

1967

Industrial Resources: Wayne County - Monticello

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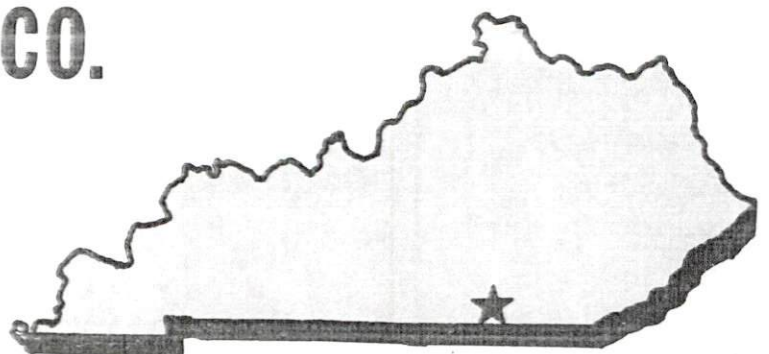
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YOUR GUIDE TO A

KENTUCKY INDUSTRIAL SITE

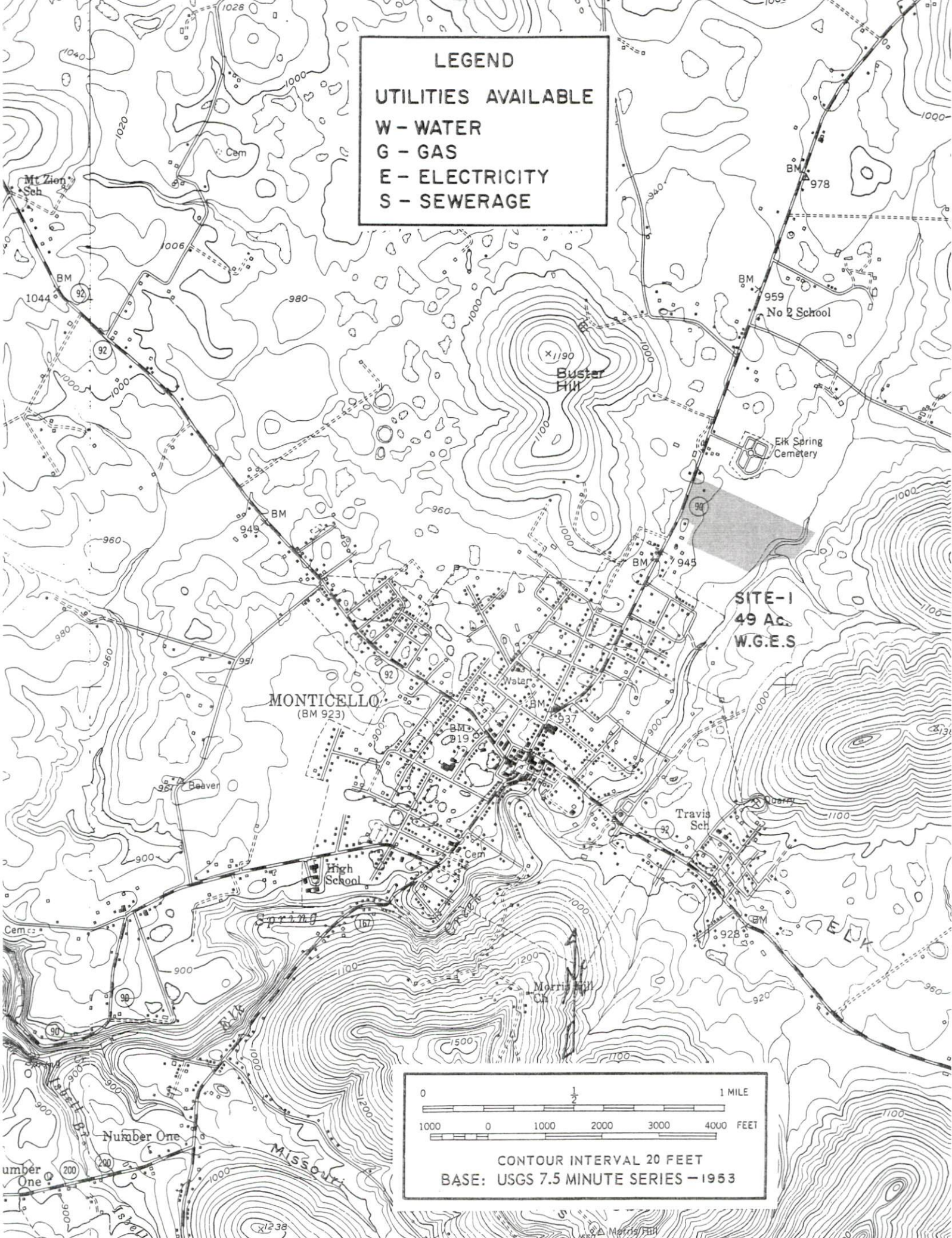
MONTICELLO-WAYNE CO.
HAS THE
LOCATION



LEGEND

UTILITIES AVAILABLE

W - WATER
 G - GAS
 E - ELECTRICITY
 S - SEWERAGE



0 1/2 1 MILE

1000 0 1000 2000 3000 4000 FEET

CONTOUR INTERVAL 20 FEET
 BASE: USGS 7.5 MINUTE SERIES - 1953

WAYNE COUNTY INDUSTRIAL FOUNDATION, INC.

The Wayne County Industrial Foundation, Inc., was organized in 1964 by over 100 stockholders.

The Foundation was organized for the purpose of purchasing and developing land for resale to industry. The organization is non-profit and its primary objective is to make fully developed sites available to industry at the lowest possible cost.

Forty-nine acres of choice land located just on the outskirts of Monticello, the county seat, on Kentucky Highway 90 have been purchased. Utilities provided to the site include electricity, water and sewerage, all of which are municipally owned. Ample manufactured gas for commercial use can be supplied.

A good climate exists in our community for industry. We have excellent labor available. There is no organized labor at present. We are in the midst of a tourist paradise. Churches of all faiths, schools, and recreation facilities are all excellent.

WE WANT INDUSTRY IN MONTICELLO AND WAYNE COUNTY.



