

1968

# Industrial Resources: Woodford County - Versailles

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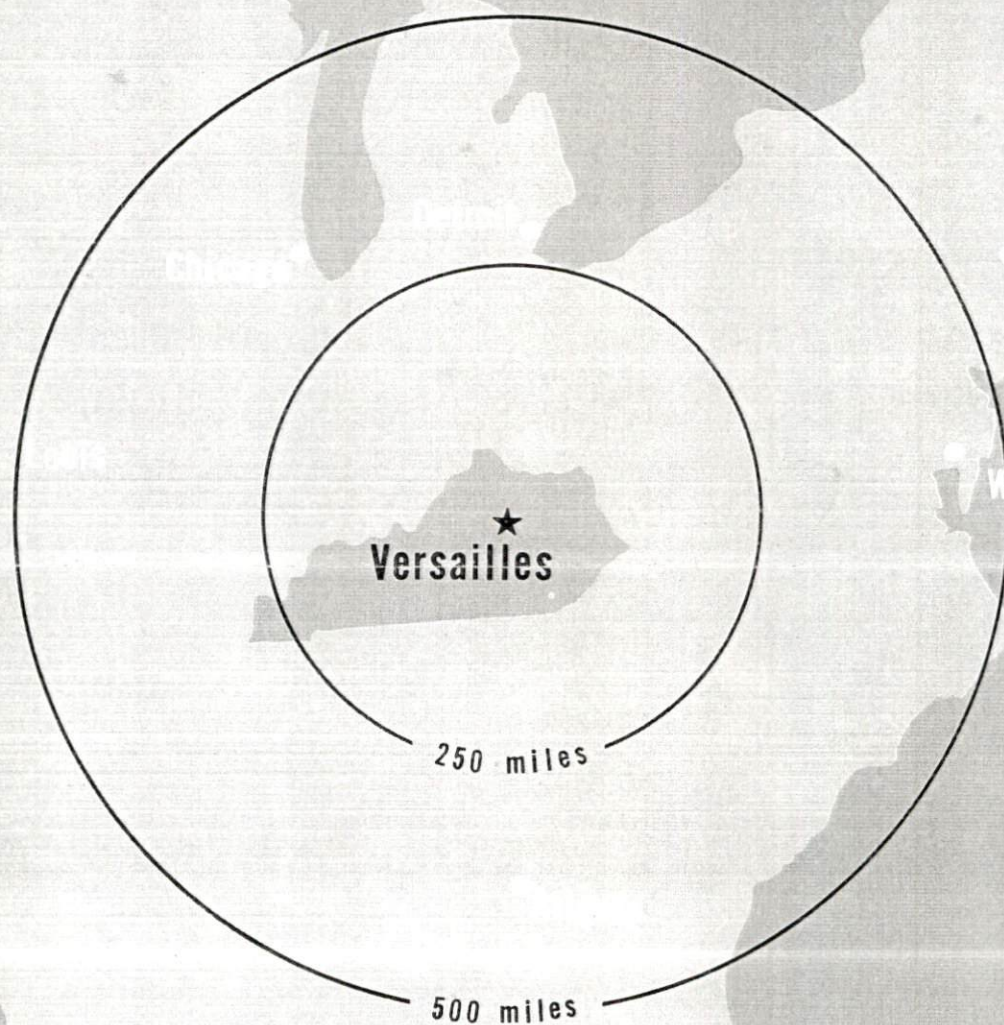
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# **INDUSTRIAL RESOURCES**

**VERSAILLES  
KENTUCKY**



VERSAILLES INDUSTRIAL SITES

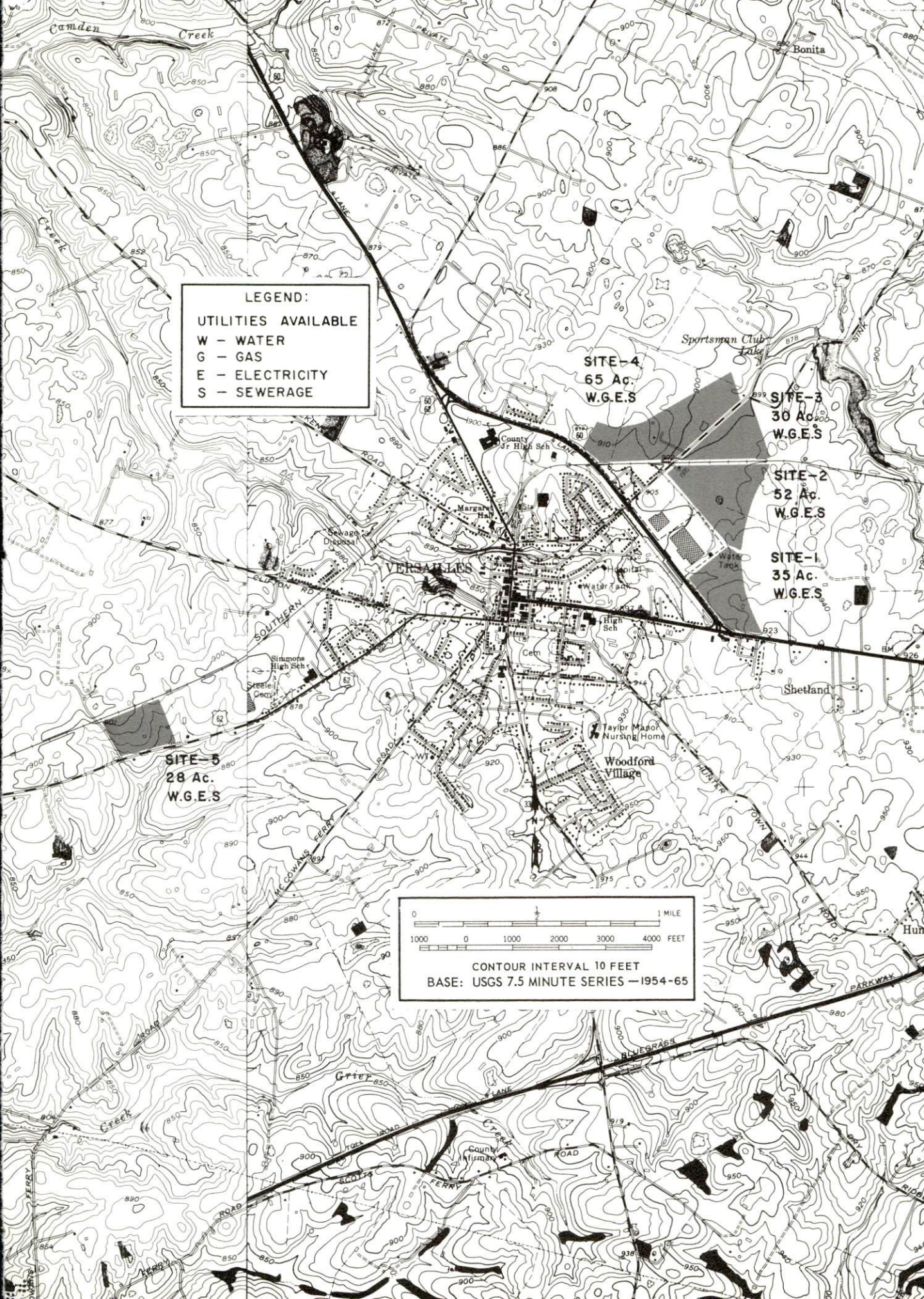


## VERSAILLES INDUSTRIAL SITES

The Versailles Improvement Company was organized in August 1953 by citizens interested in the industrial climate of Versailles and Woodford County. Cost per acre of the following sites will be furnished upon request by the Company or the Kentucky Department of Commerce.

- SITE #1: ACREAGE AND TOPOGRAPHY: 35 acres, flat land  
LOCATION: Adjacent to U. S. Highway 60 bypass  
HIGHWAY ACCESS: U. S. Highway 60 bypass  
RAILROADS: 200 feet from Southern Railway System  
ELECTRICITY: Kentucky Utilities Company  
WATER AND SEWERAGE: Versailles Water and Sewerage System  
GAS: Columbia Gas of Kentucky
- SITE #2: ACREAGE AND TOPOGRAPHY: 52 acres, level land  
LOCATION: 1,100 feet north of U. S. Highway 60 bypass  
HIGHWAY ACCESS: County paved road, 1,100 feet to  
U. S. Highway 60 bypass  
RAILROADS: Bound on north by main line of Southern Railway System  
ELECTRICITY: Kentucky Utilities Company  
WATER AND SEWERAGE: Versailles Water and Sewerage System  
GAS: Columbia Gas of Kentucky
- SITE #3: ACREAGE AND TOPOGRAPHY: 30 acres, flat land  
LOCATION: Northeast of city limits  
HIGHWAY ACCESS: County road, 1,800 feet to U. S. Highway 60 bypass  
RAILROADS: Bound on south by Southern Railway System  
ELECTRICITY: Kentucky Utilities Company  
WATER AND SEWERAGE: Versailles Water and Sewerage System  
GAS: Columbia Gas of Kentucky
- SITE #4: ACREAGE AND TOPOGRAPHY: 65 acres, level land  
LOCATION: Adjacent to U. S. Highway 60 bypass  
HIGHWAY ACCESS: U. S. Highway 60 bypass  
RAILROADS: Southern Railway System borders southern edge of site  
WATER AND SEWERAGE: Versailles Water and Sewerage System  
ELECTRICITY: Kentucky Utilities Company  
GAS: Columbia Gas of Kentucky
- SITE #5: ACREAGE AND TOPOGRAPHY: 28 acres, gently rolling  
LOCATION: Approximately 1 1/2 miles southwest of Versailles  
HIGHWAY ACCESS: U. S. Highway 62  
RAILROADS: Southern Railway System borders northern edge  
of site  
WATER AND SEWERAGE: Versailles Water and Sewerage System  
ELECTRICITY: Kentucky Utilities Company  
GAS: Columbia Gas of Kentucky







INDUSTRIAL RESOURCES  
VERSAILLES, KENTUCKY

Prepared by  
Woodford County Chamber of Commerce  
and  
The Kentucky Department of Commerce  
Frankfort, Kentucky  
1968

This copy has been prepared by the Kentucky Department of Commerce,  
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## VERSAILLES, KENTUCKY, A PROFILE

### Location and Population

Versailles - a small, quiet, prosperous town - is the county seat of Woodford County in the center of the beautiful and productive Bluegrass Region of Kentucky. This area has long been noted for its magnificent horse farms and rich land and in more recent years for modern manufacturing plants. It is 13 miles west of Lexington, 66 miles east of Louisville, and 92 miles south of Cincinnati. Population of Versailles was 4,060 in 1960, a sharp gain of 47 percent over 1950.

### The Economy

Versailles is located in an area in which manufacturing, agricultural and government activities provide a well diversified economy. The decline in agricultural employment over the years has been more than offset by the increasing number of manufacturing jobs being provided. State government is a major employer in the area due to the location of the Kentucky Capitol at Frankfort. Wage rates, labor supply, available industrial sites, proximity to major industrial centers, and excellent access to consumer markets indicate additional economic growth.

### Labor Supply

There is a current labor supply of 3,100 men and 3,300 women within reasonable commuting distance of Versailles. This supply will be augmented by 11,054 boys and 10,684 girls who will become 18 years of age during the next five years.

### Industrial Sites and Services

Five industrial sites ranging from 28 to 65 acres are now available in Versailles. Level topography and location add to the attractiveness of these sites.

Excellent transportation facilities add to Versailles' potential for continued industrial growth.



- . . . Rail service is provided by the Southern Railway System.
- . . . I-64, I-75, and the Bluegrass Parkway are only minutes from Versailles via 4-lane U.S. 60.
- . . . Trucking service is provided by nine firms.
- . . . Commercial air service is provided at Blue Grass Field, 6 miles east of Versailles.
- . . . The nearest shipping point for barge transportation is at Frankfort, 15 miles northwest of Versailles.

Adequate supplies of power and fuels are available. Electric power is provided by Kentucky Utilities Company and Fox Creek Rural Electric Cooperative Corporation. Natural gas is distributed by Columbia Gas of Kentucky, Inc.

### Education

Woodford County is the home of Midway Junior College which seeks to provide educational opportunities for capable and deserving young women.

The University of Kentucky and Transylvania College are located in Lexington.

Seven other colleges and universities are within a 60-mile radius of Versailles. The University of Louisville and colleges in the Louisville area are only 65 miles distant.

### Recreation

A wide variety of recreation is found within easy distance of Versailles - boating and fishing in the Kentucky River and Herrington Lake; sight-seeing in the State Capital city - Frankfort; the horse farms, both Thoroughbred and standardbred, which attract thousands of visitors annually.

Lexington offers Thoroughbred racing at Keeneland Race Course twice yearly and trotting races at the Big Red Mile Trotting Track. Louisville is the home of the Kentucky Derby and offers racing at Churchill Downs, Miles Park, and Louisville Downs.

My Old Kentucky Home State Park and Fort Harrod State Park provide music and drama nightly during the summer months.

Lexington has Centennial Theater, a summer stock company. Louisville has the Actors Theater, a repertory company.

Intercollegiate athletic competition is found at the University of Kentucky and the University of Louisville.

## THE LABOR MARKET

### Location and Population

Versailles, located in Woodford County in the Bluegrass section of Kentucky, is less than fifteen minutes from Lexington and the State Capital city - Frankfort. The metropolitan area of Louisville is 66 miles to the west and Cincinnati is only 92 miles to the north.

The largest concentration of population in Woodford County is located within the corporate limits of Versailles. Population of Versailles was 4,060 in 1960, a numerical gain of 1,300 persons since 1950. Seventy-five percent of this increase was the result of annexation.

The population of Woodford County as a whole decreased from 12,571 persons in 1910 to 11,212 persons in 1950. The slight population increase during the 1950 decade was due to urban and rural non-farm growth. Since then, the county's population has continued this upward trend. In 1968, the population reached 13,400. This growth is due partly to increased industrialization.

