

GEORGETOWN-SCOTT COUNTY COMPREHENSIVE PLAN

Volume I
Chapter Four

COMMUNITY FACILITIES ELEMENT

SCOTT COUNTY - GEORGETOWN - SADIEVILLE - STAMPING GROUND

2006

COMMUNITY FACILITIES ELEMENT
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COMMUNITY FACILITIES ELEMENT

COMMUNITY FACILITIES AND CAPITAL PROGRAMMING GOALS, POLICIES, AND GOVERNMENTAL IMPLEMENTATION

SUMMARY

The Kentucky Tourism Cabinet projects that Scott County will experience a continuing county-wide annual growth rate of approximately 8.7% as measured from 2005 to 2010. Based on actual statistics provided by the public school system, school enrollment increased an average of 3.54% annually between 2000 and 2005. In addition, housing statistics show an average annual growth rate of 6% over the same period. This translates to a steady increase in the need for community facilities and services at the rate of approximately 9% per year to keep pace with the projected growth. Ideally, these facilities and services will be in place at the time they are needed. For this to occur, however, broad planning and budgeting activities at all levels of government throughout Scott County must be initiated in the short term in order to provide for the growth in advance of its arrival. The Community Facilities Element of the Georgetown/Scott County Comprehensive Plan describes in general terms the situation as it currently exists and outlines projected needs for the next 5 years. Implementation of this plan will provide decision-makers with the information they need to properly manage an inevitable and steady pattern of growth throughout the county and its various municipalities.

The Community Facilities Element provides information about the major types of public infrastructure and services that will be needed to accommodate expected growth and accomplish the goals of the Comprehensive Plan. The purpose of this section of the plan is to provide a broad information base from which a coordinated capital improvement program can be developed. The intent is to encourage and facilitate informed choices by decision makers. For each type of service or facility, this element of the plan describes standards (where they exist) for adequate services and facilities; the current environment and deficiencies; a projection of future needs; and the implications of various alternatives for meeting those needs.

Section I of this element of the Comprehensive Plan, Goals, Objectives, and Implementing Actions, contains the comprehensive goals, objectives, and implementing actions, or “next steps” needed to move forward in the effort to achieve the aims of the Comprehensive Plan, including recommendations from the community at large. Each of the major departments and agencies that function as providers of Community Facilities and Services is represented. Their goals and objectives are established within the framework of the following Fundamental Principle:

Fundamental Principle:

Growth throughout Scott County over the next 5 years is inevitable. To meet the needs of the future, the fundamental principle guiding decision-makers is the requirement for ongoing collaboration between and among agencies and municipalities with respect to planning and

developing capital budgets and their associated investment in facilities and services.

Section II, Growth Projections, provides projections for population growth and land needs that are the foundation for managing growth across the county for the duration of the upcoming planning window. The statistical bases for these projections are the 2000 and 2005 U.S. Census Reports, and the Scott County Socio-Economic Report produced by the Georgetown-Scott County Planning Commission. This section summarizes the many factors evaluated in the planning process, such as growth rate and locational trends; capabilities to provide public infrastructure and services; foreseeable future events that could affect growth; and the desires and attitudes of Scott County citizens about growth.

Section III of this document, Department Profiles, outlines the various profiles of the agencies, departments, and organizations within Scott County and its municipalities who have responsibilities for maintaining and delivering the various services needed by the community. These profiles contain forward-looking prioritized plans for developing and maintaining their respective levels of service to the community over the next 5-10 years. The profile sections also contain department-specific goals and objectives that will facilitate achievement of the general goals and objectives contained in Section I.

Section IV covers the activities and recommendations associated with established Urban Service Boundaries within Scott County. This section of the plan establishes goals and objectives, and recommends policies and boundaries for Urban Service Boundaries within Scott County. It is consistent with the content and recommendations contained within the Urban Land Use Element of the Comprehensive Plan. An "Urban Service Boundary" (USB) is a line that indicates the extent of future urban development that will require city services (sewer, water, police, fire, etc.). The Urban Service Boundary for a given municipality defines those areas that can be developed to urban uses and densities and annexed to those cities within the current planning period. Unincorporated areas and areas outside of recognized Urban Service Boundaries are considered "rural" for planning purposes.

COMMUNITY FACILITIES ELEMENT
SECTION I
GOALS, OBJECTIVES, AND IMPLEMENTING ACTIONS

Fundamental Principle:

Growth throughout Scott County over the next 5 years is inevitable. To meet the needs of the future, the fundamental principle guiding decision-makers is the requirement for ongoing collaboration between and among agencies and municipalities with respect to planning and developing capital budgets and their associated investment in facilities and services.

GOALS, OBJECTIVES, AND IMPLEMENTING ACTIONS

1. Public Capital Investment:

Growth is carefully coordinated with necessary public expenditures to provide adequate public facilities and services, advanced capital budget planning, and prudent and efficient use of public investments.

Supporting Objectives:

- a. Each city council and the Fiscal Court adopt a five-year capital planning program and two-year capital budget process that includes all major anticipated capital expenditures and significant maintenance projects, and a plan for their funding and implementation.
- b. The Planning Commission and its staff review and comment on five-year capital plans and two-year budgets prior to adoption by county governmental agencies to assure consideration of planning implications in their deliberations on capital investment decisions. Review and comment include analysis regarding consistency with the Comprehensive Plan objectives, implications regarding location, and matters of coordination.

Rationale:

All indications are that growth in Scott County over the next five years will be steady and generate requirements generally consistent between all service delivery agencies and organizations. It is also probable that the resources needed to keep pace with that growth in terms of service delivery will be hard to come by and agencies will need to “compete” for available resources. Each legislative and executive body operating within Scott County must therefore be proactive and creative with respect to budgeting and planning activities, and will need to develop sound justifications for their respective spending plans.

2. Comprehensive Plan Implementation:

The location and timing of construction for public facilities and utilities projects is consistent with the requirements of the Comprehensive Plan.

Supporting Objectives:

- a. Base public facility and service needs on anticipated growth patterns, so that the needed facilities services are in place when required.
- b. Exact a proper balance between the need to correct existing deficiencies in public facilities with the need to serve new growth.
- c. Use investments of public capital to strategically encourage and guide growth within the framework provided by the Comprehensive Plan.
- d. Local governments, public facilities agencies, and the Planning Commission acquire the land necessary for future public facility development in advance of the development need.

Implementing Actions:

- a. The Planning Commission and its staff provide continuing technical and planning assistance to all public facilities and utilities agencies and assist in developing functional plans that enable efficient and effective delivery of public services.
- b. The Planning Commission and local governments use an effective development and subdivision approval process to reserve and dedicate land for public facilities and provide for “fair share” contributions towards the purchase of land for public use.
- c. Utility providers assess the service levels and deficiencies in existing developed areas and include projects that address these deficiencies in their respective capital programs.

Rationale:

Great care should be taken to ensure that investments in service delivery capacity are deliberate, well thought through, fully justified with respect to priority, and put in place just prior to their being needed. These investments should be considered in terms of the “best return” principles so that both real and perceived benefits are maximized.

3. Public Facility Planning:

All of the agencies that provide public facilities, utilities, and services collaborate as needed to prepare effective, cost efficient, cooperative, and complementary county-wide capital improvements programs.

Supporting Objectives:

- a. Public facility and service providers develop and adopt methods for joint use of facilities and provision of services wherever feasible to ensure the most efficient use of resources, such as through the use of the Intergovernmental Cooperation Act.
- b. Utility and public facility providers coordinate the installation of new or upgraded facilities and services in an area, to minimize conflicts, ensure projects occur in a proper sequence, and maximize the related benefits of different facilities and services.

Rationale:

A coordinated capital improvements program should become the tool of choice for accomplishing the goals associated with growth management and quality of life improvement within Scott County, as embodied in the Comprehensive Plan. This will optimize the use of available resources and maximize return on investments with respect to facilities and services.

4. *Urban and Rural Services:*

Planning and provision of public facilities and services should be consistent with and reinforce policies concerning Urban Service Boundaries (USB) and Rural Service Areas.

Supporting Objectives:

- a. The location of the Urban Service Boundary for each city encourages and enables the most cost-efficient provision of public facilities and services.
- b. Annexation policies reinforce Urban Service Boundaries and require that development within Urban Service Boundaries be annexed by the appropriate municipality.
- c. Provide public facilities and utilities, that are appropriate to urban development or that will induce urban development, only within Urban Service Boundaries.
- d. Plan for collector or arterial streets, interceptor sewers, and other public facilities of similar significance within a given Urban Service Boundary in accordance with policies associated with future changes to the USB. Where future expansion of the boundary is not envisioned, facilities shall be sized and located in accordance with this policy.

Rationale:

Consistency between the prevailing Urban Service Boundaries and the planning and delivery of public services is critical to maximizing the effectiveness with which those services are delivered. Over-reaching with respect to service delivery would have a negative effect on both the providers and recipients and should be avoided.

5. *The Role Of The Planning Commission*

The Planning Commission routinely exercises its responsibility of making recommendations to local governments and agencies on the implementing actions necessary to achieve the Comprehensive Plan.

Supporting Objective:

- a. County and municipal governments provide sufficient and ongoing financial and staff support to effect the actions necessary to effectively implement the objectives and recommendations of the Comprehensive Plan.

Rationale:

Insufficient resources for organizations involved in supporting the actions needed to achieve the various goals and objectives contained within the Comprehensive Plan, in effect, renders those goals and objectives moot. For success to be possible, the resources made available to agencies

responsible for delivering supporting a given need must be commensurate with the actual level of expectations regarding the delivery of that support as detailed in the Comprehensive Plan.

COMMUNITY FACILITIES ELEMENT

SECTION II

SCOTT COUNTY GROWTH PROJECTIONS

PROJECTED POPULATION GROWTH

All indicators show a positive and even accelerating growth rate across Scott County. Given this fact, a substantive understanding of the factors affecting growth in Scott County is fundamental for decision-makers regarding their planning and land use responsibilities. An understanding of factors such as raw and projected population and economic growth rates and timing, and new jobs, housing requirements, and business and education development activities that are inevitable for Scott County is important for guiding decisions on the amount of land that will be needed for future development, how that land should best be used, and the phasing of public improvements necessary to match the pace of development and meet the needs of a growing community. This section of the Urban Land Use Element is designed to help county and municipal officials form a viable statistical basis for such a decision-making process.