Scale = 10 Poles = 1 inch
 Plot 50, 1 = 1964

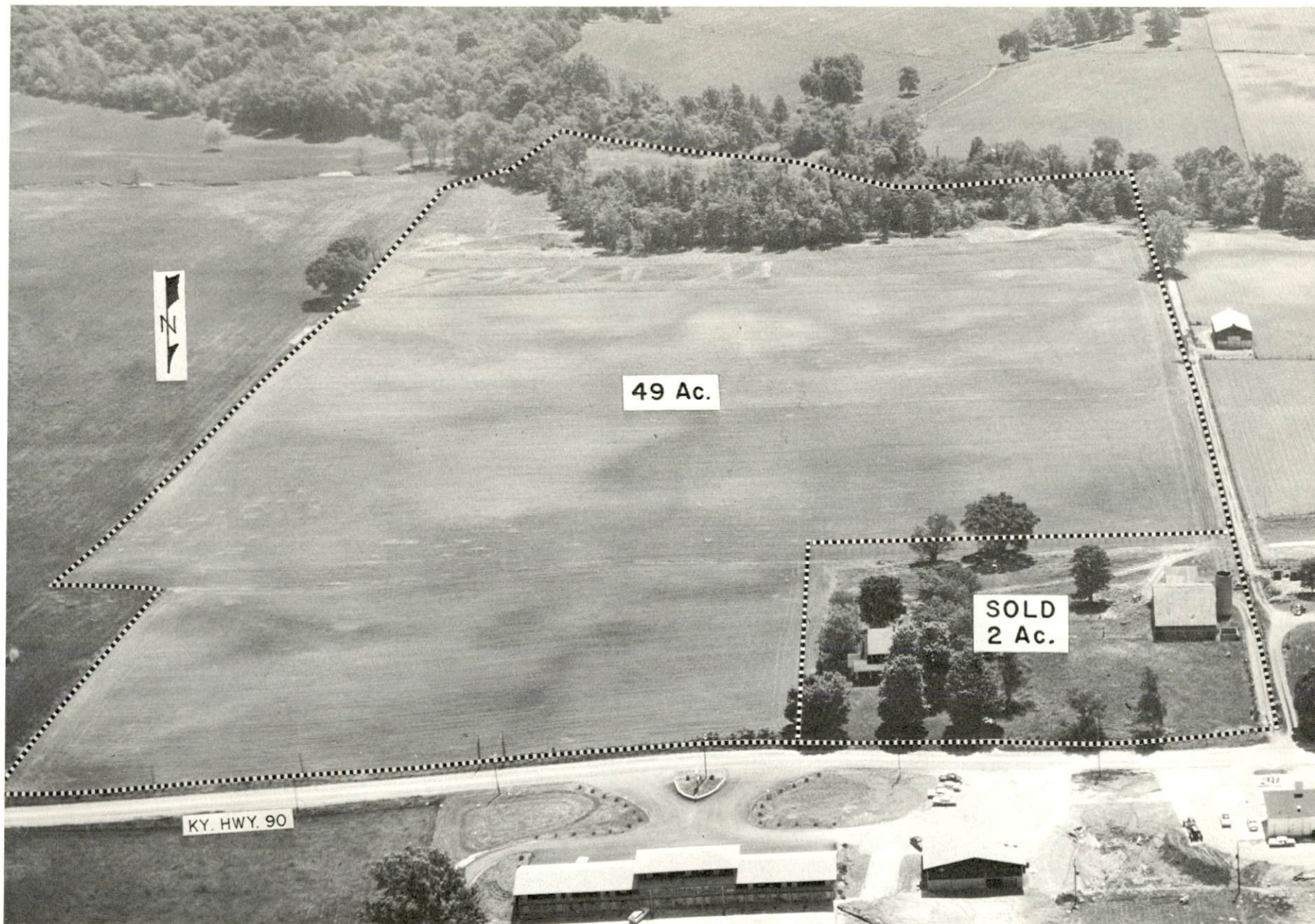
THE SITE

The Foundation land consists of 49 acres readily adaptable to industrial use. All preliminary engineering work has been completed.

A turf runway of 2,200 feet is provided on the rear of the industrial site extending over other adjacent property.

Approximately 40 acres of this site have been divided into 8 separate plots. Sizes of individual plots sold can, however, be varied to suit individual needs. A 50-foot street will divide the site through the middle, if so desired by the locating companies.

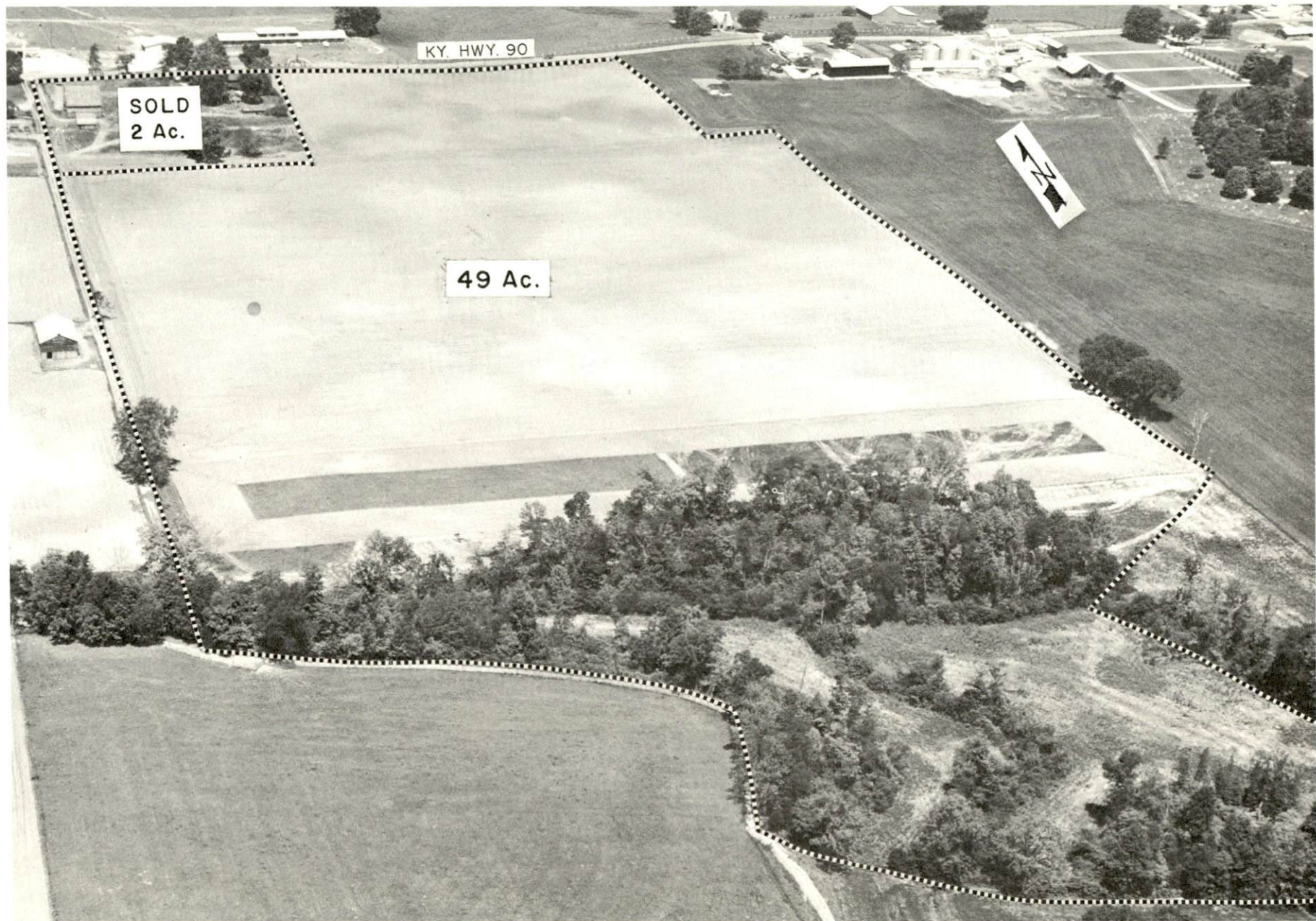
Prices of the land, beginning at Kentucky Highway 90, are shown on the opposite page.



