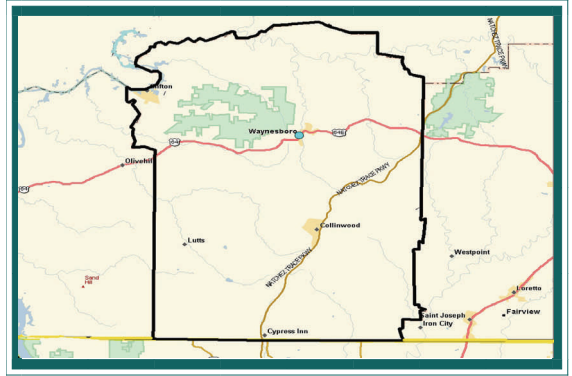




# CLIFTON

## Wayne County



DELOMRE Street Atlas USA © 2004

### QUICK FACTS

County Seat: Waynesboro      Year Incorporated: 1856  
 Area in Square Miles (County): 734      Latitude: N35° 23.22'  
 Elevation: 403'      Longitude: W87° 59.72'  
 Market Region: Nashville  
 Distance From Nashville: 105 miles; Florence, Alabama 60 miles  
 City URL: [www.cityofclifton.com](http://www.cityofclifton.com)  
 Additional Incorporated Cities within County: *Waynesboro; Col-linwood*

### POPULATION

	City	County
2000 (Census)	2,699	16,842
Certified Pop. July 2010*	3,046	
July 2009 (Estimates)	2,681	16,506
Percent Population Change		
2000 – 2009	-0.7 %	-2.0 %

\* 2000 Population adjusted by citywide census 2002-03

### CLIMATE

Annual Average Temperature: 60.2°  
 Average High Temperature: 73.7°  
 Average Low Temperature: 46.6°  
 Annual Average Precipitation: 35.7"  
 Annual Average Snowfall: 6.1"  
 Prevailing Winds: South-Southwesterly  
 Mean Length of Freeze-Free Period (days): 202

### TAX STRUCTURE

#### LOCAL

	City	County
<i>Property Taxes:</i>		
Rate per \$100 value	\$ 0.6469	\$ 1.6414
<i>Ratio of Assessment:</i>		
Residential and Farm	25 %	25 %
Commercial/Industrial	40 %	40 %
Personal (Equipment)	30 %	30 %
<i>(Inventory Tax) Raw Materials Only:</i>		
Bonded Debt	\$ 0	\$ 0
Assessed Valuation	\$ 14,883,631	\$ 84,951,678
School Tax	0 %	0 %
Hotel-Motel Tax	0 %	0 %

#### STATE

**Sales Tax** 5.5% tax on food and food ingredients; 7% on all other tangible personal property unless specifically exempted.  
**Local Sales Tax Rate** 2.75 %

#### 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

## COMMUNICATIONS

Post Office Class: First

<u>Newspapers:</u>	<u>Frequency:</u>
Wayne County News	Weekly
The Tennessean	Sunday only

Telephone Companies: TDS Telecom  
 Radio Stations: 930-AM; WMSR-FM  
 Television Networks: 5  
 Cable Companies: Yes  
 Channels: 31

## EDUCATION

	<u># Local Schools</u>	<u>Enrollment</u>	<u>Pupil/Teachers Ratio</u>
Elementary	1	147	17.5:1
Jr. High	1	74	20:1
Sr. High	1	86	15:1
Voc-Tech			
Private/Parochial			
PreK (3&4 yr olds)	1	32	17:1
Kindergarten	1	23	
Technology Center:			
Colleges: Columbia State		174	16.85:1
Other:			

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

## GOVERNMENT

### **Governing Body:**

City: City Manager and Commissioners  
 Meets: 3rd Monday  
 Time: 7:00 p.m.  
 Place: City Hall (142 Main Street)  
 County: Mayor and County Commissioners

### Fire Department:

full-time fire fighters in city: 0  
 city volunteers: 15  
 full-time fire fighters in county: 0  
 county volunteers: 100  
 fire stations in city: 1      city fire trucks: 2  
 fire stations in county: 11      county fire trucks: 42

### Law Enforcement:

full-time police officers in city: 6  
 full-time police officers in county & sheriff: 15  
 city patrol cars: 6      county patrol cars: 16

	<u>City:</u>	<u>County:</u>
Insurance Rating:	7	9
Zoning Regulations:	Yes	No
Planning Commission:	Yes	Yes
Industrial Development Corp:	Yes	Yes

## TRANSPORTATION

### **AIR SERVICE:**

#### **Nearest General Aviation:**

Hassell Field (Clifton)  
 Location Identifier: M29  
 Distance from City: (Clifton) 1 mile E  
 Runway Length: 4,600 feet  
 Surface: Asphalt  
 Lighting: None  
 Fuel: None  
 Repair: None  
 Transportation: Courtesy Car

#### **Nearest Commercial Service:**

Nashville International Airport  
 Location Identifier: BNA  
 Served by 13 airlines; operating 346 average daily flights to 62 markets and 42 non-stop markets (as of January 2011).