TABLE 1

### POPULATION TREND - VERSAILLES AND WOODFORD COUNTY, KENTUCKY <sup>1/</sup>

Year	Versailles		Woodford County	
	Population	% Change	Population	% Change
1910	2,268		12,571	
1950	2,760	21.7	11,212	-10.8
1960	4,060	47.1	11,913	6.3
1968 <sup>2/</sup>			13,400	12.5

### Employment Characteristics

During 1967 total employment in Woodford County averaged 5,265. Unemployment was equivalent to only 2.5 percent of the labor force.

Manufacturing, agricultural and government activities in Woodford County provide Versailles with a well rounded economic base. Employment in manufacturing accounted for 2,032 jobs in 1967. Distilling and electronic control manufacturing are the two leading industrial activities in the county,

employing a combined total of approximately 1,050. Industrial expansions in the county will bring printing and paper, and machinery and equipment employment up to nearly this same level. Agricultural employment in 1967 numbered 1,293 workers and over 325 people were employed in government jobs located in the county.

Industrial growth in Woodford County has increased in recent years. Four manufacturing plants have located since 1962. One plant is presently being constructed and will employ approximately 300 people. Four existing firms have expanded their facilities since 1964 and added investment has been estimated at over \$7,550,000.

TABLE 2

VERSAILLES MANUFACTURING FIRMS, THEIR PRODUCTS,  
AND EMPLOYMENT <sup>3/</sup>

Firm	Product	Employment		
		Total	Male	Female
Barrett Versailles, Inc.	Ladies' blouses	40	1	39
Falls City Ready Mix	Ready mixed concrete	15	15	0
Tommy Hughes	Posts, rough lumber, furniture squares, handle stock	3	3	0
International Paper Co.	Paper milk containers	65	48	17
Jomco	Special production machinery	3	3	0
Kuhlman Electric Co.	Transformers	300	(Est. to be employed)	
Rand McNally & Co.	Job printing, bookbinding	300	200	100
Sylvania Electric Products, Inc.	Fluorescent lamps	250	150	100
Texas Instruments, Inc.	Thermostats, electronic controls, electric motor protectors	490	140	350
Woodford Feed Co.	Feed	11	10	1
The Woodford Sun Co.	Newspaper, offset printing, letterpress printing	8	4	4

In the seven-county Versailles labor market area, including Woodford, Anderson, Fayette, Franklin, Jessamine, Mercer, and Scott Counties, there were 25,179 employed in manufacturing in September 1967. Growth in employment since 1963 has been sharpest in the machinery, metal products and equipment industry (5,000 new jobs); and in the chemicals, petroleum, coal and rubber industry (460).





TEXAS INSTRUMENTS, INC.

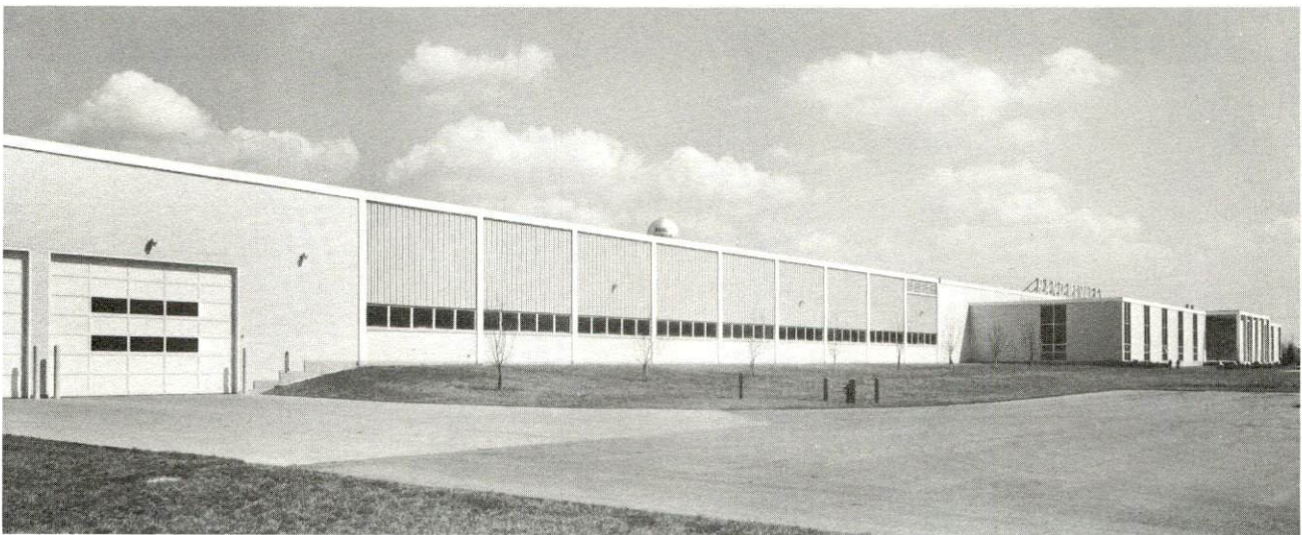


INTERNATIONAL PAPER COMPANY





SYLVANIA



RAND McNALLY

TABLE 3  
MANUFACTURING EMPLOYMENT, VERSAILLES LABOR  
MARKET AREA 4/

Industry	Employment		
	1967	1963	% Change
TOTAL	25,179	18,801	33.9
Machinery, metal products & equip.	12,671	7,604	66.6
Food & beverages	3,325	3,210	3.6
Apparel	3,023	2,642	14.4
Printing, publ. & paper	1,805	1,688	6.9
Tobacco	1,090	1,337	- 18.5
Chemicals, petr., coal & rubber	773	309	150.2
Other	2,492	2,011	23.9

#### Labor Organizations

The International Brotherhood of Pulp, Sulphite, and Paper Mill Workers AFL-CIO, Local 980, is the bargaining unit at the International Paper Company plant.

#### Industrial Services 5/

There are 41 firms located in Louisville and Lexington providing industrial services to manufacturers. These services include tool and die shops, machine shops and metal finishing firms.

#### Wage Levels

The 1967 average weekly wage in industries covered by unemployment insurance in Woodford County was \$105.78, and \$113.92 for manufacturing. Comparable figures for Kentucky were: \$104.50 for all industries; \$115.08 for manufacturing. Other counties in the labor market area, with the exception of Fayette County, were below the Kentucky averages.

