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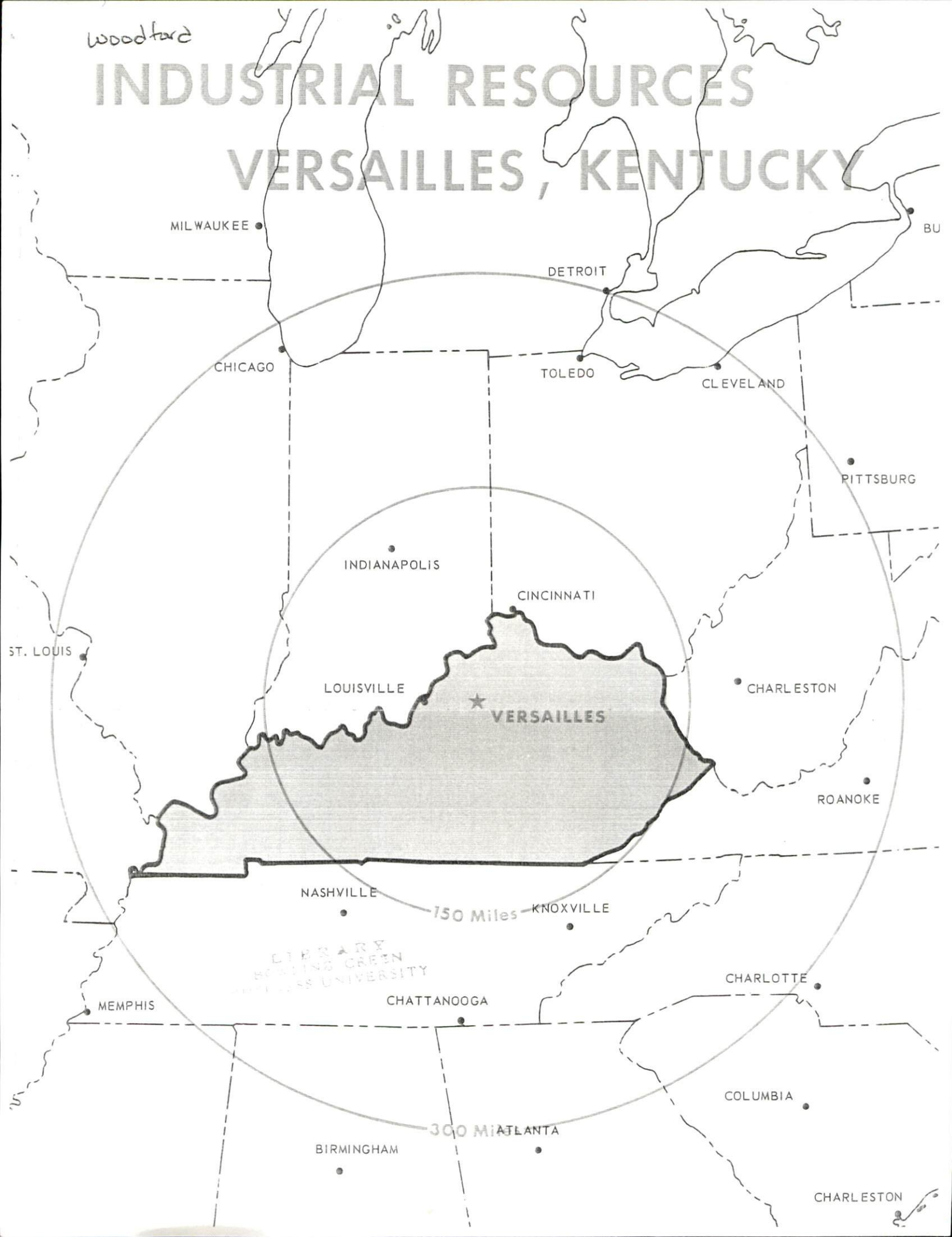
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Woodford

INDUSTRIAL RESOURCES

VERSAILLES, KENTUCKY



INDUSTRIAL RESOURCES
VERSAILLES, KENTUCKY

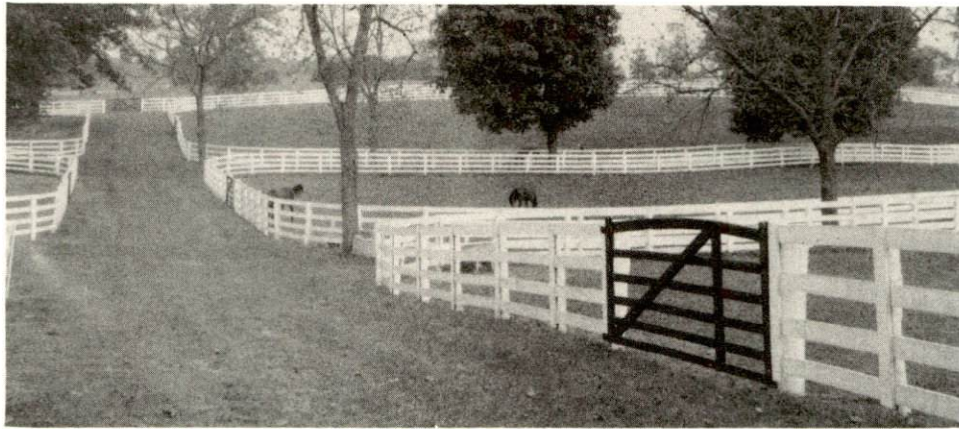
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Prepared by
The Woodford County Chamber of Commerce
and
The Kentucky Department of Commerce
Frankfort, Kentucky
July, 1962

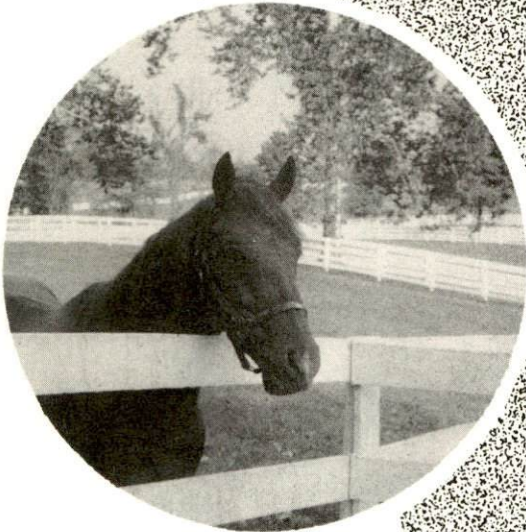
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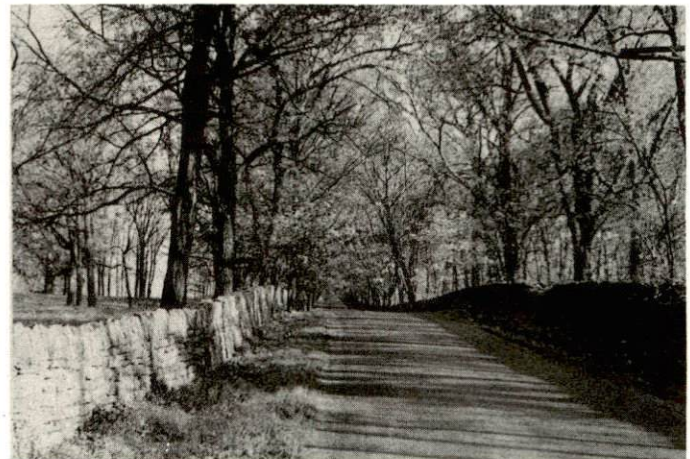
"Kentucky is the garden spot of the world, and Woodford County is the Asparagus Bed." Thomas A. Marshall



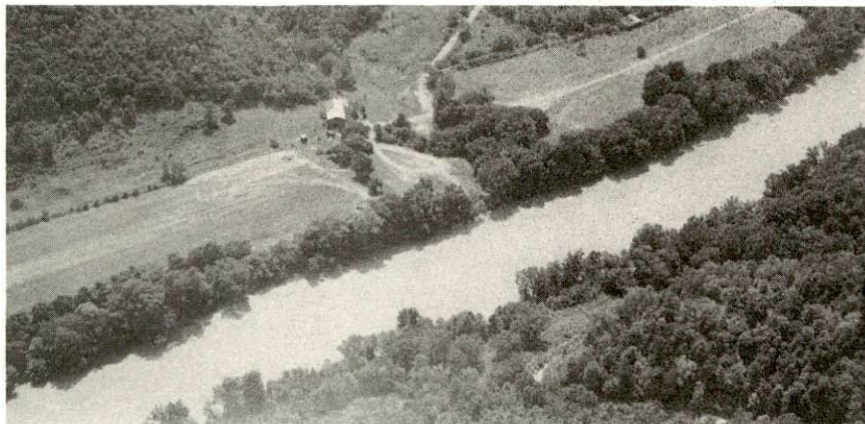
White wood fences
line the countryside.



