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Industrial Resources: Mason County - Dover

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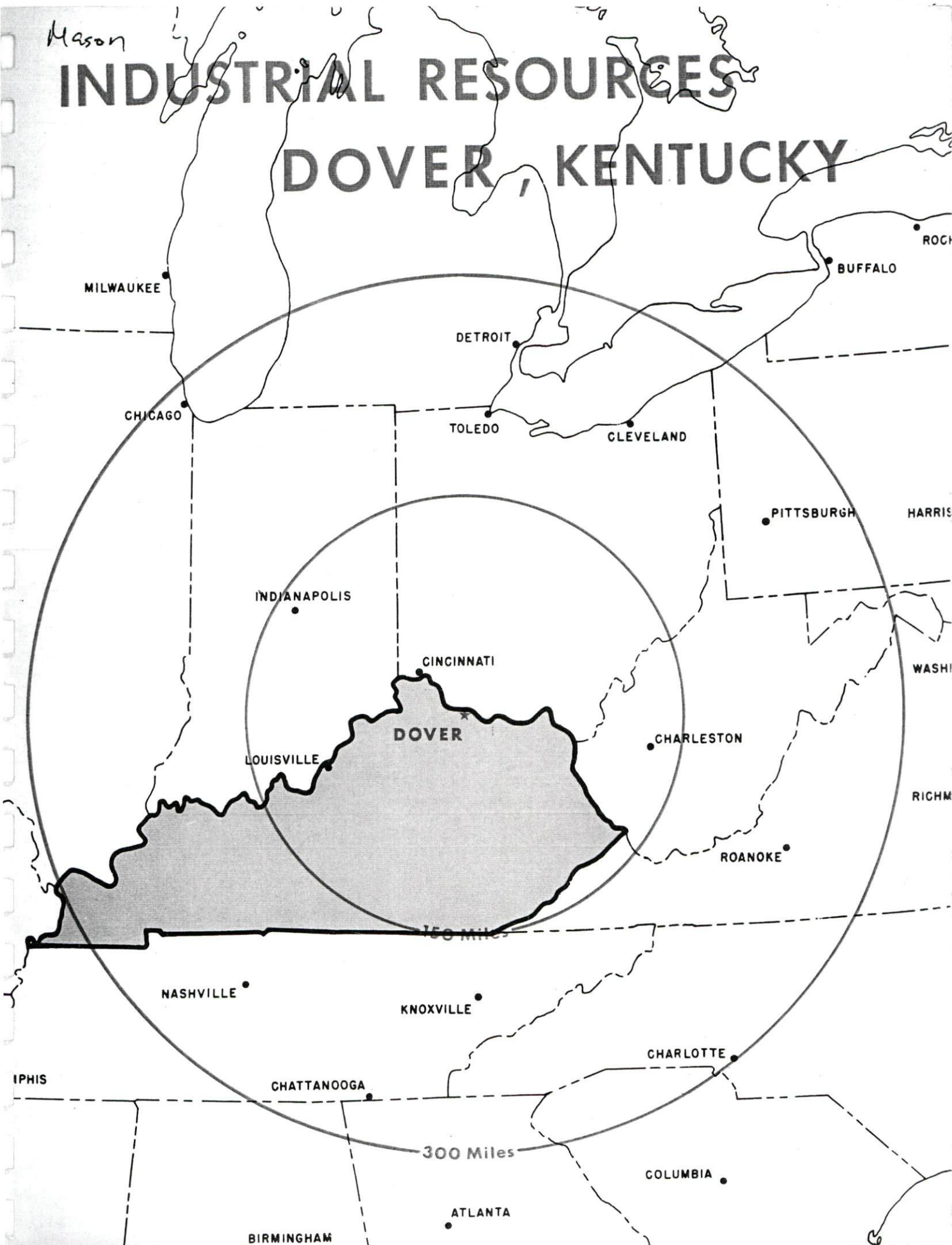
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Mason

INDUSTRIAL RESOURCES DOVER, KENTUCKY



INDUSTRIAL RESOURCES

DOVER, KENTUCKY

21829

Prepared by

Dover Improvement Committee

and

Kentucky Department of Economic Development

Frankfort, Kentucky

September, 1956

INDUSTRIAL RESOURCES - DOVER, KENTUCKY

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SUMMARY DATA FOR DOVER, KENTUCKY

POPULATION, 1950: Dover - 334; Mason County - 18,486
(Est.) 1955: Mason County - 20,008

DOVER LABOR SUPPLY AREA: Includes Mason and all adjoining counties.
Estimated number of workers available for industrial jobs in the labor supply area - 600 men, 1,000 women. Number of workers available from Mason County - 200 men and 350 women.

TRANSPORTATION:

Railroads: Chesapeake and Ohio Railroad.

Air: Nearest airport is the Greater Cincinnati Airport, Covington, Ky.

Trucks: ABC Freight Lines and Howard Flora Freight Lines.

Water: Dover is located on the Ohio River at the highest point between Pittsburgh and Cairo, Illinois.

HIGHWAY DISTANCES: From Dover

To	Miles	To	Miles
Atlanta, Ga.	456	Memphis, Tenn.	513
Chicago, Ill.	358	New York, N. Y.	647
Cincinnati, Ohio	65	New Orleans, La.	834
Detroit, Mich.	323	St. Louis, Mo.	405
Los Angeles, Calif.	2,808	Washington, D. C.	513

UTILITIES:

Electricity: Kentucky Utilities. Kentucky Utilities has a generating capacity of 430,500 KW. Mason County is served by Fleming-Mason RECC.

Natural Gas: Dover has no gas distribution system. Columbia Gas System has a distribution line 8 miles from Dover on Ky. 10.

Water: A water system is planned for Dover in the near future. It will cost between \$65,000 and \$75,000.

Sewerage: Most buildings are equipped with septic tanks. Storm drainage is excellent.

POLULATION AND LABOR

Population

The 1950 population of Dover was 334. Table 1 shows population and recent rates of growth in Dover, Mason County, and Kentucky.

Year	Dover		Mason County		Kentucky
	Population	% Increase	Population	% Increase	% Increase
1900			20,446		
1910	386		18,611	- 9.9	6.6
1920	377	- 2.4	17,760	- 4.8	5.5
1930	418	9.8	18,862	5.8	8.2
1940	353	18.4	19,066	1.1	8.8
1950	334	5.6	18,486	-3.1	3.5
1955 (est.) <u>1/</u>			20,008	8.2	1.9

Labor Force 2/

Definition and Population Trend. The Dover labor supply area is defined for purposes of this statement to include Mason and the following adjoining Kentucky counties: Bracken, Fleming, Lewis, and Robertson. The population centers of all four counties are within 30 miles of Dover. In addition to the Kentucky counties, workers would probably be drawn from Brown and Adams Counties in Ohio, but due to the lack of detailed information for the Ohio counties, this statement will relate only to the five Kentucky counties.

Population of the area was estimated at 53,038 in 1953 by the University of Kentucky, Department of Rural Sociology, which was a decrease of about 7,000 from the 1950 census and about 2,000 from the 1950 census. In 1953 there were 18,295 inhabitants in Mason County, only slightly lower than in the two census years.

During the period from 1940 to 1953, there was a net outmigration from the area of 16,372 persons, including 3,260 from Mason County.

Economic Characteristics of the Area. The Maysville area is primarily agricultural, with 9,039 working on farms according to the 1950 census. Mason County had 2,142 persons employed in farm jobs during that year. This is a fairly prosperous farming area, as only 791 of 5,821 commercial farms in 1954 had cash sales below \$1,200.

Manufacturing in the area is thin, with 2,054 jobs in June 1955 covered by unemployment insurance. Of this number, 1,733 were in Mason County, with the majority in the machinery, metal products, and equipment and apparel industries.

Per capita income as estimated by the Bureau of Business Research of the University of Kentucky in 1953 was about average in all counties in the area except Lewis (\$588). In Mason County it was above the state average of \$1,187 at \$1,436. In this year, the United States average was estimated at \$1,709.

During the second quarter of 1955, the average weekly wage in jobs covered by unemployment insurance in Mason County was \$60.69, with the manufacturing average at \$72.58. Both of these were only slightly below the state average of \$67.25 for all covered industries and \$75.89 for manufacturing. However, the other four counties in the area had lower average wages in that quarter, ranging from \$39.85 for Fleming County to \$56.34 in Robertson in all covered industries.

Estimated Labor Potential for Industrial Jobs. There are three major components of the estimated area labor supply: 1) The current unemployed measured here by unemployment insurance claimants, which is a minimum figure; 2) men who would shift from low paying jobs, such as farming, and women not now in the labor force but who would enter the labor force if jobs were available; 3) the future labor supply due to the growth of the labor force and measured here by the number of boys and girls becoming 18 years of age during the next ten years.

It is estimated that there are approximately 1,130 men and 2,480 women in the area who could be immediately recruited for industrial employment. This number includes 170 men and 15 women who were claimants for unemployment insurance during February 1956. Mason County alone could furnish about 200 men and 350 women included in the total.

Due to dislike of commuting and distances involved, it is not likely that all of the area labor potential would be available for work at Maysville or any other town in the area. It is estimated that 600 men and 1,000 women could be recruited for factory jobs at Maysville immediately and would be available on a commuting basis at least during the early stages of production.

There would no doubt be a number of workers who would accept employment at Maysville from Brown and Adams counties in Ohio since Mason County is located directly across the Ohio River from these counties.

In addition to the current supply of labor, there are 5,590 boys and 5,200 girls living in the area who will become 18 years of age during the next ten years. This includes 1,640 boys and 1,600 girls from Mason County. It can be reasonably assumed from national labor force participation rates that from 80 to 90 percent of the boys and 40 percent of the girls will want jobs upon reaching working age. Due to the greater job mobility of these young workers, it is likely that they would accept employment at any single point in the area. 2/

Wages. Some examples of wages in the area are: Clerical and secretarial - \$1.00 per hour; laborer - \$1.00 to \$1.10 per hour; semi-skilled - \$1.25 to \$1.30 per hour; skilled - \$1.50 per hour.

Labor-Management Relations. Labor-management relations in Dover are described locally as excellent.

EXISTING INDUSTRY

Existing Firms, Products and Employment

The following list of manufacturing firms indicates the demand for labor and products available in the immediate area of Maysville, 9 miles southeast of Dover.

Firm	Product	Employment		
		Male	Female	Total
Browning Mfg. Co.	Power transmission equip.	277	71	348
Carnation Co.	Evaporated milk	200	30	230
January & Wood Co.	Rug & crochet yarn, twine, cordage	182	125	307
Lucky Stride Shoes, Inc.	Women's and children's dress shoes	75	125	200
Wald Mfg. Co.	Bicycle parts	269	97	366

Unionization

Unions represented in the area include: Textile Workers of America (CIO).

TRANSPORTATION

Railroads

The Chesapeake and Ohio Railroad, Cincinnati and Chicago Division, operates between Maysville, Cincinnati, and South Portsmouth. There are two passenger and six freight trains daily. When the demand calls for it, services will be given from Dover.

Table 3. Railway Transit Time from Maysville, Kentucky 3/

To	Arrive	To	Arrive
Atlanta, Ga.	2nd a. m.	Louisville, Ky.	1st Noon
Birmingham, Ala.	2nd a. m.	Los Angeles, Calif.	6th p. m.
Chicago, Ill.	1st p. m.	Nashville, Tenn.	2nd a. m.
Cincinnati, Ohio	Same p. m.	New Orleans, La.	2nd p. m.
Cleveland, Ohio	2nd a. m.	New York, N. Y.	2nd p. m.
Detroit, Mich.	2nd a. m.	Pittsburgh, Pa.	2nd p. m.
Knoxville, Tenn.	2nd a. m.	St. Louis, Mo.	2nd p. m.

Highways

Major highways serving Dover are Kentucky State Routes 8 and 1235.

The transportation map on the following page shows the railroad, major highways, navigable waterways, and recreation areas in Kentucky.

Truck Lines. Common carrier truck service is provided by ABC Freight Lines, Augusta, Ky., and Howard Flora Freight Lines, Maysville, Ky.

Bus Lines. Service will be provided in the near future.

Table 4. Highway Distances from Dover, Kentucky

To	Miles	To	Miles
Atlanta, Ga.	456	Lexington, Ky.	64
Birmingham, Ala.	512	Louisville, Ky.	137
Chicago, Ill.	358	Nashville, Tenn.	292
Cincinnati, Ohio	65	New York, N. Y.	647
Detroit, Mich.	323	Pittsburgh, Pa.	277
Knoxville, Tenn.	259	St. Louis, Mo.	405

Airways

The nearest commercial airport is Greater Cincinnati Airport located at Covington, Ky., 65 miles distant. It is served by TWA, Piedmont, American, Lake Central, Delta C & S, and All American Airlines.

Water Transportation

Dover is located on the Ohio River. It is the highest point on the Ohio River between Pittsburgh, Pennsylvania and Cairo, Illinois. Barge service is available by all lines operating on the Ohio River.

UTILITIES

Electricity

Electricity is supplied Dover by the Kentucky Utilities Company. Mason County is served by the Fleming-Mason RECC.

The Kentucky Utilities Company serves all or part of 75 Kentucky counties. It has a generating capacity of 430,500 KW and has started construction of a new plant which will have an ultimate capacity of an additional 424,000 KW. The company is interconnected with Louisville Gas and Electric Company, Ohio Power, Kentucky Power, Electric Energy, Inc., Central Illinois Public Service Company, TVA, and indirectly through Louisville Gas and Electric Company with Ohio Valley Electric Corporation. Current prices will be supplied by the Department of Economic Development.

Natural Gas

Dover has no gas distribution system. Columbia Gas System has a distribution line 8 miles from Dover on Kentucky 10.

Water

A water system is planned for Dover in the future. It will cost between \$65,000 and \$75,000. It will consist of a standpipe and 3 city wells.

FUEL

Fuel Oil

Fuel oil is available from several local dealers. Supplies of crude oil in Kentucky, West Virginia and Ohio are sufficient to meet the fuel oil needs of any industry located in the area. Prices in car load lots will be supplied by the Department of Economic Development.

Coal

Coal is obtained from the Eastern Kentucky and West Virginia coal fields. Current prices will be furnished by the Department of Economic Development. High grade coke is available from nearby sources.

COMMUNICATIONS

Postal Facilities

Dover has a fourth class post office with 3 employees. Mail is received and dispatched 5 times daily. Postal receipts for 1955 totaled \$1,006.16.

Telephone and Telegraph

Southern Bell Telephone and Telegraph Company provides Dover with telephone service.

INDUSTRIAL SITES

Dover has several tracts of land in and around town that can be used for industrial sites. For further information on these sites, contact the Department of Economic Development.

LOCAL GOVERNMENT AND SERVICES

Type Government

Dover is a sixth class city incorporated in 1836. It has a Board of Trustees elected bi-annually. The city has a Police Judge, Marshal, Clerk, and Assessor.

Laws Affecting Industry

Exemption to Industry. As provided by state law, a five-year property tax exemption is offered to new industry, which cannot be extended.

City Services

Fire Protection. The fire department consists of 24 volunteer firemen and 1 fire truck.

Police Protection. Police protection is furnished by the city marshal.

Garbage and Sanitation. No sewer system in Dover. Septic tanks are used for sewage disposal.

TAXES

Table 5 shows the property taxes applying in Dover and Mason County for 1954-55.

Table 5. Property Tax Rates Per \$100 of Assessed Value: Dover and Mason County, 1955

	<u>Dover</u>	<u>Mason County</u>
County	\$.50	\$.50
State	.05	.05
City	.50	
School	1.50	1.50
Other (Mason Co. Health Dist.)		.07
	<u>\$2.55</u>	<u>\$2.12</u>

Ratio of Assessment. Dover - 32.9%
Mason County - 32.9%

Total Assessment. Mason County - \$11,405,568

City Income. Approximately \$1,600.00

City Expenditures. Approximately \$1,500.00

City Bonded Indebtedness. None

County Income, fiscal year 1954. \$242,472.34

County Expenditures, fiscal year 1954. \$237,873.61

County Bonded Indebtedness. None

LOCAL CONSIDERATIONS

Housing

Rental range of 2 and 3-bedroom houses is from \$20 to \$40 per month. Construction cost of 2 and 3-bedroom houses is from \$7,500 to \$12,500.

Health

Hospitals. Haywood Hospital, Maysville, Kentucky, 9 miles distant, is a modern hospital with 112 beds. A half million dollar addition has been completed.

Public Health Service. The Public Health Service office is located in Maysville, 9 miles. The staff includes a nurse, health officer and sanitarian. The program comprises of immunization, venereal disease, and tuberculosis control, crippled children's program, infant and pre-school services and general sanitation.

Education

Graded Schools. The total enrollment of elementary and high schools in Dover, Minerva, and Mason County is 2,754 students. There are 105 teachers and the student-teacher ratio is 24 students per teacher.

Table 6. Schools, Enrollment, and Number of Teachers in Dover, Minerva, and Mason County 4/

System	Enrollment	Number of Teachers
Mason County Elementary (total)	1,555	57
Mason County High (total)	337	29
Dover Elementary (total)	99	5
Minerva Elementary (total)	170	6
Minerva High (total)	92	8

Colleges. Institutions of higher learning in the area include: Ashland Junior College, Ashland, Ky., 54 miles; Morehead State College, Morehead, Ky., 44 miles; University of Cincinnati and Xavier University, Cincinnati, Ohio, 63 miles; University of Kentucky, Transylvania College, and College of the Bible, Lexington, Ky., 64 miles; Kentucky Christian College, Grayson, Ky., 71 miles; Georgetown College, Georgetown, Ky., 64 miles; and Kentucky State College, Frankfort, Ky., 88 miles.

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

Libraries

A bookmobile provides library service in Dover.

Churches

Dover is represented by the following denominations: Christian, Methodist, and Baptist. In Maysville, 9 miles distant, other churches are Roman Catholic, Assembly of God, Church of Christ, Episcopal, Holiness, Lutheran, Nazarene, Pentecostal and Presbyterian.

Newspapers, Radio and Television

The Daily Independent (morning) and the Public Ledger (evening) in Maysville provide newspapers for the area.

Radio station WFTM, 250 watts, serves Maysville and the surrounding area.

Television reception is good from Cincinnati and Lexington.

Clubs and Organizations

Clubs and organizations in Dover include: Dover Development Association, Masons, Eastern Star, Knights of Pythias, Pythian Sisters, Dover-Minerva Youth Center Association, PTA, Women's Fellowship Group, Couples Club.

Recreation

Local recreational facilities include one playground, community center with paid supervisor, and other outside activities.

In Maysville, there are 2 theatres, 1 drive-in theatre, a public swimming pool, Maysville Country Club with a swimming pool and a 9-hole golf course, tennis courts, and Beechwood Park.

Area facilities include: Blue Lick Battlefield State Park, Carter Caves State Park, and Natural Bridge State Park.

Banks

There are three banks in Maysville, Kentucky, 9 miles distant, and one in Minerva, Kentucky, 3 miles distant.

Retail Businesses and Service Establishments

Retail businesses and service establishments are located in Maysville, 9 miles distant.

RESOURCES

Agricultural Products

Mason County has a land area of 239 square miles and the 1950 census lists 1,530 farms with the average size of 98.1 acres. Chief crops are tobacco, corn, clo-tim hay and alfalfa hay. Livestock and livestock products also provide a major source of farm income. The following table shows the agricultural statistics for Mason County for 1950.

Table 7. Agricultural Statistics for Mason County in 1950 5/

Crops	Acres	Production	Farm Value (dollars)
Corn (bu.)	10,900	589,000	1,031,000
Tobacco (all types) (lbs.)	5,835	7,060,000	3,671,000
Wheat (bu.)	5,500	68,800	144,000
Soybeans (bu.)			
Alfalfa hay (tons)	3,250	6,500	220,000
Clo-Tim hay (tons)	12,280	15,960	442,000
Lespedeza hay (tons)	4,480	5,150	138,000
	Number on Farms		Farm Value
Livestock	January 1, 1951		(dollars)
All cattle and calves	18,700		2,412,000
Milk cows	7,500		1,200,000
Hogs and pigs	10,000		260,000
Sheep and lambs	10,700		245,000
Chickens	89,400		93,900
	Number on Farms		Farm Value
Livestock Products	January 1, 1951		(dollars)
Eggs (doz.)	912,000		296,400
Milk (lbs.)	27,984,000		937,000
Wool (lbs.)	45,700		26,000

Forests

Mason County has 24,000 acres of forested land that cover 16 percent of the total land area of the county. 6/

Kentucky's forests are one of its largest resources. Both the amount of timber cut and the proportion used in manufacture within the state could well be increased. The total annual net growth of Kentucky forests is substantially greater than the amount of drain, and less than one-quarter of the lumber, veneer, and bolts produced (611 million board feet in 1948) is used in manufacture in the state.

Mineral Resources

Mason County. The mineral resources of Mason County are clays, limestones, sands, and gravels. The clays consist of alluvial deposits, which occur along the Ohio River, and relatively unimportant upland residual clays. The river deposits have been used rather extensively for the manufacture of brick and tile at Maysville. Limestones are suitable for local building and roadway construction. Limited amounts of sands and gravels, for construction purposes, can be obtained from the Ohio River.

Kentucky. In 1950, Kentucky ranked 8th in the nation in the production of minerals. Total production was valued at \$460 million and the principal minerals were coal, petroleum, gas, and stone. In addition to the minerals shown in Table 8, significant amounts of lead, zinc, and native asphalt are mined.

Table 8. Kentucky Mineral Production, 1950 7/

Mineral	Unit	Amount
Coal	Thousand short tons	78,496
Petroleum	Thousand 42 gal. bbls.	10,381
Natural Gas	Million cubic feet	73,316
Stone (except limestone for cement)	Thousand short tons	7,417
Clays	Thousand short tons	719
Fluorspar	Short tons	80,137
Sand and gravel	Thousand short tons	2,383
Natural gas liquids	Thousand 42 gal. bbls.	1,779

MARKETS

Dover is located in the northeast section of Kentucky and is 9 miles from Maysville, the primary trading center for all or part of seven adjoining counties. Cincinnati, Huntington, Louisville, Indianapolis, and Nashville lie within a 300 mile radius of Dover. The 1950 population of Kentucky and nine states lying wholly to the south was 28 million. Over 36 million people live in Kentucky and the seven states adjacent to it.

In 1954, retail sales in Mason County were estimated at \$19,543,000. Effective buying income for Mason County was estimated at \$1,120 per person and \$3,878 per family. 8/

CLIMATE

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

Winter is usually relatively open with midwinter days averaging 32 degrees F. in the northern parts to 40 degrees F. in the southern for about six weeks duration. Midsummer days average 74 degrees F. in the cooler uplands to 79 degrees F. in the lowland and southern areas. The growing season varies from 180 days in the North to 210 in the South. Seasonal heating degree days average about 4,500 for the state. Sunshine prevails for an average of at least 52 percent of the year, and increases to 60 percent or more to the southwest.

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

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APPENDIX

History	Appendix A
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HISTORY

Mason County was established in 1788 by the Virginia Legislature. It was named after George Mason, one of her most eminent lawyers and statesmen. Mason County was the 8th formed.

The present county of Mason lies in the northern section of the state. It is bounded North by the Ohio River for 17 miles, East by Lewis and Fleming Counties, South by Fleming and Robertson and West by Robertson and Bracken. The surface of the county is generally uneven, part of it hilly and broken, most of it gently undulating. The soil is based upon limestone and is deep, rich and highly productive except in the northeast and southwest.

