

1988

# Industrial Resources: Jessamine County - Nicholasville

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## RESOURCES FOR ECONOMIC DEVELOPMENT

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# Nicholasville



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**KENTUCKY**  
Open for Business

RESOURCES FOR ECONOMIC DEVELOPMENT  
NICHOLASVILLE, KENTUCKY

Prepared by  
The Kentucky Department of Business Development  
Division of Research and Planning  
in cooperation with  
The Jessamine Chamber of Commerce  
and  
The Jessamine County Industrial Foundation

1988

Program manager - Andrew Dennis; research - Keith Roberts; clerical - Bobbi Graves; graphics - Tony Cecconi, Robert Owens, Pat Coleman; cartography - Site Evaluation Branch, Division of Industrial Development and Marketing. Cost of printing paid from state funds.



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GENERAL HIGHWAY MAP  
**JESSAMINE COUNTY**  
**KENTUCKY**

PREPARED BY THE  
KENTUCKY TRANSPORTATION CABINET  
DEPARTMENT OF HIGHWAYS  
DIVISION OF PLANNING  
IN COOPERATION WITH THE  
U.S. DEPARTMENT OF TRANSPORTATION  
FEDERAL HIGHWAY ADMINISTRATION





## 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 located 12 miles south of Lexington, Kentucky; 84 miles east of Louisville, Kentucky; and 90 miles south of Cincinnati, Ohio. The city had a 1986 estimated population of 14,010 persons.

Jessamine County, with a land area of 175 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. Along the Kentucky River, which forms the southern boundary of the county, the landscape is much more rugged - the river winds through a deeply entrenched gorge whose cliff-lined walls rise vertically 400 feet or more. Jessamine County's 1986 estimated population was 29,201 persons.

**The Economic Framework** - The total number of Jessamine County residents employed in 1987 averaged 14,310. Manufacturing firms in the county reported 1,600 employees; wholesale and retail trade provided 1,770 jobs; 710 people were employed in service occupations; state and local government accounted for 950 employees; and contract construction firms provided 765 jobs.

**Labor Supply** - There is a current estimated labor supply of 15,810 men and 19,570 women available for industrial jobs in the labor market area. In addition, from 1988 through 1992, 13,100 young men and 12,450 young women in the area will become 18 years of age and potentially available for industrial jobs.

**Transportation** - The Southern Railway System provides main line freight service to Nicholasville. The city is served by U.S. Highway 27, a "AAA"-rated trucking highway, and by Kentucky Routes 29, 39, and 169, all "AA"-rated highways. In addition, Interstate Highways 64 and 75 are accessible approximately 17 miles northeast of Nicholasville near Lexington. Approximately 29 trucking companies serve Nicholasville. The nearest scheduled commercial airline service is available at Bluegrass Airport, 13 miles north of Nicholasville near Lexington.

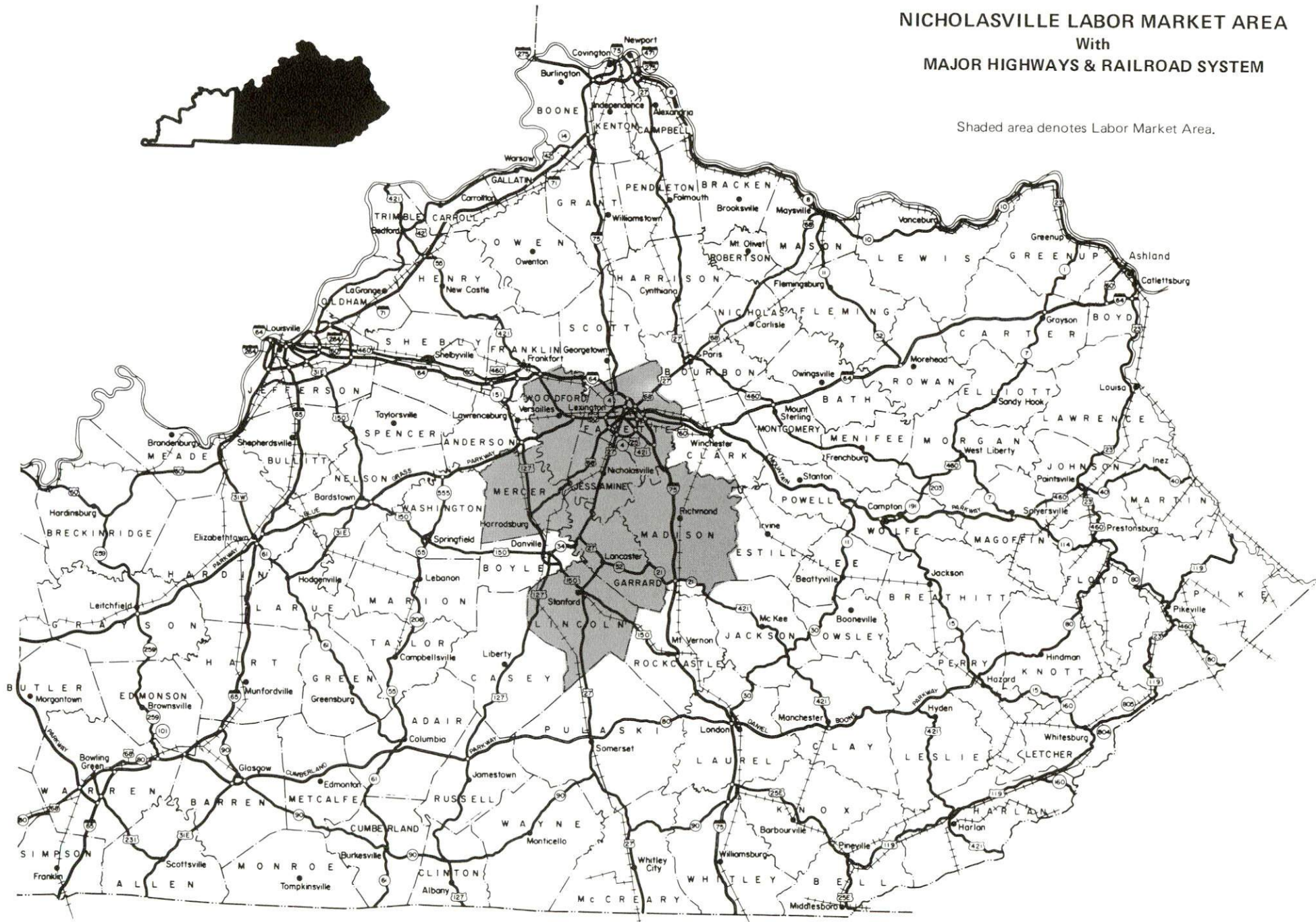
**Power and Fuel** - The City of Nicholasville Utilities, whose source of electric power is Kentucky Utilities Company, provides electric power to Nicholasville. Kentucky Utilities Company also serves portions of Jessamine County, as does the Blue Grass Rural Electric Cooperative Corporation. Natural gas service is provided by Delta Natural Gas Company, Inc.

**Education** - The Jessamine County Public School System provides primary and secondary education in Jessamine County and is accredited by the Southern Association of Colleges and Schools. Asbury College, 7 miles west of Nicholasville, is the nearest of 11 colleges and universities located within 50 miles of Nicholasville. Vocational training is available at Central Kentucky State Vocational-Technical School and at two area vocational education centers, all located at Lexington, 12 miles north of Nicholasville.



# NICHOLASVILLE LABOR MARKET AREA With MAJOR HIGHWAYS & RAILROAD SYSTEM

Shaded area denotes Labor Market Area.



## LABOR MARKET STATISTICS

The Nicholasville Labor Market Area includes Jessamine County and the adjoining Kentucky counties of Fayette, Garrard, Lincoln, Madison, Mercer, and Woodford.