Some examples of specific occupational wage rates are: 6/



<u>Production Employees</u>	<u>Wages Per Hour</u>	
	<u>Starting</u>	<u>Maximum</u>
Assembler	\$1.80	\$2.60
Drill Press Operator	1.85	3.40
Grinder, Machine	1.75	3.50
Inspector	1.75	2.40
Lathe Operator	2.32	4.64
Machinist, Set Up	2.32	5.25
Polisher & Buffer	1.50	3.00
Production Laborer	1.50	2.60
Punch Press Operator	1.80	2.75
Sprayer or Painter	2.00	3.75
Welder, Arc or Acetylene	2.50	4.45

Service Employees

Carpenter	\$3.00	\$4.85
Crane Operator	2.50	4.00
Electrician	3.00	4.45
Janitor	1.50	2.25
Laborer	1.50	3.45
Machinist	3.00	4.75
Mechanic, Maintenance	2.50	4.00
Shipping Clerk	1.50	3.25
Truck Driver	1.50	3.55
Tool, Die or Gauge Maker	3.50	5.25
Welder, Acetylene, Carbon, and Arc	3.75	4.50

<u>Office Employees</u>	<u>Wages Per Month</u>	
	<u>Starting</u>	<u>Maximum</u>
Bookkeeper or Accounting Clerk	\$300	\$400
Chief Clerk	280	325
Draftsman	300	425
File Clerk	250	300
Key Punch Operator	300	380
Receptionist	300	340
Secretary	350	425
Stenographer	350	425
Tabulating Machine Operator	300	340
Telephone Operator	250	325
Typist	285	340

### Labor Supply

There is an estimated current labor supply of 3,100 men and 3,300 women in the Versailles labor market area. The current labor supply includes the unemployed, underemployed, and persons who would enter the labor force if jobs become available. During the next five years 11,054 boys and 10,684 girls will become 18 years of age and will augment this current labor supply.

Workers could be expected to commute to Versailles from Anderson, Jessamine, Mercer, and Scott Counties in response to job opportunities. Some workers would be likely to commute from Fayette County due to the large available labor supply and excellent highway access.

Several factors such as the type of employment offered, wage scales, and working conditions would determine the number available for any specific employment opportunities.

TABLE 4

#### CURRENT AND FUTURE LABOR SUPPLY, VERSAILLES LABOR MARKET AREA

County	Current Labor Supply <u>7/</u>			Future Labor Supply by 1974 <u>8/</u> (Becoming 18 Years of Age)		
	Total	Male	Female	Total	Male	Female
Labor Market Area	6,400	3,100	3,300	21,738	11,054	10,684
Woodford	350	200	150	1,235	642	593
Anderson	550	300	250	847	417	430
Fayette	2,500	950	1,550	12,764	6,469	6,295
Franklin	300	200	100	2,768	1,436	1,332
Jessamine	1,250	550	700	1,403	715	688
Mercer	700	500	200	1,348	696	652
Scott	750	400	350	1,373	679	694

### Income and Sales

Effective buying income was \$33,414,000 in Woodford County in 1967. Income per household was estimated at \$8,793 with 60 percent of these households in the \$5,000 or above class. Retail sales totaled \$16,925,000 in 1967. 9/

Retail trade establishments in Woodford County in 1963 totaled 156, with 102 of these establishments in Versailles. 10/

## EDUCATION

The educational system in the Versailles labor market area has the facilities to produce a trainable labor force for future industrial growth.

### Elementary and High School

The Woodford County School System, serving Versailles, maintains one high school, one junior high school, and seven elementary schools. Special personnel includes one homebound teacher, two speech therapists, three counselors, two physical education instructors, two band directors, five full-time and one part-time vocal music teachers, and seven remedial reading specialists. The system provides four units of special education for mentally retarded children. A variety of programs are offered at the high school including vocational business, vocational agriculture, home economics, and industrial arts.

The 1967-68 enrollment totaled 3,199 students. Enrollment for the 1968-69 school year is expected to increase by 100 students. Employment for the 1968-69 school year will total 175 professional and 85 non-professional employees. The 1968-69 budget is estimated at \$1,709,560.

The county school system is planning the construction of thirteen classrooms, cafeteria and library at Simmons Elementary. Also, the system has undertaken a mapping program which will outline additional needs for the next ten years.

A comprehensive rating has been attained by the high school.

Margaret Hall School, Versailles, is an Episcopal, college preparatory school for girls enrolling boarding and day students in grades 9 through 12. The school enrolls 58 boarding girls and a varying number of day students. Twenty-one acres of property near Versailles were acquired recently and are to be developed as a new campus.



TABLE 5

SCHOOLS, ENROLLMENT, NUMBER OF TEACHERS, STUDENT-  
TEACHER RATIO IN VERSAILLES AND WOODFORD COUNTY, 1967-68 11/

School	Enrollment	No. of Teachers	Student-Teacher Ratio
Woodford County High School	826	42	20-1
Woodford County Jr. High School	540	26	21-1
Woodford County Elementary (total)	1,833	82	22-1
Margaret Hall	69	10	7-1
Midway Pinkerton High School	60	12	5-1
St. Leo	98	5	20-1

#### Vocational Schools

Versailles is served by the Lafayette Area Vocational School, Lexington, 13 miles from Versailles. Courses offered in trade and industrial education include welding, drafting, electricity, auto body, machine shop, radio and TV, carpentry, home appliance repair, auto mechanics, and sheet metal. Technical education courses include electronics and tool and die design. The school also offers a program in business and office practices.

#### Colleges

Educational advancement opportunities offered in the Versailles area are outstanding.

The main campus of the University of Kentucky is located in Lexington. The University, comprising ten colleges, a School of Architecture, a Graduate School, and a Division of University Extension, offers a wide and varied educational program. The University serves the area as a cultural, educational, research service and medical center.

Transylvania College, Lexington, had a full-time enrollment of 869 students in the Fall of 1967. The college prepares its graduates for professional schools such as dentistry, law, medicine, and theology; prepares its students for graduate school in the usual academic disciplines; and includes those patterns of study which lead to careers in business and social work, and to teacher certification for both elementary and secondary schools.

Midway Junior College, 8 miles from Versailles in Woodford County, seeks to provide educational opportunities for capable and deserving young women. All curriculums emphasize foundation work in the biological and physical sciences, the humanities, and the social sciences.

Other institutions of higher learning within a 60-mile radius of Versailles include:

<u>College or University</u>	<u>Location</u>	<u>Distance</u>
Kentucky State College	Frankfort, Kentucky	15 miles
Georgetown College	Georgetown, Kentucky	18 miles
Southeastern Christian College	Winchester, Kentucky	32 miles
Asbury College	Wilmore, Kentucky	35 miles
Eastern Kentucky University	Richmond, Kentucky	45 miles
Centre College	Danville, Kentucky	48 miles
Berea College	Berea, Kentucky	57 miles

The University of Louisville and colleges in the Louisville area, 65 miles, are easily reached by Interstate Highway 64.

### Research

Spindletop Research, Inc., and the University of Kentucky, Lexington, provide the Versailles area with excellent research facilities.

Spindletop Research, formed in 1961, is an independent applied research organization chartered as a not-for-profit organization. Spindletop offers professional scientific and management services to clients on a contract basis.

Research units of the University include the Kentucky Geological Survey, the Office of Development Services and Business Research, the Agricultural Experiment Station, National Tobacco Research Laboratory, Water Resources Institute, Wenner-Gren Aeronautical Research Laboratory, and Institute for Theoretical & Applied Mechanics. Other research is also carried out through other university channels.

