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Industrial Resources: Jessamine County - Nicholasville

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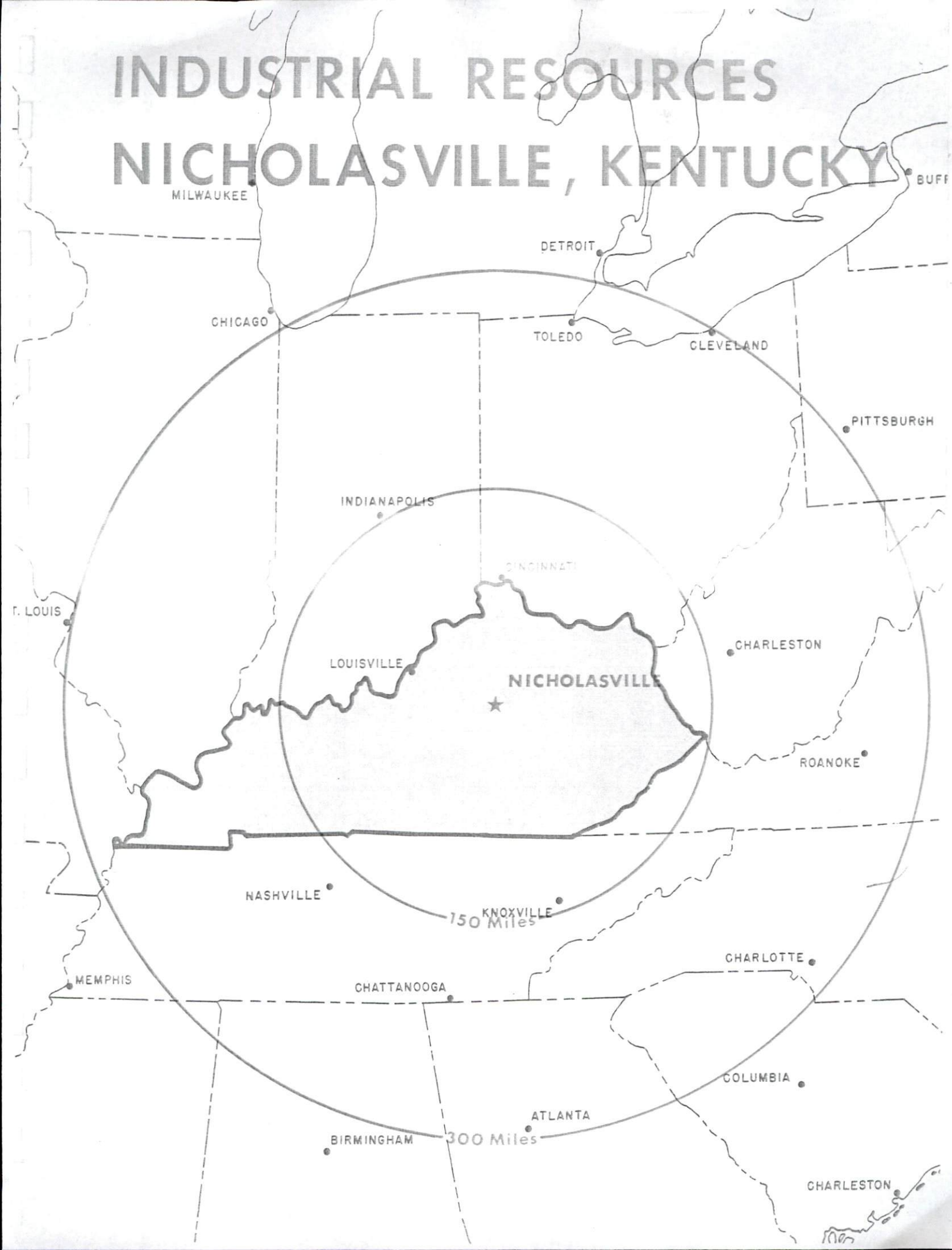
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INDUSTRIAL RESOURCES

NICHOLASVILLE, KENTUCKY



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NICHOLASVILLE, KENTUCKY

Prepared by

Nicholasville Chamber of Commerce
and

The Agricultural and Industrial Development Board of Kentucky

Frankfort, Kentucky
January, 1956

INDUSTRIAL RESOURCES - NICHOLASVILLE, KENTUCKY

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SUMMARY DATA FOR NICHOLASVILLE, KENTUCKY

POPULATION, 1950: Nicholasville - 3,406; Jessamine County- 12,458.
1954 (est.) Nicholasville - 4,000; Jessamine County - 12,393.

NICHOLASVILLE LABOR SUPPLY AREA: Includes Jessamine and all adjoining counties. Estimated number of workers available for industrial jobs in the labor supply area - 1,600 men and 2,200 women. Number of workers available from Jessamine County - 850 men and 1,200 women.

TRANSPORTATION:

Railroads: A division of the Southern Railway System and a division of the Cincinnati, New Orleans, and Texas-Pacific Railroad.

Air: The nearest commercial airport is Blue Grass Field, Lexington, Ky., 13 miles distant. It is served by Delta-Chicago & Southern, Eastern, and Piedmont. There are 24 flights daily.

Trucks: Nicholasville is served by several truck lines. They include Hayes Freight Lines, Eldridge Truck Lines, Sutton Transfer Lines, Yearly Transfer Company, Inc., Dance Freight Lines, Dixie-Ohio Express Co., Inc.

HIGHWAY DISTANCES: From Nicholasville, Kentucky

To	Miles	To	Miles
Atlanta, Ga.	400	Memphis, Tenn.	435
Chicago, Ill.	395	New York, N. Y.	725
Cincinnati, Ohio	97	New Orleans, La.	640
Detroit, Mich.	354	St. Louis, Mo.	359
Los Angeles, Calif.	2281	Washington, D. C.	526

UTILITIES:

Electricity: The Nicholasville Electric Light Department purchases power from Kentucky Utilities Company. The county is served by Blue Grass RECC, Inter-County RECC, and Kentucky Utilities.

Natural Gas: A natural gas franchise has been sold to Delta Natural Gas Co., which will provide Nicholasville with gas by September of 1956.

Water: Water is distributed by the Nicholasville Municipal Water Co. The source of supply is the Kentucky River and deep wells. Storage facilities include 3 standpipes with approximately 600,000 gallons total capacity. Pumping capacity is 500 gpm from Kentucky River and 200 gpm from deep wells.

Sewerage: Nicholasville is served by separate storm and sanitary sewers. The system was designed for a population of 10,000. Sanitary sewers are the municipal trickling filter type. The mains vary from 4" in the residential section to 8" and 10" in the business district. The treated sewage is discharged into the town branch.

POPULATION AND LABOR

Population

The 1950 population of Nicholasville was 3,406. Table 1 shows population and recent rates of growth in Nicholasville, Jessamine County and Kentucky.

Table 1. Population Growth in Nicholasville, Jessamine County and Kentucky, 1900-1950

Year	Nicholasville		Jessamine Co.		Kentucky
	Population	% Increase	Population	% Increase	% Increase
1900	2,393		11,925		
1910	2,935	22.6	12,613	5.8	6.6
1920	2,786	- 5.3	12,205	-3.3	5.5
1930	3,128	12.3	12,431	1.8	8.2
1940	3,192	2.04	12,174	-2.1	8.8
1950	3,406	6.7	12,458	2.3	-1.1
1954 (est.) ^{1/}	4,000	17.4	12,393	- .5	.03

Labor Force

Definition and Population Trend. The Nicholasville labor supply area is defined to include Jessamine and the following Kentucky counties: Garrard, Madison, Mercer, and Woodford. The population centers of all counties in the area are within 23 miles of Nicholasville, which makes at least some commuting from all counties feasible.

The population of the area was 79,101 in 1940, 80,521 in 1950, and was estimated at 77,005 in 1953 by the Department of Rural Sociology of the University of Kentucky. Jessamine County population was 11,096 in 1953, down by about 500 from 1950 and by almost 200 from 1940.

Between 1940 and 1953, there was a net outmigration of 13,211 persons from this area with 2,510 of these from Jessamine County. This is undoubtedly the result of a lack of local jobs to absorb the local labor force.