### POPULATION

Area	1986*	1980	1970	Percent Nonwhite
				1980
Nicholasville	14,010	10,400	5,829	6.5
Labor Market Area	366,276	350,277	290,997	-
Jessamine County	29,201	26,065	17,430	4.6
Fayette County	212,909	204,165	174,323	14.5
Garrard County	11,751	10,853	9,457	5.5
Lincoln County	19,327	19,053	16,663	4.2
Madison County	54,878	53,352	42,730	6.8
Mercer County	19,174	19,011	15,960	4.6
Woodford County	19,036	17,778	14,434	8.0

\* Population estimates.

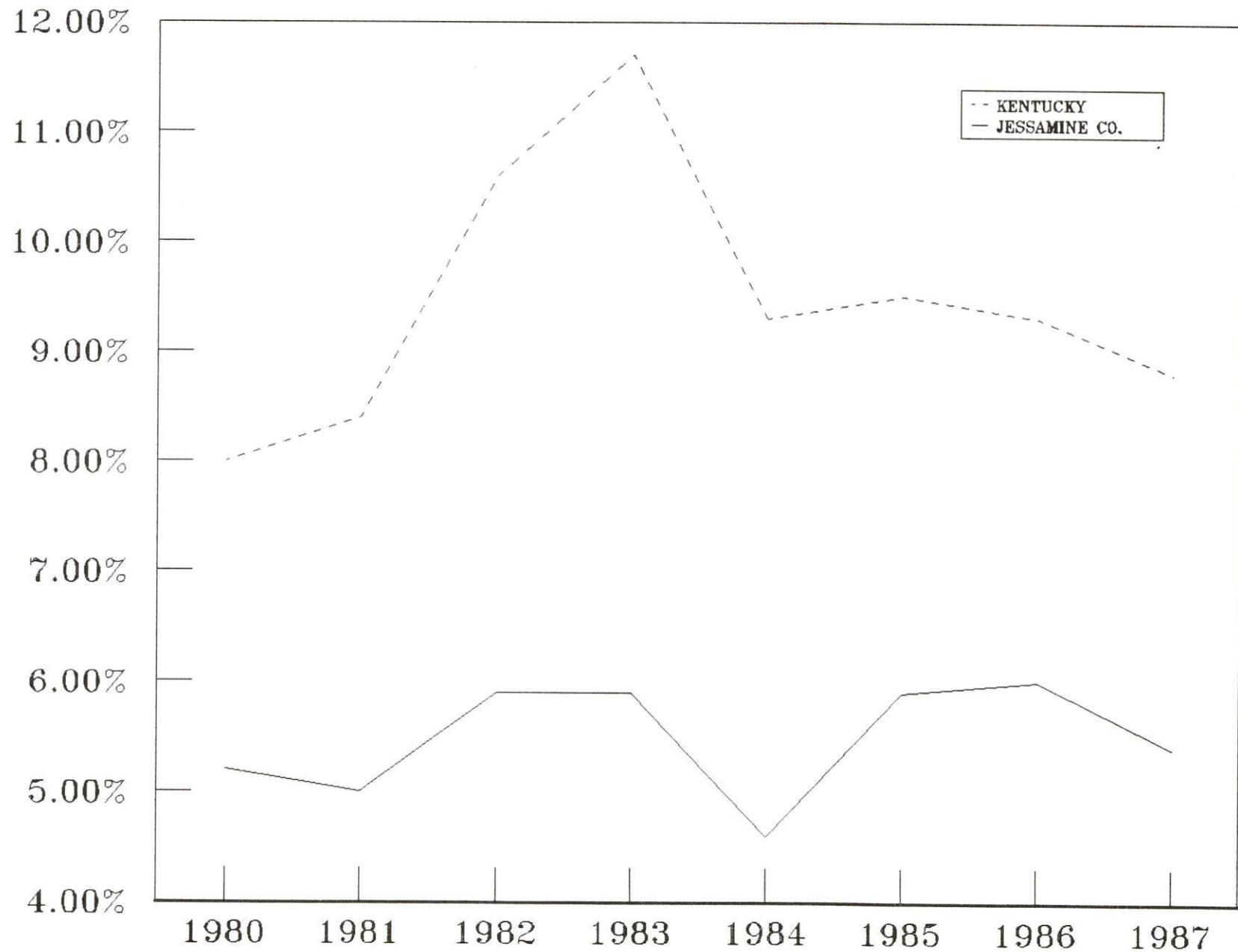
Sources: U.S. Department of Commerce, Bureau of the Census. University of Louisville, Urban Studies Center, Population Unit.

### POPULATION PROJECTIONS

Area	1990	1995	2000	2010
Labor Market Area	382,353	393,450	401,372	410,459
Jessamine County	30,644	32,801	34,899	38,850
Fayette County	222,775	227,199	229,255	228,891
Garrard County	12,134	12,813	13,445	14,577
Lincoln County	20,001	20,892	21,716	23,092
Madison County	56,391	57,525	58,285	58,977
Mercer County	20,686	21,473	22,094	22,957
Woodford County	19,722	20,747	21,678	23,115

Source: University of Louisville, Urban Studies Center, State Data Center, Newsletter Vol. 6, Nos. 3/4, March/June 1988.

# UNEMPLOYMENT RATES





# LABOR FORCE CHARACTERISTICS OF RESIDENTS, 1987

	Jessamine County	Labor Market Area
Civilian Labor Force	15,116	194,014
Employment	14,306	183,131
Unemployment	810	10,883
Rate of Unemployment (%)	5.4	5.6

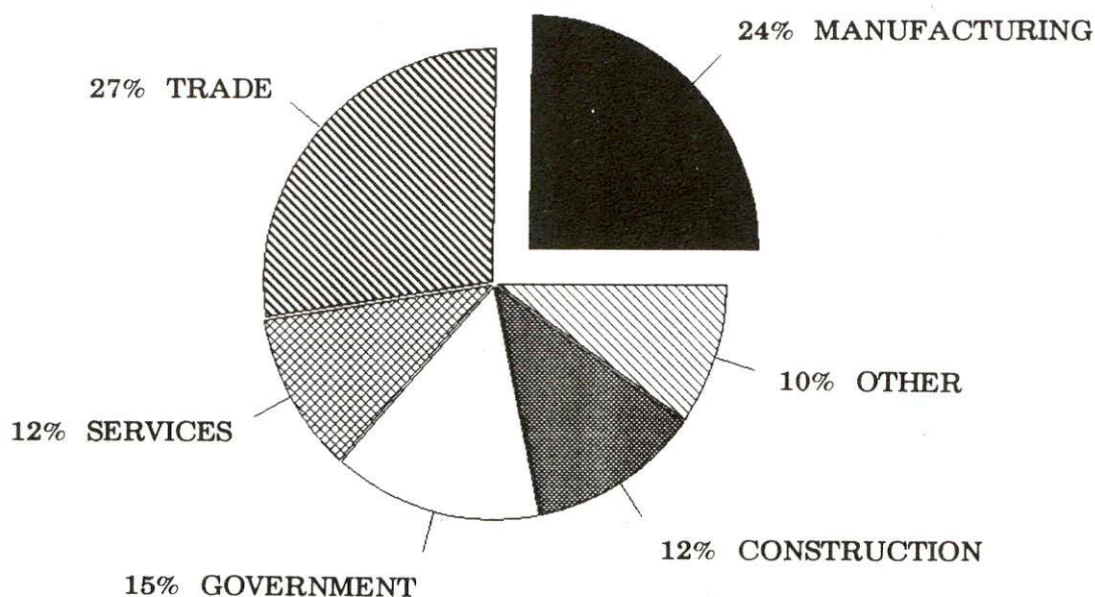
Source: Kentucky Cabinet for Human Resources, Kentucky Labor Force Estimates, Annual Averages, 1987.

## SELECTED COMPONENTS OF NONAGRICULTURAL EMPLOYMENT BY PLACE OF WORK, 1987

	Jessamine County	Labor Market Area
All Industries (total)	6,433	164,592
Manufacturing	1,600	27,569
Wholesale & Retail Trade	1,773	42,902
Services	712	36,866
State/Local Government	952	26,126
Contract Construction	765	9,597

Note: Excludes domestic workers, railway workers, certain nonprofit corporations, majority of federal government workers, and self-employed workers.  
Source: Kentucky Cabinet for Human Resources, Average Monthly Workers Covered by Kentucky Unemployment Insurance Law, 1987.

### JESSAMINE COUNTY





ESTIMATED MALE LABOR SUPPLY  
NICHOLASVILLE LABOR MARKET AREA

Area	Current				Future
	Total Male	Unemployed	Under-employed	Not in Labor Force	Becoming 18 years of age 1988 thru 1992
Labor Market					
Area*	15,811	5,657	9,714	440	13,099
Jessamine	1,395	506	889	0	1,157
Fayette	8,361	2,637	5,724	0	7,312
Garrard	840	353	287	200	434
Lincoln	1,391	772	379	240	821
Madison	2,542	789	1,753	0	1,884
Mercer	769	422	347	0	744
Woodford	513	178	335	0	747

ESTIMATED FEMALE LABOR SUPPLY  
NICHOLASVILLE LABOR MARKET AREA

Area	Current				Future
	Total Female	Unemployed	Under-employed	Not in Labor Force	Becoming 18 years of age 1988 thru 1992
Labor Market					
Area*	19,568	5,178	11,671	2,719	12,446
Jessamine	1,426	394	1,032	0	1,065
Fayette	9,322	2,525	6,797	0	7,032
Garrard	1,083	290	199	594	362
Lincoln	1,919	474	370	1,075	781
Madison	3,290	955	2,335	0	1,743
Mercer	1,709	318	439	952	730
Woodford	819	222	499	98	733

\* Additional workers may be drawn from other nearby counties.

Note: Unemployed - persons unemployed and actively seeking work; Underemployed - persons employed but working only 14 to 26 weeks per year; Not in Labor Force - represents the number of persons who would enter the labor force if suitable employment were available (based on the assumption that persons in Kentucky would like to participate in the labor force in the same proportion that they do nationally).

Sources: Kentucky Cabinet for Human Resources, Kentucky Labor Supply Estimates by County, 1986. Kentucky Department of Business Development, Future Labor Supply Becoming 18 Years of Age, 1988 thru 1992.

## AVERAGE PLACEMENT WAGES

Jessamine County is served by the Lexington local office of the Kentucky Department for Employment Services. 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 which ended on June 30, 1988, the local employment office filled 6,291 job openings in various occupational categories. The average hourly wage for selected occupational categories were:

<u>OCCUPATIONAL CATEGORY</u>	<u>NUMBER OF PLACEMENTS</u>	<u>AVERAGE WAGE(\$)</u>
All Occupations	6,291	4.80
Clerical	610	3.95
Sales	124	4.57
Services (excluding domestic)	879	3.92
Agricultural, Fishery, Forestry, etc.	54	4.24
Processing	2,315	3.89
Machine Trades	282	7.39
Bench Work	755	5.63
Structural	327	6.48
Motor Freight/ Transportation	192	5.68
Packaging and Materials Handling	587	6.73
Other	3	9.00

The Lexington local office also serves Fayette County. The above occupational categories are taken from the Dictionary of Occupational Titles published by the U.S. Department of Labor.

Source: Kentucky Cabinet for Human Resources, Department for Employment Services.

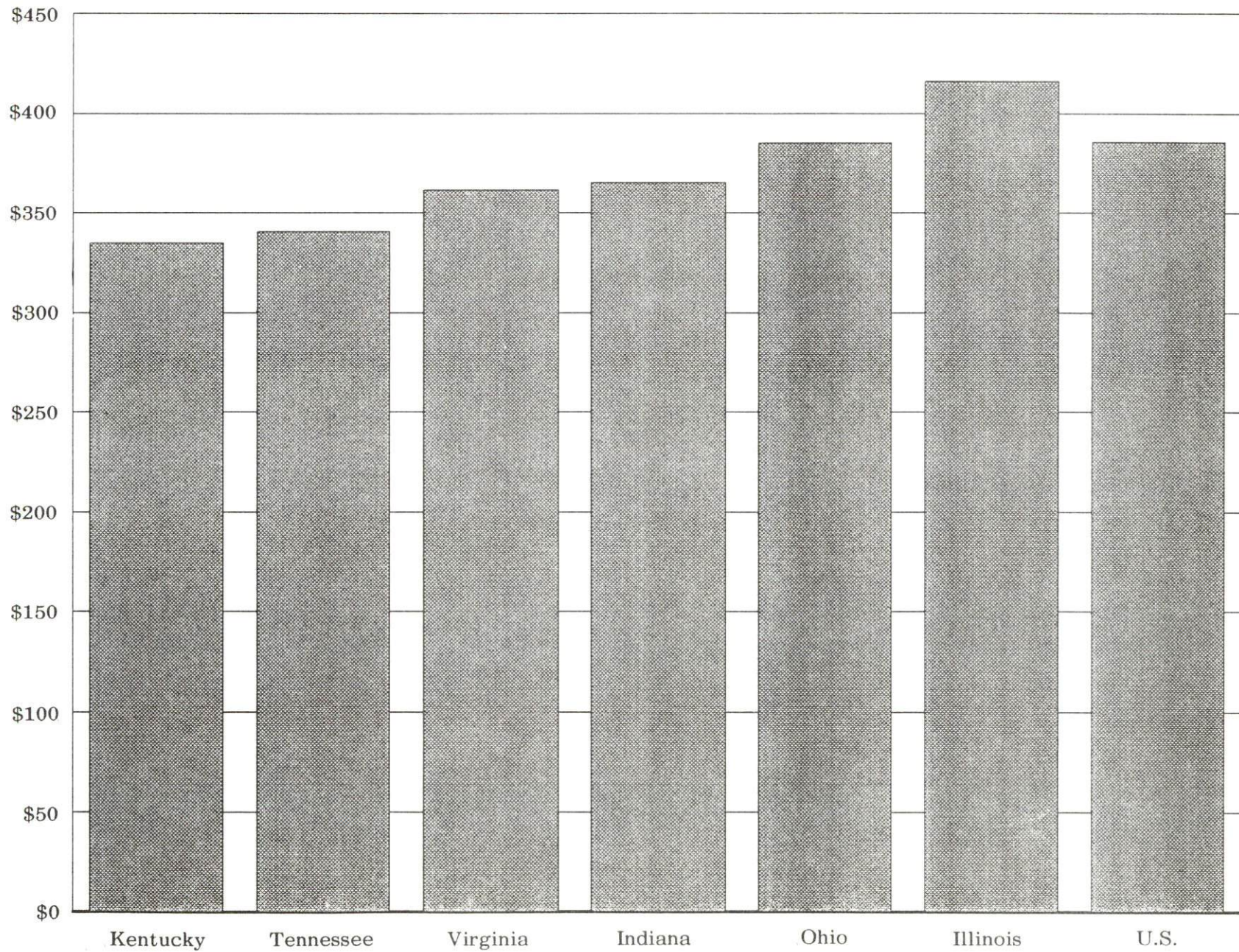
## PER CAPITA PERSONAL INCOME

<u>Area</u>	<u>1982</u>	<u>1986</u>	<u>Percent Change</u>
Jessamine County	\$8,771	\$11,091	26.5
Labor Market Area Range	\$6,828 - 15,222	\$8,270 - 17,910	-
Kentucky	\$9,277	\$11,342	22.3
U.S.	\$11,480	\$14,636	27.5

Sources: Kentucky Economic Information System, April 1988.



