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INDUSTRIAL RESOURCES

JESSAMINE COUNTY

KENTUCKY



INDUSTRIAL RESOURCES
JESSAMINE COUNTY, KENTUCKY

Prepared by
The Jessamine Chamber of Commerce
and
The Kentucky Department of Commerce
Frankfort, Kentucky
June, 1966

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SUMMARY DATA

POPULATION:

1960: Nicholasville - 4,275 Jessamine County - 13,625
1960: Wilmore - 2,773
1966: Nicholasville - 5,000 (Est.)*

JESSAMINE COUNTY LABOR SUPPLY AREA:

Includes Jessamine and all adjoining counties. Estimated number of workers available for industrial jobs in the labor supply area: 3,218 men and 2,471 women. Number of workers available from Jessamine County: 260 men and 243 women.

The future labor supply will include 10,002 boys and 9,801 girls who will become 18 years of age by 1972.

LOCAL MANUFACTURING:

Manufacturing firms, their products, employment, prevailing wage rates, and current unionization are shown in detail in the Manufacturing Chapter.

TRANSPORTATION:

Railroads: Jessamine County is served by the Southern Railway System with two local freights daily.

Air: Jessamine County is provided air transportation through Blue Grass Field in Lexington, Kentucky, 12 miles.

Water: Barge service is available on the Kentucky River which borders the southern boundaries of Jessamine County.

Trucks: Four agencies provide Jessamine County with trucking service with the nearest terminal located in Lexington.

Bus Lines: Continental Coach Lines and Southern Greyhound Lines serve the area.

Highways: State Routes 29, 169, 39 and 1267 and U. S. Highways 27 and 68 serve the area.

*Jessamine Chamber of Commerce

UTILITIES:

Electricity:

Nicholasville: Nicholasville Light Department

Wilmore: Kentucky Utilities Company

Jessamine County: Blue Grass RECC

Gas: Natural Gas is distributed in Jessamine County by the Delta Natural Gas Company whose source of supply is the Tennessee Gas Transmission Company.

Water: Nicholasville Water Department serves the Nicholasville area. Three water districts serve portions of Jessamine County.

Sewer System: Nicholasville Sewer Department has been remodeled and has a capacity of 1,500,000 gallons per day.

Wilmore is served by the sewer system of Asbury College.

INDUSTRIAL SITES:

Two industrial sites are under option to the Industrial Foundation of the Jessamine Chamber of Commerce. Other sites are also available and listed with the Jessamine Chamber of Commerce.

POPULATION AND LABOR MARKET

Population

The following table shows population data for Nicholasville, Wilmore, Jessamine County, and Kentucky.

TABLE 1

POPULATION DATA FOR NICHOLASVILLE, WILMORE AND
JESSAMINE COUNTY WITH COMPARISONS TO THE
KENTUCKY RATE OF CHANGE, 1900-60

Year	Nicholasville		Wilmore		Jessamine County		Kentucky
	Population	%Change	Population	%Change	Population	%Change	%Change
1900	2,393	---	---	---	11,925	---	15.5
1910	2,935	22.6	---	---	12,613	5.8	6.6
1920	2,786	- 5.0	---	---	12,205	-3.2	5.5
1930	3,128	12.3	---	---	12,431	2.0	8.2
1940	3,192	2.0	1,228	---	12,174	-2.0	8.8
1950	3,406	6.7	2,337	52.5	12,458	2.3	3.5
1960	4,275	25.5	2,773	18.7	13,625	9.4	3.2

Source: U.S. Bureau of the Census, U. S. Census of Population: 1960, "General Population Characteristics," Kentucky.

Economic Characteristics

According to the 1959 Census of Agriculture, the area is economically agricultural with approximately 12,011 people employed in this industry. There were 4,902 farms in the area listed as commercial. Of this number, 795 area farms and 155 Jessamine County farms had an income of less than \$2,500. Jessamine County had 1,456 employed in agricultural jobs in 1959.

In September, 1965, there were 18,735 workers in the Jessamine County area engaged in manufacturing and 14,873 workers employed in wholesale and retail trade. Wages in Jessamine County are below the state average. (See Table 2)

TABLE 2

JESSAMINE COUNTY LABOR MARKET, AVERAGE WEEKLY
INCOME, TOTAL AND PER CAPITA PERSONAL INCOME

County	Weekly Wages		Personal Income		
	All Industries	Manufacturing	Total (000)	Per Capita	Per Capita Rank*
Jessamine	\$67.11	\$ 75.93	\$ 20,564	\$1,457	45
Fayette	95.70	118.76	390,525	2,758	2
Garrard	59.81	60.05	14,237	1,505	41
Madison	73.39	86.30	53,172	1,541	38
Mercer	71.61	83.05	26,019	1,767	25
Woodford	93.71	97.36	30,441	2,486	4
KENTUCKY	\$93.06	\$106.91	\$5,566,097	\$1,799	

*County rankings presented here are the per capita personal income for that county among the total 120 Kentucky counties.

Sources: Kentucky Department of Economic Security (Average Weekly Wage for All Industries and Manufacturing, 1964) for Weekly Wages; Bureau of Business Research, College of Commerce, University of Kentucky, Kentucky Personal Income 1963, 1965, for Personal Income.

Labor Market

Supply Area: For the purpose of this survey, Jessamine and the adjoining counties of Fayette, Garrard, Madison, Mercer, and Woodford are included in the labor market supply area.

Labor Potential Defined: The total estimated labor supply is composed of three major groups. The first two are currently available for industrial employment, the third group describes the potential for future years.

1. The current unemployed, measured here by unemployment insurance claimants.
2. Men who would shift from low paying jobs such as agriculture and women who would enter the labor force if jobs were available.
3. The future labor supply due to aging of the population and measured here by the number of boys and girls who will become 18 years of age during the next five years (1967-1971).

Numbers Available: The total population of the Jessamine County labor supply area was reported at 215,269 by the 1960 U. S. Census of Population. The distribution of the current estimated labor supply is shown in Table 3.

In 1965, in Jessamine County there were 142 high school graduates. Of these graduates, 40.8 percent entered post high school educational institutions.

TABLE 3

DISTRIBUTION OF THE CURRENT ESTIMATED LABOR SUPPLY
WITH COMPONENTS, JESSAMINE COUNTY AREA, JUNE, 1966

	Total		Total	Labor Supply*		Unemployed	
	Male	Female		Male	Female	Male	Female
Area Total:	3,218	2,471	5,689	977	1,215	2,241	1,256
Jessamine	260	243	503	106	141	154	102
Fayette	1,211	927	2,138	30	150	1,181	777
Garrard	576	190	766	294	62	282	128
Madison	754	749	1,503	376	632	378	117
Mercer	300	200	500	125	120	175	80
Woodford	117	162	279	46	110	71	52

*Men who would shift from low paying jobs such as farming and women who would enter the labor force if jobs were available.

Source: Kentucky Department of Economic Security (Labor Supply Estimate).

Future Labor Supply: The future labor supply will include some proportion of the 10,002 males and 9,801 females who will become 18 years of age by 1972. Their distribution is shown in the following table.

TABLE 4
DISTRIBUTION OF THE FUTURE LABOR SUPPLY
JESSAMINE COUNTY AREA

	18 Years of Age by 1972	
	Male	Female
Area Total:	10,002	9,801
Jessamine	648	649
Fayette	6,024	5,927
Garrard	501	459
Madison	1,534	1,500
Mercer	662	668
Woodford	633	598

Source: U.S. Bureau of the Census, U. S. Census of Population: 1960, "General Population Characteristics," Kentucky.

Area Employment Characteristics: The following three tables show the area employment in agriculture and the covered employment of manufacturing and all industries, respectively.

TABLE 5
JESSAMINE COUNTY AREA AGRICULTURAL EMPLOYMENT
FALL, 1959

	Family Workers	Hired Workers*	Total
Area Total:	9,541	2,470	12,011
Jessamine	1,261	195	1,456
Fayette	1,155	1,253	2,408
Garrard	1,928	184	2,112
Madison	2,730	256	2,986
Mercer	1,803	218	2,021
Woodford	664	364	1,028

*Regular Workers (Employed 150 days or more)

Source: U. S. Bureau of the Census, U. S. Census of Agriculture: 1959, Kentucky.

TABLE 6

JESSAMINE COUNTY AREA MANUFACTURING EMPLOYMENT
SEPTEMBER, 1965

	Area Total	Jessa- mine	Fayette	Gar- rard	Madi- son	Mercer	Wood- ford
Total manu- facturing	18,735	355	13,278	547	1,580	1,141	1,834
Food & kindred products	2,135	121	1,274	8	96	61	575
Tobacco	1,215	1	1,204	0	4	5	1
Clothing, textile and leather	2,471	214	875	519	63	617	183
Lumber and furniture	195	12	174	5	2	2	0
Print., pub. and paper	1,585	5	1,140	8	24	15	393
Chemicals, petroleum and rubber	774	0	329	0	443	0	2
Stone, clay and glass	412	0	363	0	35	14	0
Primary metals	11	0	11	0	0	0	0
Machinery, metal products and equipment	8,899	2	7,794	0	913	11	179
Other	1,038	0	114	7	0	416	501

Source: Kentucky Department of Economic Security (Number of Workers in Manufacturing Industries Covered by Kentucky Unemployment Insurance Law Classified by Industry and County).

TABLE 7

JESSAMINE COUNTY AREA COVERED EMPLOYMENT,
ALL INDUSTRIES, SEPTEMBER, 1965

	Area Total	Jessa- mine	Fayette	Gar- rard	Madi- son	Mercer	Wood- ford
Mining and Quarrying	176	12	98	36	0	30	0
Contract Construction	5,511	141	4,908	25	277	117	43
Manufacturing	18,735	355	13,278	547	1,580	1,141	1,834
Transportation, Communication and Utilities	3,717	76	3,037	76	238	156	134
Wholesale and Retail Trade	14,873	355	12,134	237	1,445	407	295
Finance, Ins. and Real Estate	2,979	60	2,632	26	153	48	60
Services	5,764	27	5,177	19	333	161	47
Other	439	0	419	4	7	4	5
Total	52,164	1,026	41,683	970	4,033	2,034	2,418

Source: Kentucky Department of Economic Security (Number of Workers Covered by Kentucky Unemployment Insurance Law Classified by Industry and County).

LOCAL MANUFACTURING

The following table shows existing firms in Jessamine County, their products and employment.

TABLE 8

JESSAMINE COUNTY MANUFACTURING FIRMS WITH PRODUCTS AND EMPLOYMENT, 1965

Firm	Product	Employment		
		Male	Female	Total
<u>Nicholasville</u>				
Airshelters, Inc.	Air supported structures	20	3	23
Canada Dry Corp.	Whiskey	67	22	89
Faulkner Fisher Co., Inc.	Wood store, bank fixtures	14	1	15
Jessamine Publishing Co., Inc.	Newspaper, job printing	2	2	4
Stratton Lumber Co.	Millwork, boxes	6	2	8
Teater & Cassity	Feed, fertilizer	6	1	7
<u>Wilmore</u>				
Barrett-Midway, Inc.	Ladies' blouses, dresses	6	192	198

Prevailing Wage Rates

<u>Classification</u>	<u>Wage Per Hour</u>
Unskilled labor	\$1.00 - \$1.25
Semiskilled labor	1.30 - 1.50
Skilled labor	1.75 - 2.00

<u>Name of Union</u>	<u>Unions</u>	<u>Name of Company</u>
Wine and Allied Workers of America		Canada Dry Corporation

TRANSPORTATION

Railroads

Jessamine County is served by the Cincinnati, New Orleans, and Texas Pacific Railway Company, a division of the Southern Railway System.

The CNO & TP operates between Cincinnati, Ohio, and Chattanooga, Tennessee, with one northbound and one southbound local freight daily. There are four northbound through freights and three southbound through freights daily. Switching service is available six days per week, with sidings for 60 cars. There is an average of three outbound carloads per month consisting mainly of whiskey. Inbound carloads per month average ten, consisting mainly of lumber, sand, and gravel.

This same railroad operates through Wilmore, having a comparable freight schedule with the addition of one daily southbound and two daily northbound passenger trains.

Railway Express pickup and delivery service is available five days per week.

TABLE 9

RAILWAY TRANSIT TIME FROM NICHOLASVILLE, KENTUCKY, TO:

Town	No. of Hrs.	Town	No. of Hrs.
Atlanta, Ga.	72	Louisville, Ky.	48
Birmingham, Ala.	72	Los Angeles, Calif.	144
Chicago, Ill.	72	Nashville, Tenn.	96
Cincinnati, Ohio	24	New Orleans, La.	96
Cleveland, Ohio	72	New York, N. Y.	96
Detroit, Mich.	72	Pittsburgh, Pa.	72
Knoxville, Tenn.	72	St. Louis, Mo.	72

Source: Southern Railway System, Louisville, Kentucky, June 1966.

Highways

Nicholasville is accessible by State Routes 29, 169, and 39, and U. S. Highway 27. Wilmore is served by State Route 29 and U. S. Highway 68. State Route 1267 also serves Jessamine County.

TABLE 10

HIGHWAY DISTANCES FROM NICHOLASVILLE, KENTUCKY, TO:

Town	Miles	Town	Miles
Atlanta, Ga.	363	Louisville, Ky.	80
Birmingham, Ala.	394	Los Angeles, Calif.	2,210
Chicago, Ill.	388	Memphis, Tenn.	445
Cincinnati, Ohio	94	Minneapolis, Minn.	762
Cleveland, Ohio	338	Nashville, Tenn.	208
Detroit, Mich.	349	New Orleans, La.	763
Kansas City, Mo.	619	New York, N. Y.	782
Knoxville, Tenn.	189	Pittsburgh, Pa.	424
Lexington, Ky.	12	St. Louis, Mo.	344

Truck Service: The following trucking firms serve Jessamine County:

<u>Company</u>	<u>Home Office</u>	<u>Type Service</u>
Sutton Transfer, Inc.	Lebanon, Kentucky	Interstate and intrastate
McLean Trucking Co.	Winston-Salem, North Carolina	Interstate and intrastate
Dixie Ohio Express, Inc.	Akron, Ohio	Interstate
Wilson Freight Forwarding Company, Inc.	Cincinnati, Ohio	Interstate and intrastate

TABLE 11

TRUCK TRANSIT TIME FROM NICHOLASVILLE, KENTUCKY, TO
SELECTED MARKET CENTERS

Town	Delivery Time*		Town	Delivery Time	
	LTL	TL		LTL	TL
Atlanta, Ga.	2	2	Louisville, Ky.	1	1
Birmingham, Ala.	3	2	Los Angeles, Calif.	5	5
Chicago, Ill.	2	2	Nashville, Tenn.	1	1
Cincinnati, Ohio	1	1	New Orleans, La.	3	2
Cleveland, Ohio	2	2	New York, N. Y.	3	2
Detroit, Mich.	2	1	Pittsburgh, Pa.	2	2
Knoxville, Tenn.	1	1	St. Louis, Mo.	2	1

*Delivery Time in Days

Source: Sutton Transfer, Inc., Lexington, Kentucky, June 1966.

Bus Lines: Continental Coach Lines operates between Lexington, Avon, Nicholasville, and Wilmore with 6 runs daily each way from Nicholasville and 3 runs daily from Wilmore. Southern Greyhound Bus Lines also serves the area.

Taxi, Car and Truck Rental: City Cab in Nicholasville and Wilmore Cab in Wilmore furnish 24-hour taxi service.

Car and truck rental agencies are located in Lexington, 12 miles.

Air

The nearest major airport is Blue Grass Field, Lexington, a Class-4 small hub located 12 miles north of Nicholasville. Delta, Piedmont, and Eastern Airlines serve this field with a total of 35 flights daily. The airport has rent-a-car offices, weather station, and instrument landing equipment. Private flying facilities are also available.

Water

The southern portion of Jessamine County is bound by the Kentucky River. The Kentucky River is navigable from Carrollton to a point 259 miles upstream. A 6-foot navigation channel is maintained by a series of locks and dams. There are several barge lines utilizing the river facilities.

UTILITIES AND FUEL

Electricity

Nicholasville is supplied power by the Nicholasville Light Department which has as its source of supply the Kentucky Utilities Company. Incoming power from Kentucky Utilities Company carries 66,000 volts which is then stepped down 4,160/2,400 KW for city distribution on a 3-phase basis.

Rates: City of Nicholasville Light DepartmentResidential

0-12 KWH	\$1.00 Minimum
Next 38 KWH	.04 Per KWH
Next 550 KWH	.025 Per KWH
Next 600 KWH	.0175 Per KWH

Commercial

0-12 KWH	\$1.00 Minimum
Next 38 KWH	.06 Per KWH
Next 200 KWH	.045 Per KWH
Next 1,750 KWH	.025 Per KWH
Over 2,000 KWH	.0175 Per KWH

Wilmore is supplied directly by the Kentucky Utilities Company, whose 66,000 volt lines penetrate the middle of Jessamine County.

Kentucky Utilities Company provides electric service in 78 Kentucky counties. The Company has a generating capacity of 740,000 KW in its five generating stations which are located in eastern, central, and western Kentucky. The Company also has major interconnections with its neighboring utilities — Louisville Gas and Electric, Ohio Power Company, Kentucky Power Company, Electric Energy, Inc., Ohio Valley Electric Corporation, Central Illinois Public Service Company, TVA and East Kentucky R.E.C.C. These interconnections provide a means of interchanging substantial blocks of electricity when desired. Rates for industry will be furnished by the Company's Industrial Development Department in Lexington, Kentucky.

Most of the area in Jessamine County is provided electric service by the Blue Grass RECC.

Blue Grass Rural Electric Cooperative Corporation provides electric service in six central Kentucky counties. It is supplied by East Kentucky Rural Electric Cooperative Corporation's generating stations which have a generating capacity of 276,000 KW. Rates for industry may be obtained from the Cooperative office at Nicholasville, Kentucky.

Natural Gas

The Delta Natural Gas Company supplies both Nicholasville and Wilmore, as well as much of the county. Tennessee Gas Transmission Company is Delta's unlimited source of supply and the transmission lines are 24 and 30 inches with a pressure of 6 to 50 pounds. There is a 1,040 btu content and a .60 specific gravity. The distribution system is a 4-inch line maintaining 3 to 18 lbs. of pressure. Individual distribution is by 1- and 2-inch lines.

Rates:

First	1,000 cu. ft.	\$2.25 Minimum
Next	1,000 cu. ft.	1.25
Next	3,000 cu. ft.	.92
Next	5,000 cu. ft.	.84
Next	10,000 cu. ft.	.78
All over	20,000 cu. ft.	.71

Manufactured Gas

Manufactured gas is made available by the Suburban Propane Company and Clarke Gas and Electric.

Coal and Coke*

Jessamine County is served by both the Eastern and Western Kentucky Coal Fields.

Kentucky is the only State of the Union that has mining districts in both the Appalachian and Eastern Interior coal regions. The Western Kentucky Coal Field occupies the southern extremity of the Eastern Interior coal basin which also includes areas of Illinois and Indiana. The Eastern Kentucky Coal Field lies within the Appalachian Coal Region, which also includes areas of West Virginia, Pennsylvania, Ohio, Maryland, Virginia, Tennessee, and Alabama.

*U. S. Bureau of Mines, Minerals Yearbook, 1964.

The two coal fields in Kentucky produced a total of 77,350,451 tons of bituminous coal from 1,993 mines from 42 counties in 1963. Leading counties were Muhlenberg, Pike, Hopkins, and Harlan. Among the states, Kentucky ranked second in the production of bituminous coal.

In western Kentucky, underground mines accounted for 35 percent, auger mines less than 1 percent, and strip mines 64 percent of total coal produced in 1963. The average production per mine was 361,000 tons. Shipments were 88 percent by rail or water and 12 percent by truck. All coal was sold on the open market. Thirty-two cleaning plants cleaned 73 percent of the coal produced; 46 percent was crushed and 13 percent was treated with oil or calcium chloride.

In eastern Kentucky, underground mines produced 84 percent, auger mines 9 percent, and strip mines 7 percent of the total production in 1963. The average production per mine was 22,000 tons. Shipments were 84 percent by rail or water and 16 percent by truck. Captive tonnage was 16 percent of the total. Of the total coal produced from the Eastern Kentucky Coal Field, 38 percent was cleaned at 42 cleaning plants; 25 percent was crushed and 9 percent was treated with oil.

Coals from both Kentucky districts are classified as high-volatile bituminous. The eastern Kentucky coals are usually low in ash and moisture. These qualities make much of the coal from eastern Kentucky particularly suitable for coke making and for the manufacture of illuminating gas. Several seams are of hard structure (splint and block) and are highly esteemed by the domestic trade.

Western Kentucky coals are generally higher in ash and sulphur content than that of the Appalachian coals. Coals from the Western Kentucky District are widely used for general steam purposes and in the domestic trade.

Kentucky has three coke plants, located in Ashland, Calvert City and Dawson Springs. The supply is supplemented by border state operations.

Fuel Oil

Kentucky has three fuel oil refineries located in Catlettsburg, Louisville and Somerset. Kentucky's fuel supply is supplemented by border state operations.

Delivered prices of the various grades may be obtained from the Kentucky Department of Commerce.

WATER AND SEWERAGE

Public Water Supply

The Nicholasville Water Department draws raw water from the Kentucky River. Its treatment plant is capable of finishing 1,000,000 gallons per day. Capacity is planned to be doubled in the future.

Finished water in quantities of 750,000 gallons may be stored within the city and another 100,000 gallons at the plant. The distribution mains are from 4 to 10 inches and maintain an average pressure of 62 psi. Water is used at the average rate of 420,000 gallons per day with 625,000 gallons being the peak demand for a day.

Rates:

First	2,000 gal.	\$2.30 Minimum
Next	3,000 gal.	.08 per 100 gal.
Next	15,000 gal.	.07 per 100 gal.
Next	30,000 gal.	.06 per 100 gal.
Next	50,000 gal.	.05 per 100 gal.

Three water districts serve portions of Jessamine County.

Water Resources*

Surface and ground water provide a source for both public and industrial supply. Surface water is available locally from the Kentucky River and could probably be made adequate for most purposes in other areas by impoundment of small streams. Average discharge of the Kentucky River at Camp Nelson is 5,641 cfs (USGS, 25 years record).

The occurrence of ground water is from rocks of the Middle and Upper Ordovician series. Available information (U. S. Geological Survey) indicates that most wells drilled in limited areas along the Kentucky River and along the larger drainage lines will produce enough water with a power pump and pressure system (more than 500 gallons a day) at depths of less than 100 feet. Some wells produce as much as 300 gallons a minute from alluvium or thick limestone along large streams.

*Various Reports on Water Resources by the U. S. Geological Survey of the Department of Interior.

Away from the drainage areas, most wells will produce enough water for a domestic supply with a hand pump (100 to 500 gallons a day) at depths of less than 100 feet. Some wells will produce more than 500 gallons a day except in dry weather. Along the higher ridges along the Kentucky River, most drilled wells will not produce enough water for a dependable domestic supply (100 gallons a day). Wells in valleys may produce enough water for a domestic supply except in dry weather. Ground water throughout the county is hard or very hard and may contain salt or hydrogen sulphide especially at depths greater than 100 feet.

Sewerage System

The Nicholasville Sewer Department has been completely renovated at the cost of \$450,000. Two new pumping stations and new connecting lines have been added. The treatment capacity is 1,500,000 gallons per day with the primary treatment by means of a digester and secondary treatment by a trickle filter. Average daily flow has been 500,000 gallons, leaving a 1,000,000-gallon surplus. The sanitary mains vary from 6 to 18 inches in diameter and the storm mains from 4 to 30 inches. The effluent is discharged into the Town Branch Creek. Monthly rates are \$1.13 for residential service and \$1.77 for existing commercial users.

INDUSTRIAL SITES

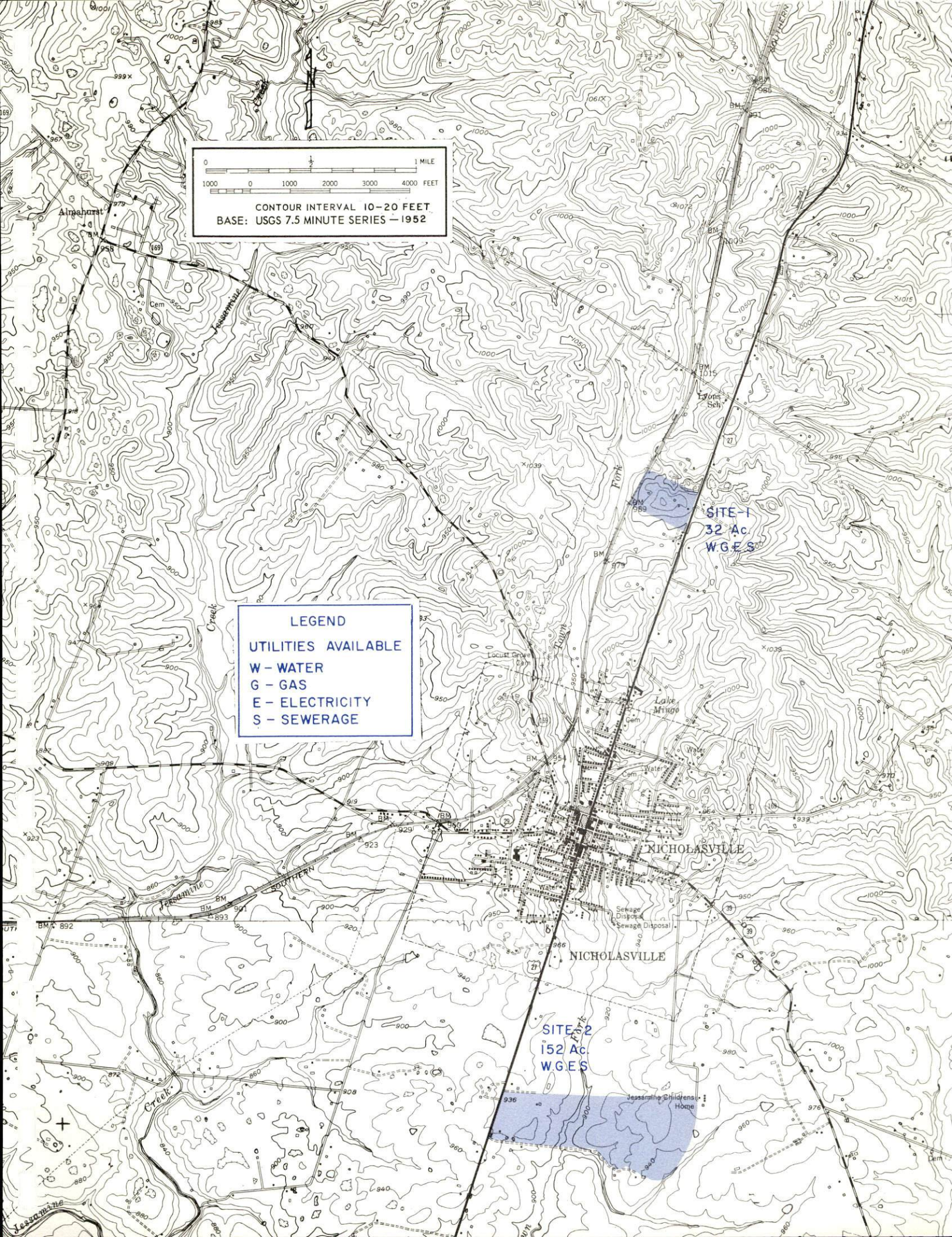
Two industrial sites are under option to the Industrial Foundation but other sites are listed with the Jessamine Chamber of Commerce.

SITE #1: ACREAGE AND TOPOGRAPHY: 32 acres rolling land
LOCATION: 1 mile north of Nicholasville
HIGHWAY ACCESS: U. S. 27
RAILROADS: Southern Railway System
WATER: Will be extended to the site
GAS: Will be extended to the site
ELECTRICITY: Blue Grass RECC and Kentucky Utilities
Company
SEWERAGE: Will be extended to the site
OPTIONED BY: Industrial Foundation, Jessamine Chamber
of Commerce
AGENT: Brien Risk

Cost per acre will be furnished upon request by the Agent or
the Kentucky Department of Commerce.

SITE #2: ACREAGE AND TOPOGRAPHY: 152 acres rolling land
LOCATION: 1 mile south of Nicholasville
HIGHWAY ACCESS: U. S. 27
RAILROADS: Rail is not available
WATER: Will be extended to the site
GAS: Will be extended to the site
ELECTRICITY: Blue Grass RECC and Kentucky Utilities Co.
SEWERAGE: Will be extended to the site
OPTIONED BY: Industrial Foundation, Jessamine Chamber
of Commerce
AGENT: Brien Risk

Cost per acre will be furnished upon request by the Agent or
the Kentucky Department of Commerce.



0 1000 2000 3000 4000 FEET
1 MILE
CONTOUR INTERVAL 10-20 FEET
BASE: USGS 7.5 MINUTE SERIES - 1952

LEGEND
UTILITIES AVAILABLE
W - WATER
G - GAS
E - ELECTRICITY
S - SEWERAGE

SITE-1
32 Ac.
WGES

SITE-2
152 Ac.
WGES

LOCAL GOVERNMENT AND SERVICES

Type Government

City: Both Nicholasville and Wilmore have Mayor-Council administrations. The Mayors are elected for four years and the Council at large for two years.

County: Jessamine County Fiscal Court is composed of a county judge elected for a four-year term and five magistrates elected by district for four-year terms.

Laws Affecting Industry

Municipal Tax Exemption: As provided by state law, Jessamine County may allow a five-year property tax exemption from municipal taxation to new industry. This exemption cannot be extended beyond this five-year period.

Business Licenses: Business licenses in Nicholasville range from \$5 to \$200.

Business licenses in Wilmore range from \$5 to \$95.

Planning and Zoning

The Nicholasville Planning and Zoning Commission, in cooperation with the Community Planning and Development Division of the Kentucky Department of Commerce, has completed the following studies: Existing Land Use Analysis, Existing Land Use Map, Neighborhood Analysis, Major Thoroughfare Plan, Subdivision Regulations, Base Map, and a Zoning Map with corresponding ordinances.

Fire Protection

Nicholasville has a volunteer fire department with 24 firemen. The department is equipped with two 750-gpm pumper trucks, and a 500-gallon portable water tank. The city also has use of the county's 750-gpm pumper truck, which is parked in the city's fire department.

Nicholasville has a Class-7 NBFU fire insurance rating.

Wilmore has 12 volunteer firemen. Motorized equipment consists of a 500-gpm pumper truck.

Wilmore has a Class-8 NBFU insurance rating.

Other communities in Jessamine County have Class-10 NBFU insurance ratings.

Police Protection

Nicholasville has six full-time policemen. Equipment includes one cruiser that is radio-equipped. Communication is available with County and State Police.

The Jessamine County Sheriff has five full-time deputies.

Garbage and Sanitation

Nicholasville and Wilmore are both served by a private contractor. Garbage is collected twice a week in both residential and commercial sections. An open dump is used for disposal.

Financial Information

The following is a summary of the financial position of Nicholasville, Wilmore, and Jessamine County.

City Income, Expenditures and Bonded Indebtedness:

Nicholasville, 1965

City Income	\$543,845
Expenditures	534,845
Bonded Indebtedness	270,000

Wilmore, 1965

City Income	\$23,566.54
Expenditures	23,385.99
Bonded Indebtedness	None

County Budget and Bonded Indebtedness: (1965-66)

County Budget	\$127,325
Bonded Indebtedness	
Public Courthouse Corp.	122,000

TAXES

Property Taxes

The following table shows the property tax rates for Nicholasville, Wilmore, and Jessamine County. A detailed explanation of 1966 tax changes is shown in Appendix D.

TABLE 12

PROPERTY TAX RATES PER \$100 OF ASSESSED VALUE FOR
NICHOLASVILLE, WILMORE, AND JESSAMINE COUNTY, 1965

Taxing Unit	Wilmore	Nicholasville	Jessamine County
County	\$.50	\$.50	\$.50
State	.05	.05	.05
City	.75	.75	
School	1.50	1.50	1.50
Health	<u>.075</u>	<u>.075</u>	<u>.075</u>
Total	\$2.875	\$2.875	\$2.125

Source: Kentucky Department of Revenue, Kentucky Property Tax Rates, 1965.

Net Assessed Value of Property
(Subject to full local rate)

Nicholasville, 1965	\$48,887,900
Wilmore, 1965	5,105,745
Jessamine County, 1965	95,523,601

OTHER LOCAL CONSIDERATIONS

Educational Facilities

Graded Schools: The Jessamine County School System has an enrollment of 3,508 students and 125 teachers. The curriculum is in the upper 10 percent of the state and the 1965-66 budget was \$1,000,000. Offered in the curriculum is remedial reading, special education, special education home bound teachers, and speech therapist.

A new \$750,000 elementary school is ready for construction.

TABLE 13

SCHOOLS, ENROLLMENT, NUMBER OF TEACHERS,
STUDENT-TEACHER RATIO IN NICHOLASVILLE, WILMORE
AND JESSAMINE COUNTY

School	Enrollment	No. of Teachers	Student- Teacher Ratio
Jessamine Elementary	239	8	30-1
Jessamine High	853	36	24-1
Wilmore Elementary	778	26	30-1
Nicholasville Elementary	1,638	55	30-1

Source: Kentucky Department of Education, Kentucky School Directory, 1965-66.

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

Jessamine County is served by the Lafayette Vocational School in Lexington, Kentucky, 12 miles distant. Courses offered include: Auto Mechanics, Auto Body Mechanics, Drafting, Electronics, General Industrial Electricity, Machine Shop, Practical Nursing, Radio, Sheet Metal, Air Conditioning, and Television.

The trade preparatory courses listed are normally two years in length. In addition, short unit courses are offered on a continuous basis for the upgrading of employed workers. Other short unit courses are provided in all occupations of an industrial nature as needs arise or upon request, when facilities permit.

Colleges: Asbury College is a Methodist affiliated, coeducational college located in Wilmore, Kentucky. Asbury is a member of the Southern Association of Colleges and Secondary Schools, and offers a B. A. degree. Asbury Theological Seminary is also located in Wilmore.

Other institutions of higher learning in the Jessamine County area include:

University of Kentucky, Lexington, Kentucky, 12 miles
Transylvania College, Lexington, Kentucky, 12 miles
Georgetown College, Georgetown, Kentucky, 25 miles
Centre College, Danville, Kentucky, 23 miles
Berea College, Berea, Kentucky, 32 miles
Eastern Kentucky University, Richmond, Kentucky, 23 miles
Kentucky State College, Frankfort, Kentucky, 31 miles
Midway Junior College, Midway, Kentucky, 25 miles
Catherine Spalding College, Louisville, Kentucky, 80 miles
University of Louisville, Louisville, Kentucky, 80 miles
Ursuline College, Louisville, Kentucky, 80 miles
Bellarmine College, Louisville, Kentucky, 80 miles

Health

Hospitals: Several modern, well-equipped hospitals are located in Lexington, the nearest of which is on U. S. Highway 27, 12 miles from Nicholasville and accessible within 10 minutes driving time.

Public Health: The Jessamine County Health Department has one full-time nurse, one part-time nurse, one sanitarian, one clerk, and an acting administrative assistant. The 1965 budget was \$27,231.90.

The department actively participates in several programs: communicable disease control, maternal and child health, preschool and school health, dental health, venereal disease control, hearing, tuberculosis control, sanitation, and planned parenthood.

A new public health building will be constructed soon.

Housing

Nicholasville and Wilmore have ample subdivision housing available. Financing is available through FHA, the banks, and the Building and Loan Association.

A 50-unit low-rent housing project in Nicholasville has been completed and is occupied. There is a plentiful supply of rentals available in Nicholasville.

Communication

Telephone and Telegraph: The General Telephone System has an automatic exchange in Nicholasville and Wilmore with long-distance direct dialing. The county has toll-free service.

Nicholasville is served by Western Union Telegraph.

Postal Facilities: Nicholasville is served by a second-class post office with 17 employees. Postal receipts totaled \$45,000 for 1965.

Wilmore has a new second-class post office with 9 employees and postal receipts for 1965 totaled \$39,848.

Newspapers: Jessamine County is served by the Jessamine Journal, a weekly newspaper with a circulation of 1,700. Other daily newspapers are received from Louisville and Lexington.

Radio: WNVL is located in Nicholasville, operating at 1,250 kilocycles on 500 watts.

Television: Reception is good from two Lexington stations, three Louisville stations, and three Cincinnati stations. All three major networks are represented.

Educational television will be available in the future by the Community Cable Television System.

Libraries

The Withers Memorial Library in Nicholasville has approximately 14,000 volumes. The hours are 9 A.M. to 4 P.M., Monday, Wednesday and Friday.

Wilmore has use of the Asbury College Library.

Both cities are served by the State library extension bookmobile service.

Churches

There are 40 churches in the Jessamine County area representing the following denominations: Assembly of God, Baptist, Catholic, Christian, Church of Christ, Church of God, Interdenominational, Holiness, Methodist, Nazarene, and Presbyterian.

Financial Institutions

	Statement as of December 31, 1965	
	<u>Assets</u>	<u>Deposits</u>
The First National Bank	\$7,047,908.13	\$6,439,450.47
The Farmers Bank	5,482,628.62	4,979,753.94

Hotels and Motels

<u>Name</u>	<u>No. of Units</u>
Sandman Motel	16
Lakeview Motel	20
Gulley's Motel	10
Harrod's Motel	10
Windmill Motel	18

Clubs and Organizations

There are 37 clubs and organizations representing major civic, fraternal, business, charity, women's clubs, farm, and youth organizations.

Recreation

Local: Nicholasville has a 3-acre park within the city limits with picnic area, playground equipment, a wading pool, and a drinking fountain. Little League baseball and supervised recreation are available during the summer. Nicholasville has one indoor and two drive-in movie theatres.

Wilmore Recreation Center has a baseball diamond, bleachers, swings, picnic tables, and a nine-hole golf course.

The Jessamine Jaycees have completed a recreation park in Nicholasville for year-round sports for children.

Area: Beautiful Herrington Lake, located 17 miles from Nicholasville, provides swimming, camping, boating, and other facilities to meet the needs of water enthusiasts.

There are many other attractions in the Bluegrass Region, not the least of which are the beautiful horse farms that have made this area famous. Also in Lexington, 12 miles, there are several race tracks which feature the finest horse and trot races in the world.

University of Kentucky in Lexington provides intercollegiate sports.

Other scenic and historic places are Natural Bridge State Park, 50 miles; Pioneer Memorial State Park, 18 miles; Constitution Square State Park, 26 miles; Levi Jackson Wilderness Road State Park, 80 miles; William Whitney House, 35 miles; Perryville Battlefield Monument, 36 miles; Shakertown, 12 miles.

Community Improvements

Recent:

1. Threewater districts serve Jessamine County for industrial purposes.
2. Mercury vapor street lights have been installed in Nicholasville.
3. Two new supermarkets have been completed in Nicholasville.
4. Canada Dry Corporation has completed an expansion program.
5. One new church has been completed and five others expanded in Nicholasville.
6. Wilmore schools have a new cafeteria, auditorium, and gymnasium.
7. Several streets have been resurfaced in Nicholasville.
8. The Nicholasville sewerage treatment plant was renovated at the cost of \$450,000.

9. The Jaycees have completed a year around recreation park in Nicholasville.
10. A new 12-unit apartment house has just been completed in Nicholasville.
11. Four new housing subdivisions have been developed in Nicholasville.
12. Bryan Hunt Company, a wholesale grocer outlet, is constructing a new 72,000 square foot building.
13. Remodeling of the courthouse cost \$384,000. Two wings which will be used for municipal and Federal district offices were added to the courthouse.

Planned:

1. A new summer recreation league is planned.
2. Construction of a new \$750,000 elementary school in the county is planned.
3. Plans are to double the pumping capacity of the Nicholasville Water Department.
4. Nicholasville plans construction of a new golf course.
5. Jaycees plan to provide recreational activity for all age groups.
6. Jessamine County will provide manual arts for junior high school.
7. Nicholasville plans to build a modern medical clinic.
8. Jessamine County Industrial Foundation plans to develop all county-wide industrial sites with Federal assistance.
9. Nicholasville plans to enlarge the library service.
10. A new public health building is to be constructed soon.
11. Educational television is planned for the future.
12. Wilmore has applied to the Federal Government for a grant to install a sewer system.

NATURAL RESOURCES

Agriculture

In 1959 there were 963 farms in Jessamine County covering 98,850 acres, an average of 105.6 acres per farm. The following table shows some agricultural statistics for Jessamine County and Kentucky.

TABLE 14

AGRICULTURAL STATISTICS FOR JESSAMINE COUNTY AND KENTUCKY

Crops		Acres Harvested	Yield Per Acre	Total Production
<u>Alfalfa Hay:</u>				
Jessamine County	(tons)	2,600	2.30	5,980
Kentucky	(tons)	360,000	2.35	846,000
<u>Clo-Tim Hay:</u>				
Jessamine County	(tons)	2,400	1.25	3,000
Kentucky	(tons)	440,000	1.57	572,000
<u>Lespedeza Hay:</u>				
Jessamine County	(tons)	3,000	1.30	3,900
Kentucky	(tons)	508,000	1.10	559,000
<u>Corn:</u>				
Jessamine County	(bu)	3,800	61.0	231,000
Kentucky	(bu)	1,093,000	57.0	62,301,000
<u>Wheat:</u>				
Jessamine County	(bu)	500	25.0	12,500
Kentucky	(bu)	160,000	32.0	5,120,000
<u>Soybeans:</u>				
Jessamine County	(bu)	250	21.0	5,200
Kentucky	(bu)	260,000	22.5	5,850,000
<u>Burley Tobacco:</u>				
Jessamine County	(lbs)	3,310	1,810.0	5,991,000
Kentucky	(lbs)	203,000	2,025.0	411,075,000

Source: Kentucky Department of Agriculture, 1964 Kentucky Agricultural Statistics.

TABLE 15

LIVESTOCK STATISTICS FOR JESSAMINE COUNTY AND KENTUCKY

Livestock	
<u>Milk Cows:</u>	<u>Average Number on Farms During 1963</u>
Jessamine County	1,350
Kentucky	476,000
<u>All Cattle and Calves:</u>	<u>Number on Farms as of January 1, 1964</u>
Jessamine County	26,400
Kentucky	2,495,000
<u>Sheep:*</u>	<u>Number on Farms as of January 1, 1966</u>
Jessamine County	4,000
Kentucky	206,000

*Preliminary figure.

Source: Kentucky Department of Agriculture, 1964 Kentucky Agricultural Statistics.

Minerals*

The mineral resources of Jessamine County consist of limestone, sand and gravel and clay. Small deposits of vein minerals are also present.

Limestone: Large quantities of limestone suitable for concrete aggregate, local building and road construction purposes are present. Some grades are also suitable for agricultural lime. One quarry mined stone for concrete roads, agstone and railway ballast in 1964.

Sand and Gravel: Limited amounts of sand and gravel can be obtained from the Kentucky River. These deposits could be used for general construction if markets were favorable.

Clay: Residual clay deposits suitable for manufacturing common bricks are reported. These might be developed under proper economic conditions if sufficient quantities can be found.

Vein Minerals: Several vein mineral deposits consisting of barite, fluorite, calcite, sphalerite and galena have been recognized and named in the county. Barite is the principal occurring vein mineral. Deposits in central Kentucky have been worked on a small scale in the past but are not currently operating.

*U. S. Bureau of Mines, Minerals Yearbook, 1964.

Kentucky Mineral Production: In 1964, Kentucky ranked 14th in the nation in value of mineral production, including natural gas with a total of \$444,379,000. In order of value, the minerals produced were coal, petroleum, stone, natural gas, sand and gravel, clays, fluorspar, zinc, lead, barite, silver, and items that cannot be disclosed individually but include cement, ball clay, gem stones, and natural gas liquids. Among the states, Kentucky ranked second in production of bituminous coal, ball clay, and fluorspar.

TABLE 16

KENTUCKY MINERAL PRODUCTION, 1964 (1)
(Units in short tons unless specified)

Mineral	Quantity	Value
Barite	6,014	\$ 96,000
Clays (2)	920,000	1,801,000
Coal (bituminous)	82,747,000	309,896,000
Fluorspar	38,214	1,693,000
Lead (recoverable content of ores, etc.)	858	225,000
Natural Gas (cubic feet)	77,360,000,000	18,257,000
Petroleum, crude (barrels)	19,772,000	56,746,000
Sand and Gravel	6,560,000	6,297,000
Silver (recoverable content of ores, etc. - troy ounces)	1,673	2,000
Stone	21,868,000 (3)	29,594,000 (3)
Zinc (recoverable content of ores, etc.)	2,063	561,000
Value of items that cannot be disclosed: cement, ball clay, natural gas liquids, and dimension sandstone		19,211,000

(1) Production as measured by mine shipments, sales, or marketable production (including consumption by producers).

(2) Excludes ball clay, included with "Value of items that cannot be disclosed."

(3) Excludes dimension sandstone, included with "Value of items that cannot be disclosed."

Source: U. S. Bureau of Mines, Minerals Yearbook, 1964.

Forests

There are approximately 9,000 acres of forested land in Jessamine County which comprise 8 percent of the total land area. The principal tree species are oaks, hickory, yellow poplar, sweet gum, and red cedar.

Kentucky's forests are one of its largest resources. Both the amount of timber cut and the proportion used in manufacturing within the state could well be increased. The total annual net growth of Kentucky forests is substantially greater than the amount of drain. Less than one-quarter of the lumber, veneer and bolts produced (500 to 600 million board feet per year) is used in manufacturing in the state.

Kentucky's forests are protected from fire by a radio-interconnected network of 144 fire towers.

MARKETS

Kentucky's economic growth is credited in part to its location at the center of the Eastern Market Area. A line drawn along the borders of Minnesota, Iowa, Missouri, Arkansas, and Louisiana divides the country into two parts designated the Eastern and Western Market Areas. The Eastern Market Area is smaller in land area, but contains almost 75 percent of the national population.

Kentucky is also at the center of a seventeen state area containing over 2/5 of the nation's population, personal income, and retail sales. This area is composed of those states within an approximate 400-mile radius of the Kentucky border. This is shown in greater detail in the following table.

TABLE 17

CONSUMER MARKET POTENTIAL

	Population Percent of U. S.	Personal Income Percent of U. S.	Retail Sales Percent of U.S.
Alabama	1.8	1.2	1.3
Arkansas	1.0	0.7	0.6
Delaware	0.3	0.3	0.3
Georgia	2.2	1.7	1.9
Illinois	5.5	6.5	6.2
Indiana	2.5	2.5	2.7
KENTUCKY	1.7	1.2	1.3
Maryland	1.8	2.0	1.7
Michigan	4.2	4.5	4.4
Missouri	2.3	2.3	2.4
North Carolina	2.5	1.9	2.0
Ohio	5.3	5.4	5.3
Pennsylvania	6.0	6.1	5.7
South Carolina	1.3	0.9	0.9
Tennessee	2.0	1.4	1.6
Virginia	2.3	2.0	2.0
West Virginia	0.9	0.7	0.7
REGIONAL TOTAL	43.6	41.4	41.1

Sources: U. S. Bureau of Census, Current Population Reports, Series P-25, No. 321 for Population; U. S. Department of Commerce, Survey of Current Business, July 1965 for Income; U. S. Department of Commerce, Census of Business, 1963, "Retail Trade" for Retail Sales.

Per capita personal income in Jessamine County in 1963 was \$1,457 which was below the state average of \$1,799.* According to the 1964 Survey of Current Business per capita income in Kentucky was \$1,830.

Retail sales in Jessamine County in 1964 totaled \$12,951,000.**

*Bureau of Business Research, College of Commerce, University of Kentucky, Kentucky Personal Income 1963, 1965.

**Sales Management, Survey of Buying Power, June 10, 1965.

CLIMATE

The average annual precipitation in Kentucky ranges from 38 to 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 relatively open, with midwinter days averaging 32 degrees in the northern parts to 40 degrees in the southern, for about six weeks' duration.

Midsummer days average 74 degrees in the cooler uplands to 79 degrees 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. Warm-to-cool weather prevails with only short periods of extreme heat and cold.

TABLE 18

CLIMATIC DATA FOR JESSAMINE COUNTY, KENTUCKY

Month	Temp. Norm.*	Total Prec. Norm.*	Av. Relative Humidity Readings**	
	Deg. Fahrenheit	Inches	7:00 A.M.	7:00 P.M. (EST)
January	36.9	2.96	84	77
February	34.3	2.82	82	71
March	47.2	10.19	81	66
April	60.0	3.31	79	62
May	67.6	3.76	81	63
June	74.7	2.43	84	64
July	75.9	5.38	85	66
August	75.8	2.63	88	66
September	71.1	4.85	86	64
October	55.8	1.56	86	65
November	51.7	2.69	82	70
December	41.1	6.39	83	75
Annual Norm.	57.7	48.96		

*Station Location: Dix Dam, Kentucky

**Station Location: Lexington, Kentucky

Length of Record: 7:00 A.M. readings 19 years;
7:00 P.M. readings 19 years.

Days cloudy or clear: (19 yrs. of record) 102 clear; 105 partly cloudy,
158 cloudy

Days with precipitation of 0.01 inch or over: (19 yrs. of record) 129

Days with 1.0 inch or more snow, sleet, hail: (19 yrs. of record) 5

Days with thunderstorms: (19 yrs. of record) 49

Days with heavy fog: (19 yrs. of record) 18

Prevailing wind: (19 yrs. of record) South

Seasonal heating-degree days: (29 yrs. of record) Approximate long-term means 4,683 degree days.

Sources: U. S. Weather Bureau, Climatological Data - Kentucky, 1964;
U. S. Weather Bureau, Local Climatological Data - Lexington, Kentucky, 1964.

A P P E N D I X

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HISTORY

Jessamine County, located on the Kentucky River in the central portion of the state, is named after Jessamine Creek which flows into the river. The creek was named for Jessamine Douglas, the daughter of an early Scottish settler.

The county was originally part of Fayette County, and remained so until December 17, 1798 when it was separated from the parent county and became the thirty-sixth county of the state.

A noted engineering feat is the celebrated High Bridge, which crosses the Kentucky River at the mouth of Dix River. Built in 1876, it has an elevation of 276 feet above the river bed, and was, at one time, the highest bridge on the continent.

Nicholasville, the largest city and the county seat of Jessamine County, was located in 1798 by the Reverend John Metcalf. The city was named after the Honorable George Nicholas. Reasons which led to the location were, first, four large springs, which were presumed then to be never-failing, and second, the fact that it was the cross-roads from Lexington and Danville, and from East Hickman to Jessamine.

The value of taxable property in Nicholasville in 1858 was estimated at \$246,300, and at the turn of the century about \$1,000,000.

The industry of Nicholasville in 1870 consisted of ten mechanics' shops and a hemp bagging factory, as well as being the terminus of the Kentucky Central Railroad.

Wilmore, second in population, came into existence with the founding of Asbury College in 1890.

Camp Nelson, established in 1863, was a principal point for the concentration of Federal forces and munitions of war. It remained a military camp until the close of the war, and, on the land has been established a United States military cemetery.

Keene, laid out in 1813, was once a gay summer resort, after sulphur water was found there.

Chaumiere du Prairie, one of the earliest and most beautiful homes in Kentucky was built in 1796 by Colonel David Meade. Entitled "The Birthplace of Kentucky Hospitality," Chaumiere has possibly been host to more Presidents than any other home in Kentucky.

COVERED EMPLOYMENT BY MAJOR INDUSTRY DIVISION
JESSAMINE COUNTY AND KENTUCKY

Industry	Jessamine County		Kentucky	
	Number	Percent	Number	Percent
All Industries	1,026	100.0	528,477	100.0
Mining and Quarrying	12	1.2	27,724	5.3
Contract Construction	141	13.7	44,388	8.4
Manufacturing	355	34.6	209,337	39.6
Food and kindred products	121	11.8	24,809	4.7
Tobacco	1	0	11,597	2.2
Clothing, tex. and leather	214	20.9	32,413	6.1
Lumber and furniture	12	1.2	15,830	3.0
Printing, pub. and paper	5	0.7	12,533	2.4
Chemicals, petroleum, coal and rubber	0	0	17,123	3.2
Stone, clay and glass	0	0	6,666	1.3
Primary metals	0	0	11,193	2.1
Machinery, metals and equip.	2	0	73,558	13.9
Other	0	0	3,615	0.7
Transportation, Communication and Utilities	76	7.4	37,054	7.0
Wholesale and Retail Trade	355	34.6	137,084	25.9
Finance, Ins. and Real Estate	60	5.8	24,837	4.7
Services	27	2.6	45,903	8.7
Other	0	0	2,150	0.4

Source: Kentucky Department of Economic Security, September, 1965.

ECONOMIC CHARACTERISTICS OF THE POPULATION FOR
JESSAMINE COUNTY AND KENTUCKY, 1960

Subject	Jessamine County		Kentucky	
	Male	Female	Male	Female
Total Population	6,785	6,840	1,508,536	1,529,620
EMPLOYMENT STATUS				
Persons 14 years old and over	4,815	4,912	1,036,440	1,074,244
Labor force	3,585	1,726	743,255	291,234
Civilian labor force	3,585	1,726	705,411	290,783
Employed	3,485	1,663	660,728	275,216
Private wage and salary	2,090	1,299	440,020	208,384
Government workers	295	235	58,275	44,462
Self-employed	1,091	71	156,582	16,109
Unpaid family workers	9	58	5,851	6,261
Unemployed	100	63	44,683	15,567
Not in labor force	1,230	3,186	293,185	783,010
Inmates of institutions	9	12	15,336	8,791
Enrolled in school	569	552	94,734	97,825
Other and not reported	652	2,622	183,115	676,394
Under 65 years old	274	2,034	91,626	539,838
65 and over	378	588	91,489	136,556
MAJOR OCCUPATION GROUP OF EMPLOYED PERSONS				
All employed	3,485	1,663	660,728	275,216
Professional and technical	251	242	46,440	36,879
Farmers and farm managers	767	18	91,669	2,339
Mgrs., officials, and props.	212	48	58,533	10,215
Clerical and kindred workers	159	396	35,711	66,343
Sales workers	207	152	39,837	25,265
Craftsmen and foremen	621	17	114,003	2,836
Operatives and kindred workers	440	220	140,192	45,305
Private household workers	5	189	1,123	25,183
Service workers	254	304	29,844	40,156
Farm laborers & farm foremen	334	17	33,143	2,046
Laborers, ex. farm & mine	154	8	44,227	1,671
Occupation not reported	81	52	26,006	16,978

Source: U. S. Bureau of the Census, U. S. Census of Population: 1960,
"General Social and Economic Characteristics," Kentucky.

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 (Par Value)</u>	<u>Rate Per Share (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

Every corporation owning property or doing business in Kentucky is liable for corporation license tax. This provision does not apply to banks and trust companies, foreign and domestic insurance companies, foreign and domestic building and loan associations, and corporations that, under existing laws, are liable to pay a franchise tax.

The license tax return, Form 41A820, is due on or before the 15th day of the 4th month following the close of the corporation's taxable year. The tax rate is 70¢ per \$1,000 value of capital stock employed in this state. The minimum liability is \$10.

Corporation Income Tax

The Kentucky corporate income tax is derived from 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. 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.

Every corporation whose estimated tax liability will exceed \$5,000 must file a declaration of estimated tax due. The declaration must be filed on either May 15, September 15, or December 15, whichever date first succeeds the determination that an estimate must be filed. The estimated tax due in excess of \$5,000 will be paid in equal installments on the dates prescribed. Taxpayers using a fiscal year accounting period must substitute the corresponding dates.

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.

General Property Taxes

Kentucky's Constitution provides that all property, unless specifically exempt, shall be assessed for property taxation at fair cash value. Until 1965, Kentucky courts had consistently held that uniformity of rates regardless of assessment ratios took precedence over fair cash value. However, a 1965 Kentucky Court of Appeals decision overruled this interpretation and set January 1, 1966, as the effective date when all property must be assessed at fair cash value.

In order to minimize the effect of increased assessment evaluation the First Extraordinary Session, 1965, of the General Assembly, passed legislation which limits tax revenues received by local jurisdictions to 1964 revenues. An allowance was made by the legislature which allowed all local taxing jurisdictions, after holding a property advertised public hearing, to increase taxes by no more than 10% per year for the years 1966 and 1967.

State ad valorem tax rates, applicable to the various classes of property, are shown as follows:

	Rate Per \$100 Assessed Value			
	State	County	City	School
Machinery, agricultural and manufacturing	15¢	No	No	No
Raw materials and products in course of manufacture	15¢	No	No	No
Real estate	1 1/2¢	Yes*	Yes*	Yes*
Tangible personal property** (not subject to a specific rate)	15¢	Yes*	Yes*	Yes*
Intangible personal property (not subject to a specific rate)	25¢	No	No	No

*Local rates vary. See the local taxes section of this brochure.

**Includes automobiles and trucks, merchants inventories and manufacturers finished goods, business furniture.

MAJOR 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, after 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 total property owned and business transacted (sales and payroll) 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 taxes range from 2% of the first \$3,000 of net income to 6% on net income in excess of \$8,000 after the deduction of Federal individual income tax payments, which is reduced by a tax credit of \$20 for each exemption.	There are no local individual income (occupational) taxes levied outside the corporate limits of Kentucky cities except in Jefferson County.									
Real Estate	1 1/2 cents on each \$100 of assessed valuation.	Local rates vary within limits imposed by law.									
Machinery & Equipment	15 cents on each \$100 of assessed valuation.	No local taxing jurisdiction allowed to impose a property tax on manufacturing machinery and equipment.									
Inventory	15 cents on each \$100 of assessed valuation.	No local taxing jurisdiction is allowed to impose a property tax on manufacturing inventories, raw materials and goods in process.									
Sales & Use	3% retail sales and use tax with broad exemptions for new and expanded industry.	None									
Intangible Property	<p>The assessment ratios and tax rates per \$100 of assessed value for the various classes of intangible property are as follows:</p> <table> <tr> <td>Bank Deposits</td><td>100%</td><td>1/10 of 1¢ per \$100</td></tr> <tr> <td>Stocks & Bonds</td><td>100%</td><td>25¢ per \$100</td></tr> <tr> <td>Accounts Receivable</td><td>85%</td><td>25¢ per \$100</td></tr> </table>	Bank Deposits	100%	1/10 of 1¢ per \$100	Stocks & Bonds	100%	25¢ per \$100	Accounts Receivable	85%	25¢ per \$100	No local taxing jurisdiction allowed to impose a property tax on intangible property.
Bank Deposits	100%	1/10 of 1¢ per \$100									
Stocks & Bonds	100%	25¢ per \$100									
Accounts Receivable	85%	25¢ per \$100									

KENTUCKY REVISED STATUTES

103.200 to 103.285

REVENUE BONDS FOR INDUSTRIAL BUILDINGS

103.200 Definitions for KRS 103.200 to 103.280. As used in KRS 103.200 to 103.285, "industrial buildings" or "buildings" means any building, structure, or related improved area suitable for and intended for use as a factory, mill, shop, processing plant, assembly plant, fabricating plant, or parking area deemed necessary to the establishment or expansion thereof, and the necessary operating machinery and equipment, or any of these things, to be rented or leased to an industrial concern by the city or county by which it is acquired. (1964)

103.210 Issuance of bonds. In order to promote the reconversion to peacetime 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 or county 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 or the fiscal court of the county, as the case may be, 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. (1962)

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 semiannually, 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 or the fiscal court of the county, as the case may be, 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 or the fiscal court of the county, as the case may be, before issuing the bonds. (1962)

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 or the fiscal court of

the county, as the case may be, 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 six percent, except as provided in subsection (2) of 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 or county 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 or county within the meaning of the Constitution. (1962)

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. (1946)

103.245 Acquisition of industrial building; power to condemn; procedure. An industrial building within the meaning of KRS 103.200 may be acquired by a city or a county by purchase, gift, or condemnation. Whenever a city or a county shall determine that land or other property, right of way, or easement over or through any property is needed by such city or county, as the case may be, to accomplish the purposes of KRS 103.200 to 103.285, inclusive, it may by ordinance or resolution authorize the purchase or condemnation, in the name of such city or county, of said land or other property, or right of way or easement for such purposes, and may proceed to condemn and acquire such property in the same manner by which an urban renewal and community development agency is permitted and authorized to acquire property under the provision of KRS 99.420, and in accordance with the procedures therein set out, except that all property, rights of way, and easements already held by its owner or lessee for industrial development, shall be exempt from condemnation under this section. (1964)

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 or county, as the case may be, 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. (1962)

103.260 Application of revenue; charges for use. (1) At or before the issuance of bonds the city legislative body or the fiscal court of the county, as the case may be, 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. (1962)

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, or the fiscal court of the county, as the case may be, 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, or the fiscal court of the county, as the case may be, may designate, and if invested the income from such investment shall be carried into the depreciation account. (1962)

103.280 Additional bonds. (1) If the city legislative body, or the fiscal court of the county, as the case may be, 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 or county 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 or county 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. (1962)

103.285 Property acquired under KRS 103.200 to 103.280 exempt from taxation. All properties, both real and personal, which a city or county may acquire to be rented or leased to an industrial concern according to KRS 103.200 to 103.280, shall be exempt from taxation to the same extent as other public property used for public purposes, as long as the property is owned by the city or county. (1962)

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 is 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 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 Commerce, 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 Commerce "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 proposed industries. During 1965, highway expenditures in Kentucky for the construction of four-lane highways totaled \$46,710,747. 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 provides labor market information for the state, giving the latest estimated employment in non-agricultural industries, estimated average hours and earnings of production workers in manufacturing, and estimated labor turnover rates in the manufacturing and mining industries. As an aid to the location of prospective industries, the Department will conduct surveys on labor supply and economic characteristics of specified areas. The Department's Division of Employment Service, with offices in 25 cities in the state is available to assist in the recruitment of both established and new industries. All local offices are equipped to administer aptitude tests for approximately 800 occupations as a part of the recruitment process, using the General Aptitude Test Battery and certain specific tests. These tests facilitate getting the "round peg" into the "round hole," thereby helping to reduce worker turnover and training time.

The Kentucky Department of Labor 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 Commerce 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.

COMMONWEALTH OF KENTUCKY
DEPARTMENT OF HIGHWAYS POLICY ON
INDUSTRIAL ACCESS ROADS

Under established and necessary policies and within the limits of funds available for this purpose, the Kentucky Department of Highways will cooperate in constructing or improving access roads to new industrial plants, subject to the following:

1. Before the Department will approve any project, there must be a definite assurance given to the Department by the Department of Commerce that the new plant will be built.
2. The length of the project must be feasible as well as reasonable and the cost justified on a cost benefit ratio.
3. The necessary rights of way will be furnished without cost or obligation to the Department of Highways, whenever possible.
4. If approved, access roads will be built only from the nearest highway to the property line of the company. When possible, existing roads will be improved rather than new roads built.
5. No roads will be built that will serve solely as private drive-ways on plant property. No parking lots are to be built.
6. No project is to be given final approval prior to authorization by the Commissioner of Highways. No other person is authorized to make a commitment for the Department of Highways.

Henry Ward
Commissioner of Highways
Commonwealth of Kentucky