### **HIGHWAYS:**

U.S Highways: 6 miles to 64  
 State Highways: In town: 114, 128, 228 and 5 miles to 13 and 69  
 Nearest Interstate: 35 miles to I-40; 75 miles to I-65

### **COMMON CARRIERS:**

Air Freight Companies: 0  
 Motor Freight Companies: USPS, UPS, FedEx  
 Terminal Facilities: 0  
 Bus Services – Inter-City: None  
 Local: None      Carrier Service: None

### **RAILROADS SERVED BY:**

None

### **NAVIGABLE WATERWAYS:**

River: Tennessee River  
 Channel Depth: minimum 12 feet  
 Nearest Port Facility: Vulcan Materials, Clifton Operations  
 Miles: 2 miles

## INDUSTRIAL SUPPORT SERVICES

<u>Service</u>	<u>Town</u>	<u>Distance (Miles)</u>
Tool & Die	Local	
Heat Treating	Florence, AL	60
Foundry	Birmingham, AL	
Heavy Hardware	Florence, AL	60
Sheet Metal	Florence, AL	60
Lubricants	Savannah	18
Welding Supplies	Savannah	18
Abrasives		
Other:		

## COMMUNITY FACILITIES

### Health Care (County):

Hospitals: 1	Beds: 80
Clinics: 4	Beds:
Doctors: 12	Dentists: 2
Nursing Homes: 2	Beds:
Retirement Homes: 3	Beds:
Residential Care/Assisted Living: 1	

### Religious Organizations (County):

Protestant: 13	Catholic: 1	Other: 5
Jehovah's Witness: 1	Seventh Day Adventist: 1	
Latter Day Saints:		

Day Care Centers: 1      Day Care Homes: 0

### Recreation: (In City)

Libraries: 1	Parks: 3
Golf Courses (Public & Private): 1	
Swimming Pools (Public & Private): 0	
Country Clubs: 0	Theaters: 0
Bowling Alleys: 0	
Hotels & Motels: 2	Rooms: 18
Bed & Breakfasts: 0	
Largest Meeting Room Capacity: 300	
Restaurants: 6	
Other: Ross Creek Landing Golf Club, Tennessee River, hunting, Eagle Creek Wildlife Management Area, Memorial overlook at Old Ferry Landing, T.S. Stribling Home Museum and Library, Clifton Marina, Main Street Historical District, Presbyterian Church Building on National Historic Register, Frank Hughes School, various historical homes, Horseshoe Riverbend Festival, Smoke on the River: BBQ Cookoff & Arts Festival, Civil Ware Trails markers, TN River Trail.	

## NATURAL RESOURCES

Minerals: Limonite (Ironore), Limestone  
Timber: Hardwood

## AGRICULTURAL PRODUCTS

Crops: Corn and soybeans

## FINANCIAL INSTITUTIONS

Name of Banks:	Number of Branches:	Deposits
Peoples Bank	1 of 3	\$ 110,528,491
Wayne County Bank	1 of 5	206,251,000

Commercial Banks: 2  
Savings Institutions: 0  
Credit Unions: 0  
Total # of Institutions: 2  
Total # of Branches: 2  
Combined Deposits: \$ 316,779,491

(Deposits for June 30, 2010)

## SELECTED ECONOMIC INDICATORS

### 2009 Annual Average

	County	Labor Market Area*
<u>Labor Force:</u>		
Civilian Labor Force	6,630	49,260
Employment	5,740	42,050
Unemployment	890	7,220
Unemployment Rate	13.5 %	15.6 %
HS Graduates (2008-09)	204	1,261

