# Dickson County Peer Evaluation

A Presentation to the Dickson County Chamber of Commerce
February 11, 2008

Cliff Lippard, Associate Executive Director
Tennessee Advisory Commission on Intergovernmental Relations

# Peer Analysis

- You asked us to compare Dickson County to your set of peers
  - Cheatham County
  - Giles County
  - Hickman County
  - Robertson County

# 1990 Analysis

- 1990 analysis of Dickson, Giles, Hickman, Lawrence, and Lewis Counties
- Dickson County:
  - Population: 35,975
  - 25 and Older with a High School Education: 48% (1980)
  - Per Capita Personal Income: $13,158

# 1990 Analysis

- Giles County:
  - Population: 25,200
  - 25 and Older with a High School Education: 48% (1980)
  - Per Capita Personal Income: $14,197
- Hickman County:
  - Population: 17,111
  - 25 and Older with a High School Education: 41% (1980)
  - Per Capita Personal Income: $10,466

# Dickson County & Peers

## Population

- Dickson Co.'s 2006 population was 46,583, 2nd among its peers. Robertson ranked higher.
- 1950 - 2006, median population grew at a 1.6% rate, 2nd in the peers, and 12th in the state.

## Poverty and Income

- 2000 – 2005: Dickson Co.'s average growth rate in poverty for children under 18 grew at an average annual rate of 3.34%, 2nd lowest of the peers.
- 2000 - 2005: Dickson Co.'s average growth rate in poverty for all ages grew at an average rate of 4.7%, which ranked 3rd in the peer group. Robertson was lowest; Cheatham was highest.
- Dickson Co's MHI, $40,485, was 3rd among peers. Cheatham and Robertson ranked higher.

# Dickson County & Peers

**Tax Base**

- 2006 median property assessments per capita were $18,822 in Dickson Co. and highest among the peers.
- Property tax rates in Dickson Co. were $3.21, the highest of the peers. Robertson Co. was lowest, with rate of $2.66.
- Sales tax base per capita was the highest of the peers, with $10,092 per capita.

**Education**

- Dickson Co.'s school spending, $6,802 per ADA, was 2nd in the peer group. Giles was 1st, spending $7,465 per ADA.
- Dickson Co. is the only one of the peers that did not have all its secondary schools SACS accredited.
- Dickson Co. ranked 4th in high school graduation rates, with 82% of seniors graduating. Cheatham was the highest, with 93% and Robertson was the lowest with 80%.

# Dickson County & Peers

**Employment**

- Roughly 60% of Dickson Co. residents live and work in the county. Of the peers, Giles had the highest percentage - 71% - Cheatham had the lowest, 28%
- Dickson Co. is strong in the food services sector. Of the peers, Dickson Co. has 35% of establishments in the accommodations and food services sector and about the same percent of employees. In sales and payroll, they have a commanding lead over their peers, with 40% of sales and 42% of payroll.
- Dickson Co. is strong in the retail trade. Compared with its peers, Dickson accounts for 31% of establishments, 35% of employees, 38% of sales, and 38% of payroll. The closest of the peers is Robertson.
- Dickson Co.'s strength in the healthcare and social assistance sector is shown in their sales figures, where they capture 40% of sales in the 5-county market. The closet competitor is Robertson, which captures only about 28% of sales.

# Index Comparison

- TACIR staff conducted a statewide comparison of counties using two indexes
  - Personal & Family Economic Well Being
  - Local Economic Activity
- 10 point scales that measure the current status and momentum separately

# Personal & Family Economic Well Being

- Blended measure of four factors:
  - Per Capita Personal Income
  - Median Household Income
  - Not in Poverty – All Ages
  - Not in Poverty – Under 18
  - Wages
- Current status is for 2005
- Momentum measures change from 1989-2005

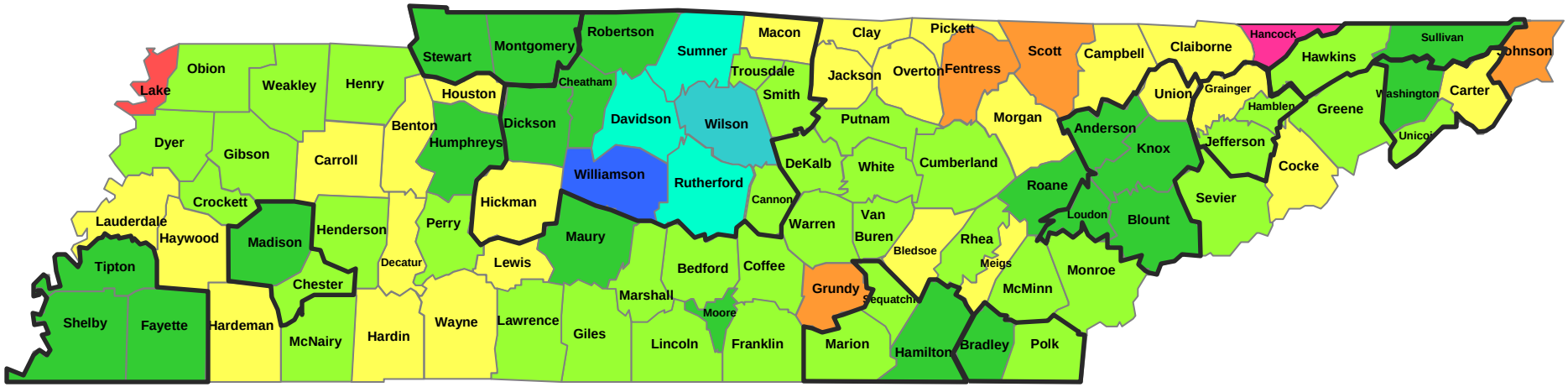
# Local Economic Activity

- Blended measure of five factors:
  - Per Capita Property Value (2006)
  - Per Capita Bus./Ind./Util. Property Value (2006)
  - Per Capita Sales (2006)
  - Per Capita Payroll (2005)
  - # Commuting into County Per Capita (2000)
- Momentum period varies