This Comprehensive Plan is based upon an extensive evaluation of all currently available information on Scott County's growth patterns, both historic and projected. Statistical estimates are based on both the 2000 and 2005 updates of the U.S. Census Bureau data. These statistics reflect actual historical records and estimated growth projections from 1970 through 2030 and are presented based on calculated increments of 5 years. It should be noted that any growth rate estimate will be affected by the occurrence of subsequent events. The planning process has made every effort to foresee and assess the possible impacts of such events over the next 5-10 years in order to make this information as useful and relevant as possible to the future decision-making processes.

UNDERSTANDING GROWTH FACTORS

For future population projections through 2030, a range of growth possibilities was considered:

- Growth rate is the speed at which growth occurs, presented either as actual measured data or calculated estimates.
- Low growth rate assumes a slower growth than the calculated historical trend.
- Medium growth rate assumes a moderate annual rate that essentially tracks historical trends.
- High growth rate assumes a more rapid or accelerating rate of growth that generally exceeds historical trends. This rate would typically result from higher absorption of new workers due to strong economic growth and other growth-inducing factors.
- Cumulative growth is the difference between current population levels and population levels as measured over a given period of time, presented as raw statistical data.
- Projected growth is growth rate statistical data based on actual historical data extrapolated to predict levels of growth over time.

- Urban growth is growth within established Urban Service Boundaries
- Rural growth is growth within unincorporated areas of Scott County and/or outside of defined Urban Service Boundaries
- Municipal growth is that growth occurs within the corporate limits of a given municipality.

SCOTT COUNTY HISTORICAL AND PROJECTED GROWTH RATES Table 2-1

YEAR	ACTUAL POPULATION	LINEAR POPULATION ESTIMATES	GROWTH RATE (%)	GROWTH RATE (Raw)	GROWTH RATE (Cumulative)
1970	17948	17948	0	0	0
1975	19881	21010	10.8	1933	1933
1980	21813	24071	9.7	1932	3865
1985	22724	27133	4.2	911	4776
1990	23634	30195	4.0	910	5686
1995	27634	33257	16.9	4000	9686
2000	33380	36318	20.8	5746	15432
2005	39380	39380	18.0	6000	21432
<i>2010</i>		<i>42442</i>	<i>7.8</i>	<i>3062</i>	<i>24494</i>
<i>2015</i>		<i>45503</i>	<i>7.2</i>	<i>3061</i>	<i>27555</i>
<i>2020</i>		<i>48565</i>	<i>6.7</i>	<i>3062</i>	<i>30617</i>
<i>2025</i>		<i>51627</i>	<i>6.3</i>	<i>3062</i>	<i>33679</i>
<i>2030</i>		<i>54689</i>	<i>5.9</i>	<i>3062</i>	<i>36741</i>

Table 2-1 -- Analysis

- Accelerating actual growth rate since 1990
- Actual growth rate historically exceeds projected growth rate
- Average actual growth rate 1970-2005 = 10.6%
- Average projected growth rate 2010-2030 = 6.8%
- Average combined growth rate 1970-2005 = 9.1%
- Kentucky Tourism Cabinet projected growth rate for Scott County = 8.7%
- Statistical projections indicate a moderate growth rate countywide with an annual population increase of approximately 3062. However, it should be noted that the data indicates that, historically, actual growth exceeds projections by a significant margin. The combined growth rate of 9.1% is the recommended planning number.
- Assumptions – The statistics contained in Table 2-1 above are either raw numbers or linear (straightline) projections and assume no significant changes to the historical growth patterns. Events such as Toyota expansion, significant new industry influx, the World Equestrian Games, and economic stability in neighboring counties do have the potential to impact the rate and timing of growth within Scott County.

GROWTH IMPACTS: SCHOOLS

The average Scott County resident in 2000 was 33 years old. Typically, this is the age group in the middle of their “family building” years and steady growth can be expected in the supply of school age children throughout the planning window. Less than 10% of the population is 65 years of age or older. The Scott County Public School System reports an actual historical student enrollment annual growth rate of 3.54%. However, this does not account for students who attend non-public school establishments. Most indications are that the number of students in these situations is increasing. It can safely be assumed that based on indicated growth rates in the general population, the number of students attending school in Scott County will exceed the recorded historical rates and require accelerated facility building and expansion projects. The highest percentage of the school age population will be the elementary and middle school age groups, ages 5-14, followed closely by students of high school age, 15-18.

GROWTH IMPACTS: URBAN – RURAL – MUNICIPAL

While growth will occur countywide, the most rapid growth will likely take place in urban areas, those areas within defined Urban Service Boundaries, and will most likely be centered in (expanded) existing and planned developments. All Scott County municipalities are expected to share in the increased population. Unincorporated areas of the county are expected to experience steady growth but at a rate slightly below (8.9%) the projected county average (9.1%). As of 2005, in terms of urban growth, the three incorporated municipalities within the county, Georgetown, Sadieville, and Stamping Ground, constitute approximately 64% of the total county population. Thus the countywide trend is toward urbanization of the general population.

2000 Census data indicate that the population of Georgetown was 18,080 in 2000 and is projected to be 21,230 by 2010. This amounts to approximately 56% of the total county population as projected at that time. The growth rate in Georgetown has significantly accelerated since 1990 when population statistics showed its population to be 11,414. If the current growth rate continues the population of Georgetown will have increased nearly 86% over the 20-year period between 1990 and 2010. The population increase is projected to continue through the 2030 statistical window to approximately 27,531 which indicates a more modest growth rate over the next 20 years. It is a safe assumption that the Scott County population will continue to be centered in the Georgetown area and that the county as a whole will continue to attract new residents from neighboring areas, particularly Fayette County due to elevated housing and property costs there and the favorable commuting patterns between these two urban employment centers. It is also reasonable to project that the bulk of the rural growth will occur in the northern reaches of Scott County, due to the availability of land parcels and their favorable prices.

2005 records indicate the Sadieville population, within the existing city limits, to be approximately 300 people. The greater Sadieville planning area population is approximately triple that contained within the city limits. These numbers are slightly higher than the 2000 projections, and in fact

represent a sharp increase in growth rate since 1980. The growth rate in Sadieville is slightly higher at 9.7% than the projected county average and is expected to accelerate over the next five years due to expanded infrastructure availability, planned annexation and reclassification activities, and known development plans.

Census records indicate the Stamping Ground population, within the existing city limits, to be approximately 566 people. The average projected growth rate in Stamping Ground is 8.4% through 2030, lower than the 9.1% projected county average. However, steady growth is predicted for the greater Stamping Ground Urban Service Boundary area.

GROWTH IMPACTS: HOUSING AND RESIDENTIAL LAND

Based on 2000 statistical Census Bureau data, the average Scott County household size is 3.01 people. This level is expected to hold steady, averaging slightly more than three people per household, through 2030. In 2000, an estimated 12,743 residences existed in Scott County. Based on 2005 population levels and the current average household size, an estimated 15,752 residences are currently located within the county. Given linear projections on general population growth (9.1%) approximately 1,731 new housing units will be needed each year to meet the anticipated demand over the next 5-10 years countywide. Based on 2000 housing availability levels and projected growth rates, a total of 17,712 units will be required by 2020, and a total of 20,449 units need to be in place by 2030. Land requirements for commercial and light industrial concerns can also be expected to increase proportionately. Based on a relatively low density of three units per gross acre countywide, approximately 577 acres of developable land will be needed each year to accommodate projected growth demands for residential housing through 2010.

GROWTH IMPACTS: TRANSPORTATION AND COMMUTING PATTERNS

Growth trends indicate a steady march toward a more urban Scott County. The majority of the county's population now resides within the respective Urban Service Boundaries of the existing municipalities. Further, the projections indicate that these urban areas will experience a slightly higher growth rate than will the more rural areas of the county. Development of streets and roads that serve to provide access from development areas to collectors and arterials, and connectors between municipalities and employment centers may need to receive the higher priority, if choices have to be made in that regard.

Most Scott County residents work within Scott, Fayette, and Harrison counties. However, the county also draws its workforce from as many as 43 counties in the greater Bluegrass, Central, and Northern Kentucky areas. Workers also travel to as many as 14 other counties in Central and Northern Kentucky for their employment. The majority (67%) of Scott County commuters enjoy a one-way commute time of less than 25 minutes. Commute times are considered reasonable but careful planning will be required to maintain these levels as the traveling population increases and county and city streets become more crowded more often and for longer periods of time.

COMMUNITY FACILITIES ELEMENT
SECTION III
DEPARTMENT PROFILES
PUBLIC SERVICE GOALS, OBJECTIVES, AND IMPLEMENTING ACTIONS

WATER AND SEWER

Service Provider: Georgetown Municipal Water & Sewer Service (GMWSS)

Primary Contact: Billy Jenkins, General Manager

Mission Statements:

Water -- GMWSS is affiliated with Georgetown city government and is administered by a board appointed by the Mayor and City Council. The current capacity of the water treatment plant is 4 mgd with a purchase capacity of 2.5 mgd from Frankfort and 2.0 mgd from Kentucky American Water. GMWSS has three storage tanks in the city limits with storage capacity of 1.85 mgd. There is one additional tank in the County with a capacity of 500,000 gallons. We also have a storage tank that serves the City of Stamping Ground with a capacity of 200,000 gallons. Due to a lack of rainfall and drought conditions over the years, GMWSS and the Scott County Fiscal Court are working together to ascertain approval for a reservoir to be built to assure that the community has an adequate supply of raw water for future needs and to replace Royal Spring as our primary water source.

Sewer -- It is the mission of Georgetown Municipal Water and Sewer Service to provide all its customers the highest quality product possible in the most cost effective and consistent manner, while continuously seeking ways to find cost savings and better ways of performing daily duties.

Each employee must strive to maintain the company's integrity and treat all customers with dignity and respect while carefully servicing all customer requests and concerns with a minimum disruption of service.

Georgetown Municipal Water & Sewer Service must encourage the educational and personal development of its employees where participation with the company will be considered a vocation and not merely a job. This should provide the use of the most current, state-of-the-art technology and a well trained, well compensated staff.

GMWSS must ensure compliance with Federal, State, and Local regulations and exceed all water quality requirements while planning for future growth in a manner that will not impair the ability of the system to function properly and not become a financial burden for its current customers.

