

1980

Industrial Resources: Woodford County - Versailles

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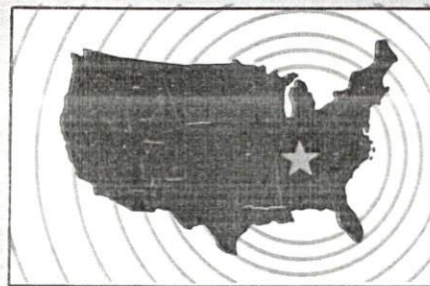
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INDUSTRIAL RESOURCES

VERSAILLES

*Kentucky
first*



DEPARTMENT OF COMMERCE

Site 180 - 25.3 ac.

LOCATION: Adjacent to northeast city limits
ZONING: Light Industry
HIGHWAY ACCESS: U.S. 60 bypass approximately 0.2 mile southwest via Big Sink Road
RAILROAD: Southern Railway System adjacent to southern boundary
WATER: Versailles Municipal Water and Sewer Works
Size Line: 8-inch line along western boundary
NATURAL GAS: Columbia Gas of Kentucky
Size Line: 4-inch line approximately 100 feet southwest across Southern Railway and Big Sink Road.
ELECTRICITY: Kentucky Utilities Company
SEWERAGE: Versailles Water and Sewer Works
Size Line: 8-inch line approximately 200 feet south
OWNERSHIP: Private

Site 280 - 11 ac.

LOCATION: Partially within eastern city limits
ZONING: Light Industry
HIGHWAY ACCESS: U.S. 60 Bypass approximately 0.4 mile southwest via Industrial Drive
RAILROAD: Southern Railway System adjacent to northern boundary
WATER: Versailles Municipal Water and Sewer Works
Size Line: 8-inch line along eastern and northern boundary of Tract II
NATURAL GAS: Columbia Gas of Kentucky
Size Line: 4-inch line along southwest side of U.S. 60 Bypass approximately 1500 feet away
ELECTRICITY: Kentucky Utilities Company
SEWERAGE: Versailles Municipal Water and Sewer Service
Size Line: 8-inch line along eastern and northern boundary of Tract II
OWNERSHIP: Private

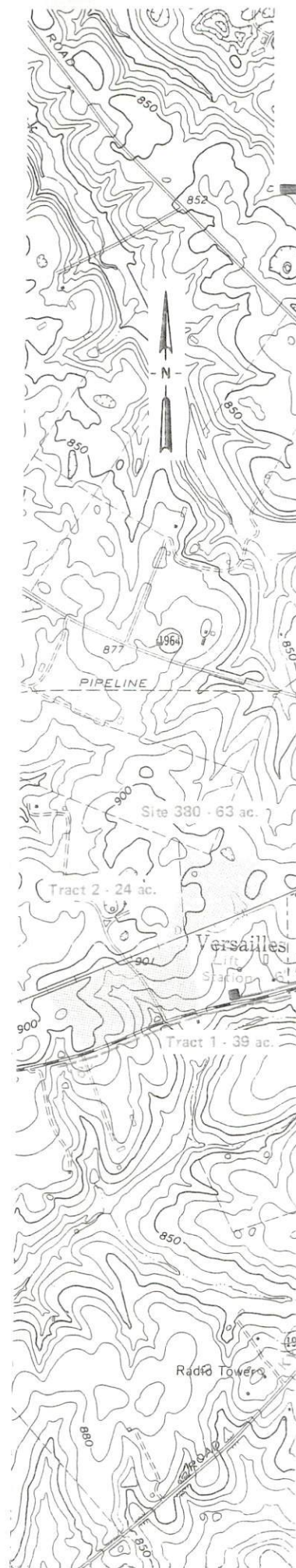
Site 380 - 63 ac.

LOCATION: Tract II is approximately 200 feet from southwest city limit boundary
ZONING: Light Industry
HIGHWAY ACCESS: U.S. 62 adjacent to southern boundary of Tract I
RAILROAD: Southern Railway System adjacent to northern boundary of Tract I and adjacent to southern boundary of Tract II
WATER: Versailles Municipal Water and Sewer Works
Size Line: 16-inch line along south side of U.S. 62
NATURAL GAS: Columbia Gas of Kentucky
Size Line: 6-inch line approximately 2500 feet east along north side of U.S. 62
ELECTRICITY: Kentucky Utilities Company
SEWERAGE: Versailles Municipal Water and Sewer Works
Size Line: Lift station approximately 500 feet east of Tract I
OWNERSHIP: Private

SCALE: 1 inch = 2000 feet
CONTOUR INTERVAL: 10 feet
BASE: USGS 7.5 minute series - 1967

UTILITIES
--- Water Line
— Sewer Line

Existing Industries
A. Kuhlman Electric Co.
B. Advanced Drainage Systems
C. Texas Instruments, Inc.
D. Rand McNally and Co.
E. M-B Food Corp.
F. Keebler Co.
G. CTE Sylvania



VERSAILLES, KENTUCKY

Industrial Sites -- 1980

For more information contact Mr. Dan Bach, Woodford County Chamber of Commerce, 173 North Main Street, Versailles, Kentucky 40383 or the Kentucky Department of Commerce, Industrial Development Division, Capital Plaza Tower, Frankfort, Kentucky 40601.



INDUSTRIAL RESOURCES

VERSAILLES, KENTUCKY

Prepared by
The Kentucky Department of Commerce
Division of Research and Planning
in cooperation with
The Versailles-Woodford County Chamber of Commerce