Home of Thoroughbreds



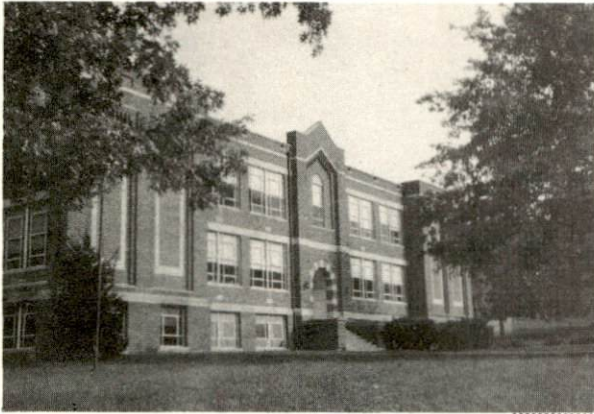
"Shady Lane" on Old Frankfort Pike



The Kentucky River
winds along wooded
shores in north
Woodford County.

....views of

Versailles, Kentucky



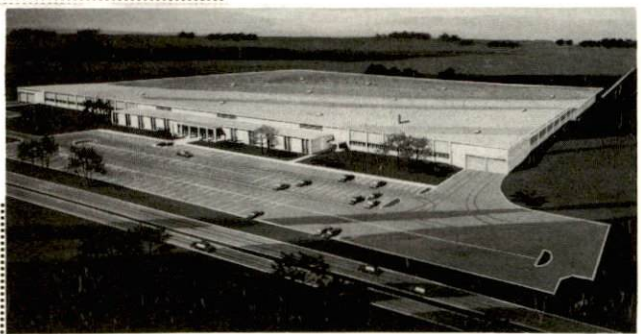
Versailles High School



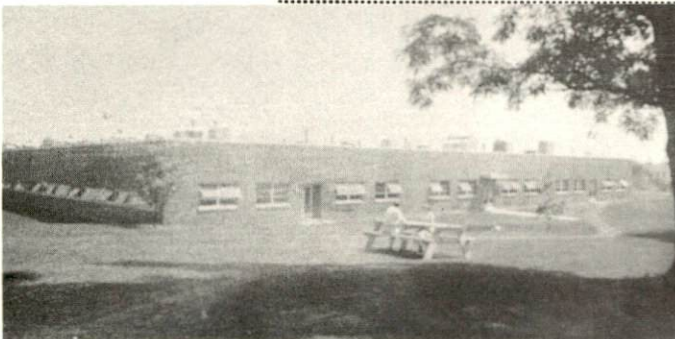
Woodford and United Banks



Proposed new Woodford
County Hospital



Rand McNally & Company



Texas Instruments Incorporated

International Paper Company



INDUSTRIAL RESOURCES

VERSAILLES, KENTUCKY

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S U M M A R Y D A T A

POPULATION 1960:

Versailles - 4,060

Woodford County - 11,913

VERSAILLES LABOR SUPPLY AREA:

Includes Woodford and all adjoining counties. Estimated number of workers available for industrial jobs in the labor supply area: 774 men and 1,774 women. Number of workers available from Woodford County: 46 men and 217 women.

TRANSPORTATION:

Railroads: The Louisville Division of the Southern Railway System serves Versailles with two local freights daily.

Air: Blue Grass Field is located 8 1/2 miles east of Versailles on U. S. 60. Eastern, Piedmont, and Delta Airlines serve the airport with a total of 26 flights daily.

Water: The nearest shipping point is Frankfort, 15 miles distant, situated on the Kentucky River. Docking facilities are available.

Trucks: Interstate and intrastate trucking facilities are provided by a large number of trucking firms. The nearest terminal facilities are located in Lexington, 13 miles distant.

Bus Lines: Versailles is served by Southeastern Greyhound Lines and Cooper Bus Lines.

HIGHWAY DISTANCES FROM VERSAILLES, KENTUCKY, TO:

<u>Town</u>	<u>Miles</u>	<u>Town</u>	<u>Miles</u>
Atlanta, Ga.	396	Memphis, Tenn.	443
Chicago, Ill.	342	New Orleans, La.	843
Cincinnati, Ohio	79	New York, N. Y.	746
Detroit, Mich.	352	St. Louis, Mo.	328
Los Angeles, Calif.	2,337	Washington, D. C.	545

Electricity

Versailles is supplied power by the Kentucky Utilities Company. Woodford County is also served by the Kentucky Utilities Company with the exception of a small area which is supplied by the Blue Grass RECC.

Natural Gas

Gas is supplied by Columbia Gas of Kentucky, whose source of supply is the Columbia Gulf Transmission Company and Tennessee Gas Transmission Company.

Water

Finished water is provided by the Versailles Municipal Water and Sewer System, whose source of supply is Big Spring and the Kentucky River. A surplus of approximately 450,000 gallons is available on days of peak demand.

Sewerage

The present municipal system is operating at capacity. Construction is now underway on a new \$182,000 disposal plant.

GENERAL CHARACTERISTICS

Woodford County is located in central northern Kentucky in the heart of the inner bluegrass. The area is an undulatory limestone upland embracing about 195 square miles, drained by the Kentucky River and its principal tributaries, Elkhorn, Glenns Creek, and Clear Fork. Versailles, the county seat, with a somewhat central location, has an elevation of 923 feet, which is representative of the higher upland area. The maximum elevation of the county is about 1,005 feet. The minimum elevation, 480 feet, is found at the mouth of Glenns Creek at the northwest edge of the county.

POPULATION AND LABOR MARKET

Population Growth

Except for the 1910's, Versailles' population has shown a net increase during each decade of this century. The rate of growth varied considerably; the largest increase occurred during the 1950's, while the 1910's showed a 9.1% decrease. The trend for Woodford County as a whole was almost opposite that for its county seat. There were net decreases in each decade except for 1930's and 1950's. These data are presented in tabular form in Table 1.

Table 1

POPULATION DATA FOR VERSAILLES AND WOODFORD COUNTY WITH COMPARISONS TO THE KENTUCKY RATE OF CHANGE, 1900-1960

<u>Year</u>	<u>Versailles</u>		<u>Woodford County</u>		<u>Kentucky</u>
	<u>Population</u>	<u>% Change</u>	<u>Population</u>	<u>% Change</u>	<u>% Change</u>
1900	----	----	----	----	----
1910	2,268		12,571		6.6
1920	2,061	-9.1	11,784	-6.3	5.5
1930	2,244	8.9	10,981	-6.8	8.2
1940	2,548	13.5	11,847	7.9	8.8
1950	2,760	8.3	11,212	-5.4	3.5
1960	4,060	47.1	11,913	6.3	3.2

Versailles is the only community in the county classified as urban. From data presented in the above table, it may be seen that 34 percent of the total county population resides in this urban community. Other county population characteristics include 13.2 percent nonwhite.

Economic Characteristics of the Area

The economical trend for the area is increasing rapidly toward manufacturing, with approximately 1,153 people employed in this industry in Versailles. The next largest group is agriculture with 664 family workers and 364 hired workers employed in this industry in the fall of 1959. Total employment in all industries was 1,615, excluding those directly employed in agriculture.

Per capita income in Woodford County was \$1,892 in 1957.*

Retail sales in Woodford County in 1958 were \$8,795,000.**

Kentucky and the seven adjoining states make up one-fourth of the national market.

Labor Market***

Supply Area: The Versailles labor supply area is defined for the purpose of this statement to include Woodford, Anderson, Fayette, Franklin, Jessamine, Mercer, and Scott Counties. Commuting distance within this area is not great; most of the labor force is within 35 miles of Versailles.

Labor Potential Defined: The total estimated labor supply is composed of three major groups.

1. The current unemployed, measured here by unemployment insurance claimants.
2. Men who would shift from low paying jobs such as farming, 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 next ten years.

*Personal Income in Kentucky Counties 1957, Bureau of Business Research, University of Kentucky

**1958 Census of Business, Retail Trade, Kentucky, United States Bureau of Census.

***Source: Kentucky Department of Economic Security.

Numbers Available: The total population of the Versailles supply area was reported at 210,859 by the U. S. Census of Population. Those among the total population that are estimated to be currently available for industrial employment include 2,174 males and 2,460 females. These totals include 1,400 unemployed and 774 marginally employed males and 686 unemployed and 1,774 marginally employed females. Their distribution throughout the supply area is shown in Table 2.

Table 2

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

	<u>Total</u>			<u>Labor Supply**</u>		<u>Total Unemployed</u>	
	<u>Male</u>	<u>Female</u>	<u>Total</u>	<u>Male</u>	<u>Female</u>	<u>Male</u>	<u>Female</u>
Woodford	94	244	338	46	217	48	27
Anderson	230	231	461	178	202	52	29
Fayette	908	1,243	2,151	31	831	877	412
Franklin	366	122	488	146	0	220	122
Jessamine	329	299	628	206	241	123	58
Scott	247	321	568	167	283	80	38
Area Total	2,174	2,460	4,634	774	1,774	1,400	686

The future labor supply will include some proportion of the 18,990 boys and 18,289 girls who will become 18 years of age during the next 10 years. 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. The distribution of these children throughout the labor supply is shown in Table 3.

* Kentucky Department of Economic Security.

**Persons that would shift from marginal employment. Persons not now in the labor force, but who would enter if jobs were available.

Table 3

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

	18 Years of Age by 1970	
	Males	Females
Area Total:	18,990	18,289
Woodford	1,149	962
Anderson	793	811
Fayette	10,608	10,284
Franklin	2,707	2,475
Jessamine	1,146	1,128
Mercer	1,279	1,347
Scott	1,308	1,282

Area Employment Characteristics: Agriculture is considered second to manufacturing in the economy of the Versailles area. During the year of 1959, there were 1,028 families and hired workers directly engaged in agriculture in Woodford County. The distribution of these workers is shown in the following table.

Table 4

VERSAILLES AREA AGRICULTURAL EMPLOYMENT
FALL, 1959

	Family Workers	Hired Workers*	Total
Woodford	664	364	1,028
Anderson	760	76	836
Fayette	775	1,253	2,028
Franklin	758	166	924
Jessamine	823	195	1,018
Mercer	1,532	218	1,750
Scott	1,612	250	1,862
Area Total	6,924	2,522	9,446

*Employed 150 days or more

Manufacturing has the largest employment of any industry in the area. During September of 1961, there were 15,582 workers engaged in manufacturing; over one-half of this number were employed in Fayette County. The distribution of the remaining employment, by county and type industry, is shown in Table 5.

Table 5

VERSAILLES AREA MANUFACTURING EMPLOYMENT*
SEPTEMBER, 1961

	Area							
	Total	Woodford	Anderson	Fayette	Franklin	Jessamine	Mercer	Scott
Total Manu- facturing	15,582	1,153	480	9,819	2,083	253	857	937
Food & kindred products	3,185	577	330	1,196	771	133	142	36
Tobacco	1,427	---	---	1,419	1	1	4	2
Clothing, Tex- tile & leather	1,649	182	---	288	718	103	358	0
Lumber & furniture	183	---	---	161	2	13	2	5
Print., Publ, & paper	989	8	5	897	52	3	16	8
Chemicals, petroleum & rubber	94	6	---	61	0	---	---	27
Stone, clay & glass	444	0	---	403	30	---	11	0
Primary Metals	68	0	---	0	---	---	---	68
Machinery, metal prod. & equip.	6,784	380	---	5,290	509	---	10	595
Other	759	0	145	104	---	---	314	196

More details about the area's 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

VERSAILLES AREA COVERED EMPLOYMENT, *
ALL INDUSTRIES, SEPTEMBER, 1961

	Area							
	Total	Woodford	Anderson	Fayette	Franklin	Jessamine	Mercer	Scott
Mining & Quarrying	265	0	21	129	64	19	32	0
Contract Con- struction	4,051	35	10	3,013	696	131	120	46
Manufacturing	15,582	1,153	480	9,819	2,083	253	857	937
Transportation, Communications & Utilities	3,105	123	82	2,349	286	48	130	87
Wholesale & Retail Trade	12,094	250	235	9,443	1,216	250	316	384
Finance, Ins. & Real Estate	2,042	38	35	1,600	242	32	41	54
Services	6,213	16	40	5,245	570	44	172	126
Other	537	0	0	490	43	0	4	0
Total	43,889	1,615	903	32,088	5,200	777	1,672	1,634

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

LOCAL MANUFACTURING

Manufacturing accounts for the major portion of industry in the Versailles area. The following list of firms indicates something of the demand for labor and the products available in the immediate area of Versailles and Woodford County.

Table 7

VERSAILLES MANUFACTURING FIRMS WITH PRODUCTS AND EMPLOYMENT, 1961

<u>Firm</u>	<u>Products</u>	<u>Employment</u>		
		<u>Male</u>	<u>Female</u>	<u>Total</u>
Barrett Versailles, Inc.	Blouses	2	44	46
Farmers Union Mill	Flour, Meal, & feeds	6	0	6
International Paper Co.	Milk cartons	40	20	60
Texas Instruments, Inc.	Motor accessories	127	248	375
Woodford Mfg. Co.	Refrigeration terminals	25	20	45

NEW INDUSTRY

A new industry now under construction in Versailles is Rand McNally and Company. The plant is being erected on a 25 acre site adjacent to the International Paper Company, on the U. S. 60 bypass. The city of Versailles sold three and six tenths million dollars in bonds to finance construction of the plant, which will have 283,000 square feet of floor space. Plans are to begin operation in October, 1962, with approximately two hundred employees.

Prevailing Wage Rates

Versailles' manufacturing firms may be characterized as that of medium wage rates. This is due primarily to the type of industries in the area, and secondarily to the community's location in the rural south.

Some examples of the existing wage structure are as follows:

Skilled	\$1.78 to \$2.41 per hour
Semi-skilled	1.25 to 1.87 per hour
Unskilled	1.11 to 1.50 per hour

Union

<u>Name of Union</u>	<u>Name of Company</u>
National Brotherhood of Pulp, Sulphide and Paper Mill Workers	International Paper Company

TRANSPORTATION

Transportation facilities in this community are very good. The Blue Grass Airport is 8 1/2 miles east of Versailles. A four-lane highway from Lexington to Louisville passes within the city limits. The geographic relationship of these facilities is shown on the Transportation and Recreation Map.

Railroads

Versailles is served by the Louisville Division of the Southern Railway System. There are two local freights daily operating between Lexington and Lawrenceburg. Switching service is provided twice daily on five tracks which can accommodate a total of 28 cars. Railway Express service is provided by trucks.

The volume of inbound freight per month will average approximately 125 cars consisting of paper, coal, and fertilizer. Freight out of Versailles will average four carloads per month.

Table 8

Railway Transit Time from Versailles, Kentucky To:*

<u>Town</u>	<u>No. of Days</u>		<u>Town</u>	<u>No. of Days</u>	
	<u>CL</u>	<u>LCL</u>		<u>CL</u>	<u>LCL</u>
Atlanta, Ga.	2	4	Louisville, Ky.	1	4
Birmingham, Ala.	2	4	Los Angeles, Calif.	7	15
Chicago, Ill.	3	7	Nashville, Tenn.	3	5
Cincinnati, Ohio	1	2	New Orleans, La.	3	5
Cleveland, Ohio	3	7	New York, N. Y.	4	9
Detroit, Mich.	3	9	Pittsburgh, Pa.	3	9
Knoxville, Tenn.	2	4	St. Louis, Mo.	2	5

*Southern Railway System, Lexington, Kentucky

Highways

Highways serving Versailles are U. S. Routes 60 and 62, and Kentucky Route 33. It is planned that the four-lane highway, U. S. 60, from Lexington to Frankfort be included as Interstate Route 64 until the remaining Interstate is completed.

A four-lane bypass connecting U. S. 60 passes at the edge of Versailles.

Table 9

Highway Distances from Versailles, Kentucky To:

<u>Town</u>	<u>Miles</u>	<u>Town</u>	<u>Miles</u>
Atlanta, Ga.	396	Lexington, Ky.	13
Birmingham, Ala.	430	Louisville, Ky.	65
Chicago, Ill.	369	Nashville, Tenn.	234
Cincinnati, Ohio	79	New York, N. Y.	746
Detroit, Mich.	352	Pittsburgh, Pa.	399
Knoxville, Tenn.	208	St. Louis, Mo.	328

Truck Service: Common carrier service is provided by the following truck lines: Ecklar-Moore Express, Inc.; Dixie Ohio Express, Inc.; Huber and Huber Motor Express, Inc.; Railway Express Agency, Inc.; Reliance Trucking Co.; and Sutton Transfer, Inc.

Store-door pickup and delivery for the Railway Express is provided by a local concern. Nearly all LCL is handled through terminal facilities located in Lexington, 13 miles distant.

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Table 10

Truck Transit Time from Versailles, Kentucky, to Selected
Market Centers*

<u>Town</u>	<u>Delivery Time</u>		<u>Town</u>	<u>Delivery Time</u>	
	<u>LTL</u>	<u>TL</u>		<u>LTL</u>	<u>TL</u>
Atlanta, Ga.	2nd	2nd	Louisville, Ky.	O. N.	O. N.
Birmingham, Ala.	2nd	2nd	Los Angeles, Calif.	5th	7th
Chicago, Ill.	2nd	2nd	Nashville, Tenn.	2nd	2nd
Cincinnati, Ohio	O. N.	O. N.	New Orleans, La.	2nd	3rd
Cleveland, Ohio	2nd	2nd	New York, N. Y.	2nd	3rd
Detroit, Mich.	2nd	2nd	Pittsburgh, Pa.	2nd	3rd
Knoxville, Tenn.	2nd	2nd	St. Louis, Mo.	2nd	2nd

Bus Lines: The Southeastern Greyhound Bus Line serves Versailles with five east-bound and five west-bound departures daily. Operating between Lawrenceburg and Lexington is the Cooper Bus Line, with three round trips daily.

Taxi, Car & Truck Rental: Versailles is served by two taxi companies with a total of four cars.

Car and truck rental services are available at Lexington, 13 miles distant.

Air

Versailles is served by Blue Grass Field, a second class airport, 8 1/2 miles east of the city. This airport is served by Eastern, Delta and Piedmont Airlines. Eastern provides eight flights daily, Delta- five flights daily, and Piedmont - thirteen flights daily (except on week-ends when the number is reduced to nine).

The field has three paved runways, with services that include major A & E repairs, a 24-hour weather bureau, and FAA communications. Services available for the public include charter service, flight instructions, taxi, limousine, U-Drive-It rentals and a restaurant.

Water

The nearest shipping point is Frankfort, 15 miles distant, situated on the Kentucky River. A six-foot navigation channel is maintained by locks and dams the 65.2 miles to Frankfort from the river's confluence of the Ohio River at Carrollton. In 1960, 399,633 tons of cargo was shipped on the Kentucky River, consisting of 14% gasoline, 32% coal, and 54% sand and gravel.

*Ecklar-Moore Express, Inc., Lexington, Kentucky.

UTILITIES AND FUEL

Electricity

Versailles is supplied power by the Kentucky Utilities Company. Woodford County is also served by Kentucky Utilities, with the exception of a small area which is supplied by the Blue Grass RECC.

Kentucky Utilities Company provides electric service in 77 Kentucky counties. The company has a generating capacity of 575,000 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., Central Illinois Public Service Company, TVA, and through Louisville Gas and Electric and Ohio Power, with Ohio Valley Electric Corporation. These interconnections provide a means of interchanging substantial blocks of electric power when desired. For complete rate schedules, contact the Kentucky Department of Commerce or Director of Industrial Development, Kentucky Utilities Company, Lexington, Kentucky.

Natural Gas

Natural gas is supplied Versailles by Columbia Gas of Kentucky, Inc., whose source of supply is the Columbia Gulf Transmission Company and Tennessee Gas Transmission Company. Gas is tapped from a six inch high pressure line two miles north of the city and is distributed in lines varying from two to six inches. Pressure is maintained at 30 psi, btu content is 1,050 per cubic foot, and specific gravity is .60. Industrial rates may be obtained from the Columbia Gas Company of Kentucky, Inc., Lexington, Kentucky.

General Service Gas Rates:

First	1,000 cubic feet	\$2.08 per MCF
Next	49,000 cubic feet	.831 per MCF
Next	50,000 cubic feet	.791 per MCF
Next	200,000 cubic feet	.761 per MCF
Over	300,000 cubic feet	.731 per MCF
Minimum		\$2.03

Coal and Coke

High volatile bituminous coal is mined extensively in both the Eastern and Western Coal Fields. Versailles is supplied coal by both fields. The combined production of the two fields was 66,847,000 tons in 1960, a six percent increase over 1959.

Coal and Coke (Continued)

The Eastern and Western coal fields consist of 2,037 and 127 miles, respectively, in the 43 major coal producing counties. Production in the two fields was 65 percent from underground mines, 32 percent from strip mines, and 3 percent from auger mines. Of the production, 68 percent was cleaned, 37 percent was crushed, and 22 percent was treated with oil or CaCL. In 1960 the average value per ton in the Eastern Coal Field was \$4.84 and \$3.49 in the Western Coal Field, F. O. B. Mine.*

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

Fuel Oil

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

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

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

WATER AND SEWERAGE

Public Water Supply

Water is supplied by the Versailles Municipal Water and Sewer System, whose source of supply is the Kentucky River and Big Spring. The total treating capacity of the system is one million gallons per day. Average daily use is 500,000 gallons and the maximum daily use has been 550,000 gallons, thus rendering a daily surplus of approximately 450,000 gallons. The average pumping time to meet requirements is 12 hours. Storage facilities consist of two elevated tanks containing a total of 300,000 gallons and a storage basin for untreated water which holds 150,000 gallons. The mains vary in size from six to twelve inches, and pressure is maintained at 60 psi.

Rates:

First	7,000 gal.	\$.60 per M gal.
Next	15,000 gal.	.40 per M gal.
Next	75,000 gal.	.30 per M gal.
Over	100,000 gal.	.25 per M gal.

Minimum charge \$2.00

Water Resources

Public and industrial water supply is secured from both surface and ground water. The Kentucky River affords the largest surface water supply. Other sources are from impounded small streams. The average discharge of the Kentucky River at the stream gaging station near Salvisa is 6,440 cfs (USGS 29 years record).

A spring, known as the Big Spring, is located in the downtown area of Versailles. At the present time, the spring is utilized by the municipal water system which treats the water for the city's use. The spring yields a daily average of approximately 500,000 gallons.

The occurrence of ground water is from rocks of the Middle and Upper Ordovician series. Available information (U. S. Geological Survey) indicates that most drilled wells along large drainage lines will produce enough water for a domestic supply with a power pump and pressure system (more than 500 gallons a day) at depths of less than 100 feet. Some wells produce as much as 300 gallons per minute from alluvium or thick limestone along large streams. Along lesser drainage lines in some of the uplands, most drilled wells will produce enough water for a domestic supply with a hand pump (100 to 500 gallons a day) at depths of less than 100 feet. Some wells will produce more than 500 gallons a day except in dry weather. Away from drainage areas, most drilled wells will not produce enough water for a dependable domestic supply (100 gallons a day). Wells in valleys may produce enough water for a domestic supply except in dry weather. Ground water in Woodford County is generally hard or very hard and may contain salt or hydrogen sulphide especially at depths greater than 100 feet.

Sewerage System

The municipal sewer system serves Versailles with separate storm and sanitary sewers. At the present time, the sewerage plant is operating at capacity. Construction of a new disposal plant costing approximately \$182,000 is to be completed in October of 1962. This will double the capacity of the present system to 458,000 gallons per day.

Mains range from 8 to 10 inches, with 12 inch combined storm and sanitary mains. The sewage is given primary and secondary treatment with the effluent discharged into Clear Creek, one mile from the city.

Monthly sewerage rates are 50 percent of the water bill for city residents and 100 per cent for county residents.

INDUSTRIAL SITES

Site #1: This level, 20-acre site is located adjacent to the U. S. 60 four-lane bypass and U. S. 62. A spur track of the Southern Railway System forms part of the eastern boundary. Water, gas, electricity and sewers are available.

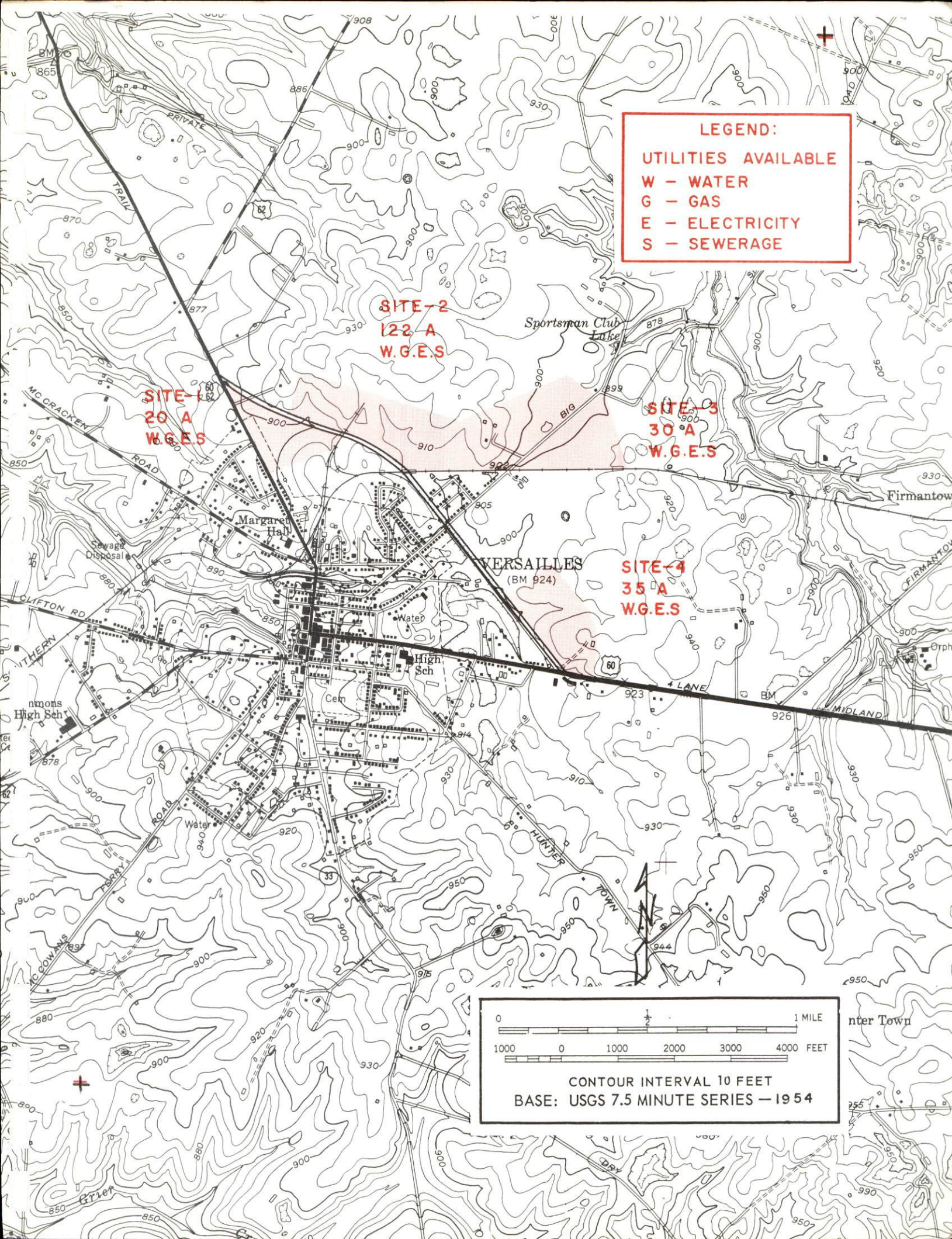
Site #2: This site contains 122 acres of level land adjacent to the U. S. 60 bypass. A spur track of the Southern Railway System runs to the property. Gas and electricity are available. Water and sewers are located 1,000 feet from the property line.

Site #3: This is a level, 30 acre site bound on the south by the Southern Railway and on the west by a county road. Water and sewers are available 1,500 feet from the property.

Site #4: This level, 35 acre site is adjacent to the U. S. 60 bypass and 200 feet from a Southern Railway spur. Water, gas, electricity and sewers are available.

Available Industrial Building

There is a one-floor industrial building in Versailles with a total floor space of 5,500 square feet. This steel-constructed building has a concrete floor, and is located on four acres of level land. A railroad siding and truck loading docks are available. Water, gas, electricity and sewers are available. Owner will either sell or lease.



LEGEND:

UTILITIES AVAILABLE

W - WATER

G - GAS

E - ELECTRICITY

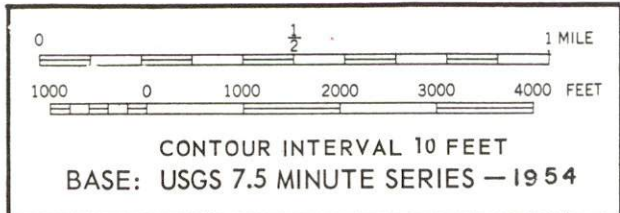
S - SEWERAGE

SITE-2
122 A
W.G.E.S

SITE-1
20 A
W.G.E.S

SITE-3
30 A
W.G.E.S

SITE-4
35 A
W.G.E.S



LOCAL GOVERNMENT AND SERVICES

Type Government

City: Versailles, the county seat of Woodford County, is a fourth class city governed by a mayor, elected for four years, and six councilmen, elected for two year terms.

County: Woodford County is governed by a fiscal court composed of a County Judge elected for four years, and six magistrates elected for two year terms.

Laws Affecting Industry

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

Business Licenses: An occupational license is levied by the city. This fee ranges from \$5.50 to \$25.00, depending upon the type of occupation.

