

1988

Industrial Resources: Woodford County - Versailles

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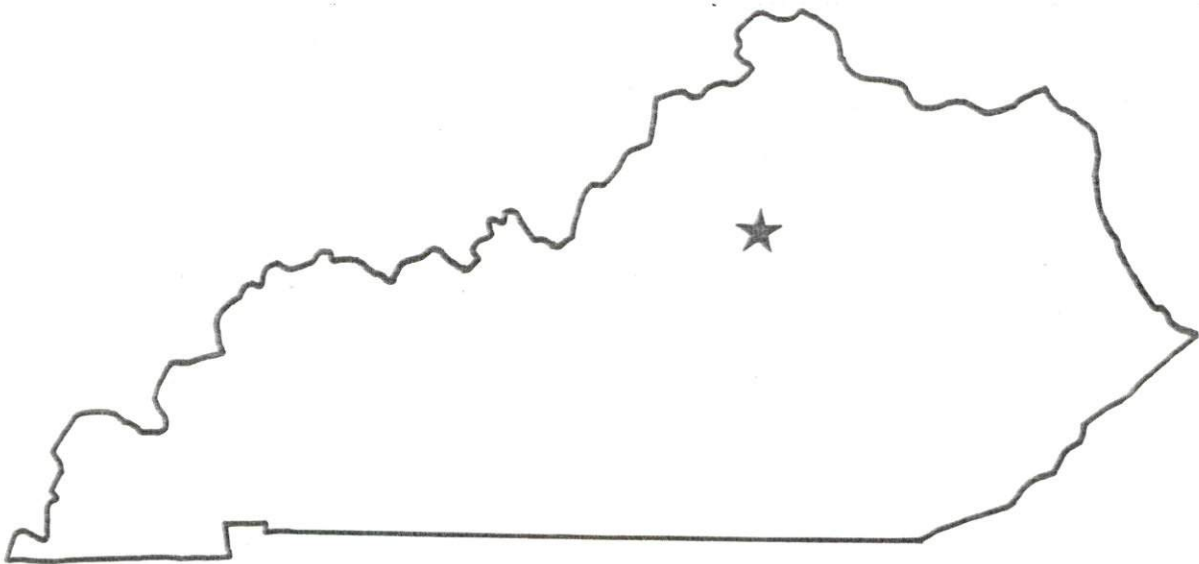
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RESOURCES FOR ECONOMIC DEVELOPMENT

Versailles



KENTUCKY

Open for Business

LOCATION: Within northern city limits
ZONING: Industrial (I-1)
HIGHWAY ACCESS: Paved access road adjacent to southern boundary; US 60
Bypass via paved access road 300 feet from western boundary; Access to
site via Big Sink Road restricted to emergency vehicles only.
RAILROAD: Southern Railway approximately 700 feet south; Right of Way
has been obtained
WATER: Versailles Municipal Water and Sewer Works
Size Line: 10-inch line along southern boundary
SEWERAGE: Versailles Municipal Water and Sewer Works
Size Line: 8-inch line along paved access road
NATURAL GAS: Columbia Gas of Kentucky
Size Line: 6-inch line along southern and eastern boundaries
ELECTRICITY: Kentucky Utilities Company
OWNERSHIP: Versailles/Woodford County Economic Development Authority
SCHOOL DISTRICT: Woodford County

Existing Industries

A Aeroquip Corp.
B L. N. Glass Inc.
C Clark Distributing Co.
D Kuhlman Corp.
Distribution Transfer Div.
E Advanced Drainage Systems Inc.
F Texas Instruments Inc.
G Rand McNally & Co.
H M-B Food Corp.
I Keebler Co.
J GTE Products Corp.
Lamp Plant
K GTE Products Corp.
Glass Plant

SCALE: 1 inch = 2000 feet
CONTOUR INTERVAL: 10 feet
BASE: USGS 7.5 minute series - 1965
Photorevised - 1978

UTILITIES
----- Water Line
----- Sewer Line
----- Gas Line

For more information contact the Cabinet for Economic Development, Department of Business Development, Industrial Development & Marketing Division, Capital Plaza Tower, Frankfort, Kentucky 40601 (502-564-7140)

VERSAILLES, KENTUCKY
Industrial Site - 188
28 Acres



RESOURCES FOR ECONOMIC DEVELOPMENT

VERSAILLES, KENTUCKY

Prepared by
The Kentucky Department of Business Development
Division of Research and Planning
in cooperation with
The Woodford County Chamber of Commerce
and
The Versailles-Woodford County Economic Development Authority

1988

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

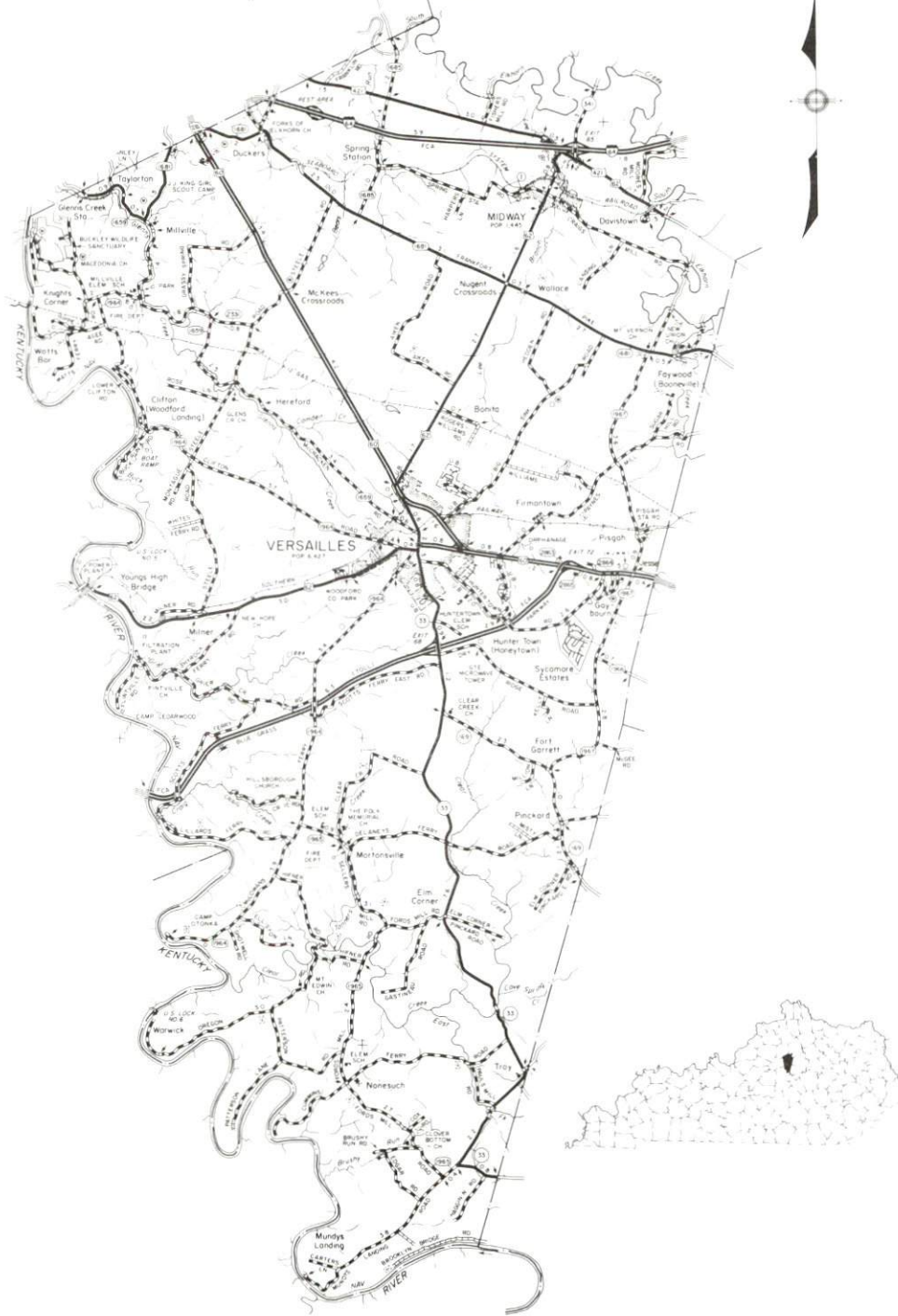
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GENERAL HIGHWAY MAP
WOODFORD COUNTY
KENTUCKY