1980

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1979 EDITION
GENERAL HIGHWAY MAP
WOODFORD COUNTY
KENTUCKY

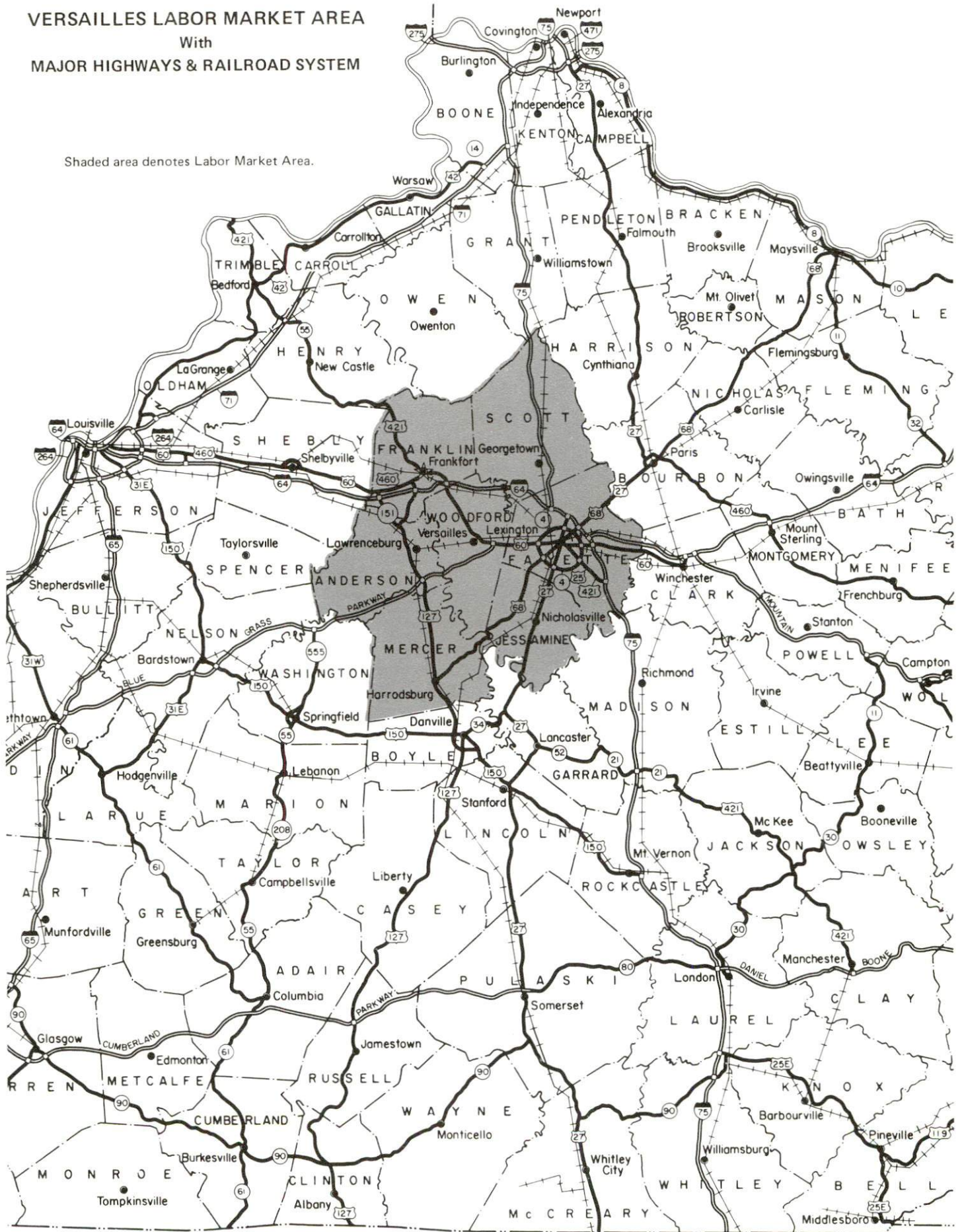
PREPARED BY THE
KENTUCKY DEPARTMENT OF TRANSPORTATION
OFFICE OF TRANSPORTATION PLANNING
DIVISION OF FACILITIES PLANNING
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION



VERSAILLES LABOR MARKET AREA

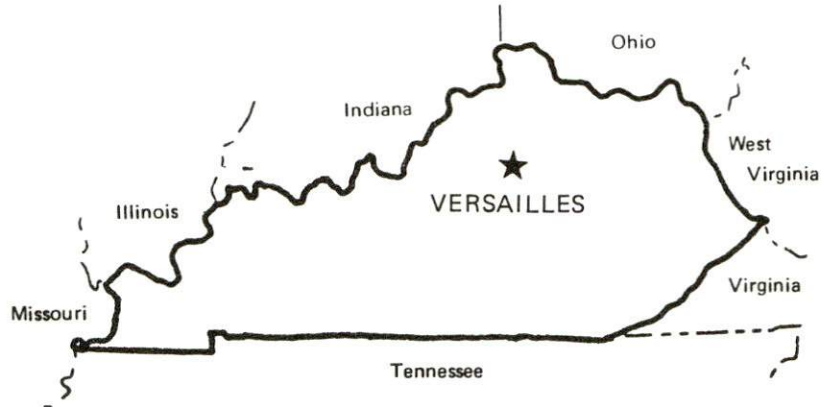
With
MAJOR HIGHWAYS & RAILROAD SYSTEM

Shaded area denotes Labor Market Area.



SUMMARY OF INDUSTRIAL RESOURCES
VERSAILLES, KENTUCKY

LOCATION



Road Distance in Miles:

Atlanta	<u>375</u>	Baltimore	<u>554</u>
Chicago	<u>358</u>	Detroit	<u>350</u>
New York	<u>716</u>	St. Louis	<u>329</u>

POPULATION

City of Versailles, 1978	<u>7,511</u>
Woodford County, 1978	<u>17,000</u>
Labor Market Area, 1978	<u>321,800</u>
% Nonwhite, Woodford County, 1978	<u>10.4</u>

LABOR ANALYSIS

Labor Market Area - Woodford, Anderson, Fayette, Franklin, Jessamine, Mercer, and Scott Counties

Estimated available workers from labor market area, 1978:

Male	<u>11,283</u>	Female	<u>11,691</u>
Unemployment rate, 1979		Labor Market Area	<u>3.5%</u>
Woodford County	<u>2.8%</u>	Jessamine County	<u>3.8%</u>
Anderson County	<u>4.5%</u>	Mercer County	<u>5.2%</u>
Fayette County	<u>3.2%</u>	Scott County	<u>3.0%</u>
Franklin County	<u>3.9%</u>		

Total employment, Woodford County, 1979 - 9,108

Manufacturing employment in labor market area, 1978 - 31,048

Major local manufacturing plants:

<u>Name</u>	<u>Employment</u>
<u>GTE Sylvania, Inc.</u>	<u>298</u>
<u>GTE Sylvania, Glass Plant</u>	<u>189</u>
<u>Kuhlman Electric Company</u>	<u>450</u>
<u>Rand McNally and Company</u>	<u>950</u>
<u>Texas Instruments, Inc.</u>	<u>N/A</u>

Labor unions in local manufacturing plants:

Auto Workers

INDUSTRIAL SERVICES

	<u>Location</u>	<u>Miles Distant</u>
Tool & Die, Machine & Pattern Shops	<u>Versailles</u>	<u>--</u>
Metal Service Centers	<u>Lexington</u>	<u>13</u>
Heat Treating	<u>Georgetown</u>	<u>17</u>
Metal Finishers	<u>Lexington;</u>	<u>13;</u>
	<u>Frankfort</u>	<u>15</u>
Electric Motor Repair	<u>Lexington</u>	<u>13</u>

TRANSPORTATION

Rail:

Railroad - Southern Railway System
 Nearest Southern Railway piggyback service - 40 miles
 Distance to nearest piggyback - 15 miles

Highways:

Interstates - I-64, 10 miles north of Versailles; I-75, 18 miles east of Versailles
 Parkway - Blue Grass Parkway, 3 miles east of Versailles
 U.S. Highways - 60 and 62

Truck:

Number of interstate motor carriers - 12; Local terminals - 0

Air:

Nearest scheduled airline service - Blue Grass Field
 Distance - 8 miles; Airlines serving - Delta, Frontier, Piedmont, and USAir Airlines; Tennessee Airways and Vale International commuter air carriers

UTILITIES AND SERVICES

Electricity:

Local distributor - Kentucky Utilities Company

Source of power - Kentucky Utilities Company

Natural Gas:

Local distributor - Columbia Gas of Kentucky, Inc.

