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Industrial Resources: Wayne County - Monticello

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ECONOMIC & INDUSTRIAL
SURVEY

of

Monticello, Ky.



Prepared By

THE WAYNE COUNTY CHAMBER OF COMMERCE

— and —

THE AGRICULTURAL & INDUSTRIAL DEVELOPMENT BOARD

— of —

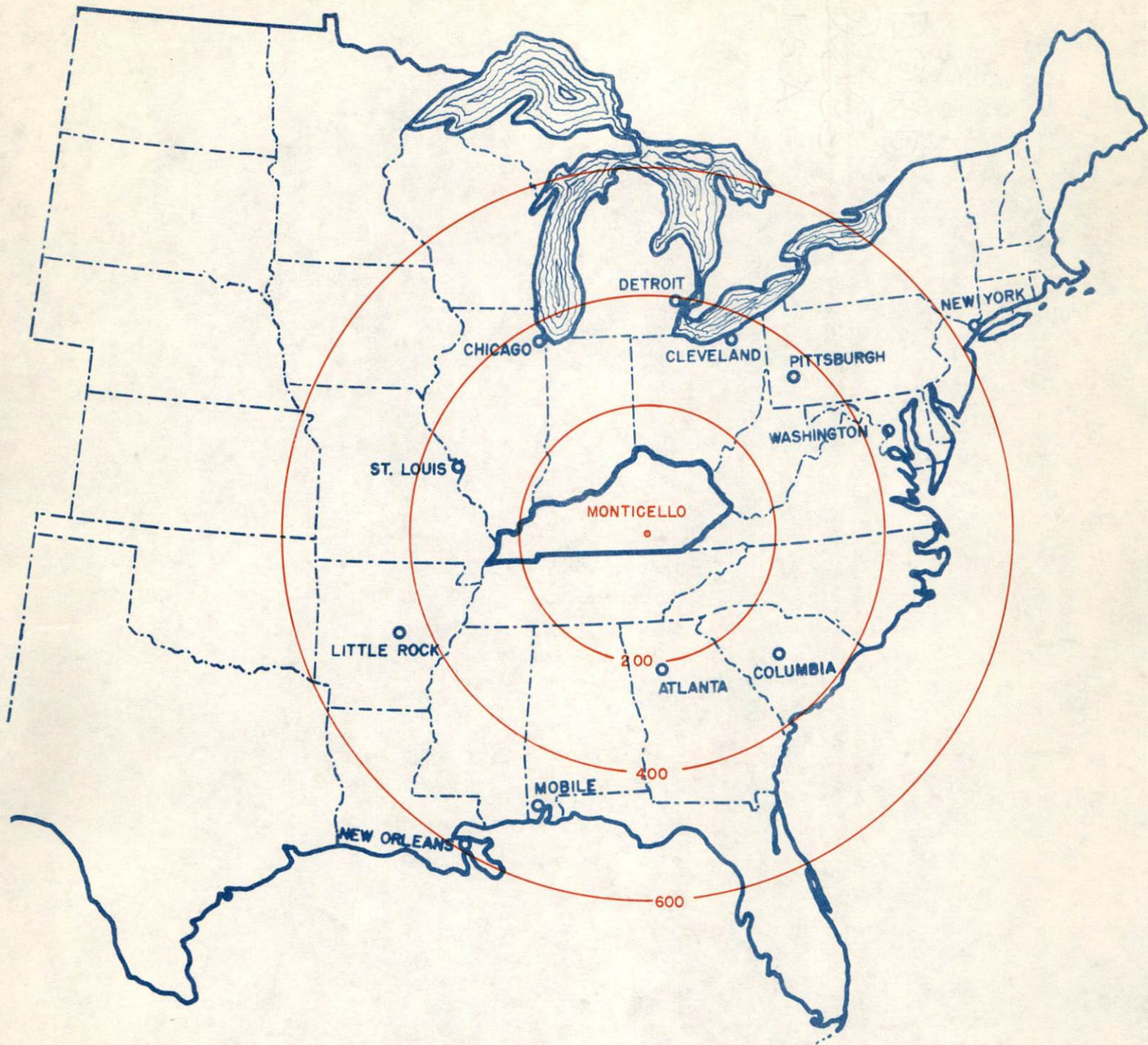
KENTUCKY

ECONOMIC & INDUSTRIAL SURVEY
OF
MONTICELLO, KENTUCKY

Prepared by

The Wayne County Chamber of Commerce
and
The Kentucky Agricultural & Industrial Development Board

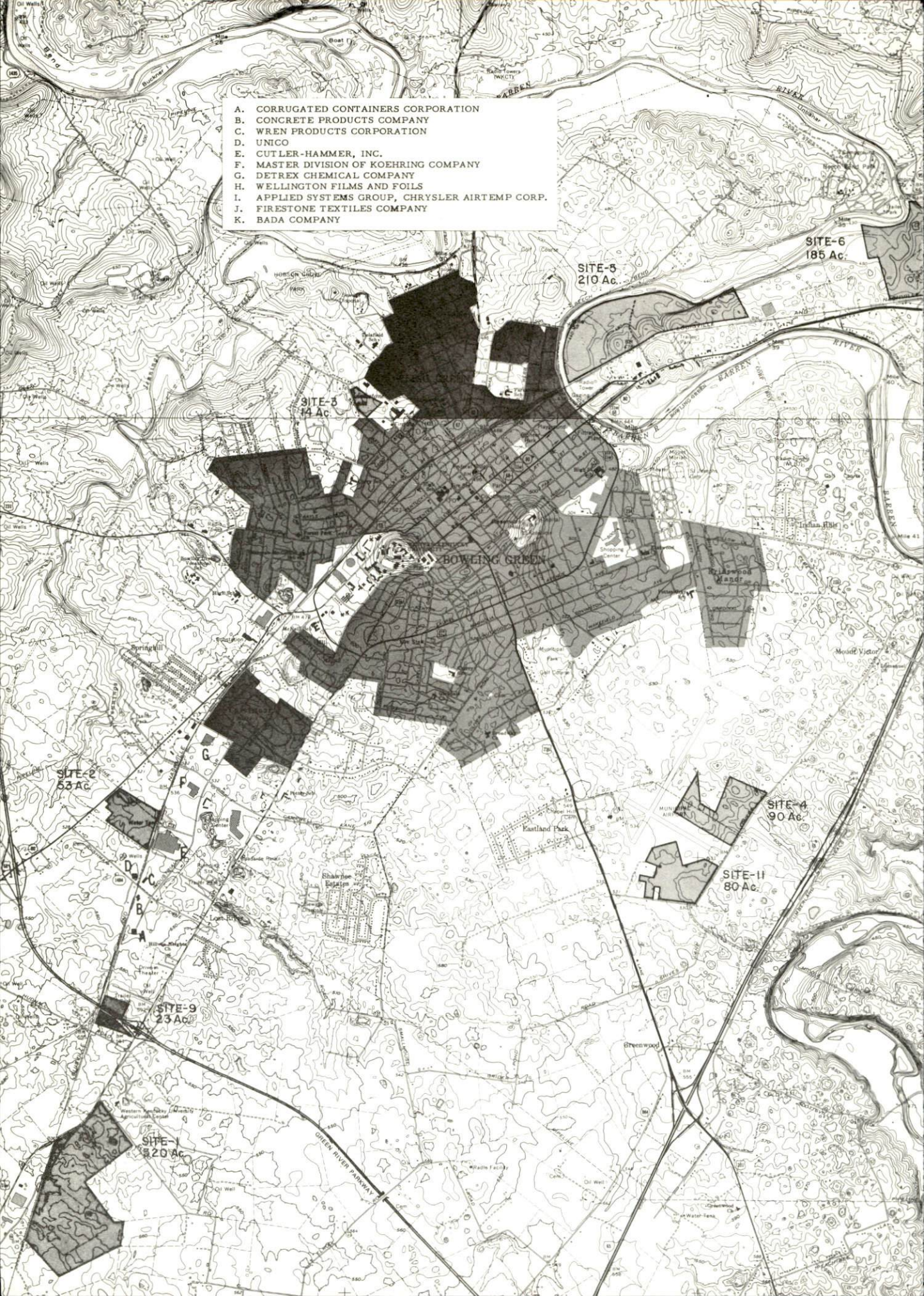
June 9, 1953



MONTICELLO, KENTUCKY

HAS 50,000,000 CUSTOMERS
WITHIN ITS MARKET AREA

- A. CORRUGATED CONTAINERS CORPORATION
- B. CONCRETE PRODUCTS COMPANY
- C. WREN PRODUCTS CORPORATION
- D. UNICO
- E. CUTLER-HAMMER, INC.
- F. MASTER DIVISION OF KOEHRING COMPANY
- G. DETREX CHEMICAL COMPANY
- H. WELLINGTON FILMS AND FOLDS
- I. APPLIED SYSTEMS GROUP, CHRYSLER AIRTEMP CORP.
- J. FIRESTONE TEXTILES COMPANY
- K. BADA COMPANY



BOWLING GREEN INDUSTRIAL SITES

1973

For more information about the following sites, contact Mr. Harold H. Huffman, Bowling Green Chamber of Commerce, Bowling Green, Kentucky; or the Kentucky Department of Commerce, Capital Plaza Office Tower, Frankfort, Kentucky.