49 Ac.

SOLD
2 Ac.

KY. HWY. 90



KY. HWY. 90

SOLD
2 Ac.

49 Ac.



MONTICELLO, KENTUCKY

POPULATION:

Monticello - 2,940

Wayne County - 14,700

TRANSPORTATION:

Railroads: The nearest railroad service is provided by the Southern Railway System and is located at Burnside, Kentucky, 21 miles distant.

Air: The nearest major airport is the London-Corbin War Memorial Airport, London, Kentucky, 64 miles distant. The Somerset-Pulaski County Airport, Somerset, Kentucky, 29 miles distant, can accommodate light aircraft. Monticello has a 2,200 by 150 foot turf strip that can also accommodate light aircraft.

Trucks: The following two trucking agencies provide Monticello with interstate and intrastate trucking service: Burkesville Transfer Company, Burkesville, Kentucky; Stokes Trucking Company, Inc., Monticello, Kentucky.

Bus Lines: Monticello is served by the Short Way Bus Lines with one bus daily.

Highways: Monticello is served by Kentucky Routes 90, 92 and 167.

UTILITIES:

Electricity: Electricity is supplied the city by the Monticello Electric Plant Board, whose source of supply is the Tennessee Valley Authority. Rates will be furnished upon request.

Gas: Natural gas is not available. There are three LP gas distributors in Wayne County. Straight propane gas or a propane-air mix equal in BTU content to natural gas is available, both in company-owned storage tanks and customer-owned storage tanks. Propane rates vary from 1.25 to 1.75 times the normal cost of natural gas. Quantities large enough for commercial applications can be supplied.

Water: Water is supplied the city by the Monticello Water & Sewer Commission, whose source of supply is underground streams. Raw water is coagulated with alum and lime, filtered and chlorinated. The capacity of the treatment plant is 750,000 gpd and the peak demand has been 400,000 gpd, with the average use being 300,000 gpd. Storage facilities consist of a 60,000-gallon elevated tank and a 40,000-gallon clear well. Water is distributed in 2-to 8-inch mains and the average pressure is 60 psi.

The Economic Development Administration has awarded the City of Monticello a Federal grant of \$511,500 toward construction of a new 1,000,000 gpd treatment plant and a 300,000-gallon storage tank. Construction is expected to start in the very near future.

Sewerage: A new 336,000 gpd sewerage treatment plant was completed in 1963. This \$500,000 plant has primary and secondary treatment plus chlorination. It is designed to accommodate a population of 4,200. The system consists of 17 miles of 8- to 10-inch lines serving 100 percent of the city. Rates equal 50 percent of the water bill; \$50 maximum per month for industry and \$2.50 maximum per month residential.

EDUCATIONAL FACILITIES:

Graded Schools:

District: Monticello Independent

Facilities: One 32-room combined elementary and high school building, gymnasium, lunchroom and library.

Enrollment: Elementary 588; High School 207

Student-Teacher Ratio: Elementary 28-1; High School 17-1

System: Wayne County

Facilities: 15 elementary schools, 1 high school, one 18-room high school building and 93 elementary classrooms including 23 one-room, 4 two-room, and 2 three-room schools.