# Dickson County Results

| Measure | Per Capita Personal Income | Median Household Income | Not in Poverty - All Ages | Not in Poverty - Under 18 | Wages | Current 10 Point Scale | Momentum 10 Point Scale |
|---|---|---|---|---|---|---|---|
| Personal/Family Economic Well Being | $26,509 | $42,021 | 87% | 81% | $29,050 | 5.7 | 4.9 |
| | Per Capita Property | Per Capita Bus./ Ind./ Utility | Per Capita Sales | Per Capita Payroll | Per Capita Commut-ers | Current 10 Point Scale | Momentum 10 Point Scale |
| Local Economic Activity | $77,515 | $22,621 | $10,092 | $18,763 | 0.111 | 6.1 | 5.7 |

# Personal and Family Economic Well Being
## County Ratings for Current Status (2005)




## Legend

Current Rating (Scale = 1 to 10)

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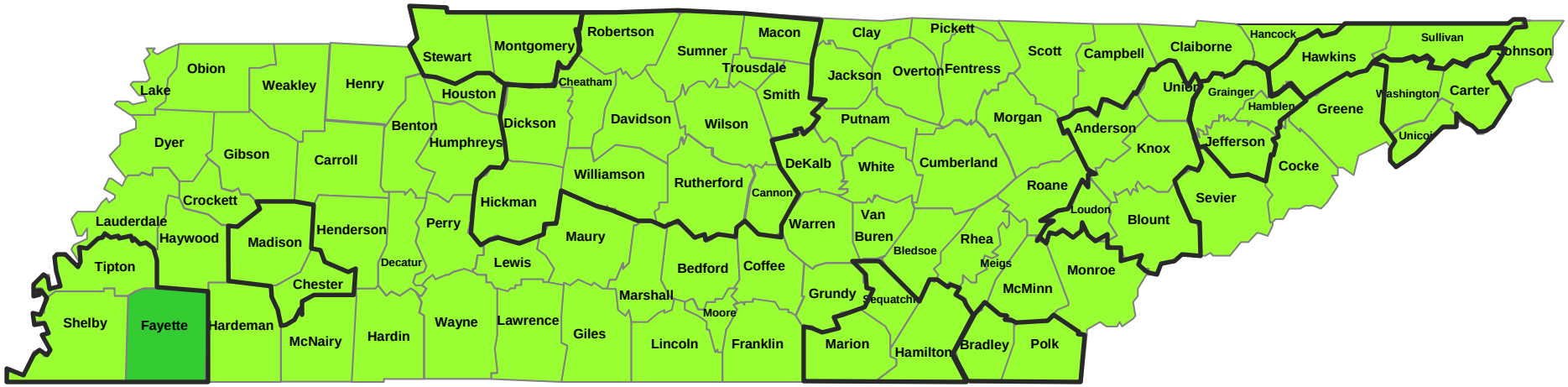
|---|---|---|---|
| 1 | | 6 | |
| 2 | | 7 | |
| 3 | | 8 | |
| 4 | | 9 | |
| 5 | | 10 | |

Dickson County: 5.7

Best in State: Williamson County (10)

Worst in State: Hancock County (1)

# Personal and Family Economic Well Being
## County Ratings for Momentum (1989-2005)

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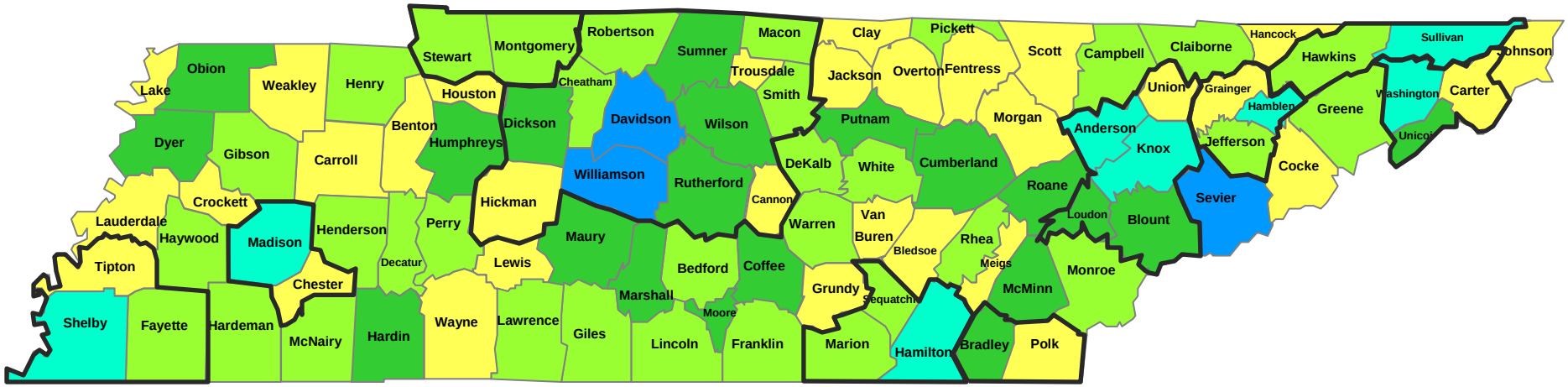
Dickson County: 4.9

Best in State: Fayette County (5.7)

Worst in State: Hawkins County (4.7)

# Local Economic Activity

## County Ratings for Current Status




Dickson County: 6.1

Best in State: Davidson County (9.2)

Worst in State: Grundy County (3.6)

## Legend

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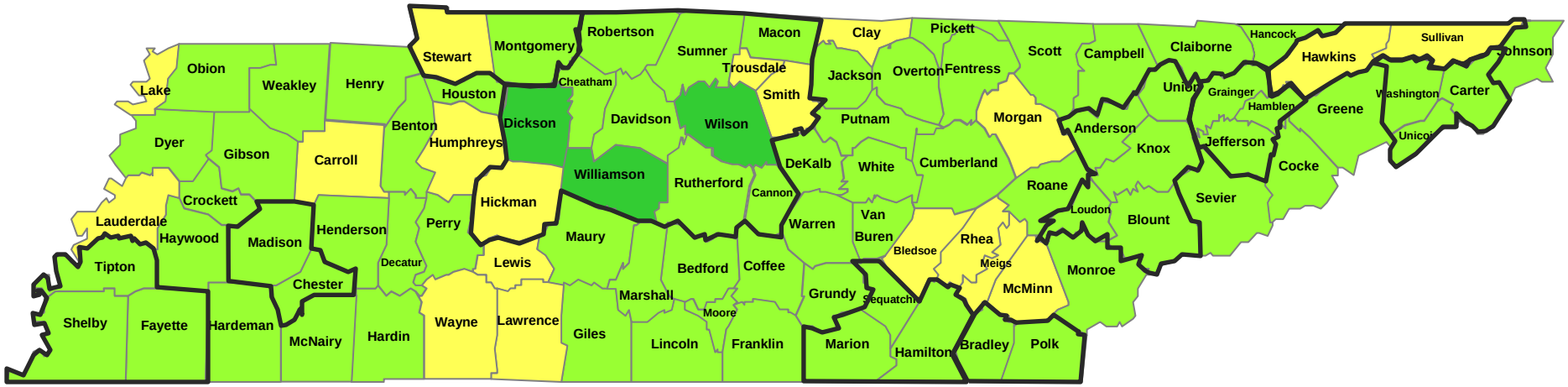
# Local Economic Activity

## County Ratings for Momentum




Dickson County: 5.7

Best in State: Wilson County (6.0)

Worst in State: Clay County (3.7)

### Legend

Current Rating (Scale = 1 to 10)

1 6

2 7

3 8

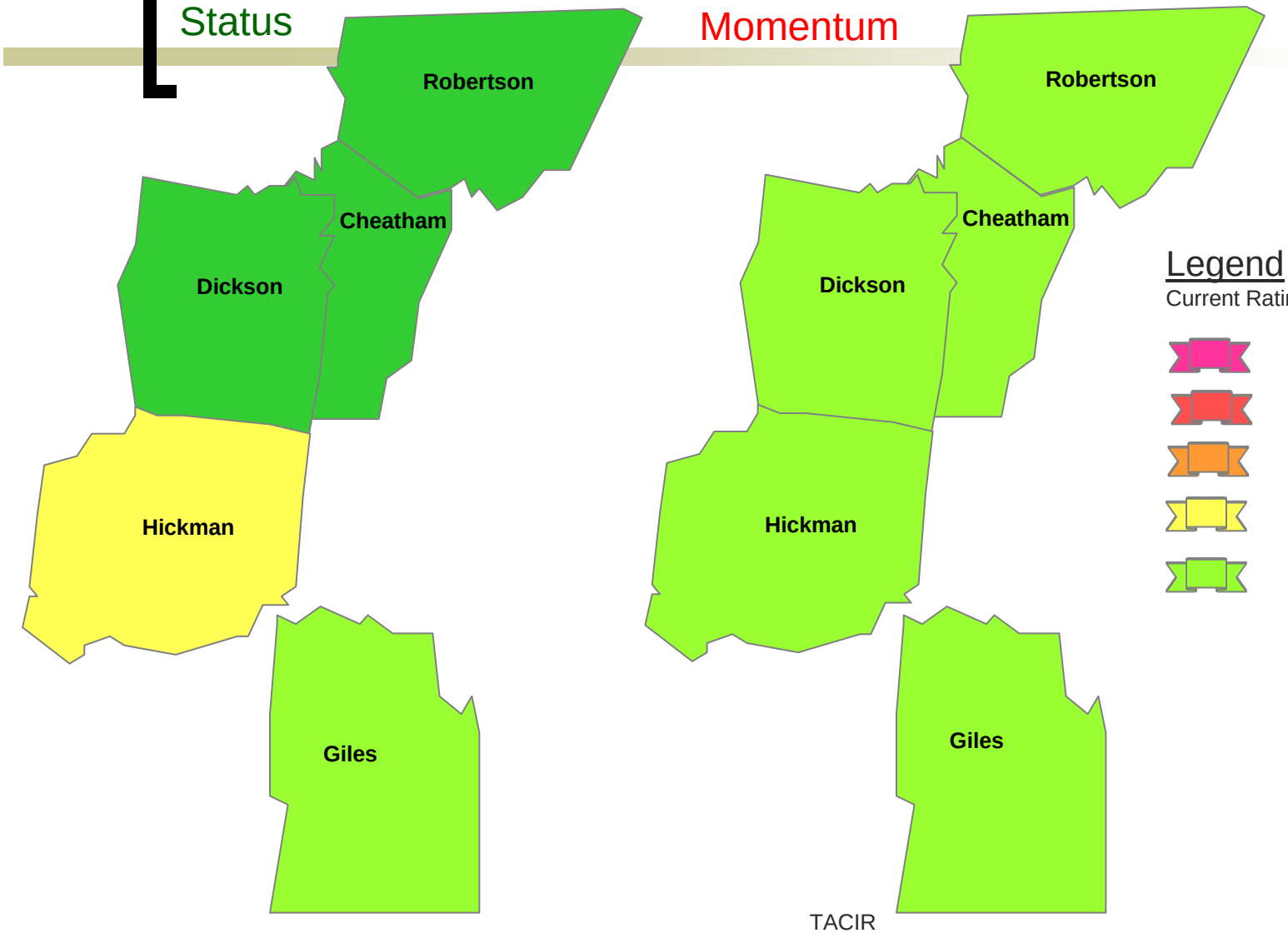
4 9

5 10

# Personal and Family Economic Well Being
## Dickson County & Requested Peers

Current Status

Momentum




Legend

Current Rating (Scale = 1 to 10)

1 2 3 4 5 6 7 8 9 10

# Personal and Family Economic Well Being
## Dickson County & Requested Peers

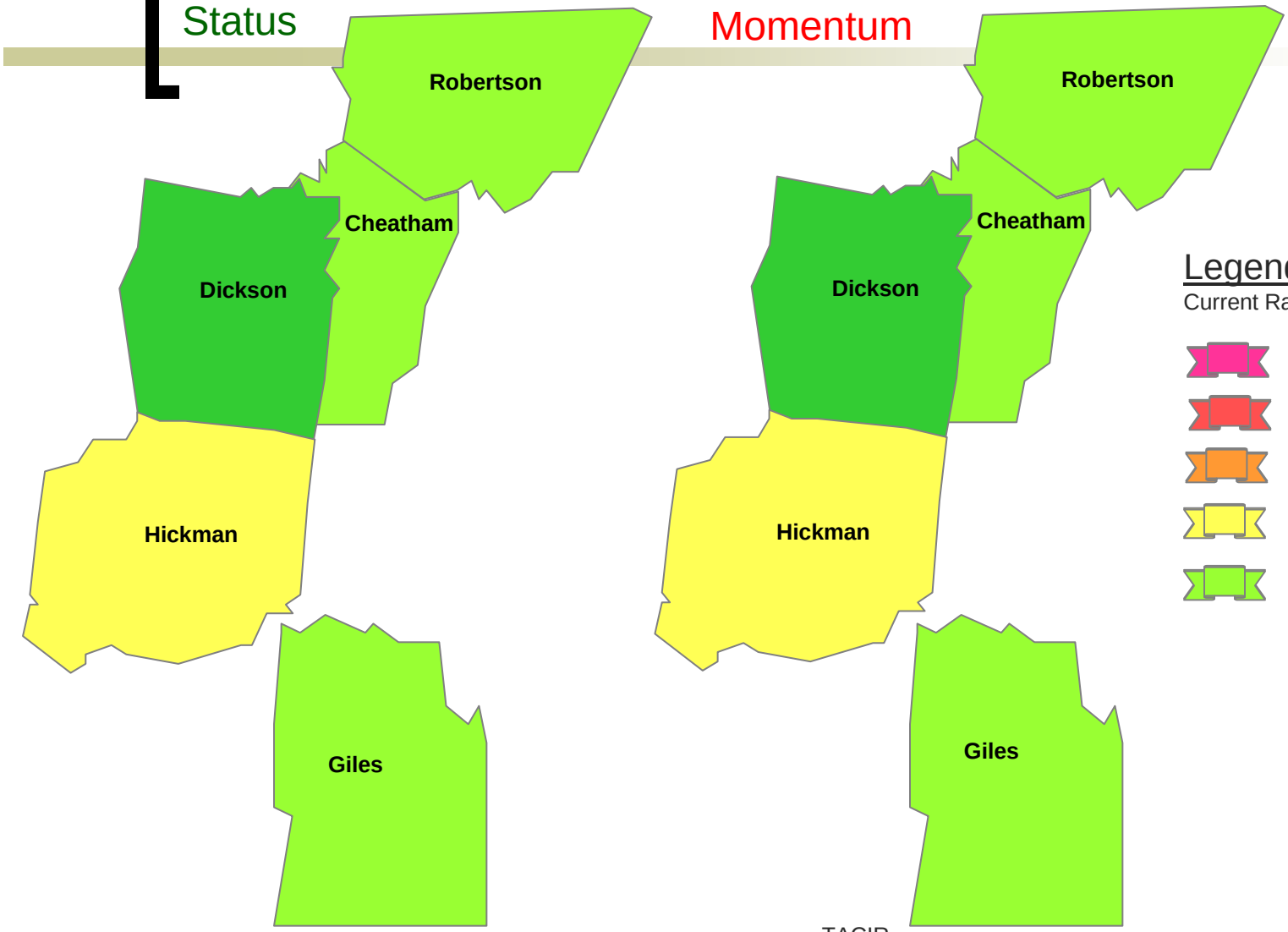
| | Per Capita Personal Income | Median Household Income | Not in Poverty - All Ages | Not in Poverty - Under 18 | Wages | Current 10 Point Scale | Momentum 10 Point Scale |
|---|---|---|---|---|---|---|---|
| Dickson Co. | $26,509 | $42,021 | 87% | 81% | $29,050 | 5.7 | 4.9 |
| Cheatham Co. | $29,466 | $49,287 | 89% | 84% | $29,710 | 6.4 | 4.9 |
| Giles Co. | $25,218 | $36,681 | 85% | 78% | $29,175 | 5.3 | 4.9 |
| Hickman Co. | $20,414 | $31,965 | 81% | 75% | $24,558 | 4.2 | 4.7 |
| Robertson Co. | $29,372 | $49,256 | 90% | 85% | $28,414 | 6.5 | 5.1 |
| | | | | | Average of Peers | 5.6 | 4.9 |
| Tennessee | $30,969 | $38,947 | 84% | 78% | $35,241 | 6.0 | 5.0 |

# Local Economic Activity

## Dickson County & Requested Peers

Current Status

Momentum




**Legend**

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# Local Economic Activity
## Dickson County & Requested Peers

| | Per Capita Property | Per Capita Bus./ Ind./ Utility | Per Capita Sales | Per Capita Payroll | Per Capita Commuters | Current 10 Point Scale | Momentum 10 Point Scale |
|---|---|---|---|---|---|---|---|
| Dickson Co. | $77,515 | $22,621 | $10,092 | $18,763 | 0.111 | 6.1 | 5.7 |
| Cheatham Co. | $70,036 | $10,764 | $4,629 | $12,200 | 0.094 | 4.9 | 5.3 |
| Giles Co. | $53,977 | $15,347 | $6,984 | $18,715 | 0.084 | 5.1 | 5.1 |
| Hickman Co. | $53,135 | $9,294 | $2,877 | $5,835 | 0.034 | 4.0 | 4.1 |
| Robertson Co. | $72,649 | $16,994 | $7,218 | $16,864 | 0.078 | 5.4 | 5.2 |
| | | | | | Average of Peers | 5.1 | 5.1 |
| Tennessee | $69,303 | $21,661 | $10,826 | $32,091 | 0.124 | 6.4 | 4.9 |

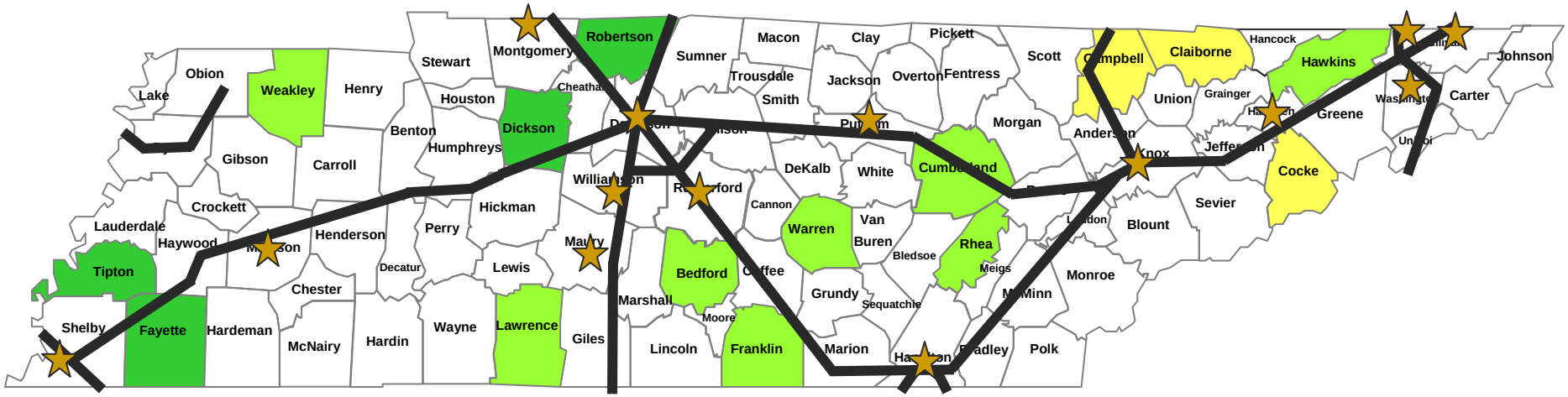
# Other Peers

- We identified two additional peer sets
  - *Geographically Similar*
  - *Income/Wage Similar*

# *Geographically Similar*

- Population
- Land Area
- Water Area
- Miles to Metro Central City
- Miles to Interstate
- Miles to Port

# Personal and Family Economic Well Being
## County Ratings for Current Status (2005)
## Dickson County and Other Peers (*Geographic Factors*)




## Legend

Current Rating (Scale = 1 to 10)

- Central City
- Interstate

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# Personal and Family Economic Well Being
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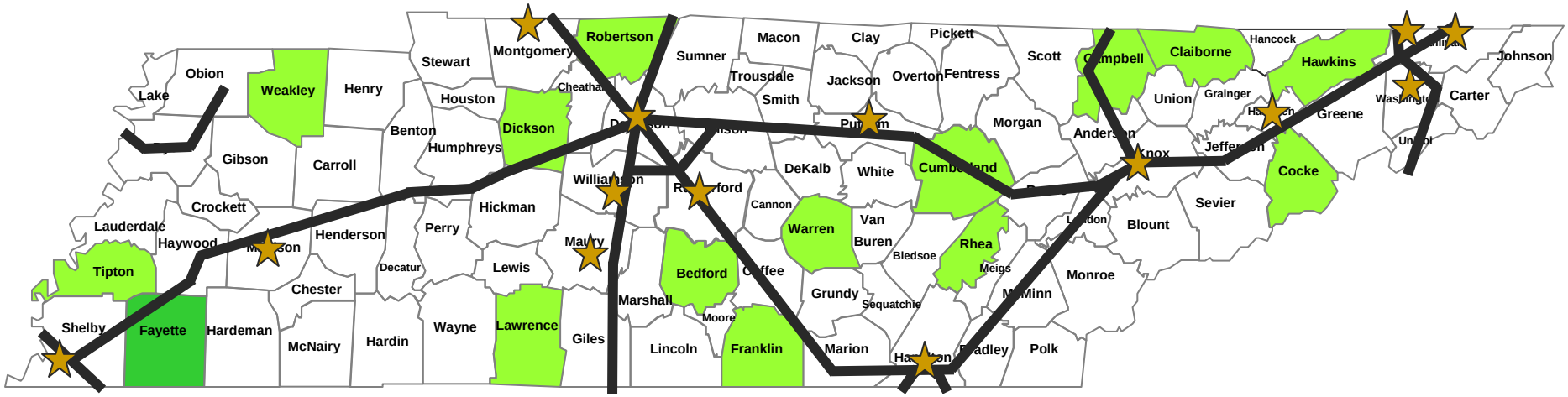