- SITE #1:** ACREAGE: 320 acres
 LOCATION: In Warren County southwest of Bowling Green proper
 ZONING: Industrial
 HIGHWAY ACCESS: U. S. 31-W along north-western border and Elrod Road along north-eastern border
 RAILROAD: Louisville & Nashville Railroad Company along western border - rail service available
 WATER: Westside Water District
 SIZE LINE: 6-inch line along western and northeastern borders
 GAS: Western Kentucky Gas Company
 SIZE MAIN: 4-inch main 3,000 feet north-west of site
 ELECTRICITY: Warren RECC - 13 kv line on site
 SEWERAGE: Bowling Green Water, Sewer and Sanitation Commission
 SIZE LINE: 8-inch line 1 1/4 miles north of site
 OWNERSHIP: Private
- SITE #2:** ACREAGE: 53.3 acres
 LOCATION: In city limits, southwest of Bowling Green proper
 ZONING: Industrial
 HIGHWAY ACCESS: U. S. 68 along western border
 RAILROAD: Louisville & Nashville Railroad Company along eastern boundary of site - rail service available
 WATER: Bowling Green Water, Sewer and Sanitation Commission
 SIZE LINE: 18-inch line adjacent to site across U. S. 68
 GAS: Western Kentucky Gas Company
 SIZE MAIN: 6-inch main on site
 ELECTRICITY: Bowling Green Electric Plant Board - 13 kv line adjacent to site across U. S. 68
 SEWERAGE: Bowling Green Water, Sewer and Sanitation Commission
 SIZE LINE: 15-inch line adjacent to western border across L & N Railroad
 OWNERSHIP: Private
- SITE #3:** ACREAGE: 14 acres
 LOCATION: In city limits, northwest of Bowling Green proper
 ZONING: Industrial
 HIGHWAY ACCESS: Woodford Avenue along southern boundary
 RAILROAD: Louisville & Nashville Railroad Company 300 feet north of site - rail service available
 WATER: Bowling Green Water, Sewer and Sanitation Commission
 SIZE LINE: 10-inch line adjacent to site across Woodford Avenue
 GAS: Western Kentucky Gas Company
 SIZE MAIN: 6-inch main on site
 ELECTRICITY: Bowling Green Electric Plant Board - 13 kv line on site
 SEWERAGE: Bowling Green Water, Sewer and Sanitation Commission
 SIZE LINE: 8-inch line adjacent to site across Woodford Avenue
 OWNERSHIP: Private
- SITE #4:** ACREAGE: 90 acres
 LOCATION: Partially in Warren County and partially in city limits, southeast of Bowling Green
 ZONING: Agricultural
 HIGHWAY ACCESS: Lovers Lane along south-eastern boundary of site; U. S. 231 approximately 1 mile west of site
 RAILROAD: Louisville & Nashville Railroad Company - rail service not available
 WATER: Bowling Green Water, Sewer and Sanitation Commission
 SIZE LINE: 10-inch line approximately one-half mile west of site
 GAS: Western Kentucky Gas Company
 SIZE MAIN: 6-inch main approximately three-quarter mile west of site
 ELECTRICITY: Warren RECC - 13 kv line adjacent to site across Lovers Lane
 SEWERAGE: Bowling Green Water, Sewer and Sanitation Commission
 SIZE LINE: 12-inch line approximately one-half mile west of site
 OWNERSHIP: City-County Airport Board
- SITE #5:** ACREAGE: 210 acres
 LOCATION: In city limits, east of Bowling Green proper
 ZONING: Industrial
 HIGHWAY ACCESS: Access road from U. S. 31-W to site
 RAILROAD: Louisville & Nashville Railroad Company along southern boundary - rail service available
 WATER: Northside Water District
 SIZE LINE: 16-inch line along southern boundary of site
 GAS: Western Kentucky Gas Company
 SIZE MAIN: 4-inch main approximately 1,000 feet from southern boundary
 ELECTRICITY: Warren RECC - 13 kv line on site
 SEWERAGE: Northside Water District
 SIZE LINE: 24-inch line along southern boundary of site
 OWNERSHIP: Private
- SITE #6:** ACREAGE: 185 acres
 LOCATION: In Warren County, east of Bowling Green proper
 ZONING: Heavy industrial
 HIGHWAY ACCESS: Commerce Road along eastern border and old U. S. 31-W along southern border of site
 RAILROAD: Louisville & Nashville Railroad Company along southern boundary - rail service available
 WATER: Northside Water District
 SIZE LINE: 16-inch and 8-inch lines on site
 GAS: Western Kentucky Gas Company
 SIZE MAIN: 4-inch main adjacent to southern boundary across L & N Railroad
 ELECTRICITY: Warren RECC - 13 kv line along southern boundary
 SEWERAGE: Northside Water District
 SIZE LINE: 21-inch and 12-inch lines on site
 OWNERSHIP: Bowling Green-Warren County Industrial Foundation



SITE 7
276 Ac

SITE 8
380 Ac

0 1000 2000 3000 4000 FEET
0 1 2 3 4 MILE

CONTOUR INTERVAL 10 FEET
BASE: USGS 7.5 MINUTE SERIES - 1954-68

SITE #7: ACREAGE: 276 acres
LOCATION: In Warren County, east of Bowling Green proper
ZONING: Agricultural
HIGHWAY ACCESS: Jackson Grove Road along western boundary and U. S. 31-W, 1,800 feet north of site
RAILROAD: Louisville & Nashville Railroad Company along northern boundary of site - rail service available
WATER: Northside Water District
SIZE LINE: 3-inch line on site and an 8-inch line 1,800 feet north of site along U. S. 31-W
GAS: Western Kentucky Gas Company
SIZE MAIN: 6-inch main 1,800 feet north of site across U. S. 31-W
ELECTRICITY: Warren RECC - 13 kv line 400 feet west of site
SEWERAGE: Northside Water District
SIZE LINE: 15-inch line 1,800 feet north of site south of U. S. 31-W
OWNERSHIP: Private

SITE #8: ACREAGE: 380 acres
LOCATION: In Warren County, east of Bowling Green proper
ZONING: Agricultural
HIGHWAY ACCESS: Kentucky 807 at northeast corner and Kentucky 80 1 mile north of site
RAILROAD: Louisville & Nashville Railroad Co Company along northwestern boundary - rail service available
WATER: Northside Water District
SIZE LINE: 8-inch line approximately 1 mile north of site along U. S. 31-W
GAS: Western Kentucky Gas Company
SIZE MAIN: 6-inch main approximately 1 mile north of site along U. S. 31-W
ELECTRICITY: Warren RECC - 69 kv line 300 feet south of site
SEWERAGE: Northside Water District
SIZE LINE: 15-inch line approximately 1 mile north of site along U. S. 31-W
OWNERSHIP: Private

SITE #9: ACREAGE: 23 acres
LOCATION: In Warren County southwest of Bowling Green proper
ZONING: Industrial and business
HIGHWAY ACCESS: Green River Parkway runs through property and U. S. 31-W along eastern border.
RAILROAD: Louisville & Nashville Railroad Company along western border of site - rail service available
WATER: Westside Water District
SIZE LINE: 3-inch line on site
GAS: Western Kentucky Gas Company
SIZE MAIN: 4-inch main 600 feet southwest of site and 2-inch main 700 feet northeast of site
ELECTRICITY: Bowling Green Electric Plant Board - 13 kv line 700 feet east of site
SEWERAGE: Bowling Green Water, Sewer and Sanitation Commission
SIZE LINE: 8-inch line approximately one-half mile northeast of site
OWNERSHIP: Private

SITE #11: ACREAGE: 80 acres
LOCATION: In city limits, southwest of Bowling Green proper
ZONING: Industrial and business
HIGHWAY ACCESS: Lovers Lane along southern and eastern boundaries and U. S. 231 1,100 feet east of site
RAILROAD: Louisville & Nashville Railroad Company - rail service not available
WATER: Bowling Green Water, Sewer and Sanitation Commission
SIZE LINE: 10-inch line along southern boundary of site
GAS: Western Kentucky Gas Company
SIZE MAIN: 6-inch main adjacent to southwest corner of site across Lovers Lane
ELECTRICITY: Bowling Green Electric Plant Board and Warren RECC - 13 kv lines adjacent to site across Lovers Lane
SEWERAGE: Bowling Green Water, Sewer and Sanitation Commission
SIZE LINE: 12-inch line on site
OWNERSHIP: Private

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MONTICELLO, KENTUCKY

POPULATION AND LABOR:

Population Figures 1880 - 1950

	<u>Monticello</u>	<u>Wayne County</u>
1880	354	12,512
1890	413	12,852
1900	546	14,892
1910	1,338	16,518
1920	1,514	16,208
1930	1,503	15,848
1940	1,733	17,204
1950	2,934	16,475

Population Characteristics - The population of Monticello has shown an increase of 69.3% during the past decade, while the population of Wayne County has shown a decrease of 4.2% during the same period. 97.24% of the population of the County are native-born white, .07% foreign-born white, 2.46% negro, and .23% other races.

Labor Market Area - The Monticello labor supply area is defined to include Wayne, Clinton, and Pulaski Counties. This is the area from which most of the labor supply would be drawn for jobs at Monticello.

Economic Characteristics - The Monticello area lacks diversification in employment opportunities. Agriculture is the largest supplier of jobs with about 9,200 employed in this industry. There are about 2,550 farm jobs in Wayne County. Manufacturing furnished only 1,150 jobs in September, 1952 and was heavily concentrated in Pulaski County where 850 jobs were located. There were only 250 manufacturing jobs in Wayne County. Almost all manufacturing opportunities in Wayne and

Clinton Counties are in the lumber industry which is normally low paying with winter layoffs. Manufacturing employment in Pulaski County is fairly well divided between apparel and lumber.

The agricultural economy is apparently spotty. There are 8,111 farms in the area and according to the 1950 Census of Agriculture 3,554 had 1949 cash incomes of below \$600. The Wayne County picture showed 2,097 farms with 982 in the low income group.

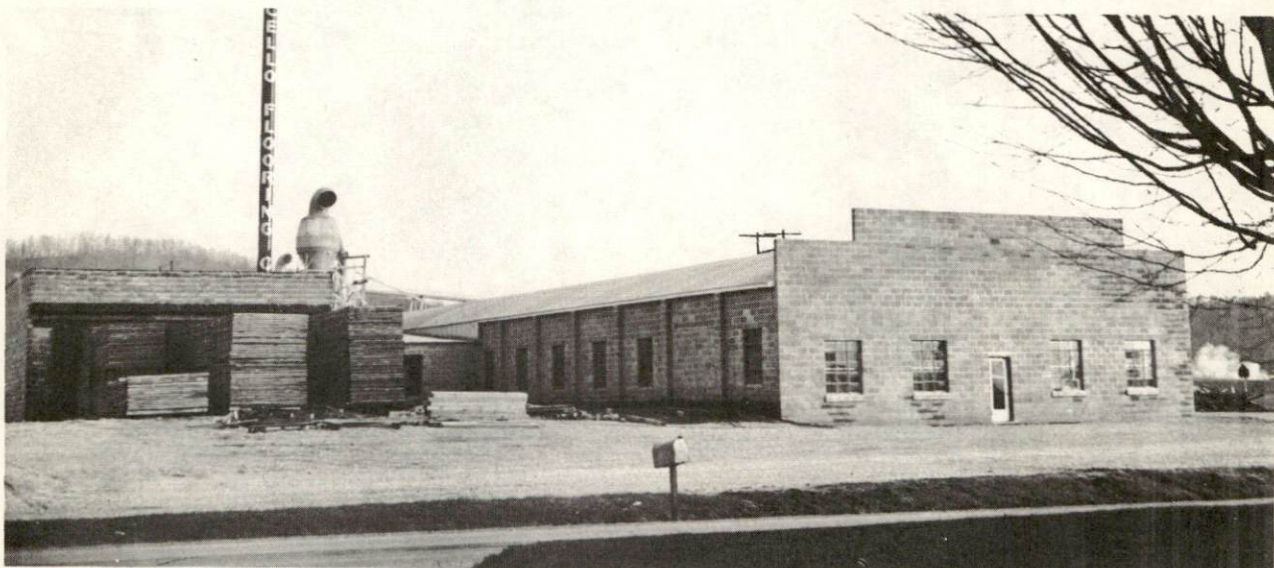
Lack of industrial opportunities and considerable low income farming are key factors in the area's low income position. The Bureau of Business Research of the University of Kentucky estimated that 1951 per capita income was \$1,072 in Kentucky. The national average was \$1,584. Per capita income in this area was: Wayne \$461, Clinton \$449, and Pulaski \$662.

Estimated Potential Labor Supply - Within this area an estimated 2,700 women and 3,100 men would be potentially available for factory jobs. Most of these would be unskilled with women being mainly new entrants into the labor force, and men shifting from low income farms and other low paying jobs.

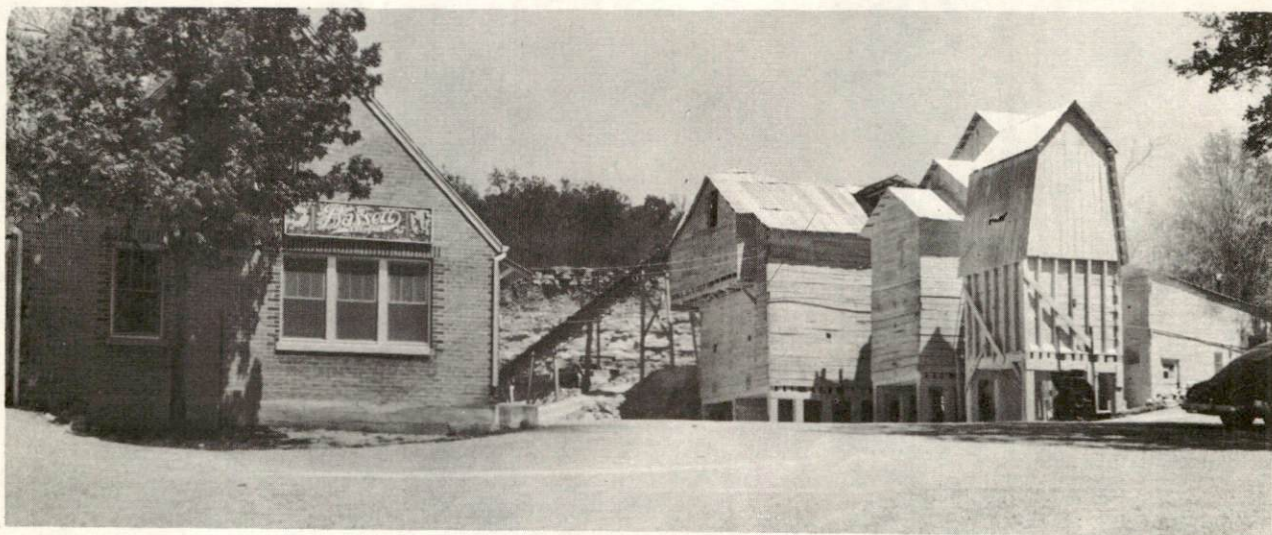
In Wayne County, alone, it is estimated that 1,000 women and 800 men could be recruited for industrial employment. An estimated 1,600 women and 1,900 men from the entire area would be available for jobs in Monticello. This is below the 2,700 women and 3,100 men estimated for the area because of commuting problems.



CUMBERLAND DAIRIES, INC.



MONTICELLO HARDWOOD FLOORING CO.



BASSETT LIMESTONE QUARRY

Wage Rates - Specific wage data are not available for these counties; however, the average weekly wage in jobs covered by unemployment insurance during the third quarter of 1952 indicates that this is a low wage area. In that quarter the statewide average weekly covered wage was \$62.11 in manufacturing and \$60.24 in all industries. The average covered wage in these counties was: \$36.23 in Wayne, \$36.85 in Clinton, and \$39.36 in Pulaski. Average manufacturing wage was \$34.96 in Wayne, \$24.22 in Clinton, and \$37.81 in Pulaski.

Existing Industry

<u>Industry</u>	<u>Product</u>	<u>M</u>	<u>F</u>	<u>T</u>
Bassett Products Co.	Crushed limestone, agricultural lime, etc.	19	0	19
Frank Bell	Lumber - sawmill	15	0	15
Dunnington Milling Co.	Milling & feed processing	4	0	4
Christian Lbr. Co.	Lumber	50	3	53
Cumberland Dairies, Inc.	Dairy products	20	5	25
Cumberland Const. Co.	Construction & boat wks.	50	5	55
Denny Lbr. Co.	Sawmill	15	0	15
Griffin & Farley	Dogwood shuttle blocks	10	0	10
Huff Lbr. Co.	Hardwood lbr., hickory dimension & ladder rungs	21	1	22
O. P. Link Handle Co.	Tool handles	10	1	11
Monticello Hardwood Co.	Oak & maple flooring	50	2	52
G. F. Perdue	Lbr., cross & switch ties	10	0	10
J. K. Phillips	Welding	27	0	27
J. M. Richardson Lbr. Co.	Hardwood lumber	17	1	18
Richardson & Koontz	Lumber - sawmill	10	0	10
Standard Oil Co.	Oil & gas distribution	10	0	10
Wayne Machine Works	Tanks, trailers	5	0	5
		<u>343</u>	<u>18</u>	<u>361</u>

Union Affiliations - None

TRANSPORTATION:

Railroads - None

Highways - Ky. #'s 90, 92, 167

Highway Distances from Monticello to

Atlanta, Ga.	278	Louisville, Ky.	157
Birmingham, Ala.	306	Mobile, Ala.	487
Chicago, Ill.	462	Nashville, Tenn.	146
Cincinnati, Ohio	192	New York, N. Y.	840
Cleveland, Ohio	507	Pittsburgh, Pa.	545
Detroit, Mich.	525	St. Louis, Mo.	426
Knoxville, Tenn.	100	Washington, D. C.	741

Truck Lines Serving Monticello - Stokes Trucking Company with
general offices at Monticello - Louisville to Albany, and Lexington
to Albany. Equipment - 10 tractors; 1 flat trailer, 6 tank trailers,
and 6 van trailers; 2 straight trucks. Nearest terminals are at
Louisville, Monticello, and Lexington. Pick-up and delivery
service is provided daily.

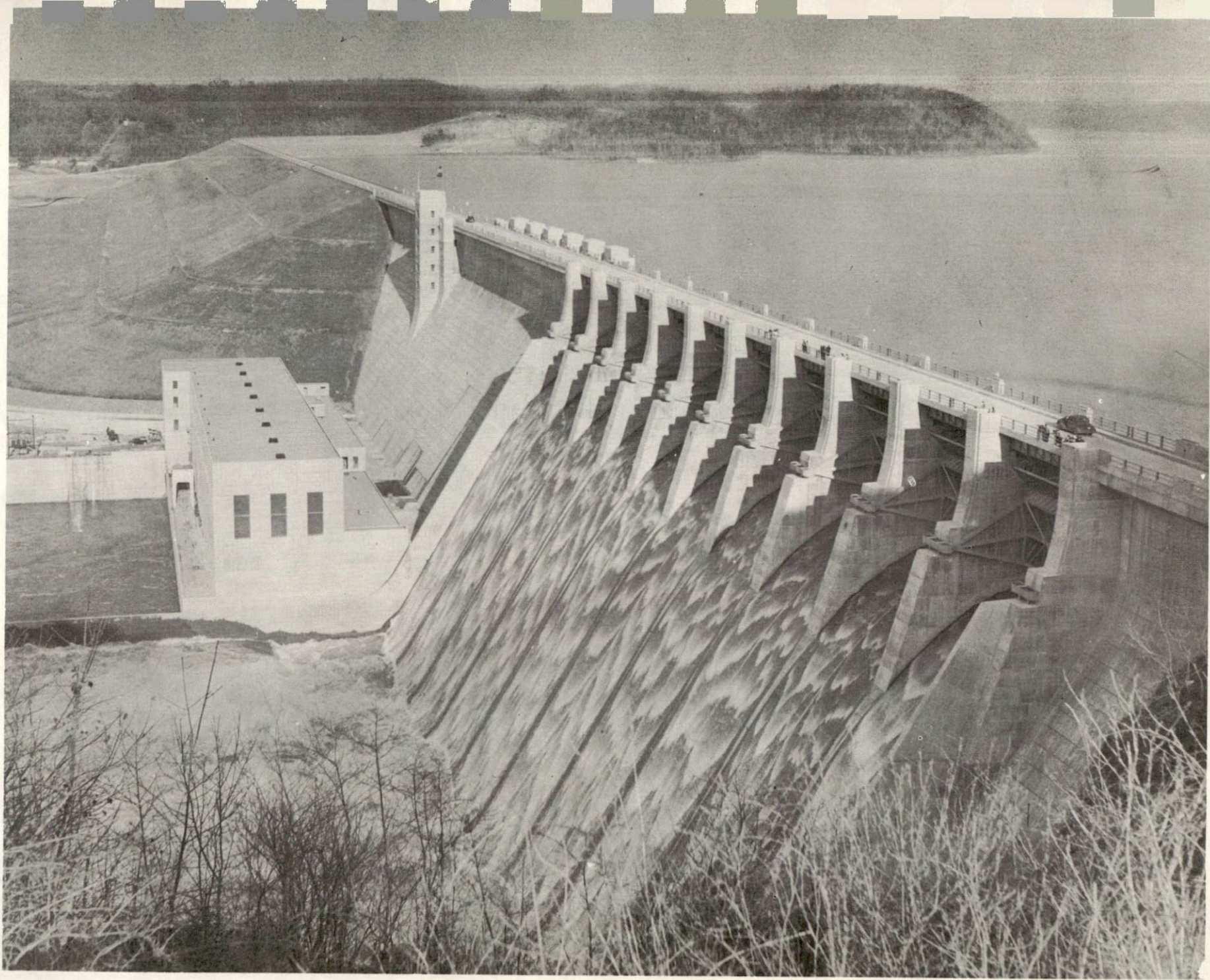
Eldridge Truck Lines, Louisville, and Hayes Freight Lines,
Mattoon, Illinois, also serve Monticello.

Bus Lines Serving Monticello - Short Way Lines, Inc., Lexington,
1 round trip daily Somerset - Glasgow and Somerset- Sparta,
Tennessee; Bell Bus Lines, 2 round trips daily Monticello - Stearns.

Air - The nearest commercial airport is Blue Grass Field at Lexington.
This airport is served by Eastern, Delta, and Piedmont Airlines.

COMMUNICATIONS:

Postal Facilities - Monticello has a 2nd class post office with 8
employees, 3 rural routes, and 6 star routes. Mail is received and
sent out 4 times daily by truck. Postal receipts for 1952 were \$21,000.



WOLF CREEK DAM & GENERATING STATION
LAKE CUMBERLAND

Telephone - Monticello is served by the Southern Continental Telephone Company at Somerset (Cookville, Tenn.) with 5 employees and 540 subscribers. (See Appendix B-1 for rates).

UTILITIES:

Electricity - Monticello Electric Light Company - source Kentucky Utilities - 66 KVA, 200 amp. line - transformers - 3 - 500's; 3 phase, 60 cycle; 1500 KW available; maximum use - 550 KW.
(See Appendix B-2 for rates).

Water - Municipal water system - underground streams; pumping capacity - two 750 gpm pumps; settling basin with chlorine treatment; storage capacity - 110,000 tank; 2, 4, 6, 8 inch mains; 60 psi pressure.
(See Appendix B-3 for rates).

Sewage - Emhoff tanks - 8" and 12" lines. Rates - \$1.00 per month.

CITY GOVERNMENT AND SERVICES

Type Government - Monticello, a 5th class city, is governed by a mayor and 6 councilmen, the mayor being elected for a 4-year term, and the councilmen for 2-year terms. (See Appendix C for Resolution by City Council).

Tax Rates and Laws -

Property Tax Rates \$100

	<u>Within City Limits</u>	<u>Outside City Limits</u>
State	\$.05	\$.05
City	.75	
County	.75	.75
School	2.00	1.50
	<u>\$3.55</u>	<u>\$2.30</u>



WAYNE COUNTY COURT HOUSE

(See Appendix D for Kentucky Corporation Tax Information)

Assessment Practice - City - 30%
County - 20%

Total Assessment - City - \$1,750,000
County □ \$4,952,339

1952 City Income - \$33,083.31

1952 City Expenses - \$23,679.14

1952 County Income - \$24,000

1952 County Expenses - \$28,000

City Bonded Indebtedness - \$175,000 bond issue for filter plant and to extend water mains. No levy for this, paid out of revenue. \$25,000 of bonds were recalled, so the city is paying only on \$150,000 of this issue; \$100,000 voted bonds for new school in 1952, 50¢ of the rate applied to this issue.

County Bonded Indebtedness - \$75,000 road and bridge bonds (1st issue) 6/1/26, at 5%, with \$12,000 outstanding, to be retired in 1956; \$75,000 road and bridge bonds (2nd issue) 3/1/27, at 5% with \$20,000 outstanding, to be retired in 1957. (money is available to pay these bonds in full); \$70,000 general funding bonds, issued 3/1/36 at 5 1/2% with \$43,000 outstanding, to be retired in 1966; \$80,000 voted courthouse bonds issued 4/1/49 at 3%, with \$60,000 outstanding, to be retired in 1965; \$90,000 voted courthouse bonds issued 4/1/49 at 3 1/2%, with \$75,000 outstanding, to be retired in 1965 (special levy of 20¢ for retirement of \$80,000 issue; rental from courthouse is retiring the \$90,000 issue).

Laws Affecting Industry - (See Appendix E for statute governing the bond issue plan).

Business License Fees - \$5.00 - \$100.00

Zoning Ordinance - Yes

Exemption to Industry - City - 5 years. State law permits the five-year local tax exemption which cannot be extended.

City Services -

Fire Protection - 15-man volunteer department. Equipment consists of a 1934 Ford 250 gpm booster, and 500 gpm pumper; 5,000' of 2 1/2" hose, 500' of 1 1/2" hose, and 300' of 1" hose.

There are 75 fire hydrants; 60 pound pressure; 6" mains.

Monticello has a 7th class fire insurance rating.

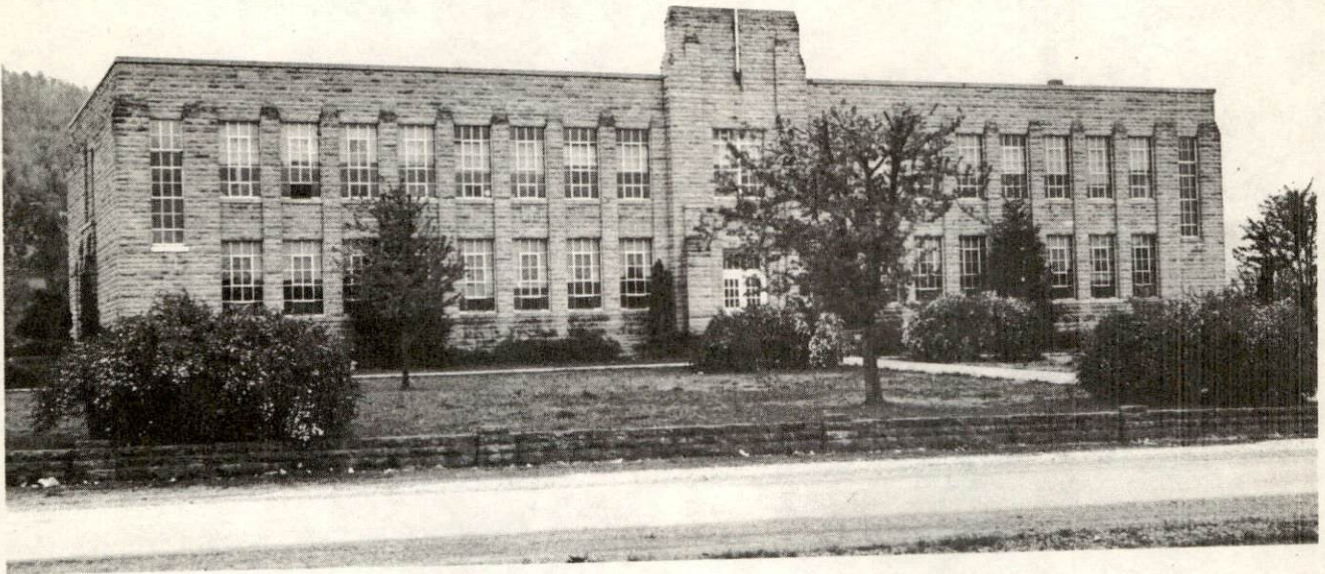
Police Protection - 2 men equipped with 1 patrol car.

Streets - 8 1/2 miles of paved streets, 2 miles of unpaved, regular maintenance crew. Equipment includes 1 truck and 1 black-top patcher. A crew of 4 men clean the streets twice weekly.

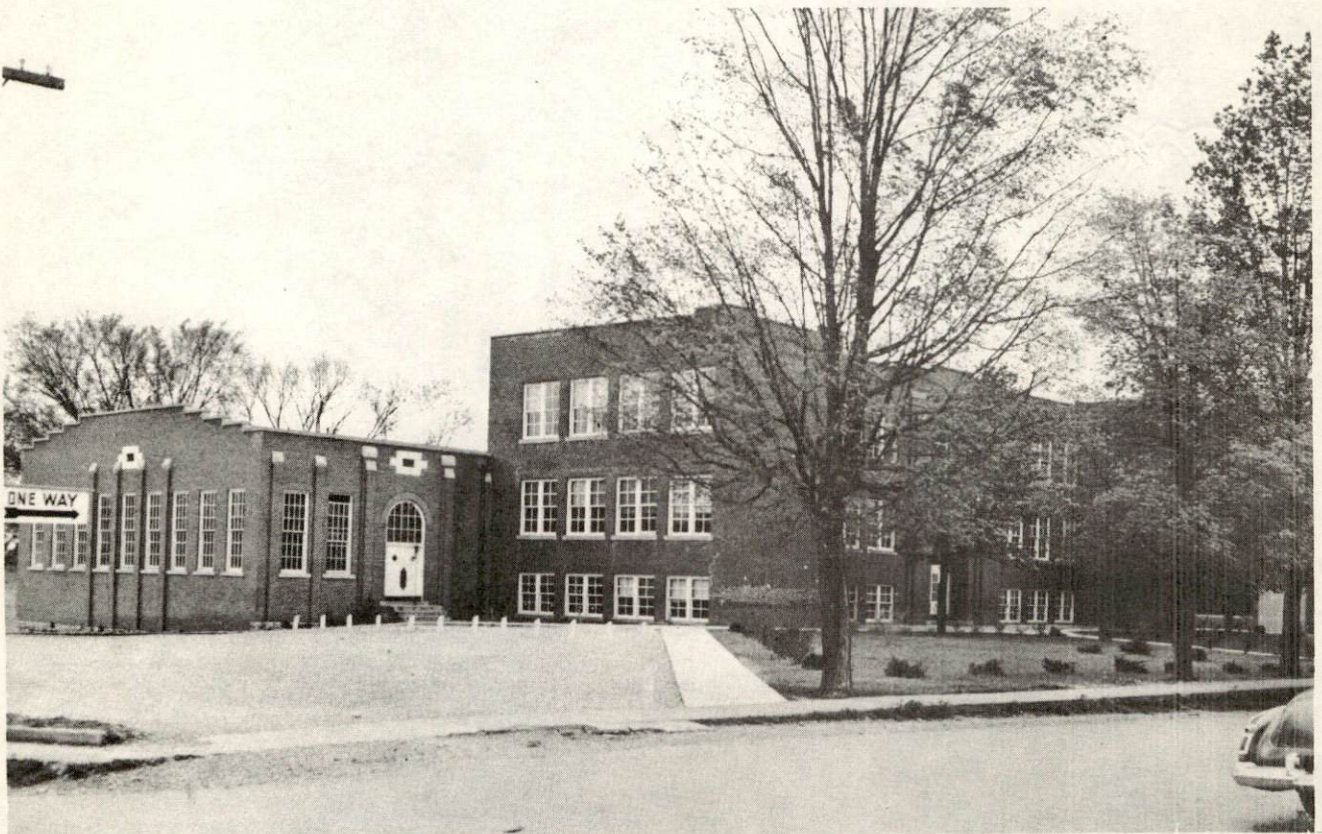
Garbage - Municipal collection twice weekly in the business section, and weekly in the residential areas. Equipment - Gar Wood - closed; 2 men; disposal - city dump - open.

LOCAL CONSIDERATIONS:

Housing - There are a few units presently available. Rental of a two-bedroom house - \$50; construction cost of two-bedroom house - \$8,000 - \$12,000. There is no public housing project.



WAYNE COUNTY HIGH SCHOOL



MONTICELLO GRADE & HIGH SCHOOL

Health -

Hospitals - The nearest hospital is located at Somerset.

Doctors - MD's - 6; Dentists - 2; Chiropractors - 2; RN's - 4.

Public Health Program - The Wayne County Health Department staff includes a health officer (shared with another county), a registered nurse, 2 sanitarians, and a clerk.

Health services include: communicable disease control, venereal disease and tuberculosis control, maternal and child health, school health, vital statistics, and sanitation.

<u>Schools</u> -	Elementary			High School		
	<u>Enroll.</u>	<u>Cap.</u>	<u>Teachers</u>	<u>Enroll.</u>	<u>Cap.</u>	<u>Teachers</u>
<u>City (W)</u>	525	525	11	180	180	9
<u>County (W)</u>	2975	2975	97	425	475	15
<u>(C)</u>	120	120	3			

Planned Expansion - \$84 M - 6 class room expansion in Monticello Grade School.

Colleges - Colleges in the area include: University of Kentucky and Transylvania College, Lexington; Center College, Danville; Sue Bennett Jr. College, London; Lindsey Wilson College, Columbia; Cumberland College, Williamsburg; Berea College, Berea; and Union College, Barboursville.

Churches - The following denominations are represented in Monticello: Baptist, Christian, Methodist, Church of Christ, Nazarene, Church of God. Total active membership is from 1,000 - 1,200.



ONE OF MONTICELLO'S FINE CHURCHES

Libraries - Wayne County Public Library with 2,900 volumes and an annual circulation of 6,000. A Bookmobile operates from Monticello serving Wayne County.

Tourist Accommodations -

Hotels - Breeding Hotel - 37 rooms; Rogers Hotel - 20 rooms.

Motels - Monticello Motel - 20 units; Bells Tourist Court - 4 units;

Beaver Lodge - 33 units.

Radio Stations - WHAS - Louisville; WLW - Cincinnati; WSM - Nashville.

Newspapers - Wayne County Outlook (weekly) with a circulation of 2,500.

Recreation - Planned program in summer months under paid supervisor; 1 indoor theater which changes programs 4 times weekly; 1 drive-in theater changing programs 5 times weekly; stock car race track; annual Wayne County School Fair.

Cumberland Lake Parks - Earl Wallace Boys Camp with barracks, dining room and kitchen, boat dock, swimming pool. This camp, operated under the supervision of the Kentucky Game and Fish Commission, is a junior conservation camp.

Beaver Lodge - A privately owned and operated fishing camp with cottages, cabins, dining room, dock and boats - 9 miles distant.

Roberts Port Dock - also privately owned and operated, will have similar facilities. It is 6 miles from Monticello. Annual boat races are held at this location.

Mill Springs Park - A 12-acre roadside park operated by the Kentucky Department of Highways, 9 miles from Monticello on Ky. 90. It is the site of an historic old mill and is the place where the battle of Mill Springs was fought during the War Between the States. Fireplace and picnic tables are provided. The Mill, operated until 1949, was powered by an overshot water wheel, the second largest of its kind.

Monticello is less than 50 miles from Cumberland Falls State Park.

Banks - Monticello Banking Company with total deposits of \$3,451,000 and total resources of \$3,743,000; Peoples State Bank with total deposits of \$1,352,000 and total resources of \$1,439,000.

<u>Retail Businesses</u>		<u>Service Establishments</u>	
Auto dealers	9	Barber shops	2
Clothing stores	5	Beauty shops	5
Drugs	3	Funeral homes	2
Furniture	7	Restaurants	7
Groceries	15	Service stations	16
Hardware	4		
Variety	4		

Retail and Service Establishment Sales - Retail and service establishments located in Wayne County, Kentucky showed a substantial expansion in dollar volume of trade from 1939 to 1948 according to the 1948 Census of Business.

Retail sales in the county during 1948 aggregated \$4.3 million, an increase of 231% over the \$1.3 million in 1939. The service trades included in the Census of Business recorded receipts totaling \$208,000

in 1948 compared with \$34,000 in 1939.

Employment in the county also rose over the 9-year period for the above trades. Establishments in these trades reported a combined total of 207 paid employees for the workweek ended nearest November 15, 1948, as compared with a total of 125 employees reported for the week of November 15, 1948.

Clubs and Organizations

Civic - Lions, Kiwanis, Chamber of Commerce, Game & Fish Club.

Fraternal - Masonic, Eastern Star, VFW, American Legion, DAV.

Women's Clubs - Women's Club.

Youth - Boy and Girl Scouts, Jr. Sportsmen.

Climate -

	Temperature (30-yr. rec.)	Precipitation (30-yr. rec.)	Relative Humidity		
			7:30 a. m. (64-yr. rec.)	1:30 p. m. (34-yr. rec.)	7:30 p. m. (64-yr. rec.)
Jan.	38.4	4.30	83	65	69
Feb.	39.3	3.88	81	60	64
Mar.	48.7	4.83	78	54	59
Apr.	56.7	4.10	75	49	53
May	65.9	4.23	78	51	58
June	74.0	4.41	80	53	63
July	77.1	5.04	83	55	66
Aug.	76.2	4.72	86	57	68
Sept.	71.3	3.04	86	53	66
Oct.	59.3	2.67	86	52	63
Nov.	46.9	3.23	83	57	64
Dec.	39.3	3.81	84	65	69

Ann. Norm. 57.8°F 48.26 inches

Days Cloudy or Clear -(81-yr. rec.) - Clear - 120
 Partly cloudy - 121
 Cloudy - 124

Percent of Possible Sunshine - Annual 57%

No. of Days With - Prec. over 0.01 inch (81-yr. rec.) - 133
1.0 or more snow, sleet, hail (68-yr. rec.) - 3
Thunderstorms - (71-yr. rec.) - 48
Heavy Fog (71-yr. rec.) - 18

Prevailing Wind (33-yr. rec.) - from southwest

Seasonal Heating Degree Days - (51-yr. rec.) - Approximate long-term means - 3,777 degree days.

RESOURCES:

Petroleum, coal and limestone are the most important mineral resources of Wayne County. Clays, which might be used for common brick and tile manufacture are present, and small amounts of natural gas have been produced. Petroleum production in 1951 amounted to 21,904 barrels. During this same year, 46,904 tons of coal were produced. Available limestone deposits are suitable for roadway and building construction. Certain high calcium deposits might be used for agricultural lime and other purposes.

INDUSTRIAL MARKETS:

There are, within the market area of Monticello, an estimated 50,000,000 customers. Some major cities in the area include: St. Louis, Chicago, Detroit, Atlanta, and New Orleans.

APPENDIX

History and General Description	App. A
Telephone Rates	App. B-1
Power Rates	App. B-2
Water Rates	App. B-3
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HISTORY & GENERAL DESCRIPTION

On December 13, 1800, the State Legislature of Kentucky passed an act creating a new County, Wayne, named in honor of General Anthony Wayne, the Revolutionary hero. It was 43rd in order of formation. Wayne had been part of Lincoln County when Kentucky was divided into only three counties; then a part of Green County when that county was carved from Lincoln; then a part of Cumberland County, and was finally, in 1800, created from parts of Cumberland and Pulaski Counties.

The first white men, of record, to live in what is now Wayne County, were the "long hunters" who came in the summer of 1770 and camped at Mill Springs.

Mill Springs, 6 miles east of Monticello, was the site of a battle in the War Between the States. Major General George B. Crittenden, in command of the 15th Miss., 16th Ala., the 17th, 19th, 20th, 25th, 28th, and 29th Tenn.

Regiments and a battery of six guns (a total of around 4000 men) attacked a vastly superior Federal force under Major General George H. Thomas on Sunday, January 19, 1862. The battle was hotly contested for some three to four hours before the Confederates yielded the field to the Federals who numbered some 12,000. It was in this battle that the gallant Confederate Brig. General Felix N. Zollicoffer was killed.

Monticello, the county seat of Wayne County, was named for Thomas Jefferson's home, and was incorporated January 18, 1810.

TELEPHONE RATES - Appendix B-1

	<u>Individual</u>	<u>Four-party</u>	<u>Eight-party (rural)</u>
Business	\$5.75	----	\$3.25
Residential	3.25	\$2.50	1.50

POWER RATES - Appendix B-2

General Commercial Metered Service

Net per Kwhr for first 30 kwhrs per mo.	.10
Net per Kwhr for next 30 kwhrs per mo.	.06
Net per Kwhr for next 140 kwhrs per mo.	.04
Net per Kwhr for all over 200 kwhrs per mo.	.03

Minimum charge - \$1.00 per month

Combined lighting and power

Maximum load charge: \$1.75 per kw for first 25 KW of maximum load in the month, but not less than \$105.00 per year; \$1.50 per kw for all in excess of 25 kw per mo.

Plus Energy Charge: per kwh for first 1,000 kwh per mo.	2.5¢
per kwh for next 9,000 kwh per mo.	1.5¢
per kwh for next 40,000 kwh per mo.	1.0¢
per kwh for next 50,000 kwh per mo.	0.9¢

WATER RATES - Appendix B-3

First 2,000 gal. per mo.	\$2.00
Next 8,000 gal. per mo.	.50 per M gal.
Over 10,000 gal. per mo.	.25 per M gal.

RESOLUTION

WHEREAS, it is highly desirable that new industrial and business enterprises employing men or women be induced to locate in our City, and

WHEREAS, Monticello is well situated with an abundant and productive supply of male and female labor, excellent transportation facilities, electric power, ample water, and other facilities, and

WHEREAS, it is desirable to acquire additional industrial employment for our male and female citizens so as to maintain a favorable balance in our employment and between agriculture and industry, in Monticello and in Wayne County:

BE IT RESOLVED that a cordial invitation be and is hereby extended to acceptable industries to locate in our community, and we pledge the whole-hearted cooperation and assistance on the part of the County Officials and Citizens to interested concerns; and it is a known fact that the experience of existing industry in this community has been most satisfactory and profitable for all concerned.

NOW THEREFORE, by unanimous vote of the County Officials this Resolution was passed and approved the 19th day of May, 1953.


Howard Rankin, Judge

ATTEST:


Robert A. Parrigin, Clerk

KENTUCKY CORPORATION TAXES

Corporation Organization Tax

Domestic corporations having capital stock divided into shares are required to pay an organization tax to the Secretary of State at the time of corporation. The tax is based upon the number of shares authorized:

	<u>Rate Per Share (Par Value)</u>	<u>Rate Per Share (No Par Value)</u>
First 20,000 shares	1¢	1/2¢
20,001 through 200,000 shares	1/2¢	1/4¢
Over 200,000 shares	1/5¢	1/5¢

The minimum tax is \$10. If additional shares are authorized the tax is computed on the basis of the total number of shares, as amended, and the tax due in excess of that already paid must be paid at the time the amendment to the articles of incorporation is filed.

The tax applies to the capital of foreign corporations in case of merger or consolidation with a Kentucky corporation.

Corporation License Tax

All corporations except foreign insurance companies, domestic life insurance companies, building and loan associations, banks and trust companies, race track corporations, and franchise paying corporations are liable for the state corporation license tax of 70¢ on each \$1,000 value of capital stock represented by property owned or business transacted in Kentucky. The minimum license tax is \$10. An annual report of facts concerning the corporation and its business is required to be filed with the Department of Revenue not later than the 15th day of the 4th month following the close of the corporation's taxable year. The amount of the tax is computed from this return. The corporation income and license tax returns have been consolidated. Tax payment is due within 30 days after certification of the assessment of its capital stock.

Corporation Income Tax

The corporation income tax of 4 1/2% applies to the entire net income allocable to this state. Federal income taxes are allowed as a deduction. State and national banks, trust companies, domestic building and loan associations, insurance companies, and non-profit corporations are exempt from the tax. Payment is due on the 15th day of the fourth month after the close of the tax year. Payment of one-third of the tax may be deferred until the 15th day

of the seventh month and an additional one-third until the 15th day of the 11th month following the close of the tax year without interest.

Interest, dividends, rents and royalties, and capital gains not received in connection with the regular business of a corporation are subject to taxation by this state only when such income is received from sources within this state.

Kentucky's portion of taxable corporate income derived from public utilities and the manufacture and sale of tangible property is determined by applying to net income an average of the ratios of the value of tangible property, payroll, and amount of sales in this state to the total value of tangible property, payroll, and amount of sales of the corporation.

In general, this same method is used for allocating taxable income of corporations engaged in other types of business.

Franchise Company Taxes

Property of franchise companies (public service companies, railroad companies, common carrier trucking companies, etc.) is subject to taxation at the following rates per \$100 value: real, 5¢; tangible personal, 50¢; non-operating intangible property, 25¢; manufacturing machinery, 50¢; franchise and rolling stock of car line companies, \$1.50; and franchise (value over and above the actual value of tangible property), 50¢. With the exception of manufacturing machinery, franchise and rolling stock of car line companies, and non-operating intangibles, such property is also subject to local taxation.

Franchise companies must, between January 1 and March 31, file an annual report of its operations during the past calendar year. Assessment of franchise property is made by the Department of Revenue as of December 31 of each year. The total over-all value of the company is fixed by various means, among which are (1) capitalizing net utility operating income and (2) determining the market value of the company's stocks and bonds.

Tax payment is due within 30 days after the department's assessment becomes final.

General Property Taxes

Kentucky's constitution provides that all property, unless specifically exempt, shall be subject to property taxation. Assessments are required to be at fair cash value. Classification is provided. Kentucky courts have consistently held that uniformity takes precedence over full value. The state-wide assessment level on real estate is not more than 40%, on tangible personalty considerably less than 40% generally, and on intangible personalty approximately full value.

Both foreign and domestic corporations, other than franchise companies, must pay general property taxes on tangible property situated within this state and on intangible property which has acquired a situs in Kentucky at the following rates per \$100 value: real property, 5¢; agricultural products, 25¢; other tangible personalty, 50¢; bank deposits, 10¢; brokers accounts receivable, 10¢; and other intangible property, 25¢. Manufacturing machinery, all intangibles except bank shares, and livestock are exempt from local taxation. Agricultural products in storage may be taxed by counties at the rate of 15¢ per \$100. Real estate and all other tangible personalty are subject to full local levies.

County rates have a maximum of 70¢ but average about 65¢; school rates average \$1.45 with a maximum of \$1.50 except for special voted levies not to exceed 50¢. City rates average about 75¢ with a maximum of \$1.50 for cities over 15,000 population.

The Department of Revenue assesses bank deposits in Kentucky banks as of September 1 and distilled spirits and marginal accounts as of January 1. Tax payment is due on bank deposits on or before November 1 following the assessment date and on marginal accounts within 30 days after the department renders its tax bill to the taxpayer. The tax on distilled spirits may be paid tri-annually on January 1, May 1, and September 1, or annually between September 1 and January 1.

Other property is assessed for state, county, and county school taxes by county tax commissioners, and must be listed as of January 1 between January 1 and March 1. Tax payment is due between the following September 15 and January 1; if rendered before November 1 a discount of 2% applies. Exceptions are money in hand, deposits in out-of-state banks, and tobacco, which are assessed as of September 1; tax payments are due the second succeeding September 15.

City and city school assessment and payment dates vary.

Special Taxes

Banks and trust companies, building and loan associations, and insurance companies, which are exempt from corporation license and income taxes, are subject to special taxes.

Banks - Each bank and trust company is required to pay for its stockholders an annual state tax of 50¢ per \$100 value of its capital stock. An annual report to the Department of Revenue and to the assessing officer of the county, city, and school district in which it is located is required by February 1. Tax payment, subject to a 2% discount if paid by November 1, is due between September 15 and December 31 following the assessment date. The assessed value of tangible property may be deducted from the total value of its shares.

Maximum local rates per \$100 are: counties, 20¢; cities, 20¢; and school districts, 40¢.