GMWSS must emphasize sound environmental practices without forsaking the quality of life, health, safety, and welfare of employees and customers. GMWSS must strive to protect the Royal Spring aquifer, the North Elkhorn Creek, and any future water source of the system. Clearly, these are not the only goals and objectives for the GMWSS system, but they are the foundation for GMWSS to maintain its position as a vital part of a growing community.

Departmental Goals:

1. Wastewater Treatment:

- a. Provision of wastewater treatment that protects and enhances water quality.
- b. The master plans and capital budgets for provision of public sewer services are in agreement with the Comprehensive Plan and serve as a tool for supporting growth and implementation of the Plan.

2. Public Sewer Service:

- a. Provision of sewer service reinforces the land use policies for Urban and Rural Service Areas.
- b. Provision of sewer service is coordinated with major public investments in other infrastructure systems to ensure a cost effective growth pattern.

3. Private Sewer Service And On-Site Disposal Systems:

- a. The number of small scale, privately operated package treatment plants operated within Scott County is minimized and systematically reduced from current levels.
- b. Privately owned and operated treatment plants are guided by county and local municipality standards with respect to inspections, operations, maintenance, environmental monitoring, and held subject to overall regulatory compliance.
- c. Land use policies and prevailing regulations governing on-site disposal systems protect ground and surface water quality.

Implementing Actions:

- a. For purposes of new development, sewage treatment by public sewage treatment plants shall be an urban service, available only within urban service boundaries or designated rural Planned Unit Developments.
- b. Subject to policy, sewage treatment may be extended to existing development outside of urban service boundaries only where inadequate septic or other small scale systems have resulted in a threat to public health.
- c. All new development within the urban service boundaries of Georgetown, Sadieville, and Stamping Ground shall be connected to a public sewage treatment system, except as described in the Economic Development Element to encourage industrial development.
- d. Evaluate creation of a public county-wide wastewater management authority to “regionalize” wastewater management by acquisition or assumption of ownership and operation for all remaining package treatment plants.

- e. Evaluate the feasibility of a county-wide contract with private plant owners and operators in an effort to standardize and improve operations and maintenance across-the-board.
- f. Encourage local municipalities and private owners and operators of small scale package treatment plants to develop and implement stronger monitoring, regulation, and enforcement programs. Such efforts would include but not be limited to sponsoring training and certification programs, regular inspection schedules, and improved policy frameworks.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

- Meter Change-out Program to Radio-Read - \$450,000 (total over 4 years)
- Pump Station, SSES and Manhole Rehabilitation - \$800,000 (total over 4 years)
- Waterline Upgrades - \$650,000 (total over 3 years)
- Waterline to Reservoir - \$6,000,000 (total over 3 years)
- Replace Disinfection System at Water Treatment Plant - \$650,000 (total over 2 years)
- 16” Water Line – Champion Way - \$375,000 (total over 2 years)
- Redirect Sewer Pump Stations #16, #17, and #30 to PFA #14 - \$1,300,000 (total over 2 years)
- Demolition of RBC Units – 3-5 years - \$250,000
- WTP Master Meter-- \$20,000
- US 62 Widening Project – 1-2 years - \$75,000
- Lloyd Road Generator – 1-2 years - \$150,000
- UV at WWTP #1 -- \$700,000

Note: Source of Funding is External Financing

Facility Inventory

Administration Building

Water Treatment Plant

Distribution System

Wastewater Treatment Plant #1

Wastewater Treatment Plant #2

Wastewater Treatment Plant #3 (Stamping Ground)

Proposed Reservoir -- Summary

The primary source of water for Scott County is the Royal Springs Aquifer. Portions of the County are also served by Kentucky American Water. Secondary supplies are acquired as needed from the City of Frankfort via a pipeline from the west. Scott County needs to develop a new primary source of water due to the sensitivity of the Royal Springs Aquifer and the dependent nature and cost of secondary sources. Benefits of this effort would include a self controlled source, a source cost 35% to 50% less per gallon than existing sources, and a dependable source for the rapidly growing service needs within Scott County. For nearly 20 years, a reservoir has been proposed in northwest Scott County, specifically, north of Longlick

and east of US 32 on Lyles Fork. Once completed, the reservoir will impound water on approximately 285 acres and be capable of producing 4 million gallons per day. Construction of the reservoir is dependent on permitting by the Kentucky Division of Water and the United States Army Corps of Engineers. The County is currently negotiating the permit terms and performing the required Environmental and Alternate Water Supply Analyses. Construction timeframe is anticipated to be 5 years and would include approximately 12 miles of water lines to deliver the water to Georgetown's current distribution system.

PUBLIC SAFETY

Service Provider: **Scott County Fire Department**

Primary Contact: Van Taylor, Chief

Department Mission/Purpose Statement:

It is the intent of the Scott County Fire/Rescue Department to provide county-wide fire and rescue services for the citizens of Scott County. Upon an emergency situation, other than a law enforcement incident, the fire/rescue department shall respond to and remain on the scene until the incident is cleared.

Departmental Goals:

It is the goal of the Scott County Fire/Rescue Department to maintain a level of training & equipment to deliver the level of protection the citizens expect.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

1-2 Years:

1. Construct a new station in the Sadieville area and hire the necessary personnel to staff the station.
2. Purchase three pieces of apparatus, two of those for replacement purposes and the third as an addition to the fleet.

3-5 Years:

1. Add additional personnel to the staff.
2. Enhance fire protection services in the northwestern part of the county.
3. Improve the stations and construct a multi-purpose building at the training area.

Current and Projected Operating Budget

Current: \$3,000,000.00

Projected: \$5,000,000.00

Facility Inventory (List)

Station #1 – Headquarters; 2200 Cincinnati Road

Station #2 – Volunteer; 1350 Sadieville Road

Station #4 – Career; 3217 Newtown Road

Station #5 – Career; 103 Homestead Parkway

Station #6 – Volunteer; 100 East Penn Street

Detail For Current And Projected Capital Improvement Projects

Project Name and Description:	Fire Station #2 – Sadieville
Departmental Project/Initiative Priority Number(s):	1
Funding Source and Level:	Scott County Government
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	Pay upon completion of project.
Studies/Analyses Completed since 2001:	Site evaluation and station design was completed by a certified architect.
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	Fully staffed fire and EMS station
Associated Property Acquisitions and Major Construction Tasks:	Removal of the present station, site preparation, and construction of the new replacement station.

Project Name and Description:	Fire Station #4 – Newtown
Departmental Project/Initiative Priority Number(s):	2
Funding Source And Level:	Scott County Government
Required Regulatory/Compliance Mandates:	State and federal regulations on air quality.
Proposed Funding and Implementation Strategies:	Budgeting and payment upon completion of project.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current And Projected Capacity and Use Statistics:	One apparatus is housed in the bay area with capacity for a second apparatus if necessary.
Associated Property Acquisitions and Major Construction Tasks:	Remodeling of the apparatus bay area.

Project Name and Description:	Fire Station #5 – Homestead
Departmental Project/Initiative Priority Number(s):	2
Funding Source and Level:	Scott County Government
Required Regulatory/Compliance Mandates:	State and federal regulations on air quality.
Proposed Funding and Implementation Strategies:	Budgeting and payment upon completion of project.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	One apparatus is housed in the bay area with capacity for a second apparatus if necessary.
Associated Property Acquisitions and Major Construction Tasks:	Remodeling of the apparatus bay area.

Project Name and Description:	Fire Station #1 – North 25
Departmental Project/Initiative Priority Number(s):	3
Funding Source and Level:	Scott County Government
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	Budgeting and payment upon completion of project.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	
Associated Property Acquisitions and Major Construction Tasks:	Living quarters and administration area to be remodeled.

Project Name and Description:	Fire Station #6 – Penn Street
Departmental Project/Initiative Priority Number(s):	4
Funding Source and Level:	Scott County Government
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	None
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use	

Statistics:	
Associated Property Acquisitions and Major Construction Tasks:	None

Project Name and Description:	Station for northwestern Scott County area.
Departmental Project/Initiative Priority Number(s):	5
Funding Source and Level:	None
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	County funding – potential expenditures unknown at this time.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	Plans call for standard use and staffing levels as a fire station.
Associated Property Acquisitions and Major Construction Tasks:	Acquisition of land, development of building designs, specifications for site preparation and construction.

Service Provider: Georgetown Fire and Rescue

Primary Contact: Rob Whittenburger, Chief

Department Mission/Purpose Statement:

The mission of Georgetown Fire and Rescue is to be the best trained and best equipped. By doing this, we can prevent and minimize the loss of life and property of our citizens and fire service personnel. Provide fire suppression, first responder, EMS, prevention education, technical rescue and to mitigate the hazardous consequences of natural and manmade disasters. Provide non-emergency support services and to protect the environment and economic base of our community and showing that we care about the lives of others by conducting ourselves in a courteous and professional manner.

Department Goals:

1. Provide efficient and timely fire and emergency services that ensure the safety and welfare of all the citizens of Georgetown.
2. Improve insurance rates to homeowners, businesses, and industries.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

1-2 Year Objectives:

1. Build Station #4 on the east side of the city near Toyota, the business park, and the new subdivisions in that area.
2. Increase staffing to meet NFPA 1710 standards for fire department staffing.
3. Lower our ISO rating to a category 2 to make Georgetown more desirable for business and industry to locate in the city's new business park.

3-5 Year Objectives:

1. Build Station #5 on the northwest side of the city once the last part of the bypass is finished. This station needs to be located near the new bypass and Longlick area to protect the schools and subdivisions in that area and enable quick access to the north and west part of Georgetown.
2. Continue to improve all firefighting and rescue techniques to address any fire or rescue emergency that may exist.

Current and Projected Operating Budget

The current budget is \$4,067,048.62, including payroll, materials and service, capital, and some capital expenses from previous years. The projected budget will fluctuate, up or down, depending on capital expenses. In 4-5 years we will need to replace two trucks and add trucks and stations.

Facility Inventory (List)

Station #1 – 141 South Broadway

Station #2 – 200 Morgan Mill Road

Station #3 – 101 Airport Road

Detail for Current and Projected Capital Improvement Projects

Project Name and Description:	Station #4 - Northeastern Georgetown Area.
Departmental Project/Initiative Priority Number(s):	
Funding Source and Level:	None
Required Regulatory/Compliance Mandates:	ISO insurance rating requirements
Proposed Funding and Implementation Strategies:	Unknown at this time.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	
Associated Property Acquisitions and Major Construction Tasks:	Property will be needed on the east side of Georgetown or in the business park.

Project Name and Description:	Station #5 - Northwestern Georgetown Area.
Departmental Project/Initiative Priority Number(s):	
Funding Source and Level:	None
Required Regulatory/Compliance Mandates:	ISO insurance rating requirements.
Proposed Funding and Implementation Strategies:	Unknown at this time.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	
Associated Property Acquisitions and Major Construction Tasks:	Property will be needed in the northwest part of Georgetown on or near the proposed Bypass.

Service Provider: Georgetown Police Department

Primary Contact: Chief William G. Reeves

Department Mission/Purpose Statement:

The mission of the Georgetown Police Department is to provide the community of Georgetown and those traveling within, a safe and secure environment through progressive, professional police services while maintaining cooperative relationships with all law enforcement agencies.

Departmental Goals:

The Georgetown Police Department is committed to:

- Preservation of human life, while maintaining the dignity and rights of all.
- Preserving the reputation and integrity of our department through strong standards of ethical and moral conduct.
- Development of a partnership with the Georgetown community by being receptive to ideas and suggestion.
- Encouragement of open, positive communications among department members.
- Promoting growth and improvements by staying current in training, technology, and equipment.

Supporting Short-Term (1-2 year) Objectives:

- Year 1 – 6 new personnel

- Year 2 – Increase staff pay; complete new facility; 10 new vehicles (each year); new SRT vehicle; new weapons (sidearms, shotguns, less-lethal, patrol rifles; taser) for department; new firing range.

Long-Term (3-5 year) Objectives:

- 9 new personnel (3 per year)
- 10 new vehicles each year
- New police sector office (west end)
- Increase secretarial staff

Current and Projected Operating Budget

\$ 4,834,689.00 – Will increase a minimum of 15% each year

Facility Inventory (List)

Currently renting two facilities

Detail for Current and Projected Capital Improvement Projects

Project Name and Description:	Law Enforcement Program – To serve the community in a safe, effective manner, providing a safe and comfortable environment for all citizens within the Georgetown city limits.
Departmental Project/Initiative Priority Number(s):	<ol style="list-style-type: none"> 1. Maintain law enforcement protection of community and resources 2. Establish Citizen Police Academy 3. Aggressively enforce illicit drug sales 4. Increase forfeitures and drug seizures 5. Increase staff to address safety issues within city limits
Funding Source and Level:	Tax Base
Required Regulatory/Compliance Mandates:	Taxes
Proposed Funding and Implementation Strategies:	Taxes, Impact Fees, Grants, Donations
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	Taxes and soon to be Impact Fees
Current and Projected Capacity and Use Statistics:	Law Enforcement for the Citizens of Georgetown, Kentucky
Associated Property Acquisitions and Major Construction Tasks:	One new police facility (immediate); new firing range, and within 5-years one new sector office

MEDICAL SERVICES

Service Provider: Georgetown Community Hospital

Primary Contact: Michael Clark

Department Mission/Purpose Statement:

Maintain and strengthen Georgetown Community Hospital as an essential component in the quality of life of Scott County residents and a positive factor in continued growth in the community.

Departmental Goals:

1. Maintain community support for the hospital and its associates to ensure continuing success.
2. Collaborate with local government and business organizations to help increase utilization of local hospital and its medical facilities.
3. Support expansion of the hospital as needed to serve a growing population and widening service area.
4. Support further development of the medical office campus at the hospital to increase its base of financial and patient support.
5. Encourage major employers to include medical plans available in the hospital in the compensation package offerings to employees.
6. Encourage increased cooperation between the hospital and other health and human service organizations to improve access to these services and allow a more holistic approach to health care.

Implementing Actions:

Georgetown Community Hospital is the largest medical care provider within Scott County. Improvements over the last several years have resulted in the availability of quality medical care throughout the county. While adequate staffing is always an issue, the county generally has a sufficient number of medical professionals in diverse specialty areas. The primary care facility is adequate for current needs and has the potential for expansion over the next 5 year period.

PARKS AND RECREATION

Service Provider: **Georgetown/Scott County Parks and Recreation**

Primary Contact: Lois Holmes

Department Mission/Purpose Statement:

Promote growth, awareness, and support for recreation and park services that enhances the quality of life for the residents of Scott County.

Departmental Goals:

1. Complete development of the new Master Plan.
2. Obtain and develop park and recreation facilities to meet park and facility standards.
3. Cure deficiencies in existing areas, where feasible, and ensure that new areas have adequate park land and recreation facilities as they develop.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

- a. Identify park and facility needs through short and long-range planning.
- b. Establish mandatory park and open space dedication standards including guidelines specifying the amount, access, and quality of dedicated lands.
- c. Secure easements for trail linkages to newly developed areas, as well as private properties whenever possible.
- d. Enhance and improve the Elkhorn Creek corridor by implementing the Elkhorn Creek Corridor Development Plan referenced in the 1996 Parks and Recreation Master Plan.
- e. Develop funding strategies and sources for land acquisition and development.
- f. Establish adequate funding for maintenance and operations of parks and facilities.

Implementing Actions:

- a. Continue to update the Parks and Recreation Master Plan every 8-10 years, encouraging both formal and informal citizen participation to support the planning process.
- b. Work with the county Planning Commission and its staff in developing a clear policy describing mandatory land dedication requirements for park use. Implement closer staff to staff coordination between Parks and Recreation and the Planning Commission to review plats and development plans for potential park land.
- c. Work with the Planning Commission and its staff in developing a policy that would require developers and new property owners to dedicate easements on properties backing up to creeks that are part of the Elkhorn Creek Trail System. Approach property owners for voluntary dedication of easements and/or rights-of-ways in areas where development has already occurred.
- d. Implement and continually update a five-year capital improvements budget as a planning tool to be used for funding land acquisition and development. Work with all Scott

County municipalities in establishing an aggressive program for funding of acquisition and new development.

4. Promote public awareness and support of recreation services, programs, and events.
5. Educate the public on the importance and benefits of parks and recreation and how it improves our quality of life.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

- a. Develop and implement a marketing plan identifying ways of improving program visibility and effectively distributing parks and recreation information.
- b. Increase participation by expanding and improving programs and events that serve diverse populations.
- c. Develop new and enhance existing revenue means that maintain a market sensitive pricing structure.
- d. Promote new and improve existing partnerships with other community agencies.

Implementing Actions:

- a. Utilize technology in providing information to the public, such as creating an agency web page.
- b. Continue to build upon programs and events in the areas of fitness, health, youth, and family. Recognize, design, and promote programs that serve diverse populations.
- c. Pursue initiatives that provide program resources and opportunities that will keep participant fees and charges to a minimum. Explore possible corporate contributions and fund raising activities for program and events sponsorships.
- d. Develop programs emphasizing the benefits of partnerships.
- e. Enrich and expand partnerships with other local agencies, including but not limited to, Scott County Board of Education, Georgetown College, Georgetown/Scott County Tourism Commission, Georgetown Housing Authority, and the Georgetown and Scott County Arts Councils.
- f. Continue to encourage partnerships between other government agencies, including but not limited to, police, fire, senior citizens, and the Cardome Centre.

Current and Projected Operating Budget

\$2,836,600.00 – not including capital expenditures

Facility Inventory (List)

1. Community Centers (indoor facilities – Total 72,917 sq.ft.):
 - The Pavilion – 56,500 sq.ft.
 - Center of Town – 9,000 sq.ft.
 - Brooking Park multi-purpose building – 4,117 sq.ft.
 - Ed Davis Learning Center – 3,300 sq.ft.

2. Public Parks (Total Park Acreage – approximately 475 not including Cardome campus)
 - Brooking Park – including Scott County park expansion
 - Eagle Creek Park
 - Ed Davis Park
 - Finley Park
 - Great Crossing Park – including expansion
 - Lisle Road Soccer Complex
 - Marshall Park
 - Oser Landing Park
 - Pavilion Campus
 - Peninsula Park
 - Royal Springs Park
 - Suffoletta Park
3. Public Park Infrastructure (outdoor facilities)
 - Baseball fields (7)
 - Softball fields (5)
 - Soccer fields (21 – various sizes)
 - Football fields (2 – regulation size)
 - Tennis courts (6)
 - Basketball courts (5)
 - Swimming pools (1 – opening May 2007)
 - Picnic shelters (8)
 - Gazebos (2)
 - Horseshoe pits (15)
 - Boat ramps (4)
 - Playgrounds (4)
 - Truck/Tractor pulling track (1)
 - Horseshow ring (1)
 - Show barns (2)
 - Trails (approximately 10 miles)

Detail for Current and Projected Capital Improvement Projects

Project Name and Description:	Suffoletta Family Aquatic Center: An innovative outdoor recreation center with a 7,860 sq.ft. leisure pool containing a large play structure, a 600 linear foot “lazy river”, a 200 foot slide, a 1,256 sq.ft. spray pad, an 8,000 sq.ft bathhouse/concession building, and surrounding open green space. The total water surface area for the center is 18,042 sq.ft. The total volume of water in the leisure pool will be 99,828 gallons, and the total volume of water in the lazy river will be 221,548 gallons.
Departmental Project/Initiative Priority Number(s):	
Funding Source and Level:	The project will be funded by the City of Georgetown and Scott County Fiscal Court.
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	Project funding will be derived from the general fund balance of the City of Georgetown and the Scott County Fiscal Court. Daily operating expenses will be offset by general revenue generated by admissions fees, concessions, programs, and rentals. Debt service for this project is not included in the facility operating budget.
Studies/Analyses Completed since 2001:	The “Study of Options and Facility Audit for the Georgetown/Scott County Suffoletta Pool” was completed in October 2002 by Councilman/Hunsaker & Associates, Inc. The “Suffoletta Family Aquatic Center Business Plan” was completed by the Parks and Recreation staff in the fall of 2005. These studies are on file at the Parks and Recreation Office.
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	Maximum bather load capacity = 1,803 without innertubes in the lazy river; 1,357 with innertubes in the lazy river Average daily visits during peak season = 800 Average daily visits during off season = 400
Associated Property Acquisitions and Major	The City of Georgetown purchased 14 acres of

Construction Tasks:	land adjacent to the existing Marshall Park. An entrance road from the US-460 Bypass will also serve this facility. This access road will be constructed by the City of Georgetown who secured an easement through private property adjacent to the project area.
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PUBLIC SCHOOLS

Service Provider: Scott County School District

**Primary Contacts: Dallas Blankenship, Superintendent
Zan Rexroat,**

Department Mission/Purpose Statement:

The Scott County Board of Education believes that each child has a right to education at public expense. We believe that our school system should be structured to meet the changing needs and demands of both the student and the community. We believe that it is the obligation of our educational system to utilize the assets placed in its trust to provide each child with sufficient academic and technical tools to prepare them to know and take their place as a contributing member of our democratic society.

We believe that children, so prepared, when faced with the opportunity to exercise freedom of choice, will be able to attain their potential as they contribute to the enhancement of their community.

Departmental Goals:

The aim of the Scott County Board of Education is the development of realistic and relevant system-wide goals. The goals of the Board are thus stated, in no order of preference as follows:

- Development and cultivation in the learner of the knowledge, skills, and attitudes required to meet the changing needs and demands of society.
- Make individuals aware of their respective roles in the economic system and of the importance of an occupational and vocational decision.
- Assist learners in improving their ability to communicate and work constructively with others.
- Provide opportunities for the learner to develop wholesome lifetime pursuits.
- Provide experiences enabling the learner to exercise their civic responsibility and perspectives of cultural heritage.
- Assist each learner in their development and awareness of environmental responsibilities and the intelligent use of natural resources.

- Assist individuals in their development of an understanding of self and of their role in an ordered society.
- Utilize the resources and related agencies of the community for the enrichment of the teaching-learning process.
- Help each learner develop basic skills in reading, writing, mathematics, and reasoning.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

Short-Term:

1. Renovate Georgetown Middle School with a new addition on both the front and the back.
2. Renovate the Ninth Grade School with a new addition for the Alternative School.
3. Complete purchase of Harmony Christian Church. Renovate into a preschool center with an addition of six classrooms.
4. Renovate Scott County Middle School with a new addition on the front.

Long-Term:

1. Plan and build a career technical high school and a performing arts center.
2. Plan and build a new elementary school.

Current and Projected Operating Budget

\$45,019,548.19 – Not including capital expenditures

Facility Inventory And Plan (List)

- Central Office – Great Crossings Complex
- Eastern Elementary School
- Western Elementary School
- Southern Elementary School
- Northern Elementary School
- Anne Mason Elementary School
- Garth Elementary School
- Stamping Ground Elementary School
- Georgetown Middle School
- Scott County Middle School
- Royal Spring Middle School
- Ninth Grade School
- Scott County High School
- Griffith Farm
- Taylor Farm
- US 460 By-pass – future elementary school site

Detail for Current and Projected Capital Improvement Projects

A. Plan of School Organization

1. Current Plan - PS-5, 6-8, 9, 10-12
2. Long Range Plan - PS, K-5, 6-8, 9, 10-12

B. School Centers

1. Secondary
 - a. Scott County Senior High School - Permanent 10-12 Center (1290)
 - b. Scott County Alternative School - Permanent 7-12 Center (60)
 - c. Ninth Grade School - Permanent 9 Center (600)
2. Middle
 - a. Scott County Middle School - Permanent 6 - 8 Center (700)
 - b. Georgetown Middle School - Permanent 6 - 8 Center (500)
 - c. Royal Spring Middle School - Permanent 6 - 8 Center (600)
3. Elementary
 - a. Anne Mason Elementary School - Permanent PS - 5 Center (600)
 - b. Eastern Elementary School - Permanent K - 5 Center (340)
 - c. Garth Elementary School - Permanent PS - 5 Center (400)
 - d. Northern Elementary School - Permanent PS - 5 Center (400)
 - e. Southern Elementary School - Permanent PS - 5 Center (600)
 - f. Stamping Ground El. School - Permanent PS - 5 Center (340)
 - g. Western Elementary School - Permanent PS - 5 Center (600)

C. Capital Construction Project Priorities (*Schedule Within The '07 – '08 Biennium*)

1. New Construction:
 - a. Early Childhood Center (Capacity: 500) -- Construct a new school to accommodate district-wide early childhood education – Site to be determined.
2. Major Renovations:
 - a. Ninth Grade School (Capacity: 700): Renovation to include; doors, hardware and windows, interior finishes and accessories, HVAC replacement, electrical, plumbing, fire protection and annunciation systems, ADA accessibility. Interior renovation of existing facility to include; conversion of the science lab into the cafeteria serving area, one classroom into ingress/egress from new cafeteria to the corridor, and provide an access corridor to existing SCHS kitchen. Relocate the administration to the east side of building, creating a new school main entrance, allowing current administration to return to educational use. Add cafeteria (4,600 S.F.) in the courtyard, (1) science lab, (4) classrooms, (1) computer lab and (2) dressing/locker rooms.
 - b. Scott County Middle School (Capacity 750): Renovation to include; doors, hardware and windows, interior finishes and accessories, HVAC replacement, electrical, plumbing, fire protection and annunciation systems, ADA accessibility. Interior

- renovation of existing facility to include instructional family arrangements serving 250 per grade level and implementation of career tech program.
- c. Georgetown Middle School (Capacity 600): Major Renovation to include; doors, hardware and windows, interior finishes and accessories, HVAC replacement, electrical, plumbing, fire protection and annunciation systems, and ADA accessibility. Interior renovation of the existing facility to include converting the kitchen/cafeteria into a band/vocal department and special education resource classrooms. Expand media center into adjacent spaces and reconfigure space. Provide for career technical program. Add kitchen/cafeteria, (4) classrooms, and new administration area with secure entry.
- d. KERA Strands: Provide interactive white board technology and projectors in all classrooms.

D. Capital Construction Priorities (*Schedule After The '08 Biennium*)

1. New Construction:

- a. New High School – Phase I (Capacity 500): Construct a new facility to accommodate Career Technical and Performing Arts for 500 students, which will operate as a SCHS magnet, until such time as enrollment dictates additional additions, after which it would become the second high school for the district. Site - property on US 460, west of Georgetown.
- b. Alternative School: Construct or acquire a new building to accommodate 60 students to include kitchen/cafeteria - Site to be determined.
- c. New Elementary (Cap. 600): Construct a New Elementary School - Site location is off McClelland Circle and Main Street Extended.
- d. Scott County High School: Construct (2) Special Education classrooms.
- e. Anne Mason Elementary School: Construct (4) kindergarten classrooms.
- f. Eastern Elementary School (Capacity 600): Renovate current gymnasium into media center, current media center into administration/family literacy and current kitchen/cafeteria into FMD and FRYSC. Add kitchen/cafeteria, Gymnasium, (8) classrooms, (3) resource classrooms.
- g. Northern Elementary School: Construct (2) kindergarten classrooms, expand kitchen/cafeteria (2250 SF), expand media center (600 SF), (1) FMD classroom, FRYSC and SBDM office and conference room.
- h. Stamping Ground Elementary School: Construct (2) kindergarten classrooms.

2. Major Renovations:

- a. Garth Elementary School: Renovation to include; site development, parking, roof replacement, doors, hardware and windows, interior finishes and accessories, HVAC replacement, electrical, plumbing, fire protection and annunciation systems, ADA accessibility. Interior renovation of existing facility to include converting kitchen/cafeteria into (4) resource rooms. Add kitchen, cafeteria, (3) kindergarten classrooms, FRYSC, SBDM office and conference.

- b. KERA Strands: Provide interactive white board technology and projectors in all classrooms.
3. Renovation/Non-classrooms: None
4. Management Support Areas:
 - a. Construct a new central office – Site to be determined
 - b. Construct a central storage building (10,000 sq.ft.)
 - c. Transportation/Bus Garage - Construct a transportation office with driver's lounge and training rooms on the bus compound and a one bay addition to the bus garage.
5. Discretionary Construction Projects: *(Estimated costs of these projects is not included in the Facility Needs Assessment total.)*
 - a. Complete the Athletic Field House at Scott County Middle football/track field.
 - b. SCHS (Farm) – Construct infrastructure facilities for future uses of the property.
 - c. SCHS (Farm) – Construct an agricultural training and show pavilion.
 - d. US 460 (Farm) – Construct infrastructure facilities, paving to new bypass, and US 460 widening project.
 - e. Construct or acquire space for the Adult & Community Education program.
 - f. Construct parking lot expansions and drives.
 - g. Construct the following athletic facilities:
 - Indoor Hitting Facilities - Baseball and Softball.
 - **Soccer Fields - Boy's & Girl's - Practice & Game.
 - **Baseball/Softball Fields - combo game & practice.
 - **These could be a three/four field complex all sharing common concession, restroom, and press box facilities.
 - Indoor multi-use Practice Facility - Tennis, Track, Cheer, Dance, Baseball, Softball, Golf, Volleyball, Wrestling, Cross Country, Football, Basketball.
 - Athletic Storage Space/Athletic Office Space at various sites.
 - Cross Country Course
 - Trophy Display Space
 - Wrestling Mat Room
 - h. SCMS - Addition: Administration area with secure entry.
 - i. SCHS – Addition: Natatorium with dressing rooms and expand cafeteria (2,620 S.F.).
 - j. Eastern – Addition: (2) Classrooms and (2) Special Ed Resource.
 - k. Garth – Addition: Gymnasium.
 - l. Construct an equipment/vehicle storage building with maintenance/repair shop.
 - m. Construct a fire-proof technology data/network center (3,000 SF).
 - n. Construct a fire-proof record storage center (5,000 SF).

PUBLIC HEALTH AND SAFETY

Service Provider: Scott County Health Department

Primary Contact: Gene Thomas, Environmental Supervisor, (502) 863-3978, Cell (859) 588-8089

Mission/Purpose Statement:

The WEDCO District Health Department serves its community by protecting and promoting the health and well being of its community members and their environment, and by exemplary stewardship of its resources.

Departmental Goals:

1. Uphold state and local laws regarding the environmental program
2. Serve the needs of the citizens of Scott County

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

1-2 Year Objectives:

1. Solve the sewer system problem(s) on the US 25 South corridor (Lisle Road and US 25) by constructing a sewer line to those properties experiencing sewer problems.
2. Hook up the new Sadieville Fire Station to sewer service as soon as it becomes available.
3. Hook up the recycling center to sewer service (Georgetown).