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



VERSAILLES, KENTUCKY - A RESOURCE PROFILE

Versailles, the county seat of Woodford County, is located in central Kentucky's famous Bluegrass Region. Versailles is 13 miles west of Lexington, Kentucky; 64 miles southeast of Louisville, Kentucky; 96 miles south of Cincinnati, Ohio; and 194 miles north of Knoxville, Tennessee. In 1986 Versailles had an estimated population of 7,250.

Located in the heart of thoroughbred country, Woodford County is the home of many beautiful horse farms. Woodford County, with a land area of 192 square miles, had an estimated population of 19,036 in 1986.

The Economic Framework - The total number of Woodford County residents employed in 1987 averaged 9,450. Manufacturing firms in the county reported 2,820 employees; wholesale and retail trade provided 1,300 jobs; 990 people were employed in service occupations; state and local government accounted for 660 employees; and contract construction firms provided 270 jobs.

Labor Supply - There is a current estimated labor supply of 14,170 men and 16,535 women available for industrial jobs in the labor market area. In addition, from 1988 through 1992, 13,110 young men and 12,620 young women in the area will become 18 years of age and potentially available for industrial jobs.

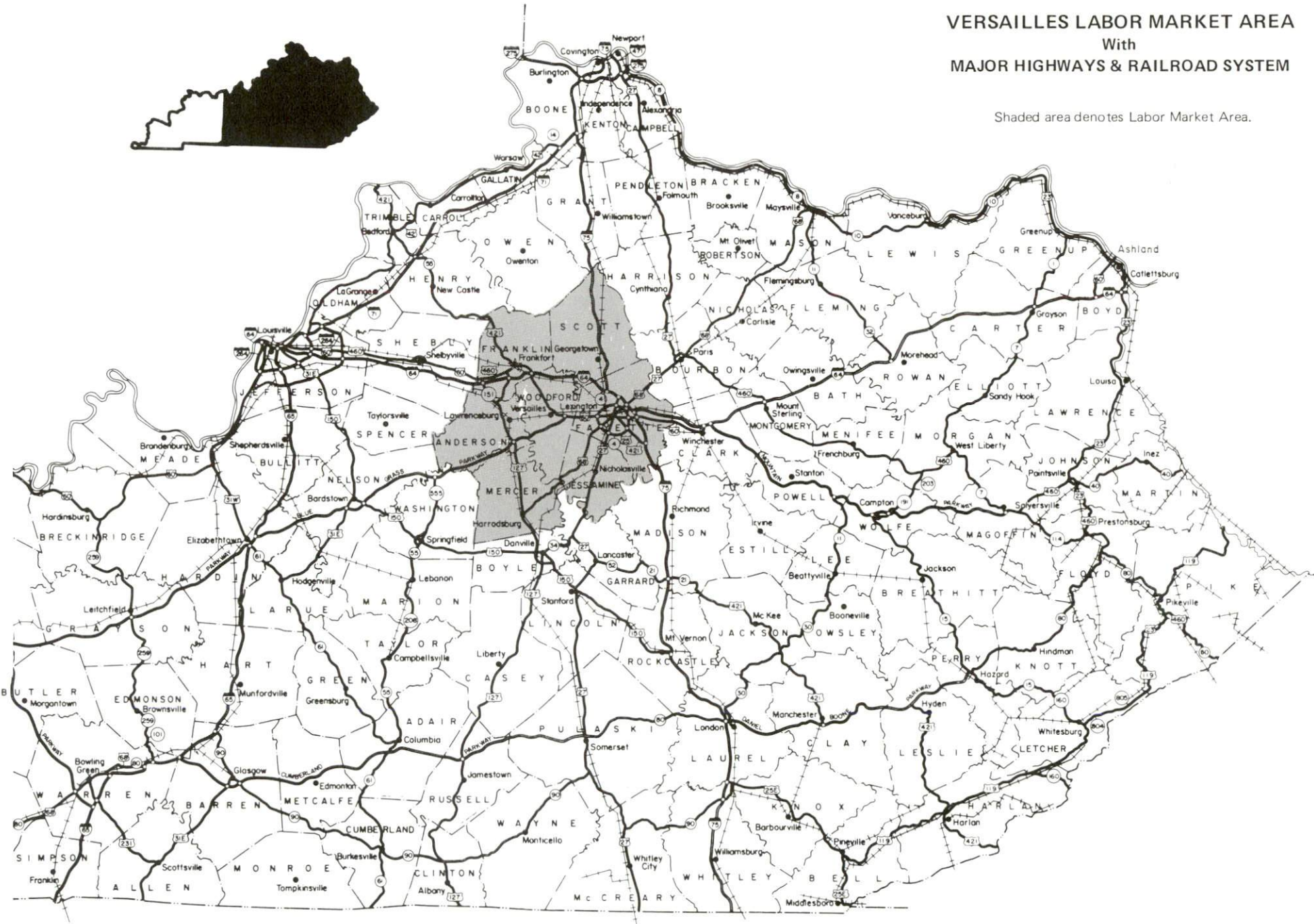
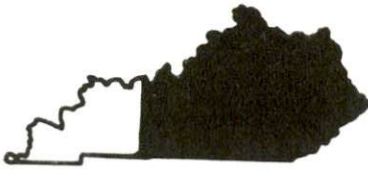
Transportation - The Southern Railway System provides branch line rail service to Versailles. Major highways serving Versailles and Woodford County are U.S. Highways 60 and 62, both "AAA"-rated trucking highways. The Blue Grass Parkway is located three miles east of Versailles. Thirty-one common carrier trucking companies provide interstate and/or intrastate service to Versailles. Scheduled commercial airline service is available at the Bluegrass Airport, nine miles east of the city.