### Manufacturing in Area (Annual Averages 2009):

Number of Units:	28
Ann. Avg. Employment:	578

### Per Capita Personal Income

Year: 2008      Amount: \$ 21,024

### Retail Sales

Year: 2009      Amount: \$ 77,505,627

### Estimated County Available Labor:

Date (month): December 2010

	County	Labor Market Area
Total:	930	6,950
Male:	540	3,680
Female:	390	3,270

### County 10-Year Growth Report

Years: 2001-2010	New Plants	Expansions
Number Projects:	3	19
Job Opportunities:	151	247
Total Investments:	\$ 23,700,000	\$ 10,011,855

\* Labor Market Area is defined as Decatur, Hardin, Lawrence, Lewis, Perry and Wayne Counties in Tennessee

### The Industrial Advantage

In addition to its strategic location, Middle Tennessee offers other advantages to a wide variety of industries:

- ◆ Cap on franchise/inventory tax for distribution/warehousing facilities.
- ◆ Tax incentives on machinery, manufacturing, and distribution equipment/racking systems.
- ◆ Jobs Tax Credit Program
- ◆ Abundant workforce in "Right-to-Work" state
- ◆ Reliable TVA electric power
- ◆ Highly-developed transportation system

*And a climate that supports business and growth.*

## UTILITIES

### GAS

Local Distributor: **City of Clifton**  
 Phone: 800.351.1111  
 Website: [www.cityofclifton.com](http://www.cityofclifton.com)  
 Source Company: Tennessee Gas Pipeline  
 Fuel Oil Suppliers: 2  
 Suppliers of LP Gas: 2

### WATER

Water Supplier: **City of Clifton**  
 Phone: 931.676.3718  
 Website: [www.cityofclifton.com](http://www.cityofclifton.com)  
 Source: Tennessee River  
 Capacity: 967,800 GPD  
 Current Consumption: 460,000 GPD  
 Storage Capacity: 1,315,100 Gallons overhead

### SEWER

Sewer Provider: **City of Clifton**  
 Phone: 931.676.3594  
 Website: [www.cityofclifton.com](http://www.cityofclifton.com)  
 Type of Treatment: Biological natural  
 Capacity: 615,000 GPD  
 Current Usage: 380,000 GPD  
 City Sewer Coverage: 90 %  
 Storm Sewer Coverage: 10 %  
 Solid Waste Disposal Type: Private lease: HCG, Inc.

### ELECTRICITY

**Source Company:** Tennessee Valley Authority

#### **Local Distributor for City and County:**

Electric Power System:  
**Tennessee Valley Electric Cooperative**  
 General Manager: Jerry Taylor  
 Address: Post Office Box 400  
 Savannah, TN 38372  
 Phone: 731.925.4916  
 Fax: 731.925.4919  
 Website: [www.tennesseevalleyec.com](http://www.tennesseevalleyec.com)

*MTIDA works closely with the Tennessee Valley Authority, which supplies electric power to Middle Tennessee through 27 distributors.*

## MAJOR INDUSTRIAL MANUFACTURERS/DISTRIBUTION

<u>Firm</u>	<u>Product or Service</u>	<u>Total Employees</u>	<u>Union</u>	<u>Phone Number</u>
American Whirlpool	Hot tubs/whirlpool	65	None	931-676-3195
Brown-Foreman Cooperage	Wood staves	32	None	931-676-3225
Modern Way Immobilizers, Inc.	Auxiliary X-ray equipment	18	None	931-676-5274

### *For information on industrial sites and available industrial buildings contact:*

Mr. George W. Shuff, III, Executive Director  
 Middle Tennessee Industrial Development Association  
 2108 Westwood Avenue  
 Nashville, Tennessee 37212  
 Phone: 615.269.5233      WATS: 800.227.6628  
 Fax: 615.269.5184  
 Email: [mtida@mtida.org](mailto:mtida@mtida.org)      Website: [www.mtida.org](http://www.mtida.org)

C. Seth Sumner, City Manager  
 City of Clifton  
 Post Office Box 192, 142 Main Street  
 Clifton, Tennessee 38425-0192  
 Phone: 931.676.3370      Fax: 931.676.5390  
 Email: [citymanager@cityofclifton.com](mailto:citymanager@cityofclifton.com)  
 Website: [www.cityofclifton.com](http://www.cityofclifton.com)

Thomas Cauley, Executive Director  
 Wayne Co. Economic & Community Development  
 Post Office Box 207, Columbia State CC, Room 207  
 Clifton, Tennessee 38345  
 Phone: 931.676.3118      Fax: 931-676-6941  
 Email: [director@waynecountyecd.org](mailto:director@waynecountyecd.org)  
 Website: [www.waynecountyecd.org](http://www.waynecountyecd.org)