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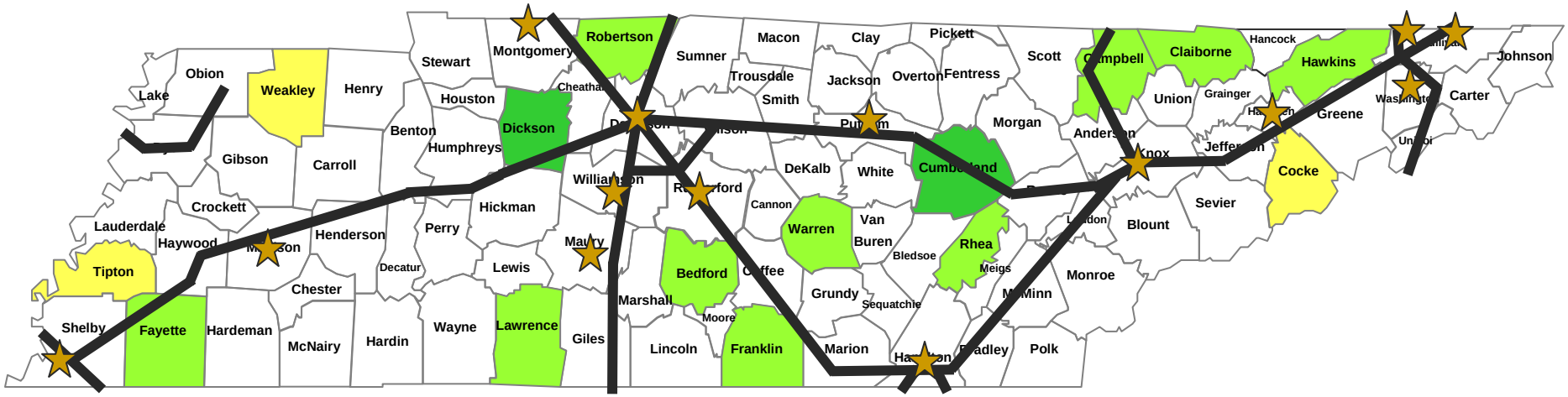


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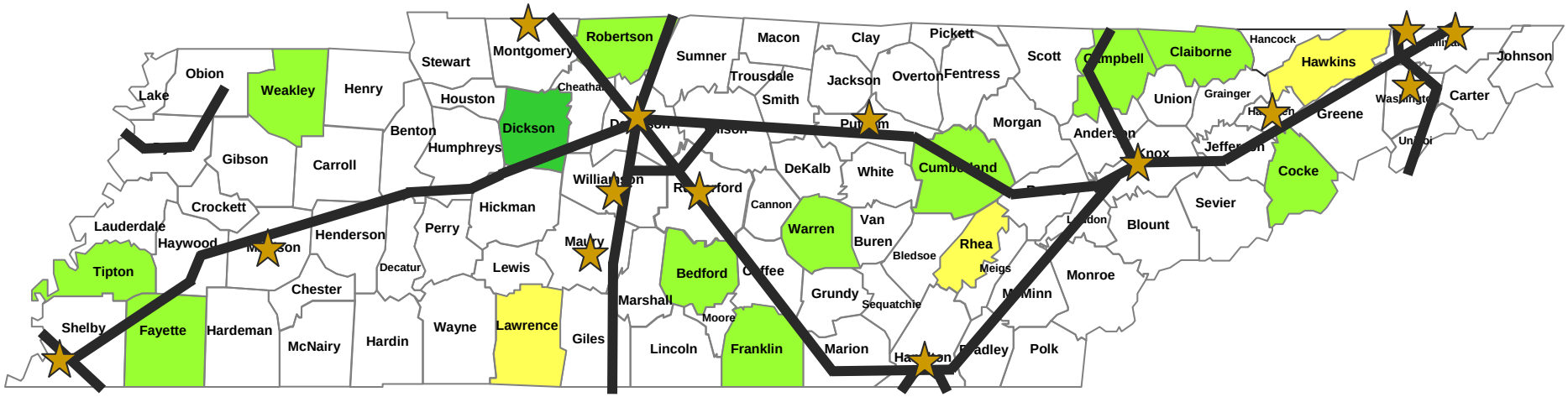


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# *Income/Wage Similar*

- Population
- Per Capita Personal Income (2005)
- Change in PCI (1990-2005)
- PCI Growth Rate (1990-2005)
- MHI (2004)
- Poverty Rate (2004)
- Child Poverty Rate (2004)
- Average Wage (2005)
- Change in Average Wage (1990-2005)
- Average Wage Growth Rate (1990-2005)

# Personal and Family Economic Well Being
## County Ratings for Current Status (2005)
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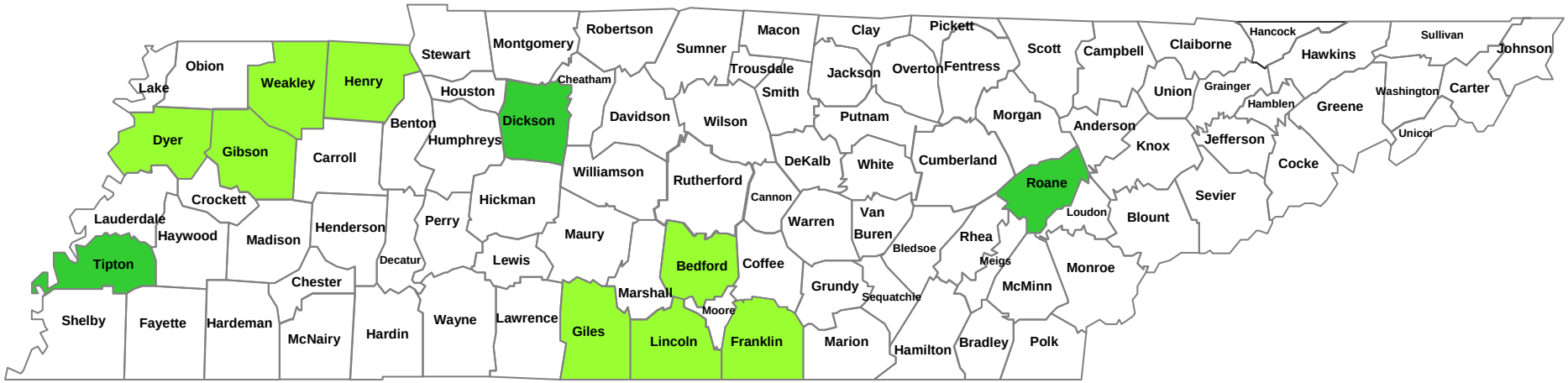