Power and Fuel - Electric power is provided to Versailles and Woodford County by the Kentucky Utilities Company. Woodford County is also provided electric power by Fox Creek Rural Electric Cooperative Corporation and Frankfort Electric and Water Plant Board. Natural gas is provided to Versailles by Columbia Gas of Kentucky, Inc.

Education - Primary and secondary education is provided to Versailles and Woodford County by the Woodford County School System, which is accredited by the Southern Association of Colleges and Schools. Four universities, six senior colleges and one community college are located within 55 miles of Versailles. The Central Kentucky State Vocational-Technical School, located in Lexington, 13 miles east, offers training in 26 different courses. Also in Lexington, the Northside and Southside Area Vocational Education Centers offer training in a total of 17 courses.

VERSAILLES LABOR MARKET AREA
With
MAJOR HIGHWAYS & RAILROAD SYSTEM

Shaded area denotes Labor Market Area.



LABOR MARKET STATISTICS

The Versailles Labor Market Area includes Woodford County and the adjoining Kentucky counties of Anderson, Fayette, Franklin, Jessamine, Mercer and Scott.

POPULATION

<u>Area</u>	<u>1986*</u>	<u>1980</u>	<u>1970</u>	<u>Percent Nonwhite</u>
				<u>1980</u>
Versailles	7,250	6,427	5,679	12.1
Labor Market Area	360,319	343,229	283,934	-
Woodford County	19,036	17,778	14,434	8.0
Anderson County	13,800	12,567	9,358	3.9
Fayette County	212,909	204,165	174,323	14.5
Franklin County	43,992	41,830	34,481	8.7
Jessamine County	29,201	26,065	17,430	4.6
Mercer County	19,174	19,011	15,960	4.6
Scott County	22,207	21,813	17,948	7.3

* Population estimates.

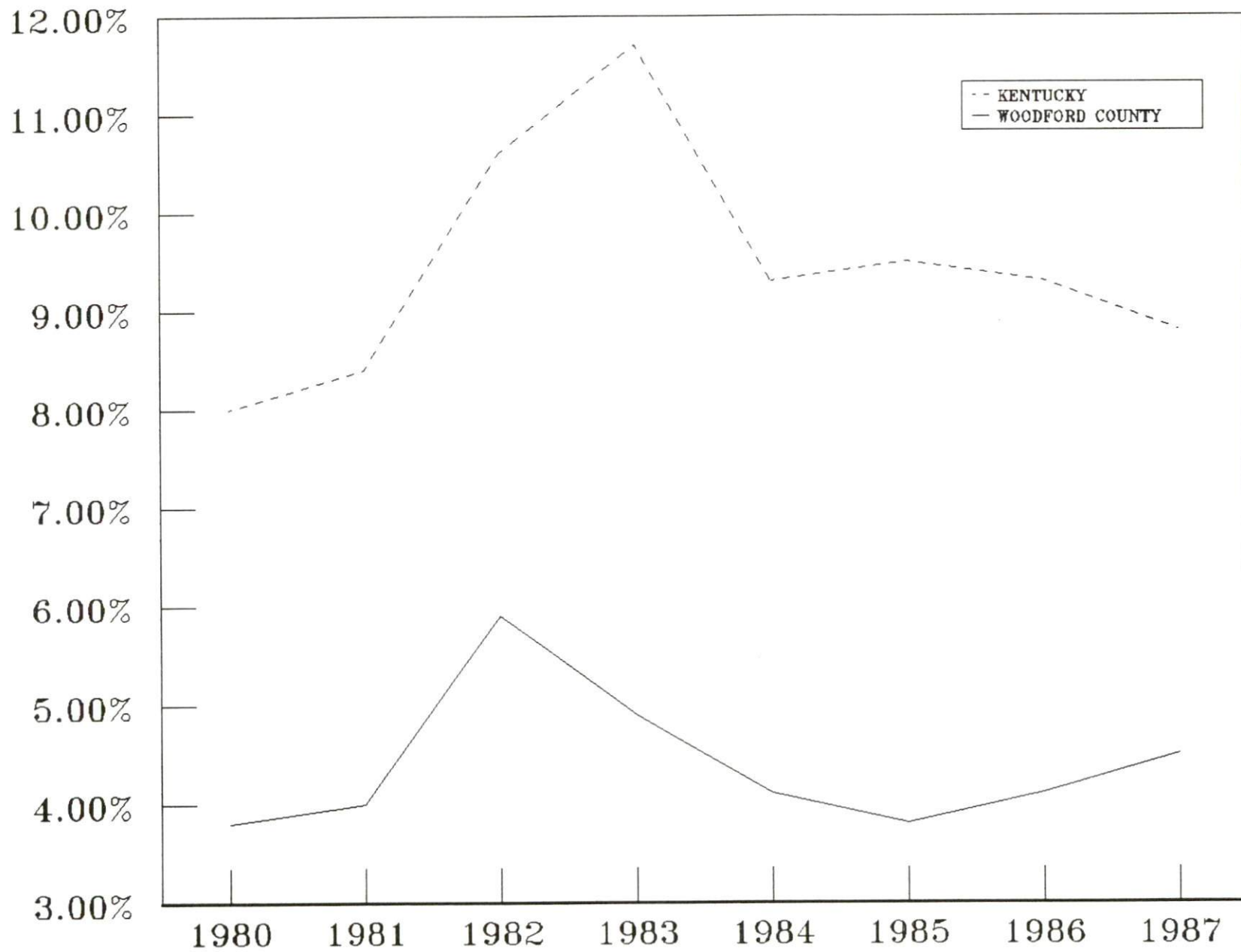
Sources: U.S. Department of Commerce, Bureau of the Census. University of Louisville, Urban Studies Center, Population Unit.

POPULATION PROJECTIONS

<u>Area</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2010</u>
Labor Market Area	382,619	401,705	416,549	438,407
Woodford County	20,481	22,021	23,251	25,081
Anderson County	14,495	15,438	16,166	17,250
Fayette County	223,311	232,104	238,725	247,882
Franklin County	47,818	50,700	52,868	55,934
Jessamine County	31,085	33,572	35,699	39,306
Mercer County	20,567	21,549	22,290	23,377
Scott County	24,862	26,321	27,550	29,577

Source: University of Louisville, Urban Studies Center, Population Research Unit, How Many Kentuckians: Population Forecasts, 1980-2020, the 1986 Edition, Spring 1986.