Planning and Zoning

Versailles has had a contract with the Planning & Zoning Division of the Kentucky Department of Commerce since 1953. The following planning reports and regulations have been prepared: Base Map, Zoning Ordinance, Existing Land-Use Maps, Subdivision Regulations, Major Street Plan, Community Facilities Plan, Existing Land-Use Analyses and Capital Improvements Program. In 1961 the Versailles Planning Commission was superceded by a joint Versailles-Woodford County Planning Commission having jurisdiction over the city and a large section of the county. Subdivision regulations have been written and are in the process of being adopted by the joint Commission.

A Base Map and Existing Land-Use Map for Woodford County as well as a Neighborhood Analysis and General Plan for Versailles will be completed within the year.

Building Codes

The city has adopted building, electrical and housing codes. A plumbing code is to be adopted in 1962. There is an electrical and a housing inspector, and plans are being made for the employment of building and plumbing inspectors.

Urban Renewal and Public Housing

The city has made application for an advance of funds to make surveys and plans for a ten acre urban renewal project on the edge of the central business district. Five acres of prime commercial land suitable for development as a single tract will be available in 1963 or 1964. The balance of the project is proposed for residential re-use. The Public Housing Administration has made an allocation of 42 low-rent housing units to the city; the units are expected to be ready for occupancy in late 1963. An active Citizens Participation Committee is supporting the city's Workable Program for Community Improvement, including urban renewal and housing.

Fire Protection

The Versailles Fire Department is staffed with a chief and 12 volunteer firemen. Motorized equipment consists of a 1952 Mack truck with a 500 gpm pump. This truck is equipped with 1,200 feet of 2 1/2 inch hose, 300 feet of 1 1/2 inch hose, and 150 feet of 1 inch hose. Alarm is by a centrally located siren.

The Woodford County Fire Department is staffed with a chief and 12 volunteer firemen. A 1959 Ford, 500 gpm pumper-type truck and a portable 1,000 gallon water tank is used for county fire protection. The truck is radio equipped.

Police Protection

The police department is staffed with a chief, four full-time patrolmen, one part-time patrolman, and three radio dispatchers. Motorized equipment consists of one cruiser equipped with a two-way radio.

Garbage and Sanitation

The city's sanitation service provides collection twice a week in the residential sections, and daily in the business district. Monthly rates are \$1.50 in residential sections and \$2.50 in the business district. Disposal is by means of the land fill method. The Sanitation Department's equipment includes two disposal trucks, one dump truck and a front loader.

T A X E S

The following table shows the property tax rates applying in Versailles and Woodford County for 1961. A more detailed explanation of taxes is shown in Appendix E.

Table 11

PROPERTY TAX RATES PER \$100 OF ASSESSED VALUE

<u>Taxing Unit</u>	<u>Versailles</u>	<u>Woodford County</u>
County	\$.44	\$.44
State	.05	.05
City	.75	
School	<u>1.40</u>	<u>1.40</u>
Total	\$2.64	\$1.89

Local Financial Statement

Real Estate Assessment Ratios Based on 1960 Assessments:

Woodford County	28.5%	For State and County Tax Levies
Woodford County	28.3%	For School Tax Levies

Net Assessed Value of Property for Taxes due in 1960:

Woodford County - \$43,473,083 Subject to full local rate

City Income, Fiscal Year Ending June 30, 1961: \$390,737.78

City Expenditures, Fiscal Year Ending June 30, 1961: \$390,737.78

City Bonded Indebtedness: \$419,000 Water and Sewer Revenue Bonds

Estimated County Budget, Fiscal Year Ending June 30, 1961: \$233,595

County Bonded Indebtedness: None

OTHER LOCAL CONSIDERATIONS

Educational Facilities

Graded Schools: Woodford County has a consolidated high school located in Versailles, with a total enrollment of 464 students. The student-teacher ratio for the high school is 17-1.

Table 12

SCHOOLS, ENROLLMENT, NUMBER OF TEACHERS, AND STUDENT-TEACHER RATIO IN VERSAILLES AND WOODFORD COUNTY

<u>System</u>	<u>Enrollment</u>	<u>No. of Teachers</u>	<u>Student-Teacher Ratio</u>
Woodford County H. S.	464	27	17
Woodford County Elementary	1,765	63	28
St. Leo (Par.)	74	3	25
Margaret Hall (Private)	120	21	6
Midway Elem. & High (Ind.)	400	17	24
Pinkerton High (Private)	150	15	10

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.

Versailles is served by the Lafayette Vocational School, located in Lexington, 13 miles distant. Courses offered include auto mechanics, auto body mechanics, drafting, electronics, general industrial electricity, machine shop, radio, practical nursing, 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, and as facilities permit.

Colleges: Institutions of higher learning in the area include:

College of the Bible, Lexington, 13 miles
University of Kentucky, Lexington, 13 miles
Transylvania College, Lexington, 13 miles
Midway Junior College, Midway, 8 miles
Georgetown College, Georgetown, 18 miles
Kentucky State College, Frankfort, 15 miles
Asbury College, Wilmore, 24 miles
Eastern State College, Richmond, 39 miles
Centre College, Danville, 38 miles
Berea College, Berea, 48 miles

Health

Hospitals: Versailles is served by the Woodford County Memorial Hospital, located in the city. This 34-bed hospital has complete x-ray, laboratory, operation and emergency room facilities. Versailles has five medical doctors, ten registered nurses, three dentists and a chiropractor.

Construction is to begin the summer of 1962 on a 64-bed hospital, costing approximately \$697,000. The hospital is to be financed by donations, of which \$400,000 has been pledged.

The Taylor Nursing Home, located within the city, has a capacity of 57 beds.

Public Health: The Woodford County Health Department, located in Versailles, is staffed with a part-time doctor, a health officer, a full-time clerk, a full-time nurse, a part-time nurse, and a sanitarian. The present programs consist of venereal disease and tuberculosis control, maternal and child health service, dental hygiene and general sanitation services. The department operates on an \$18,000 annual budget.

Housing

At the present time, Versailles has a limited number of housing units for rent or sale. Three subdivisions have recently been opened for development with approximately 90 lots available. Construction costs for a two or three bedroom home range from \$11,500 to \$15,000, depending upon the location and type of construction.

Communication

Telephone and Telegraph: General Telephone of Kentucky serves Versailles with a modern dial telephone system. There are 2,372 subscribers in the area.

The local Western Union telegraph office operates Monday through Saturday between the hours of 9:00 A. M. to 5:30 P. M.

Postal Facilities: Versailles has a first-class post office with 15 full-time employees. Mail is received and dispatched five times daily by truck. The Versailles office has four rural routes and three city routes. The 1961 postal receipts totaled \$53,832.24

Newspapers: The Woodford, a weekly paper published on Thursday, serves local residents with a circulation of 2,061. Lexington and Louisville papers are received daily.

Radio: Reception is excellent from Lexington stations WBKY-FM, WVLK-AM (CBS), WLAP-AM and FM, and WBLG-AM.

Television: All networks are received from stations in Louisville and Lexington through the facilities of an outdoor antenna.

Libraries

Versailles is served by the Logan-Helm Memorial Library and the Woodford County Library.

The Logan-Helm Memorial Library has approximately 8,000 volumes, with 525 registered borrowers and an annual circulation of 8,000 volumes. Library hours are 1:30 P. M. to 5:30 P. M., Monday through Saturday.

The Woodford County Library has 6,500 volumes with the circulation for 1961 totaling 18,200. A county bookmobile, working in conjunction with the library, had a circulation of 19,402 volumes in 1961.

Churches

There are ten churches in Versailles representing the following denominations: Assembly of God, Baptist, Catholic, Church of Christ, Church of God, Christian, Episcopal, Methodist, and Presbyterian. Approximately 75% of Versailles' citizens are church members; church attendance is extremely high.