"Dover lies on the south bank of the Ohio River in the midst of a beautiful valley of some 1,500 acres of the most productive soil on earth. Majestic and lovely verdure clad hills surround the town on all sides. The Dover Valley is about five miles long and about a mile long from hill to hill. Here stood in silent grandeur the stately sycamore, cottonwood, poplar, beech, elm, walnut, hickory and oak. No wonder Daniel Boone raved over the beauty of Kentucky and the Ohio Valley." So commented A. F. Currew in his early history of Dover.

Before the time of Christ, Dover was the home of the Mound Builders or Adena Indians. Adena, freely translated, means Paradise. It remains that until today. American Indians next roamed the countryside on both sides of the Ohio River.

A Blockhouse was erected by the Washburns at Dover in 1784 for protection against Indian attacks and wild animals. Between 1792 and 1812 there were twenty or thirty log houses built on Dover Bottom Land near the river where Market and Hall Street lie. Lafayette and his son passed Dover on the Steamer Harold on May 21, 1824. Aaron Burr, King Louis Philippe of France, and Charles Dickens also floated by Dover.

Arthur Fox, Sr. preempted the entire Dover bottoms by Treasury Warrants in 1784 and later years. Dover was laid out for a town in 1818 by Arthur Fox, Jr. and was given its present name. It was incorporated as a town by an act of the state legislature on February 29, 1836. In the Census of 1870 the population was 1,332. There were 181 white voters and 16 Negro voters. At that time the river was the principal means of transportation and there was thriving business.

Dover, in 1870, was the largest shipping port on the Ohio River for hogshead tobacco. There were five tobacco warehouses and often the wagons were in line the length of the town waiting to load onto the boats. Large shipments of cattle and hogs were made. Huge orchards furnished apple cider which was shipped as far as Washington, D. C. There was a creamery,

bakery, bank, drugstores, blacksmith shops, a brick yard, wool mills, corn mills, carpenters, casket and cabinet makers, saloons, dry goods stores and three newspapers. The Hamblet washing machine was manufactured here.

When the use of the River as the main source of transportation gave way to the railroads and modern highways, industrial activity in Dover subsided. In 1956, with the coming of Mary Englis Highway, (Kentucky route 8) now under construction, the industrial future of Dover looks bright.

Appendix B

Covered Employment by Major Industry Division, Mason County, Kentucky				
Industry	Mason County		Kentucky	
	Number	Percent	Number	Percent
All Industries	3,350	100.0	405,276	100.0
Mining & Quarrying			38,457	9.5
Contract Construction	236	7.0	37,316	9.2
Manufacturing	1,670	49.9	145,590	35.9
Food and kindred products	229	6.8	25,312	6.2
Tobacco	45	1.3	9,195	2.3
Clothing, Tex. & Leather	515	15.3	22,184	5.5
Lumber & furniture			14,175	3.5
Printing, Pub. and paper	33	.9	8,228	2.0
Chemicals, petroleum, coal & rubber	11	.3	11,914	2.9
Stone, clay & glass	38	1.1	4,590	1.1
Primary metals			6,429	1.6
Machinery, metal & equip.	799	23.9	40,299	9.9
Other			3,264	0.8
Transportation, Communication & Utilities	218	6.5	29,325	7.2
Wholesale & Retail Trade	987	29.5	105,891	26.1
Finance, Ins. & Real Estate	116	3.5	15,566	3.8
Services	123	3.8	31,808	7.8
Other			1,323	0.3

Appendix C

Economic Characteristics of the Population for Mason County and Kentucky: 1950

Subject	County		Kentucky	
	Male	Female	Male	Female
Total Population	9, 101	9, 385	1, 474, 987	1, 469, 819
EMPLOYMENT STATUS				
Persons 14 years old & over	6, 703	6, 991	1, 039, 654	1, 048, 459
Labor force	5, 494	1, 774	799, 094	214, 162
Civilian labor force	5, 492	1, 773	777, 155	213, 916
Employed	5, 215	1, 701	748, 658	206, 328
Private wage & salary	2, 813	1, 365	437, 752	156, 377
Government workers	233	169	45, 354	28, 787
Self-employed	2, 039	123	235, 407	15, 104
Unpaid family workers	131	44	30, 145	6, 060
Unemployed	277	72	28, 497	7, 588
Experienced workers	277	70	28, 082	7, 281
New workers		2	415	307
Not in labor force	1, 209	5, 217	240, 560	834, 297
Keeping house	28	4, 283	5, 495	665, 564
Unable to work	492	301	70, 583	38, 564
Inmates of institutions	48	4	14, 764	7, 223
Other and not reported	641	629	149, 718	122, 946
14 to 19 years old	408	491	84, 410	85, 890
20 to 64 years old	141	103	47, 447	28, 952
65 and over	92	35	17, 861	8, 104
MAJOR OCCUPATION GROUP OF EMPLOYED PERSONS				
All Employed	5, 215	1, 701	748, 658	206, 328
Professional & technical	181	191	34, 405	25, 410
Farmers & farm mgrs.	1, 542	29	169, 728	2, 264
Mgrs., officials & props.	419	70	57, 432	9, 706
Clerical & kindred wkrs.	171	304	33, 228	47, 520
Sales workers	266	172	35, 141	20, 534
Craftsmen and foremen	657	21	107, 292	3, 096
Operatives & kindred wkrs.	758	312	152, 280	37, 609
Private household wkrs.	22	269	1, 584	21, 408
Service workers	236	240	30, 522	28, 000
Farm laborers, unpaid fam.	130	21	29, 165	3, 260
Farm laborers, other	460	11	38, 358	788
Laborers, ex. farm & mine	280	7	49, 848	1, 843
Occupation not reported	93	55	9, 675	4, 890

Source: Bureau of the Census, 1950 Census of Population (Washington, 1952), Vol. II, Part 17, Tables 25, 28 and 43.