UNEMPLOYMENT RATES



LABOR FORCE CHARACTERISTICS OF RESIDENTS, 1987

	<u>Woodford County</u>	<u>Labor Market Area</u>
Civilian Labor Force	9,899	195,759
Employment	9,452	185,631
Unemployment	447	10,128
Rate of Unemployment (%)	4.5	5.2

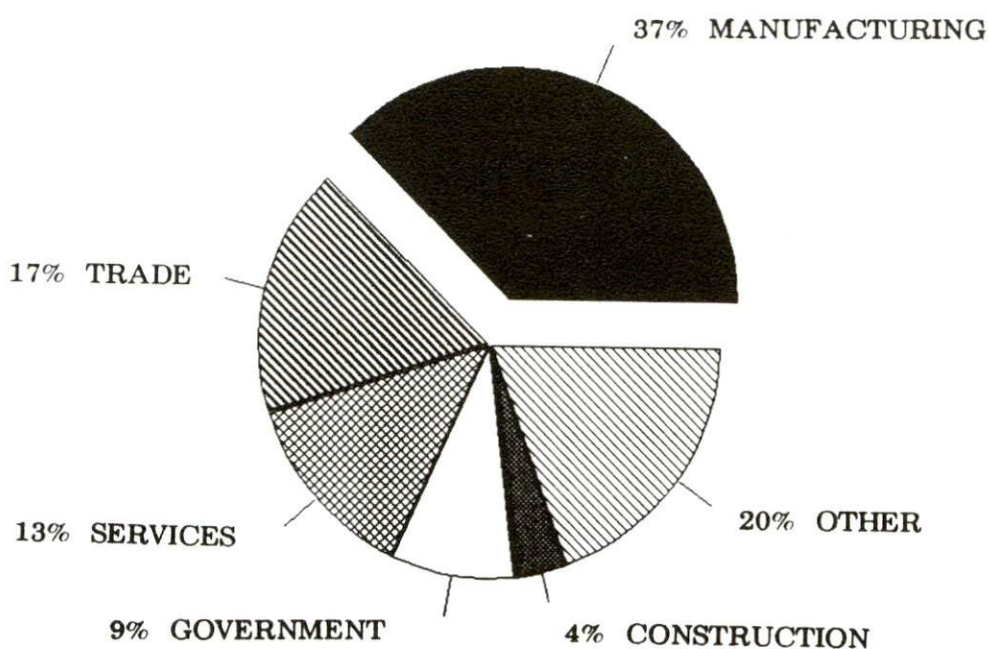
Source: Kentucky Cabinet for Human Resources, Kentucky Labor Force Estimates, Annual Averages, 1987.

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

	<u>Woodford County</u>	<u>Labor Market Area</u>
All Industries (total)	7,497	179,105
Manufacturing	2,817	30,582
Wholesale & Retail Trade	1,304	42,491
Services	990	37,239
State/Local Government	661	35,865
Contract Construction	270	10,580

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

WOODFORD COUNTY



ESTIMATED MALE LABOR SUPPLY
VERSAILLES LABOR MARKET AREA

Area	Current				Future
	Total Male	Unemployed	Under-employed	Not in Labor Force	Becoming 18 years of age 1988 thru 1992
Labor Market Area*	14,171	5,129	9,042	0	13,110
Woodford	513	178	335	0	747
Anderson	454	239	215	0	551
Fayette	8,361	2,637	5,724	0	7,312
Franklin	1,538	669	869	0	1,692
Jessamine	1,395	506	889	0	1,157
Mercer	769	422	347	0	744
Scott	1,141	478	663	0	907

ESTIMATED FEMALE LABOR SUPPLY
VERSAILLES LABOR MARKET AREA

Area	Current				Future
	Total Female	Unemployed	Under-employed	Not in Labor Force	Becoming 18 years of age 1988 thru 1992
Labor Market Area*	16,535	4,619	10,815	1,101	12,618
Woodford	819	222	499	98	733
Anderson	680	274	355	51	538
Fayette	9,322	2,525	6,797	0	7,032
Franklin	1,557	534	1,023	0	1,643
Jessamine	1,426	394	1,032	0	1,065
Mercer	1,709	318	439	952	730
Scott	1,022	352	670	0	877

* Additional workers may be drawn from other nearby counties.

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

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

AVERAGE PLACEMENT WAGES

Woodford County is served by the Frankfort local office of the Kentucky Department for Employment Services. The focus of the following data is on job placements made by the Frankfort local office and may therefore be used as an indicator of the wages which employers in the area pay new employees. During the twelve months which ended on June 30, 1987, the local employment office filled 2,334 job openings in various occupational categories. The average hourly wage for selected occupational categories were:

<u>OCCUPATIONAL CATEGORY</u>	<u>NUMBER OF PLACEMENTS</u>	<u>AVERAGE WAGE(\$)</u>
All Occupations	2,334	3.93
Clerical	357	3.82
Sales	37	3.98
Services (excluding domestic)	368	3.37
Agricultural, Fishery, Forestry, etc.	19	3.88
Processing	40	7.56
Machine Trades	83	6.38
Bench Work	863	3.51
Structural	153	4.66
Motor Freight/ Transportation	41	4.47
Packaging and Materials Handling	309	4.20
Other	3	7.11

The Frankfort local office also serves Anderson and Franklin Counties. The above occupational categories are taken from the Dictionary of Occupational Titles published by the U.S. Department of Labor.

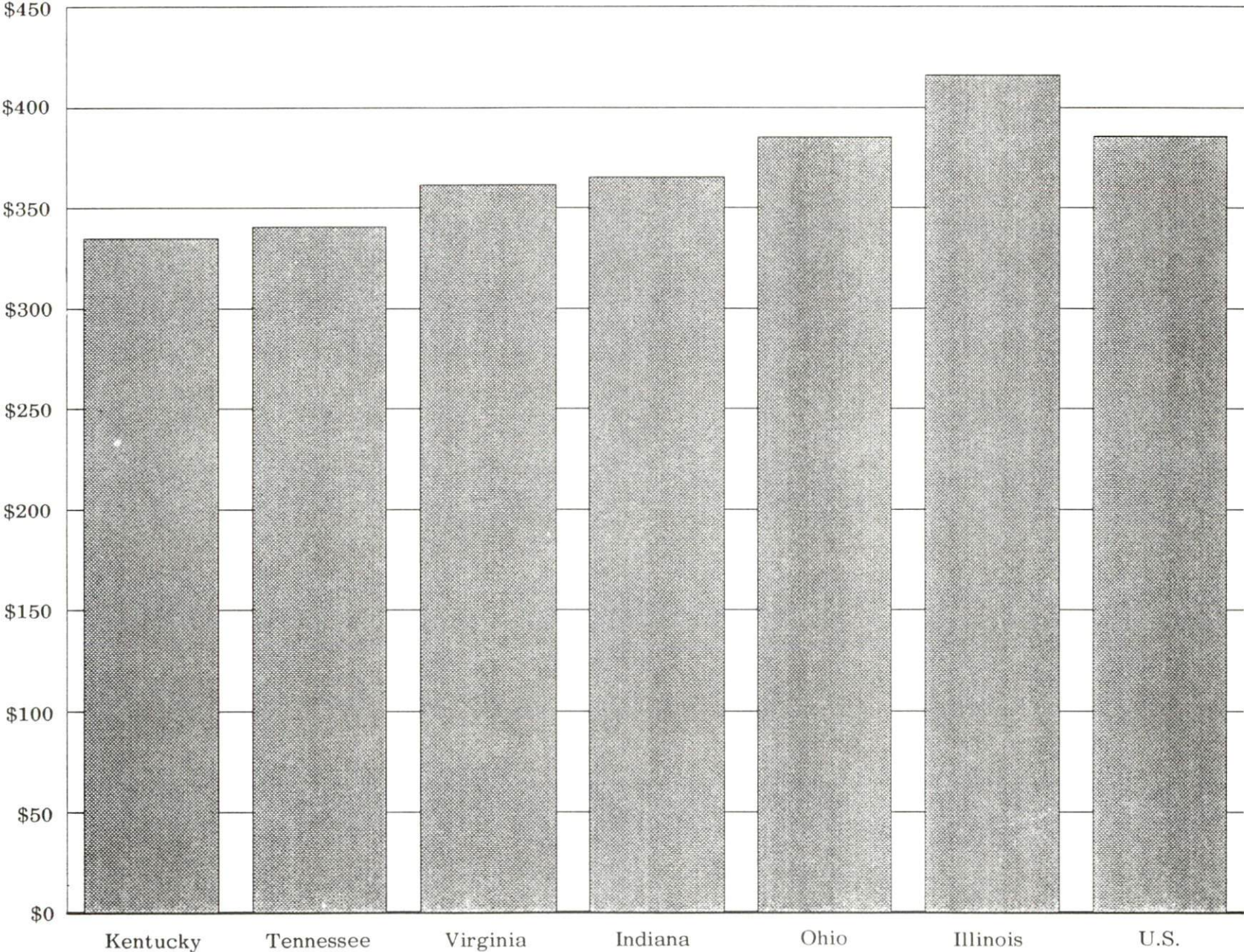
Source: Kentucky Cabinet for Human Resources, Department for Employment Services.

PER CAPITA PERSONAL INCOME

<u>Area</u>	<u>1982</u>	<u>1986</u>	<u>Percent Change</u>
Woodford County	\$ 15,222	\$ 17,910	17.7
Labor Market Area Range	\$8,771 - 15,222	\$11,091 - 17,910	-
Kentucky	9,277	11,342	22.3
U.S.	11,480	14,636	27.5

Sources: U.S. Department of Commerce, Bureau of Economic Analysis. Kentucky Economic Information System, June 1986.

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



AVERAGE WEEKLY WAGES BY INDUSTRY
BY PLACE OF WORK, 1987

	<u>Woodford County</u>	<u>Anderson County</u>	<u>Fayette County</u>	<u>Franklin County</u>
All Industries	\$342.75	\$335.63	\$359.90	\$350.33
Mining & Quarrying	*	*	815.64	0
Contract Construction	246.53	304.55	366.79	402.14
Manufacturing	473.03	443.96	584.64	360.05
Transportation, Communications & Public Utilities	398.77	433.50	432.39	493.26
Wholesale & Retail Trade	190.15	233.52	229.91	188.35
Finance, Insurance & Real Estate	333.64	319.10	403.27	357.84
Services	270.88	182.55	309.71	264.66
State/Local Government	296.46	359.40	403.01	402.42
Other	297.96	267.49	333.84	243.71
	<u>Jessamine County</u>	<u>Mercer County</u>	<u>Scott County</u>	
All Industries	\$299.32	\$292.97	\$341.26	
Mining & Quarrying	*	0	480.84	
Contract Construction	315.60	312.25	411.72	
Manufacturing	386.27	407.88	482.78	
Transportation, Communications & Public Utilities	354.83	453.64	403.63	
Wholesale & Retail Trade	246.82	169.60	158.95	
Finance, Insurance & Real Estate	283.71	310.07	327.63	
Services	227.94	200.30	271.15	
State/Local Government	267.11	307.96	273.91	
Other	340.44	216.01	279.13	

* Not disclosed.

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

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

EXISTING INDUSTRY

VERSAILLES MANUFACTURING FIRMS,
THEIR PRODUCTS AND EMPLOYMENT

<u>Firm</u> <u>(Establishment date)</u>	<u>Product</u>	<u>1987</u> <u>Average Employment</u>	<u>Labor</u> <u>Unions</u>
Advance Drainage Systems, Inc. (1972)	Corrugated plastic drainage pipe	15	
Aeroquip Automotive, Inc. (1987)	Hose assemblies & couplings	50	
Bill Fitch Signs (1985)	Vinyl-lettered signs	2	
GTE Products Corporation (1964)	Fluorescent lamps	475	
GTE Products Corporation, Glass Plant (1972)	Glass tubing	205	
Jomco (1953)	Special production machinery, custom machinery, machine parts & components	4	
Kaenzig Brothers Orchard (1932)	Cider	6	
Kuhlman Corporation, Distribution Transformer Division (1967)	Transformers, fuse holders	349	Auto Workers*
McCauley Brothers, Inc. (1938)	Feed	12	
Rand McNally and Company (1962)	Books, printing & binding, map publishing	933	

(Continued)

<u>Firm</u> <u>(Establishment date)</u>	<u>Product</u>	<u>1987</u> <u>Average Employment</u>	<u>Labor</u> <u>Unions</u>
Texas Instruments, Inc., Control Products Division (1954)	Thermostats, pressure switch, relays	N/A	
United L-N Glass, Inc. (1987)	Automotive laminated glass, automotive tempered glass	260	
Woodford Feed Company (1940)	Feed, fertilizer	27	
The Woodford Sun Company (1869)	Newspaper, offset printing	14	

* See Labor Organizations below.

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

LABOR ORGANIZATIONS IN MANUFACTURING FIRMS

International Union, United
Automobile, Aerospace and
Agricultural Implement
Workers of America

Kuhlman Corporation, Distribution
Transformer Division

SELECTED INDUSTRIAL SERVICES

<u>Types of Service</u>	<u>Location</u>	<u>Mileage from Versailles</u>
Custom Data Processing	Lexington	13
	Frankfort	15
Custom Plastics Producers	Lexington	13
	Georgetown	18
Electric Motor Repair	Lexington	13
Grinding, Precision & Tool	Lexington	13
	Georgetown	18
Heat Treating Facilities	Lexington	13
	Frankfort	15
	Georgetown	18
Industrial Equipment & Supplies	Lexington	13
	Frankfort	15
Industrial Gases	Lexington	13
Industrial Waste Removal	Lexington	13
	Frankfort	15
Machine Shops, Tool & Die	Versailles	-
Metal Castings	Cynthiana	38
Metal Finishers	Lexington	13
	Georgetown	18
Metal Service Centers	Lexington	13
Millwrights	Lexington	13
Public Warehouse Facilities	Lexington	13
	Frankfort	15

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

TRANSPORTATION

Rail

The Southern Railway System provides branch line rail service to Versailles. The nearest piggyback facilities are available at Georgetown, Kentucky, 18 miles northeast of Versailles.

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

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

Highways

Versailles is served by U.S. Highways 60 and 62, both class "AAA" (80,000-pound gross load limit) trucking highways. The Blue Grass Parkway, a multi-lane toll road, is located three miles east of the city. Access onto Interstate 64, a major east-west route, is 8 miles to the northeast via U.S. 62 or 10 miles northwest via U.S. 60. Access onto Interstate 75, a major north-south highway, is located 17 miles east of Versailles at Lexington. Interstate 64 and 75 intersect approximately four miles north of Lexington.