AVERAGE WEEKLY WAGES OF WORKERS COVERED BY  
UNEMPLOYMENT INSURANCE F.Y. 1986-87





AVERAGE WEEKLY WAGES BY INDUSTRY  
BY PLACE OF WORK, 1987

	Jessamine County	Fayette County	Garrard County	Lincoln County
All Industries	\$299.32	\$359.90	\$223.34	\$223.88
Mining & Quarrying	*	815.64	*	0
Contract Construction	315.60	366.79	296.96	202.42
Manufacturing	386.27	584.64	168.88	266.06
Transportation, Communications & Public Utilities	354.83	432.39	383.44	270.62
Wholesale & Retail Trade	246.82	229.91	147.03	145.22
Finance, Insurance & Real Estate	283.71	403.27	315.80	283.27
Services	227.94	309.71	244.95	226.52
State/Local Government	267.11	403.01	259.89	272.92
Other	340.44	333.84	179.20	128.93
	Madison County	Mercer County	Woodford County	
All Industries	\$284.52	\$292.97	\$342.75	
Mining & Quarrying	*	0	*	
Contract Construction	293.62	312.25	246.53	
Manufacturing	382.87	407.88	473.03	
Transportation, Communications & Public Utilities	287.38	453.64	398.77	
Wholesale & Retail Trade	178.29	169.60	190.15	
Finance, Insurance & Real Estate	323.83	310.07	333.64	
Services	255.19	200.30	270.88	
State/Local Government	358.92	307.96	296.46	
Other	178.35	216.01	297.96	

\* Not disclosed.

Note: The average weekly wage for each category includes the salaries and wages of all persons working for that type business. For example, the manufacturing category includes both production workers and administrative personnel. Excludes domestic workers, railway workers, certain nonprofit corporations, majority of federal government workers, and self-employed workers.

Source: Kentucky Cabinet for Human Resources, Average Weekly Wages of Workers Covered by Kentucky Unemployment Insurance Law, 1987.

## EXISTING INDUSTRY

### JESSAMINE COUNTY MANUFACTURING FIRMS, THEIR PRODUCTS AND EMPLOYMENT

<u>Firm</u> <u>(Establishment date)</u>	<u>Product</u>	<u>1987</u> <u>Average Employment</u>	<u>Labor</u> <u>Unions</u>
<b>Nicholasville</b>			
Adcom Wire Company (1970)	Bright plating & annealed wire, spring wire high carbon	76	
Alltech, Inc., Biotech- nology Center (1980)	Biotechnical additives	38	
American Cabin Supply (1985)	Printed cups & napkins	4	
Artistic Wood, Ltd. (1984)	Custom wood cabinets	9	
CNC Machining and Engineering, Inc. (1976)	Special machin- ing, general machining assembly	25	
Cabinet Crafters, Inc. (1980)	Custom wood cabinets	17	
Classic Rattan, Inc. (1978)	Rattan furniture	49	
Cowart and Company (1979)	Custom cabinets, millwork	24	
Creative Draperies, Inc. (1969)	Draperies & cubicle curtains	32	
Donaldson Company, Inc. (1979)	Mufflers for construction, agricultural, industrial, & mining equip- ment, dust collectors, air cleaners	150	

(Continued)

<u>Firm</u> <u>(Establishment date)</u>	<u>Product</u>	<u>1987</u> <u>Average Employment</u>	<u>Labor</u> <u>Unions</u>
Faulkner-Fain Company, Inc. (1957)	Wood store & bank fixtures, institutional & motel furniture	22	
Gulf States Paper Cor- poration, Paperboard Converting Division (1970)	Folding cartons	220	
The Hayden Company, Inc. (1966)	Metal storage buildings, horse stall equipment	42	
Hospital Specialty Company (1979)	Sanitary napkins, disposable diapers	85	
Jessamine Publishing Company, Inc. (1956)	Newspaper, job printing	12	
Johnson Controls, Inc. Plastic Container Division (1973)	Plastic bottles	60	
Jourdan Diemaking and Diecutting (1985)	Dies, die-cut paper products, folding cartons	6	
Lexington Paint and Supply Company, Inc. (1984)	Paint	7	
Linear Films, Inc. (1984)	Flexible film packaging	64	
Millex, Inc. (1988)	Metal ironing boards	5	
NI Industries, Automotive Trim Division (1979)	Plastic injection molding, stainless steel tubing	361	
Sargent and Greenleaf, Inc. (1973)	Locks	272	Teamsters*
Southern States Coopera- tive (1955)	Fertilizer	7	
Stanley Smith and Com- pany, Inc. (1975)	Railroad equip- ment repairs	12	

(Continued)

<u>Firm</u> <u>(Establishment date)</u>	<u>Product</u>	<u>1987</u> <u>Average Employment</u>	<u>Labor</u> <u>Unions</u>
Top Notch Woodworking, Inc. (1986)	Wood cabinets, display cases	9	
Winges Mixed Concrete Company, Inc. (1969)	Ready-mixed concrete	22	
Wilmore			
Crouse Concrete and Builders Supply Company (1961)	Ready-mixed concrete	6	
Tococo, Inc. (1971)	Ladies' jeans	78	

\* See Labor Organizations below.

Sources: Kentucky Department of Business Development, 1988 Kentucky Directory of Manufacturers; Division of Research and Planning.

#### LABOR ORGANIZATIONS IN MANUFACTURING FIRMS

<u>Union</u>	<u>Representing workers at:</u>
International Brotherhood of Teamsters, Chauffeurs, Warehousemen and Helpers of America	Sargent and Greenleaf, Inc.



# SELECTED INDUSTRIAL SERVICES

<u>Types of Service</u>	<u>Location</u>	<u>Mileage from Nicholasville</u>
Custom Data Processing	Lexington	12
Custom Plastics Producers	Nicholasville	-
Electric Motor Repair	Lexington	12
Grinding, Precision & Tool	Lexington	12
Heat Treating Facilities	Lexington	12
Industrial Equipment & Supplies	Lexington	12
Industrial Gases	Lexington	12
Industrial Waste Removal	Lexington	12
Machine Shops, Tool & Die	Nicholasville	-
Metal Castings	Cynthiana	41
Metal Finishers	Lexington	12
Metal Service Centers	Lexington	12
Millwrights	Nicholasville	-
Public Warehouse Facilities	Lexington	12
	Danville	23

Sources: Kentucky Department of Business Development, Kentucky Directory of Selected Industrial Services, 1987; Division of Research and Planning.



## TRANSPORTATION

### Rail

The Southern Railway System provides main line rail service to Nicholasville. Team track and siding space is available. The nearest piggyback facilities are located at Georgetown, Kentucky, 27 miles north of Nicholasville.

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

District Sales Manager  
Norfolk Southern Corporation  
1402 South 15th Street  
Louisville, Kentucky 40210  
(502) 636-6023

### Highways

Nicholasville is served by U.S. Highway 27, a "AAA"-rated (80,000-pound gross load limit) trucking highway, and by Kentucky Routes 29, 39, and 169, all "AA"-rated (60,000-pound gross load limit) trucking highways.

In addition, Interstate 64, a major east-west highway, and Interstate 75, a major north-south highway, intersect 17 miles northeast of Nicholasville at Lexington.

A bypass has been constructed around the west side of downtown Nicholasville, from U.S. Highway 27 north of the city to U.S. Highway 27 south of the city. A project to widen the segment of U.S. Highway 27 from the bypass at Nicholasville north to Lexington has also been completed. This portion of U.S. 27 is now four-lane.

