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Industrial Resources: Clark County - Winchester

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INDUSTRIAL RESOURCES WINCHESTER, KENTUCKY



INDUSTRIAL RESOURCES
WINCHESTER, KENTUCKY

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Prepared by
The Winchester Chamber of Commerce
and
The Kentucky Department of Commerce

Frankfort, Kentucky

July, 1963

INDUSTRIAL RESOURCES
WINCHESTER, KENTUCKY
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SUMMARY DATA

POPULATION:

1960: Winchester - 10,187 Clark County - 21,075

WINCHESTER LABOR SUPPLY AREA:

Includes Clark and all adjoining counties. Estimated number of workers available for industrial jobs in the labor supply area - 4,060 men and 3,695 women. Number of workers available from Clark County - 485 men and 424 women.

TRANSPORTATION:

Railroads: The Louisville & Nashville Railroad Company and the Chesapeake & Ohio Railway Company serve Winchester.

Air: Blue Grass Field, Lexington, 19 miles, is served by Eastern, Piedmont and Delta Airlines.

Trucks: Winchester is served by eight interstate and intrastate truck lines.

Bus Lines: Southeastern Greyhound Lines serve Winchester. There are 19 scheduled stops daily.

HIGHWAY DISTANCES FROM WINCHESTER, KENTUCKY, TO:

<u>Town</u>	<u>Miles</u>	<u>Town</u>	<u>Miles</u>
Atlanta, Ga.	378	Memphis, Tenn.	446
Chicago, Ill.	373	New Orleans, La.	801
Cincinnati, Ohio	92	New York, N. Y.	730
Detroit, Mich.	341	St. Louis, Mo.	359
Knoxville, Tenn.	204	Washington, D. C.	520

Electricity

Electricity is supplied Winchester by the Kentucky Utilities Company.

Natural Gas

Columbia Gas of Kentucky, Inc., supplies natural gas facilities in Winchester.

Water

The Winchester Water Department serves Winchester. The source of supply is the Kentucky River.

Sewerage

Winchester has separate storm and sanitary sewers and a disposal plant.

POPULATION AND LABOR MARKET

Population

Winchester has shown a net population increase in each decade in the past 60 years except during the 1920's. Winchester presently maintains a 70.8 percent increase above its census 60 years ago. Table 1 shows the population of Winchester and Clark County.

TABLE 1

POPULATION DATA FOR WINCHESTER AND CLARK COUNTY WITH
COMPARISONS TO THE KENTUCKY RATE OF CHANGE, 1900-60

<u>Year</u>	<u>Winchester</u>		<u>Clark County</u>		<u>Kentucky</u> <u>% Change</u>
	<u>Population</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>	
1900	5,964	----	16,694	----	15.5
1910	7,156	19.9	17,987	7.7	6.6
1920	8,333	16.4	17,901	- 0.2	5.5
1930	8,233	- 1.2	17,640	- 1.5	8.2
1940	8,594	4.4	17,988	2.0	8.8
1950	9,266	7.4	18,898	5.1	3.5
1960	10,187	9.9	21,075	11.5	3.2

Percent nonwhite population in city: 17.6

Percent nonwhite population in county: 9.3

Economic Characteristics

Agriculture accounts for a large employment group in Clark County. There were 1,386 family workers and 341 hired workers employed in this industry in the fall of 1959. The next largest group is manufacturing which employed 1,392 in September of 1962. Total employment at that time in all industries was 4,278, excluding those directly employed in agriculture.

Wage rates are below the state average in Clark County. The average weekly earnings during 1961 were \$76.37 for all industries and \$74.53 for manufacturing. During the same period the state average was \$83.44 for all industries and \$96.07 for manufacturing.

The annual per capita income for Clark County in 1961 was \$1,544. This was above the state average of \$1,412.*

Retail sales during 1961 for Clark County totaled \$23,416,000.*

* Sales Management, Survey of Buying Power, June 10, 1962

Labor Market

Supply Area: The Winchester labor supply area is defined for the purpose of this statement to include Clark County and the adjacent counties of Bourbon, Estill, Fayette, Madison, Montgomery and Powell.

Labor Potential Defined: The total estimated labor supply is composed of three major groups. The first two are currently available for industrial employment, the third group describes the potential for future years.

1. The current unemployed, measured here by unemployment insurance claimants.
2. Men who would shift from low paying jobs such as agriculture and women who would enter the labor force if jobs were available.
3. The future labor supply due to aging of the population and measured here by the number of boys and girls becoming 18 years of age during the 1960's.

Numbers Available: The total population of the Winchester supply area was reported to be 237,242 by the 1960 U. S. Census of Population. Tables 2 and 3 show the present and future labor supply and their distribution.

TABLE 2

DISTRIBUTION OF THE CURRENT ESTIMATED LABOR SUPPLY WITH COMPONENTS, WINCHESTER AREA, MAY, 1962*

	<u>Total</u>			<u>Labor Supply**</u>		<u>Unemployed</u>	
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
Area Total:	3,838	4,029	7,867	1,581	3,433	2,257	596
Clark	485	424	909	118	383	367	41
Bourbon	152	374	526	68	334	84	40
Estill	731	613	1,344	498	587	233	26
Fayette	908	1,243	2,151	31	831	877	412
Madison	713	669	1,382	376	632	337	37
Montgomery	414	336	750	239	316	175	20
Powell	435	370	805	251	350	184	20

* Kentucky Department of Economic Security

** Men who would shift from low paying jobs such as farming and women who would enter the labor force if jobs were available.

Future Labor Supply: The future labor supply will include some portion of the 20,932 boys and 20,824 girls who will become eighteen years of age by 1970. It would be difficult to forecast the exact number that will enter the area work force. Probably the most influential internal factor would be the type of local employment available.

TABLE 3
DISTRIBUTION OF THE FUTURE LABOR SUPPLY, WINCHESTER AREA,
BASED ON 1960 U. S. CENSUS OF POPULATION DATA

	<u>18 Years of Age by 1970</u>	
	<u>Males</u>	<u>Females</u>
Area Total:	20,932	20,824
Clark	2,032	1,941
Bourbon	1,832	1,638
Estill	1,360	1,398
Fayette	10,608	10,284
Madison	3,004	3,464
Montgomery	1,312	1,352
Powell	784	747

Area Employment Characteristics: The area has many people employed in agriculture. During the fall of 1959 there were 15,539 family and hired workers directly engaged in this industry. The distribution of these workers is shown in table 4.

TABLE 4
WINCHESTER AREA AGRICULTURAL EMPLOYMENT
FALL, 1959*

	<u>Family Workers</u>	<u>Hired Workers**</u>	<u>Total</u>
Area Total:	12,833	2,706	15,539
Clark	1,386	341	1,727
Bourbon	1,619	653	2,272
Estill	723	21	744
Fayette	1,155	1,253	2,408
Madison	2,730	256	2,986
Montgomery	1,179	117	1,296
Powell	4,041	65	4,106

* U. S. Census of Agriculture

** Regular Workers (Employed 150 days or more)

During September of 1962 there were 15,547 workers engaged in manufacturing; nearly 70 percent of this number came from Fayette County. The distribution of the employment, by county and type industry, is shown in table 5.

TABLE 5
WINCHESTER AREA MANUFACTURING EMPLOYMENT*
SEPTEMBER, 1962

	Area							
	Total	Clark	Bourbon	Estill	Fayette	Madison	Montgomery	Powell
Total manu- facturing	15,547	1,392	646	276	10,862	1,504	768	99
Food & kindred products	1,332	12	15	16	1,116	25	148	0
Tobacco	1,443	3	36	0	1,395	4	5	0
Clothing, tex- tile & leather	2,244	491	354	199	687	59	454	0
Lumber & furniture	499	250	28	56	111	0	16	38
Print., publ. & paper	1,258	35	18	2	1,171	23	9	0
Chemicals, petroleum & rubber	680	34	0	3	65	576	0	2
Stone, clay & glass	662	12	10	0	436	48	97	59
Primary metals	188	188	0	0	0	0	0	0
Machinery, metal products & equipment	6,967	367	185	0	5,777	599	39	0
Other	274	0	0	0	104	170	0	0

More details about the area's total employment is obtained from an analysis of "All Industries" covered employment statistics, which are shown in table 6.

* Includes only those workers covered by unemployment insurance

TABLE 6

WINCHESTER AREA COVERED EMPLOYMENT,*
ALL INDUSTRIES, SEPTEMBER, 1962

	Area							
	Total	Clark	Bourbon	Estill	Fayette	Madison	Montgomery	Powell
Mining & Quarrying	392	140	29	50	88	0	8	77
Contract Construction	4,734	532	95	11	3,501	224	205	166
Manufacturing	15,547	1,392	646	276	10,862	1,504	768	99
Transportation, Communication & Utilities	3,882	606	144	84	2,633	215	115	85
Wholesale & Retail Trade	13,435	868	524	141	9,932	1,360	531	79
Finance, Ins. & Real Estate	2,120	102	68	23	1,716	132	69	10
Services	5,064	257	128	28	4,163	352	119	17
Other	873	381	39	0	424	24	5	0
Total	46,047	4,278	1,673	613	33,319	3,811	1,820	533

LOCAL MANUFACTURING

The following list of manufacturing firms indicates something of the demand for labor and the products available in the immediate area of Winchester.

TABLE 7

WINCHESTER MANUFACTURING FIRMS WITH
PRODUCTS AND EMPLOYMENT, 1962

Firm	Product	Employment		
		Male	Female	Total
Allen Company, Inc.	Crushed limestone and bituminous concrete	10	0	10
Boonesboro Quarry	Crushed limestone	20	2	22
Browning Turkey Farm	Turkey polts (low)	145	5	150
	dressed turkeys (high)	195	205	400

* Includes only workers covered by unemployment insurance. Source:
Kentucky Department of Economic Security

<u>Firm</u>	<u>Product</u>	<u>Employment</u>		
		<u>Male</u>	<u>Female</u>	<u>Total</u>
Bundy Tubing Co.	Small tubing	187	4	191
Caudill & Co.	Bluegrass seed harvesters	4	1	5
Codell Bros.	Guard rails, poles, posts (wood preserving)	4	0	4
Concrete Materials Corp.	Ready mixed concrete	10	0	10
Cooperative Fertilizer Co.	Fertilizer	25	2	27
Curlee Clothing Co.	Men's suits & coats	19	280	299
Independent Business Machine Co.	Office machines & services	2	1	3
Kentucky Fertilizer Works, Inc.	Fertilizer	12	2	14
Leggett & Platt, Inc.	Bed springs	137	0	137
Loma Manufacturing Co.	Ladies' blouses, men's shirts	10	122	132
McCammish Floors	Wood cabinets, formica tops	10	0	10
The McGlone Co.	Staves	12	0	12
Rees Printing Co.	Commercial printing	8	1	9
Scotty's Potato Chip	Potato chips	4	1	5
O. F. Shearer & Son	Slaughtering	3	1	4
Spen-Well Feed Co.	Livestock & poultry feed	3	0	3
Sylvania Electric Products, Inc.	Projection lamps	70	280	350
T & M Printing Co.	Commercial printing	2	1	3
Geo. E. Tomlinson Co., Inc.	Walnut lumber	42	3	45
G. L. Wainscott Factory	Soft drinks	9	0	9
Winchester Sun	Newspaper publishing	20	7	27

Prevailing Wage Rates

Some examples of wages in the area are:

<u>Classification</u>	<u>Rate Per Hour</u>
Clerical	\$1.00 to \$1.50
Secretarial	1.00 to 2.00
Laborer	1.15 to 1.60
Semiskilled	1.35 to 2.25
Skilled	1.50 to 3.50

Unions

There are no unions represented in Winchester.

TRANSPORTATION

Railroads

Winchester is the crossing point of the main line of the Chesapeake & Ohio (East-West) and the Louisville & Nashville (North-South) Railroads. The Russell Division of the Chesapeake & Ohio operates four freights and two passenger trains daily. The Louisville & Nashville serves Winchester with twelve freights and two passenger trains daily. Switching service is available seven days a week, with tracks that will accommodate 125 cars. The average number of inbound carloads per month is 300, and the outbound carloads average 100. Package car service is available.

Railway Express service is available.

TABLE 8

RAILWAY TRANSIT TIME FROM WINCHESTER, KENTUCKY, TO:*

<u>Town</u>	<u>No. of Hrs.</u>		<u>Town</u>	<u>No. of Hrs.</u>	
	<u>LCL</u>	<u>CL</u>		<u>LCL</u>	<u>CL</u>
Atlanta, Ga.	84	24	Louisville, Ky.	36	12
Birmingham, Ala.	84	36	Los Angeles, Calif.	180	96
Chicago, Ill.	108	36	Nashville, Tenn.	48	24
Cincinnati, Ohio	36	7 1/2	New Orleans, La.	96	31
Cleveland, Ohio	84	31	New York, N. Y.	156	28
Detroit, Mich.	86	29 1/2	Pittsburgh, Pa.	108	35
Knoxville, Tenn.	72	14	St. Louis, Mo.	96	35

Highways

Highways serving Winchester are Kentucky Routes 15, 89, and 974, and U. S. Routes 60 and 227. The new U. S. I-64 passes north of the city limits and intersects with U. S. I-75 approximately 14 miles west of the city limits. A new toll road, The Mountain Parkway, starts at Winchester and will serve all of eastern Kentucky. As can be seen on the highway map, this will provide a good highway system for this immediate area.

* Louisville & Nashville Railroad Company, Freight Service, Louisville, Kentucky

TABLE 9

HIGHWAY DISTANCES FROM WINCHESTER, KENTUCKY, TO:

<u>Town</u>	<u>Miles</u>	<u>Town</u>	<u>Miles</u>
Atlanta, Ga.	378	Lexington, Ky.	19
Birmingham, Ala.	436	Louisville, Ky.	92
Chicago, Ill.	373	Nashville, Tenn.	242
Cincinnati, Ohio	92	New York, N. Y.	730
Detroit, Mich.	341	Pittsburgh, Pa.	351
Knoxville, Tenn.	204	St. Louis, Mo.	359

Truck Service: Interstate and intrastate commercial trucking service is provided by Combs Motor Freight, Inc., Hazard, Kentucky; Ecklar-Moore Express, Inc., and Sutton Transfer, Inc., Lexington, Kentucky; McDuffee Motor Freight, Inc., Lebanon, Kentucky; Shepherd Truck Line, Inc., Irvine, Kentucky; Point Express, Inc., Charleston, West Virginia; Dixie Ohio Express, Inc., Akron, Ohio; and McLean Trucking Company, Winston-Salem, North Carolina.

TABLE 10

TRUCK TRANSIT TIME FROM WINCHESTER, KENTUCKY, TO
SELECTED MARKET CENTERS

<u>Town</u>	<u>Delivery Time (days)</u>		<u>Town</u>	<u>Delivery Time (days)</u>	
	<u>TL</u>	<u>LTL</u>		<u>TL</u>	<u>LTL</u>
Atlanta, Ga.	2	3	Louisville, Ky.	1	1
Birmingham, Ala.	3	4	Los Angeles, Calif.	6	10
Chicago, Ill.	1	2	Nashville, Tenn.	2	3
Cincinnati, Ohio	1	2	New Orleans, La.	3	4
Detroit, Mich.	2	3	Pittsburgh, Pa.	2	3
Knoxville, Tenn.	1	2	St. Louis, Mo.	2	3

Bus Lines: Southeastern Greyhound Lines, operating between Lexington, Ashland, Paintsville and Hazard, serves Winchester with 19 buses daily, all of which have scheduled stops in Winchester.

Taxi Service: Four taxi companies serve Winchester: Floyd's Taxi, Bee Line Cab, City Taxi, and Miller's Taxi.

Air

The nearest commercial airport is Blue Grass Field, Lexington, 19 miles distant. Eastern, Delta and Piedmont Airlines serve this field with regular flights daily.