Truck Service

ABF Freight System, Inc.*	Lawrenceburg Transfer Company*
ANR Freight System, Inc.**	Manning Motor Express, Inc.*
Advance Transportation Company*	Middlewest Freightways, Inc.*
American Freight System, Inc.**	The O.K. Trucking Company*
Averitt Express, Inc.*	Overnite Transportation Company*
Bailey's Express, Inc.*	Owenton Express, Inc.*
Bishop Motor Express*	P-I-E Nationwide, Inc.**
Bowman Transportation, Inc.**	Preston Trucking Company, Inc.*
CW Transport, Inc.*	Quick Freight Systems*
Carolina Freight Carriers Corporation*	R-W Service System, Inc.*
Central Transport, Inc.**	R & L Transfer, Inc.*
Claxon Truck Line, Inc.*	Roadway Express, Inc.*
Consolidated Freightways Corporation of Delaware*	Spartan Express, Inc.*
Harris Motor Express, Inc.*	TNT Holland Motor Express, Inc.*
Jones Truck Lines, Inc.*	Transcon Lines*
	Yellow Freight System, Inc.*

* Interstate and intrastate service.

** Interstate service only.

Source: American Motor Carrier Directory, Spring 1988.

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

City	Highway Miles	Delivery		City	Highway Miles	Delivery Time TL
		Time TL				
Atlanta, GA	376	1		Los Angeles, CA	2,151	4
Baltimore MD	546	2		Louisville, KY	65	1
Birmingham, AL	406	2		Nashville, TN	194	1
Chicago, IL	351	1		New Orleans, LA	735	2
Cincinnati, OH	91	1		New York, NY	724	-
Cleveland, OH	330	1		Pittsburgh, PA	354	2
Detroit, MI	349	1		St. Louis, MO	324	2
Knoxville, TN	184	1				

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

Sources: Rand McNally Deluxe Motor Carriers' Road Atlas, 1987. Official Kentucky Mileage Map, 1980. Delivery time - Overnite Transportation Company, 213 Blue Sky Parkway, Lexington, Kentucky.

Air

Nearest Scheduled Commercial Airline Service

Location: Bluegrass Airport
4 miles west of Lexington, Kentucky;
9 miles east of Versailles

Runways: 2 paved
Length: 7,000 feet; 3,500 feet

Traffic Control: Control tower

Lighting: Approach lighting system, beacon, runways and
obstructions lighted, VASI

Services: Delta, Piedmont, USAir, Allegheny Commuter, TWA,
Jetstream United Express, Eastern Metro, Comair,
American Eagle; fuel - 100LL and jet-A; hangars,
tie-downs; major A & P repairs; major Avionics
repairs; APU, charter, flight instruction, oxygen,
plane rentals, survival equipment; taxi,
limousine, car rentals, courtesy car, weather
information; restaurant, snack bar

Air Freight Service: Air freight terminal

Air Express Service

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

Water

The Kentucky River, which flows along the western boundary of Woodford County, is located approximately 5 miles west of Versailles. A 6-foot navigation channel is maintained from Frankfort to the Ohio River near Carrollton, Kentucky.

POWER AND FUEL

Electricity

Company serving Versailles and a major portion of Woodford County -
Kentucky Utilities Company
Source of power - Kentucky Utilities Company
For industrial rates contact:

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

Company serving parts of western Woodford County - Fox Creek Rural
Electric Cooperative Corporation
Source of power - East Kentucky Power Cooperative
For industrial rates contact:

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

and/or

Fox Creek RECC
Highway 62 East
P. O. Box 211
Lawrenceburg, Kentucky 40342
(502) 839-3442

Company serving a small portion of northwestern Woodford County - Frankfort
Electric and Water Plant Board
Source of power - Kentucky Utilities Company
For industrial rates contact:

Frankfort Electric & Water Plant Board
315 West Second Street
P. O. Box 308
Frankfort, Kentucky 40601
(502) 233-3401

Natural Gas

Company serving Versailles - Columbia Gas of Kentucky, Inc.

Source of supply - Columbia Gas Transmission Corporation

Size of transmission mains - 10 and 12 inches (supplier); 6 and 12 inches
(distributor)

Distribution mains - 2, 4 and 6 inches

Distribution pressure - 4 ounces to 25 psi

Btu content - 1,030 per cubic foot

Specific gravity - 0.57

For rates and supplies contact:

Marketing Manager
Columbia Gas of Kentucky, Inc.
P. O. Box 241
Lexington, Kentucky 40584
(606) 255-3612

WATER AND SEWERAGE

Public Water Supply

Company serving Versailles - Versailles Municipal Water and
Sewer Works*
196 South Main Street
Versailles, Kentucky 40383
(606) 873-5437

Source - Kentucky River and Kentucky-American Water Company
Treatment plant capacity - 2,500,000 gallons per day
Average daily consumption - 2,250,000 gallons
Peak daily consumption - 2,500,000 gallons
Treatment processes - Sedimentation, chlorination, rapid mix, flocculation,
filtration, fluoridation, aeration
Storage capacity - 2,650,000 gallons
Size lines - 2 to 16 inches
Water pressure - 44 to 58 psi

MONTHLY WATER RATES

Inside City

First	1,000 gallons	\$3.00 (Minimum)
Next	9,000 gallons	1.29 per M gallons
Next	15,000 gallons	1.22 per M gallons
Over	25,000 gallons	1.15 per M gallons

Outside City

First	1,000 gallons	\$4.75 (Minimum)
Next	9,000 gallons	1.94 per M gallons
Next	15,000 gallons	1.83 per M gallons
Over	25,000 gallons	1.74 per M gallons

Tap-on charge:

Inside city limits: \$750 (combination rate for water
and sewer)
Outside city limits: \$850 (combination rate for water
and sewer)

* Versailles Water and Sewer Works recently completed a connection project with the Kentucky-American Water Company. Versailles may purchase up to 3 million gallons of treated water per day, and this will be used as a second source of supply. Approximate cost of this project was \$400,000.

Sewerage

Company serving Versailles - Versailles Municipal Water and
Sewer Works*
196 South Main Street
Versailles, Kentucky 40383
(606) 873-5437

Design capacity - 2,040,000 gallons per day

Average daily flow - 900,000 gallons

Type of treatment - Primary, secondary, and tertiary

Treatment processes - Grit removal, primary sedimentation, lagoon system,
trickling filter, secondary sedimentation, chlorination, aerobic
digester, sludge drying beds, polishing lagoon, screening,
activated sludge, tertiary filter

Treated effluent discharged into - Glen's Creek

Size of sanitary mains - 4 to 21 inches

Size of storm mains - 12 to 24 inches

Monthly rates - Inside city: 70 percent of monthly water bill
Outside city: 100 percent of monthly water bill

Tap-on charge:

Inside city limits: \$750 (combination rate for water and sewer)

Outside city limits: \$850 (combination rate for water and sewer)

Hookup for industry: \$1,500, plus cost of installation

* Versailles Water and Sewer Works has completed a \$900,000 project upgrading the sewage treatment plant. The project included the construction of a new filter for nitrification.

DISCHARGE LIMITATIONS

<u>Parameter</u>	<u>Maximum Daily Concentration (mg/l)</u>
Ammonium Nitrate	30.00
Arsenic, total	0.05
Barium, total	1.60
Beryllium, total	0.80
Biochemical oxygen demand	250.00
Boron, total	2.03
Cadmium, total	0.02
Chloride, total	400.00
Chromium, hexavalent	0.25
Chromium, total	0.50
Color	300.00 ADMI units*
Copper, total	0.50
Cyanide, amenable	0.02
Cyanide, total	0.04
Dissolved solids, total	1,200.00
Fluoride	2.72
Iron, total	10.00
Lead, total	0.13
Magnesium	50.00
Manganese, total	0.44
Mercury, total	0.006
Nickel, total	1.00
Phenols	0.08
PCB	0.00 (None)
Selenium, total	0.02
Silver, total	0.08
Sulfate, total	400.00
Sulfide	5.00
Total suspended solids	300.00
Zinc, total	1.35

* American Dye Manufacturers Institute (ADMI)

CLIMATE

Woodford County

Temperature

Normal (30-year record)	54.90 degrees
Average annual 1986	54.40 degrees
Record highest, August 1983 (42-year record)	103.00 degrees
Record lowest, January 1963 (42-year record)	-21.00 degrees
Normal heating degree days (30-year record) (Heating degree day totals are the sums of negative departures of average daily temperatures from 65 degrees F.)	4,814

Precipitation

Normal (30-year record)	45.68 inches
Mean annual snowfall (30-year record)	16.40 inches
Total precipitation 1986	34.86 inches
Mean number days precipitation (.01 inch or more) (42-year record)	130.30
Mean number days thunderstorms (42-year record)	45.60

Prevailing winds (through 1963)

South

Relative Humidity

1 a.m.	77 percent (22-year record)
7 a.m.	82 percent (23-year record)
1 p.m.	60 percent (23-year record)
7 p.m.	64 percent (23-year record)

Source: U.S. Department of Commerce, Environmental Science Services Administration, Climatological Data, 1986. Station of record: Lexington, Kentucky.

LOCAL GOVERNMENT

Structure

The city of Versailles is served by a mayor and six council members. The mayor is elected to a four-year term and the council members serve two-year terms. Woodford County is served by a county judge/executive and eight magistrates. The judge/executive and magistrates serve four-year terms.

Planning and Zoning

Joint agency - Versailles-Midway Woodford County Planning and Zoning Commission

Participating cities - Versailles and Midway

Zoning enforced - All areas

Subdivision regulations enforced - All areas

Mandatory state codes enforced - Kentucky Plumbing code, National Electric Code, Kentucky Boiler Regulations and Standards, Kentucky Building Code (modeled after BOCA code)

Local Fees and Licenses

The City of Versailles levies a one percent occupational license tax on wages, salaries, and commissions of individuals and on net profits of businesses within the city. Woodford County also levies a one percent occupational tax on wages and net profits outside the cities of Versailles and Midway. Midway's occupational tax is two percent. Versailles also requires businesses to pay a business license fee, which is \$25 per year for most businesses.

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

State and Local Property Taxes

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

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

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

	Versailles	Unincorporated Woodford County
Land and Buildings	\$1.204	\$0.544
Manufacturing		
Machinery	0.150	0.150
Pollution Control		
Equipment	0.150	0.150
Inventories		
Raw materials	0.001	0.001
Goods in Process	0.001	0.001
Finished Goods	0.340	0.340
Automobiles & Trucks	0.789	0.789
Other Tangible		
Personal Property	0.789	0.789
Intangibles (Accounts receivable*, money in hand, stock, notes, bonds)	0.250	0.250
Goods Stored in Public Warehouses in Transit Status	0.001	0.001
Private Leaseholds in Industrial Revenue Bond Financed Facilities	0.015	0.015

Note: The city of Versailles does not levy a tax on tangible property including finished goods, automobiles, and trucks.

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

Safety

Police	Versailles	Woodford County Police Department	Woodford County Sheriff's Department
Total staff	20	15	5 full-time 2 part-time
Radio-patrol cars	8	14	4
Fire*	Versailles	Woodford County	
Insurance Services Office, Public Protection Classification	6		9
Full-time staff	-		1
Volunteers	35		54

Rescue Service

Rescue service is provided to Versailles and Woodford County by the Woodford County Rescue Squad.

Refuse Collection and Disposal

The city of Versailles provides refuse collection and disposal to residents and small businesses within the city. Private contractors provide this service to industry, larger businesses, and the remaining portions of Woodford County. Woodford County also provides dump stations, located at the county maintenance garage, for residents to dispose of refuse. This service is provided free of charge.

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EDUCATION

Public Schools

	Woodford County*
Total Enrollment (May 1988)	3,481
Kindergarten	239
Elementary	1,600
Middle School	548
High School	1,094
Accreditation	Southern Association of Colleges and Schools
Pupil-Teacher Ratio (1986-87)	19-1
Percent High School Graduates to College (1986-87)	49.2
Expenditures Per Pupil (1986-87)	\$2,140.00

Nonpublic Schools

<u>School</u>	<u>Enrollment</u>	<u>Grades</u>
St. Leo Elementary	150	1-8

* The Woodford County School System recently completed a \$2 million renovation and expansion project at Simms Elementary School. The project included the construction of 15 additional classrooms. Air-conditioning was also installed at Mortonsville and Midway Elementary Schools.

Area Colleges and Universities

<u>Name</u>	<u>Location (Miles distant)</u>	<u>Enrollment (Fall, 1987)</u>	<u>Highest Degree Conferred</u>
Midway College	Midway (8)	335	Associate
Lexington Community College	Lexington (13)	2,995	Associate
Transylvania University	Lexington (13)	1,042	Baccalaureate*
University of Kentucky	Lexington (13)	22,461	Doctorate, M.D., D.M.D., J.D.
Kentucky State University	Frankfort (15)	2,105	Masters
Asbury College	Wilmore (17)	925	Baccalaureate
Georgetown College	Georgetown (18)	1,424	Masters
Eastern Kentucky University	Richmond (38)	13,099	Masters, Specialist**
Centre College	Danville (40)	881	Baccalaureate
Saint Catharine College	Springfield (47)	265	Associate
Berea College	Berea (52)	1,621	Baccalaureate

Midway College

Midway College is a small independent, liberal arts college dedicated to the education of women. Founded in 1847, Midway College is Kentucky's only women's college. Its mission includes the preparation of women as leaders in today's world through rigorous academic instruction and an enriching campus life program. Currently a two-year college, Midway is planning to offer four-year degrees in Fall 1989.

Programs of study at Midway College include nursing, computer studies, medical laboratory technology, paralegal studies, secretarial administration, business administration, equine office administration, fashion merchandising, interior design, early childhood education, bilingual business studies and general studies which include courses in computer science and mathematics, natural and social sciences, literature and languages, art, music, teacher education, drama and physical education. The programs are enhanced by an exceptionally low student/faculty ratio of nine-to-one.