### Truck Service

ABF Freight System, Inc.\*  
ANR Freight System, Inc.\*  
American Freight System, Inc.\*  
Averitt Express, Inc.\*\*  
Bailey's Express, Inc.\*\*  
Bishop Motor Express\*\*  
Bowman Transportation, Inc.\*  
Carolina Freight Carriers  
Corporation\*\*  
Central Transport, Inc.\*  
Claxon Truck Line, Inc.\*\*  
Consolidated Freightways  
Corporation of Delaware\*\*  
Harris Motor Express, Inc.\*\*  
Jones Truck Lines, Inc.\*\*  
Lawrenceburg Transfer Company\*\*

Manning Motor Express, Inc.\*\*  
McDaniel Motor Express, Inc.\*\*\*  
Middlewest Freightways, Inc.\*\*  
NW Transport Service, Inc.\*\*  
The O.K. Trucking Company\*\*  
Overnite Transportation Company\*\*  
Owenton Express, Inc.\*\*  
P-I-E Nationwide, Inc.\*\*  
Preston Trucking Company, Inc.\*\*  
Quick Freight Systems\*\*  
Roadway Express, Inc.\*  
Spartan Express, Inc.\*  
TNT Holland Motor Express, Inc.\*\*  
Transcon Lines\*\*  
Yellow Freight System, Inc.\*\*

\* Interstate service only.

\*\* Interstate and intrastate service.

\*\*\* Intrastate service only.

Source: American Motor Carrier Directory, Fall 1988.

HIGHWAY MILES AND TRUCK TRANSIT TIME IN DAYS FROM  
NICHOLASVILLE, KENTUCKY, TO SELECTED MARKET CENTERS

City	Highway Miles	Delivery		City	Highway Miles	Delivery	
		Time TL				Time TL	
Atlanta, GA	375	1		Los Angeles, CA	2,192	4	
Baltimore MD	553	2		Louisville, KY	84	1	
Birmingham, AL	410	1		Nashville, TN	222	1	
Chicago, IL	364	1		New Orleans, LA	739	2	
Cincinnati, OH	90	1		New York, NY	715	-	
Cleveland, OH	329	1		Pittsburgh, PA	355	1	
Detroit, MI	349	1		St. Louis, MO	347	1	
Knoxville, TN	182	1					

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

Sources: Rand McNally Deluxe Motor Carriers' Road Atlas, 1987. Official Kentucky Mileage Map, 1980. Delivery time - Overnite Transportation Company, 1020 Whipple Court, Lexington, Kentucky 40574.

Air

Nearest Scheduled Commercial Airline Service

	Bluegrass Airport
Location:	4 miles west of Lexington, Kentucky; 13 miles north of Nicholasville
Runways:	2 paved
Length:	7,000 feet; 3,500 feet
Traffic	
Control:	Control tower
Lighting:	Approach lighting system, beacon, runways and obstructions lighted, VASI
Services:	Delta, Piedmont, USAir, Allegheny Commuter, TWA, Jetstream United Express, Eastern Metro, Comair, American Eagle; fuel - 100LL and jet-A; hangars, tie-downs; major A & P repairs; major Avionics repairs; APU, charter, flight instruction, oxygen, plane rentals, survival equipment; taxi, limousine, car rentals, courtesy car, weather information; restaurant, snack bar
Air Freight Service:	Air freight terminal

### **Air Express Service**

Several major companies offer air express services in Kentucky. These companies provide a quick means of shipping small to medium-sized packages expeditiously.

### **Water**

The Kentucky River is located 8 miles east of Nicholasville near Valley View, and 10 miles southwest of Nicholasville near Wilmore. The nearest navigable point on the river is located 36 miles northwest of Nicholasville at Frankfort, where a 6-foot navigation depth is maintained. The nearest port facilities are located on the Ohio River at Louisville, 84 miles northwest of Nicholasville.



## POWER AND FUEL

### Electricity

Company serving Nicholasville - City of Nicholasville Utilities  
Source of power - Kentucky Utilities Company  
For industrial rates contact:

Electric Superintendent  
City of Nicholasville Utilities  
517 North Main Street  
P. O. Box 158  
Nicholasville, Kentucky 40356  
(606) 885-9473

Company serving portions of central and northeastern Jessamine County -  
Kentucky Utilities Company  
Source of power - Kentucky Utilities Company  
For industrial rates contact:

Industrial Development Department  
Kentucky Utilities Company  
One Quality Street  
Lexington, Kentucky 40507  
(606) 255-1461

Company serving a major portion of Jessamine County - Blue Grass Rural  
Electric Cooperative Corporation  
Source of power - East Kentucky Power Cooperative  
For industrial rates contact:

Industrial Development Division  
East Kentucky Power Cooperative  
P. O. Box 707  
Winchester, Kentucky 40391  
(606) 744-4812

### Natural Gas

Company serving Nicholasville - Delta Natural Gas Company, Inc.  
Source of supply - Tennessee Gas Pipeline Company  
Size of transmission mains - 24- and 36-inch (supplier) 6- and 8-inch  
(distributor)  
Distribution mains - 2 inches through 6 inches  
Distribution pressure - Up to 60 psi  
Btu content - 1,030 per cubic foot  
Specific gravity - 0.60  
For rates and supplies contact:

Manager of Marketing and Public Relations  
Delta Natural Gas Company, Inc.  
3617 Lexington Road  
Winchester, Kentucky 40391  
(606) 744-6171

## WATER AND SEWERAGE

### Public Water Supply

Company serving Nicholasville - City of Nicholasville Utilities\*  
517 North Main Street  
Nicholasville, Kentucky 40356  
(606) 885-9473

Source - Kentucky River  
Treatment plant capacity - 3,600,000 gallons per day  
Average daily consumption - 2,500,000 gallons  
Peak daily consumption - 4,200,000 gallons  
Treatment processes - Rapid mix, coagulation, flocculation, sedimentation, filtration, chlorination, and fluoridation  
Storage capacity - 2,000,000 gallons (includes clear well)  
Size lines - 2 inches through 16 inches  
Water pressure - 60 psi to 90 psi

### MONTHLY WATER RATES

Monthly Service Charge - \$3.00

Volume Charge -

First	10,000 gallons	\$1.38 per M gallons
All over	10,000 gallons	1.17 per M gallons

Tap-on charge:

<u>Meter size</u>	<u>Cost</u>
3/4-inch	\$ 150
1-inch	275
1 1/2-inch	550
2-inch	825
3-inch	550 + cost of labor and materials
4-inch	700 + cost of labor and materials
6-inch	850 + cost of labor and materials
8-inch	1,000 + cost of labor and materials
10-inch	1,150 + cost of labor and materials
12-inch	1,300 + cost of labor and materials

\* The City of Nicholasville plans to expand facilities at the water treatment plant. This expansion project will increase the treatment capacity to 6 million gallons-per-day. The project is scheduled to be completed in 1990 at a cost of approximately \$5 million.

Company serving southeastern Jessamine County and southern tip of  
Fayette County -

Spears Water Company, Inc.  
104 West Maple Street  
Nicholasville, Kentucky 40356  
(606) 885-5958

Sources of supply of treated water - City of Nicholasville Utilities  
and Kentucky-American Water Company  
Average daily consumption - 562,000 gallons  
Storage capacity - 238,000 gallons  
Size lines - 2 inches through 8 inches  
Water pressure - 30 psi to 200 psi

#### MONTHLY WATER RATES

First	2,000 gallons	\$8.66 (Minimum bill)
Next	10,000 gallons	3.63 per M gallons
Over	12,000 gallons	2.78 per M gallons

Tap-on charge: None

Name of water district - Jessamine County Water District No. 1\*  
200 West Maple Street  
Nicholasville, Kentucky 40356  
(606) 885-9314

Area served - Approximately 1.5 miles on each side of U.S. Highway  
27 from Nicholasville city limits north to Jessamine County line  
Date when water district began operating - February 1967  
Source of supply of treated water - City of Nicholasville Utilities  
Average amount of water used in a 24-hour period - 226,000 gallons  
Peak amount of water used in a 24-hour period - 482,000 gallons  
Storage capacity - 250,000 gallons  
Size lines - 3 to 10 inches  
Water pressure - 61 psi to 82 psi

(Continued)

\* The Jessamine County Water District #1 recently replaced all water mains due to the widening of U.S. Highway 27. The 4- and 6-inch lines were replaced with 6-, 8-, and 10-inch lines. A 250,000-gallon elevated storage tank was also recently constructed. Total cost of these projects was approximately \$710,000.



### MONTHLY WATER RATES

First	3,000 gallons	\$14.07 (Minimum bill)
Next	7,000 gallons	2.74 per M gallons
All over	10,000 gallons	2.44 per M gallons

Minimum bills -

#### Meter size

3/4-inch	\$14.07 for first 3,000 gallons usage
1-inch	19.55 for first 5,000 gallons usage
1 1/2-inch	33.25 for first 10,000 gallons usage

Tap-on charge:

5/8-inch or 3/4-inch meter	\$375
1-inch meter	600
1 1/2-inch meter	900

Name of water district - Lexington-South Elkhorn Water District  
200 West Maple Street  
Nicholasville, Kentucky 40356  
(606) 885-9314

Area served - Western portion of Jessamine County

Date when water district began operating - May 1972

Source of supply of treated water - Kentucky-American Water Company

Average amount of water used in a 24-hour period - 424,000 gallons

Peak amount of water used in a 24-hour period - 816,000 gallons

Storage capacity - 50,000 gallons

Size lines - 4 and 6 inches

Water pressure - 45 psi to 85 psi

### MONTHLY WATER RATES

First	2,000 gallons	\$10.27 (Minimum bill)
Next	2,000 gallons	2.76 per M gallons
Next	2,000 gallons	2.16 per M gallons
Next	10,000 gallons	1.86 per M gallons
Next	8,000 gallons	1.66 per M gallons
All over	24,000 gallons	1.41 per M gallons

Minimum bills -

#### Meter size

5/8 x 3/4-inch	\$10.27 for first 2,000 gallons usage
1-inch	27.55 for first 10,000 gallons usage
Larger than 1-inch	51.99 for first 24,000 gallons usage

(Continued)

Tap-on charge:

Meter size

5/8 x 3/4-inch	\$400
1-inch	\$450
Larger than 1-inch	Cost of labor and materials

Sewerage

Company serving Nicholasville - Nicholasville Wastewater Treatment  
Plant  
517 North Main Street  
Nicholasville, Kentucky 40356  
(606) 885-9473

Design capacity - 2,710,000 gallons per day

Average daily flow - 1,200,000 gallons

Type of treatment - Secondary

Treatment processes - Flow equalization, screening, grit removal,  
rotating biological contactors, secondary sedimentation, chlorination,  
anaerobic digester, sludge drying beds, filter press, post aeration

Treated effluent discharged into - Town Branch Creek

Size of sanitary mains - 8 to 21 inches

Size of storm mains - 10 to 48 inches

Monthly Sewer Rates

Monthly service charge - \$2.35

Volume charge - Based on water usage - \$2.40 per M gallons  
billed

Tap-on charge: Determined by city engineer



## CLIMATE

### Jessamine County

#### Temperature

Normal (30-year record)	54.90 degrees
Average annual 1987	56.80 degrees
Record highest, August 1983 (43-year record)	103.00 degrees
Record lowest, January 1963 (43-year record)	-21.00 degrees
Normal heating degree days (30-year record)	4,814
(Heating degree day totals are the sums of negative departures of average daily temperatures from 65 degrees F.)	

#### Precipitation

Normal (30-year record)	45.68 inches
Mean annual snowfall (43-year record)	16.40 inches
Total precipitation 1987	36.68 inches
Mean number days precipitation (.01 inch or more) (43-year record)	130.10
Mean number days thunderstorms (43-year record)	45.40

#### Prevailing winds (through 1963)

South

#### Relative Humidity (24-year record)

1 a.m.	77 percent
7 a.m.	81 percent
1 p.m.	60 percent
7 p.m.	64 percent

Source: U.S. Department of Commerce, Environmental Science Services Administration, Climatological Data, 1987. Station of record: Lexington, Kentucky.

## LOCAL GOVERNMENT

### Structure

Nicholasville is served by a mayor and four commissioners. Jessamine County is served by a county judge/executive and six magistrates.

### 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 and unincorporated Jessamine County  
Zoning enforced - Wilmore and unincorporated Jessamine County  
Subdivision regulations enforced - Wilmore and unincorporated Jessamine County  
Local codes enforced - Commercial and industrial building code  
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

Nicholasville levies an occupational license fee of one and one-half percent of gross salaries and wages for work done or services performed within the city. Some businesses pay a 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.

A 3 percent tax is levied on utilities receipts for schools in Jessamine County. Tax is paid by all consumers of utilities as an add-on to the utilities bills. Exempted are receipts from utilities services that are resold and the receipts from the sale of energy or energy producing fuels that exceed 3 percent of the cost of production in manufacturing, processing, mining or refining.

## State and Local Property Taxes

All property in Kentucky, except items exempted by the state constitution, is taxed by the state. Property which also may be taxed by local jurisdictions includes land and buildings, finished goods inventories, automobiles, trucks, office furniture and office equipment. Local taxing jurisdictions in Kentucky include counties, cities, and school districts.

All property in Kentucky is assessed at 100 percent of fair cash value.

### COMBINED STATE AND LOCAL RATES PER \$100 VALUATION, 1987

	Nicholasville	Unincorporated Jessamine County
Land and Buildings	\$0.743	\$0.570
Manufacturing		
Machinery	0.150	0.150
Pollution Control		
Equipment	0.150	0.150
Inventories		
Raw materials	0.001	0.001
Goods in Process	0.001	0.001
Finished Goods	0.6807	0.4837
Automobiles & Trucks	1.1297	0.9327
Other Tangible		
Personal Property	1.1297	0.9327
Intangibles (Accounts receivable*, money in hand, stock, notes, bonds)	0.250	0.250
Goods Stored in Public Warehouses in Transit		
Status	0.001	0.001
Private Leaseholds in Industrial Revenue Bond Financed Facilities	0.015	0.015

\* Accounts receivable are taxed at 85 percent of face value, for an effective rate of \$0.2125 per \$100 valuation.

## Safety

Police	Nicholasville	Jessamine County
Total staff	32	15
Radio-patrol cars	15	2
Fire*		
Insurance Services Office, Public Protection Classification	6	**
Full-time staff	1	-
Volunteers	25	55
Rescue Service		

The Jessamine County Rescue and Recovery Squad provides rescue service to all areas of Jessamine County.

## Refuse Collection and Disposal

Private contractors provide refuse collection and disposal to Nicholasville and Jessamine County.

\* Includes copyrighted material of ISO Commercial Risk Services, Inc., with its permission.

\*\* Two fire protection districts serve Jessamine County. Property located within these districts maintain a class 9 rating. All other property located in unincorporated areas has a class 10 rating.



## EDUCATION

### Public Schools

	Jessamine County*
Total Enrollment (May, 1987)	5,303
Kindergarten	440
Elementary	2,303
Middle School	1,225
High School	1,335
Accreditation	Southern Association of Colleges and Schools
Pupil-Teacher Ratio (1986-87)	19-1
Percent High School Graduates to College (1986-87)	50.6
Expenditures Per Pupil (1986-87)	\$2,038.00

\* The Jessamine County School System recently received accreditation by the Southern Association of Colleges and Schools. Projects recently completed by the school system include the construction of a new elementary school and extensive renovation of Nicholasville Elementary. The School System plans to implement an alternative school for drop-outs and potential drop-outs. The "Jessamine County Independent High School" will be funded by a \$199,000 federal grant which was recently awarded to the school board. JCIHS is expected to be opened in January 1989.

### Area Colleges and Universities

<u>Name</u>	<u>Location (Miles distant)</u>	<u>Enrollment (Fall, 1987)</u>	<u>Highest Degree Conferred</u>
Asbury College Lexington	Wilmore (7)	925	Baccalaureate
Community College	Lexington (12)	2,995	Associate
Transylvania University	Lexington (12)	1,042	Baccalaureate*
University of Kentucky	Lexington (12)	22,461	Doctorate, M.D., D.M.D., J.D.
Centre College	Danville (23)	881	Baccalaureate
Midway College	Midway (25)	335	Associate
Georgetown College	Georgetown (27)	1,424	Masters
Eastern Kentucky University	Richmond (33)	13,099	Masters, Specialist**
Kentucky State University	Frankfort (36)	2,105	Masters
Berea College	Berea (44)	1,621	Baccalaureate
Saint Catharine College	Springfield (50)	265	Associate

\* Courses in a masters degree program are taught on the Transylvania campus by faculty members of Xavier University of Cincinnati. The degree is issued by Xavier University.

\*\* Joint doctoral degree programs are offered in cooperation with the University of Kentucky, Lexington. The degrees are issued by the University of Kentucky.

## Asbury College

Asbury College, located 7 miles southwest of Nicholasville in Wilmore, is an independent 4-year coeducational college. The college offers a liberal arts education, and confers the Bachelor of Arts and Bachelor of Science in Education degrees. Major and minor fields of study available at Asbury include Education and Psychology; English and Speech; Fine Arts; Foreign Language; Philosophy and Religion; Health, Physical Education, and Recreation; Science and Mathematics; and Social Sciences.

## Vocational Training

The Bluegrass State Skills Corporation, an independent public corporation created and funded by the Kentucky General Assembly, provides programs of skills training to meet the needs of business and industry from entry level to advanced training, and from upgrading present employees to retraining experienced workers.

The Bluegrass State Skills Corporation is the primary source for skills training assistance for a new or existing company. The Corporation works in partnership with other employment and job training resources and programs, as well as Kentucky's economic development activities, to package a program customized to meet the specific needs of a company.

Vocational training is available at both the state vocational-technical schools and the area vocational education centers. The state vocational-technical schools are post-secondary institutions. The area vocational education centers are designed to supplement the curriculum of high school students. Both the state vocational-technical schools and the area vocational education centers offer evening courses to enable working adults to upgrade current job skills.

Arrangements can be made to provide training in the specific production skills required by an industrial plant. Instruction may be conducted either in the vocational school or in the industrial plant, depending upon the desired arrangement and the availability of special equipment.

(Continued)

Nearest State School

Central Kentucky State Vocational-Technical School  
Lexington, 12 miles from Nicholasville

Business & Office	Drafting (with CAD/CAM)
Accounting/Management	Electricity
Clerical	Electronics
Secretarial	Graphic Arts
Consumer & Home Economics	Machine Shop
Commercial Foods	Mine Equipment Operator
Consumer & Family Life	Welding
Skills	Learning Resource Center
Health & Personal Services	Public Service Occupations
Occupations	Business/Industry Security
Cosmetology	Training
Dental Assisting	CPR Training
Practical Nursing	Electrical Safety Training
Surgical Technology	Emergency Medical Care
Industrial Education	Fire Service Training
Air Conditioning	First Aid & Safety
Auto Body Repair	Rescue & Emergency Services
Auto Mechanics	Training
Carpentry	

Nearest Area Education Centers

Southside Area Vocational Education Center  
Lexington, 12 miles from Nicholasville

Health & Personal Services	Auto Mechanics
Occupations	Carpentry
Health Services	Masonry
Industrial Education	Plumbing
Air Conditioning	Radio & TV Repair
Auto Body Repair	

Northside Area Vocational Education Center  
Lexington, 12 miles distant

Agriculture	Auto Parts
Horticulture	Diesel Mechanics
Health & Personal Services	Graphic Arts
Occupations	Electricity
Health Services	Machine Shop
Industrial Education	Welding
Aircraft Mechanics	



## HEALTH

### Local Medical Personnel

Physicians - 10

Dentists - 11

### Hospitals

The nearest hospitals serving Nicholasville are located in Lexington, 12 miles to the north. Lexington has six general hospitals and four special hospitals. These hospitals contain over 3,300 beds.

### Other Medical Facilities

Jessamine Medical Center (associated with Lexington Clinic)

Jessamine County Health Center (public health facility)

Jessamine County Comprehensive Care Center

### Ambulance Service

Name - Jessamine County Ambulance Service

Staff - 23 full-time and 2 part-time emergency medical technicians

## OTHER LOCAL FACILITIES

### Communications

Telephone -	General Telephone Company
Telegraph -	Western Union
	Toll-Free number, 1-800-325-6000
Newspapers -	Jessamine Journal
Weekly and circulation -	5,150
Radio -	WNVL-AM; WJMM-AM
Television -	
Airwave reception from -	Lexington, Kentucky
Cable service -	Centel Cable Television; Telecable of Kentucky
Educational Television -	The Kentucky Educational Television (K.E.T.) network is available statewide

### Library Services

Public library - Withers Memorial Library  
Size collection - 47,212 volumes  
Circulation, 1986-87 - 121,871

### Religious Institutions

Denominations -	AME	Episcopal
	Assembly of God	Holiness
	Baptist	Interdenominational
	Catholic	Lutheran
	Christian	Nazarene
	Church of Christ	Pentecostal
	Church of God	Presbyterian
	Church of Latter Day Saints	Seventh Day Adventist
		United Methodist
Nearest Synagogues -	Lexington, 12 miles north of Nicholasville	
Congregations -	Adath Israel (reform)	
	Ohavey Zion (traditional)	

## Financial Institutions

<u>Banks</u>	<u>Assets</u>	<u>Deposits</u>	<u>Statement Date</u>
Bank of Jessamine	\$19,642,477.31	\$17,916,532.37	12/31/87
The Farmers Bank	52,929,740.29	47,825,639.15	6/30/88
First National Bank and Trust Company	72,122,000.00	62,555,000.00	6/30/88

<u>Savings and Loan Associations</u>	<u>Assets</u>	<u>Deposits</u>	<u>Statement Date</u>
First Federal Savings and Loan Association	\$133,686,619.76	\$121,311,936.65	12/31/87
Jessamine First Federal Savings and Loan Association	44,392,392.00	37,861,239.00	9/30/87

## Hotels and Motels

### Jessamine County

Total number -	3
Total rooms -	52



## RECREATION

### Local

City-County Park, a 22-acre facility, is a result of a joint project between the City of Nicholasville and the Jessamine County Fiscal Court. It is the home of many youth and adult sports activities. A softball field, 2 basketball courts, 2 shelters, 2 tennis courts, and 4 soccer fields are the highlights of the park. City-County Park is also the home of the Jessamine Youth Football League where they play their games at an enclosed lighted football facility equipped with fieldhouse, grandstands, and concession area. City-County Park also provides a large playground area suitable for all ages of youth. City-County Park is the future home of the Jessamine Little League and Babe Ruth Baseball Association. A 4-field complex will highlight the baseball program. The baseball facility is currently under construction.