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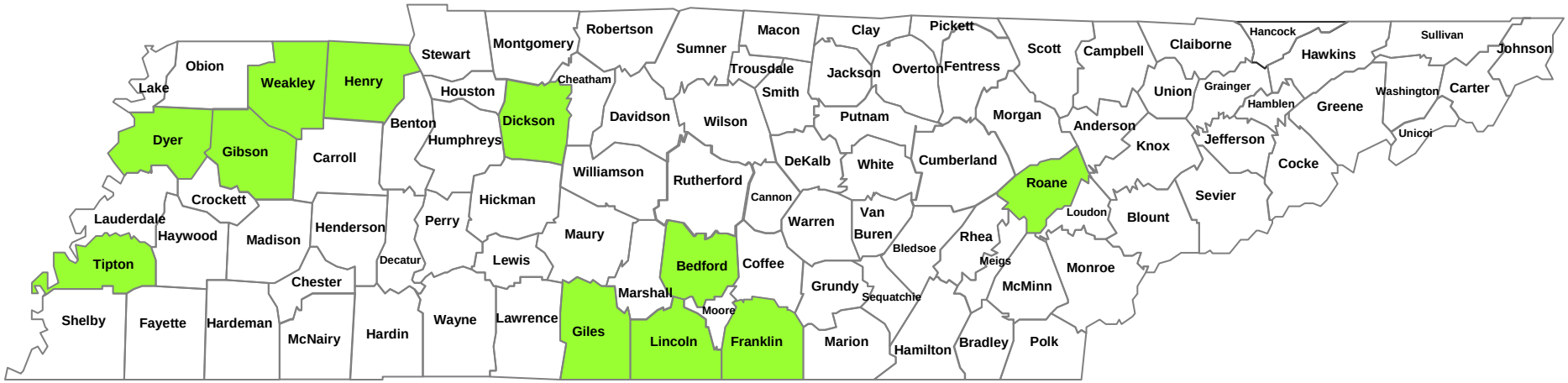


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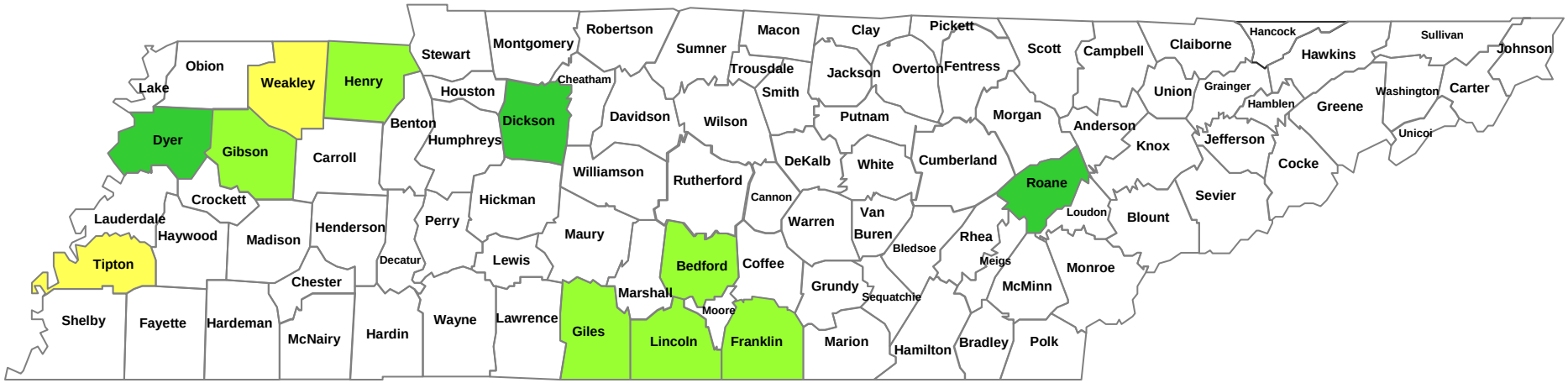


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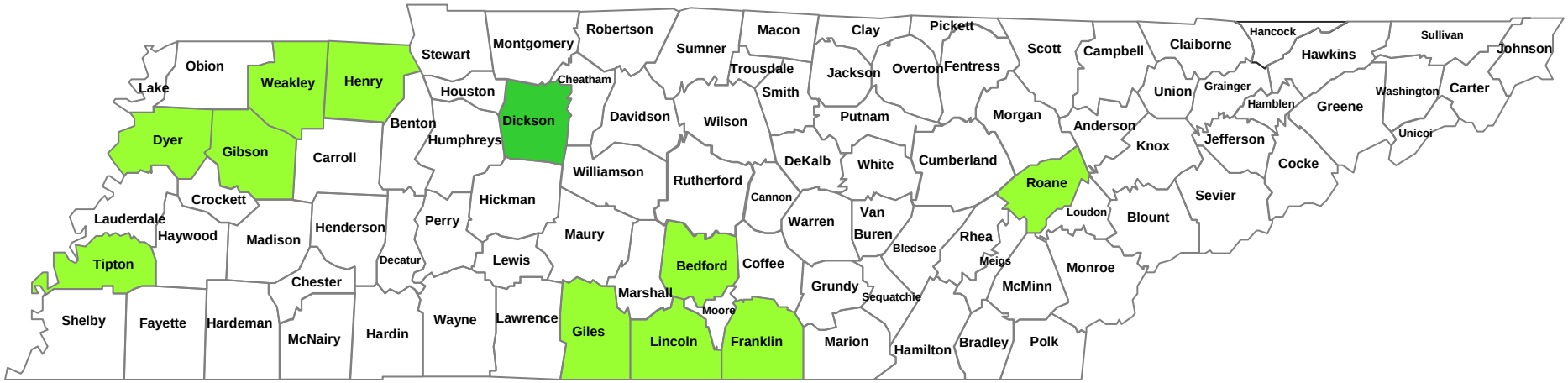