Enrollment: Elementary 2,140; High School 638

Student-Teacher Ratio: Elementary 27-1; High School 22-1

Improvements: 20 classrooms costing approximately \$225,000 have been added within the past two years. A 10-room elementary school, which will omit 6 one-room and 2 two-room schools, is planned. Also planned is 1 eight-room and 1 ten-room building.

Vocational Schools: Kentucky's vocational education program utilizes thirteen 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.

Monticello is served by the Somerset Area Vocational School, Somerset, Kentucky, 29 miles distant. Courses offered include: auto mechanics, auto body mechanics, electronics technician, machine shop, printing and radio and television.

Colleges: Institutions of higher learning in the area include:

Cumberland College, Williamsburg, Kentucky, 50 miles
Sue Bennett College, London, Kentucky, 65 miles
Lindsey Wilson Junior College, Columbia, Kentucky, 64 miles
Union College, Barbourville, Kentucky, 73 miles
Centre College, Danville, Kentucky, 74 miles
Berea College, Berea, Kentucky, 79 miles
Eastern Kentucky University, Richmond, Kentucky, 99 miles
University of Kentucky, Lexington, Kentucky, 107 miles
Lexington Theological Seminary, Lexington, Kentucky, 107 miles
Transylvania College, Lexington, Kentucky, 107 miles
Somerset Community College, Somerset, Kentucky, 29 miles

HEALTH:

Hospitals: The Monticello Clinic Hospital has 10 beds and 8 bassinets. Facilities include an operating room, X-ray room, and a laboratory. The staff includes 5 doctors, 2 dentists, 2 chiropractors, 3 registered nurses, 1 licensed practical nurse, 5 nurses' aides, and 1 technician. Plans are now being made for a new hospital. Proposed construction hopefully will begin in the Fall of 1967.

The Somerset City Hospital located in Somerset, 29 miles distant, has 113 beds and 20 bassinets. This hospital is staffed with 18 doctors, 7 dentists, 18 registered nurses, and 175 other employees. Facilities include 5 operating rooms, 3 emergency rooms, an X-ray room, and a laboratory.

Public Health: The Wayne County Health Department is located in Monticello. It is staffed by a part-time health officer and the following full-time employees: two registered nurses, two sanitarians, and one clerk. The present program includes: communicable disease control, tuberculosis control, maternal and child health, school health, environmental sanitation, public health education, chronic disease, mental illness, immunization, school health, vital statistics, birth control, plumbing code, milk sanitation, and general health activities. A heart clinic is held every six months.

COMMUNICATION:

Telephone: Monticello is served by the General Telephone Company of Kentucky with a dial system. Approximately 1,970 subscribers use the county-wide toll free exchange. Monticello is not connected with the Direct Distance Dialing System.

Improvements include \$480,000 in new facilities in 1965 and an \$18,000 building expansion in 1966.

Postal Facilities: Monticello has a first-class post office with 14 employees. Mail is received two times daily and dispatched three times daily via star route. There is one city route, four rural routes, and one city auxiliary.

Newspapers: The Wayne County Outlook, a weekly newspaper, has a circulation of approximately 3,200. The paper is published on Thursday. Daily papers are received from Somerset, Lexington, and Louisville, Kentucky.

Radio: Radio station WFLW, in Monticello, serves the surrounding area with AM and FM listening. The station operates from dawn to dusk and is an affiliate of the Wolfe Creek Broadcasting Company.

Television: The Monticello Cable Company serves the Monticello area with television reception from Lexington and Louisville, Kentucky, and Knoxville and Nashville, Tennessee. All three major networks are represented and two-channel background music is available.

RECREATION:

Local: A summer recreation program is provided at the Monticello High School.

There is one drive-in movie theater. There are two swimming pools in the city.

Lake Cumberland is within 8 miles of Monticello. This lake has 1,255 miles of shore line which provides an abundance of area for swimmers and fishermen. Two commercial docks near Monticello are Beaver Lodge Dock and Conley Bottom Dock.

Area: Burnside Island State Park, located in Burnside, Kentucky, is 21 miles from Monticello. This 395-acre park has a golf course and swimming pool. Future plans call for a hotel, amphitheater, and a complex of stores.

Lake Cumberland State Park is 38 miles from Monticello. Here all water sports can be enjoyed as well as a variety of lodging facilities. A new 25-room lodge and dining hall was opened in 1962.

The Dale Hollow Reservoir is approximately 30 miles from Monticello. This lake has adequate lodging and dining facilities as well as many recreational opportunities.

The Cumberland Falls State Park is approximately 50 miles from Monticello.

ECONOMIC CHARACTERISTICS:

The economic area is primarily agricultural with over 26,000 persons employed in farming. Wayne County alone has over 5,000 in farming. Wage rates for Wayne County for 1965 were \$54.26 for all industries and \$54.51 for manufacturing. The state average was \$96.66 for all industries and \$110.10 for manufacturing.

The median annual income for families in Wayne County in 1960 was \$2,422. Over 70 percent of the families had an income of less than \$3,000 annually. Median income for males was \$1,114 and for females \$670.

Per capita income for Wayne County in 1963 was \$855, which was below the state average of \$1,799.

MONTICELLO LABOR SUPPLY AREA:

Includes Wayne and the adjoining counties of Clinton, McCreary, Pulaski, and Russell. Estimated number of workers available for industrial jobs in the labor supply area: 5,700 men and 3,850 women. Number of workers available from Wayne County: 923 men and 820 women.

The future Monticello area labor supply will include 4,765 boys and 4,389 girls who will become 18 years of age by 1973.

PREVAILING WAGE RATES:

<u>Classification</u>	<u>Rate Per Hour</u>	
	<u>Minimum</u>	<u>Maximum</u>
Laborer	\$1.40	\$1.65
Semiskilled	1.50	1.75
Skilled	2.00	2.50

UNIONS:

There are no unions represented in the Monticello area.

MONTICELLO MANUFACTURING FIRMS WITH PRODUCTS AND EMPLOYMENT, 1967

<u>Firm</u>	<u>Product</u>	<u>Employment</u>		
		<u>Male</u>	<u>Female</u>	<u>Total</u>
Bassett Products Co.	Rock, limestone, ready-mix concrete	24	0	24
Frank Bell	Rough lumber	20	1	21
Brown & Wright Farm Supply	Feed, seed	6	0	6
Christian Wood Products, Inc.	Rough and surfaced lumber, semi- finished furniture and handle dimension	68	2	70
Cumberland Dairies, Inc.	Fluid milk, cottage cheese, butter	40	10	50
Cumberland Frozen Foods, Inc.	Strawberry processing & freezing	40	60	100

(Contd.)

Firms	Product	Employment		
		Male	Female	Total
Dunnington Egg Co.	Egg business	6	0	6
Dunnington Milling Co.	Feed, hardware	10	0	10
Farmers Supply & Produce Co.	Feed	5	1	6
Guffey Lumber Co.	Rough lumber, crossties	28	1	29
Huff Lumber Co.	Hardwood flooring, hickory dimension	8	1	9
O. P. Link Handle Co.	Hickory handle blanks, sawdust chips	11	0	11
L. M. G. Lumber Co.	Parts for chairs	4	0	4
McCutchen & Pyles Lumber Co.	Lumber	20	1	21
Monticello Hardwood Flooring Co., Inc.	Hardwood flooring, furniture, dimension stock, oak molding	55	2	57
Monticello Machine Shop	Machine shop	7	1	8
Monticello Manufacturing Co.	Men's sport & dress shirts, ladies' blouses, men's uniform shirts	60	440	500
J. M. Richardson Flooring & Lumber Co.	Flooring	65	2	67
Francis Stinson	Rough lumber, crossties	6	0	6
The Wayne County Outlook	Newspaper publishing, printing	2	1	3
Whitco Block Co.	Concrete blocks	4	0	4
Coy Worley	Lumber	13	0	13

For detailed information concerning Monticello,
please request publication
"Industrial Resources, Monticello, Kentucky."

This copy has been prepared by the Kentucky Department of Commerce,
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CITY OF MONTICELLO
 MONTICELLO
 KENTUCKY
 CRAWFORD AND CRAWFORD
 ENGINEERS
 MOUNT VERNON AND BURNSIDE KENTUCKY
 SCALE: 1"=300' DATE SEPT 1943 SHEET 1



PREPARED BY
KENTUCKY DEPARTMENT OF COMMERCE
FRANKFORT, KENTUCKY

AND

MONTICELLO - WAYNE COUNTY
DEVELOPMENT BOARD

1967