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

Lake Mingo Park, a city-owned facility, features 3 shelter areas, all available for group reservations, a tennis court, a playground area, picnic area, a basketball court, an exercise area and a 1/2-mile paved jogging/walking track.

Hayden Park, a neighborhood 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 a shelter/picnic area for the surrounding neighborhood.

The James Mason Soccer Facility, located 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 May Drive. Plans for the park include a playground area, picnic area, and shelter.

Woody Grow Park is located in the rear of Keene Land. Plans for the park include an outdoor volleyball court, playground area, and shelter.

Youth athletic programs include Babe Ruth baseball for girls and boys, and Little League baseball, softball and football for boys. The Little League programs have corresponding cheerleading programs for girls.

The Jessamine County Fair and Jessamine Jamboree are held yearly in July and October, respectively. A horse show and other recreational activities are held at the Jessamine County Sportsman Club.

Commercial recreational facilities include a 16-lane bowling alley, a boat dock on the Kentucky River, and a public golf course at Wilmore, seven miles distant.

The Lone Oak Country Club offers an 18-hole golf course, a swimming pool, and tennis.

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

#### Area (Within 40 miles)

Waveland State Shrine, 8 miles north of Nicholasville near Lexington, features an 1847 Greek Revival mansion depicting Kentucky lifestyles from the days of early settlers to the antebellum era of gentility and elegance as well as the Civil War and postwar periods. The shrine also includes the Kentucky Life Museum and a plantation village on ten acres with many shops and displays.

Lexington, 12 miles north of Nicholasville, offers a variety of cultural, sporting, and recreational activities. Thoroughbred and harness racing is presented at Keeneland Race Course and the Red Mile Harness Track during several meets each year. The University of Kentucky and Transylvania University offer a number of sporting events. The University of Kentucky basketball games are held at Rupp Arena, the second largest basketball arena in the world. Other attractions include Lexington Philharmonic concerts, Lexington Children's Theatre, and plays performed by Broadway touring companies, all held in the recently renovated Opera House. In addition, located in the heart of downtown Lexington, the historical Victorian Square and Festival Market Place offer a taste of nostalgia with their many quaint shops and restaurants.

Herrington Lake, 18 miles southwest of Nicholasville near Danville and Harrodsburg, was developed by the Kentucky Utilities Company in 1925. Dix River Dam near Pleasant Hill is located on the 3,600-acre lake. Fishing, boating, and swimming can all be enjoyed on the lake. Camping and fishing facilities are available near Danville and Harrodsburg.

Pleasant Hill, a restored Shaker Village located 18 miles southwest of Nicholasville, is a National Historic Landmark. Thirty buildings and grounds have been restored to display unique Shaker skills in furniture making, crafts, and architecture. Dining rooms, lodging, craft shops, and seasonal festivals and plays are offered.

The Kentucky Horse Park, a park dedicated to horses and to man's love for horses, is located 20 miles north of Nicholasville at Lexington. The park, which contains more than 1,000 acres of Kentucky Bluegrass, features the International Museum of the Horse; the American Saddle Horse Museum; the Man O'War Memorial; the wide screen film "Thou Shalt Fly Without Wings"; an antique carriage display; horseback and pony rides; walking farm tours; horse-drawn tours; a restaurant; a gift shop; and a campground area, which offers swimming, tennis, and planned activities. Numerous special events are held year-round and include various horse shows, steeplechasing, dressage, polo games, and rodeos.



**Constitution Square State Shrine**, 23 miles southwest of Nicholasville in Danville, is a reproduction of Kentucky's first courthouse square, including the original 1792 post office which was the first in the west.

**Old Fort Harrod State Park**, 25 miles southwest of Nicholasville, is a 28-acre park in Harrodsburg that features a full-scale reproduction of the original Fort Harrod. The park also contains the log cabin where Abraham Lincoln's parents were wed, the Mansion Museum which houses mementos associated with the great periods of Kentucky history, a pioneer cemetery, and a federal monument dedicated to pioneers. The "Legend of Daniel Boone" and "Lincoln", two excellent outdoor dramas, are performed at the Old Fort Amphitheater during the summer months.

**White Hall State Shrine**, 27 miles southeast of Nicholasville near Richmond, one of the grand estate houses of post-Civil War Kentucky, is the Italianate mansion of Cassius Marcellus Clay, the early abolitionist and politician. Kentucky handcrafts are sold in the White Hall gift shop, only a short walk from the mansion.

**Isaac Shelby State Shrine**, 28 miles southwest of Nicholasville near Danville, is the burial site of Kentucky's first governor and one of the Commonwealth's foremost statesmen.

The spirit of Daniel Boone and his pioneers is reborn at **Fort Boonesborough State Park** in Boonesboro, 32 miles east of Nicholasville. In the re-created fort, pioneer crafts of the eighteenth century are demonstrated by using functioning antiques from the frontier era. Cabins are furnished as they would have been in the days of Boone and documentary films are presented which depict the struggle of the first Kentuckians to make the Kentucky wilderness a home. A gift shop within the fort offers for sale all the handcrafted items made at the fort. Other recreational facilities and activities of the park include the finest sand beach on the Kentucky River with a modern bathhouse and a modern 187-site camping area, a picnic area, a playground and miniature golf.

**Perryville Battlefield State Shrine**, 33 miles southwest of Nicholasville near Perryville, is the site of the largest Civil War battle in Kentucky. A museum, a gift shop, a picnic area, and a playground are located on the grounds.

**Frankfort**, the capital of Kentucky, is 36 miles northwest of Nicholasville. Points of interest in Frankfort include the Capitol Building, a 34-foot floral clock, the Daniel Boone Monument, several museums, and historic homes with their original furnishings. Frankfort is also the home of Kentucky State University which offers many cultural activities and sporting events.

**William Whitley House State Shrine**, 38 miles north of Nicholasville near Stanford, is the first brick house west of the Allegheny Mountains, built 1787-94. Whitley laid out Kentucky's first race track here and started U.S. counterclockwise racing. The facility provides picnic and playground areas in a ten-acre park.



## COMMUNITY IMPROVEMENTS

### Recent

Construction of the 5.5-mile Nicholasville Bypass was recently completed. The bypass extends from U.S. Highway 27, north of Nicholasville, to U.S. 27 south of the city. The widening of U.S. 27 from a two-lane to a four-lane highway from Nicholasville to Lexington was also recently completed.

The Jessamine County School System recently received accreditation by the Southern Association of Colleges and Schools. Projects recently completed by the school system include the construction of a new elementary school and extensive renovation of Nicholasville Elementary.

The Nicholasville Electric Department recently installed an additional 10,000 KVA sub-station. The sub-station was put into operation in June, 1988, at a cost of approximately \$400,000.

The Jessamine County Water District #1 recently replaced all water mains due to the widening of U.S. Highway 27. The 4- and 6-inch lines were replaced with 6-, 8-, and 10-inch lines. A 250,000-gallon elevated storage tank was also recently constructed. Total cost of these projects was approximately \$710,000.

### Planned

The Jessamine County School System plans to implement an alternative school for drop-outs and potential drop-outs. The "Jessamine County Independent High School" will be funded by a \$199,000 federal grant which was recently awarded to the school board. JCIHS is expected to be opened in January 1989.

A V.A. nursing home is planned to be constructed in Wilmore. The facility will contain 350 to 400 beds and create approximately 300 new jobs. The \$14 million facility is planned for construction in 1989.

The City of Nicholasville plans to expand facilities at the water treatment plant. This expansion project will increase the treatment capacity to 6 million gallons-per-day. The project is scheduled to be completed in 1990 at a cost of approximately \$5 million.