Source of supply - Columbia Gas Transmission Corporation

Available for new industry - Yes

Other Fuels:

Number of area propane distributors - 4

Number of area distillate fuel oil distributors - 4

Water, treated:

Local supplier - Municipal

Excess municipal system capacity - 600,000 gpd

Storage capacity - 2,510,000 gallons

Expansions planned - Yes

Water, raw:

Source for industrial use - Kentucky River

Sewer:

Excess treatment capacity - 100,000 gpd

Planned improvements - Yes

CLIMATE

Temperature, Normal - 55.2 degrees F.

Precipitation, Normal - 44.49 inches

Snowfall, Mean Annual - 16.7 inches

Prevailing winds - South

Relative humidity (%) - 7 a.m. 81; 7 p.m. 64

GOVERNMENT

Type - Mayor-City Council

Police personnel - full-time - 16

Fire department personnel - volunteer - 20

Fire insurance rating (A.I.A.), class - Inside city - 7
Outside city - 9

TAXES

Property taxes:

Combined state and local rates per \$100 valuation, 1979
(100% assessment)

	<u>Inside City of Versailles</u>	<u>Outside City</u>
1. Land and buildings	\$0.670	\$0.566
2. Mfg. machinery, raw materials, goods in process, pollution control equipment	0.150	0.150
3. Finished goods, office equipment, vehicles, other tangibles	0.841	0.737
4. Intangibles (accounts receivable, notes, bonds, etc.)	0.250	0.250
5. Leaseholds in I. R. bond financed plants	0.015	0.015

Special local taxes:

Net profits tax - 1 percent in Versailles;
1/2 of 1 percent in Woodford County

Utilities tax - 3% of electric, gas, water, sewer, telephone services

EDUCATION

Nearest state vocational-technical school - Lexington, 13 miles away
Nearest area vocational education centers - Lexington, 13 miles away;
Frankfort, 15 miles away

Nearest college or university - There are seven schools of higher education located within 20 miles of Versailles.

Public Schools:

High school enrollment - 1,286; Student/teacher ratio - 22-1
Middle school enrollment - 583; Student/teacher ratio - 18-1
Elementary school enrollment - 1,760; Student/teacher ratio - 16-1

Nonpublic Schools:

Enrollment - 159; Student/teacher ratio - 23-1

MEDICAL

Number of physicians locally - 15; Number of dentists locally - 6
Hospital - Woodford Memorial Hospital; Number of beds - 71

COMMUNICATIONS

Local newspaper - Woodford Sun - Weekly
Local radio station - WJMM-FM
Television reception - Cable service

RELIGIOUS FACILITIES

Churches - 45 in Woodford County
Nearest synagogues - Lexington, 13 miles distant

FINANCIAL INSTITUTIONS

Banks - 2; Total assets - \$79,307,523.89
Savings & loan associations - 1; Total assets - \$6,690,571.19

PUBLIC LODGING

Excellent accommodations are available in Lexington, 13 miles distant.

RECREATIONAL FACILITIES

Public golf course; Parks; Swimming pools; Tennis courts; Baseball fields; Football fields; Basketball courts; Volleyball courts; Playgrounds; Picnic areas; Country club with golf course, swimming pool and tennis courts

Nearest state park - Kentucky State Horse Park
Camping; Dining facility; Open year round; Museum; Tours;
Special events; Horseback and pony rides

THE LABOR MARKET AREA

POPULATION			
Area	1978*	1970	Percent Nonwhite**
Versailles	7,511**	5,679	9.9
Labor Market Area	321,800	283,934	N/A
Woodford County	17,000	14,434	10.4
Anderson County	11,400	9,358	4.8
Fayette County	191,600	174,323	13.7
Franklin County	39,200	34,481	8.5
Jessamine County	24,300	17,430	5.5
Mercer County	18,100	15,960	5.1
Scott County	20,200	17,948	9.1

*Provisional Estimates.

**1978 Population Estimates; 1970 Percent Nonwhite for city; 1978 Percent Nonwhite for counties.

Sources: U.S. Department of Commerce, Bureau of the Census, Census of Population, 1970. U.S. Department of Commerce, Bureau of the Census, Current Population Reports, Series P-26, No. 78-17, August 1979. U.S. Department of Commerce, Bureau of the Census, April 30, 1980. University of Louisville, Urban Studies Center, Population Research Unit, "Kentucky's Population Disaggregations of 1978 Estimates," January 1980.

LABOR FORCE CHARACTERISTICS OF RESIDENTS, 1979

	Woodford County	Labor Market Area
Civilian Labor Force	9,374	174,884
Employment	9,108	168,832
Agricultural	874	6,939
Nonagricultural	8,234	161,893
Unemployment	266	6,052
Rate of Unemployment (%)	2.8	3.5

Source: Kentucky Department for Human Resources, Kentucky Labor Force Estimates, Annual Averages, 1979.

VERSAILLES MANUFACTURING FIRMS,
THEIR PRODUCTS AND EMPLOYMENT

<u>Firm</u> (Establishment date)	<u>Product</u>	<u>Employment</u>			<u>Organized</u>
		<u>Total</u>	<u>Male</u>	<u>Female</u>	
Advanced Drainage Systems (1972)	Corrugated plastic pipe	28	25	3	
GTE Sylvania, Inc. (1964)	Fluorescent lamps	298	197	101	
GTE Sylvania, Glass Plant (1972)	Glass tubing	189	138	51	
JOMCO (1972)	Special production machinery, custom machinery, machine parts and components	8	8	0	
Kuhlman Electric Company (1967)	Transformers	450	360	90	*
McCaughey Brothers Seed Company (1970)	Feed, fertilizer	8	7	1	
Rand McNally and Company (1962)	Job printing, map printing, bookbinding	950	550	400	
Texas Instruments, Inc., Control Products Division (1954)	Thermostats, pressure switch, relays	N/A			
Woodford Feed Company (1940)	Feed, fertilizer	22	20	2	
The Woodford Sun Company (1869)	Newspaper, offset printing	9	3	6	

*See Labor Organizations below.

Source: Kentucky Department of Commerce, Division of Research and Planning.

LABOR ORGANIZATIONS

Union

Representing manufacturing workers at:

International Union,
United Automobile,
Aerospace and Agricultural
Implement Workers of
America

Kuhlman Electric Company

INDUSTRIAL SERVICES

	<u>Location</u>	<u>Miles Distant</u>
Tool & Die, Machine & Pattern Shops	Versailles	--
Metal Service Centers	Lexington	13
Heat Treating	Georgetown	17
Metal Finishers	Lexington	13
	Frankfort	15
Electric Motor Repair	Lexington	13

Source: Kentucky Directory of Selected Industrial Services, 1979.

ESTIMATED MALE LABOR SUPPLY
VERSAILLES LABOR MARKET AREA

Area	Current			Future	
	Total	Not in Labor Force	Unemployed	Under-employed	Reaching 18 years of age before 1986
Labor Market Area	11,283	2,084	2,779	6,420	13,158
Woodford	452	112	120	220	743
Anderson	307	80	117	110	478
Fayette	7,006	1,217	1,609	4,180	8,091
Franklin	1,260	260	370	630	1,515
Jessamine	935	155	230	550	808
Mercer	641	128	193	320	684
Scott	682	132	140	410	839

Sources: Kentucky Department for Human Resources, Kentucky Labor Supply Estimates by County, 1978. Kentucky Department of Commerce, Future Labor Supply Before 1986.

ESTIMATED FEMALE LABOR SUPPLY
VERSAILLES LABOR MARKET AREA

Area	Current			Future	
	Total	Not in Labor Force	Unemployed	Under-employed	Reaching 18 years of age before 1986
Labor Market Area	11,691	927	3,054	7,710	12,628
Woodford	524	51	133	340	749
Anderson	338	33	125	180	441
Fayette	7,257	554	1,793	4,910	7,563
Franklin	1,323	120	413	790	1,502
Jessamine	958	58	230	670	819
Mercer	575	56	209	310	736
Scott	716	55	151	510	818

Sources: Kentucky Department for Human Resources, Kentucky Labor Supply Estimates by County, 1978. Kentucky Department of Commerce, Future Labor Supply Before 1986.

AVERAGE WEEKLY WAGES BY INDUSTRY,
BY PLACE OF WORK, 1978

	<u>Woodford County</u>	<u>Anderson County</u>	<u>Fayette County</u>	<u>Franklin County</u>
All Industries	\$196.67	\$185.47	\$212.07	\$198.53
Mining & Quarrying	0	*	*	*
Contract Construction	190.82	134.13	254.92	276.50
Manufacturing	223.26	227.63	295.30	221.82
Transportation, Communications & Public Utilities	295.86	303.96	260.56	286.35
Wholesale & Retail Trade	126.93	114.82	153.73	130.84
Finance, Insurance & Real Estate	155.75	*	205.04	231.62
Services	155.50	110.37	195.04	195.90
Other	184.69	*	167.53	*

	<u>Jessamine County</u>	<u>Mercer County</u>	<u>Scott County</u>
All Industries	\$172.53	\$178.27	\$189.32
Mining & Quarrying	*	*	*
Contract Construction	195.11	185.50	176.06
Manufacturing	219.84	225.07	228.69
Transportation, Communications & Public Utilities	210.36	*	301.69
Wholesale & Retail Trade	140.72	118.58	125.25
Finance, Insurance & Real Estate	174.15	176.83	169.95
Services	141.66	104.52	126.28
Other	*	126.69	*

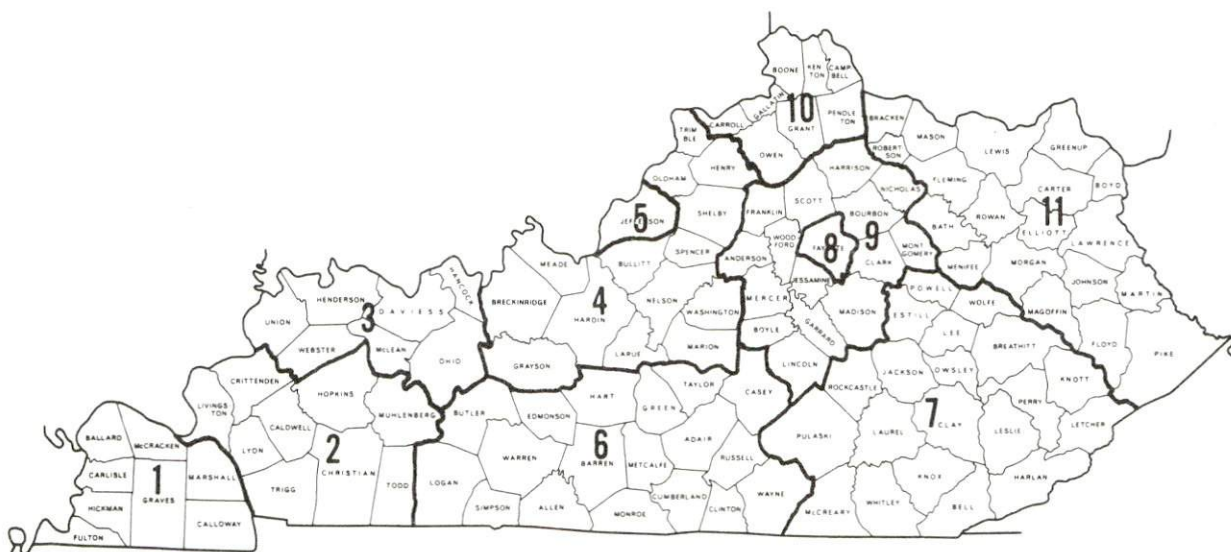
*Not disclosed.

Note: Excludes domestic workers, railway workers; certain nonprofit corporations; majority of federal, state, and local government workers; and self-employed workers.

Source: Kentucky Department for Human Resources, Average Weekly Wages of Workers Covered by Kentucky Unemployment Insurance Law, 1978.

Occupational wage rates for specific industries are usually not available to most government agencies, and wage data furnished to state employment agencies by individual industrial employers is protected from disclosure by federal law. The most reliable up-to-date wage information can be obtained by direct contact with local employers.

Associated Industries of Kentucky, a voluntary organization of Kentucky businesses, regularly collects occupational wage rates and fringe benefits data from participating member firms. Data is compiled for over 127 clearly defined office, production, and service occupations. Tabulations are published for eleven regions of Kentucky, as shown on the map below. It should be noted that the data may be weighted by the preponderance of firms in the larger cities and may be somewhat higher than the rates paid in the smaller communities. Data from these tabulations are available, upon request, from the Kentucky Department of Commerce, Frankfort, Kentucky 40601.



Associated Industries of Kentucky Area Wage Surveys

PER CAPITA PERSONAL INCOME

<u>Area</u>	<u>1978</u>	<u>1974</u>	<u>Percent Change</u>
Woodford County	\$7,393	\$5,277	40.1
Labor Market Area			
Range	\$5,468 - 7,860	\$3,697 - 5,277	N/A
Kentucky	6,605	4,524	46.0
U.S.	7,840	5,428	44.4

Source: U.S. Department of Commerce, Bureau of Economic Analysis,
April 1980.

TRANSPORTATION

Rail

Line serving Versailles - Southern Railway System

Services - One eastbound and one westbound local freight stops daily on route from Lawrenceburg to Lexington and return; team track space for 16 cars plus siding space for 25 cars; nearest Southern Railway piggyback facilities are located in Danville, 40 miles south of Versailles; nearest piggyback facilities are provided by the L & N Railroad in Frankfort, 15 miles northwest of Versailles.

For details on routing, schedules, rates, and services, contact:

District Sales Manager
Southern Railway System
1402 South 15th Street
Louisville, Kentucky 40210
(502) 637-7643

Highways

Versailles is served by U.S. Highways 60 and 62, both class "AAA" trucking highways.

Access onto the Blue Grass Parkway, which runs southwest to Elizabethtown, is provided by U.S. 60, 3 miles east of Versailles. Access onto Interstate 64, an east-west interstate, is located approximately 10 miles north of Versailles via either U.S. 60 or U.S. 62. Access onto Interstate 75, which runs north-south, is located 18 miles east of Versailles at Lexington.

Truck Service

Company

Bestway Express, Inc.*
Branch Motor Express
Company**
Bronaugh Motor Express, Inc.*
Consolidated Freightways
Corporation of Delaware**
Cooper-Jarrett, Inc.**
Interstate Motor Freight
System**
McLean Trucking Company**
O.K. Trucking Company*
Overnite Transportation
Company*
Smith's Transfer Corporation**
United Trucking Service, Inc.**
Wilson Freight Company**

Home Office

905 Visco Drive
Nashville, Tennessee 37210

114 Fifth Avenue
New York, New York 10011
1025 Nandino Boulevard
Lexington, Kentucky 40511

175 Linfield Drive
Menlo Park, California 94025
Hanover Plaza
Morristown, New Jersey 07960

110 Ionia, N.W.
Grand Rapids, Michigan 49503
P.O. Box 213
Winston-Salem, North Carolina 27102
3000 East Crescentville Road
Cincinnati, Ohio 45241

P.O. Box 1216
Richmond, Virginia 23209
P.O. Box 1000
Staunton, Virginia 24401
8505 West Warren
Dearborn, Michigan 48126
11353 Reed Hartman Highway
Cincinnati, Ohio 45241

Other Freight Services

Purolator Courier
Corporation***
United Parcel Service***

Nearest Shipping Center

Lexington, 13 miles from Versailles
Lexington, 13 miles from Versailles

*Interstate and intrastate service.

**Interstate service only.

***For regular scheduled pickups or for occasional pickups, arrangements must be made with the Louisville office of Purolator Courier Corporation or United Parcel Service.

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

City	Highway Miles	Delivery		City	Highway Miles	Delivery	
		Time*	TL			Time*	TL
Atlanta, Ga.	375	1		Los Angeles, Ca.	2,173	7-8	
Baltimore, Md.	554	2		Louisville, Ky.	65	1	
Birmingham, Ala.	404	1-2		Nashville, Tenn.	206	1	
Chicago, Ill.	357	1-2		New Orleans, La.	723	2-3	
Cincinnati, Ohio	95	1		New York, N. Y.	716	3	
Cleveland, Ohio	330	2		Pittsburgh, Pa.	356	1-2	
Detroit, Mich.	350	2-3		St. Louis, Mo.	328	1	
Knoxville, Tenn.	188	1					

*Transit time does not include the day of pickup.

Source: Delivery Time Only - Overnite Transportation Company,
P.O. Box 1216, Richmond, Virginia 23209.

Air

Nearest Scheduled Airline Service

Location: Blue Grass Field
4 1/2 miles west of Lexington, Kentucky;
8 miles east of Versailles

Runways: 2 paved
Length: 6,500 feet; 3,500 feet

Traffic Control: Tower

Lighting: Approach lighting system, beacon, runways
and obstructions lighted, VASI

Services: Delta, Frontier, Piedmont, and USAir airlines;
Tennessee Airways and Vale International
commuter air carriers; fuel - 24-hour
service, 100, and jet fuel; repair service -
major A & E repairs, Certified Avionics
repair station; National Weather Service;
flight instructions; charter service;
storage; taxi, limousine and car rentals;
restaurant

Air Freight Service: Air freight terminal

Bus - Southern Greyhound Bus Lines

Taxi - 24-hour service is provided

Rental Services - U-Haul truck and trailer rentals are available locally.
Auto rentals are available at Blue Grass Field, 8 miles away.

Water

The Kentucky River, which flows along the western boundary of Woodford County, is located approximately 5 miles west of Versailles. A 6-foot navigation channel is maintained on the river.

POWER AND FUEL

Electricity

Company serving Versailles and parts of Woodford County - Kentucky
Utilities Company

Source of power - Kentucky Utilities Company

Total generating capacity - 2,238,400 KW

For industrial rates contact:

Industrial Development Department
Kentucky Utilities Company
One Quality Street
Lexington, Kentucky 40507
(606) 255-1461

Company serving parts of Woodford County - Fox Creek Rural Electric
Cooperative Corporation

Source of power - East Kentucky Power Cooperative

Total generating capacity - 867,000 KW

For industrial rates contact:

Industrial Development Division
East Kentucky Power Cooperative
P.O. Box 707
Winchester, Kentucky 40391
(606) 744-4812

and/or

Fox Creek RECC
P.O. Box 211
Lawrenceburg, Kentucky 40342
(502) 839-3442

Natural Gas

Company serving Versailles - Columbia Gas of Kentucky, Inc.

Source of supply - Columbia Gas Transmission Corporation

Size of transmission mains - 12-inch (supplier)

Distribution mains - 2, 3, 4 and 6 inches

Range of distribution pressure available - 4 ounces to 230 psi

Btu content - 1,020 per cubic foot

Specific gravity - 0.59

For rates and supplies contact:

Utilization Manager
Columbia Gas of Kentucky, Inc.
P.O. Box 241
Lexington, Kentucky 40584
(606) 255-3612

Other Fuels

Propane (Within 16 miles)

Olson's L. P. Gas Company
Lexington Pike
Versailles, Kentucky 40383

Southern States Cooperative, Inc.
Jett Petroleum Service
P.O. Box 632
Frankfort, Kentucky 40602

Crawford Gas and Appliances, Inc.
(Pyrofax Gas)
1104 Winchester Road
Lexington, Kentucky 40505

Suburban Propane
121 North 4th Street
Nicholasville, Kentucky 40356

Fuel oils (Within 16 miles)

Distillate fuel oil -

Rainbow Coal and Oil Company
Lexington Pike
Versailles, Kentucky 40383

Doc Ferrell Gulf Distributor, Inc.
1120 West Manchester
Lexington, Kentucky 40508

Ashland Oil Company (Bulk Plant)
Old Frankfort Pike
Lexington, Kentucky 40511

Central Kentucky Petroleum
P.O. Box 90
Lexington, Kentucky 40501

Residual fuel oil - Arrangements must be made with the refinery.

Low sulphur content coal - Available in Kentucky.

WATER AND SEWERAGE

Water

Company serving Versailles - Versailles Municipal Water and Sewer Works*
196 South Main Street
Versailles, Kentucky 40383
(606) 873-5437

Source - Kentucky River and Big Spring Well

Treatment plant capacity - 2,600,000 gallons per day (Combined capacity of two plants)

Average daily consumption - 1,500,000 gallons

Peak daily consumption - 2,000,000 gallons

Type treatment - Micro filters and sand filters

Storage capacity - 2,510,000 gallons

Size lines - 16, 12, 10, 8, 6 and 4 inches

Average pressure - 48 psi

Average temperature - 55 degrees F.

