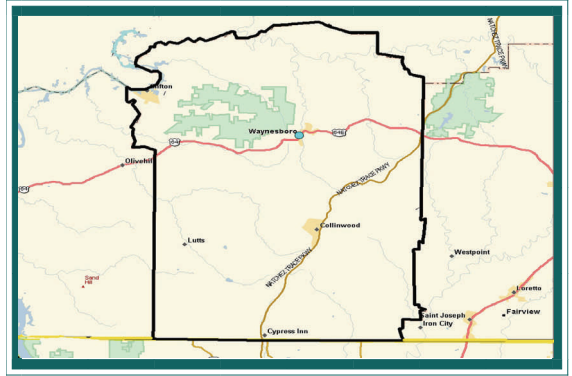




CLIFTON

Wayne County



DELORME 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: <http://cityofclifton.com>
 Additional Incorporated Cities within County: *Waynesboro; Col-linwood*

POPULATION

	City	County
2000 (Census)	2,699	16,842
Certified Pop. July 2009*	3,046	
July 2008 (Estimates)	2,694	16,614
Percent Population Change		
2000 – 2008	-0.2 %	-1.4 %
% Nonwhite	40.7 %	8.8 %

* 2000 Population adjusted by citywide census 2002-03

CLIMATE

Annual Average Temperature: 56.8°
 Average High Temperature: 70.1°
 Average Low Temperature: 43.5°
 Annual Average Precipitation: 57.9"
 Annual Average Snowfall: 0.5"
 Prevailing Winds: South-Southwesterly
 Mean Length of Freeze-Free Period (days): 180-220

TAX STRUCTURE

LOCAL

	City	County
<i>Property Taxes:</i>		
Rate per \$100 value	\$ 0.84	\$ 2.25
<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	\$ 8,750	\$ 0
Assessed Valuation	\$ 7,431,244	\$ 84,951,678
School Tax	0 %	0 %
Sales	2.75 %	2.75 %
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.

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		147	
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
 County: Mayor and County Commissioners

Fire Department:

full-time fire fighters in city: 0
 city volunteers: 19
 full-time fire fighters in county:
 county volunteers: 100
 fire stations in city: 1 city fire trucks: 3
 fire stations in county: 11 county fire trucks: 42

Law Enforcement:

full-time police officers in city: 5
 full-time police officers in county & sheriff: 6
 city patrol cars: 6 county patrol cars:

	<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: None

Nearest Commercial Service:

Nashville International Airport
 Location Identifier: BNA
 Served by 13 airlines; operating 375 average daily flights to 74 markets and 47 non-stop markets (as of November 2009).

HIGHWAYS:

U.S Highways: 6 miles to 64
 State Highways: 5 miles to 13 and 69; 114, 128, 228
 Nearest Interstate: 40 miles to I-40; 78 miles to I-65

COMMON CARRIERS:

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

RAILROADS SERVED BY:

None

NAVIGABLE WATERWAYS:

River: Tennessee River
 Channel Depth: 9 feet
 Nearest Port Facility: Pickwick Dam
 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: 5	

Other: Ross Creek Landing State Park; Tennessee River, hunting, 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, Bear Trace Golf Course.

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	\$ 66,369,000
Wayne County Bank	1	8,060,000

Commercial Banks: 2
Savings Institutions: 0
US Branches of Foreign Banks:
Total # of Institutions: 2
Combined Deposits: \$ 74,429,000

(Deposits for June 30, 2009)

SELECTED ECONOMIC INDICATORS

2009 Annual Average

	County	Labor Market Area*
<u>Labor Force:</u>		
Civilian Labor Force	6,649	50,023
Employment	5,771	42,879
Unemployment	877	7,142
Unemployment Rate	13.2 %	15.1 %
HS Graduates (2007-08)	195	1,214

Manufacturing in Area (Annual Averages 2008):

Number of Units:	28
Ann. Avg. Employment:	664

Per Capita Personal Income

Year: 2007	Amount: \$ 19,771
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Retail Sales

Year: 2008	Amount: \$ 87,063,886
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Estimated County Available Labor:

Date (month): January 2010

	County	Labor Market Area
Total:	1,080	8,170
Male:	620	4,320
Female:	460	3,850

County 10-Year Growth Report

Years: 2000-2009	New Plants	Expansions
Number Projects:	2	18
Job Opportunities:	79	191
Total Investments:	\$ 1,700,000	\$ 8,711,855

* 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
 Source Company: Tennessee Gas Pipeline
 Fuel Oil Suppliers: 2
 Suppliers of LP Gas: 2

WATER

Water Supplier: **City of Clifton**
 Phone: 931.676.3370
 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: 931.676.3370
 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

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		65		
Bluegrass Cooperage	Wood staves	32	None	931-676-3225
Modern Way Immobilizers, Inc.	Auxiliary X-ray equipment	15	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 Website: www.mtida.org

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
 Website: 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:
 Email: edcwayneconomy@yahoo.com
 Website: