



Middle Tennessee Industrial Development Association 2017 Community Data Profile



McMINNVILLE Warren County

QUICK FACTS

County Seat: McMinnville
 Area in Square Miles (County): 431
 Elevation: 1,028'
 Market Region: Nashville
 Time Zone: Central
 City Website: www.mcminnvilletn.com
 County Website: www.warrencountytn.gov
 Additional Incorporated Cities within the County: Centertown, Morrison, Viola.
 Unincorporated Cities: Campaign, Rock Island, Smartt.

Year Incorporated: 1868
 Latitude: N35° 41.02'
 Longitude: W85° 46.20'
 Distance From Nashville: 75 miles

TAX STRUCTURE

LOCAL

	City	County
Property Taxes: (2016)		
Rate per \$100 value	\$ 2.08	\$ 1.9661
Ratio of Assessment:		
Residential and Farm	25 %	25 %
Commercial/Industrial	40 %	40 %
Personal (Equipment)	30 %	30 %
Bonded Debt (2016)	\$ 1,433,400	\$ 28,852,585
Total Local Assessment (2015)	\$ 222,954,444	\$ 678,847,003
Hotel-Motel Tax	0 %	5.00 %

Source: Tennessee Comptroller of the Treasury, Division of Property Assessments

POPULATION

	City	County
2000 (Census)	12,939	38,276
2010 (Census)	13,605	39,839
Estimated July 1, 2015	13,759	40,435
¹ Population Projection 2020	14,715	41,446
Percent Population Change 2000 – 2010	7.6 %	5.6 %

Source: U.S. Census Bureau

¹Source: University of TN Center for Business & Economic Research

CLIMATE

Annual Average Temperature: 57.7° F
 Average High Temperature: 71.6° F
 Monthly Average Low Temperature: 43.7° F
 Annual Average Precipitation: 55.08"
 Annual Average Snowfall: 5.0"
 Prevailing Winds: Southwesterly
 Mean Length of Freeze-Free Period (days): 180-220

STATE

Sales Tax 5% tax on food and food ingredients; 7% on all other tangible personal property unless specifically exempted.

Local Sales Tax Rate 2.75 %

Local & State Sales Tax Collected (FY2016): \$ 35,398,855

Income Tax

- **Personal:** 6 % on Interest & Dividends
- **Corporate Excise Tax:** 6.5% of Tennessee taxable income
- **Franchise Tax:** .25% of the greater of net worth or real and tangible property in Tennessee. The minimum tax is \$100.
- **Unemployment Tax:** New Employers 2.7% of first \$9,000

Source: Tennessee Department of Revenue

EDUCATION

District Name: Warren County
District Grades Served: PreK-12
Number of Teachers: 482
Total Number of Students: 6,505

Number of Schools: 11
Number of Administrators: 32

Grades:

PreK-K-5: 1,673
PreK-K-8: 2,039
6-8: 867
9-12: 1,894
Alternative Academy: 20

Number of High School Graduates (2015-16): 427
Graduation Rate: 93.75 %

Source: Tennessee Department of Education (October 2016)

<u>Regional Higher Education Institutions</u>	<u>City</u>
Tennessee College of Applied Technology	McMinnville
Motlow State Community College	McMinnville

State Industrial Training Service Available: Yes
Type of Public School System: County

GOVERNMENT

Governing Body:

City: Municipal with Mayor and Aldermen
Meets: 2nd & 4th Tuesday Time: 7:00 p.m.
Place: City Hall
County: County Executive and County Commissioners
Meets: 3rd Monday Time: 6:30 p.m.
Place: City Hall

Fire Department:
full-time fire fighters in city: 32
full-time fire fighters in county: 0
fire stations in city: 2
fire stations in county: 7

city volunteers: 0
county volunteers: 162
city fire trucks: 5
county fire trucks:

Law Enforcement:
full-time police officers in city: 34
full-time police officers in county & sheriff: 46
city patrol cars: 35
county patrol cars: 65

	<u>City:</u>	<u>County:</u>
Insurance Rating:	3	9
Zoning Regulations:	Yes	No
Planning Commission:	Yes	Yes
Industrial Development Corp:	Yes	Yes

TRANSPORTATION

AIR SERVICE:

Nearest General Aviation:

Warren County Memorial
Location Identifier: RNC
Distance from City: 5 miles
Runway Length: 5,000 feet
Surface: Asphalt
Lighting: MIRL/PAPI
Fuel: 100LL/Jet A
Repair: Major
Transportation: Taxi, Rental and Courtesy Car

Nearest Commercial Service:

Nashville International Airport
Location Identifier: BNA
Distance from McMinnville: 70 miles
Served by 10 major air carriers, 3 cargo carriers, and 2 fixed-base operators; serving 70 markets, 50 non-stops, 390 daily flights (2015).

HIGHWAYS:

U.S Highways: 70S
State Highways: 55, 8, 30, 56, 108
Nearest Interstate: 23 miles to I-24; 33 miles to I-40

COMMON CARRIERS:

Air Freight Companies:
Motor Freight Companies: 8
Terminal Facilities: 3 Bus Services – Inter-City: No
Local: No Carrier Service: Yes

RAILROADS SERVED BY:

Caney Fork & Western Railroad
CSX Transportation Railroad

NAVIGABLE WATERWAYS:

River: Tennessee Channel Depth: 9 feet
Nearest Port Facility: Chattanooga Miles: 67

COMMUNICATIONS

<u>Newspapers:</u>	<u>Frequency:</u>
Southern Standard	3x/week
The Tennessean	Daily

Telephone Companies: Frontier Communications and Ben Lomand Connect

Radio Stations: 5 local

Television Networks: 5

Cable Service Available: Yes Channels: 181
Provider: Charter Communications and Ben Lomand Connect

Internet Service Available: Yes
Provider: Charter Communications, Ben Lomand Connect and Frontier

Fiber Optics Available: Yes
Provider: Ben Lomand Connect and Charter Communications

COMMUNITY FACILITIES

Health Care:

Doctors: 50 Dentists: 10

Hospitals: 1	Beds: 125
Clinics: 4 (walk-ins)	Beds: N/A
Nursing Homes: 3	Beds: Undisclosed
Retirement Homes: 1	Beds: Undisclosed
Residential Care/Assisted Living: 2	Beds: Undisclosed

Religious Organizations:

Protestant: 150	Catholic: 1	Other: 0
Jehovah's Witness: 1		Seventh Day Adventist: 1
Latter Day Saints: 1		

Day Care Centers: 32 Day Care Homes: 0

Recreation:

Libraries: 1	Parks: 9
Golf Courses (Public & Private): 2	
Swimming Pools (Public & Private): 2	
Country Clubs: 1	Theaters: 2
Bowling Alleys: 1	

Hotels & Motels: 5 Rooms: 220

Bed & Breakfasts: 3

Largest Meeting Room Capacity: 500

Restaurants: 52

Other: Ball fields, museum, 2 skating rinks, 3 volleyball courts, soccer field, greenway, Tennis courts, gymnasium, racquetball courts.

Civic Center: Banquet seating for 1,400, bleachers will seat 7,000.

FINANCIAL INSTITUTIONS

(countywide)

Commercial Banks: 7

Savings Institutions: 0

Credit Unions: 1

Total # of Institutions: 8

Total # of Branches: 20

Combined Deposits: \$ 823,895,000 (Deposits for June 30, 2016)

*Credit Unions NOT calculated in Combined Deposits

Source: Federal Deposit Insurance Corporation and National Credit Union Administration

INDUSTRIAL SUPPORT SERVICES

Service	Town	Distance (Miles)
Tool & Die	Local	
Heat Treating	Murfreesboro	50
Foundry	Local	
Heavy Hardware	Nashville	75
Sheet Metal	Local	
Lubricants	Local	
Welding Supplies	Local	
Abrasives		
Other: Material Handling-Local		

SELECTED ECONOMIC INDICATORS

2015 Annual Averages

	County	Labor Market Area*
Labor Force:		
Civilian Labor Force	17,812	79,497
Employment	16,787	74,594
Unemployment	1,025	4,903
Unemployment Rate	5.8 %	6.7 %

* Labor Market Area is defined as Cannon, Coffee, DeKalb, Grundy, Sequatchie, Van Buren, **Warren** and White Counties in Tennessee.

Manufacturing in Area (Annual Averages 2015):

Number of Units:	64
Ann. Avg. Employment:	4,127

Source: Tennessee Department of Labor and Workforce Development

County 10-Year Growth Report

Years: 2007-2016	New Plants	Expansions
Number Projects:	5	48
Job Opportunities:	205	887
Total Investments:	\$ 15,100,000	\$ 114,789,600

Source: Tennessee Department of Economic and Community Development

Per Capita Personal Income

Year: 2015 Amount: \$ 32,135

Source: Bureau of Economic Analysis

Average Home Sales

Year: 2015 Number of homes sold: 333
Average Cost: \$ 103,884

Source: Tennessee Housing Development Agency

Retail Sales

Year: 2015 Amount: \$ 399,749,813

Source: Tennessee Department of Revenue

NATURAL RESOURCES

Minerals: Crushed stone

Timber: Hardwood

AGRICULTURAL

Crops: Hay, soybeans, corn, wheat, nursery crops

Livestock: Cattle, horses

UTILITIES

GAS

Local Distributor: **Middle Tennessee Gas Utility District**
 Website: www.mtng.com
 Phone: 931.473.8494

Source Company: Texas Eastern & East TN
 Fuel Oil Suppliers: 3 Suppliers of LP Gas: 3

WATER

Water Supplier: **City of McMinnville**
 Phone: 931.473.7542

Website: <http://www.mcminnvilletenn.com/>

Source: Barren Fork River
 Capacity: 5,000,000 GPD Current Consumption: 1,800,000 GPD
 Storage Capacity: 4,000,000 Gallons

Water Supplier: **West Warren-Viola Utility District**
 Phone: 931.635.2762

Source: Barren Fork River
 Capacity: 6,000,000 GPD Current Consumption: 2,200,000 GPD
 Storage Capacity: 2,000,000 Gallons

SEWER

Sewer Provider: **City of McMinnville**
 Phone: 931.473.7542

Website: <http://www.mcminnvilletenn.com/>

Type of Treatment: Activated sludge
 Capacity: 3,100,000 GPD Current Usage: 1,500,000 GPD
 City Sewer Coverage: 100 % Storm Sewer Coverage: 25 %
 Solid Waste Disposal Type: landfill

Sewer Provider: **West Warren-Viola Utility District**
 Phone: 931.635.2762

Type of Treatment: Activated sludge
 Capacity: 1,700,000 GPD Current Usage: 750,000 GPD
 City Sewer Coverage: 10 miles including Industrial Park
 Storm Sewer Coverage: 25 %
 Solid Waste Disposal Type: landfill

ELECTRICITY

Source Company: Tennessee Valley Authority

Local Power Company City:

McMinnville Electric System

General Manager/CEO: Rodney Boyd

Address: Post Office Box 608, 200 Morford Street
 McMinnville, Tennessee 37111-0608

Phone: 931.473.3144

Fax: 931.473.7733

Website: www.mesystem.net

Local Power Company County:

Caney Fork Electric Cooperative

General Manager: William Rogers

Address: Post Office Box 272, 920 Smithville Hwy.
 McMinnville, Tennessee 37111

Phone: 931.473.3116

Fax: 931.473.4939

Website: www.caneyforkec.com

MTIDA works closely with the Tennessee Valley Authority, which supplies electric power to Middle Tennessee through our 25 member local power companies.

MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

<u>Firm</u>	<u>Product or Service</u>	<u>Total Employees</u>	<u>Union</u>	<u>Phone Number</u>
*Yorozu Corp.	Metal stamping	1,909	None	931-668-7700
*Bridgestone/Firestone	Radial truck & bus tires	991	USW	931-668-5500
Jarden Consumer Solutions	Pet & human hair clippers	315	None	931-668-4121
*Morrison Industries	Welding and fabrication	200	None	931-668-7909
McMinnville Mfg. Company	Hardwood floors	85	None	931-473-2131
Cumberland Lumber & Mfg.	Hardwood strip flooring	83	None	931-473-9542
Miniature Precision Components	Automotive plastic	82	None	931-635-4600
Tennsmith, Inc.	Fabricated pipe & fittings	75	None	931-934-2211
Metal Products Company	Metal stamping	54	None	931-473-5513
WasteAway	Recycling	44	None	931-815-9634
*DN Plastics	Thermoplastics	14	None	931-304-2157
Litewire	Data Center	6	None	931-507-3284

* located in Morrison

For information on industrial sites and available industrial buildings contact:

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