Financial Institutions

	<u>Statement as of December 29, 1961</u>	
	<u>Assets</u>	<u>Deposits</u>
The Woodford Bank & Trust Co.	\$6,146,092.48	\$5,671,159.74
United Bank & Trust Co.	6,738,722.96	6,225,177.21

Hotels and Motels

Airport Motel	40 Units
Dales Motel	14 Units
Hurst Motel	10 Units

Clubs and Organizations

Some of the organizations found in Versailles are: American Legion, American Red Cross, Boy Scouts of America, Business & Professional Women, Chamber of Commerce, Community Chest, Daughters of America, Eastern Star, Future Farmers of America, Future Homemakers of America, Garden Club, Girl Scouts, Jaycees, Kiwanis Club, Lions Club, March of Dimes, Masonic Lodge, Ministerial Association, Newcomers Club, Rotary Club, and Women's Club.

Recreation

Local: Big Spring Park, a five-acre municipally owned and operated park, has a directed recreational program for children of all ages. Facilities include playground equipment, picnic facilities, a large pavillion, a ball diamond and a croquet court. A fair and horse show is held in Versailles annually. A swimming pool and bathhouse are available.

Area: Area recreational facilities include boating, fishing and swimming in the Kentucky River, 6 miles distant. Water sports are also available at Herrington Lake, 20 miles distant, and Lake Cumberland, 70 miles distant.

Natural Bridge State Park, 70 miles east of Versailles, has completely furnished cottages, bathhouses, beach and picnic areas.

My Old Kentucky Home State Park is located 54 miles west of Versailles. In addition to being a historic point of interest, this park is the locale of an annual regional drama, "The Stephen Foster Story".

Community Improvements

Recent:

1. A sewerage disposal plant, costing approximately \$182,000, is now under construction.
2. Added to the present system was the installation of new water treatment equipment and water lines, costing over \$80,000,
3. A swimming pool and bathhouse, costing \$50,000, were completed in the summer of 1961.
4. The city has installed 78 new street lights.
5. A rescue ambulance was purchased from funds donated by citizens of the community.
6. A beautification program was established by the Women's Club to beautify the city streets.
7. Construction began in June of 1962 on a 64-bed hospital, costing approximately \$697,000.

N A T U R A L R E S O U R C E S

Agriculture

In 1959 there were 647 farms in Woodford County covering 101,356 acres, an average of 156.7 acres per farm. The following table shows some agricultural statistics for Woodford County and Kentucky.

Table 13.

AGRICULTURAL STATISTICS FOR WOODFORD COUNTY AND KENTUCKY, 1959*

<u>Crops</u>	<u>Acres Harvested</u>	<u>Yield Per Acre</u>	<u>Total Production</u>
<u>Corn:</u>			
Woodford County (bu)	4,322	31.3	135,473
Kentucky (bu)	1,649,000	42.5	70,184,000
<u>Wheat:</u>			
Woodford County (bu)	922	24.2	22,396
Kentucky (bu)	158,000	24.5	3,876,000
<u>Soybeans:</u>			
Woodford County (bu)	430	24.4	10,520
Kentucky (bu)	181,000	22.1	4,012,000
<u>Burley Tobacco:</u>			
Woodford County (lbs)	4,339	1,611.5	6,990,843
Kentucky (lbs)	189,000	1,604.5	303,261,000
<u>Alfalfa Hay:</u>			
Woodford County (tons)	3,691	2.3	8,642
Kentucky (tons)	289,000	2.1	620,000
<u>Clo-Tim Hay:</u>			
Woodford County (tons)	2,201	1.5	3,435
Kentucky (tons)	427,000	1.3	582,000
<u>Lespedeza Hay:</u>			
Woodford County (tons)	2,453	1.2	3,113
Kentucky (tons)	549,000	1.2	703,000

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

Table 14

LIVESTOCK STATISTICS FOR WOODFORD COUNTY AND KENTUCKY, 1959*

<u>Livestock</u>	<u>Number on Farms as of January 1, 1960</u>
<u>All Cattle and Calves:</u>	
Woodford Co.	18,268
Kentucky	1,947,000
<u>Milk Cows:</u>	
Woodford Co.	948
Kentucky	466,000
<u>Sheep:</u>	
Woodford Co.	16,364
Kentucky	546,000

Forests

There are approximately 14,000 acres of forest in Woodford County which comprise 11% of the total land area. The principal tree types are oaks, hickory, yellow poplar, and red cedar.

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-fourth of the lumber, veneer and bolts produced (500 to 600 million board feet per year) is used in manufacturing in the state.

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

Minerals

The mineral resources of Woodford County consist of limestone, vein minerals, rock phosphate and sand and gravel. Clay deposits suitable for brick manufacture are reported, but commercial quantities are unknown.

Limestone: Limestone, suitable for local construction and roadway purposes, occurs in large quantities throughout the county. Some zones are sufficiently high in calcium carbonate (CaCO_3) to be used as an agricultural lime. No quarry is currently in operation.

Vein Minerals: Vein minerals, principally fluorite, calcite and barite, occur in several localities. These have been worked on a small scale in the past along the Kentucky River in the vicinity of Mundy's Landing. Ample reserves for present day commercial development have not been proven.

Rock Asphalt: The Woodburn member of the Lexington formation is highly phosphatic and has been worked to a small degree in the past for rock phosphate. Any present day development would probably be prohibited by the high price of Woodford County farmland and by the availability of higher grade phosphate in other areas.

Sand and Gravel: Sand and gravel, suitable for small scale local use, can be obtained from the Kentucky River. These might be developed providing markets are favorable.

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 (gallons)	(2)	(2)
LP Gases (gallons)	(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 dis- closed: cement, ball clay (1960), crushed sandstone, and values indicated by footnote 2.	-----	22, 080, 000

- (1) Mineral Industry of Kentucky, Min. 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."

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% 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 per capita income in Woodford County in 1957 was \$1,892, with retail sales amounting to \$8,795,000 in 1958.

Kentucky and the seven adjoining states make up one-fourth of the National Market. In 1958, retail sales in this area totaled \$44,817,920,000, 22.3% of the United States.

C L I M A T E

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% of the year and increases to 60% 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.

A P P E N D I X

History	Appendix A
Employment by Industry Division	Appendix B
Economic Characteristics of the Population	Appendix C
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Kentucky Corporation Taxes	Appendix E
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City Bond Issues for Industrial Buildings	Appendix F
Instructions for Filing Articles of Incorporation	Appendix G
Cooperating State Agencies	Appendix H

HISTORY

Woodford County was formed from Fayette by an act of the Virginia Legislature passed November 12, 1788. Often called the "asparagus bed" of the garden spot of Kentucky, the county was named in honor of General William Woodford, an officer of the Revolutionary War, who distinguished himself early in the French and Indian War, won a victory at the Battle of Great Bridge, was wounded in the Battle of Brandywine, and finally captured at the seige of Charleston. He was taken to New York where he died in 1780.

The county is situated in the heart of the state, in the "Blue Grass" area, with the Kentucky River forming its entire south and west boundary line and South Elkhorn Creek forming its northeast boundary. Its land is level and gently undulating, and its soil is well-noted for its fertility.

Woodford County had a 1790 population of 9,210, and in 1850 it was 12,423. Versailles had 1,407 inhabitants in 1870.

Versailles, the capital of Woodford County, was laid out on May 13, 1793, in the central part of the county on 80 acres of land. Previously, the settlement was known to the pioneers as the "Falling Spring," from the large stream that gushed from a cavern. The stream still runs and falls with its original vigor, but the name "Falling Spring" was changed to "Big Spring." General Marquis Calmes, who was one of the town's founders, named it after the city of Versailles, France, as a tribute to that country for its help during the Revolution. In 1935, a handsome bronze urn, was formally presented as a gift from the municipality of Versailles, France, to the city of Versailles, Kentucky. The urn, bearing the coat of arms of the French city and the inscription "Versailles, France, birthplace of United States Independence, to Versailles, Kentucky," was to commemorate the naming of this Kentucky town for the French mother city and to strengthen mutual ties.

During the years, Versailles continued to grow and prosper. Its first church, of the Methodist denomination, came in 1826; its first general school was built in 1828; the first turnpike road was built, from Versailles to Lexington, about 1835; and the first drug store was established in 1836, by Luke P. Blackburn, who later became Governor of Kentucky. Soon, the town had grown to cover more than 600 acres and had something over 3,000 inhabitants.

At the dawn of the present century, Versailles was one of the oldest, and had the reputation of being one of the most beautiful, towns in Kentucky. It had become known as the "town of beautiful homes" - its well-kept streets were graced by modern business blocks and many handsome residences.

Appendix A

Versailles had three splendid banks and a flourishing building and loan association in 1902. Also by this time, the city was lighted by electricity, had a fine telephone exchange, a well-equipped steam fire department, a public library, a steam bakery, a steam laundry, an ice factory, a hotel that was famous for its superior cuisine, a large carriage factory, tobacco rehandling houses, a planing mill, and one of the largest flour mills in central Kentucky. Transportation facilities were also excellent. The city was the junction point of the Louisville and Lexington and the Georgetown branches of the Southern Railway and the Louisville and Atlantic Railroad. The latter line led to the rich mineral and timber regions of eastern Kentucky. The electric railway, running from Lexington to Frankfort, was soon built.

Versailles is located in the center of an area that for years led the world in the breeding of fine Hereford cattle. More than once Woodford County herds won more premiums for Herefords in international competition than all others in the world combined. One year this feat was accomplished by a single Woodford County herd.

COVERED EMPLOYMENT BY MAJOR INDUSTRY DIVISION
WOODFORD COUNTY AND KENTUCKY

<u>Industry, September, 1961</u>	<u>County</u>		<u>Kentucky</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
All Industries	1,615	100.0	450,797	100.0
Mining & Quarrying	0	0	30,480	6.7
Contract Construction	35	2.1	30,043	6.6
Manufacturing	1,153	71.3	196,562	37.6
Food & kindred products	577	35.7	25,996	5.7
Tobacco	0	0	10,520	2.3
Clothing, Tex. & leather	182	11.2	25,542	5.6
Lumber & furniture	0	0	14,151	3.1
Printing, Pub. & paper	8	.5	10,432	2.3
Chemicals, petroleum, coal & rubber	6	.4	13,713	3.0
Stone, clay & glass	0	0	5,904	1.3
Primary metals	0	0	9,737	2.1
Machinery, metals & equip.	380	23.5	51,097	11.3
Other	0	0	2,470	.5
Transportation, Communication & Utilities	123	7.6	33,214	7.3
Wholesale & Retail Trade	250	15.4	117,790	26.1
Finance, Ins. & Real Estate	38	2.3	20,663	4.5
Services	16	.9	39,208	8.6
Other	0	0	1,837	.4

Appendix C

Economic Characteristics of the Population for Woodford County
and Kentucky 1960

Subject	County		Kentucky	
	Male	Female	Male	Female
Total Population	5,827	6,086	1,508,536	1,529,620
EMPLOYMENT STATUS				
Persons 14 years old & over	4,008	4,343	1,036,440	1,074,244
Labor force	3,183	1,510	743,255	219,234
Civilian labor force	3,183		705,411	290,783
Employed	3,094	1,437	660,728	275,216
Private wage & salary	1,789	1,249	440,020	208,384
Government workers	336	173	58,275	44,462
Self-employed	965	79	156,582	16,109
Unpaid family workers	4	8	5,851	6,261
Unemployed	89	73	44,683	15,567
Not in labor force	825	2,833	293,185	783,010
Inmates of institutions	36	46	15,336	8,791
Enrolled in school	234	370	94,734	97,825
Other & not reported	555	2,117	183,115	676,394
Under 65 years old	240	1,905	91,626	539,838
65 and over	315	512	91,489	136,556
MAJOR OCCUPATION GROUP OF EMPLOYED PERSONS				
All employed	3,094	1,437	660,728	275,216
Professional & technical	207	167	46,440	36,879
Farmers & farm mgrs.	688	12	91,669	2,339
Mgrs., officials, & props.	193	55	58,533	10,215
Clerical & kindred workers	139	292	35,711	66,343
Sales workers	108	84	39,837	25,265
Craftsmen & foremen	466	11	114,003	2,836
Operatives & kindred workers	362	356	140,192	45,305
Private household workers	15	219	1,123	25,183
Service workers	180	153	29,844	40,156
Farm laborers & farm foremen	523	12	33,143	2,046
Laborers, ex. farm & mine	134	3	44,227	1,671
Occupation not reported	79	73	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.

CLIMATIC DATA FOR VERSAILLES, WOODFORD COUNTY, KENTUCKY

Month	Temp. Norm* Deg. Fahrenheit	Total Prec. Norm* Inches	Av. Relative Humidity Readings**	
			7:00 AM	1:00 PM
			EST	
January	33.9	4.50	83	71
February	36.0	3.63	81	64
March	44.3	4.46	81	59
April	61.7	3.76	78	55
May	64.1	3.56	81	56
June	73.0	4.21	83	56
July	76.6	4.25	85	56
August	75.0	3.37	87	55
September	65.5	2.83	85	51
October	57.9	2.44	86	53
November	44.8	3.15	82	58
December	35.9	3.68	83	66
Annual Norm	54.4	44.74		

*Station Location: Lexington WB Airport, Lexington, Kentucky

**Station Location: Lexington, Kentucky

Length of record: 7:00 AM readings 16 years;
1:00 PM readings 16 years.

Days cloudy or clear: (16 yrs. of record) 100 days clear, 106 days partly cloudy,
and 159 days cloudy.

Percent of possible sunshine: Not recorded.

Days with precipitation of 0.01 inch or over: (16 yrs. of record) 130 days.

Days with 1.0 or more snow, sleet, hail: (16 yrs. of record) 5 days.

Days with thunderstorms: (16 yrs. of record) 47 days.

Days with heavy fog: (16 yrs. of record) 18 days.

Prevailing wind: (14 yrs. of record) South

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

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 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 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.

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 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.

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 their 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. 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 1955, the statewide assessment level on real estate and tangible personalty is about 35 per cent, 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	.10	No	No	No
Bank shares	.50	.20	.20	.40
Brokers accounts receivable	.10	No	No	No
Building and loan association capital stock	.10	No	No	No
Car lines	1.50	No	No	No
Distilled spirits	.50	Full <u>1/</u>	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	.25	No	No	No
Intangibles, franchise	.50	Full	Full	Full
Intangibles, franchise nonoperating	.25	No	No	No
Intangibles, not elsewhere 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 <u>2/</u>	.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, <u>after</u> 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 capitol 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 tax consisting of: (1) a normal tax which ranges from 2% on the first \$3,000 of net income to 6% on net income in excess of \$8,000 <u>after</u> the deduction of Federal individual income tax payments, which is reduced by a tax credit of \$20 for each exemption. (Effective January 1, 1961, individual income taxes were reduced by an average of 40%.)	There are no local individual income taxes levied outside the corporate limits of Kentucky cities.									
Real Estate	Five cents on each \$100 of assessed valuation. The average county assessment ratio is approximately 33 per cent 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 33 per cent 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 33 per cent 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 per cent 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 follow:</p> <table> <tr> <td>Bank Deposits</td><td>100%</td><td>1/10 of 1¢</td></tr> <tr> <td>Stocks & Bonds</td><td>100%</td><td>25¢ per \$100</td></tr> <tr> <td>Accounts Receivable</td><td>85%</td><td>25¢ per \$100</td></tr> </table>	Bank Deposits	100%	1/10 of 1¢	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¢									
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 Economic Development, 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 Economic Development "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 1959, 2,645 miles of highway and bridges were placed under contract at a total cost of \$62,905,575. 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 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.

The Kentucky Department of Economic Development 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.