## TRANSPORTATION

### Rail

Versailles is served by the St. Louis-Louisville Division of the Southern Railway System. There are two freights daily operating between Lexington and Lawrenceburg. Switching service is provided six days a week and available sidings can accommodate fifteen cars. Inbound freight averages 110 carloads per month; outbound freight averages 90 carloads per month.

The Railway Express Agency provides pickup and delivery service Monday through Friday from 8:30 a. m. to 5:30 p. m.

TABLE 6

RAILWAY TRANSIT TIME FROM VERSAILLES, KENTUCKY, TO: 12/

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

### Highways

Highway transportation in the Versailles area is excellent. Served by 4-lane U.S. 60, Versailles is only minutes from the intersections of I-64, I-75, and the Bluegrass Parkway.

U.S. Route 62 and Kentucky Routes 44 and 33 also serve Versailles.

The City of Versailles is planning a major street improvement program which will aid local traffic flow.

Truck Service: Nine truck lines provide Versailles with excellent service to all major points.



<u>Company</u>	<u>Home Office</u>
Dixie Ohio Express, Inc.	Akron, Ohio
Ecklar-Moore Express, Inc.	Lexington, Kentucky
Huber & Huber Motor Express, Inc.	Staunton, Virginia
McLean Trucking Company	Winston-Salem, North Carolina
Motor Freight Corporation	Terre Haute, Indiana
North Tennessee Freight Lines, Inc.	Nashville, Tennessee
Consolidated Freightways	Portland, Oregon
Wilson Freight Company	Cincinnati, Ohio
Ellis Trucking Company	Indianapolis, Indiana

TABLE 7

HIGHWAY MILES AND TRUCK TRANSIT TIME FROM VERSAILLES,  
KENTUCKY, TO SELECTED MARKET CENTERS

Town	Highway Miles	Delivery Time (Days) <u>13/</u>			Town	Highway Miles	Delivery Time (Days)	
		LTL	TL				LTL	TL
Atlanta, Ga.	396	3	2		Louisville, Ky.	66	Overnight	
Birmingham, Ala.	380	3	2		Los Angeles, Calif.	2,084	6	5
Chicago, Ill.	368	2	1		Nashville, Tenn.	234	2	1
Cincinnati, Ohio	92	Overnight			New Orleans, La.	744	3	2
Cleveland, Ohio	336	2	1		New York, N. Y.	751	3	2
Detroit, Mich.	357	2	1		Pittsburgh, Pa.	376	2	1
Knoxville, Tenn.	205	2	1		St. Louis, Mo.	331	2	1

Air

Versailles is 6 1/2 miles west of Blue Grass Field, which is served by Eastern, Delta, Piedmont and Allegheny Airlines with more than 28 flights daily. There are three paved runways - 5,500 by 150 feet, 3,500 by 150 feet, and 3,500 by 150 feet. Blue Grass Field will enter the jet age in the Fall of 1968 with the completed extension of one runway to 6,500 feet.

Services provided at the airport include Weather Bureau and FAA communication, charter service, U-Drive-It service, octane, jet fuel, major A & E repairs, storage, restaurant, flight instruction, and taxi.

### Water

The nearest shipping point serving Versailles is Frankfort, situated on the Kentucky River 15 miles northwest of Versailles. A 6-foot navigation channel is maintained by a series of locks and dams from the stream's confluence with the Ohio River at Carrollton, Kentucky, to a point 249 miles upstream. In 1966, cargo shipped on the Kentucky River amounted to 403,275 tons.

### Other Transportation Services

The Southern Greyhound Bus Lines serves Versailles with four eastbound and four westbound departures daily. The Cooper Bus Line makes three round trips daily between Lawrenceburg and Lexington.

The Manley Cab Company provides 24-hour taxi service.

Car and truck rental service is available in Frankfort, 15 miles, and Lexington, 13 miles.

## POWER AND FUEL

### Electricity

The Kentucky Utilities Company serves approximately 2,450 customers in the immediate Versailles vicinity. The Company supplies adequate electric power to the city with a two-way feed by means of a 69 kv transmission line via Lexington and the Tyrone Power Plant. The Company, which also serves other portions of Woodford County, has a generating capacity of 740,000 kw through its five generating stations. Interconnections with eight neighboring utility companies provide a means of interchanging substantial blocks of electricity when desired. Rates for industry will be furnished by the Kentucky Utilities Company, Lexington, Kentucky, or the Kentucky Department of Commerce.

The Fox Creek Rural Electric Cooperative Corporation, whose source of supply is East Kentucky RECC, serves 399 customers in Woodford County. East Kentucky RECC has a present generating capacity of 276,000 kw and an additional 200,000 kw unit under construction. Rate inquiries for local service should be directed to Fox Creek RECC, Lawrenceburg, Kentucky.

### Natural Gas

Natural gas is distributed to 2,000 customers in and around Versailles by Columbia Gas of Kentucky, Inc. Their source of supply is Kentucky Gas Transmission Corporation. Gas is tapped from a 6-inch high pressure transmission line 2 miles north of the city and distributed in lines varying from 2 to 6 inches. Pressure is maintained at 30 psi. The average Btu content per cubic foot is 1,030 and specific gravity is .60. Rates for large industrial use may be obtained from Columbia Gas of Kentucky, Inc., Lexington, Kentucky. General service gas rates are as follows:

First	1,000 Cu. Ft.	\$2.0567
Next	49,000 Cu. Ft.	.8017 per MCF
Next	50,000 Cu. Ft.	.7617 per MCF
Next	200,000 Cu. Ft.	.7317 per MCF
Over	300,000 Cu. Ft.	.7017 per MCF

### Liquified Petroleum

Liquified petroleum dealers are located in Lexington, 13 miles, and in Frankfort, 15 miles.

### Coal <sup>14/</sup>

Versailles is served by the Eastern Kentucky Coal Field. Delivery cost for industrial and domestic coal from Somerset to Versailles is 251 ¢ per 2,000 pounds.



## WATER AND SEWERAGE

### Water

The Versailles Municipal Water and Sewerage System, serving approximately 2,000 customers in and around Versailles, obtains its major water supply from the Kentucky River. The system utilizes two treatment plants which have a combined daily treatment capacity of 1,800,000 gallons. Peak daily demand has been 1,014,000 gallons; average daily use is 850,000 gallons. The new plant is designed for expansion which would increase the daily treatment capacity to 4,800,000 gallons. Mains vary from 4 to 16 inches and pressure is maintained at 60 psi.

The plants provide treatment through coagulation and flocculation followed by sedimentation and rapid sand filtration. Each plant provides disinfection of the water with chlorine gas and fluoride adjustment to 1.2 ppm. Treated water is stored in three elevated tanks which have a combined capacity of 510,000 gallons. Two clear wells have a combined storage capacity of 360,000 gallons.

Water lines are to be extended to the county area water districts. Construction of this project is expected to be underway in the very near future.

Monthly water rates:

<u>Gallons</u>	<u>Per M Gallons Inside City Limits</u>	<u>Per M Gallons Outside City Limits</u>
0- 1,000	\$2.25	\$3.50
1,001- 5,000	.80	1.20
5,001- 10,000	.70	1.05
10,001- 25,000	.60	.90
25,001- 50,000	.50	.75
50,001-100,000	.40	.60
100,001-300,000	.35	.50
Over -300,000	.30	.45

### Sewerage

The municipal sewerage system, with a treatment capacity of 1,250,000 gallons per day, serves approximately 97 percent of the city. Average daily flow is 722,500 gallons through sanitary sewers ranging from 6 to 24 inches. Treated effluent is emptied into Glens Creek. Separate storm sewers, 52-inch and 3- by 12-inch boxtype, are maintained. Sewerage rates are 50 percent of the water bill for customers inside the city limits. Sewerage rates for customers outside the city limits are 50 percent more than in the city.

## AGRICULTURE-NATURAL RESOURCES-CLIMATE

### Agriculture

The approximate total land area of Woodford County is 123,520 acres, with 78.1 percent of the area devoted to farming. In 1964, there were 654 farms in the county with an average size of 147 acres, valued at \$570 per acre (including buildings).

Farm income in the county is largely from the production of crops, principally burley tobacco, supplemented by the production of cattle and sheep. The 1964 value of sales of all farm products totaled \$7,922,303, averaging \$12,114 per farm. Crop sales totaled \$5,082,408; livestock and livestock products totaled \$2,834,964.

In 1966, agricultural production in Woodford County included 10.4 million pounds of burley tobacco; 195,000 bushels of corn. Livestock on farms on January 1, 1967 included 26,900 cattle and calves; 4,000 hogs and pigs; and 8,000 sheep and lambs. Milk cows on farms during 1965 averaged 400 head, with milk production for the year totaling 1.8 million pounds.

### Mineral Resources

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, suitable for local construction and roadway purposes, occurs in large quantities throughout the county. Some zones are sufficiently high in calcium carbonate ( $\text{CaCO}_3$ ) to be used as an agricultural lime. No quarry is currently in operation. The Tyrone Limestone, suitable as facing stone as well as crushed products, outcrops on the high banks of the Kentucky River. Stone wall fences observed in the county were quarried from thin bedded layers in the Lexington Limestone Group.

Sand and gravel, suitable for small scale local use, can be obtained from the Kentucky River and high-level alluvial deposits. These might be developed providing markets are favorable.

## 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 about 6,600 cfs.

Ground water rates vary from small domestic wells to wells that will produce in excess of 500 gallons per minute at depths of less than 100 feet. Ground water is generally hard or very hard and may contain hydrogen sulphide, especially below depths of 100 feet.

## Forests

There are only 8,600 acres of commercial forest land in Woodford County, covering 7.0 percent of the total land area. The most abundant species are red oaks, white oaks, hickories, ash, yellow poplar, black walnut, and hard maple.

## Climate

Versailles has an attractive year-round climate. The average temperature for the winter months is 35°, for the spring and fall months in the middle 50's, and for the summer months 75°.

Winter is short - snowfall is light and the seasonal amounts are extremely variable. The snow rarely lasts longer than a few days.

Rainfall is moderate. The winter, spring and summer seasons each receive about 11.50 inches of rain. The fall season is the driest with 9.25 inches. Precipitation from May through September comes mostly from thundershowers.

Sunshine is an almost daily event. In an average year, about 161 days are cloudy, 105 days partly cloudy, and 99 days clear.



## LOCAL GOVERNMENT

### Structure

Versailles, a fourth-class city and county seat, is governed by a mayor elected for a four-year term and six councilmen elected for two-year terms.

Woodford County is governed by a fiscal court made up of a county judge and six magistrates. All are elected for four-year terms.

### Finance

The City of Versailles had an income of \$437,540.93 for the fiscal year ending June 30, 1967, while expenditures totaled \$352,754.08. Bonded indebtedness outstanding of the city as of June 30, 1967, was \$1,593,000 in water and sewer revenue bonds. Bonded indebtedness of the city as of August 1, 1968, for industrial bonds was \$9,923,000.

Woodford County's estimated budget for the fiscal year 1968-69 is \$316,587. The county has no bonded indebtedness. As of July 1, 1968, county school system bonds outstanding totaled \$1,717,000.

### Taxes

Property taxes are the major source of income for Versailles and Woodford County. Property must be assessed at 100 percent of value under provisions of the Kentucky Constitution. Net assessed value of property in these jurisdictions was:

<u>Major Classes of Property</u>	<u>Versailles, 1967</u>	<u>Woodford County, 1967-68</u>
TOTAL	\$31,757,928	\$165,276,825
Real Estate	27,161,040	111,475,333
Tangibles	3,140,585	8,688,950
Public Service	1,456,303	12,162,083
Distilled Spirits		32,950,459

Property tax rates for Versailles are shown on the following page.

TABLE 8

PROPERTY TAX RATES PER \$100 OF ASSESSED VALUE FOR  
VERSAILLES AND WOODFORD COUNTY, 1967 <sup>15/</sup>

Taxing Unit	Versailles	Woodford County
State	\$ .015	\$ .015
County *	.136	.136
School	.508	.508
City	<u>.244</u>	<u>          </u>
Total	\$ .903	\$ .659

\* \$ .230 fire protection (not county wide) not included in county total.

The City of Versailles also requires a business license ranging from \$5.50 to \$50 annually, depending upon the type of business.

Versailles is empowered by state law to allow a five-year tax exemption from municipal taxation for new industry.

#### Planning and Zoning

The Versailles-Woodford County Planning Commission, organized in 1961, has completed a comprehensive plan, subdivision regulations and a zoning ordinance. The city has adopted and enforces building, housing, electrical and plumbing codes and its Workable Program for Community Improvement is current. Forty-two units of low-cost public housing have been completed and fifty-four additional units are to be constructed in the near future.

#### Safety

Fire: Versailles has a Class-7 NBFU insurance rating. The Versailles Fire Department is staffed by a chief and 17 volunteer firemen. Motorized equipment includes a 1950 500-gpm pumper, a 1964 1,000-gpm pumper, and one truck equipped with a 1,000-gallon water tank. The Department has on order a fully equipped 1,000-gpm pumper. Alarm is given by a central siren and telephone.

Additional assistance is available upon request from the Woodford County Fire Department. This Department is located at the northern edge of the city and is equipped with two pumps.

There are 150 fireplugs located throughout the community.

Police: The Versailles Police Department is staffed with a chief, assistant chief, four full-time patrolmen, three part-time patrolmen, and three radio dispatchers. Motorized equipment consists of two cruisers, both of which are equipped with two-way radios. Radio contact is maintained with the sheriff's office and law enforcement officers of surrounding cities.

Police protection in Woodford County is provided by a county sheriff and three deputies. Four privately owned, marked cars are utilized. All cars are radio-equipped.

#### Sanitation

The city provides garbage collection service twice weekly in the residential sections and daily in the business district. Rates per month are \$2 for residences and up to \$5 for businesses. Industrial rates are negotiated. Disposal is by the land fill method. The city is in the process of acquiring a new sanitary land fill.



## HEALTH

### Hospitals

The new Woodford County Memorial Hospital, located in Versailles, was constructed in 1963. This general hospital has 64 beds, 14 bassinets, X-ray facilities, laboratory, operating and emergency rooms, medical records department, and pharmacy. The staff consists of 11 medical doctors, 18 registered nurses, 16 licensed practical nurses, 33 aides, a radiologist, 4 laboratory technicians, 6 orderlies, a licensed pharmacist, and an anesthesiologist. Other employees include eight maids and four cooks.

Construction is underway in the old hospital section which will provide an intensive care and recovery room, two operating rooms, and additional bed space.

### Nursing Homes

The Taylor Manor Nursing Home is located in Versailles. Facilities include a hydro-therapy and physical-therapy room, two treatment rooms, laboratory, large dining room, chapel, sitting room which opens onto a large terrace and shrine, and ample parking space.

The Home's 54-bed capacity was recently increased with the addition of the Susan B. McLeod Building. This building provides beds for 25 personal care patients.

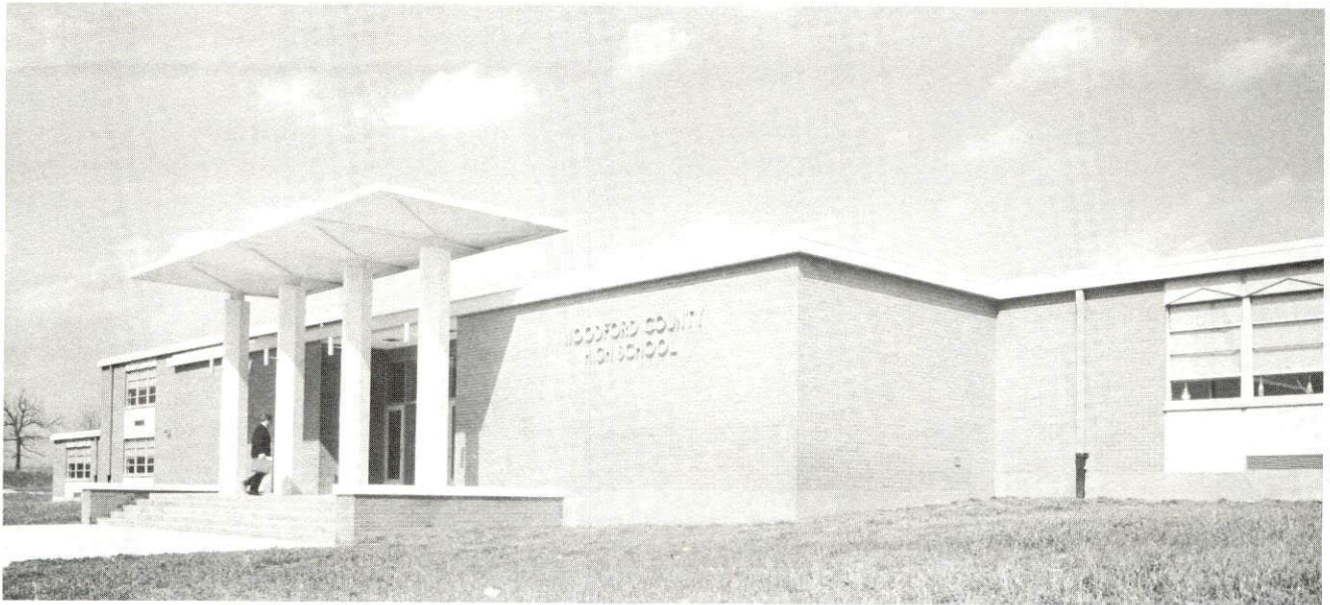
### Public Health

The Woodford County Health Department is located in Versailles and staffed by a health officer one day a week, a sanitarian two and one-half days a week, a full-time nurse, and a full-time clerk. The Department extends the following services: School Health Program - immunizations and physical examinations; Health Education - films, pamphlets; Maternal and Child Health; Family Planning Program; Communicable Disease Program; Mental Health and Mental Retardation Program; Laboratory Services; and Vital Statistics. The Department's 1968-69 budget is \$27,199.85.

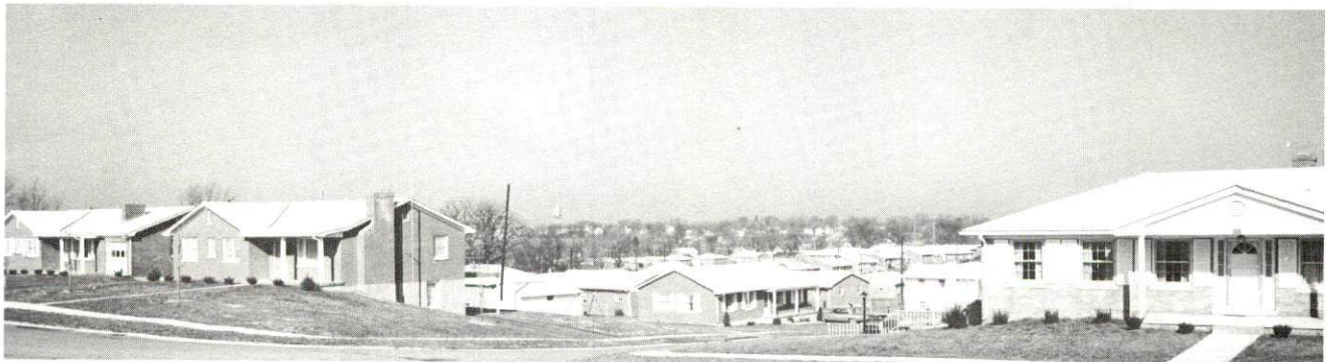




WOODFORD COUNTY MEMORIAL HOSPITAL



WOODFORD COUNTY HIGH SCHOOL



NEW SUBDIVISION IN VERSAILLES



## OTHER LOCAL FACILITIES

### Housing

Rental housing in Versailles is in short supply. A few unfurnished apartments are available and rent from \$90 to \$125 per month; semi-furnished apartments rent from \$125 to \$150 per month. Several houses are available for sale. Cost of a 3-bedroom brick veneer house with concrete block basement and 1 1/2 baths ranges from \$17,500 to \$20,000, and this same type house without basement ranges from \$15,000 to \$17,500. Since these price ranges include lot costs, location would be a prime factor in determining the sale price.

Several building lots are available and prices range from \$2,500 to \$3,000 and \$7,000 to \$10,000.

Four real estate offices are located in Versailles.

### Communication

Telephone: The General Telephone Company of Kentucky serves Versailles with a modern dial telephone system. There is a toll-free exchange between Versailles and Midway. The company serves approximately 5,800 subscribers in the immediate Versailles area.

Telegraph: The local Western Union telegraph office provides service Monday through Saturday from 8:00 a.m. to 5:30 p.m. and on Sunday from 12 noon to 2 p.m.