Building and Loan Associations - A state tax of 10¢ per \$100 is levied on capital stock of domestic building and loan associations in lieu of all other state and local taxes. A report to the Department of Revenue as of January 1 is required by January 31 of each year. Tax payment is due by July 1 of the same year. Shares of borrowing members where the amount borrowed equals or exceeds the amount paid in by those members are exempt from taxation.

Foreign building and loan associations are required to pay an annual tax of \$3 on each \$100 received from shareholders residing in this state, less the amount loaned to shareholders residing in the state. A report must be filed with the Department of Banking on January 1 each year.

**STATUTE GOVERNING RIGHT OF CITIES TO
CONSTRUCT INDUSTRIAL BUILDINGS**

KENTUCKY REVISED STATUTES (1948)

Sec. 103.200 - 103.280

**This Statute was held constitutional by the Court of Appeals
of Kentucky in a decision rendered on July 14, 1950, in the
case of E. P. Faulconer, et. al., vs. the City of Danville,
Kentucky, et. al.**

**Distributed
by the**

**Agricultural and Industrial Development Board
of
Kentucky**

Frankfort, Kentucky

KENTUCKY REVISED STATUTES

1948

STATUTE GOVERNING RIGHT OF CITIES TO
CONSTRUCT INDUSTRIAL BUILDINGS
103.200 - 103.280

INDUSTRIAL BUILDINGS FOR CITIES GENERALLY

103.200 Definitions for KRS 103.200 to 103.280. As used in KRS 103.200 to 103.280, "industrial building" means any building or structure suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, or fabricating plant, to be rented or leased to an industrial concern by the city by which it is acquired.

103.210 Issuance of Bonds. In order to promote the reversion to peace-time economy, to relieve the conditions of unemployment, to aid in the rehabilitation of returning veterans and to encourage the increase of industry in this state, any city may borrow money and issue negotiable bonds for the purpose of defraying the cost of acquiring any industrial building, either by purchase or construction, but only after an ordinance has been adopted by the legislative body of the city specifying the proposed undertaking, the amount of bonds to be issued, and the maximum rate of interest the bonds are to bear. The ordinance shall further provide that the industrial building is to be acquired pursuant to the provisions of KRS 103.200 to 103.280.

103.220 Interest on Bonds; terms. (1) The bonds may be issued to bear interest at a rate not to exceed six percent per annum, payable either annually or semi-annually, and shall be executed in such manner and be payable at such times not exceeding twenty-five years from date thereof and at such place or places as the city legislative body determines.

(2) The bonds may provide that they or any of them may be called for redemption prior to maturity, on interest payment dates not earlier than one year from the date of issuance of the bonds, at a price not exceeding 103 and accrued interest, under conditions fixed by the city legislative body before issuing the bonds.

103.230 Bonds negotiable; disposal; payable only from revenue. Bonds issued pursuant to KRS 103.200 to 103.280 shall be negotiable. If any officer whose signature or countersignature appears on the bonds or coupons ceases to be such officer, before delivery of the bonds, his signature or countersignature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until delivery. The bonds shall be sold in such manner and upon such terms as the city legislative body deems best, or any contract for the acquisition of any industrial building may provide that payment shall be made in such bonds. In no event shall any bonds be negotiated on a basis to yield more than 6% except as provided in subsection (2) in KRS 103.220. The bonds shall be payable solely from the revenue derived from the building, and shall not constitute an indebtedness of the city within the meaning of the Constitution.

It shall be plainly stated on the face of each bond that it has been issued under the provisions of KRS 103.200 to 103.280 and that it does not constitute an indebtedness of the city within the meaning of the constitution.

103.240 Use of proceeds of bonds. All money received from the bonds shall be applied solely for the acquisition of the industrial building, and the necessary expense of preparing, printing and selling said bonds, or to advance the payment of interest on the bonds during the first three years following the date of the bonds.

103.250 Receiver in case of default. If there is any default in the payment of principal or interest of any bond, any court having jurisdiction of the action may appoint a receiver to administer the industrial building on behalf of the city, with power to charge and collect rents sufficient to provide for the payment of any bonds or obligations outstanding against the building, and for the payment of operating expenses, and to apply the income and revenue in conformity with KRS 103.200 to 103.280 and the ordinance referred to in KRS 103.210.

103.260 Application of revenue; charges for use. (1) At or before the issuance of bonds the city legislative body shall, by ordinance, set aside and pledge the income and revenue of the industrial building into a separate and special fund to be used and applied in payment of the cost thereof and in the maintenance, operation and depreciation thereof. The ordinance shall definitely fix and determine the amount of revenue necessary to be set apart and applied to the payment of principal and interest of the bonds, and the proportion of the balance of the income and revenue to be set aside as a proper and adequate depreciation account, and the remaining proportion of such balance shall be set aside for the reasonable and proper operation and maintenance of industrial building.

(2) The rents to be charged for the use of the building shall be fixed and revised from time to time so as to be sufficient to provide for payment of interest upon all bonds and to create a sinking fund to pay the principal thereof when due, and to provide for the operation and maintenance of the building and an adequate depreciation account.

103.270 Depreciation account. (1) If a surplus is accumulated in the operating and maintenance funds equal to the cost of maintaining and operating the industrial building during the remainder of the calendar, operating or fiscal year, and during the succeeding like year, any excess over such amount may be transferred at any time by the city legislative body to the depreciation account, to be used for improvements, extensions or additions to the building.

(2) The funds accumulating to the depreciation account shall be expended in balancing depreciation in the industrial building or in making new constructions, extensions or additions thereto. Any such accumulations may be invested as the city legislative body may designate, and if invested the income from such investment shall be carried into the depreciation account.

103.280 Additional Bonds. (1) If the city legislative body finds that the bonds authorized will be insufficient to accomplish the purpose desired, additional bonds may be authorized and issued in the same manner.

(2) Any city acquiring any industrial building pursuant to the provisions of KRS 103.200 to 103.280 may, at the time of issuing the bonds for such acquisition, provide for additional bonds for extensions and permanent improvements, to be placed in escrow and to be negotiated from time to time as proceeds for that purpose may be necessary. Bonds placed in escrow shall, when negotiated, have equal standing with the bonds of the same issue.

(3) The city may issue new bonds to provide funds for the payment of any outstanding bonds, in accordance with the procedure prescribed by KRS 103.200 to 103.280. The new bonds shall be secured to the same extent and shall have the same source of payment as the bonds refunded.

The Following Amendment was made to KRS 103.200 to 103.280 by the 1952 Kentucky Legislature.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF KENTUCKY:

Section 103.200 of the Kentucky Revised Statutes is amended to read as follows:

As used in KRS 103.200 to 103.280, "industrial building" or "buildings" means any building or structure suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, or fabricating plant, and/or the necessary operating machinery and equipment, to be rented or leased to an industrial concern by the city by which it is acquired.

COOPERATING STATE AGENCIES

As a state, Kentucky realized the importance of industry in developing her many resources. In addition to the Agricultural and Industrial Development Board, which was created for the express purpose of promoting the economic development of the Commonwealth, there are many state agencies actively engaged in programs, which, directly or indirectly, contribute materially to the solution of problems which affect our industrial growth.

The Kentucky Highway Department, in planning its program of development and expansion, gives every consideration to the needs of existing and proposed industries. During the year, 1950, 2,461 miles of highway and bridges were placed under contract at a total cost of \$35,000,000. This brings the total of the last three years to more than \$88,000,000 for 7,000 miles of highway construction. In national standing, according to the United States Bureau of Public Roads, Kentucky was 7th in the number of miles of highway construction placed under contract in 1950, and 11th in the amount of money spent. If the national war emergency does not interfere, they expect to exceed this figure in 1951.

The Kentucky Department of Economic Security stands ready at all times to assist new industries in determining sources of various classes of labor, prevailing labor rates, and labor practices throughout the State. In addition, they provide, on request, a labor procurement and counseling service for existing industries.

The Kentucky Department of Industrial Relations has been highly successful in its relations with both management and labor. Representatives of this department are available at all times to consult with industries on any matter in which they can be of service.

The Kentucky Department of Revenue offers the services of its tax consultants to industries seeking locations within the State, as well as to resident industries.

Established industries have found the State to be considerate of their welfare and we welcome the opportunity to introduce representatives of prospective new industries to their choice of our present family of industries.

The Kentucky Agricultural and Industrial Development Board takes pride, not only in the services it has to offer to industries seeking locations in Kentucky, but in the service it attempts to render on a continuing basis to existing industry.