CLIMATIC DATA FOR MASON COUNTY, KENTUCKY

Month	Temperature Norm 1/	Total Prec. Norm 1/ Inches	Average Relative Humidity Readings 2/		
	Degrees Fahrenheit		7:30 AM	7:30 PM	(EST)
January	33.4	3.96	83	74	
February	34.6	3.18	82	70	
March	44.8	4.48	82	62	
April	54.1	3.67	79	59	
May	64.4	3.78	82	61	
June	72.9	3.99	84	65	
July	76.9	4.45	86	61	
August	75.4	4.01	88	64	
September	69.5	2.97	90	67	
October	57.5	2.52	89	67	
November	45.2	3.05	83	69	
December	35.3	3.52	83	73	
Annual Norm	55.3 degrees	43.58 inches			

1/ Station Location: Maysville, Mason County, Kentucky

2/ Station Location: Cincinnati, Ohio

Length of record - 7:30 A.M. readings -12 years 7:30 P.M. readings - 12 years

Days Cloudy or Clear: 8 years of record -- 8 days clear, 109 days partly cloudy, 168 days cloudy

Percent of Possible Sunshine: 36 years of record - annual 58 percent

Days with Precipitation over 0.01 Inch: - 36 years of record - 132 days

Days with 1.0 or More Snow, Sleet, Hail: - 36 years of record - 6 days

Days with Thunderstorms: 36 years of record - 53 days

Days with Heavy Fog: 36 years of record - 18 days

Prevailing Wind: 30 years of record - southwest

Seasonal Heating Degree Days: 51 years of record - Approximate long-term means - 4,897 degree days

KENTUCKY CORPORATION TAXESCorporation Organization Tax

Domestic corporations having capital stock divided into shares are required to pay an organization tax to the Secretary of State at the time of corporation. The tax is based upon the number of shares authorized:

	<u>Rate Per Share</u> <u>(Par Value)</u>	<u>Rate Per Share</u> <u>(No Par Value)</u>
First 20,000 shares	1¢	1/2¢
20,001 through 200,000 shares	1/2¢	1/4¢
Over 200,000 shares	1/5¢	1/5¢

The minimum tax is \$10. If additional shares are authorized the tax is computed on the basis of the total number of shares, as amended, and the tax due in excess of that already paid must be paid at the time the amendment to the articles of incorporation is filed.

The tax applies to the capital of foreign corporations in case of merger or consolidation with a Kentucky corporation.

Corporation License Tax

All corporations except foreign insurance companies, domestic life insurance companies, building and loan associations, banks and trust companies, race track corporations, and franchise paying corporations are liable for the state corporation license tax of 70¢ on each \$1,000 value of capital stock represented by property owned or business transacted in Kentucky. The minimum license tax is \$10. An annual report of facts concerning the corporation and its business is required to be filed with the Department of Revenue not later than the 15th day of the 4th month following the close of the corporation's taxable year. The amount of the tax is computed from this return. The corporation income and license tax returns have been consolidated. Tax payment is due within 30 days after certification of the assessment of its capital stock.

Corporation Income Tax

The corporation income tax rate is 5% on the first \$25,000 of taxable net income and 7% on all over \$25,000 taxable net income. Taxable net

income is that portion of the corporation's entire net income which is attributable to Kentucky operations. Federal income taxes are allowed as a deduction in arriving at taxable net income to the extent that such Federal income tax is applicable to Kentucky operations.

State and national banks, trust companies, domestic building and loan associations, insurance companies, and non-profit corporations are exempt from the tax. Payment is due on the 15th day of the fourth month after the close of the tax year.

Interest, dividends, rents and royalties, and capital gains not received in connection with the regular business of a corporation are subject to taxation by this state only when such income is received from sources within this state.

Kentucky's portion of taxable corporation income derived from public utilities and the manufacture and sale of tangible property is determined by applying to net income an average of the ratios of the value of tangible property, payroll, and amount of sales in this state to the total value of tangible property, payroll, and amount of sales of the corporation.

In general, this same method is used for allocating taxable income of corporations engaged in other types of business.

Franchise Company Taxes

Property of franchise companies (public service companies, railroad companies, common carrier trucking companies etc.) is subject to taxation at the following rates per \$100 value: real, 5¢; tangible personal, 50¢; non-operating intangible property, 25¢; manufacturing machinery, 50¢; franchise and rolling stock of car line companies, \$1.50; and franchise (value over and above the actual value of tangible property), 50¢. With the exception of manufacturing machinery, franchise and rolling stock of car line companies, and non-operating intangibles, such property is also subject to local taxation.

Franchise companies must, between January 1 and March 31, file an annual report of their operations during the past calendar year. Assessment of franchise property is made by the Department of Revenue as of December 31 of each year. The total over-all value of the company is fixed by various means, among which are (1) capitalizing net utility operating income and (2) determining the market value of the company's stocks and bonds.

Tax payment is due within 30 days after the department's assessment becomes final.

General Property Taxes

Kentucky's constitution provides that all property, unless specifically exempt, shall be subject to property taxation. Classification is provided and assessments are required to be at fair cash value. However, Kentucky courts have consistently held that uniformity takes precedence over full value. As of 1955, the statewide assessment level on real estate and tangible personalty is about 35 per cent, and on intangible personalty is approximately full value.

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

	Rate Per \$100 Assessed Value			
	State	County	City	School
Annuities	\$.05	\$No	\$No	\$ No
Bank deposits	.10	No	No	No
Bank shares	.50	.20	.20	.40
Brokers accounts receivable	.10	No	No	No
Building and loan association capital stock	.10	No	No	No
Car lines	1.50	No	No	No
Distilled spirits	.50	Full ^{1/}	Full	Full
Farm products in storage	.05	.05 (tobacco) .15 (other)	.05 (tobacco) .15 (other)	No
Farm products in the hands of producers or agent	.25	No	No	No
Intangibles, franchise	.50	Full	Full	Full
Intangibles, franchise nonoperating	.25	No	No	No
Intangibles, not elsewhere specified	.25	No	No	No
Livestock and poultry	.50	No	No	No
Machinery, agricultural and manufacturing	.50	No	No	No
Raw materials and products in course of manufacture	.50	No	No	No
Real property	.05	Full	Full	Full
Tangible personalty, not elsewhere specified ^{2/}	.50	Full	Full	Full

^{1/} County rates have a maximum of 70¢ but average 62¢; school rates average \$1.56 with a maximum of \$1.50 except for special voted levies not to exceed 50¢. City rates average about 75¢ with a maximum of \$1.50 for cities over 15,000 population.

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

The Department of Revenue assesses bank deposits in Kentucky banks as of September 1 and distilled spirits and marginal accounts as of January 1. Tax payment is due on bank deposits on or before November 1 following the assessment date and on marginal accounts within 30 days after the department renders its tax bill to the taxpayer. The tax on distilled spirits may be paid tri-annually on January 1, May 1, and September 1, or annually between September 1 and January 1.

Other property is assessed for state, county, and county school taxes by county tax commissioners, and must be listed as of January 1 between January 1 and March 1. Tax payment is due between the following September 15 and January 1; if rendered before November 1 a discount of 2% applies. Exceptions are money in hand, deposits in out-of-state banks, and tobacco, which are assessed as of September 1; tax payments are due the second succeeding September 15.

City and city school assessment and payment dates vary.

Special Taxes

Banks and trust companies, building and loan associations, and insurance companies, which are exempt from corporation license and income taxes, are subject to special taxes.

Banks - Each bank and trust company is required to pay for its stockholders an annual state tax of 50¢ per \$100 value of its capital stock. An annual report to the Department of Revenue and to the assessing officer of the county, city, and school district in which it is located is required by February 1. Tax payment, subject to a 2% discount if paid by November 1, is due between September 15 and December 31 following the assessment date. The assessed value of tangible property may be deducted from the total value of its shares.

Maximum local rates per \$100 are: counties, 20¢; cities, 20¢; and school districts, 40¢.

Building and Loan Associations - A state tax of 10¢ per \$100 is levied on capital stock of domestic building and loan associations in lieu of all other state and local taxes. A report to the Department of Revenue as of January 1 is required by January 31 of each year. Tax payment is due by July 1 of the same year. Shares of borrowing members where the amount borrowed equals or exceeds the amount paid in by those members are exempt from taxation.

Foreign building and loan associations are required to pay an annual tax of \$3 on each \$100 received from shareholders residing in this state, less the amount loaned to shareholders residing in the state. A report must be filed with the Department of Banking on January 1 each year.

KENTUCKY STATE AND LOCAL TAXES
APPLICABLE TO A MANUFACTURING CONCERN

	<u>State</u>	<u>Local</u>									
Business Taxes	<p>1. Corporation income tax of 5% on first \$25,000 and 7% on all over \$25,000 of taxable net income which is allocated to Kentucky, <u>after</u> deduction of Federal corporation income tax attributable to Kentucky operations.</p> <p>2. Corporation license tax of 70 cents on each \$1,000 of that part of the value of capital stock represented by property owned or business transacted in Kentucky; minimum tax \$10.</p>	There are no local taxes levied on business firms outside corporate limits of Kentucky cities.									
Personal & Individual	Individual income tax consisting of: (1) a normal tax which ranges from 2% on the first \$3,000 of net income to 6% on net income in excess of \$8,000 <u>after</u> the deduction of Federal individual income tax payments, which is reduced by a tax credit of \$12 for each exemption; and (2) a surtax which ranges from 10% on the first \$25 normal tax to 30% on all over \$100 normal tax.	There are no local individual income taxes levied outside the corporate limits of Kentucky cities.									
Real Estate	Five cents on each \$100 of assessed valuation. The average county assessment ratio is approximately 33 percent of current market value.										
Machinery & Equipment	Fifty cents on each \$100 of assessed valuation. The average assessment ratio is approximately 33 percent of current market value.	No local taxing jurisdiction allowed to impose a property tax on manufacturing machinery and equipment.									
Inventory	Fifty cents on each \$100 of assessed valuation. The average assessment ratio is approximately 33 percent of current market value.	No local taxing jurisdiction is allowed to impose a property tax on manufacturing inventories, raw materials and goods in process.									
Sales & Use	None	None									
Intangible Property	The assessment ratios and tax rates per \$100 of assessed value for the various classes of intangible property are as follows: <table style="margin-left: 20px;"> <tr> <td>Bank Deposits</td> <td>100%</td> <td>10¢</td> </tr> <tr> <td>Stocks & Bonds</td> <td>100</td> <td>25</td> </tr> <tr> <td>Accounts Receivable</td> <td>85</td> <td>25</td> </tr> </table>	Bank Deposits	100%	10¢	Stocks & Bonds	100	25	Accounts Receivable	85	25	No local taxing jurisdiction allowed to impose a property tax on intangible property.
Bank Deposits	100%	10¢									
Stocks & Bonds	100	25									
Accounts Receivable	85	25									

KENTUCKY REVISED STATUTES
1948

103.200 - 103.280

INDUSTRIAL BUILDINGS FOR CITIES GENERALLY

103.200 Definitions for KRS 103.200 to 103.280. As used in KRS 103.200 to 103.280, "industrial building" means any building or structure suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, or fabricating plant, to be rented or leased to an industrial concern by the city by which it is acquired.

103.210 Issuance of Bonds. In order to promote the reconversion to peace-time economy, to relieve the conditions of unemployment, to aid in the rehabilitation of returning veterans and to encourage the increase of industry in this state, any city may borrow money and issue negotiable bonds for the purpose of defraying the cost of acquiring any industrial building, either by purchase or construction, but only after an ordinance has been adopted by the legislative body of the city specifying the proposed undertaking, the amount of bonds to be issued, and the maximum rate of interest the bonds are to bear. The ordinance shall further provide that the industrial building is to be acquired pursuant to the provisions of KRS 103.200 to 103.280.

103.220 Interest on Bonds; terms. (1) The bonds may be issued to bear interest at a rate not to exceed six percent per annum, payable either annually or semi-annually, and shall be executed in such manner and be payable at such times not exceeding twenty-five years from date thereof and at such place or places as the city legislative body determines.

(2) The bonds may provide that they or any of them may be called for redemption prior to maturity, on interest payment dates not earlier than one year from the date of issuance of the bonds, at a price not exceeding 103 and accrued interest, under conditions fixed by the city legislative body before issuing the bonds.

103.230 Bonds negotiable; disposal; payable only from revenue. Bonds issued pursuant to KRS 103.200 to 103.280 shall be negotiable. If any officer whose signature or countersignature appears on the bonds or coupons ceases to be such officer, before delivery of the bonds, his signature or countersignature shall nevertheless be valid and sufficient for all purposes the same as if he had remained in office until delivery. The bonds shall be sold in such manner and upon such terms as the city legislative body deems best, or any contract for the acquisition of any industrial building may provide that payment shall be made in such bonds. In no event shall any bonds be negotiated on a basis to yield more than 6% except as provided in subsection (2) in KRS 103.220. The bonds shall be payable solely from the revenue derived from the building, and shall not constitute an indebtedness of the city within the meaning of the Constitution.

It shall be plainly stated on the face of each bond that it has been issued under the provisions of KRS 103.200 to 103.280 and that it does not constitute an indebtedness of the city within the meaning of the constitution.

103.240 Use of proceeds of bonds. All money received from the bonds shall be applied solely for the acquisition of the industrial building, and the necessary expense of preparing, printing and selling said bonds, or to advance the payment of interest on the bonds during the first three years following the date of the bonds.

103.250 Receiver in case of default. If there is any default in the payment of principal or interest of any bond, any court having jurisdiction of the action may appoint a receiver to administer the industrial building on behalf of the city, with power to charge and collect rents sufficient to provide for the payment of any bonds or obligations outstanding against the building, and for the payment of operating expenses, and to apply the income and revenue in conformity with KRS 103.200 to 103.280 and the ordinance referred to in KRS 103.210.

103.260 Application of revenue; charges for use. (1) At or before the issuance of bonds the city legislative body shall, by ordinance, set aside and pledge the income and revenue of the industrial building into a separate and special fund to be used and applied in payment of the cost thereof and in the maintenance, operation and depreciation thereof. The ordinance shall definitely fix and determine the amount of revenue necessary to be set apart and applied to the payment of principal and interest of the bonds, and the proportion of the balance of the income and revenue to be set aside as a proper and adequate depreciation account, and the remaining proportion of such balance shall be set aside for the reasonable and proper operation and maintenance of industrial building.

(2) The rents to be charged for the use of the building shall be fixed and revised from time to time so as to be sufficient to provide for payment of interest upon all bonds and to create a sinking fund to pay the principal thereof when due, and to provide for the operation and maintenance of the building and an adequate depreciation account.

103.270 Depreciation account. (1) If a surplus is accumulated in the operating and maintenance funds equal to the cost of maintaining and operating the industrial building during the remainder of the calendar, operating or fiscal year, and during the succeeding like year, any excess over such amount may be transferred at any time by the city legislative body to the depreciation account, to be used for improvements, extensions or additions to the building.

(2) The funds accumulating to the depreciation account shall be expended in balancing depreciation in the industrial building or in making new constructions, extensions or additions thereto. Any such accumulations may be invested as the city legislative body may designate, and if invested the income from such investment shall be carried into the depreciation account.

103.280 Additional Bonds. (1) If the city legislative body finds that the bonds authorized will be insufficient to accomplish the purpose desired, additional bonds may be authorized and issued in the same manner.

(2) Any city acquiring any industrial building pursuant to the provisions of KRS 103.200 to 103.280 may, at the time of issuing the bonds for such acquisition, provide for additional bonds for extensions and permanent improvements, to be placed in escrow and to be negotiated from time to time as proceeds for that purpose may be necessary. Bonds placed in escrow shall, when negotiated, have equal standing with the bonds of the same issue.

(3) The city may issue new bonds to provide funds for the payment of any outstanding bonds, in accordance with the procedure prescribed by KRS 103.200 to 103.280. The new bonds shall be secured to the same extent and shall have the same source of payment as the bonds refunded.

The Following Amendment was made to KRS 103.200 to 103.280 by the 1952 Kentucky Legislature.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE COMMONWEALTH OF KENTUCKY:

Section 103.200 of the Kentucky Revised Statutes is amended to read as follows:

As used in KRS 103.200 to 103.280, "industrial building" or "buildings" means any building or structure suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, or fabricating plant, and/or the necessary operating machinery and equipment, to be rented or leased to an industrial concern by the city by which it is acquired.

COMMONWEALTH OF KENTUCKY
DEPARTMENT OF STATE
Secretary of State, Frankfort, Kentucky

INSTRUCTIONS FOR FILING ARTICLES
OF
INCORPORATION FOR FOREIGN CORPORATIONS
IN KENTUCKY

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

For further information write to

Thelma L. Stovall,
Secretary of State,
Commonwealth of Kentucky.

COOPERATING STATE AGENCIES

As a state, Kentucky realizes the importance of industry in developing her many resources. In addition to the Department of Economic Development, which was created for the express purpose of promoting the economic development of the Commonwealth, there are many state agencies actively engaged in programs which, directly or indirectly, contribute materially to the solution of problems which affect our industrial growth. Since it is a statutory function of the Department of Economic Development "to coordinate development plans," contact with the following state agencies and others concerned may be established through this agency.

The Kentucky Highway Department, in planning its program of development and expansion, gives every consideration to the needs of existing and proposed industries. During the year 1955, 2,560 miles of highway and bridges were placed under contract at a total cost of \$49,133,000. This figure does not include \$30,000,000 which was spent on a new turnpike opened in August 1956, between Louisville and Elizabethtown, Kentucky. Kentucky has ranked in the upper fourth of all states in recent years in both the number of miles of highway construction and in the amount of money spent.

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

The Kentucky Department of Industrial Relations has been highly successful in its relations with both management and labor. Representatives of this department are available at all times to consult with industries on any matter in which they can be of service.

The Kentucky Department of Revenue offers the services of its tax consultants to industries seeking locations within the state, as well as to resident industries.

The Kentucky Department of Economic Development takes pride, not only in the services it has to offer to industries seeking locations in Kentucky, but in the service it attempts to render on a continuing basis to existing industry. Established industries have found the state to be considerate of their welfare and we welcome the opportunity to introduce representatives of prospective new industries to our present family of industries.