MONTHLY WATER RATES

Inside City

First	1,000 gallons	\$2.00 Minimum
Next	4,000 gallons	.95 per M gallons
Next	5,000 gallons	.95 per M gallons
Next	15,000 gallons	.90 per M gallons
Over	25,000 gallons	.85 per M gallons

Outside City

First	1,000 gallons	\$3.50 Minimum
Next	4,000 gallons	1.43 per M gallons
Next	5,000 gallons	1.43 per M gallons
Next	15,000 gallons	1.35 per M gallons
Over	25,000 gallons	1.28 per M gallons

Tap-on charge: Inside city limits: \$750 (combination rate for water and sewer)
Outside city limits: \$850 (combination rate for water and sewer)

*Planned improvements to the water system include installing new pumps at the raw water intake station and increasing the treatment plant capacity to 4 million gallons per day. Completion date is scheduled for December 1982.

Surface water sources - Kentucky River

Average discharge - Kentucky River at Lock 6, near Salvisa, Kentucky,
6,741 cfs (53-year record, USGS, unadjusted)

Expected ground water yield - Northeast border of county - 50 to 200 gpm;
remainder of county - 5 to 50 gpm

Sewerage

Company serving Versailles - Versailles Municipal Water and Sewer Works*
196 South Main Street
Versailles, Kentucky 40383
(606) 873-5437

Design capacity - 1,300,000 gallons per day**

Average daily flow - 1,200,000 gallons **

Treatment - Primary and secondary

Type treatment - Aeration

Treated effluent discharged into - Glenn's Creek

Size of sanitary mains - 21, 16, 12 and 8 inches

Size of storm mains - 18, 15 and 6 inches

Rates - Inside City: 70 percent of total amount of monthly water bill.

Outside City: 100 percent of total amount of monthly water bill.

Tap-on charge: Inside city limits: \$750 (combination rate for
water and sewer)

Outside city limits: \$850 (combination rate for
water and sewer:

Hookups for industry must be arranged

*Step I of a 201 Facilities Plan has been completed and submitted for
review.

**Kentucky Department for Natural Resources and Environmental Protection.

CLIMATE

Woodford County

Temperature

Normal (30-year record)	55.2 degrees
Average annual 1978	53.0 degrees
Record highest, September, 1954 (34-year record)	103.0 degrees
Record lowest, January, 1963 (34-year record)	-21.0 degrees
Normal heating degree days (30-year record) (Heating degree day totals are the sums of negative departures of average daily temperatures from 65 degrees F.)	4,729

Precipitation

Normal (30-year record)	44.49 inches
Mean annual snowfall (34-year record)	16.70 inches
Total precipitation 1978	57.73 inches
Mean number days precipitation (.01 inch or more) (34-year record)	131
Mean number days thunderstorms (34-year record)	47

Prevailing Winds (17-year record)

South

Relative Humidity

1 a.m.	77 percent (14-year record)
7 a.m.	81 percent (15-year record)
1 p.m.	60 percent (15-year record)
7 p.m.	64 percent (15-year record)

Source: U.S. Department of Commerce, Environmental Science
Services Administration, Climatological Data, 1978.
Station of record: Lexington, Kentucky.

LOCAL GOVERNMENT

City

Structure - Mayor - 4-year term; 6 councilmen - 2-year terms
Budget 1979-80 - General Fund \$902,000
Budget 1978-79 - Water and Sewer Fund 925,000
Fees and licenses - Business licenses range from \$5 to \$500 annually,
manufacturing factory - \$50; occupational license taxes - 1 percent
of the gross salaries of individuals and 1 percent of the net profits
of businesses

County

Structure - County Judge/Executive - 4-year term;
8 magistrates - 4-year terms
Budget 1979-80 - General Fund \$1,070,193; Road Fund \$474,348
Fees and licenses - Occupational license taxes - 1/2 of 1 percent of
the gross salaries of individuals and 1/2 of 1 percent of the net
profits of businesses

Assessed Value of Property, 1979

<u>Classes of Property</u>	<u>Versailles</u>	<u>Woodford County</u>
Real Estate	\$98,497,850	\$314,248,490
Tangibles	17,481,460	35,608,220

Property Taxes

All property in Kentucky is assessed at 100 percent of fair cash value.

Land and buildings are taxed by the state and may be taxed by local jurisdictions. The state rate is \$0.279 per \$100 of assessed valuation.

Manufacturing machinery, raw materials inventories, pollution control equipment, and goods in the process of manufacture are not subject to local taxation. The state rate is \$0.15 per \$100.

Other tangible personal property owned by manufacturers (automobiles, trucks, finished goods, office furniture, office equipment) is taxed by the state at \$0.45 per \$100 and may be taxed by local jurisdictions.

Property stored in public warehouses in a transit status is not subject to local taxation. The state rate is only \$0.015 per \$100.

Intangible personal property located in Kentucky (money in hand, shares of stock, notes, bonds, accounts receivable, and other credits) is taxed by the state at \$0.25 per \$100, and is not subject to local taxation.

Private leaseholds in industrial facilities owned by cities or counties and financed by industrial revenue bonds are subject to a state tax of \$0.015 per \$100 of value (essentially the lessee's equity, adjusted for appreciation or depreciation). Local taxation is not permitted.

Combined State and Local Rates Per \$100 Valuation, 1979* (100% assessment)

	<u>Inside City of Versailles</u>	<u>Outside City</u>
1. Land and buildings	\$0.670	\$0.566
2. Mfg. machinery, raw materials, goods in process, pollution control equipment	0.150	0.150
3. Finished goods, office equipment, vehicles, other tangibles	0.841	0.737
4. Intangibles (accounts receivable, notes, bonds, etc.)	0.250	0.250
5. Leaseholds in I. R. bond financed plants	0.015	0.015

*Kentucky Department of Commerce.

Utilities Gross Receipts Tax for Schools

A 3 percent tax is levied on utilities receipts for schools in Woodford County. Tax is paid by all consumers of utilities as an add-on to the utilities bills. Exempted are receipts from utilities services that are resold and the receipts from the sale of energy or energy producing fuels that exceed 3 percent of the cost of production in manufacturing, processing, mining or refining.

Planning and Zoning

Joint agency - Versailles-Midway-Woodford County Planning and Zoning Commission

Zoning enforced - All areas

Subdivision regulations enforced - All areas

Mandatory state codes enforced - Kentucky Plumbing Code, National Electric Code, Kentucky Boiler Regulations and Standards, National Fire Protection Association Standards of Safety (for buildings with an occupancy of less than 100 persons), Kentucky Building Code (modeled after BOCA code and applying to buildings with an occupancy of 100 or more persons)

Safety

<u>Police</u>	<u>Versailles</u>	<u>Woodford County Police Department</u>	<u>Woodford County Sheriff's Office</u>
Total staff	16	14	5
Radio-patrol cars	6	14	4 (privately owned)

<u>Fire</u>	<u>Versailles</u>	<u>Woodford County</u>
American Insurance Association Fire Rating	7	9
Full-time staff		3
Volunteers	20	34

Rescue Service

Woodford County Rescue Squad:

Number of volunteers - 25

Equipment - Diving equipment (2 sets of tanks, regulators and wet-suits), dragging gear, jeep with portable generator, and fully equipped rescue van

Personnel training - First aid, 2 emergency medical technicians

Refuse Collection and Disposal

	<u>Versailles</u>	<u>Woodford County</u>
Type service	Municipal	Private
Fee charged:		
residential	\$2.00 per month	\$7 to \$8 per month
business	Based on volume	Contract
industrial	*	Contract
Collection frequency:		
residential	Twice weekly	Once or twice weekly
business	Twice weekly	Once or twice weekly
industrial	*	Contract
Trash pickup	Weekly	Included with refuse collection
Disposal method	Landfill	Landfill

*Industrial customers in Versailles must contract with private companies for refuse collection and disposal service.

EDUCATION

Public Schools

Woodford County

Total Enrollment (Fall 1979)	3,629
Elementary	1,760
Middle School	583
High School	1,286
Student-Teacher Ratio	18-1
Elementary	16-1
Middle School	18-1
High School	22-1
Accreditation	Southern Association of Colleges and Schools
Percent High School Graduates to College	54.9
Expenditures Per Pupil (1978-79)	\$1,062.93
Bonded Indebtedness, June 30, 1979	\$915,000

Nonpublic Schools

St. Leo

Total Enrollment	159
Elementary	159
Student-Teacher Ratio	23-1
Elementary	23-1

Area Colleges and Universities

<u>Name</u>	<u>Location (Miles distant)</u>	<u>Enrollment Fall, 1979</u>	<u>Highest Degree Conferred</u>
Midway Junior College	Midway (8)	328	Associate
University of Kentucky	Lexington (13)	22,899	Doctorate, M.D., D.M.D., J.D.
Transylvania University	Lexington (13)	810	Masters*
Lexington Technical Institute	Lexington (13)	2,074	Associate
Kentucky State University	Frankfort (15)	2,180	Masters
Asbury College	Wilmore (15)	1,248	Baccalaureate
Georgetown College	Georgetown (17)	1,189	Masters
Eastern Kentucky University	Richmond (40)	13,668	Masters, Specialist**
Centre College	Danville (40)	766	Baccalaureate
St. Catharine College	St. Catharine (50)	180	Associate
Berea College	Berea (52)	1,434	Baccalaureate

*Courses in the masters degree program are taught on the Transylvania campus by faculty members of Xavier University of Cincinnati. The degree is issued by Xavier University.

**Joint doctoral degree programs are offered in cooperation with the University of Kentucky, Lexington, and cooperative doctoral degree programs are offered with Michigan State University and the University of Maryland.

Vocational Schools

Location
Miles Distant
Curriculum

Nearest State School

Central Kentucky State Vocational-
Technical School
Lexington
13
Business and Office
Clerical
Secretarial
Consumer and Home Economics
Commercial Foods
Health and Personal Services Occupations
Cosmetology
Dental Assistant
Nurse's Aide
Practical Nursing
Surgical Technician
Industrial Education
Auto Body Repair
Auto Mechanics
Carpentry
Drafting
Electronics
Graphic Arts
Industrial Electricity
Machine Shop
Masonry
Office Machine Repair
Sheet Metal, Heating and Cooling
Welding
Learning Resource Center

Nearest Area Education Centers

Location
Miles Distant
Curriculum

Northside Area Vocational
Education Center
Lexington
13
Agriculture
Horticulture
Health Occupations
Health Careers
Industrial Education
Auto Mechanics
Auto Parts and Inventory
Diesel and Truck Mechanics
Graphic Arts
Industrial Electricity
Industrial Equipment Mechanics
Machine Shop
Welding

(Contd.)

Location	Southside Area Vocational Education Center
Miles Distant	Lexington
Curriculum	13 Industrial Education Auto Body Auto Mechanics Carpentry Heating and Air Conditioning Electronic Services Electricity Masonry

Location	Franklin County Area Vocational Education Center
Miles Distant	Frankfort
Curriculum	15 Distributive Education General Merchandising Distributive Education Co-op Industrial Education Auto Body Auto Mechanics Drafting Industrial Education Co-op Industrial Electricity Machine Shop Welding Learning Center

Arrangements can be made to provide training in the specific production skill required by an industrial plant. Instruction may be conducted either in the vocational school or in the industrial plant, depending upon the desired arrangement and the availability of special equipment.

HEALTH

Local Medical Personnel

Physicians - 15
Dentists - 6

Hospitals

<u>General Hospital</u>	<u>Location</u>	<u>Beds</u>
Woodford Memorial Hospital	Versailles	71

General hospital facilities - 2 operating rooms (1 equipped for orthopedic surgery), 2 emergency rooms, 2 delivery rooms, obstetrics, 10 bassinets, recovery room, 3-bed intensive-coronary care unit, respiratory therapy, physical therapy, laboratory, X-ray department, pharmacy

Medical staff - 14 physicians, 42 registered nurses (9 part time), 15 licensed practical nurses, 6 operating room personnel, 5 laboratory technicians (2 part time), 12 intensive-coronary care unit personnel, 2 registered pharmacists, 5 X-ray personnel, dietary consultant, 1 dietician, 1 respiratory therapist, 2 respiratory therapy technicians, 1 physical therapist, 1 physical therapy technician

Other Medical Facilities

Comprehensive Care Center - Blue Grass West

Ambulance Service

Name - Woodford County Ambulance Service
Staff - 8 registered emergency medical technicians (full time)
Service - 24-hour emergency service, radio-dispatched
Equipment - 1973 van, 1976 van with coronary care equipment, and a 1979 4-wheel drive critical care van

Public Health

Facility - Woodford County Health Department
Staff - Full-time: 2 registered nurses, 1 public health environmentalist, 2 clerks
Part-time: Health officer, nutritionist, family planning nurse, family planning doctor, and a consulting M.D.

OTHER LOCAL FACILITIES

Communications

Telephone - General Telephone of Kentucky
Services - Standard

Telegraph - Western Union
Services - Toll-free telephone number

Postal - U.S. Post Office
Class - First
Mail received - Once daily
Mail dispatched - Once daily

Newspaper - Woodford Sun
Weekly and circulation - 4,675
Other papers
received - Louisville, Lexington and Frankfort, Kentucky

Radio - WJMM-FM
Stations received from - Lexington, Louisville, Georgetown and
Frankfort, Kentucky; Cincinnati, Ohio

Television -
Cable service
Reception from - Lexington and Louisville, Kentucky;
Cincinnati, Ohio
Kentucky Educational
Television - Lexington-Richmond transmitter, Channel 46

Library Services

Public library - Logan-Helm Woodford County Library
Size collection - 30,000 volumes
Circulation, 1977-78 - 80,135
Services - Books, records, microfilm reader-printer, 16 mm film
projectors, photocopier, magazines, interlibrary loan through
Kentucky Department of Libraries, story hours, films, bookmobile,
reference, community meeting rooms, art exhibits, materials for
visually handicapped, special programs sponsored by Friends of
the Library

Religious Institutions

Woodford County

Number of churches - 45
Denominations - A.M.E.
Assembly of God
Catholic
Christian
Church of Christ
Church of God
Episcopal
Nazarene
Presbyterian
Seventh Day Adventist
Southern Baptist
United Methodist

Nearest synagogues - Lexington, 13 miles distant
Congregations - Adath Israel (reform)
Ohavey Zion (traditional)

Financial Institutions

<u>Banks</u>	<u>Assets</u>	<u>Deposits</u>	<u>Statement Date</u>
The Woodford Bank and Trust Company	\$41,209,364.87	\$35,188,849.81	6/29/79
United Bank and Trust Company	38,098,159.02	34,442,497.24	6/30/79
<u>Savings and Loan Associations</u>	<u>Assets</u>	<u>Savings Accounts</u>	<u>Statement Date</u>
Home Federal Savings and Loan Association	\$ 6,690,571.19	\$ 5,853,131.78	12/31/78

Hotels and Motels

Accommodations are available in Lexington, 13 miles away.

Clubs and Organizations

American Legion
American Legion Auxiliary
Buckley Hills Audubon Society
Craig's Creek Muzzle Loaders, Inc.
Daughters of the American Revolution
Eastern Star
Kiwanis Club
Knights of Pythias
Lions Club
Masons
Midway Women's Club
Millville Sportsman Club
Oddfellows
Optimist Club
Protect Each Other Sisterhood
Rotary Club
Taylor Manor Gray Ladies
Versailles-Woodford County Chamber of Commerce
Woodford County Bar Association
Woodford County Board of Realtors
Woodford County Business and Professional Women's Club
Woodford County Democratic Committee
Woodford County Education Association
Woodford County Farm Bureau
Woodford County Heritage Commission
Woodford County Historical Society
Woodford County Humane Society
Woodford County Jaycees
Woodford County Ministerial Association
Woodford Gardeners
Woodford Improvement League
Woodford Memorial Hospital Association

RECREATION

Local

Versailles offers a year-round recreational program with a full-time director and office secretary. The Versailles-Woodford County Recreational Department operates and maintains a variety of recreational facilities which are available for public use. There are two parks, seven playgrounds (five maintained by the county parks department), one swimming pool, one golf course and twelve tennis courts. Four baseball diamonds are located at various schools and are maintained by the recreation department; the department handles scheduling. Two football fields and seven basketball courts are also located on school property.

Big Spring Recreation Center offers gymnastics, karate and baton twirling; the building includes four activity areas, kitchen facilities and offices. Both Big Spring Park and Apollo Park have supervised summer recreation programs. Classes in swimming for the handicapped are also scheduled at the Big Spring Recreation Center.

There is one 18-hole public golf course in Versailles.

Private recreational facilities include Woodford Hills Country Club with an 18-hole private golf course, a swimming pool, and two tennis courts. An additional private pool is also operated in Versailles.

A Jaycees Fall Festival and The Woodford County Fair are annual events.

Tourist attractions around Versailles include the Woodburn Farm, the first horse breeding farm in the United States; and Crittenden Cabin (built in 1784), which was the birthplace of John Crittenden, Kentucky governor between 1848-50. Versailles Historical Park on South Main Street honors eight Civil War generals; and Pisgah Presbyterian Church, 3 miles east of Versailles, is an 1812 Gothic structure. Clyde E. Buckley Wildlife Sanctuary, north of Versailles, was established by a private citizen as a memorial and was developed by the Audubon Society. The area provides trail walks and group tours can be arranged.

Area (Within 56 miles)

Three of Kentucky's fine state parks are within easy driving distance of the Versailles area.

The Kentucky State Horse Park near Lexington opened during the summer of 1978 and hosted the World Championship Three-Day Event. The park contains 1,032 acres and features a museum, walking tour, events area, horseback and pony rides, a vehicle demonstration area, restaurant, picnic area and campground. Numerous special events are held year-round and include various horse shows, steeplechasing, dressage, and polo games.

Fort Boonesborough State Park near Richmond features a reconstructed fort at the site of the pioneer fort built by Daniel Boone in 1775. Located on the Kentucky River, park facilities include a beach, bathhouse with sundeck, a picnic and playground area, boat docks, and primitive campsites.

Old Fort Harrod State Park at Harrodsburg is the site of a full-scale reproduction of Fort Harrod. In addition to the pioneer fort, the park contains a museum displaying Kentucky Civil War relics, the cabin where Lincoln's parents were married, a pioneer cemetery, and a federal monument to the pioneers. Old Fort Harrod Amphitheatre is the scene of the summer production of the "Legend of Daniel Boone."

Three state shrines of historical interest are located within the area. White Hall State Shrine near Richmond is the home of Cassius Clay, the early abolitionist leader and politician. Waveland State Shrine in Lexington offers a museum of Kentucky life contained in a mansion dating from 1847. Constitution Square State Shrine at Danville is an authentic reproduction of Kentucky's first courthouse square where the first Kentucky Constitution was written.

The scenic landscape of the Bluegrass is the home of many champion thoroughbred horses with a number of farms open to the public. Lexington offers excellent thoroughbred and harness racing at Keeneland Race Course and at the Red Mile Trotting Track which feature several meets each year. Frankfort is the site of the Kentucky State Capitol and numerous places of interest which reflect the history and tradition of Kentucky.

COMMUNITY IMPROVEMENTS

Municipal:

Planned improvements to the Versailles water system are scheduled for completion in December 1982. The \$2.5 million project will include installing new pumps at the raw water intake station and increasing the treatment plant capacity to 4 million gallons per day.

The Versailles-Woodford County Recreation and Parks Department has completed a \$1.5 million county park. The 22-acre park contains a soccer field, two ball fields, and a concession stand. Other planned facilities include tennis courts, a basketball court, a playground and a horse show ring.

The beautification of the South Main Street and Court Square section of Versailles is under way. The \$62,500 project will provide complete sidewalk reconstruction, with curb cuts for the handicapped, using a brick-type material. Planters, trees, and redwood benches will be used extensively. Telephone lines will be removed from the area and a uniform business sign code will be implemented.

Federal funding has permitted The Housing Authority of Versailles to seek bids for the construction of 60 low-income dwelling units in the community. Dwelling units will include 6 one-bedroom units, 38 two-bedroom units, 14 three-bedroom units, and 2 four-bedroom units.

Financial:

The United Bank & Trust Company now occupies its new \$2.5 million building. The five-story structure contains 34,000 square feet. Floors one and two are being utilized by the United Bank. Floors three and four will be leased to individual tenants and a community meeting room will be located on the fifth floor.

Medical Facilities:

Construction of the Ambulatory Care Facilities and Professional Office Building of the Woodford Memorial Hospital are under way. The \$4.1 million, four-story structure is scheduled for completion in 1981. The new facilities will have a support staff of 65 professional personnel.

Education:

Construction of a new elementary school for the Woodford County School System is under way. The \$2.5 million structure will house 800 pupils in grades kindergarten through the sixth grade. Completion date for the school is February 1981.