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# Summary Comparison
# Dickson County vs. Peer and State Avg. on 10 Point Scale

| | Personal & Economic Well Being | | Local Economic Activity | |
|---|---|---|---|---|
| Dickson Co. Compared to: | Current | Momentum | Current | Momentum |
| Requested Peers | + | + | +! | +! |
| *Geographic Peers* | +! | - | +! | +! |
| *Income/Wage Peers* | + | Average | +! | +! |
| Tennessee Avg. | - | - | - | +! |

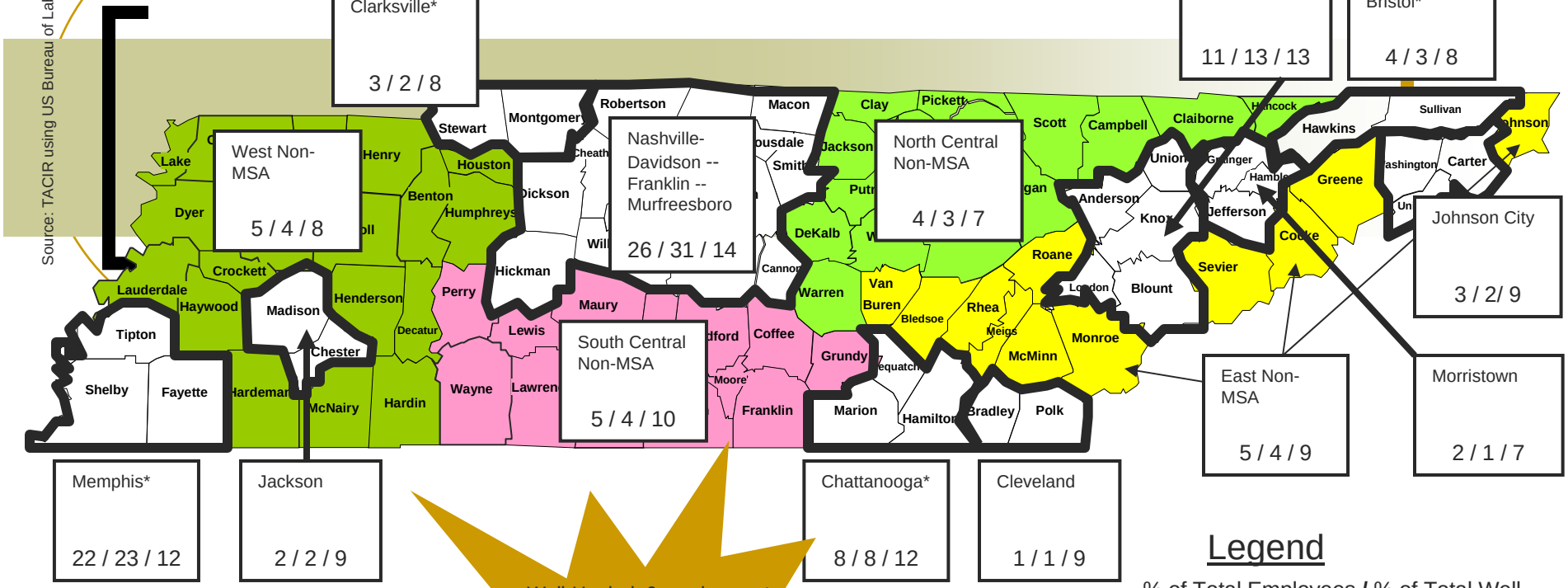
+ = Above avg. +! = Well above avg. (.5 or more) - = Below avg.

# Regional Perspective

- Much of the population growth in Tennessee continues to concentrate in MSAs
- High paying jobs are also concentrating in MSAs
- Dickson County is well-positioned as part of the Nashville-Davidson -- Franklin -- Murfreesboro MSA, the fastest growing region in the state

# Tennessee MSA and Non-MSA Regions
# Employment and "Well-Heeled 6" Employment

Source: TACIR using US Bureau of Labor Statistics Data for 2006




## Notes

Total Employment = 2,880,620.

Total Employment includes employees in non-TN counties that are part of certain TN Metropolitan Statistical Areas (MSA).

Non-MSA regions are shown as defined by the US BLS.

*MSA with figures that include data for non-TN counties.

[1] Management, Business and Financial Operations, Computer and Mathematical Science, Architecture and Engineering, Legal, and Healthcare Practitioner and Technical occupations

Well-Heeled 6 employment refers to the six occupational groups[1] that have a mean salary greater than $51,000 in TN…150% or more of the mean salary of $34,000 for all TN employees.

# / # / #

## Legend

% of Total Employees / % of Total Well-Heeled 6 Employees / MSA's Well Heeled 6 Employees as % of MSA's Employees

- East TN Non-MSA Counties
- North Central TN Non-MSA Counties
- South Central TN Non-MSA Counties
- West TN Non-MSA Counties

# Conclusion

- Dickson County has come a long way since 1990
- The county is competitive among its peers, especially in local economic activity
- The county slightly lags state averages in measures of personal and family economic well being, as well as current economic activity
- The county is near the top in the state in local economic activity momentum
- The county is part of a vibrant region

# Questions?

Please feel free to contact me at 615-741-3012 or cliff.lippard@state.tn.us with any additional questions or comments.