Postal: The new post office building in Versailles was constructed in 1966. This first-class post office is staffed by 22 full-time employees. Mail is received and dispatched four times daily by truck. There are four rural and four city routes. The 1967-68 postal receipts totaled \$659,822.

Newspapers: The Woodford Sun, located in Versailles, is a weekly paper published on Thursday. The paper has a circulation of 2,950.

Other papers are received daily from Lexington and Louisville.

Radio: Versailles does not have a local radio station but reception is excellent from Lexington stations WBKY-FM, WVLK-AM-FM (CBS), WLAP-AM-FM, WBLG-AM (ABC), and WAXU-AM. Reception from Louisville stations is also very good.



Television: Television reception is described as good from stations in Lexington and Louisville. All major networks are represented. Programs are received by the use of outside antennas.

#### Libraries

The Logan-Helm Woodford County Library, completely renovated and with new facilities, was dedicated in 1967. The library serves the Versailles area with 20,447 volumes. A bookmobile serves the schools and the community. Combined circulation of the library and bookmobile in 1967-68 was 56,747. Materials available from the library include books, records, periodicals, framed prints, sports equipment, and pamphlets.

#### 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. Church attendance is extremely high.

#### Financial Institutions

	Statement as of June 28, 1968	
	<u>Assets</u>	<u>Deposits</u>
Woodford Bank & Trust Co.	\$10,484,275.23	\$9,433,338.98
United Bank & Trust Co.	9,433,091.15	8,624,256.25
Woodford County Building & Loan Association	1,128,325.52	

#### Hotels and Motels

Airport Motel	40 units
Dales Motel	14 units
Hurst Motel	10 units

The large motels and hotels in the Lexington and Frankfort areas are within minutes driving time. Many of these motels and hotels have restaurants and convention facilities.

#### Clubs and Organizations

Business and Civic: American Red Cross, Business and Professional Women, Versailles Chamber of Commerce, Community Chest, Jaycees, Kiwanis, Lions, March of Dimes, Welcome Wagon, Rotary

Fraternal: American Legion, Masonic, Oddfellows, Knights of Pythias

Women's: Daughters of America, Garden Club, Eastern Star, Women's Club, Rebekahs

Youth: Boy Scouts of America, Girl Scouts of America, FHA, FFA

Other: Ministerial Association, Woodford County Skeet Shooting Club, Woodford County Hunting Club, and Woodford County Archery Club

### Recreation

Local: The city owns and operates Big Spring Park, a 5-acre facility. Facilities at the park include playground equipment, picnic area, a large pavilion, a ball diamond, and a croquet court. A supervised recreational program is provided for children of all ages. There is also a program of Little League baseball, basketball and football.

A fair and horse show is held in Versailles annually.

Other recreational facilities available in Versailles include a swimming pool and bathhouse, two tennis courts, and one movie theater.

A semi-private 18-hole golf course is being constructed 3 miles southwest of Versailles.

Facilities at the new Woodford Hills Country Club include a golf course, clubhouse, and swimming pool.

A \$75,000 recreation fund has been made available to the City of Versailles.

Area recreation includes boating, fishing, and swimming in the Kentucky River, 6 miles, and Herrington Lake, 20 miles. Boonesborough State Park, on the Kentucky River, is approximately 40 miles from Versailles and provides tent and trailer camp sites, beach, boat dock and launching ramp. My Old Kentucky Home State Park, 54 miles, and Fort Harrod State Park, 30 miles, provide entertainment nightly except Monday during the summer months.

Racing: Lexington offers Thoroughbred racing in the Spring and Fall at Keeneland Race Course and trotting races and horse shows at the Big Red Mile Trotting Track.

Louisville offers the world famous Kentucky Derby and racing at Churchill Downs, Miles Park, and Louisville Downs.

Sports: The University of Kentucky and the University of Louisville participate in intercollegiate athletic competition in football, basketball, and baseball.

Drama and Music: A wide variety of cultural entertainment is offered in Lexington - Guignol Theater, Central Kentucky Concert and Lecture Series, Central Kentucky Philharmonic Orchestra, and Centennial Theater - a summer stock company.

The Brown Theater, Louisville, is the home of the Louisville Theatrical Association, the Louisville Orchestra, the Kentucky Opera Association, and the Louisville Civic Ballet Company. Actors, Inc., is Louisville's professional resident theater company.

Special Events: Louisville's 375-acre Kentucky Fair and Exposition Center is the site of trade shows, ice shows, auto racing, track meets, conventions - nearly continuous year-round activity.

#### Community Improvements

Public: New water treatment plant - additional sewer collector lines - city parking lot expansion - new animal shelter - new library facilities - new post office building - renovated old post office building - planning new courthouse - 54 units of public housing - renovation of old hospital.

Business and Industrial: Expansion - Rand McNally & Company, new plant - Kuhlman Electric Company.

Other: New Country Club with swimming pool, golf course, and clubhouse.



## HISTORY

Woodford County was the ninth and last county formed in Kentucky by the Virginia Legislature. Dating from 1788, it was taken from Fayette County and later gave land to form Scott and part of Franklin Counties. The county was named for General William Woodford, a native of Virginia who served in the French and Indian War, engaged in local politics and served in the Virginia Legislature.

The Kentucky River flows along the county's western boundary and South Elkhorn Creek forms its northeastern line. The county's surface is gently rolling except along the streams where it is hilly and rough. It lies in the heart of the Bluegrass area and is one of the principal agricultural counties in the state.

Versailles, the county seat, was established in 1792 and named for Versailles, France. The original townsite was a circle whose radius was 600 yards and whose center was the courthouse.

Historical events of note include:

The first white visitors to Woodford County came in 1774 and 1775...  
Craig's Station was founded in 1782...  
The Woodford County government was established in 1789...  
The first Methodist Church was established in 1826...  
The first general school began operations in 1828...  
The first turnpike was built from Versailles to Lexington about 1835...  
The first drugstore opened its doors in 1836...

Names worthy of remembrance are:

Hugh Shannon, Hancock Taylor, Colonel John Floyd - among the first white visitors to Woodford County...  
Captain Elijah Craig - founded Craig's Station...  
General Charles Scott - served as Governor of Kentucky from 1808 to 1812...  
Judge Caleb Wallace - Woodford County government was established in his home in 1789...  
Hezekiah Brisco - owned land which was chosen as site for Versailles...  
J. V. Shipp - outstanding farmer during the last quarter of the nineteenth century...

Charles Scott - Governor of Kentucky...  
John J. Crittenden - Governor of Kentucky...  
Luke P. Blackburn - Governor of Kentucky...  
Albert B. Chandler - served two terms as Governor of Kentucky,  
served as United States Senator, and was Commissioner of  
Baseball...

Woodford County has prospered due to its fertile ground and location. Agriculture still remains an important segment of the economy. Manufacturing is becoming of importance with eleven plants in Versailles and three in Midway. Many residents of the county commute daily to the state capital city - Frankfort.

Woodford County contains some of the most attractive potential growth areas within the entire state. Economic factors vital to the county's growth indicate that a bright era is ahead for Woodford County.

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