3-5-Year Objectives:

1. Complete the sewer project on the US 25 South corridor.
2. Construct sewer lines to all of the industries located on Industry Road to address their septic system problems.
3. Provide sewer service to properties located on US 25 and Burton Road to address their septic system problems (Cedar Post Restaurant and Lee's Mobile Home Park).

Current and Projected Operating Budget: \$125,000

EXTENSION SERVICES

Service Provider: Scott County Extension Service

Departmental Contact: Connie Minch (502) 863-0984

Facility Inventory (List)

1. Current Facility Inventory:
 - a. Number of Employees – 9
 - b. Number of Buildings – 2 (7,200 sq. ft.)
 - c. Facilities Name – Scott County Cooperative Extension Center
 - d. Type of Infrastructure – Parking for 50-60 cars
 - e. Facilities Location – 1130 Cincinnati Road, Brooking Park
 - f. Area of Coverage – The Cooperative Extension Service aspires to serve all citizens of Scott County
2. Current Needs:
 - a. A building expansion project is underway. Additional meeting room space is needed.
3. Future Needs:
 - a. Additional Staffing
4. Funding Sources:
 - a. Scott County Extension District tax revenues; some federal and state tax revenues for personnel
5. Evaluation of Facilities:
 - a. When the current construction project is complete, the facility will be deemed adequate.

EMERGENCY MANAGEMENT

Service Provider: Georgetown/Scott County Emergency Management Agency and Office of Homeland Security

Primary Department Contact: Jack L. Donovan, Director

Department Mission/Purpose Statement:

Provide a comprehensive emergency management system that coordinates people and resources to protect the lives, property, and environment of Scott County using an “all hazards” approach through mitigation, preparedness, response, and recovery from disasters and emergencies.

Departmental Goals:

Everyone in Scott County is dedicated to the idea of enhancing public safety by improving our ability as a county to prevent, prepare for, respond to, and recover from emergencies, disasters, and threats to our homeland.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

- 1-2 Year Objectives:
 - Install 2 additional severe weather sirens.
- 3-5 Year Objectives:
 - Install at least one additional severe weather siren each fiscal year.

Current and Projected Operating Budget

- Current Budget -- \$182,500
- Projected Budget – Program and annual increase of 3% with vehicle expenditures every 5 years.

Facility Inventory (List)

1. Response vehicles (3)
2. Light tower
3. Hazmat trailer
4. Rescue boat
5. Computer systems
6. Radio communication system
7. Spill containment equipment
8. Office supply inventory

Detail for Current and Projected Capital Improvement Projects

Project Name and Description:	County-wide Weather Siren Coverage
Funding Source and Level:	Scott County Fiscal Court and mitigation grants when available.
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	Install at least 2 new sirens annually.
Studies/Analyses Completed since 2001:	Area coverage studies are completed each year.
Applicable Governing Ordinance and Policy Documents:	
Current and Projected Capacity and Use:	
Associated Property Acquisitions and Major Construction Tasks:	None

Service Provider: Georgetown-Scott County Emergency Medical Services

Primary Contact: Duane Lee, Director

Department Mission/Purpose Statement:

We are the licensed ambulance service for the citizens of Scott County to include: Georgetown, Sadieville, Stamping Ground, and all unincorporated areas. We are a division of the Scott County Fiscal Court, but are a jointly funded agency with the City of Georgetown. Our current staffing includes four ALS ambulances and a paramedic supervisor.

Our mission is to strive for excellence in all aspects of our service. We will instill the greatest confidence in our community that we are prepared to provide quality, compassionate care. As individuals, we set standards of integrity and professionalism but as a team, we will sacrifice our individual goals for the betterment of life. Community wellness will be improved through our promotion of prevention and health education. In the end, we take pride in knowing that we will “Make a Difference.” *GSCEMS employees.*

Department Goals:

1. Provide timely, quality and reliable treatment and transportation for sick and injured patients in the pre-hospital environment.
2. Incorporate new and effective medical practices and equipment in the field.
3. Promote prevention of injury to reduce mortality.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

1-2 Year Objectives:

1. Complete installation of computerized tracking of ambulances and patient care reporting.
2. Complete construction of a combination EMS and fire station in Sadieville.

3-5 Year Objectives

3. Obtain Accreditation from the Commission on Accreditation of Ambulance Services.
4. Continue to assess needs of community for the placement of ambulances to have eight minute or less average on scene time for request to emergency service.

Current and Projected Operating Budget

The current budget for 2006-2007 fiscal year is \$2,143,000 with an estimated \$900,000 received in collections, for a total fiscal impact of \$1,243,000. Proposed fiscal year 2007-2008 estimate is \$2,170,000 with estimated collections of \$1,000,000 and a total fiscal impact of \$1,170,000.

Facility Inventory (List)

Headquarters – 141 South Broadway, Georgetown
Station #1 – 2200 Cincinnati Road, Georgetown
Station #2 – 3215 Main Street, Stamping Ground

Detail for Current and Projected Capital Improvement Projects

Project Name and Description:	Station #3 - Sadieville
Departmental Project/Initiative Priority Number(s):	1
Funding Source and Level:	Jointly funded by the Scott County Fiscal Court and the City of Georgetown.
Required Regulatory/Compliance Mandates:	
Proposed Funding And Implementation Strategies:	Paid during construction
Studies/Analyses Completed since 2001:	
Applicable Governing Ordinance and Policy Documents:	
Current and Projected Capacity and Use Statistics:	Staffed EMS and Fire station.
Associated Property Acquisitions and Major Construction Tasks:	

CULTURAL FACILITIES AND SERVICES

Service Provider: **City of Georgetown DBA Cardome Centre**

Primary Contact: Sherry R. Williams, 502-863-1575, Ext. 103
cog_sherry_williams@hotmail.com

Department Mission/Purpose Statement:

Original mission statement from 1987: To provide facilities for cultural, recreational, educational, social and community activities for the citizens of Scott County. The mission shall be accomplished primarily by providing facilities appropriate to the event, in conjunction with other organizations/entities whose basic mission is to conduct a broad range of activities.

Departmental Goals:

1. Continue working with current private/public activities, including annual events.
2. Continue working with non-profits and educational programs.
3. Seek partnerships for annual community events.
4. Seek funding and commitments for implementation of the Master Plan (approved 2000).
5. Actively pursue new ways and means for increased revenue.
6. Continue to educate the general public in areas of history and the need for facility and green space preservation for future generations.
7. Continue tree planting program and upgrades to walking trail.

8. Continue to research facility/property history to implement self-guided walking tour.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

- Overall Objectives:
 - Stimulate greater facility use
 - Become financially self-sustaining
 - Maintain historic significance
- Short-Term Objectives
 - Repair barrel ceiling – Scott County Hall – Building I
 - Bell Tower gutter/cornice – Building I
 - Southwest front exterior wall and foundation
 - Master Plan Phase II – Design/Plans for: Infrastructure to Building I – Monastery; Enhancements to Scott County Hall for performances, catering kitchen, boxed gutter system
- Long-Term Objectives:
 - Master Plan Phase III - Design/Plans for: Amphitheater, parking expansion, retreat area shelter, caretaker residence relocation

Current and Projected Operating Budget

2006-2007 Fiscal -- \$556,623.00

Facility Inventory (List)

A. Current number of employees

1. 8 – Full-time positions filled
2. 1 – Full-time position – unfunded
3. 1 – Permanent part-time position – unfunded
4. 2 – Seasonal temporary positions – unfunded

B. Current Building Inventory: (number, name, and square footage)

1. Building 1 – Monastery, 27,000 sq.ft.
 2. Building 2 – Academy, 7,500 sq.ft.
 3. Building 3 – Community Center, 3,500 sq.ft.
 4. Buildings 4 & 6 – former senior village, 3,460 sq.ft.
 5. Building 5 – Brick barn, 3,330 sq.ft.
 6. Building 7 – Black barn, 4,200 sq.ft.
 7. Building 8 – Block garage, 736 sq.ft.
 8. Building 9 – Maintenance home, 1232 sq.ft.
- Total: 9 buildings – 50,958 sq.ft

Detail for Current and Projected Capital Improvement Projects

Project Name and Description:	Building I – Scott County Hall Barrel ceiling repair; replace section of plaster
Departmental Project/Initiative Priority Number(s):	1
Funding Source and Level:	City of Georgetown - \$35,000
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	N/A
Studies/Analyses Completed since 2001:	Structural Engineer – review & reports Architect – specifications, bid documents, construction oversight
Applicable Governing Ordinance and Policy Documents:	City of Georgetown, Kentucky Purchasing Policy (November, 1992) bid documents/Contract (2006)
Current and Projected Capacity and Use Statistics:	N/A (Hall would be closed during repairs)
Associated Property Acquisitions and Major Construction Tasks:	None

Project Name and Description:	Building I – Bell Tower gutter/soffitt/cornice repair: Reline gutter w/copper; replace/repair soffitt/cornice to match existing ornate/decorative style; paint
Departmental Project Priority Number(s):	1
Funding Source and Level:	\$40,000 Estimated
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	City of Georgetown; was requested in Capital Budget for 06-07; removed by Council; will seek funding for repairs again through Council request; City Engineer to compile Project Description;
Studies/Analyses Completed since 2001:	City Engineer review
Applicable Governing Ordinance and Policy Documents:	City of Georgetown, Kentucky Purchasing Policy (November, 1992) Project Description/Contract (2006)
Current and Projected Capacity and Use Statistics:	N/A
Associated Property Acquisitions and Major Construction Tasks:	None

Project Name and Description:	Building I – Master Plan Phase II - Designs/Plans Includes infrastructure upgrades; enhancements to Scott County Hall for performances; includes Catering Kitchen; boxed guttering repairs
Departmental Project/Initiative Priority Number(s):	1
Funding Source and Level:	No -- \$200,000 (estimated)
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	City of Georgetown; to seek approval from City (Council) to go forth with research for grant possibilities and city funding; work through the Cardome Advisory Committee for project recommendations.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	City of Georgetown, Kentucky Purchasing Policy (November, 1992) Architect/Structural designs, reports, analyses, bid documents/contracts
Current and Projected Capacity and Use Statistics:	No projection at this time
Associated Property Acquisitions and Major Construction Tasks:	None

Project Name and Description:	Building I – Southwest Front Exterior Wall Foundation Design/Plans
Departmental Project/Initiative Priority Number(s):	1
Funding Source and Level:	\$25,000 Estimated
Required Regulatory/Compliance Mandates:	None
Proposed Funding and Implementation Strategies:	City of Georgetown; work through the Cardome Advisory Committee for recommendations.
Studies/Analyses Completed since 2001:	October 2004
Applicable Governing Ordinance and Policy Documents:	City of Georgetown, Kentucky Purchasing Policy (November, 1992) Architect/Structural Engineers design/plans, bid documents, contracts
Current and Projected Capacity and Use Statistics:	N/A
Associated Property Acquisitions and Major Construction Tasks:	None

Construction Tasks:	
Project Name and Description:	Master Plan Phase III - Design/Plans (3-5 year Objectives) for: Amphitheater, parking expansion, retreat area shelter, relocation of caretaker residence
Departmental Project/Initiative Priority Number(s):	1
Funding Source and Level:	None
Required Regulatory/Compliance Mandates:	Local, State, and Federal (if grants are involved); electrical, building, water division; ADA
Proposed Funding and Implementation Strategies:	Encourage City to pursue grants, foundations, private sector; continue to work through the Cardome Advisory Committee for project recommendations
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	City of Georgetown, Kentucky Purchasing Policy (November, 1992) Master Plan (2000) Local, State, Federal Code & Building Enforcement Water Division (Local & State)
Current and Projected Capacity and Use Statistics:	None of these facilities exist at present; projected use increase over 100,000 persons per year
Associated Property Acquisitions and Major Construction Tasks:	

Service Provider Name: Scott County Public Library

Primary Contact:
Earlene H. Arnett, Library Director 502-863-3566

Mission/Purpose Statement:

Library Vision

The people of Scott County will:

- Have access to the information they need to succeed at school, at work, and in their personal lives;
- Have access to reading, viewing, and listening materials and programs that stimulate their thinking, enhance their knowledge of the world, and improve the quality of their leisure time;

- Discover the joy of reading and develop a love of learning;
- Enjoy a high level of access to electronic information resources and develop the technological, information seeking, and information evaluation skills needed in an increasingly complex world;
- Think of the Scott County Public Library as a focal point of community life that connects and unites the people of the area; and,
- Use the Scott County Public Library’s resources and services and encourage others to do so as well.

Library Mission Statement

The Scott County Public Library is a center of community life, offering opportunities for people of all ages to learn, know, gather, and grow. Scott County residents will have access to innovative library services, delivered in an efficient and effective manner, that will assist everyone to continue to grow and learn throughout their lives, provide the materials, programs, and services needed to meet their recreational needs, develop their ability to find and use information in a variety of formats, provide the information services needed to answer their questions and enable people to explore their personal heritage.

Departmental Goals:

The following are the Scott County Library Goals and Objectives for the years 2002-2006. They are organized into four major service categories or responses.

1. Lifelong Learning
2. Information
3. Current Topics and Titles
4. Building Community

In this planning process, goals describe the result of outcome the library is trying to achieve. The supporting objectives are the ways in which progress toward achieving those goals will be measured. Specific activities and tasks to be performed in pursuit of the goals and objectives are not included as a part of this document. In order to ensure that the plan is a “living” changing document, activities and tasks are developed on an annual basis and are changed and modified as needed.

Goal 1: Lifelong Learning

Residents of Scott County will have access to resources for self-directed personal growth and development opportunities.

Supporting Objectives:

- Circulation of non-fiction materials will increase 3% during each year of the 2002-2006 planning cycle.
- Items lent through inter-library loan will increase 3% during each year of the 2002-2006 planning cycle.

Goal 2: Lifelong Learning

The children of Scott County will develop a lifelong love of books and a desire to learn that will help them live productive and satisfying lives.

Supporting Objectives:

- Circulation of children's books in recreational reading areas will increase by 3% during each year of the 2002-2006 planning cycle.
- The number of children attending library programs will increase by 3% during each year of the 2002-2006 planning cycle.

Goal 3: Information

Residents of Scott County will have access to the information they need on a broad array of topics related to work, school, and personal life.

Supporting Objectives:

- The number of reference queries received will increase by 3% in each year of the 2002-2006 planning cycle.
- Filled reference questions will increase 3% during each year of the 2002-2006 planning cycle.
- An increasing percentage of respondents to the annual quick response survey will indicate that they are either "satisfied" or "very satisfied" with the library's reference/information services and resources.
- An increasing percentage of respondents to the annual quick response survey will indicate that they have used the library's electronic resources and web-site during the previous year.
- The total number of remote log-ins to the online catalog will increase by 10% during each year of the 2002-2006 planning cycle.

Goal 4: Current Topics and Titles

Residents of Scott County will have access to current topics and titles that help fulfill their need for information about popular and social trends.

Supporting Objectives:

- Circulation of materials in subject areas identified as being of high interest to the public in quick response surveys will increase by 3% in each year of the 2002-2006 planning cycle.

- The number of displays and exhibits focused on topics of current interest will be counted in 2002 and will increase in each following year of the planning cycle.

Goal 5: Building Community

Residents of Scott County will find a safe and welcoming place where the entire community comes together to celebrate culture and knowledge and to find others with whom to share their interests and enjoy unique learning experiences.

Supporting Objectives:

- The annual door count at the library will increase by 3% during each year of the 2002-2006 planning cycle.
- The Scott County Public Library will partner with one new community organization each year during the 2002-2006 planning cycle.
- The Scott County Public Library will partner with surrounding counties for public relations support.

Current Needs: (2-5 Year Goals)

- Additional parking is needed and being planned, an adjacent lot has been purchased.
- Additional staffing is needed.

Future Needs (5-10 year Goals)

At the present time, no major capital improvements are indicated although as the population of Scott County continues to grow, the need for additional square footage at the current location or a branch library system located in the northern city limits will need to be addressed.

Facility Inventory:

1. Number of employees – 14 full-time; 9 part time; (18.12 FTE)
2. Number of buildings – 1 – Scott County Public Library
 - a. Space - 28,750 square feet
 - b. Parking capacity - 80 vehicles
 - c. Location – 104 South Bradford Lane, Georgetown
 - d. Area of Coverage – All of Scott County
3. Bookmobile (1) – For public outreach

Implementation Strategies:

The Scott County Public Library will be updating its long-range (five-year) plan during the 2006-2007 fiscal year. This process identifies actions associated with facility, collection development, staffing, and programming. The library places a strong emphasis on establishing and maintaining partnerships with other educational, governmental, cultural, and social service entities in the community. The Scott County Public Library uses the Kentucky Public Library Standards: Direction and Service for the 21st Century, 2nd edition, 2006, in their evaluation and planning process.

Funding Sources:

As a special taxing district, the public library does not depend directly on the city or county governments for financial assistance. It is dependent on a strong tax base for its support.

Evaluation of Facilities:

The Scott County Public Library annually evaluates their program through the use of the Kentucky Public Library Standards. The library has received the second highest rating, “Enhanced Level”, i.e., an expansion of services beyond the basic.

PUBLIC WORKS

Service Provider: **Department of Public Works**

Primary Contact: Brad Frazier, City Engineer

Mission Statement:

Provide adequate sanitation and infrastructure maintenance to the citizens of Georgetown.

Departmental Goals:

1. Increase worker efficiency and implement production programs.

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

1-2 Years: Mapping of storm sewers, start herbie program, complete stormwater handbook.

3-5 Years: Create stormwater best management practice schedule, start a pavement management program.

Current and Projected Operating Budget

Current: Sanitation: \$1.6 mil Maintenance: \$1.1 mil

Facility Inventory (List)

1. Public Works workshop
2. Salt Barn

Detail for Current and Projected Capital Improvement Projects

Project Name and Description:	Landfill Force Main Phase 1
Departmental Project/Initiative Priority Number(s):	1
Funding Source and Level:	Division of Solid Waste, City Council, Fiscal Court
Required Regulatory/Compliance Mandates:	Yes. Kentucky Division of Solid Waste.
Proposed Funding and Implementation Strategies:	Already determined.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	Solid Waste regulations.
Current and Projected Capacity and Use Statistics:	To collect leachate for Simms Road Landfill and transport it to Wastewater Treatment Plant #2.
Associated Property Acquisitions and Major Construction Tasks:	Approximately 35 easements.

Project Name and Description:	Bradshaw Detention Dam
Departmental Project/Initiative Priority Number(s):	2
Funding Source and Level:	Georgetown City Council
Required Regulatory/Compliance Mandates:	No
Proposed Funding and Implementation Strategies:	Already determined.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	None
Current and Projected Capacity and Use Statistics:	To detain runoff for 320 acres that drain through the Southern part of the City-Old Lemons Mill, Ruckers, Ely Alley, Water Street.
Associated Property Acquisitions and Major Construction Tasks:	None

Project Name and Description:	Landfill Force Main Phase 2
Departmental Project/Initiative Priority Number(s):	3
Funding Source and Level:	No. Will not be presented until 2007-2008 budget cycle.
Required Regulatory/Compliance Mandates:	Yes. Division of Solid Waste.
Proposed Funding and Implementation Strategies:	City Council, Fiscal Court, and hopefully any other agreeable sources at the State level.
Studies/Analyses Completed since 2001:	None
Applicable Governing Ordinance and Policy Documents:	Solid Waste regulations.
Current and Projected Capacity and Use Statistics:	To collect leachate for Double Culvert Landfill and also transport it to Wastewater Treatment Plant #2.
Associated Property Acquisitions and Major Construction Tasks:	Approximately 30 easements.

COMMUNITY FACILITIES ELEMENT

SECTION IV

URBAN SERVICE BOUNDARIES

SUMMARY

This section of the Plan sets policies and makes recommendations for Urban Service Boundaries within Scott County. It is consistent with the content and recommendation contained within the Urban Land Use Element of the Comprehensive Plan.

An "Urban Service Boundary" (USB) is a line that indicates the extent of future urban development that will require city services (sewer, water, police, fire, etc.). The Urban Service Boundaries for a given municipality includes those properties that can be developed to urban uses and densities and annexed to those cities within the current planning period. Unincorporated areas and areas outside of recognized Urban Service Boundaries are considered "rural" for planning purposes.

