FOCUS

Swamp gas or bean soup . . .

Washington has an air all its own — natural or man-made

RUSS METZ

Now it can be told. A very astute lady has written a book about Washington, D. C., and what makes people who live there a little bit whacko. It is caused, she contends, from the swamp gas coming up out of the ground. The town is built on a swamp and the gases oozing up into the atmosphere makes folks there a little giddy.

And all along I thought it was the House bean soup.

The reason is Congress just got out of the restaurant business but was assured by the private restaurant management company that bean soup will continue to be an important item on the menu. Plus the fact that the Democrats captured majority control of the Senate to go along with their House majority, causing Rep. Jim Wright of Texas, who succeeded Tip O'Neill as House speaker, to eat a big bowl of House beans and utter these immortal words: ". . . you have conferred upon me a treasure more important than any material possession and an honor more sublime than royalty."

See what I mean? That powerful House bean soup gives Congressmen an air of distinction, so to speak.

And, like everything else in government, the Congressional restaurants are losing money so they have been turned over to private operators who, undoubtedly will find out they can get along without some of the 245 employees it has taken to make bean soup and the other delicacies served to our fearless leaders in D. C. at the capitol.

Now Congressmen will suffer like the rest of us, by being served smaller portions and charged the 8% D. C. sales tax.

But the bean soup thing started back in the early part of this century when Speaker Joseph G. Cannon went into the House restaurant one steamy day and ordered bean soup. When told it was not on the menu, Old Joe developed a first class hissy and demanded it be served the next day and every day thereafter. And so it has.

They named a House office building after Joe. I guess it was too much to expect the House specialty to be called Cannon Bean Soup, considering the noise that might cause on the House floor.

Not all Congressional leaders get that kind of respect in Capitol Hill restaurants. A few years ago when my wife and I were in Washington, we stopped in to visit an old friend, the late Rep. Carl Perkins.

He insisted we have lunch together and steered us toward one of the several restaurants in building where his office was located because he said ur we could get waited on quicker.

After filling our trays in the cafeteria line, Carl said he'd spring for the lunch and began going through his pockets. All he could come up with was a blank check and he proceeded to fill it out for the cashier, who began giving him a "Who-are-you look?"

I couldn't believe the whole thing. Here was one of the three or four most powerful men in Congress and a cashier in the same building did not even know him.

Instead of having his feelings hurt, this great and humble man simply grinned and said, "My name is Carl Perkins, and this man (pointing to a fellow at a nearby table) will vouch for me."

He usually brown-bagged it for lunch and kept right on working at his desk, which is one of the reasons the cashier did not know him in her own little limited world.

His son, Chris, who succeeded him in Congress, has fed us that famous House bean soup and we can testify to both its great taste and pollitve qualities, neither of which would make us yearn to live in Washington, even served with swamp gas.

— RM —

"Yakov," someone from the audience calls out, "did you enjoy freedom of religion in Russia?"

"Absolutely," says the man on stage, "you could worship any way you wanted to, as long as you didn't disturb the other inmates."

"But what did you do for fun over there?"

"We defected."

Such gags are typical of Yakov Smirnoff, whose devastating brand of humor has been allowing Americans just how potent a weapon laughter can be in the ten years since he emigrated to the United States. Smirnoff has become a unique figure on the American pop-arts scene: a nationally known ex-Soviet comic.

After growing up in the Ukrainian city of Odessa, where he says his favorite children game was "Hide and Stay Hidden," he became a top comic in Russia.

— RM —

Two often-quoted comments of William Wrigley Jr. on his business philosophy: Talking about a stick of wood, not a stick of gum, Wrigley said, "In no deal did I ever figure our own profit first. I always mapped out a proposition whereby the dealer or jobber would make a mighty good thing. We must give them the thick end of the stick. No matter how thin our end is, remember, we have thin ends coming in from everywhere. And many littles make a lot."

Then there was Wrigley on advertising: "Tell them quick and tell them often. You must have a good product in the first place and something that people want, for it is easier to row downstream than up. Explain to folks plainly and simply what you have to sell, do it in as few words as possible, and keep everlastingly coming at them."

— RM —

The Detroit Free Press reported three unrelated shootings in which the victims were all wounded in the same part of the body.

Sixteen-year-old David Lemons, after refusing a gunman's demand for his sheepskin coat, was shot in the left leg. So was Antwan Tinon, 19, after being robbed of his leather jacket and briefcase.

Anthony Barnett, 16, was shot while watching an argument between two other teenagers. The youth with the pistol may have intended to shoot a girl, but nevertheless, the bullet hit Barnett—in the left leg.

The three shootings occurred several hours apart in different parts of town, and all the victims got to the hospital before bleeding to death.

This shook up Bill McLaughlin, who was in Washington, D. C. trying to lure conventions for Detroit when the Washington Post printed a story about the shootings. The headline said, "Children Killing Children."

Such negative news doesn't persuade conventioneers that Detroit is a fun place to convene. "It was a real downer," said McLaughlin. And Detroit Mayor Young blamed the media for "hatching negative crime stories that damage Detroit's image across the nation." Young said "It certainly don't help us in attempting to attract people to our city, attract conventions and attract tourists."

"Right," wrote columnist Jim Fitzgerald. "And that's what was wrong with the article about the three wounded teenagers. The headline simply said they were shot. That's too negative. To give Detroit a more positive image, the headline should have said: 'Three teens not shot in head.'

"The article should have stressed that the boys also were not shot in the heart or stomach. It would have speculated that perhaps Detroit's young shooters were too inexperienced to cause pain in the exremities and aimed in more mortally vulnerable sections of the anatomy.

"Reading that, a convention chairman would tell his commitee: 'Let's convene in Detroit; it might cost us an arm and a leg, but we won't get shot between the eyes!'"

Onward, upward.

Real Estate Roundtable

Associate Director
Kentucky Real Estate Center
University of Kentucky

Real Estate: Still a Good Buy

Q. Real estate still seems to me to be a good investment.

What do you think?

A. I think so, too. It is a "different" investment than it was before the tax act of 1986 was passed and became effective in January, but it is still good.

Here is a recent example that came to my attention. The property was selling for $57,500. It was rented in several units for $900 per-month. The owner was paying utilities: $200 per-month. Taxes and insurance came to $50 per-month.

Property management was $90 per-month. The property was in good shape, but it it worth allowing 5% for repairs and 5% for a vacancy.

The vacancy allowance represents the time units are vacant. Even if you have someone ready to move in when someone moves out,' there is some time needed for minor repairs, painting and other clean-up/fix-up. Between the vacancy and repair allowances, add $90 in expense.

What is called "net operating income" was $470 per-month ($900 – $200 – $50 – $90 – $90 = $470).

The lender required a downpayment of 20% or $11,500. A mortgage on the balance of $46,000 ($57,500 – $11,500 = $46,000) was available at 10% for 20 years. The payment for principal and interest on this amount was $444.36 per month. (Principal is repayment of the loan.)

At the end of the month, you have approximately $24 to put in your pocket. Do not forget, there was a $90 fee for management. You might want to do this yourself and put this money in your pocket also.

There is another cost you might want to consider: the interest you might be earning on the downpayment if you had it in a certificate of deposit, for example. The current CD rate is 5.85% at a local bank. Therefore, the cost to you would be $672.75 per-year. So what is so great about real estate?

First of all, there are two terms that mean much the same thing: "inflation" and "appreciation." We all know that rising prices, inflation, is bad. We all know that the rising value of real estate which we own, appreciation, is good.

If appreciation is about the same as inflation, then our real estate is increasing in value at the same rate. Right now, this is about 4-5% per-year.

This increase is based on the value or selling price. It is not based on the downpayment. Our example property sold for $57,500, and, if we are correct, it is increasing between $2,300 and $2,875 per year ($57,500 x 4% = $2,300 and $57,500 x 5% = $2,875).

Our investment is not $57,500! Our investment is $11,500, the amount of the downpayment. Therefore, our return on our investment is between 20% and 25% ($2,300/$11,500 = 20% and $2,875/$11,500 = 25%).

No one can guarantee the figures that have been presented anymore than a stock which doubles in value one year can be assured of doubling in value the next. The information, however, makes sense to a lot of people who have made a lot of money investing in real estate. Just as you might have to look for a good investment stock, you might have to look for a good piece of investment real estate.

Finally, the results shown here do not take into consideration any tax savings which might occur. Whatever they may be under the new tax law, they will be in addition to the investment returns suggested here.

* * *

The Kentucky Real Estate Center is funded by the Kentucky Real Estate Commission to be of assistance to people in the real estate profession and to the general public. That means it can help you to answer your questions about real estate.

If you have a real estate question, write the Kentucky Real Estate Commission, 222 South 1st Street, Suite 300, Louisville, Kentucky 40202, or phone (502) 588-4462.

The Carlisle Mercury

(USPS 090-820)

Established 1867

Phone 606-289-2444

Published every Thursday at 234 Locust Street, Carlisle, Nicholas County, Ky. 40311-0272. Postage paid at Carlisle

Hank Bond.....Editor/Publisher
Janie E. Duncan.....Assistant-to-the-Publisher
Ann Shearer.....Receptionist
Marsha Hedgepeth.....Sales
Bonny Fant.....Staff Writer
Josh Guthrie.....Photographer
Coral Bond.....Photographer
Kathleen Brewer.....Composition
Melody Hill.....Composition
Marilyn Bond.....Office Manager
Warren R. Fisher.....Publisher Emeritus
Katherine T. Fisher.....Editor Emeritus

SUBSCRIPTION RATES

In Nicholas County (sales tax included) $10.00 per year
All other Kentucky Counties (sales tax included) $11.00 per year
Out-of-Kentucky.....$13.25 per year

MEMBERS
The Kentucky Press Association
Kentucky Weekly Newspaper and Western Kentucky Newspaper Association

and

NNA NATIONAL NEWSPAPER ASSOCIATION

Bond's Broadcast

By Hank Bond

It is almost impossible to avoid the day-after-day reports of what is happening in the world around us.

It is difficult to discount . . . that America is still by far the best place to live. If it weren't, so many people wouldn't be trying to get into this country every day of the year.

Where does this all lead? There's no real answer to that question. It's simply a matter of something, which will have to be seen . . . as time goes along.

It may be simply things can't be handled in the same easy way they may have been over the past 25 or 30 years.

Our problems are becoming more complex, and the solutions to these problems take on proportions we really don't want to effect our lives.

In Carlisle, for example, there is a big problem with the sewer system. For a town flourishing, with plenty of money, that might be no problem to correct.

However, Carlisle is not a city with unlimited resources. It's just not, and from that we have to make changes which will be difficult to deal with.

For the past couple weeks you may have read stories or seen legals published in The Mercury dealing with the increase in rates for the sewer system.

This isn't something anyone using the system is going to celebrate, however with the increase in costs across the country for nearly every essential service, Carlisle and Nicholas County will certainly not be the exception.

However, the problem continues.

Even with the rate increase already on the books, there may be another increase just down the road for all users of the service.

It may be as high as the last increase, it's almost impossible to tell this early.

The city is in the process of making a grant application, but in order for the grant to even be considered at a level high enough to help allocate funds to work on the sewer system the city's system must show the ability to pay for itself.

There's no other way. For you see, the federal government in its wisdom won't allow the city's gas service to offset the money lost by the water and sewer system.

While in effect this may be the case within city operations, it just ain't so when the government gets to figuring which cities will get grants this year.

Looking back through the pages of The Mercury from 25 to 50 years ago, it's easy to see there has been a trend of businesses leaving . . . not staying.

This has been the case in many smaller communities where the large, big city retail locations attract sooooo many dollars from the outside areas.

Carlisle is no different. The draw of Lexington and other larger shopping areas has created its own problems with the local retail community.

There may be several solutions to this problem, but a couple can be achieved with just a little cooperation.

A first step . . .

First, from a retail standpoint, the merchants must vow . . . and live by the vow . . . of working together.

This means community promotions. Sidewalk sales, weekend specials, an after hours celebration with some incentive for folks to come downtown on a Tuesday or Thursday night, might be a beginning.

The list can be endless, but in order for this to happen the merchants have to work together.

It isn't a very good sign, either, when the local Chamber of Commerce meets and only five or six are present.

This is a place for a beginning. Carlisle and Nicholas County are too small to have a Chamber of Commerce AND a retail business association, thus, at the Chamber of Commerce meetings, this is where the business of getting Carlisle back on track needs to take place.

Sure it takes time. It takes a LOT of effort, and it takes cooperation.

There is nobody I know in business actually wanting to have to fold the tents and close. There may be some, but I haven't found any.

On the surface it does appear to be very difficult to spend all of your money in Carlisle and Nicholas County. It may be impossible, since there are some things simply not available here.

But . . . what needs to happen is some simple thought about what will happen if the retail trends don't change.

If you're going to save $10 on an item by driving to Lexington then you're probably not saving anything, counting the time and effort in making the trip, plus the cost of gas, wear and tear, etc.

In addition, here's the big catch. None of that money you spent in Lexington or wherever will stay in Nicholas County.

It can't help pay a salary. It can't help the city or county. It can't help the schools.

This is where most of us have chosen to live. We like it here. We want to have things in an atmosphere without the big city trappings.

The last area is about local prices. Yes, some prices are higher in Carlisle than they might be in other places, but put this in perspective.

Why do you think the prices are so much lower, if they really are, in other areas?

V – O – L – U – M – E

That's right, if local merchants had the volume of sales these other places have, then they could sell items at a much cheaper price.

The more volume of sales in the local retail sales area the better the pricing will be. But, maybe we will have to bite the bullet a little here.

Spend your money at home and let's get the local economy back where we'd like it.

Maybe merchants will have to lower prices, but The Mercury carries ads every week of sale items.

We may never get the economy as strong as it was 25 to 50 years ago, but we have to begin somewhere.

Think about it, please.

And so, for another week, thanks and thirty.

Send Your LETTERS To The Editor

The Carlisle Mercury
P.O. Box 272
Carlisle, Kentucky 40311-0272
Deadline Friday noon before publication.

GENERAL NEWS

Unemployment rate shows December increase

Trade jobs increased for the tenth month in a row and the number of manufacturing jobs grew, but a steep decline in agricultural jobs offset those gains and pushed Kentucky's unemployment rate up eight-tenths of a percent between November and December.

According to figures released today by the Cabinet for Human Resources, the rate climbed from a revised 7.9 percent in November to a preliminary 8.7 percent in December. Last month's rate remained well below the 9.5 percent figure recorded in December 1985.

"In Kentucky we normally see dramatic seasonal fluctuations in farming jobs," said state labor market analyst Ed Blackwell. "Even though we suffered a decline of 15,000 jobs in agriculture between November and December, that's 300 fewer than we lost in that sector a year earlier. Because of the emphasis on tobacco farming, we regain these jobs in the spring."

The national unemployment rate decreased from 6.6 percent in November to 6.3 percent in December. The comparable state and national rates are not seasonally adjusted.

An estimated 1,548,500 Kentuckians were working in December, down 35,800 from November, but up 800 from the December 1985 figure of 1,547,700.

"In addition to the agricultural workers, we feel that a number of the people holding these jobs were college students who quit temporary or part-time positions just before the end of the fall semester," Blackwell said.

"Some may give up their jobs because they need more time to study for final exams. Others, who are in schools away from their homes, quit working because they return to their homes during the semester break."

The estimate of jobless Kentuckians rose from 138,000 in November to 147,200 in December, but remained below the December 1985 level of 182,000.

The Department for Employment Services monthly survey of non-farm employers showed 2,600 more people were working in manufacturing jobs. "The bulk of these — 1,900 — were in tobacco manufacturing," Blackwell said.

The survey also showed an increase of 3,100 trade jobs, bringing total employment in that sector to 314,300.

"This is the third month in a row that trade jobs have reached a record level," Blackwell said. "Most of the November to December job growth was in tobacco, wholesale and retail and restaurant trade jobs."

Employment in transportation, communications and utilities grew by 900 jobs and the bituminous coal mining industry recorded 300 more jobs.

In construction, jobs declined by 2,100.

"As a rule, construction jobs are down at this time of year because companies anticipate cold weather and do not plan projects," Blackwell explained.

The number of service jobs dropped by 1,300, mostly in hotels and recreation.

The category that includes domestic workers, self-employed people and unpaid family workers was in tobacco, wholesale and retail and restaurant trade jobs."

The number of service jobs dropped by 1,300, mostly in hotels and recreation.

The category that includes domestic workers, self-employed people and unpaid family workers was in tobacco, wholesale and retail and restaurant trade jobs."

The state's civilian labor force estimate was 1,695,800 in December, down from 1,720,300 in November and 1,709,700 in December 1985.

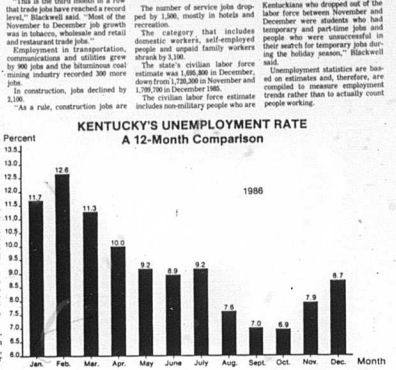
The civilian labor force estimate includes non-military people who are working and unemployed people who actively are seeking jobs.

It does not include anyone who is unemployed but not looking for work.

"We believe that many of the 24,000 Kentuckians who dropped out of the labor force between November and December were students who had temporary and part-time jobs and people who were unsuccessful in their search for temporary jobs during the holiday season," Blackwell said.

Unemployment statistics are based on estimates and, therefore, are compiled to measure employment trends rather than to actually count people working.

Melody Hammons, vice-president of the Nicholas County High School Chapter of the Future Homemakers of America, displays "Buckle Hugs" which the members of the chapter will be selling for Valentine's Day. These cards have a Buckle Hug sticker inside that is placed on the dash board of cars to remind special people to buckle their seat belts. Stickers and posters are also available to anyone in the community wishing to purchase them. It is estimated that over 12,000 lives would be saved each year if people would use seat belts. Anyone wishing to purchase a "Buckle Hug" item should contact an FHA member.— Staff Guthrie Photo.



Guyco Electronics
Satellite Sales & Service
Zenith T.V. Factory Sales & Service
270 E. Water St. Flemingsburg Phone 845-3031
212 E. 2nd St. Maysville Phone 564-4509

TAX PREPARATION BY BRENDA STONE
★ Individual or Business
2706 Locust Grove Rd.
Phone 289-7349

Quality Air, Inc.
1856 South Main Across from Courthouse in Paris in Carlisle
987-0660 289-2684
•New Furnaces
•Central Air & Heat Pumps
•Major Appliance Parts
•Now In Stock - Space Heater
•Work Guaranteed
•Sales and Service

Circuit Clerk files January 30

Mrs. Sally S. Watkins, Nicholas County Circuit Clerk filed Friday, January 30 seeking a second term of office.

Mrs. Watkins, 40, of 270 Old Paris Road was elected in May, 1981 to serve six years.

She is the wife of Dorsey Lynn Watkins, and the mother of one child, Todd Gaunce, a student at Maysville Community College.

She is a native of Winchester and a graduate of George Rogers Clark High School in Winchester. She was employed as a deputy circuit clerk in Clark County from 1966 to 1972.

She is a member of the Kentucky Circuit Clerk's Association.

Mrs. Watkins is also a member of the Nicholas County Library Board, and the Miranda Homemakers.

Sally Watkins

Tropical Tan & Exercise Center
NOW OPEN!
Opening Special!
★ California Concept Format Exercise Equipment
1 Session $5.00 8 Sessions $37.50
★ Wolfe Tanning Beds
1 Session $4.00 10 Sessions $30.00
Located in back section of Tropical Tan Building. Call 289-5850 for an appointment.
Opening hours: Monday-Friday 10-8 Saturday 9-5 Sunday 1-5

3.9% APR
RANGER and BRONCO II REDUCED IN PRICE
Buy NOW and GET 3.9% Financing or $500/$600 Rebate!
Litton Ford-Mercury
Flemingsburg, Ky. — Phone 849-2321

Vision and Age

Older people have the same visual defects as the rest of us. Some are myopic (nearsighted), hyperopic (farsighted) and some have astigmatism. Almost all people over 45 are also presbyopic. Their eyes have lost the flexibility to focus on small print, so that what they see is blurred.

These common visual defects are generally easily correctible with proper lenses, but in older people they can be complicated by certain health-related eye conditions.

- **Cataracts:** the natural lens of the eye becomes cloudy and blocks out vision.
- **Glaucoma:** a build-up of pressure within the eye that can impair vision if left untreated.
- **Macular Degeneration:** a condition affecting the area of sharp central vision.
- **Diabetic Retinopathy:** change in the retina, caused by diabetes that affects the ability to see.

Early detection through regular eye examinations provides the best chance for effective treatment. When good vision cannot be maintained or restored, low vision aids may help.

Brought to you as a community service by. . .

Dr. Robert F. Pretzsch, PSC and Dr. Dorothy Thompson Optometrists
249 East Main, Carlisle

PIANO FOR SALE
Wanted: Responsible party to assume small monthly payments on piano. See locally. Call Manager at 618-234-1306 anytime.

Items For Sale! Out Of Pawn
Watches Stereos
Rings Guns
Cameras TV
Flute Diamonds
Disc Player Trumpets
Robin Jewelry Co.
Repair & Pawn
714 Main St. 987-6751

Who would you rather pay . . .
THE IRS OR YOUR IRA?
We have the answer for you today.
Simply see any of our IRA customer service representatives. They will explain the nature of these accounts in more detail and help you complete the simple forms necessary to get your IRA established.
REGULAR / SPOUSAL / ROLLOVER
$500 opens your account at First National Bank.
First National Bank
Carlisle • Moorefield
Main St. Carlisle, KY 40311
Member FDIC