Economic Characteristics of the Area. Employment-wise the area is heavily dominated by agriculture with approximately 12,500 working in this industry according to the 1950 Census of Population. Jessamine County had about 1,780 employed on farms in that year. Area farming, which is primarily based on burley tobacco, is well above the average productivity for Kentucky.

Manufacturing jobs in the area totaled 2,929 in March 1955 with the heaviest concentration of industrial employment in Madison, Mercer, and Woodford County. Jessamine County had only 161 working in manufacturing last March. Area manufacturing opportunities are greatest in electrical equipment, apparel, and distilling.

Per capita income in the area ranged from \$834 to \$1,341 in 1953 according to estimates prepared by the Bureau of Business Research of the University of Kentucky. The Jessamine County per capita income figure in that year was \$847. As a point of comparison, per capita income was \$1,187 in Kentucky in 1953 and \$1,709 for the United States as a whole.

During the first quarter of 1955, the average weekly wage in industries covered by unemployment insurance was \$40.69 in Jessamine County, with a manufacturing average of \$27.95. The statewide average wage in all covered industries was \$64.72 during that quarter with a manufacturing average of \$71.06. The United States average is normally about \$10 higher than Kentucky.

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 10 years.

It is estimated that there are 1,600 men and 2,200 women in the Nicholasville area who could be immediately recruited for factory employment. This includes about 300 men and 275 women who are claimants for unemployment insurance.

The entire area labor supply, due to commuting and other problems, would not be available for jobs located in Nicholasville or any other single point in the area. It is estimated that a minimum of 850 men and 1,200 women could be immediately recruited for employment located at that city.

The current supply of labor in the area will be augmented during the next ten years by about 6,100 boys and 6,000 girls who will become 18 years of age. About 1,100 of the boys and 920 of the girls are living in Jessamine County. It can be reasonably assumed that a minimum of 80 percent of the boys and 40 percent of the girls will want employment upon reaching working age. This supply of younger workers would likely be available for employment at any point in the area due to their greater job mobility. 2/

Wages. Some examples of wages in the area are: Clerical and secretarial - \$1.00 per hour; laborer - \$.75 per hour; semi-skilled - \$1.15 per hour; skilled - \$1.50 to \$2.00 per hour.

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

EXISTING INDUSTRY

Existing Firms, Products and Employment

The following list of manufacturing firms indicates something of the demand for labor and products available in the immediate area of Nicholasville.

Table 2. Manufacturing Firms, Products and Employment				
Firm	Product	Employment		
		Male	Female	Total
Nicholasville Ice & Cold Storage	Ice	6	2	8
Smithers Lumber Co.	Lumber	9	1	10
Stratton Lumber Co.	Lumber	7	1	8
Yearly Lumber Co.	Lumber	15	1	16
The Verkamp Corp.	Liquid petroleum gas	6	3	9
Page Manufacturing Co.	Garments	13	6	19

Unionization

There are no unions represented in the area.

TRANSPORTATION

Railroads

Nicholasville is served by a division of the Southern Railway System and by the Cincinnati, New Orleans, and Texas-Pacific Railroad. They operate between Cincinnati, Lexington, Chattanooga, Atlanta, and all points south. There are two local freights daily, 1 north and 1 south. Average outbound and inbound loads per month are 42 each. Railway Express service is provided by 2 trucks.

Table 5. Railway Transit Time from Nicholasville, Kentucky^{3/}

To	Hours	To	Hours
Atlanta, Ga.	36 hrs.	Louisville, Ky.	6 hrs.
Birmingham, Ala.	32 hrs.	Los Angeles, Calif.	192 hrs.
Chicago, Ill.	12 hrs.	Nashville, Tenn.	18 hrs.
Cincinnati, Ohio	6 hrs.	New Orleans, La.	72 hrs.
Cleveland, Ohio	72 hrs.	New York, N. Y.	92 hrs.
Detroit, Mich.	86 hrs.	Pittsburgh, Pa.	86 hrs.
Knoxville, Tenn.	12 hrs.	St. Louis, Mo.	36 hrs.

Highways

State routes serving the town are Ky. 29, 39, and 169, and U. S. Routes 27 and 68. The transportation map on the following page shows the railroads, major highways, major waterways, and recreation areas in Kentucky.

Table 6. Highway Distances from Nicholasville, Kentucky

To	Miles	To	Miles
Atlanta, Ga.	400	Lexington, Ky.	15
Birmingham, Ala.	350	Louisville, Ky.	77
Chicago, Ill.	395	Nashville, Tenn.	222
Cincinnati, Ohio	97	New York, N. Y.	725
Detroit, Mich.	354	Pittsburgh, Pa.	375
Knoxville, Tenn.	160	St. Louis, Mo.	359

Truck Lines. Nicholasville is served by a number of truck lines which include: Hayes Freight Lines, Springfield, Illinois; Eldridge Truck Line, Science Hill, Ky.; Sutton Transfer Lines, Lexington, Ky.; Yeary Transfer Company, Inc., Winchester, Ky.; Dance Freight Lines, Cincinnati, Ohio; Dixie-Ohio Express Co., Inc., Akron, Ohio.

Bus Lines. Nicholasville is served by Phillips Coach Lines operating between Nicholasville and Lexington; Nicholasville and Wilmore. They are served by Southeastern Greyhound operating between Lexington, Cincinnati and points north; Somerset, Chattanooga and points south.

Airways

The nearest commercial airport is Blue Grass Airport, located at Lexington, Kentucky, a 20 minute drive 20 miles distant. It is served by Delta-Chicago & Southern, Eastern, and Piedmont. There are 24 flights daily.

UTILITIES

Electricity

The Nicholasville Electric Light Department purchases power from Kentucky Utilities Company. They have 2400-4160 Y distribution with 1000 KW capacity substation. They serve approximately 1300 customers and average 300,000 KWH sales per month. The maximum use in 1954 was 3,600,000 KWH. The county is served by Blue Grass RECC, Inter County RECC and Kentucky Utilities. The following table gives the current rates for electricity in Nicholasville.

Table for KWH

COMMERCIAL

Min.-----	12 K. W.-----	1.00
Next-----	38 K. W.-----	@ .07
Next-----	190 K. W.-----	@ .05
All over-----	240 K. W.-----	@ .03

RESIDENTIAL

Min.-----	12 K. W.-----	1.00
Next-----	18 K. W.-----	@ .07
Next-----	20 K. W.-----	@ .05
All over-----	50 K. W.-----	@ .03

Natural Gas

A natural gas franchise has been sold to the Delta Natural Gas Co., Owingsville, Kentucky, which will provide Nicholasville with gas service by September of 1956. The Delta Natural Gas Co. is supplied by the Tennessee Gas Transmission Company.

Water

Water is distributed by the Nicholasville Municipal Water Company. Source of supply is the Kentucky River and deep wells. Storage facilities include 3 standpipes with approximately 600,000 gallons total capacity. Pumping capacity is 500 gpm from Kentucky River and 200 gpm from deep wells. The water mains vary from 3/4" customer service to 10" distribution. Average pressure is maintained in downtown area at 65 lbs. psi. The following table gives the current rates for water.

Table for Water

Min.	2000 gallons	-----	2. 30	-----	2. 30
Next	3000 "	-----	. 80	-----	2. 90
"	15000 "	-----	. 70	-----	11. 00
"	30000 "	-----	. 60	-----	18. 50
"	50000 "	-----	. 50	-----	25. 50

All over 100, 000 gallons-----@ . 40

FUEL

Fuel Oil

There are several local distributors who will make available industrial and commercial fuel oil.

Coal

Nicholasville is located in the edge of the eastern Kentucky coal fields. Coal is available through local coal distributors or by trucking from mines or railroad. There is a local supply of coke. Current prices will be furnished by the Agricultural and Industrial Development Board.

COMMUNICATIONS

Postal Facilities

Nicholasville has a 2nd class post office with 20 employees. Mail is received and dispatched 3 times daily, south twice and north once. The postal receipts for 1954 were \$24, 860. 60.

Telephone and Telegraph

The town is served by the General Telephone Company of Kentucky with 15 employees. They have 1, 747 subscribers.

Western Union Telegraph maintains an office in Nicholasville.

INDUSTRIAL SITES

Site #1. City Power Plant Site. Six acres of rolling land. Facilities include Southern Railroad, water, power and sewerage.

Site #2. Property west of railroad behind electric light plant. Eighty acres of level to rolling land. Located near railroad, water, power and sewerage.

Site #3. Mrs. Buford Farm. 45-50 acres of level land located near Southern Railroad. Its facilities include water, sewerage and power.

LOCAL GOVERNMENT AND SERVICES

Type Government

Nicholasville, a fourth class city, is governed by a mayor, elected for 4 years, and 6 councilmen, elected for 2 years. A full time city agent has complete supervision of municipal activities and is responsible to the mayor and council.

Laws Affecting Industry

Exemption to Industry. A five year property tax exemption would be given to industry, which cannot be extended.

Business Licenses. Occupational and business licenses are levied.

Planning and Zoning. Nicholasville has adopted a planning and zoning ordinance with the city zoned into residential, business and industrial zoning. Several large industrial areas have been allotted in this zoning. Zoning maps are available for distribution upon request.

City Services

Fire Protection. The fire department has 1 full time driver and 17 volunteer firemen. Equipment includes a 1926 Seagraves 500 gpm pumper, a 1951 Ford truck with 750 gpm American La France pumper; 2800' of 2 1/2" hose, 300' of 1" hose. Nicholasville has a 6th class NBFU insurance rating.

Police Protection. The police department has 1 chief and 5 patrolmen. Equipment includes a 1955 Chevrolet police cruiser with 2-way radio communication.

Garbage and Sanitation. Municipal collection daily in the business section and private collection in the residential area. City property land fill type disposal is provided for disposal of garbage.

Sewerage. The Nicholasville Sanitary Sewerage Disposal System was designed for a population of 10,000. Storm sewers are separate from the sanitary sewers. Sanitary sewers are the municipal trickling filter type. The mains vary from 4" in the residential section to 8" and 10" street mains. For treating the sewage there are primary and secondary settling basins with trickling filter pre and post chlorination. The access run off after treatment is disposed into the town branch. Commercial sewerage rates are \$1.72 per month. Residential sewerage rates are \$1.15 per month.

TAXES

Table 5 shows the property taxes applying in Nicholasville and Jessamine County for 1953-54.

Table 5. Property Tax Rates per \$100 of Assessed Value: Nicholasville and Jessamine County, 1954

	Nicholasville	Jessamine County
County	\$.50	\$.50
State	.05	.05
City	.75	
School	1.40	1.40
Total	\$2.70	\$1.95

Ratio of Assessment. Nicholasville - 30%.
Jessamine County - 31%.

Total Assessment. Nicholasville - \$3,256,423.
Jessamine County - \$21,609,434.

City Income, 1954. \$62,663.40.

City Expenditures, 1954. \$59,912.83.

City Bonded Indebtedness. \$540,000.00.

County Income, fiscal year 1954. \$159,182.42.

County Expenditures, fiscal year 1954. \$154,190.93.

County Bonded Indebtedness, 1954. \$29,000.

LOCAL CONSIDERATIONS

Housing

There are some housing units available for rent and for sale in Nicholasville. The rental range of 2-bedroom and 3-bedroom houses is \$35 to \$60 per month. The construction cost of 2-bedroom houses is \$9,000 to \$12,000. There is no public housing program.

Health

Hospitals. Bess Woods Nursing Home is located in Nicholasville. Good Samaritan, St. Joseph and Central Baptist Hospitals are located in Lexington, Kentucky, 13 miles distant.

Public Health Service. The Jessamine County Health Department is located in Nicholasville. The health center has 1 nurse, 1 clerk, and 1 sanitarian. It offers communicable disease control, venereal disease control, tuberculosis control program, maternity, infant, and pre-school health and sanitation services, adult examinations and health education.

Education

Graded Schools. Jessamine County and Nicholasville have a total enrollment of 2,483. For credit purposes the Kentucky Department of Education gives an "A" rating to Nicholasville High School, signifying that all courses through grade 12 are accredited.

Table 6. Schools, Enrollment and Student-Teacher Ratio in Nicholasville and Jessamine County 4/

System	Enrollment	Number of Teachers
Jessamine County Elementary (total)	1,846	59
Jessamine County High (total)	426	24
Nicholasville Elementary (total)	839	26
Nicholasville High (total)	263	13

Colleges. Institutions of higher learning in the area include: Asbury College, Wilmore, Ky., 8 miles distant; University of Kentucky, Transylvania College, and College of the Bible, Lexington, Ky., 13 miles distant; Centre College, Danville, Ky., 23 miles distant; Eastern State College, Richmond, Ky., 23 miles distant; Berea College, Berea, Ky., 32 miles distant; Midway Junior College, Midway, Ky., 25 miles distant; Kentucky State College, Frankfort, Ky., 36 miles distant; Georgetown College, Georgetown, Ky., 25 miles distant.

Kentucky's vocational education program utilizes 13 specialized regional schools, which are partly integrated with secondary education. These special area schools prepare Kentuckians for a variety of trade and industrial occupations. Nicholasville is served by Lafayette Vocational School, located in Lexington, Kentucky, 13 miles distant. Courses offered are auto mechanics, drafting, electricity, machine shop, radio, sheet metal, television and woodwork.

Libraries

Library service is provided by the Withers Library with 12,000 volumes. They have a yearly circulation of 4,779.

Churches

Nicholasville is represented by the following denominations: Baptist, Christian, Catholic, Church of Christ, Church of God, Methodist, and Presbyterian. There is an average attendance of 1100.

Newspapers, Radio and Television

Jessamine Journal (weekly) with a circulation of 1250. Jessamine News Week (weekly) with a circulation of 1200. The Lexington Leader, Lexington Herald, Louisville Courier Journal, and Louisville Times are received in Nicholasville.

Lexington radio stations WLAP, WBKY, WLEX, and WVLK are received in Nicholasville.

Television reception is good from WAVE-TV and WHAS-TV in Louisville, Kentucky.

Clubs and Organizations

Civic - Lions, Rotary, Chamber of Commerce
Women's - Women's Club, Eastern Star, Homemakers, Garden Club
Fraternal - IOOF, Masonic, American Legion
Youth - Boy Scouts, 4-H Club, FFA, Cubs
Other - Sportsmen's Club, Athletic Club, Nicholasville Boosters Club

Recreation

Local recreation facilities include 1 indoor theatre and 1 drive-in; Legion Field, located at the edge of the city, provides semi-professional baseball. They have two parks which provide swimming, picnicking, tennis and other recreational facilities.

The area facilities include: Herrington Lake, located 18 miles away, has boating, swimming, fishing, and camping facilities. Natural Bridge State Park is located 70 miles southeast of Nicholasville. Operated under park supervision are the following facilities: Hemlock Lodge, vacation cottages and beach area. In addition there are picnic shelters, fishing and boating facilities.

Historic and scenic places of interest include: Isaac Shelby Memorial, Constitution Square, Pioneer Memorial State Park, Blue Grass Horse Farms, William Whitley House State Shrine, Historic Capitol, City of Frankfort, and Columbus Belmont Battlefield State Park.

Banks

Farmers Bank, with total deposits of \$2,697,800 and total resources of \$2,907,000. First National Bank, with total deposits of \$3,344,000 and total resources of \$3,651,000.

Retail Businesses and Service Establishments

<u>Retail Businesses:</u>		<u>Service Establishments:</u>	
Auto Dealers	5	Barber Shops	4
Clothing	6	Beauty Shops	2
Drugs	3	Frozen Food Lockers	1
Furniture	2	Laundries & Cleaning	2
Groceries	7	Service Stations	9
Hardware	4	Feed Mills	2

RESOURCES

Agricultural Products

Jessamine County covers a land area of 177 square miles. Of this area, 104,278 acres are in farms. The 1950 Census gives the number of farms as 1089 with the average size of 95.8 acres. Chief crops are corn, tobacco, and lespedeza hay. The following table shows the agricultural statistics for Jessamine County for 1950.

Table 7. Agricultural Statistics for Jessamine County for 1950 5/

Crops	Acres	Production	Farm Value (dollars)
Corn (bu.)	8,200	402,000	720,000
Tobacco (all types) (lbs.)	4,650	5,710,000	2,969,000
Wheat (bu.)	2,400	38,400	80,300
Alfalfa hay (tons)	1,450	2,830	95,000
Clo-Tim hay (tons)	3,700	4,810	137,000
Lespedeza hay (tons)	9,770	12,210	299,000
Number on Farms January 1, 1951			Farm Value (dollars)
Livestock			
All cattle and calves	13,700		1,863,000
Milk cows	3,800		646,000
Hogs and pigs	11,400		307,800
Sheep and lambs	16,300		429,000
Chickens	67,800		84,800
Production During 1950			Farm Value (dollars)
Livestock Products			
Eggs (doz.)	644,800		216,000
Milk (lbs.)	13,530,000		480,000
Wool (lbs.)	92,500		53,600

Forests

Jessamine County has 9,000 acres of forested land. This covers 8 percent of the land area of the county.

Red cedar is the principal tree type. However, oak, hickory, beech, yellow poplar, sweetgum, pine and other types are available in substantial quantities throughout much of Kentucky's commercial forest area.

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

Jessamine County. The mineral resources of Jessamine County include limestones and sands and gravels. Clays occur which are of quality suitable for brick making. These might be used under proper economic conditions. Small noncommercial deposits of vein minerals, including barite, fluorite, calcite, sphalerite, and galena, are known to occur.

Limestones. Large quantities of limestone, satisfactory for local building and road construction uses, are found. Some grades are also satisfactory for agricultural lime. One commercial quarry is now operated (1954).

Sands and Gravels. Sands and gravels, in limited amounts, are obtainable from the Kentucky River and can be used for general construction purposes.

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 6/

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

Nicholasville is located in the center of Jessamine County and in the central portion of the state of Kentucky. Major market areas that are within 300 mile radius of Nicholasville are Louisville, Lexington, Cincinnati, Knoxville and Nashville. 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 Jessamine County were estimated at \$6, 475, 000. Effective buying income was estimated at \$1, 105 per person and \$3, 838 per family. 7/

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 south-central 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

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HISTORY

In size, Jessamine County is one of the smallest counties of the state, containing about 177 square miles and a population of about 12,400. The northern part of Jessamine, which is cone shaped, is bounded by Woodford and Fayette Counties, while the eastern portion and western portion are completely encircled by the Kentucky River. Jessamine County is sometimes referred to as the "Palisades County" due to the beautiful and majestic palisades of the Kentucky River which are located on its borders.

The city of Nicholasville was founded in 1798 and was laid out on a site selected by a Methodist minister, Rev. John Metcalf. Nicholasville is located in that section of Kentucky which is usually referred to as the "Blue Grass Region" and is situated in the center of, and is the county seat, of Jessamine County. The city is located between Hickman and Jessamine Creeks. The surrounding terrain is rolling or undulating with a number of prominent elevations.

Appendix B

Covered Employment by Major Industry Division, Jessamine County,

Industry	Jessamine County		Kentucky	
	Number	Percent	Number	Percent
All Industries	520	100.0	405,276	100.0
Mining & Quarrying	12	2.3	38,457	9.5
Contract Construction	50	9.6	37,316	9.2
Manufacturing	134	25.8	145,590	35.9
Food and kindred products	73	14.0	25,312	6.2
Tobacco		0.0	9,195	2.3
Clothing, Tex. & Leather	59	11.3	22,184	5.5
Lumber & furniture			14,157	3.5
Printing, Pub. and paper	2	.4	8,228	2.0
Chemicals, petroleum, coal & rubber			19,914	2.9
Stone, clay & glass			4,590	1.1
Primary metals			6,429	1.6
Machinery, metal & equip.			40,299	9.9
Other			3,264	0.8
Transportation, Communication & Utilities	66	12.7	29,355	7.2
Wholesale & Retail Trade	181	34.8	105,891	26.1
Finance, Ins. & Real Estate	53	10.2	15,891	3.8
Services	24	4.6	3,808	7.8
Other			1,323	0.3

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

Subject	Jessamine County		Kentucky	
	Male	Female	Male	Female

Total Population	6,290	6,168	1,474,987	1,469,819
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EMPLOYMENT STATUS

Persons 14 years old & over	4,773	4,764	1,039,654	1,048,459
Labor force	3,312	692	799,094	214,162
Civilian labor force	3,311	691	777,155	213,916
Employed	3,241	663	748,658	206,328
Private wage & salary	1,631	483	437,752	156,377
Government workers	176	123	45,354	28,787
Self-employed	1,378	34	235,407	15,104
Unpaid family workers	56	23	30,145	6,060
Unemployed	70	28	28,497	7,588
Experienced workers	69	28	28,082	7,281
New workers	1		415	307
Not in labor force	1,461	4,072	240,560	834,297
Keeping house	22	2,819	5,495	665,564
Unable to work	337	188	70,583	38,564
Inmates of institutions	8		14,764	7,223
Other and not reported	1,094	1,065	149,718	122,946
14 to 19 years old	427	591	84,410	85,890
20 to 64 years old	603	428	47,447	28,952
65 and over	64	46	17,861	8,104

MAJOR OCCUPATION GROUP
OF EMPLOYED PERSONS

All Employed	3,241	663	748,658	206,328
Professional & technical	193	153	34,405	25,410
Farmers & farm mgrs.	1,127	10	169,728	2,264
Mgrs., officials & props.	164	25	57,432	9,706
Clerical & kindred workers	77	182	33,228	47,520
Sales workers	119	66	35,141	20,534
Craftsmen and foremen	367	8	107,292	3,096
Operatives & kindred workers	202	37	152,280	37,609
Private household workers	8	50	1,584	21,408
Service workers	80	95	30,522	28,000
Farm laborers, unpaid fam.	55	2	29,165	3,260
Farm laborers, other	572	7	38,358	788
Laborers, ex. farm & mine	219	2	49,848	1,843
Occupation not reported	58	26	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 JESSAMINE COUNTY, KENTUCKY

Month	Temperature Norm <u>1/</u>	Total Prec. Norm. <u>1/</u>	Average Relative Humidity Readings <u>2/</u>	
	Degrees Fahrenheit	Inches	6:30 AM	6:30 PM (CST)
January	36.8	4.01	83	73
February	39.8	3.10	82	68
March	47.1	4.47	80	65
April	56.8	3.48	75	60
May	65.7	3.74	76	64
June	74.7	4.45	78	66
July	78.1	4.16	78	67
August	77.3	3.86	81	67
September	71.4	3.12	81	65
October	65.8	2.59	79	62
November	47.5	3.06	80	68
December	39.1	3.41	84	70
Annual Norm	57.8	43.65		

1/ Station Location: Burgin (Dix Dam), Boyle County, Kentucky

2/ Station Location: Lexington, Fayette County, Kentucky

Length of Record - 6:30 AM readings - 51 years 6:30 PM readings - 16 years

Days Cloudy or Clear: (62 years of record) 129 days clear, 106 days partly cloudy, 130 days cloudy.

Percent of Possible Sunshine: (34 years of record) annual 52 percent.

Days with Precipitation over 0.01 Inch: (66 years of record) 133 days.

Days with 1.0 or More Snow, Sleet, Hail: (62 years of record) 6 days.

Days with Thunderstorms: (62 years of record) 44 days.

Days with Heavy Fog: (44 years of record) 11 days.

Prevailing Wind: (62 years of record) Southwest.

Seasonal Heating Degree Days: (49 years of record)

Approximate long-term means - 4,763.

KENTUCKY CORPORATION TAXES

Corporation 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 of 4 1/2% applies to the entire net income allocable to this state. Federal income taxes are allowed as a deduction. 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. Payment of one-third of the tax may be deferred until the 15th day

of the seventh month and an additional one-third until the 15th day of the 11th month following the close of the tax year without interest.

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 corporate 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	.25	.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 \$1.45 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 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.

Appendix G

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 Agricultural and Industrial Development Board, 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 A&ID Board "to coordinate development plans," contact with the following state agencies and others concerned may be established through the Board.

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 1954, 2,222 miles of highway and bridges were placed under contract at a total cost of \$41,347,000. This figure does not include \$30,000,000 which will be spent on a new turnpike 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 Agricultural and Industrial Development Board 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.