As used in this comprehensive plan, the term "public services" refers to, among other things, water, sewage collection and treatment, transportation facilities, and police and fire protection, which are typically provided by city or county governments. Governments can pay for these services only through user fees or taxation. For successful urban development within urban service boundaries, no such development should be approved except upon the condition of annexation. Annexation is necessary to provide the revenue streams required to cover the cost of urban services over the long term and should include all new urban development.

Policies should also encourage annexation of existing industrial and commercial development areas. Industrial and commercial development requires a level of services, especially for sewer, roads, and fire and police protection, that can best be provided by government. For these reasons, each city's incorporated boundary should eventually be co-extensive with all developed lands within their respective Urban Service Boundaries.

Maps showing the Urban Service Boundaries within Scott County are included in Appendix A.

URBAN SERVICE BOUNDARIES GOALS AND OBJECTIVES

The Goals and Objectives listed in Section I also help guide decisions about Urban Service Boundaries. Those goals have suggested objectives for evaluating and selecting the most appropriate locations for the boundaries. These objectives as well as those found below can guide the Planning Commission as amendments to Urban Service Boundaries are proposed in the future.

General:

1. Maintain an adequate supply of developable land to accommodate anticipated growth and allow sufficient market flexibility.
2. The Urban Service Boundary for each city should be located so as to allow for the most cost-efficient provision of public facilities and services.
3. Formalize the use of the criteria adopted by the Planning Commission Urban Land Use Subcommittee in September 2006.
4. Annexation policies should reinforce the Urban Service Boundary. Development within urban service boundaries that requires public services should be annexed.
5. In certain unique and very limited situations, the Planning Commission may wish to consider and allow minor deviations from the recommended USB location to avoid a substantially unjust outcome for particular properties. These limited situations could include properties where pre-existing zoning for urban development extends outside the proposed USB; or properties that would be divided by the boundary to create parcels that would be otherwise unusable for any reasonable purpose. However, in making these minor adjustments, the concept and integrity of the USB must be maintained.
6. Additional small area development plans may need to be considered for US 62W and US 25S, and other similar corridors as they become community concerns to the Transportation and Rural Subcommittees.

URBAN SERVICE BOUNDARY RECOMMENDATIONS

Georgetown:

1. The location of the Urban Service Boundary for Georgetown should not be extended south beyond the greenbelt or further into the Royal Spring aquifer recharge area than the amended 1994 USB limits.
2. The Urban Services Boundary should not be extended east beyond the Lanes Run watershed.
3. The Urban Service Boundary should not be extended north beyond the current adjusted limit.
4. The Georgetown USB should be adjusted by adding the following three parcels to the existing boundary:
 - a. USB-2006-01 Whitaker Land Company – 146 acres, bounded on the south by the existing Georgetown USB, I-75 to the east, Price Farms to the north and the Norfolk-Southern Railroad to the west. The proposed purpose is for future residential development. Inclusion is recommended based on existing natural and containing boundaries, the presence of public services and facilities and the fact that it also fits desired growth patterns for the area.
 - b. USB-2006-02 JCD Properties, LLC – 38.66 acres, south of US-460 (Frankfort Pike), immediately west of the intersection of US 460 and the existing Bypass (McClelland Circle), and west of the Bypass. The proposed future use is commercial or as determined by the Planning Commission. Inclusion is recommended based on compatibility with the existing USB and contiguous development and consistency with the original intent for development of the adjoining property.

- c. USB-2006-04 West Brothers Property – 62.17 acres, bounded by US 25 North (north of and adjacent to Ann Mason Elementary School and Royal Spring Middle School) and across from Stonehenge Subdivision. The proposed future land use will be as determined by the Planning Commission. Inclusion is recommended based on existing natural and containing boundaries, the presence of public services and facilities and the fact that it also fits desired growth patterns for the area.

Sadieville:

No change is currently recommended to the existing Sadieville Urban Service Boundary. However, projected development will require that this issue be revisited within the planning window envisioned by this version of the Comprehensive Plan.

Stamping Ground:

No change is recommended to the existing Stamping Ground Urban Service Boundary.

ANNEXATION POLICY

Urban development requires urban services. For the purpose of this policy statement, urban development includes industrial and commercial development of all kinds and residential development on lots consistent with the residential classifications under the zoning ordinance. Urban development in the context of this discussion does not include residential development on five acre tracts.

Urban development is concentrated land use. This kind of development must occur where urban services are available. Without urban services, further development cannot occur and existing development cannot flourish. Urban services include, among other things, water, sewage treatment, transportation facilities, police and fire protection. With few exceptions, these services are provided by city government. City government can pay for these services only through user fees or taxation. Without both income streams, the cost to the user is increased and the long term prospects for adequate services are reduced.

In order to provide an environment conducive to successful urban development, no such development should be approved except upon the condition of annexation. Annexation is necessary to provide for urban services over the long term. While most newly constructed public facilities are installed by developers, the obligation for long term maintenance and capacity falls to the city. To afford the city the reasonable opportunity to meet this enormous responsibility, urban services must be contiguous and well planned to reduce long term costs and provide maximum service per dollar invested. These services and the development using them must be located within the city's taxing jurisdiction in order to place responsibility for supporting the city and its systems on the development which benefits from them. This policy also assures the city's ultimate control over its public service system.

Requiring annexation of all new development would limit the area to be served, since annexed territory must be contiguous to current city limits. This limitation in area would result in more service per dollar spent. Proposed development which could not locate within the service area would not be permitted. The only arguable exception to this rule would be developments which are self-sufficient, i.e., development which requires no capital investment by the city or its agencies in the present or future.

In general, existing urban development should be annexed. Policies encouraging annexation of existing industrial and commercial development must be adopted to combat the obstacles to annexation created by state law and the reluctance customarily exhibited by development owners outside the incorporated city limits. This reluctance results from developments outside the city limits receiving some urban benefits without the tax obligation faced by similar developments inside the city limits. This "free ride" is enticing, but short lived. Without sufficient revenue to upgrade and maintain the system, the City's infrastructure must eventually decline. A city cannot depend on new development and new revenues to always cover the shortfall in revenues.

A city must also consider annexation of single family residential developments, even those not within the path of new development, when the absence of certain urban services has created a threat to public safety. An example of the type of threat which may justify annexation is the large scale failure of septic tanks in a single family residential development. The city may be the only entity able to provide the necessary relief. Annexation in this instance is based on the general welfare of Georgetown and its environs.

The urban service area and the city's incorporated boundary should be essentially identical. The urban service area concept is ineffective if urban services cannot be provided throughout the designated area. The city is responsible for providing most urban services. The city, however, cannot provide long-term urban services throughout the designated area on user fees alone. The city must also collect tax revenues from its entire service area in order to capitalize the long term cost of providing maintenance and capacity for urban services throughout the urban service area.

COMMUNITY FACILITIES ELEMENT
SECTION V

2006 COMPREHENSIVE PLAN
Community Facilities Element Data Call

Background:

The Georgetown-Scott County Comprehensive Plan is a “living document” that guides policy decisions on physical development and growth. It is developed from diverse sources that provide input regarding the development needs, goals, and objectives of the various communities within the County. Input from these sources is a vital link between Scott County’s investments in facilities and the various communities they are intended to serve. The information provided as input to the Comprehensive Plan identifies where we are now, where we want to go in the future, and describes a “bridge” for the gap between the two. Statutory requirements for development of a Comprehensive Plan are contained within Kentucky Revised Statute Chapter 100.

With the above in mind the Joint Georgetown-Scott County Planning Commission requests your assistance and input in developing the Community Facilities Element of the 2006 Comprehensive Plan Update. We have developed a standard data collection instrument for gathering much of the information needed to develop a viable plan that can be used to guide decisions over the next 5 years. We request that each Department provide the data requested on the attached data collection forms. Departments NEED NOT create new information. Provide the information requested using the best information currently available. Complete the attached forms (MS Word format) or using the attachment as a guide provide the information requested. Return the information via email attachment or fax to:

Rhonda Cromer: (Planner)
rcromer@gscplanning.com
(502) 857-3725 FAX
(502) 867-3701

Claude Christensen: (Writer/Editor)
Christensen13@bellsouth.net
(502) 857-1783 FAX

Your responses should be received not later than August 18, 2006. We appreciate your support and prompt response as we move forward with this important task.

Respectfully,

*GSC Planning Commission,
Michael Sapp, Director*

Attachment (1)

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
COMMUNITY FACILITIES SUBCOMMITTEE**

**2006 COMPREHENSIVE PLAN
Community Facilities Element Data Call**

Instructions:

This data collection template consists of two sections. Section 1 contains general information regarding the department. Section 2 requests more specific information and should be completed once for EACH facility for which the department has or will have responsibility (i.e., a separate Section 2 should be completed for each major building or other community use facility or project identified in Section 1. Answers need not be lengthy or overly detailed. Information should be provided from the best data readily available. The intent is to collect only that information needed to adequately describe the department and its functions, asset inventory, and current and projected capital improvement projects over the next 5 years.

Questions should be referred to Ms. Rhonda Cromer at: rcromer@gscplanning.com or (502) 857-3701.

**SECTION 1:
GENERAL DEPARTMENT LEVEL INFORMATION:**

Department Name:

Primary Department Contact: (The Person To Whom Questions May Be Referred)

Department Mission/Purpose Statement:

Departmental Goals:

Supporting Short (1-2 year) and Long (3-5 year) Term Objectives:

Current and Projected Operating Budget

Facility Inventory (List)

**SECTION 2:
DETAIL FOR CURRENT AND PROJECTED CAPITAL IMPROVEMENT PROJECTS**

Project/Initiative Identification (Name And Description):

Departmental Project/Initiative Priority Number(s):

Does this project have an Approved Funding Source and Level? (If Yes, please list it.)

What are the Proposed Funding and Implementation Strategies?

Is this Project Required by one or more External Regulatory/Compliance Mandates? (If Yes, please list):

List any Formal Studies and/or Analyses Completed Applicable for this project since 2001:

List any Governing Ordinance and Policy Documents Applicable to this Project:

What are the Current and Projected Capacity and Use Statistics for this Project:

Projected Property Acquisitions and Major Construction Projects Associated with this Project: