

3-1999

# Industrial Resources: Jessamine County - Nicholasville

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# Kentucky

## Resources For Economic Development

### Nicholasville (Jessamine County)

March 1999



Prepared by  
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## NICHOLASVILLE, KENTUCKY – A RESOURCE PROFILE

Nicholasville, the county seat of Jessamine County, lies within central Kentucky's Blue Grass Region, an area of low rolling hills. Nicholasville is 12 miles south of Lexington, Kentucky; 80 miles east of Louisville, Kentucky; and 97 miles south of Cincinnati, Ohio. The city had an estimated population of 16,603 in 1996.

The city limits of Nicholasville and Lexington are only 2.5 miles apart. This close proximity offers Nicholasville all the opportunities of a metropolitan area including cultural events, sporting events, educational institutions, medical services, and many other advantages.

Jessamine County, with a land area of 173 square miles, features terrain which ranges from rolling hills in the northern and central portions of the county, to steeper hills in the southern portions. The Kentucky River, forms the southern boundary of the county, winding through a deeply entrenched gorge where cliff-lined walls rise vertically 400 feet or more. Jessamine County had an estimated 1997 population of 36,038 persons.

**The Economic Framework** – Jessamine County firms employed 11,327 people in 1997. Contract construction firms provided 1,139 jobs; manufacturing firms in the county reported 2,490 employees; transportation and public utilities employed 221; wholesale and retail trade provided 3,409 jobs; finance, insurance, and real estate employed 248; 1,627 were employed in the service industry; and state and local government accounted for 1,883 jobs.

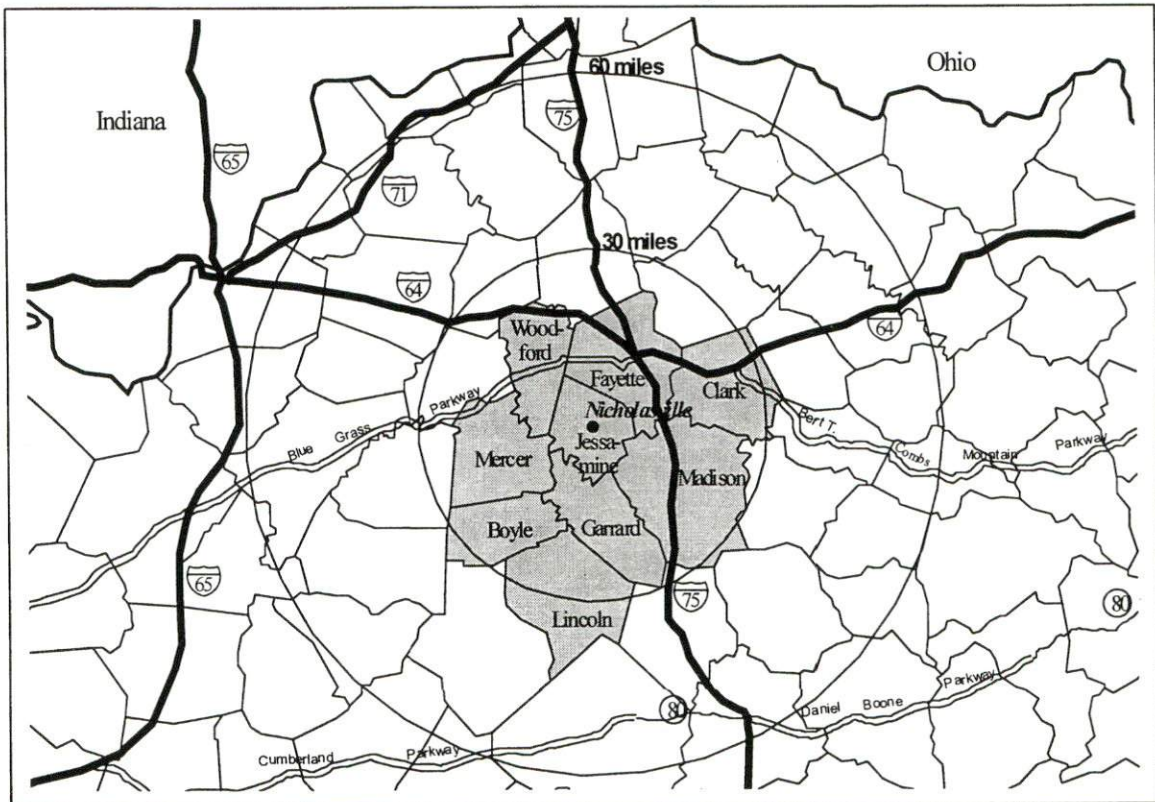
**Labor Supply** – There is a current estimated labor supply of 104,597 persons available for industrial jobs in the labor market area. In addition, from 1999 to 2003, approximately 30,057 young persons in the labor market area will become 18 years of age and potentially available for industrial jobs.

**Transportation** – Nicholasville is served by U.S. Highways 27 and 68, both AAA-rated trucking highways, and by Kentucky Routes 29, 39, and 169, all AA-rated trucking highways. In addition, Interstate Highways 64 and 75 are accessible approximately 16 miles northeast of Nicholasville near Lexington. Thirty-one trucking companies serve Nicholasville. The Norfolk Southern Corporation provides main line rail freight service to Nicholasville. The nearest scheduled commercial airline service is available at Blue Grass Airport, 18 miles northwest of Nicholasville near Lexington.

**Power and Fuel** – The City of Nicholasville Utilities, whose source of electric power is Kentucky Utilities Company, provides electric power to Nicholasville. Kentucky Utilities Company and Blue Grass Energy Cooperative Corporation also serve portions of Jessamine County. Delta Natural Gas Company, Inc. provides natural gas service to Nicholasville.

**Education** – The Jessamine County Public School System provides primary and secondary education to the residents of Jessamine County. Fourteen institutions of higher learning are within 60 miles of Nicholasville. Asbury College and Asbury Theological Seminary are the nearest colleges, both six miles west of Nicholasville in Wilmore, Kentucky. The Central Kentucky Technical College Lexington Campus provides postsecondary technical training in Lexington, nine miles north of Nicholasville.

### Labor Market Area Maps



**Note:** To obtain detailed topographical and general highway maps contact Maps and Publications at 502-564-4715, or for industrial site maps contact the Site Evaluation Division at 502-564-7140.



## LABOR MARKET STATISTICS

The Nicholasville labor market area includes Jessamine County and the following additional counties: Boyle, Clark, Fayette, Garrard, Lincoln, Madison, Mercer, and Woodford.

### Population

	<u>1980</u>	<u>1990</u>	<u>1996*</u>	<u>1997*</u>
Labor Market Area	403,665	439,246	474,333	478,511
Nicholasville	10,400	13,603	16,603	N/A
Jessamine County	26,065	30,508	35,272	36,038

**Notes:** \* - Population estimates. N/A – Not available.

**Source:** U.S. Department of Commerce, Bureau of the Census.

### Population Projections

	<u>2000</u>	<u>2010</u>	<u>2020</u>
Labor Market Area	506,554	556,818	601,095
Jessamine County	38,263	43,658	47,733

**Note:** Population projections are from High Growth Series forecast.

**Source:** University of Louisville, Urban Studies Center, State Data Center.

### Estimated Labor Supply

	<u>Available Labor, 1997</u>			<u>Future Labor</u>	
	<u>Total</u>	<u>Unemployed</u>	<u>Potential Labor Supply</u>	<u>Under-employed</u>	<u>Becoming 18 years of age 1999 through 2003</u>
Labor Market Area	104,597	7,650	6,601	90,345	30,057
Jessamine County	5,303	435	456	4,413	2,642

**Note:** Unemployed – people not working but actively seeking work. Potential Labor Supply – represents the number of persons not in the labor force, but would like a job (based on national estimates). Underemployed – people employed in wholesale/retail trade and non-professional services. See Appendix for further explanation.

**Sources:** U.S. Department of Labor, Bureau of Labor Statistics. U.S. Department of Commerce, Bureau of the Census. Kentucky Cabinet for Economic Development, Future Labor Supply Becoming 18 Years of Age, 1999 through 2003.

### Labor Force Characteristics of Residents, 1997

	<u>Jessamine County</u>	<u>Labor Market Area</u>
Civilian Labor Force	20,045	267,567
Employed	19,611	259,917
Unemployed	435	7,650
Unemployment Rate (%)	2.2	2.9

**Source:** U.S. Department of Labor, Bureau of Labor Statistics.

### Work Force Commuting Patterns (1990)

Workers commuting out of Jessamine County	8,308
Workers commuting into Jessamine County	3,140
Working and residing in Jessamine County	6,666

**Source:** University of Louisville, State Data Center.

### Selected Components of Nonagricultural Employment by Place of Work, 1997

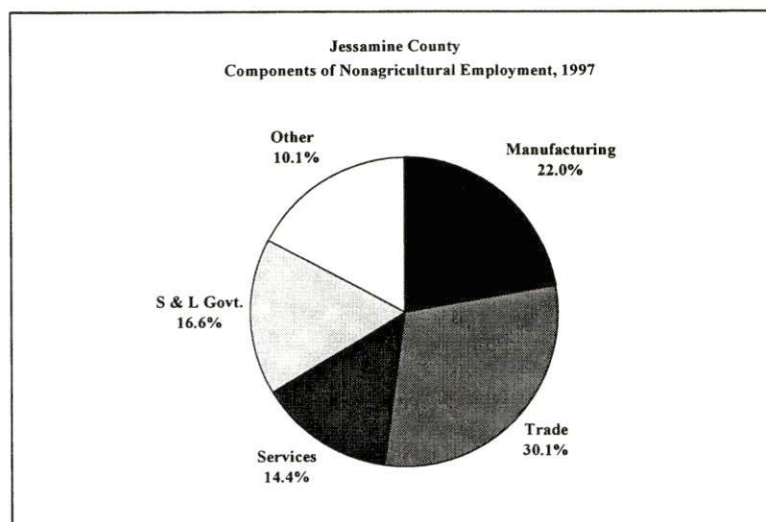
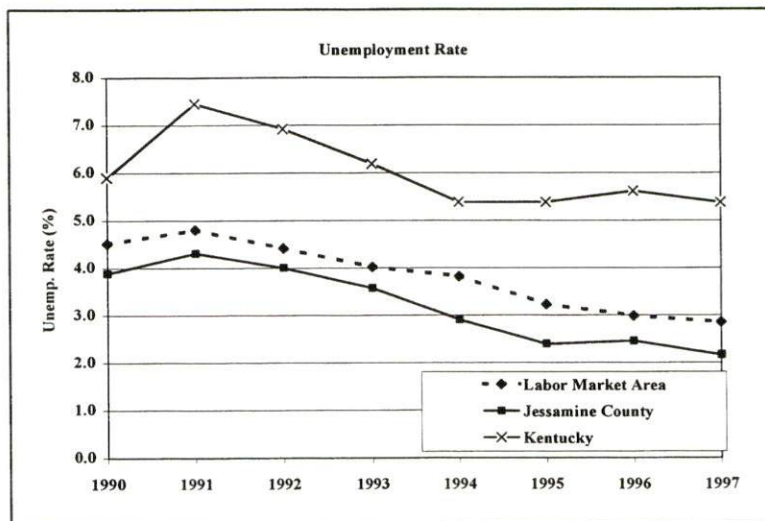
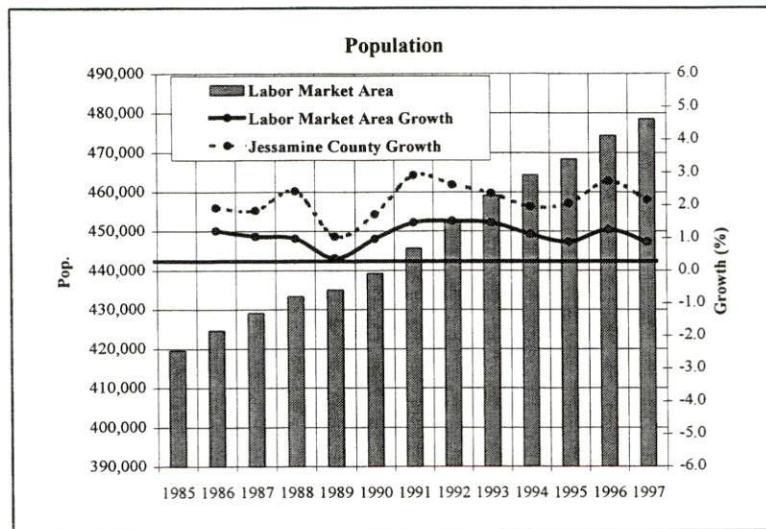
	<u>Jessamine County</u>	<u>Labor Market Area</u>
All Industries	11,327	241,878
Mining & Quarrying	N/A	173
Contract Construction	1,139	12,530
Manufacturing	2,490	42,870
Transportation & Public Utilities	221	10,746
Wholesale & Retail Trade	3,409	62,050
Finance, Insurance, & Real Estate	248	9,756
Services	1,627	62,039
State & Local Government	1,883	36,922
Other	273	4,700

**Note:** Excludes domestic workers, railway workers, certain nonprofit corporations, majority of federal government workers, and self-employed workers. N/A – Data not available.

**Source:** Kentucky Workforce Development Cabinet, Average Monthly Workers Covered by Kentucky Unemployment Insurance Law, 1997.



## Selected Charts



### Per Capita Personal Income

	<u>1992</u>	<u>1996</u>	<u>Percent Change (1992-1996)</u>
Jessamine County	\$15,599	\$18,982	21.7
Labor Market Area Range	\$12,775 - \$22,766	\$14,723 - \$27,030	-
Kentucky	\$16,761	\$19,773	18.0
U. S.	\$20,631	\$24,436	18.4

**Source:** U.S. Department of Commerce, Bureau of Economic Analysis. 1998.

### Average Placement Wages

The Kentucky Department for Employment Services local office in Lexington serves Jessamine County. The focus of the following data is on job placements made by the Lexington local office and may therefore be used as an indicator of the wages which employers in the area pay new employees. During the twelve months that ended on June 30, 1998, the local employment office filled Jessamine County job openings in various occupational categories. The average hourly wage for selected occupational categories were:

	<u>Number of Placements</u>	<u>Average Wage (\$)</u>
All Occupations	3,491	7.42
Professional, Technical & Managerial	76	9.18
Clerical	716	6.49
Sales	112	5.82
Domestic	15	4.99
Services (excluding domestic)	546	5.61
Agricultural, Fishery, Forestry, etc.	22	6.24
Processing	112	8.75
Machine Trades	99	8.37
Bench Work	234	7.19
Structural	308	10.30
Motor Freight/Transportation	90	7.51
Packaging and Materials Handling	1,151	8.02
Other	10	7.00

**Note:** Occupational categories are taken from the Dictionary of Occupational Titles published by the U.S. Department of Labor. The Lexington local office serves Fayette and Jessamine Counties.

**Source:** Kentucky Workforce Development Cabinet, Department for Employment Services.

### Average Weekly Wages by Industry by Place of Work, 1997

	<u>Jessamine County</u>	<u>Kentucky (Statewide)</u>	<u>Tennessee</u>	<u>Virginia</u>
All Industries	\$430.12	\$488.00	\$521.00	\$555.00
Mining & Quarrying	N/A	790.00	839.00	772.00
Contract Construction	470.78	516.00	561.00	544.00
Manufacturing	574.17	644.00	621.00	644.00
Transportation & Public Utilities	534.76	648.00	653.00	761.00
Wholesale & Retail Trade	354.86	337.00	391.00	392.00
Finance, Insurance, & Real Estate	438.65	613.00	696.00	748.00
Services	352.37	440.00	495.00	580.00
State & Local Government	407.48	484.00	494.00	530.00
	<u>Indiana</u>	<u>Ohio</u>	<u>Illinois</u>	<u>U.S.</u>
All Industries	\$530.00	\$553.00	\$634.00	\$578.00
Mining & Quarrying	849.00	773.00	881.00	961.00
Contract Construction	604.00	619.00	765.00	610.00
Manufacturing	732.00	776.00	792.00	737.00
Transportation & Public Utilities	633.00	669.00	764.00	724.00
Wholesale & Retail Trade	351.00	384.00	452.00	411.00
Finance, Insurance, & Real Estate	624.00	682.00	938.00	863.00
Services	452.00	486.00	575.00	547.00
State & Local Government	510.00	567.00	615.00	576.00

**Note:** The average weekly wage for each category includes salaries and wages of all persons working for that type of business. For example, the manufacturing category includes both production workers and administrative personnel. Domestic workers, railway workers, certain nonprofit corporations, majority of federal government workers, and self-employed workers are excluded. Wages for U.S. and surrounding states rounded to nearest dollar. N/A – Data not available.

**Sources:** Kentucky Workforce Development Cabinet, Average Weekly Wages of Workers Covered by Kentucky Unemployment Insurance Law, 1997. U.S. Department of Labor, Bureau of Labor Statistics, Employment and Wages, Annual Averages, 1997, December 1998.



## EXISTING INDUSTRY

### Nicholasville Manufacturing Firms, Their Products and Employment

<u>Firm</u>	<u>Product</u>	<u>1998 Emp.</u>	<u>Date Established</u>
Adcom Wire Company	High carbon spring wire, bright plating & annealed wire	100	1970
Aladdin's Glass & Screen Prdts.	Glass & metal fabricating	12	1989
Allstates Manufacturing	Neon & vinyl lettered signs; aluminum awnings; aluminum fabricated prdts.	25	1986
Allstates Sign & Awning, Inc.	Neon, electrical, metal, screened & vinyl signs; aluminum awnings; aluminum fabricating	10	1986
Alltech Biotechnology Center	Natural animal feed additives, fuel alcohols, brewing & distilling	150	1980
Alternative Jewelry Shop	Gold, silver & gemstone precious decorative jewelry	2	1991
American Backyard Buildings	Prefabricated wooden storage sheds	3	1992
American Cabin Supply	Screen printed napkins, plastic & styrofoam cups; etched crystal & glassware	50	1985
Artistic Wood of KY, Inc.	Custom wooden cabinetry	18	1984
Associated Printing, Inc.	Commercial offset & letterpress printing & computer typesetting	3	1969
Atlantis Plastics, Inc.	Flexible packaging stretch film	80	1984
B & B Manufacturing, Inc.	Machine shop: tooling, prototypes, general & CNC machining, MIG & arc welding	3	1991
Bluegrass Embroidery Service	Embroidering service	13	1988
Bluegrass Treated Wood	Pressure treated fence posts, fencing planks, poles & rough timbers	8	1978
Bomont Industries, Inc.	Typewriter & printer inked ribbon	13	1992
C N C Machining & Engineering	Machine shop: CNC machining, lathe & mill work, drilling & boring	40	1976
Clark Machine Tool & Die, Inc.	CAD & CAM tool design, dies, fixtures & machines; machine shop: wire cutting EDM, drilling, boring, cutting, honing, lathe & mill work	23	1967
Clark Printing	Offset printing	2	1992
Classic Rattan, Inc.	Rattan & wicker furniture	22	1978
Contemporary Wood Design Inc.	Store fixtures, wooden counter tops & unassembled furniture	6	1987
Cowart & Co., Inc.	Custom millwork, cabinets, bookcases, door jambs & window casings; custom architectural woodworking	13	1979
Creative Draperies, Inc.	Draperies, cubicle curtains & bedspreads	35	1969
Cumberland Manufacturing, Inc.	Millwork; wooden & laminated cabinets	10	1991
Custom Collators	Collator rebuilding	3	1988
Custom Creations	Custom cabinets, counter tops, store fixtures, desks, bookcases & entertainment centers	4	1987

<u>Firm</u>	<u>Product</u>	<u>1998 Emp.</u>	<u>Date Established</u>
Custom Wiring, Inc.	Wiring harnesses & assemblies	35	1978
Doc Holliday Molds, Inc.	Plaster molds; ceramic/resin & plaster giftware	38	1982
Donaldson Co., Inc.	Industrial air pollution control devices	320	1979
Faulkner-Fain Co., Inc.	Custom woodworking	25	1957
Flying Armadillo Sign Co	Architectural, magnetic, metal, painted, plastic, wooden, electrical, sandblasted, etched, engraved, screened & vinyl lettered signs	3	N/A
French Forum Publishers, Inc.	Book & journal publishing	2	N/A
G H E, Inc.	Machine shop: general & CNC machining, mill & lathe work, drilling, boring, cutting & honing, arc & gas welding, OD & surface grinding	12	1984
Green, Bill Custom Woodworking	Custom cabinets	3	1989
Gulf States Paper Corp	Paperboard folding boxes	220	1970
Hospital Specialty Co	Sanitary napkins, disposable diapers & adult disposable undergarments	190	1979
J & L Wire Cloth Co., Inc.	Wire cloth	14	1995
Jackson Plastics, Inc.	Plastic injection molding	30	1995
Jessamine Publishing Co., Inc.	Weekly newspaper publishing	12	1956
Jourdan Graphics Services	Dies & die cutting, folding cartons, embossing & foil stamping	15	1979
K & J Tool & Manufacturing, Inc.	Machine shop: general, CNC, prototype & dvlpt machining; tooling, prototypes, tool & die; extrusion, progressive & stamping dies	7	1993
Kentucky Awards & Signs	Plastic, metal & magnetic signs; engraving svc	2	1992
Kentucky Custom Cabinets, Inc.	Custom commercial cabinets & store fixtures	7	1990
Kentucky Trade Bindery	Glue, perfect & saddle stitch binding	6	1991
Lawson Sheet Metal & Welding	Structural & sheet metal fabricating; arc, MIG, TIG, heliarc & gas welding	7	1972
Lexington Paint & Supply Co	Industrial, latex, oil base, stains, varnish, water base & enamel paints	6	1984
Lexington Tent & Awning	Canvas awnings, canopies, truck covers & horse stall padding	5	1932
MascoTech Specialty-Tubing	Stainless steel tubing	80	N/A
Mc Kechnie Vehicle Components	Plastic injection molding	190	1979
Meade Concrete Products	Concrete block	9	1991
Miller's Window Works	Vertical blinds	6	1981
Morgan, Bob Lumber & Concrete	Ready-mixed concrete	6	1971
Multi-Link, Inc.	Telecommunications equipment	60	1987
Neon!	Neon lights & tubes	2	1989
Nicholasville Monument Co.	Monument engraving	3	1972
Outback Industries, Inc.	Archery sporting goods	15	1990
Pass Industries, Inc.	Screwdrivers & hand tools; contract general machining & metal stampings	9	1983



<u>Firm</u>	<u>Product</u>	<u>1998 Emp.</u>	<u>Date Established</u>
Post Time Design, Inc.	Plastic, metal, electric, neon, wood, screen printed & vinyl lettered signs	3	N/A
Premier Sheetmetal, Inc.	Sheet metal fabricating	22	N/A
Printers Ink	Commercial offset printing & typesetting; glue, saddle stitch & spiral wire binding	4	1974
Raef's Printing Service	Offset printing & computer typesetting	2	1993
Sanchez Screen Printing, Inc.	Fabric screen printing, screened signs, decals & bumper stickers	6	1980
Sargent & Greenleaf, Inc.	High security locks	175	1857
Schmalbach-Lubeca	Plastic beverage bottles	120	1982
Sign Service	Plastic illuminated signs	2	N/A
Sims Printing Center	Commercial offset printing & saddle stitch Binding	4	1984
Smith, Stanley & Co., Inc.	Railroad & track equipment	11	1923
Southern Bedding Co	Mattresses & box springs	25	1994
Southern States Co-Op, Inc.	Fertilizer blending	7	1955
Teddy Bear Molds	Ceramic molds	4	1985
Top Notch Wood Products, Inc.	Custom plastic laminated cabinets, casework, furniture & counter tops	9	1984
Trim Masters, Inc.	Automotive seating	270	1993
Turner Labels & Shipping Splys	Labels, tags & shipping supplies	32	1979
Winges Mixed Concrete Co. Inc.	Ready-mixed concrete	19	1965

**Sources:** Kentucky Directory of Manufacturers published by Harris InfoSource in cooperation with the Kentucky Cabinet for Economic Development, Division of Research.

### **Recent Industrial Developments**

A 117-acre industrial site is under development in Nicholasville. The following firms plan expansions in 1999: Jourdan Graphics, Sector Technology, McKechnie Vehicle Components, Premier Sheet Metal, and K & J Tool and Manufacturing. Hayden Steel, a new steel service center, plans completion of a 64,000 square-foot facility by June, 1999.

### **Major Nicholasville Supportive/Service Employers**

<u>Organization/Firm</u>	<u>Nature of Business</u>	<u>1998 Emp.</u>
Asbury College (Wilmore, KY)	Education	354
Asbury Theological Seminary (Wilmore, KY)	Education	173
Jessamine County Board of Education	Education	850
Kentucky Veterans Center	Long-Term Health Care	385
McLane/Cumberland	Distribution Center	600

**Source:** Jessamine County Economic Development Authority.

### **Labor Organizations in Jessamine County**

International Brotherhood of Teamsters

**Source:** Kentucky Cabinet for Economic Development, Division of Research.



**Selected Industrial Services – Within 50 Miles of Nicholasville**

<b>Miles</b>	<b>City</b>	<b>Custom Plastics Producers</b>	<b>Electric Motor Repair</b>	<b>Heat Treating Facilities</b>	<b>Industrial Waste Removal</b>	<b>Machine Shops, Tool &amp; Die</b>	<b>Metal Castings</b>	<b>Metal Finishers</b>	<b>Metal Service Centers</b>	<b>Mill- wrights &amp; Riggers</b>
	Nicholasville	X			X	X			X	X
9	Lexington	X	X		X	X		X		X
13	Versailles					X				
19	Harrodsburg					X				
19	Richmond	X		X		X		X		
20	Georgetown	X		X		X				
21	Danville	X	X		X	X				
22	Lawrenceburg					X				
24	Stamping Ground					X				
24	Winchester		X			X			X	
25	Berea				X	X				
25	Frankfort	X			X					
27	Crab Orchard					X				
27	Paris					X				
29	Waco				X					
34	Cynthiana					X	X			
37	Clay City					X				
40	Mount Sterling					X		X		
44	Stanton					X				
44	Williamstown	X								
45	Bloomfield									X
45	Shelbyville					X				
46	Eminence								X	
46	Lebanon	X	X			X				
49	Somerset		X		X	X				

**Note:** Miles are calculated as the straight-line distance from city center to city center; not road miles.

**Source:** Kentucky Cabinet for Economic Development, Division of Research.

## TRANSPORTATION

### Highways

Nicholasville is served by U.S. Highways 27 and 68 both AAA-rated (80,000-pound gross load limit) trucking highways, and by Kentucky Routes 29, 39, and 169, all AA-rated (62,000-pound gross load limit) trucking highways.

Interstate 64, a major east-west highway, and Interstate 75, a major north-south traffic artery, intersect 16 miles northeast of Nicholasville near Lexington via four-lane access.

### Highway Miles from Nicholasville, Kentucky to Selected Market Centers

<u>City</u>	<u>Highway Miles</u>	<u>City</u>	<u>Highway Miles</u>
Atlanta, GA	379	Kansas City, MO	589
Baltimore, MD	548	Knoxville, TN	169
Birmingham, AL	406	Los Angeles, CA	2,168
Charleston, WV	184	Louisville, KY	80
Chicago, IL	372	Minneapolis, MN	784
Cincinnati, OH	97	Nashville, TN	214
Cleveland, OH	348	New Orleans, LA	746
Columbia, SC	430	New York, NY	715
Columbus, OH	204	Pittsburgh, PA	386
Dallas, TX	877	Raleigh, NC	505
Des Moines, IA	668	Richmond, VA	502
Detroit, MI	360	St. Louis, MO	345
Indianapolis, IN	191	Tallahassee, FL	650

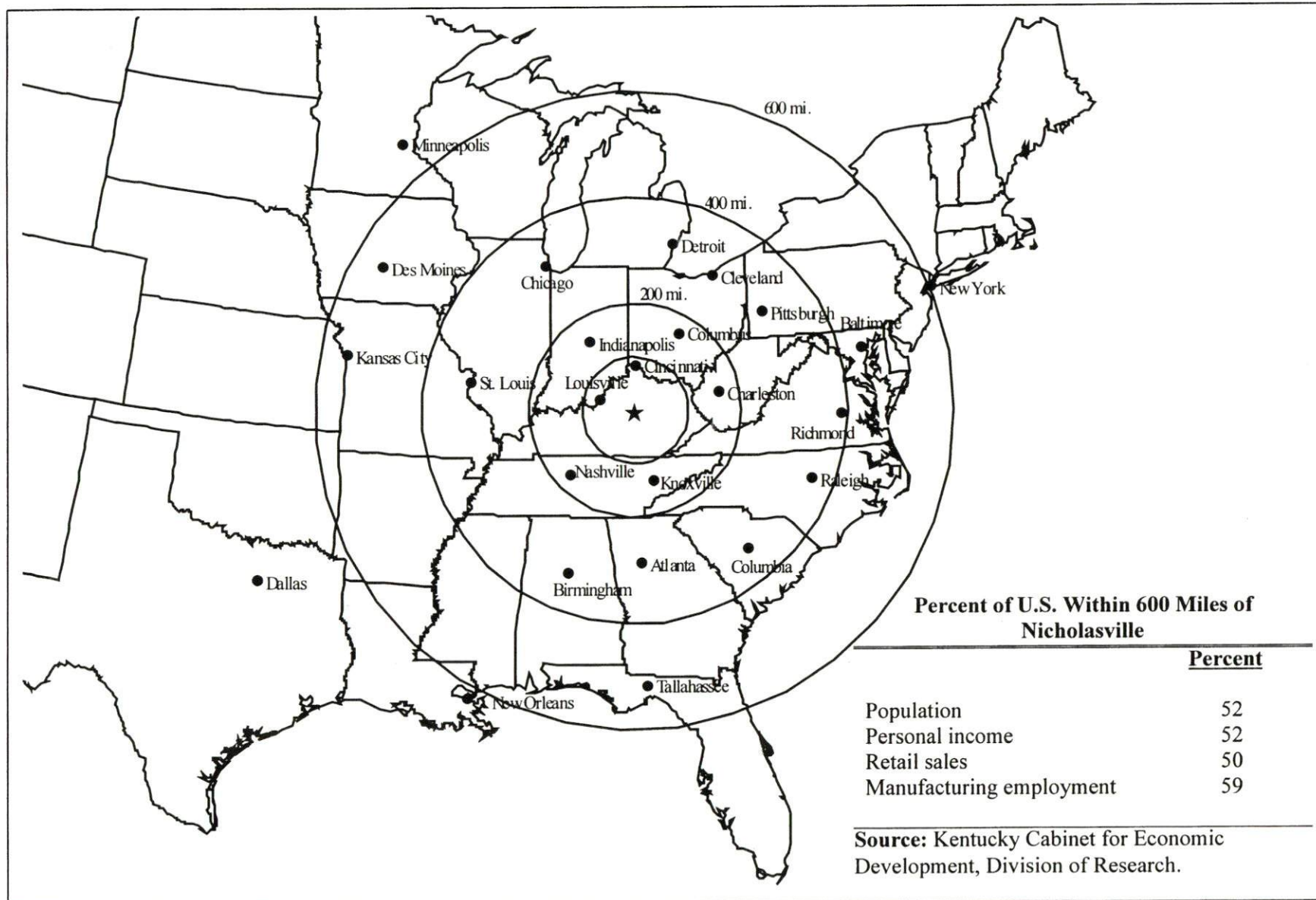
**Note:** Mileage computations are via the best interstate or primary highways, not necessarily the most direct route of travel.

**Source:** AAA Map 'n' Go, DeLORME, 1998.

### Truck Service

Thirty-one common carrier trucking companies provide interstate and/or intrastate service to Nicholasville. American Motor Carrier Directory, Spring 1999.

### Selected Market Centers Map





## Rail

The Norfolk Southern Corporation provides main line rail service to Nicholasville. Intermodal facilities are located at Georgetown, Kentucky, 30 miles north of Nicholasville.

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

Industrial Development Manager  
Norfolk Southern Corporation  
The Tower Suite 2904  
611 Commerce Street  
Nashville, TN 37203  
(615) 254-3398

## Air

### Commercial/International Airports

#### Nearest Major Commercial Airline Service

Location:	Blue Grass Airport Lexington, Kentucky 18 miles northwest of Nicholasville
Air Service:	ASA, Comair, Continental Express, Delta, Northwest Airlin, TW Express, United Express, US Airways
Daily Arrivals & Departures:	192

#### Nearest International Airport

Location:	Louisville International Airport Louisville, Kentucky 85 miles west of Nicholasville
Air Service:	American, ASA, Comair, Continental, Continental Express, Delta, Delta Express, Northwest, Northwest Airlin, Skyway, Southwest, TWA, United, United Express, US Airways, Valujet
Daily Arrivals & Departures:	172

Location:	Cincinnati/Northern Kentucky International Airport Covington, Kentucky 102 miles north of Nicholasville
Air Service:	Air Trans, American, American Eagle, Comair, Continental, Continental Express, Delta, Northwest, Northwest Airlin, Skyway, Sunworld, SwissAir, TWA, United, US Airways, US Airways Express
Daily Arrivals & Departures:	1,060

## UTILITIES

### Electricity

Service Area:  
Company:  
Source of Power:  
For industrial rates contact:

**Nicholasville**  
City of Nicholasville Utilities  
Kentucky Utilities Company

Manager of Utilities  
City of Nicholasville Utilities  
517 North Main Street  
P.O. Box 450  
Nicholasville, KY 40340-0450  
(606) 885-9473

Service Area:  
Company:  
Source of Power:  
For industrial rates contact:

**major portions of Jessamine County**  
Blue Grass Energy Cooperative Corporation  
East Kentucky Power Cooperative

Industrial Development Department  
East Kentucky Power Cooperative  
4775 Lexington Road  
P.O. Box 707  
Winchester, KY 40391  
(606) 744-4812

and/or

Blue Grass Energy Cooperative Corporation  
1201 Lexington Road  
P.O. Box 990  
Nicholasville, KY 40340-0990  
(606) 885-4191

Service Area:  
Company:  
Source of Power:  
For industrial rates contact:

**portions of central, southwestern, and northeastern Jessamine County**

Kentucky Utilities Company  
Kentucky Utilities Company

Economic Development Department  
Kentucky Utilities Company  
One Quality Street  
Lexington, KY 40507  
(606) 255-2100

## **Natural Gas**

Service Area:

Company:

Source of Supply:

For rates and supplies contact:

### **Nicholasville**

Delta Natural Gas Company, Inc.

Tennessee Gas Pipeline Company

VP-Public and Consumer Affairs

Delta Natural Gas Company, Inc.

3617 Lexington Road

Winchester, KY 40391

(606) 744-6171

## **Public Water Supply**

Service Area:

Company:

### **Jessamine County**

Lexington-South Elkhorn Water District

200 West Maple Street

Nicholasville, KY 40356

(606) 885-9314

Average daily consumption:

520,000 gallons

Peak daily consumption:

745,000 gallons

Storage capacity:

550,000 gallons

Water pressure:

40 psi to 150 psi

Additional water source:

KY-American Water Company

Maximum available for purchase:

As needed

Service Area:

Company:

### **Jessamine County**

Jessamine County Water District #1

200 West Maple Street

Nicholasville, KY 40356

(606) 885-9314

Average daily consumption:

385,000 gallons

Peak daily consumption:

650,000 gallons

Storage capacity:

250,000 gallons

Water pressure:

40 psi to 100 psi

Additional water source:

City of Nicholasville

Maximum available for purchase:

As needed

Service Area:

Company:

### **Jessamine County**

Spears Water Company

104 West Maple Street

Nicholasville, KY 40356

(606) 885-5958

Average daily consumption:

200,000 gallons

Peak daily consumption:

300,000 gallons

Storage capacity:

250,000 gallons

Water pressure:

50 psi to 115 psi

Additional water source:

City of Nicholasville and KY-American Water Co.

Maximum available for purchase:

Unlimited for both sources



Service Area: **Nicholasville**  
Company: City of Nicholasville  
601 North Main  
P.O. Box 450  
Nicholasville, KY 40356  
(606) 885-9473  
Treatment plant capacity: 6,000,000 gallons per day  
Average daily consumption: 2,700,000 gallons  
Peak daily consumption: 4,200,000 gallons  
Storage capacity: 1,500,000 gallons  
Water pressure: 35 psi to 40 psi

### **Sewerage**

Service Area: **Nicholasville**  
Company: City of Nicholasville  
610 North Main  
P.O. Box 450  
Nicholasville, KY 40340-0450  
(606) 885-9473  
Design capacity: 6,700,000 gallons per day  
Average daily flow: 1,900,000 gallons per day  
Type of treatment: Tertiary  
Treated effluent discharged into: Town Branch, Jessamine Creek

Improvements: The City plans construction on an interceptor and pumping station at Town Branch with an estimated cost of \$3.0 million. Completion is scheduled for September 2002.

## CLIMATE

### Jessamine County

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#### Temperature

Average (114-year record)	55.10 degrees
Average annual 1997	53.60 degrees
Record highest, July 1988 (53-year record)	103.00 degrees
Record lowest, January 1963 (53-year record)	-21.00 degrees
Normal heating degree days (30-year record)	4,783
Normal cooling degree days (30-year record)	1,140

#### Precipitation

Normal total (30-year record)	44.55 inches
Mean annual snowfall (30-year record)	17.50 inches
Total precipitation 1997	59.13 inches
Normal number days precipitation (.01 inch or more) (30-year record)	129.10
Mean number days thunderstorms (53-year record)	43.90

Prevailing Winds (26-year record) South

#### Relative Humidity (30-year record)

1 a.m.	77 percent
7 a.m.	82 percent
1 p.m.	60 percent
7 p.m.	64 percent

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**Note:** Heating degree-day totals are the sums of negative departures of average daily temperatures from 65 degrees F. Cooling degree-day totals are the sums of positive departures of average daily temperatures from 65 degrees F.

**Source:** U.S. Department of Commerce, National Climatic Data Center, Climatological Data, 1997. Station of record: Lexington, Kentucky.

## **LOCAL GOVERNMENT**

### **Structure**

Nicholasville is governed by a mayor and four commissioners. The mayor is elected to a four-year term, while the commissioners serve two-year terms. Jessamine County is governed by a county judge/executive and six magistrates. Each county official serves a four-year term.

### **Planning and Zoning**

City agency - Nicholasville Planning Commission  
Zoning enforced - Within the corporate limits of Nicholasville  
Subdivision regulations enforced - Within the corporate limits of Nicholasville  
Local codes enforced - Building  
Mandatory state codes enforced - Kentucky Plumbing Code, National Electric Code, Kentucky Boiler Regulations and Standards, Kentucky Building Code (modeled after BOCA code)

Joint agency - Jessamine County-City of Wilmore Joint Planning Commission  
Participating cities - Wilmore  
Zoning enforced - Wilmore and unincorporated Jessamine County  
Subdivision regulations enforced - Wilmore and unincorporated Jessamine County  
Local codes enforced - Building  
Mandatory state codes enforced - Kentucky Plumbing Code, National Electric Code, Kentucky Boiler Regulations and Standards, Kentucky Building Code (modeled after BOCA code)

### **Local Fees and Licenses**

The City of Nicholasville levies an occupational license tax of one and one-half percent of salaries, wages, and commissions of individuals employed within the city. Businesses pay a business license tax on gross receipts based upon a sliding scale.

Jessamine County levies a one percent occupational license tax on wages, salaries, and commissions of individuals and on net profits of businesses.

### **Sales and Use Tax**

A state sales and use tax is levied at the rate of 6.0% on the purchase or lease price of taxable goods and on utility services. Local sales taxes are not levied in Kentucky.

### **State and Local Property Taxes**

The Kentucky Constitution requires the state to tax all classes of taxable property, and state statutes allow local jurisdictions to tax only a few classes. All locally taxed property is subject to county taxes and school district taxes (either a county school district or an independent school district). Property located inside the city limits may also be subject to city property taxes. Property assessments in Kentucky are at 100% fair cash value. Accounts receivable are taxed at 85% of face value. Special local taxing jurisdictions (fire protection districts, watershed districts, and sanitation districts) levy taxes within their operating areas (usually a small portion of community or county).



### State Property Tax Rates Per \$100 Valuation

<u>Selected Classes of Property</u>	<u>State Rate, 1998</u>	<u>Local Taxation Permitted</u>
Real Estate	\$0.153	Yes
Manufacturing Machinery	0.150	No
Pollution Control Equipment	0.150	No
Inventories:		
Raw Materials	0.050	No
Goods in Process	0.050	No
Finished Goods	0.050	Yes
Motor Vehicles	0.450	Yes
Other Tangible Personal Property	0.450	Yes
Intangibles (Accounts Receivable, Money on Hand)	0.250	No

**Source:** Property Tax Rates 1998, Kentucky Revenue Cabinet, Department of Property Valuation.

### Local Property Tax Rates Per \$100 Valuation, 1998

<u>Taxing Jurisdiction</u>	<u>Real Estate</u>	<u>Finished Goods &amp; Tangibles</u>	<u>Motor Vehicles</u>
Jessamine County	\$0.1440	\$0.1590	\$0.1850
<b><u>Cities</u></b>			
Nicholasville	0.1560	0.1560	0.1970
<b><u>School Districts</u></b>			
Jessamine County School District	0.5160	0.5160	0.5470

**Source:** Property Tax Rates 1998, Kentucky Revenue Cabinet, Department of Property Valuation.

## EDUCATION

### Primary and Secondary Schools

#### Public School District Enrollments and Expenditures, 1996-1997

	<u>Total Enrollment</u>	<u>Expenditures Per Pupil</u>	<u>Pupil to Teacher Ratio</u>
Jessamine County	6,504	\$5,241	18.3 to 1

**Source:** Kentucky Department of Education, Office of Curriculum, Assessment, and Accountability.

#### Transition to Adult Life of High School Graduates, 1996-1997

<u>County-wide</u>	<u>Number of Graduates</u>	<u>Percent of Total Graduates (%)</u>
Total High School Graduates	333	100.0
To College	166	49.8
To Vocational/Technical School	6	1.8
To Workforce	110	33.0
To Work & School	17	5.1
To Military	8	2.4
Other	26	7.8

**Source:** Kentucky Department of Education, Office of Curriculum, Assessment, and Accountability.

### Colleges and Technical Schools

#### Area Colleges and Universities Within 60 Miles of Nicholasville

	<u>Location (Miles from Nicholasville)</u>	<u>Enrollment (Fall 1997)</u>
Asbury College	Wilmore, Kentucky (7)	1,258
Asbury Theological Seminary	Wilmore, Kentucky (7)	1,205
Lexington Community College	Lexington, Kentucky (9)	5,558
Transylvania University	Lexington, Kentucky (9)	1,021
University of Kentucky	Lexington, Kentucky (9)	24,171
Midway College	Midway, Kentucky (16)	968
Eastern Kentucky University	Richmond, Kentucky (19)	15,425
Georgetown College	Georgetown, Kentucky (20)	1,626
Centre College	Danville, Kentucky (21)	1,001
Berea College	Berea, Kentucky (25)	1,464
Kentucky State University	Frankfort, Kentucky (25)	2,288
Somerset Community College	Somerset, Kentucky (49)	2,558
Sue Bennett College	London, Kentucky (55)	314
Campbellsville College	Campbellsville, Kentucky (58)	1,583

**Note:** Miles are calculated as the straight-line distance from city center to city center, not road miles.

**Source:** Kentucky Council on Higher Education.

## Technical Schools

	Location (Mileage from Nicholasville)	Enrollment (1997-1998)		
		Sec	P/S	Total
Central Kentucky Technical College Lexington Campus	Lexington, Kentucky (9)	0	1,154	1,154
Garrard County ATC	Lancaster, Kentucky (16)	199	0	199
Madison County ATC	Richmond, Kentucky (19)	799	0	799
Harrodsburg ATC	Harrodsburg, Kentucky (19)	383	4	387
Central Kentucky Technical College Danville Campus	Danville, Kentucky (21)	107	125	232
Central Kentucky Technical College Anderson Campus	Lawrenceburg, Kentucky (22)	0	115	115
Clark County ATC	Winchester, Kentucky (24)	207	2	209
Harrison County ATC	Cynthiana, Kentucky (34)	720	5	725
Rockcastle County ATC	Mount Vernon, Kentucky (36)	367	73	440
Montgomery County ATC	Mount Sterling, Kentucky (40)	692	0	692
Casey County ATC	Liberty, Kentucky (43)	709	0	709
Shelby County ATC	Shelbyville, Kentucky (45)	539	46	585
Marion County ATC	Lebanon, Kentucky (46)	501	0	501
Somerset Technical College	Somerset, Kentucky (49)	2	711	713
Nelson County ATC	Bardstown, Kentucky (54)	527	4	531
Lee County ATC	Beattyville, Kentucky (54)	429	21	450
Laurel County Technical College	London, Kentucky (55)	232	399	631

**Notes:** Kentucky Tech secondary schools (Sec), called area technology centers (ATC), are operated by the Cabinet for Workforce Development and the post-secondary schools (P/S), called technical colleges, are governed by the Kentucky Community and Technical College System (KCTCS).

**Source:** Kentucky Workforce Development Cabinet, KCTCS.

### Customized Training

The Kentucky Tech system, through its training and development coordinators, will provide technical assistance and will identify and develop low-cost customized training programs and services for both established and prospective businesses. Businesses wanting to establish a customized training program should contact a Training and Development Coordinator at the Central Kentucky Technical College in Lexington (606) 255-8501.

### Assessment Services

Kentucky Tech Career Connections offers business, education, and government agencies testing packages for evaluating job applicants, selecting employees for promotional consideration and developing training programs within the organization. The Career Connections Assessment Center serving the Nicholasville area is located at the Central Kentucky Technical College in Lexington (606) 255-8501.



### **Adult Education Services**

Adult education programs are available to adults who want to develop new academic skills, improve basic skills, or earn a high school equivalency diploma. In the Nicholasville area, adult basic education and adult literacy classes are administered through the Adult Learning Center. Adult basic education is also provided by the Jessamine County Board of Education.

### **Bluegrass State Skills Corporation**

The Bluegrass State Skills Corporation (BSSC) was established in 1984 by the General Assembly of the Commonwealth of Kentucky as an independent, de jure corporation to stimulate economic development through customized business and industry specific skills training programs. The BSSC works with business and industry and Kentucky's educational institutions to establish programs of skills training. The BSSC is attached to the Cabinet for Economic Development for administrative purposes, in recognition of the relationship between economic development and skills training efforts.

The BSSC is comprised of two economic development tools, matching grants and the newly authorized Skills Training Investment Credit Act. The BSSC grant program is available to new, expanding and existing business and industry. Eligible training activities include pre-employment skills training and assessment; entry level, skills upgrade and occupational upgrade training; train-the-trainer travel; and capacity-building. The Skills Training Investment Credit Act provides tax credits to existing businesses for skills upgrade training.

## **OTHER LOCAL FACILITIES**

### **Local Medical Personnel**

Physicians - 24

Dentists - 11

### **Hospitals**

Nicholasville's hospital needs are adequately served by its close proximity to Lexington, 12 miles to the north. Lexington has six general hospitals and four specialized hospitals. These hospitals provide approximately 3,400 beds.

### **Other Medical Facilities and Services**

Baptist Health Care Center

Jessamine County Ambulance Service

Jessamine County Comprehensive Care Center

Jessamine County Health Center (public health facility)

Jessamine County Hospice

Jessamine County Senior Home Care

Jessamine Medical Center (associated with Lexington Clinic)

### **Banks and Savings & Loan Associations**

Bank One

Central Bank and Trust Company

Citizens National Bank of Jessamine County

The Farmers Bank and Trust Company

First Southern National Bank of Jessamine County

Kentucky Bank

National City Bank

### **Newspapers**

Jessamine Journal (weekly)

### **Telephone Service**

GTE South, Inc.

## RECREATION

The 22-acre City-County Park offers many youth and adult sports activities. Primary facilities include: a softball field, two basketball courts, two shelters, two tennis courts, and four soccer fields. City-County Park also provides space for the Jessamine Youth Football League in an enclosed lighted football facility equipped with a fieldhouse, grandstands, and concession area. The park is also the home of the Jessamine Little League and Babe Ruth Baseball Association. The baseball games are held at a four-field complex which includes a concession area. A playground is also provided at the park.

The Jessamine County Fairgrounds, located at City-County Park, offers a multi-purpose building including restroom facilities with group reservations available. The Fairgrounds also features a horse show ring, a tractor pull arena, animal barns, a 16-pit horseshoe area, and a covered shelter for pageants, shows, and theatricals.

Six other parks are available locally. Lake Mingo Park features three shelter areas, a tennis court, playground area, picnic area, basketball court, an exercise area, and a one-half mile paved jogging/walking track. Hayden Park, located on Jefferson Street, offers a state-of-the-art playground area, a multi-purpose ball diamond, and a shelter/restroom facility. Rock Fence Park, located on the corner of Oak Street and Kentucky 169, offers a large playground area and shelter/picnic area for the surrounding neighborhood. The James Mason Soccer Facility, on Keene Road at Belle Place, offers an Olympic-size soccer field that is recessed for amphitheater-type seating on all sides of the field. Billy Lockridge Park is located in the front of Keene Land on Keene Way Drive. The park includes a playground area, a picnic area, and a shelter. Woody Grow Park is located in the rear of Keene Land. The park offers a sand volleyball court, a basketball court, a playground area, and a shelter.

Youth athletic programs include baseball, basketball, football, and soccer. The football programs have corresponding cheerleading programs for girls. Adult leagues for basketball, softball, and volleyball are available as well.

Golf courses in Nicholasville include: The Lone Oak Country Club, Connemara Golf Links, High Point Golf Course, Peninsula Golf Resort, Champions Golf Club, and Planter's Row Golf Links.

Special events in Jessamine County include the Festival of the 4<sup>th</sup>, Jessamine County Fair, Jessamine Jamboree, and Christmas in Jessamine County.

Asbury College, in Wilmore, features special exhibits, performances, and sports events which are open to the public.

### Lexington Attractions

Nicholasville benefits from its close proximity to Lexington with a multitude of diverse activities. Recreational opportunities abound with sporting and entertainment events at Rupp Arena and the University of Kentucky to name only the larger facilities. Parks, golf courses, shopping malls, and movie theaters are plentiful also. Cultural activities in the Lexington area are numerous as well. ArtsPlace, the Lexington Opera House, and U.K.'s Singletary Center for the Arts are the major performance facilities for theatre, dance, and music.

Lexington is world-renowned as a center for the horse industry. The area draws visitors from around the world for thoroughbred racing as well as national and international horse shows, steeplechase, and polo. Surrounded by thoroughbred horse farms, the Bluegrass area is one of the most beautiful places in the world.



**Area Attractions (Within 25 miles)**

Brass Band Festival  
Constitution Square State Historic Site  
Camp Nelson National Cemetery  
Commonwealth Stadium (UK football)  
Herrington Lake  
Keeneland Race Course  
Kentucky Horse Park  
Lexington Philharmonic  
Old Fort Harrod State Park  
Red Mile Harness Track  
Rupp Arena (college basketball, professional ice hockey, and other events)  
Shakertown at Pleasant Hill  
Singletary Center for the Arts  
Waveland State Historic Site

## APPENDIX - DEFINITIONS

### Geographic definition of the labor market area

A county's labor market area is defined as the base county, adjacent counties, and any other major commuting counties. Adjacency is used to define the labor market area primarily because of the small size of Kentucky's counties. The major commuting counties are defined from the point of view of the base county. Major commuting counties are those counties that comprise 90% of the base county's total commuters. The source of the commuting patterns is the 1990 journey-to-work data available from the U.S. Department of Commerce, Bureau of Economic Analysis.

### Example – Logan County

To determine the labor market area for Logan County the following steps are taken. First, the counties with workers commuting into Logan county are listed in ascending order (see the table below). The cumulative percent is calculated. Next, all counties that comprise up to 90% of the commuters are included in the labor market area (actually the cut-off will be the county that breaks the 90% threshold – Montgomery County, TN at 92.6% in this case). Although Robertson is not a major commuter county, it is included since it is adjacent. The Logan County labor market is then comprised of the seven bold-faced counties in the table below.

<b>Labor Market Area Example – Logan County</b>				
<b>Adjacent to Logan</b>	<b>Commuter County</b>	<b>Commuters into Logan</b>	<b>Percent of Total Commuters</b>	<b>Cumulative Percent</b>
Y	<b>Todd</b>	<b>385</b>	<b>24.4%</b>	<b>24.4%</b>
Y	<b>Warren</b>	<b>377</b>	<b>23.9</b>	<b>48.4</b>
Y	<b>Muhlenberg</b>	<b>365</b>	<b>23.2</b>	<b>71.5</b>
Y	<b>Simpson</b>	<b>162</b>	<b>10.3</b>	<b>81.8</b>
Y	<b>Butler</b>	<b>116</b>	<b>7.4</b>	<b>89.1</b>
	<b>Montgomery, TN</b>	<b>55</b>	<b>3.5</b>	<b>92.6</b>
	Christian	36	2.3	94.9
	Sumner, TN	35	2.2	97.1
Y	<b>Robertson, TN</b>	<b>25</b>	<b>1.6</b>	<b>98.7</b>
	Davidson, TN	20	1.3	100.0
	<i>Total Commuters into Logan County</i>	<i>1,576</i>	<i>100.0</i>	

**Source:** U.S. Department of Commerce, Bureau of Economic Analysis. Regional Economic Information System, CD-ROM. August 1997.

**Potential Labor Supply**

The potential labor supply is an estimate of those persons not classified as in the labor force (not employed and not unemployed), but who want a job. The assumption is that people not in the labor force at the local level would like a job at the same rate as the nation. The U.S. Department of Labor, Bureau of Labor Statistics provides national, yearly estimates of the percent of the people not in the labor force who want a job. This percent is applied to the county-level number of people not in the labor force.

**Underemployed**

Wholesale/retail trade and non-professional services have historically paid low wages. The assumption is that workers in these industries would take higher paying jobs if they were available. Non-professional services excludes Miscellaneous Repair Services (SIC 7600), Health Services (SIC 8000), Legal Services (SIC 8100), and Engineering and Management Services (SIC 8700).

**Total Available Labor**

Total available labor is the sum of the number of unemployed, potential labor supply, and underemployed. Please note that the number of unemployed is the only generally accepted measure of labor availability. The other concepts are weaker measures and should be used with caution.