total Assessed Value: \$38,055,910
 Estimated City Property Tax: \$288,532

	Years to Recover		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
2.3	\$585,672	\$250,078	X		X	
2.4	\$503,325	\$206,890		X	X	
5.3	\$1,320,672	\$250,078	X			X
6.0	\$1,238,325	\$206,890		X		X



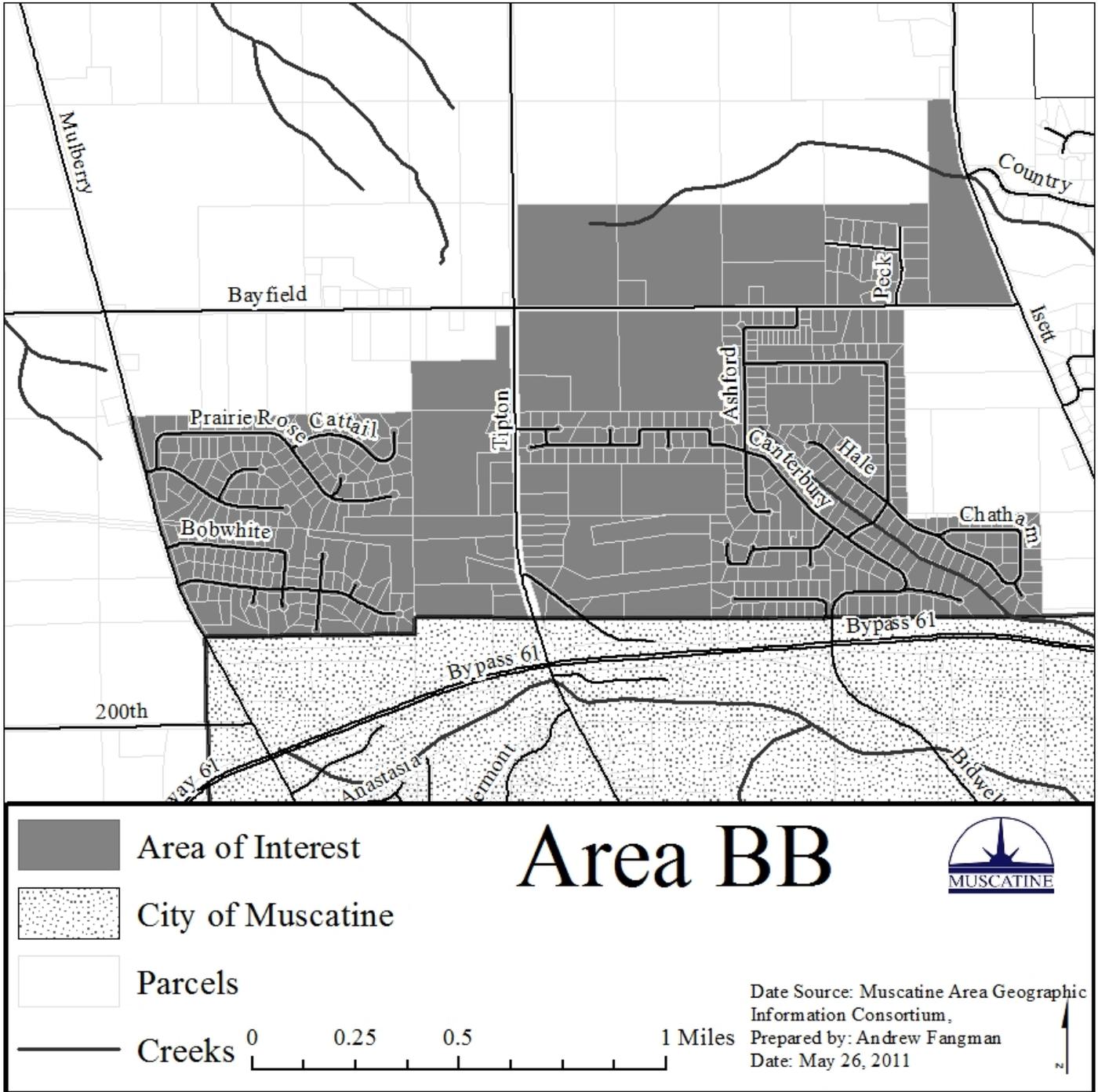
Population: 1,749
 Households: 633
 Parcels: 913
 Acreage: 2,380
 Total Assessed Value: \$155,897,120
 Estimated City Property Tax: \$1,273,718

Years to Recover	Fire and EMS Staffing		Sewers			
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.7	\$841,022	\$1,146,122	X		X	
0.5	\$549,975	\$1,027,895		X	X	
2.5	\$2,854,772	\$1,146,122	X			X
2.5	\$2,563,725	\$1,027,895		X		X



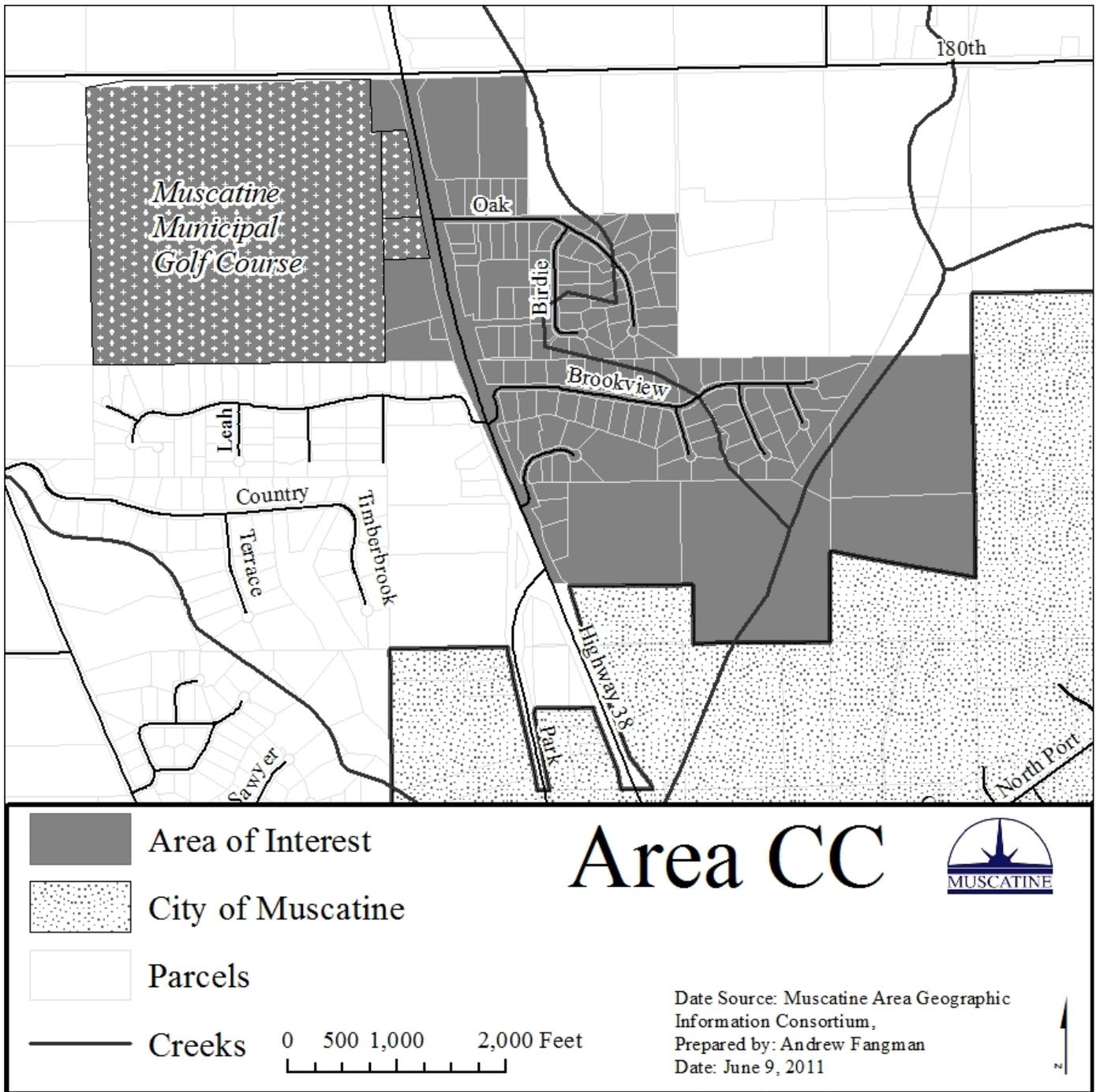
Population: 1,321
 Households: 478
 Parcels: 704
 Acreage: 1,556
 Total Assessed Value: \$122,851,580
 Estimated City Property Tax: \$1,023,442

	Years to Recover		Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3(Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
0.8	\$757,433	\$943,350	X		X	
0.6	\$526,650	\$873,999		X	X	
2.9	\$2,771,183	\$943,350	X			X
2.9	\$2,540,400	\$873,999		X		X



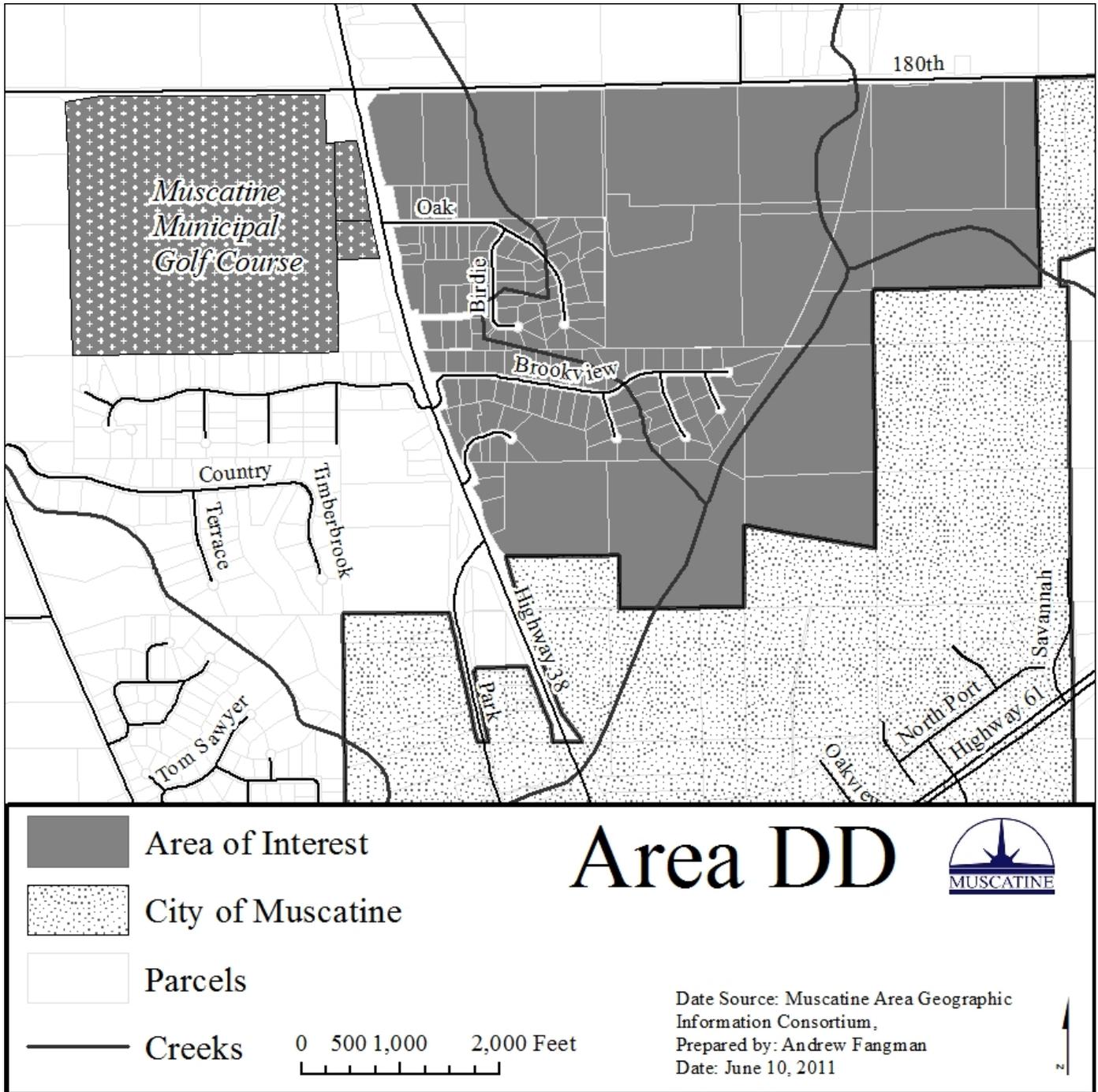
Population: 947
 Households: 343
 Parcels: 530
 Acreage: 922
 Total Assessed Value: \$83,293,490
 Estimated City Property Tax: \$83,293,490

Years to Recover	Fire and EMS Staffing		Sewers			
	Capital Improvement Costs	Net Annual Income	Fire Station #3 (Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
1.1	\$699,629	\$652,389	X		X	
0.8	\$526,650	\$632,548		X	X	
3.0	\$1,925,879	\$652,389	X			X
2.8	\$1,752,900	\$632,548		X		X



Population: 260
 Households: 94
 Parcels: 136
 Acreage: 464
 Total Assessed Value: \$19,922,580
 Estimated City Property Tax: 156,479

Years to Recover			Fire and EMS Staffing		Sewers	
	Capital Improvement Costs	Net Annual Income	Fire Station #3 (Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
5.6	\$555,152	\$99,246	X		X	
10.4	\$503,325	\$48,196		X	X	
5.6	\$555,152	\$99,246	X			X
10.4	\$503,325	\$48,196		X		X



Population:
 Households: 101
 Parcels: 148
 Acreage: 735
 Total Assessed Value: \$21,582,480
 Estimated City Property Tax: \$156,479

Years to Recover	Fire and EMS Staffing		Sewers			
	Capital Improvement Costs	Net Annual Income	Fire Station #3 (Cost Prorated to Population)	No new fire station, current staffing	No Sewer	Trunk Only
5.0	\$558,800	\$111,505	X		X	
8.2	\$503,325	\$61,395		X	X	
5.0	\$558,800	\$111,505	X			X
8.2	\$503,325	\$61,395		X		X