UTILITIES AND FUEL

Electricity

Electricity is supplied Winchester by Kentucky Utilities Company. Rural customers in Clark and adjoining counties are served by Clark County Rural Electric Cooperative Corporation, whose source of supply is East Kentucky Rural Electric Cooperative Corporation. The East Kentucky R.E.C.C. has a home office in Winchester.

Kentucky Utilities Company provides electric service in 78 Kentucky counties. The Company has a generating capacity of 740,000 KW in its five generating stations which are located in eastern, central, and western Kentucky. The Company also has major interconnections with its neighboring utilities - Louisville Gas and Electric, Ohio Power Company, Kentucky Power Company, Electric Energy, Inc., Ohio Valley Electric Corporation, Central Illinois Public Service Company, and TVA. These interconnections provide a means of interchanging substantial blocks of electricity when desired. Rates for industry will be furnished by the Company's Industrial Development Department in Lexington, Kentucky.

Natural Gas

Natural gas is distributed in Winchester by Columbia Gas of Kentucky, Inc., whose main source of supply is United Fuel and Gulf Interstate. Transmission lines are 10 to 12 inches and the distribution lines range from 2 to 10 inches. The btu content is 1050 and the specific gravity is .60. Current regular rates are:

Residential rates:

First	1 Mcf	\$2.0862 per Mcf
Next	49 Mcf	.8312 per Mcf
Next	50 Mcf	.7912 per Mcf
Next	200 Mcf	.7612 per Mcf
All over	300 Mcf	.7312 per Mcf
Minimum Bill		\$2.03 per Mcf

1. Interruptible Gas Service (1-1 Optional)

First	800 Mcf per month	\$0.5405 per Mcf
Next	1,200 Mcf per month	0.5205 per Mcf
Next	3,000 Mcf per month	0.5105 per Mcf
Next	5,000 Mcf per month	0.5005 per Mcf
All over	10,000 Mcf per month	0.4805 per Mcf

Minimum Charge \$414.72 per month

2. Summer Air Conditioning Service (June - September)

All Gas \$0.40 per Mcf

Other rates for commercial consumers can be obtained by contacting Columbia Gas of Kentucky, Inc., 123 West Lexington Avenue, Winchester, Ky.

Coal and Coke

The Eastern Kentucky Coal Field consists of 2,037 mines located in 31 counties. The 1960 average production was 17,800 tons per mine, and combined total of 36,260,000 tons, a 6 percent increase over 1959. Underground mines produced 88 percent, auger mines 7 percent, and strip mines 5 percent of the total output. The average value was \$4.84 per ton in 1960, f.o.b. mine. Shipments were 82 percent by rail or water and 18 percent by truck. Captive tonnage was 20 percent of the total.*

Kentucky has three coke plants located in Ashland, Calvert City, and Dawson Springs. This supply is supplemented by border state operations.

Fuel Oil

Kentucky has three fuel oil refineries located in Catlettsburg, Louisville, and Somerset. Kentucky's fuel supply is supplemented by West Virginia and Ohio operations.

Delivered prices of the various grades may be obtained from the Kentucky Department of Commerce.

* The Mineral Industry of Kentucky, University of Kentucky, Series X, 1962

WATER AND SEWERAGE

Public Water Supply

The Winchester Water Department has recently completed an extensive expansion program. Their source of raw water is two impounding reservoirs with a capacity of 200 million gallons, and an 18-inch raw water line to the Kentucky River with an ultimate capacity of 4 million gallons per day. The river station is equipped with one 150 hp--1,000 gpm unit, and one 200 hp--1,800 gpm unit. Storage facilities, with the recent completion of a 500,000-gallon gravity tank, total 1,275,000 gallons. Treatment facilities will process 2,100,000 gallons per day and are designed for future expansion to 4,000,000 gallons per day. The average pumping time to meet requirements is 15 hours. The average daily demand is 1,250,000 gallons and the peak daily demand has been 1,578,000 gallons. There is a surplus of 700,000 gallons per day. Mains vary from 6 to 12 inches and the pressure is maintained between 65 and 75 psi. Current rates are:

		<u>Rate Per 100 Cu. Ft.</u>
First	500 cu. ft.	\$.69
Next	500 to 2,000 cu. ft.	.58
Next	2,000 to 17,000 cu. ft.	.48
Next	17,000 to 42,000 cu. ft.	.34
Next	42,000 to 67,000 cu. ft.	.25
Next	67,000 to 117,000 cu. ft.	.14
All over	117,000 cu. ft.	.12

Water Resources

Surface Water: The largest supply of surface water is available from the Kentucky and Red Rivers which border the county on the south. The average stream discharge of the Kentucky River near Winchester is 5,193 cfs (USGS, 54 year record). Winchester obtains its water supply from two impoundments on Lower Howards Creek. Other sources may be secured by similar methods.

Ground Water: The occurrence of ground water is from rocks of the Ordovician, Silurian and Devonian Systems. These are summarized in Hydrologic Investigations Atlas HA-10 (USGS) as follows:

ORDOVICIAN SYSTEM

Middle Ordovician Series: (Southwestern portion of the county)

"Limestone of the Middle Ordovician series yields enough water for domestic use to most drilled wells in the Inner Blue Grass Region, although some domestic wells are failures. Water is generally obtained from openings along joints or bedding planes which have been enlarged by solution. Other things being equal, these solution openings are

better developed in the rocks underlying valleys than in those underlying hills. A few wells in valleys of major streams yield 50 to 225 gpm for public and industrial supplies. Limestone yields water to many springs, some of which discharge more than 500 gpm."

Upper Ordovician Series: (Northern, central and southcentral portions of county)

"Where thick limestone of the Upper Ordovician series crops out in the Outer Blue Grass Region, it yields enough water for domestic use to about half the drilled wells. Other things being equal, the chances of obtaining a successful well are better in valleys than on ridge tops. A few wells yield as much as 25 gpm. Shale and shaly limestone generally do not yield enough water to wells for domestic use, and most wells in such rocks go dry in late summer. Numerous small springs issue from these rocks, but many go dry in late summer."

SILURIAN AND DEVONIAN SYSTEMS, Undifferentiated: (Southeastern portion of county)

"In the outer Blue Grass and Knobs Regions on the east side of the Cincinnati arch, very few wells yield enough water for domestic use."

Because of local variations, the above conditions may not apply to any given locality, but should serve only as a guide to general ground water conditions in these systems.

Sewerage System

A municipally owned sewerage system provides separate storm and sanitary sewers and disposal plant in Winchester. The capacity of the new disposal plant is 1,650,000 gallons per day. The average daily flow is 892,500 gallons and the maximum daily flow has been 1,000,500 gallons. Mains are 6, 8 and 10 inches. The sewerage charge is 50 percent of the water consumed with an adjustment up to 80 percent of the water consumed if it does not enter the sanitary sewers. This new treatment plant was completed and put into operation July, 1962.

INDUSTRIAL SITES

SITE # 1: This site contains approximately 45 acres of level land. It is bound on the north by the Chesapeake & Ohio Railway, and on the south by Kentucky Route 89. All utilities are available. This land is owned by the Chamber of Commerce.

SITE # 2: This site contains approximately 10 acres and is located north of the city limits. It is bound on the east and west by two branches of the Louisville & Nashville Railroad, and on the north by Highway I-64. All utilities are available. This site is owned by the Louisville & Nashville Railroad.

SITE # 3: This site contains approximately 15 acres of land west of the city limits and is adjacent to the Louisville & Nashville Railroad. Road access is by a county road. This site is under option by the Chamber of Commerce. All utilities are available.

Other sites are available which are not listed.

LOCAL GOVERNMENT AND SERVICES

Type Government

City: Winchester is governed by a mayor who is elected for a four-year term and two commissioners elected for two-year terms.

County: Clark County is governed by a fiscal court composed of a county judge elected for a four-year term, and seven magistrates elected for four-year terms.

Laws Affecting Industry

Property Tax Exemption: As provided by state law, the city of Winchester may allow a five-year property tax exemption to new industry. This exemption cannot be extended beyond this five-year period.

Business Licenses: Business licenses are required only for special types of businesses and itinerant merchants.

Planning and Zoning

Winchester recently joined with Clark County and created the Winchester-Clark County Planning Commission. Realizing that county and city problems must be attacked on a total basis, county and city officials named this Commission in order to conceive and implement a comprehensive future land-use plan for the entire county area. The comprehensive plan will be given legal recognition with the adoption of a county zoning ordinance and revision of the present Winchester zoning ordinance. Additional land-use controls will be embodied in a manual of Clark County Subdivision Regulations to be adopted and administered at a later date by the Commission.

The Commission's present schedule for the completion and adoption of the elements of the City-County Comprehensive is as follows:

June 1, 1963, to September 30, 1963

1. County base map
2. County land-use map
3. City land-use analysis
4. Revision of the city base and land-use map

October, 1963, to October, 1965

1. Population forecast
2. Economic base study
3. General plan to include:
 - a. Future land-use plan
 - b. Major throughfare plan (Revision)
 - c. Community facilities plan
 - d. Capital improvements program.
4. Zoning ordinance revision (city)
5. Zoning ordinance (county)
6. Subdivision regulations revision (city and county)

In order to carry out the above schedule for the completion of the elements of the County-City Comprehensive plan, the Winchester-Clark County Planning Commission employed in June of 1963 the services of a professional city and county planner who will work full time with the Commission, reside in the county and maintain the Commission's office in the Clark County Courthouse. The professional planner is furnished the Commission through the Kentucky Department of Commerce's Division of Planning and Zoning, Frankfort. Adequate funds for the operation of the Commission's planning program have been appropriated by city and county officials which will be matched with funds from the Urban Renewal Administration of the Housing and Home Finance Agency authorized by the Urban Planning Assistance Program. Funds will be administered by the Kentucky Department of Commerce.

LEGEND:

UTILITIES AVAILABLE

W - WATER

G - GAS

E - ELECTRICITY

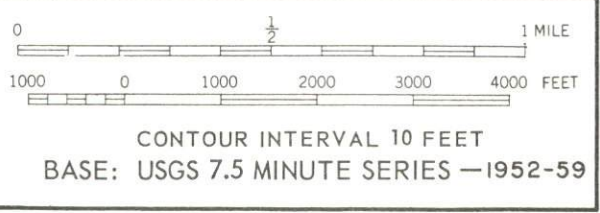
S - SEWERAGE



**SITE-3
15A
W.G.E.S.**

**SITE-2
10A
W.G.E.S.**

**SITE-1
45A
W.G.E.S.**



CONTOUR INTERVAL 10 FEET

BASE: USGS 7.5 MINUTE SERIES - 1952-59

Building Codes

Winchester has a building code committee and a building inspector. The present building code is being revised and brought up to date and a housing code is being prepared for presentation.

Fire Protection

The Winchester Fire Department is staffed with a chief, and 9 full-time and 16 part-time volunteer firemen. Equipment includes: a 1935, 500 gpm combined pumper and hook-and-ladder truck; a 1947, 750 gpm Seagraves pumper; and one radio-equipped emergency truck. Necessary hose and extinguishers of all types are maintained. Winchester has a class-6 insurance rating. The basic insurance rate per \$100 assessed value of masonry or wooden dwellings located inside the city is \$.14 and \$.20, respectively. The rate for the same type dwelling located outside the city limits is \$.42 and \$.52, respectively.

The Clark County Fire Department is staffed by two full-time and ten volunteer firemen. Equipment consists of one 500-gpm Hale pumper with 1,500 feet of 2 1/2-inch hose, 1,000 feet of 1 1/2-inch hose, two booster reels, 150-gpm auxiliary pump and 4 extinguishers.

Police Protection

The Police Department is staffed with a chief, 15 full-time policemen and three radio operators. Motorized equipment includes two radio-equipped patrol cars and one motorcycle.

Garbage and Sanitation

Municipal garbage collection is daily in the business districts and twice weekly in the residential sections. The charge for this service is \$2 per month in the residential sections and from \$2 to \$30 in the business districts. Disposal is by means of a 100-ton capacity incinerator.

Financial Information

City Income, Expenditures and Bonded Indebtedness, as of December 31, 1962:

Income	-	\$303,112.47
Expenditures	-	\$266,181.58
Bonded Indebtedness	-	None

County Budget and Bonded Indebtedness for year ending 1962-63:

Budget	-	\$184,361
Bonded Indebtedness	-	None

TAXES

Property Taxes

The property taxes of Winchester and Clark County are based upon these assessment figures. A more detailed explanation of taxes is shown in Appendix D.

TABLE 11

PROPERTY TAX RATES PER \$100 OF ASSESSED VALUE FOR
WINCHESTER AND CLARK COUNTY, 1962

<u>Taxing Unit</u>	<u>Winchester</u>	<u>Clark County</u>
County	\$.50	\$.50
State	.05	.05
City	.75	---
School	2.00	2.00
Total	<u>\$3.30</u>	<u>\$2.55</u>

Real Estate Assessment Ratios

Winchester - 33 1/3%
Clark Co. - 33 1/3%

Net Assessed Value of Property

At full rate for 1962

Winchester - \$10,587,136
Clark Co. - \$56,251,932

OTHER LOCAL CONSIDERATIONS

Educational Facilities

Graded Schools: The Clark County School System has ten elementary schools with an enrollment of 3,604, and one high school with an enrollment of 1,086. There are 23 special teachers in the school system consisting of: music, art, physical education, principals and supervisors. The budget for 1962-63 was \$1,637,991.24.

TABLE 12

SCHOOLS, ENROLLMENT, NUMBER OF TEACHERS, STUDENT-TEACHER
RATIO IN WINCHESTER AND CLARK COUNTY

<u>School</u>	<u>Enrollment</u>	<u>No. of Teachers</u>	<u>Student-Teacher Ratio</u>
Clark Co. Elem. (total)	3,604	122	29
Clark Co. High (total)	1,086	46	23
St. Agatha Academy (Private)	205	10	20

Vocational Schools: Kentucky's vocational education program utilizes fourteen highly specialized schools, partly integrated with regular secondary education. These special area trade schools prepare Kentuckians for work in a variety of trade and industrial occupations.

Winchester is served by Lafayette Area Vocational School of Lexington, Kentucky. Courses offered in the vocational education program include: auto mechanics, auto body mechanics, drafting, electronics, general industrial electricity, machine shop, practical nursing, woodworking, radio, sheet metal, air conditioning and television.

The trade preparatory courses listed above are normally two years in length. In addition, short unit courses are offered on a continuous basis for the upgrading of employed workers. Other short unit courses are provided in all occupations of an industrial nature as needs arise or upon request, when facilities permit.

Colleges: Southeastern Christian College, a Christian liberal arts and science junior college, was established in Louisville, Kentucky, in 1949. In the fall of 1954 the college was moved to Winchester, Kentucky, where it purchased the campus formerly owned and operated by Kentucky Wesleyan College. The purpose of the college is "to provide each student with a program of Christian education including religious, academic, social, physical, and vocational experiences which will result in Christ-centered living."

The college is currently accredited by the State Department of Education and has a very active Student National Education Association chapter. The college has recently completed its self-evaluative study and has been examined for accreditation by the visiting committee of the Southern Association of Colleges and Schools. The report of this committee will not be acted upon until October of this year.

Southeastern offers the general education courses prerequisite to any liberal arts and science curriculum offered in senior colleges. The students have transferred successfully to over thirty accredited senior colleges in more than a dozen different states. Over 80 percent of our recent graduates have continued their college education after leaving Southeastern. One hundred and ten students enrolled at Southeastern Christian College during the 1962-63 academic year.

Institutions of higher learning in the area include:

University of Kentucky, Lexington, Kentucky, 18 miles
Transylvania College, Lexington, Kentucky, 18 miles
College of the Bible, Lexington, Kentucky, 18 miles
Eastern State College, Richmond, Kentucky, 22 miles
Asbury College, Wilmore, Kentucky, 33 miles
Berea College, Berea, Kentucky, 35 miles
Centre College, Danville, Kentucky, 59 miles
Morehead State College, Morehead, Kentucky, 51 miles

Health

Hospitals: Winchester is served by the Clark County Hospital, located in Winchester, with 52 beds and 15 bassinets. This hospital is equipped with modern operating rooms, X-ray rooms and laboratories. The Clark County Hospital has a fund of \$350,000, which can only be used for capital improvements. The hospital has ten doctors, fourteen registered nurses and 97 full-and part-time employees.

The Guerrant Clinic and Hospital, located in Winchester, has 20 beds, a nursery with 8 bassinets, complete X-ray facilities, laboratory and operating rooms.

Public Health: The County Health Department, located in Winchester, is staffed with one part-time doctor, three full-time nurses, sanitarian, and clerk. Services provided include: immunization, tuberculosis and venereal disease control, maternal and child health services, general sanitation and laboratory services.

Housing

There are few housing units available for rent or sale in Winchester. Rental range per month for two-and three-bedroom houses is \$75 to \$100. Construction cost for a two-or three-bedroom house is \$10,500 to \$18,000, depending on location and materials used. An additional 46-unit housing project is in the planning stage.

Communication

Telephone and Telegraph: Telephone service is provided by Southern Bell Telephone and Telegraph Company. Direct-distance dialing from Winchester, the first put into operation in the state of Kentucky, is excellent. The Winchester office services all eastern and central Kentucky long distance calls. There are 4,974 subscribers.

The Southern Bell Telephone and Telegraph Company has a district office located in Winchester.

Postal Facilities: Winchester has a first-class post office with 35 employees. Mail is received 12 times and dispatched 11 times daily. Postal receipts for 1962 totaled \$167,728.69. The new ZIP code zoning (40391) went into effect July 1, 1963 in Winchester.

Newspapers: The Winchester Sun, a daily newspaper except Sunday, has a circulation of 4,200. Papers are received daily from Lexington and Louisville, Kentucky.

Radio: Winchester is served by radio station WWKY, a daytime-only station with 1,000 watts. Reception is also good from Lexington and Louisville, Kentucky.

Television: Television reception is good from Lexington and Louisville, Kentucky, and Cincinnati, Ohio, with all major networks represented.

Libraries

Public Library, Inc., serves Winchester with 12,797 volumes and has an annual circulation of 32,163. A bookmobile which operates out of this library serves the county, mostly the county schools, and has a circulation of 36,777.

Southeastern Junior College library is open to the public. It has 9,673 volumes, with a circulation of 26,000 volumes annually.

Churches

There are 23 churches in Winchester representing the following denominations: Baptist, Catholic, Church of Christ, Church of God, Christian, Church of the Christian Science, Episcopal, Methodist and Presbyterian.

Financial Institutions

Statement as of December 31, 1962

	<u>Assets</u>	<u>Deposits</u>
The Clark County National Bank	\$ 8,018,611.06	\$ 7,113,020.72
Peoples Commercial Bank	\$11,368,325.98	\$10,503,535.19
The Winchester Bank	\$13,911,955.25	\$12,452,747.73

Winchester has a Federal Savings and Loan Association with assets totaling \$3,549,754.74, and a Building and Savings Association with assets totaling \$7,053,503.26.

Hotels and Motels

Brown & Proctor Hotel	100 rooms
Lykins Motel	19 units
Thoroughbred Motor Court	24 units
Skylit Motel	28 units
Hills Motor Court	10 units
Elam Motor Court	7 units

Clubs and Organizations

American Legion	Boy Scouts
Blue Grass Shriner's Club	Girl Scouts
Chamber of Commerce	Cub Scouts
Homemakers	Brownies
Music Club	IOOF
Little League	Jaycees
Pony League	Kiwanis
Lions	Masons
Lioness Club	Optimist
Fine Arts Club	Rotary

Recreation

Local: Local recreational facilities include three specially arranged city parks with city-paid supervisors directing the activities during the summer; two downtown theaters and one drive-in theater; and a country club with a new clubhouse and swimming pool, tennis courts, and a nine-hole golf course. A 16-lane bowling alley is available. A new 16-lane bowling alley is to be completed by September, 1963.

The Jaycees Park has a lighted baseball and football area, tennis courts, and picnic areas with ovens and tables.

The City-County Park has a ball diamond and concession stand. Plans are being made for the construction in 1963 of a Community Building with dining area for three or four hundred people with knock-down tables which can be removed for indoor winter sports. There are tennis courts and outdoor shelters ready for use.

Area: Boonesboro Beach, 10 miles, offers swimming and boating. The land has been purchased and donated for a state park to be located at Boonesboro in the very near future. This park will include a museum and swimming area. Natural Bridge State Park, 35 miles, has completely furnished cottages, bath-houses, beach areas, and picnic shelters. Herrington Lake, 49 miles, and Lake Cumberland, 97 miles, provide swimming, boating, fishing and camping facilities. Lexington, 18 miles, is one of Kentucky's leading cultural and sports centers.

Community Improvements

Recent:

1. A 16-lane bowling alley was recently completed.
2. A new high school is under construction at the cost of \$1,769,413.
3. A new 18-inch water line from Kentucky River to Winchester was completed.
4. Remodeling of post office at the cost of \$4,538.
5. Expansion of the sewerage disposal plant was completed.
6. A new health center building was completed at the cost of \$48,944.
7. The Mountain Parkway from Winchester to Campton was recently completed.
8. The Clark County Hospital purchased \$6,000 worth of new equipment.
9. Another 16-lane bowling alley to be completed by September, 1963.
10. New 4-lane highway under construction from Lexington Avenue north to the interchange at 227 and I-64 and the new Mountain Parkway.

Planned:

1. A new \$1,500,000 hospital is in the planning stage.
2. Plans are being made to build a new 46-unit housing project.
3. Plans are being made to construct a swimming pool and bathhouse.
4. Plans are being made for the construction of a Community Building.

NATURAL RESOURCES

Agriculture

In 1959 there were 1,183 farms covering 158,233 acres, an average of 133.7 acres per farm. The following table shows some agricultural statistics for Clark County and Kentucky.

TABLE 13

AGRICULTURAL STATISTICS FOR CLARK COUNTY AND KENTUCKY
1959*

<u>Crop</u>		<u>Acres Harvested</u>	<u>Yield Per Acre</u>	<u>Total Production</u>
<u>Corn:</u>				
Clark Co.	(bu)	7,103	51.5	366,222
Kentucky	(bu)	1,649,000	42.5	70,184,000
<u>Wheat:</u>				
Clark Co.	(bu)	264	24.2	6,392
Kentucky	(bu)	158,000	24.5	3,876,000
<u>Soybeans:</u>				
Clark Co.	(bu)	24	5.0	121
Kentucky	(bu)	181,000	22.1	4,012,000
<u>Burley Tobacco:</u>				
Clark Co.	(lbs)	3,484	1,606.3	5,596,533
Kentucky	(lbs)	189,000	1,604.5	303,261,000
<u>Alfalfa Hay:</u>				
Clark Co.	(tons)	2,921	2.1	6,199
Kentucky	(tons)	289,000	2.1	620,000
<u>Clo-Tim Hay:</u>				
Clark Co.	(tons)	5,683	1.3	7,463
Kentucky	(tons)	427,000	1.3	582,000
<u>Lespedeza Hay:</u>				
Clark Co.	(tons)	3,127	1.1	3,585
Kentucky	(tons)	549,000	1.2	703,000

* Kentucky Agricultural Statistics, Kentucky Crop and Livestock Reporting Service, 1960

The following paragraph is to be inserted into the July 1963 Winchester Industrial Resources Brochure:

Third paragraph, page 25, is corrected to read:

Natural Gas and Petroleum: Recent drilling in the Trapp area of the southeastern portion of the county indicates the existence of a commercial gas field awaiting development in the St. Peter sand of Middle Ordovician age. Three wells developed a potential open flow of approximately eight million cubic feet per day of 950 Btu gas at an average depth of seventeen hundred feet.

TABLE 14

LIVESTOCK STATISTICS FOR CLARK COUNTY AND KENTUCKY
1959*

<u>Livestock</u>	<u>Number on Farms as of January 1, 1960</u>
<u>All Cattle and Calves:</u>	
Clark Co.	24,653
Kentucky	1,947,000
<u>Milk Cows:</u>	
Clark Co.	2,325
Kentucky	466,000
<u>Sheep:</u>	
Clark Co.	28,976
Kentucky	546,000

Minerals

Limestone constitutes the most important mineral resource of Clark County. Other minerals which have commercial potential include natural gas and petroleum, sand and gravel, and clay. Vein deposits containing barite, calcite, galena, sphalerite, and fluorspar occur in limited quantities at several localities. These deposits are presently of no commercial significance.

Limestone: Limestone occurs throughout much of the county. The better quality stone occurs within the Middle Ordovician series in the southwestern and northern portions. One quarry is currently mining from the Camp Nelson-Oregon-Tyrone formations approximately eight miles southwest of Winchester on the Kentucky River. The stone is used for concrete aggregate, road material, and agricultural lime.

Natural Gas and Petroleum: Recent drilling in the Trapp area of the southeastern portion of the county indicates the existence of a commercial gas field awaiting development in the St. Peter sand of Middle Ordovician age. Three wells developed a potential open flow of approximately eight hundred cubic feet per day of 950 btu gas at an average depth of seventeen hundred feet.

* Kentucky Agricultural Statistics, Kentucky Crop and Livestock Reporting Service, 1960

Exploration has been insufficient to prove or disprove the presence of commercial amounts of petroleum. The drilling associated with the St. Peter natural gas play may possibly lead to such a discovery.

Sand and Gravel: Sand and gravel suitable for local construction purposes occur as alluvial deposits along the Kentucky and Red Rivers. These deposits can possibly be developed under suitable economic conditions.

Clay: Local clays occur as scattered residual deposits from weathered Ordovician limestones and the Estill and Lulbegrud shales. These deposits have potential value for the manufacture of common brick and tile, and possibly other related products.

In 1960, Kentucky ranked fifteenth in the nation in value of mineral production including natural gas liquids with a total of \$413,517,000. In order of value, the minerals produced were coal, petroleum, stone, natural gas, natural gas liquids, sand and gravel, clays and fluorspar. Kentucky ranked second among the states in the production of bituminous coal and ball clay, and third in the production of fluorspar. Fuels constituted 88 percent of the total value with coal accounting for 68 percent, petroleum - 15 percent, and natural gas - 5 percent. Stone represented 5 percent, sand and gravel - 1 percent, and clay - 1 percent. All other minerals, which include natural gas liquids, fluorspar, barite, lead, silver, zinc, cement, crushed sandstone and gem stone, accounted for 5 percent.

TABLE 15

KENTUCKY MINERAL PRODUCTION 1960 (1)
(Units in short tons unless specified)

<u>Mineral</u>	<u>Quantity</u>	<u>Value</u>
Barite	(2)	\$ (2)
Clays	951,000 (3)	2,646,000 (3)
Coal	66,846,000	282,395,000
Fluorspar	25,855	1,173,000
Gem Stones	(4)	(5)
Lead (recoverable content of ores, etc.)	558	131,000
Natural Gas (cubic feet)	75,329,000,000	18,389,000
Natural Gas Liquids:		
Natural Gasoline (gals.)	(2)	(2)
LP Gases (gals.)	(2)	(2)
Petroleum (crude-barrels)	21,144,000 (6)	60,260,000 (6)
Sand and Gravel	5,113,000	5,763,000
Silver (recoverable content of ores, etc. -troy ounces)	-----	-----
Stone (7)	15,810,000	21,493,000
Zinc (recoverable content of ores, etc.)	869	224,000
Value of items that cannot be disclosed: Cement, ball clay (1960), crushed sandstone, and values indicated by footnote 2.	-----	22,080,000

- (1) Mineral Industry of Kentucky, Minerals Yearbook, 1960. Production as measured by mine shipments, sales, or marketable production (including consumption by producers).
- (2) Figure withheld to avoid disclosing individual company confidential data.
- (3) Excludes ball clay; included with "Value of items that cannot be disclosed."
- (4) Weight not recorded.
- (5) Less than \$1,000.
- (6) Preliminary figure.
- (7) Excludes crushed sandstone; included with "Value of items that cannot be disclosed."

Forests

There are approximately 21,000 acres of forested land in Clark County which comprise 13 percent of the total land area. The principal types of trees are hickory, red cedar and pine.

District offices of the U. S. Forestry Service are located in Winchester.

Kentucky's forests are one of its largest resources. Both the amount of timber cut and the proportion used in manufacturing within the state could well be increased. The total annual net growth of Kentucky forests is substantially greater than the amount of drain. Less than one-quarter of the lumber, veneer and bolts produced (500 to 600 million board feet per year) is used in manufacturing in the state.

Kentucky's forests are protected from fire by a radio-interconnected network of 144 fire towers.

MARKETS

Kentucky's economic growth is credited in part to its location at the center of the Eastern Market Area. A line drawn along the borders of Minnesota, Iowa, Missouri, Arkansas, and Louisiana divides the country into two parts designated the Eastern and Western Market Areas. The Eastern Market Area is smaller in land area, but contains almost 75 percent of the national population.

Kentucky is also at the center of a seventeen-state area containing over 2/5 of the nation's population, personal income, and retail sales. This area is composed of those states within an approximate 400-mile radius of the Kentucky border. This is shown in greater detail in the following table.

TABLE 16
CONSUMER MARKET POTENTIAL

	Population (1) Percent of U. S.	Personal Income (2) Percent of U. S.	Retail Sales (3) Percent of U. S.
Alabama	1.8	1.2	1.2
Arkansas	.9	.6	.7
Delaware	.3	.3	.2
Georgia	2.1	1.6	1.7
Illinois	5.6	6.6	6.4
Indiana	2.7	2.5	2.5
KENTUCKY	1.6	1.2	1.2
Maryland	1.8	1.9	1.6
Michigan	4.3	4.6	4.4
Missouri	2.4	2.4	2.5
North Carolina	2.6	1.8	1.9
Ohio	5.4	5.7	5.5
Pennsylvania	6.3	6.4	6.1
South Carolina	1.3	.8	.8
Tennessee	1.9	1.4	1.6
Virginia	2.1	1.8	1.8
West Virginia	1.1	.8	.9
REGIONAL TOTAL	44.2	41.6	41.0

(1) U. S. Census of Population, 1960

(2) Survey of Current Business, U. S. Department of Commerce

(3) Census of Business, 1958, Retail Trade

The annual per capita income for Clark County in 1961 was \$1,544.*

Retail sales during 1961 for Clark County totaled \$23,416,000.*

* Sales Management, Survey of Buying Power, June 10, 1962

CLIMATE

The average annual precipitation in Kentucky ranges from 38 to 40 inches in the northern part of the state to 50 inches or more in the southcentral part. Late summer is normally the driest part of the year.

Winter is relatively open, with midwinter days averaging 32 degrees in the northern parts to 40 degrees in the southern, for about six weeks' duration.

Midsummer days average 74 degrees in the cooler uplands to 79 degrees in the lowland and southern areas.

The growing season varies from 180 days in the north to 210 in the south. Seasonal heating-degree days average about 4,500 for the state. Sunshine prevails for an average of at least 52 percent of the year and increases to 60 percent or more to the southwest.

Kentucky's climate is temperate. The climatic elements of sunlight, heat, moisture, and winds are all in moderation without prolonged extremes. Rainfall is abundant and fairly regular throughout the year. Warm-to-cool weather prevails, with only short periods of extreme heat and cold.

TABLE 17

CLIMATIC DATA FOR WINCHESTER, CLARK COUNTY, KENTUCKY

<u>Month</u>	<u>Temp. Norm*</u>	<u>Total</u>	<u>Av. Relative</u>	
	<u>Deg. Fahrenheit</u>	<u>Prec. Norm*</u>	<u>Humidity Readings**</u>	
		<u>Inches</u>	<u>7:00 A.M.</u>	<u>7:00 P.M.</u>
			<u>(EST)</u>	
January	33.9	4.50	83	77
February	36.0	3.50	82	71
March	44.3	4.40	81	66
April	54.5	3.76	79	62
May	64.1	3.56	81	63
June	73.0	4.21	83	64
July	76.6	4.25	85	66
August	75.0	3.37	88	66
September	69.5	2.83	86	64
October	57.9	2.44	86	65
November	44.8	3.15	82	69
December	35.9	3.68	83	75
Annual Norm	55.4	43.71		

* Station Location: Lexington, Kentucky

** Station Location: Lexington, Kentucky

Length of record: 7:00 A.M. readings - 17 years;

7:00 P.M. readings - 17 years.

Days cloudy or clear: (17 yrs. of record) - 99 days clear; 104 partly cloudy;
162 days cloudy

Percent of possible sunshine: N/A

Days with precipitation of 0.01 inch or over: (17 yrs. of record) - 130 days

Days with 1.0 inch or more snow, sleet, hail: (17 yrs. of record) - 5 days

Days with thunderstorms: (17 yrs. of record) - 49 days

Days with heavy fog: (17 yrs. of record) - 18 days

Prevailing wind: (15 yrs. of record) - South

Seasonal heating-degree days: (29 yrs. of record) - Approximate long-term
means 4,677 degree days

APPENDIX

History	Appendix A
Employment by Industry Division	Appendix B
Economic Characteristics of the Population	Appendix C
Kentucky Corporation Taxes	Appendix D
Taxes Applicable to a Manufacturing Concern	Appendix D-1
City Bond Issues for Industrial Buildings	Appendix E
Instructions for Filing Articles of Incorporation	Appendix F
Cooperating State Agencies	Appendix G

HISTORY

Winchester, located in the "Centre of Pioneerland," is one of the most beautiful and historical towns in Kentucky. The oldest trail in America passes through Winchester and Clark County, "The Warriors Path," which extends from the Great Lakes to the Atlantic Ocean and the Gulf of Mexico. Over this trail, years before the coming of the white man, passed innumerable bands of northern warriors and southern braves.

Winchester was made the county seat of Clark County in 1792, over Strode's and Hood's Stations by one vote. Both Strode's and Hood's Stations are now extinct. The only monuments to their historical significance are markers placed by the Hart Chapter of the Daughters of the American Revolution.

The early industrial efforts in Winchester were based upon the abundant local raw materials. Grist mills, tanneries, small shoe factories and wood industries, such as coopers and cabinet makers, provided nonagricultural employment for the citizens of this growing community. Winchester also contained forges providing nails which began to replace the wooden pegs of earlier days. Kentucky is famous for bluegrass, and in this century Clark County's McCormick brothers invented a horse-drawn seed harvester which stripped and bagged the seeds -- leaving the grass standing. Winchester reflected the progressiveness of this area in the 19th Century by tripling her population during the sixty-year period from 1810 to 1870. Since 1870 the population of this blue-grass town has continued to move upward, reaching 10,187 in 1960.

Henry Clay, famous Kentuckian, made his first speech in the Clark County Courthouse. Strange that fate would will that he make his last speech in the same place - yet true - for this he did a few days before going to Washington, D. C., where he died.

Here in Winchester, on South Main Street, is the site of the birthplace of Jane Lampton, mother of Samuel L. Clemens (Mark Twain). Here on the Winchester City High School campus is the old home and burial ground of former Governor James Clark.

On the corner of Main and Lexington Streets, there has been located for over a century and a half, a hotel where famous people have been entertained. Here General Fletcher was wined and dined on his visit to Lafayette in 1825. General Andrew Jackson and President James K. Polk were guests, as was General John C. Breckinridge. General John B. Houston died in this hotel - in the same room in which he was first introduced to his wife.

Appendix A

During the Civil War, Captain Steve Sharp of the Confederate Army, a native of Clark County, with a lone companion, thought to be Dudley Veal, routed a regiment of Federal Soldiers, captured the town, lowered the stars and stripes on the courthouse steeple, and ran up the Stars and Bars. Some time later, a fight between the Union and the Confederate troops started on Main Street and Broadway. The fighting continued across the eastern part of the county, into Montgomery and Estill Counties. Yes, Winchester and Clark County are steeped with historical lore.

COVERED EMPLOYMENT BY MAJOR INDUSTRY DIVISION
CLARK COUNTY AND KENTUCKY

<u>Industry, September, 1962</u>	<u>Clark County</u>		<u>Kentucky</u>	
	<u>Number</u>	<u>Per cent</u>	<u>Number</u>	<u>Per cent</u>
All Industries	4,278	100.0	470,152	100.0
Mining & Quarrying	140	3.2	30,014	6.4
Contract Construction	532	12.4	43,446	9.2
Manufacturing	1,392	32.5	176,870	37.6
Food & kindred products	12	.2	24,977	5.3
Tobacco	3	.07	10,773	2.3
Clothing, tex. & leather	491	11.4	27,364	5.8
Lumber & furniture	250	5.8	14,635	3.1
Printing, pub. & paper	35	.8	11,072	2.4
Chemicals, petroleum, coal & rubber	34	.8	15,366	3.3
Stone, clay & glass	12	.2	5,761	1.2
Primary metals	188	4.4	8,527	1.8
Machinery, metals, & equip.	367	8.5	55,413	11.8
Other	0	0	2,982	.6
Transportation, Communication & Utilities	606	14.1	34,127	7.3
Wholesale & Retail Trade	868	20.3	121,844	25.9
Finance, Ins. & Real Estate	102	2.4	21,708	4.6
Services	257	6.0	40,010	8.5
Other	381	8.9	2,133	.5

ECONOMIC CHARACTERISTICS OF THE POPULATION FOR
CLARK COUNTY AND KENTUCKY, 1960

Subject	Clark County		Kentucky	
	Male	Female	Male	Female
Total Population	10,360	10,715	1,508,536	1,529,620
EMPLOYMENT STATUS				
Persons 14 years old & over	7,201	7,662	1,036,440	1,074,244
Labor force	5,509	2,611	743,255	219,234
Civilian labor force	5,504	2,461	705,411	290,783
Employed	5,190	2,461	660,728	275,216
Private wage & salary	3,004	1,974	440,020	208,384
Government workers	633	255	58,275	44,462
Self-employed	1,537	160	156,582	16,109
Unpaid family workers	16	72	5,851	6,261
Unemployed	314	150	44,683	15,567
Not in labor force	1,692	5,051	293,185	783,010
Inmates of institutions	42	37	15,336	8,791
Enrolled in school	611	530	94,734	97,825
Other & not reported	1,039	4,484	183,115	676,394
Under 65 years old	458	3,497	91,626	539,838
65 and over	581	987	91,489	136,556
MAJOR OCCUPATION GROUP OF EMPLOYED PERSONS				
All employed	5,190	2,461	660,728	275,216
Professional & technical	300	262	46,440	36,879
Farmers & farm mgrs.	1,028	31	91,669	2,339
Mgrs., officials, & props.	487	48	58,533	10,215
Clerical & kindred workers	239	537	35,711	66,343
Sales workers	347	229	39,837	25,265
Craftsmen & foremen	906	35	114,003	2,836
Operatives & kindred workers	817	587	140,192	45,305
Private household workers	18	292	1,123	25,183
Service workers	257	314	29,844	40,156
Farm laborers & farm foremen	350	29	33,143	2,046
Laborers, ex. farm & mine	338	19	44,227	1,671
Occupation not reported	103	78	26,006	16,978

Source: Bureau of the Census, 1960 Census of Population (Washington, 1962) General Social and Economic Characteristics of Kentucky, Tables 52, 56, 57, 83, and 84.

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

Every corporation owning property or doing business in Kentucky is liable for corporation license tax. This provision does not apply to banks and trust companies, foreign and domestic insurance companies, foreign and domestic building and loan associations, and corporations that, under existing laws, are liable to pay a franchise tax.

The license tax return, Form 41A820, is due on or before the 15th day of the 4th month following the close of the corporation's taxable year. The tax rate is 70¢ per \$1,000 value of capital stock employed in this state. The minimum liability is \$10.

Corporation Income Tax

The corporation income tax rate is 5% on the first \$25,000 of taxable net income and 7% on all over \$25,000 taxable net income. Taxable net income is that portion of the corporation's entire net income which is attributable to Kentucky operations. Federal income taxes are allowed as a deduction in arriving at taxable net income to the extent that such Federal income tax is applicable to Kentucky operations.

State and national banks, trust companies, domestic building and loan associations, insurance companies, and nonprofit corporations are exempt from the tax. Payment is due on the 15th day of the fourth month after the close of the tax year, except for those corporations required to make a declaration.

Every corporation whose estimated tax liability will exceed \$5,000 must file a declaration of estimated tax due. The declaration must be filed on either May 15, September 15, or December 15, whichever date first succeeds the determination that an estimate must be filed. The estimated tax due in excess of \$5,000 will be paid in equal installments on the dates prescribed. Taxpayers using a fiscal year accounting period must substitute the corresponding dates.

Kentucky's portion of taxable corporation 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.

Public Service Company Taxes

Property of public service companies including railroad companies and common carrier trucking companies is subject to taxation at the following rates per \$100 value: real, 5¢; tangible personal, 50¢; nonoperating intangible property, 25¢; manufacturing machinery, 50¢; franchise and rolling stock of car line companies, \$2.50. With the exception of manufacturing machinery, franchise and rolling stock of car line companies, and nonoperating intangibles, such property is also subject to local taxation.

Public service companies must, between January 1 and March 31, file an annual report of their operations during the past calendar year. Assessment of their 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.

State 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. Classification is provided and assessments are required to be at fair cash value. However, Kentucky courts have consistently held that uniformity takes precedence over full value. As of 1962, the statewide assessment level on real estate and tangible personalty is slightly under 30 percent, and on intangible personalty is approximately full value.

State ad valorem tax rates, applicable to the various classes of property, are shown on the table below. Property which may be taxed locally, subject to constitutional or statutory limits, is indicated by the designation "full" or by the maximum rate which may be levied on a particular class of property.

	Rate Per \$100 Assessed Value			
	State	County	City	School
Annuities	\$.05	\$No	\$No	\$No
Bank deposits	.001	No	No	No
Bank shares	.50	.20	.20	.40
Brokers accounts receivable	.10	No	No	No
Building and loan associa- tion capital stock	.10	No	No	No
Car lines	2.50	No	No	No
Distilled spirits	.50	Full 1/	Full	Full
Farm products in storage	.05	.05 (tobacco) .15 (other)	.05 (tobacco) .15 (other)	No
Farm products in the hands of producers or agent	.05	No	No	No
Intangibles, public service company nonoperating	.25	No	No	No
Intangibles, not else- where specified	.25	No	No	No
Livestock and poultry	.50	No	No	No
Machinery, agricultural and manufacturing	.50	No	No	No
Raw materials and products in course of manufacture	.50	No	No	No
Real property	.05	Full	Full	Full
Tangible personalty, not elsewhere specified 2/	.50	Full	Full	Full

1/ County rates have a maximum of 70¢ but average 62¢; school rates average \$1.56 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.

2/ Includes automobiles and trucks, merchants inventories and manufacturers finished goods, business furniture and fixtures, etc.

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.

MAJOR KENTUCKY STATE AND LOCAL TAXES
APPLICABLE TO A MANUFACTURING CONCERN

	<u>State</u>	<u>Local</u>												
Business Taxes	<p>1. Corporation income tax of 5% on first \$25,000 and 7% on all over \$25,000 of taxable net income which is allocated to Kentucky, after deduction of Federal corporation income tax attributable to Kentucky operations.</p> <p>2. Corporation license tax of 70 cents on each \$1,000 of that part of the value of capital stock represented by property owned or business transacted in Kentucky; minimum tax \$10.</p>	There are no local taxes levied on business firms outside corporate limits of Kentucky cities.												
Personal & Individual	Individual income taxes range from 2% of the first \$3,000 of net income to 6% on net income in excess of \$8,000 after the deduction of Federal individual income tax payments, which is reduced by a tax credit of \$20 for each exemption.	There are no local individual income (occupational) taxes levied outside the corporate limits of Kentucky cities except in Jefferson County.												
Real Estate	Five cents on each \$100 of assessed valuation. The average county assessment ratio is approximately 30 percent of current market value.	Local rates vary within limits imposed by law.												
Machinery & Equipment	Fifty cents on each \$100 of assessed valuation. The average assessment ratio is approximately 30 percent of current market value.	No local taxing jurisdiction allowed to impose a property tax on manufacturing machinery and equipment.												
Inventory	Fifty cents on each \$100 of assessed valuation. The average assessment ratio is approximately 30 percent of current market value.	No local taxing jurisdiction is allowed to impose a property tax on manufacturing inventories, raw materials and goods in process.												
Sales & Use	Three percent retail sales and use tax with broad exemptions for industry.	None												
Intangible Property	<p>The assessment ratios and tax rates per \$100 of assessed value for the various classes of intangible property are as follows:</p> <table border="0"> <tr> <td>Bank Deposits</td> <td>100%</td> <td>1/10 of</td> <td>1¢ per \$100</td> </tr> <tr> <td>Stocks & Bonds</td> <td>100%</td> <td></td> <td>25¢ per \$100</td> </tr> <tr> <td>Accounts Receivable</td> <td>85%</td> <td></td> <td>25¢ per \$100</td> </tr> </table>	Bank Deposits	100%	1/10 of	1¢ per \$100	Stocks & Bonds	100%		25¢ per \$100	Accounts Receivable	85%		25¢ per \$100	No local taxing jurisdiction allowed to impose a property tax on intangible property.
Bank Deposits	100%	1/10 of	1¢ per \$100											
Stocks & Bonds	100%		25¢ per \$100											
Accounts Receivable	85%		25¢ per \$100											

KENTUCKY REVISED STATUTES
1948

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 reconversion 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.

COMMONWEALTH OF KENTUCKY
DEPARTMENT OF STATE

Secretary of State, Frankfort, Kentucky

INSTRUCTIONS FOR FILING ARTICLES
OF
INCORPORATION FOR FOREIGN CORPORATIONS
IN KENTUCKY

1. Original articles of incorporation and all existing and subsequent amendments to original articles must be filed with the Secretary of State of Kentucky, certified by the Secretary of State of the state of incorporation, as of the current date, in chronological order. A \$25.00 filing fee for original articles and amendments is required. A fee of \$10.00 is required for recording articles and amendments.
2. A statement of corporation designating a process agent and place of business in Kentucky is required, for which the filing fee is \$5.00. Our Constitution requires that the process agent reside at the place of business.
3. Photostatic copies will be accepted for filing and recording, if they are PLAINLY LEGIBLE and in proper legal form with respect to size, durability, etc., and of such size and quality as to permit them to be rephotostated.

For further information write to

Henry H. Carter,
Secretary of State,
Commonwealth of Kentucky.

COOPERATING STATE AGENCIES

As a state, Kentucky realizes the importance of industry in developing her many resources. In addition to the Department of Commerce, 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. Since it is a statutory function of the Department of Commerce "to coordinate development plans," contact with the following state agencies and others concerned may be established through this agency.

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 1961, highway expenditures for the improvement and maintenance of Kentucky's highways and bridges totaled \$183,467,844. Kentucky has ranked in the upper fourth of all states in recent years in both the number of miles of highway construction and in the amount of money spent.

The Department of Economic Security will furnish data regarding potential labor supply, prevailing wage rates, characteristics of labor supply and employment and economic characteristics for any area in the State. The Department's Division of Employment Service with offices in 24 cities in the State is available at all times to assist in recruitment of workers for industry both old and new. All local offices in the State are equipped to administer specific aptitude tests for 270 different occupations as a part of the recruitment process. These tests facilitate getting the "round peg" into the "round hole" thereby helping to reduce worker turnover and training time.

The Kentucky Department of Labor 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.

The Kentucky Department of Commerce 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. 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 our present family of industries.