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

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

Vocational Training

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

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

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

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

Nearest State School

Central Kentucky State Vocational-Technical School
Lexington, 13 miles distant

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

Nearest Area Education Centers

Northside Area Vocational Education Center
Lexington, 13 miles distant

Agriculture
Horticulture
Health & Personal Services
Occupations
Health Services
Industrial Education
Aircraft Mechanics

Auto Parts
Diesel Mechanics
Electricity
Graphic Arts
Machine Shop
Welding

Southside Area Vocational Education Center
Lexington, 13 miles distant

Health & Personal Services
Occupations
Health Services
Industrial Education
Air Conditioning
Auto Body Repair

Auto Mechanics
Carpentry
Masonry
Plumbing
Radio & TV Repair

HEALTH

Local Medical Personnel

Physicians - 20
Dentists - 11

Hospitals

<u>General Hospital</u>	<u>Location</u>	<u>Beds</u>
Woodford Memorial Hospital*	Versailles	54

Medical staff - 27 physicians, 45 registered nurses, 12 licensed practical nurses

Other Medical Facilities

Comprehensive Care Center
Woodford Family Health Care Center
Woodford County Health Department

Ambulance Service

Name - Woodford County Ambulance Service
Staff - Eleven full-time and two part-time emergency medical technicians

* A \$2.5 million expansion project is planned at the Woodford Memorial Hospital. Plans call for construction of a new nursing unit of 50 beds, a new surgical suite, a scope room, an obstetrical suite, and a central supply department. A fund-raising campaign is currently under way to finance the project.

OTHER LOCAL FACILITIES

Communications

Telephone -	General Telephone of Kentucky
Telegraph -	Western Union
	Toll-Free number, 1-800-325-6000
Newspapers -	The Woodford Sun
Weekly and circulation -	6,000
Radio -	WJMM-FM
Television -	
Airwave reception from -	Lexington and Louisville, Kentucky; Cincinnati, Ohio
Cable service -	Centel Cable Television of Kentucky
Educational Television -	The Kentucky Educational Television (K.E.T.) network is available statewide

Library Services

Public library - Logan-Helm Woodford County Library
Size collection - 35,811 volumes
Circulation, 1986-87 - 94,476

Religious Institutions

	Woodford County	
Denominations -	A.M.E. Assembly of God Baptist Catholic Christian Church of Christ Church of God Church of Jesus Christ	Episcopal House of Prayer in Jesus' Name Jehovah's Witnesses Methodist Nazarene Presbyterian Seventh Day Adventist
Nearest Synagogues -	Lexington, 13 miles east	
Congregations -	Adath Israel (reform) Ohavey Zion (traditional)	

Financial Institutions

<u>Banks</u>	<u>Assets</u>	<u>Deposits</u>	<u>Statement Date</u>
First National Bank of Versailles	\$26,242,326.99	\$23,117,075.73	12/31/87
The Woodford Bank and Trust Company	85,439,514.87	76,829,377.92	12/31/87
United Bank and Trust Company	80,857,476.39	65,515,347.00	12/31/87

Hotels and Motels

Accommodations are available in Lexington, 13 miles east, and Frankfort, 15 miles north. Several bed and breakfast establishments are located in the Versailles area.

Clubs and Organizations

American Legion	Woodford County Chamber of Commerce
American Legion Auxiliary	Woodford County Democratic Committee
Bluegrass Council of Boy Scouts	Woodford County Education Association
Buckley Hills Audubon Society	Woodford County Fair Association
Civitan Club	Woodford County Farm Bureau
Craig's Creek Muzzle Loaders, Inc.	Woodford County Heritage Commission
Daughters of the American Revolution	Woodford County Historical Society
Eastern Star	Woodford County Humane Society
Friends of the Library	Woodford County Interaction Agencies
Homemakers	Woodford County Jaycees
Kiwanis Club	Woodford County Literacy Council
Knights of Pythias	Woodford County Mental Retardation Association
Lions Club	Woodford County Ministerial Association
Little Garden Club	Woodford County Republican Committee
Masons	Woodford County Woman's Club
Midway Women's Club	Woodford Gardeners
Millville Sportsman Club	Woodford Improvement League
Oddfellows	Woodford Memorial Hospital Auxiliary
Optimist Club	Woodford Memorial Hospital Board
Protect Each Other Sisterhood	
Rotary Club	
Taylor Manor Gray Ladies	
Wilderness Road Girl Scouts	
Woodford Care	
Woodford County Antique Dealers Association	
Woodford County Bar Association	
Woodford County Board of Realtors	
Woodford County Business and Professional Women's Club	

RECREATION

Local

Versailles offers a year-round recreational program with a full-time staff. The Versailles-Woodford County Recreational Department operates and maintains a variety of recreational facilities which are available for public use. There are three parks located in Versailles.

The Big Spring Park offers a complete recreational program with a community center, swimming pool, pavilion, maintenance area, basketball facility, outdoor volleyball court, VITA course with twenty exercise stations, soccer field and three parking facilities. In addition, the Big Spring Recreation Center offers gymnastics, karate, tennis, physical fitness, dance, swim lessons, square dancing, clogging and various workshops.

The Apollo Park offers one pavilion, two basketball facilities, and playground equipment. Also, Merewood Park provides one pavilion, one basketball facility and playground equipment.

The new 220-acre Woodford County Park contains a 5,000-seat football/soccer stadium, fairgrounds, horse ring, and the Bluegrass Railroad Museum. An eleven-mile train excursion through Woodford County is offered at the museum.

Other facilities in the Versailles area include three county parks, seven playgrounds, twelve tennis courts, six baseball diamonds, two football fields, seven basketball courts and an 18-hole public golf course.

Private recreational facilities include Woodford Hills Country Club with an 18-hole private golf course, a swimming pool, and tennis courts. An additional private pool, at Woodmere, is operated in Versailles.

A June Celebration, the Woodford County Fair, a Jaycees Festival, and Woodford County Days are annual events.

Tourist attractions around Versailles include the Woodburn Farm, the first horse breeding farm in the United States; Woodford County Historical Society Museum; Crittenden Cabin (built in 1784), which was the birthplace of John Crittenden, Kentucky governor between 1848-50; Versailles Historical Park on South Main Street honors eight Civil War generals; and Pisgah Presbyterian Church, 3 miles east of Versailles, is a 1812 Gothic structure. Clyde E. Bucklye Wildlife Sanctuary, north of Versailles, was established by a private citizen as a memorial and was developed by the Audubon Society. The area provides trail walks and group tours can be arranged. Antique shoppers will find a wide variety of antique shops throughout Woodford County.

Area (Within 40 miles)

Lexington, 13 miles east of Versailles, offers a variety of cultural, sporting, and recreational activities. Thoroughbred and harness racing is presented at Keeneland Race Course and the Red Mile Harness Track during several meets each year. The University of Kentucky and Transylvania University offer a number of sporting events. The University of Kentucky basketball games are held at Rupp Arena, the second largest basketball arena in the world. Other attractions include Lexington Philharmonic concerts, Lexington Children's Theatre, and plays performed by Broadway touring companies, all held in the recently renovated Opera House. In addition, located in the heart of downtown Lexington, the historical Victorian Square and Festival Market Place offer a taste of nostalgia with their many quaint shops and restaurants.

Frankfort, the capital of Kentucky, is 15 miles northwest of Versailles. Points of interest in Frankfort include the Capitol Building, a 34-foot floral clock, the Daniel Boone Monument, several museums, and historic homes with their original furnishings. Frankfort is also the home of Kentucky State University which offers many cultural activities and sporting events.

Waveland State Shrine, 18 miles southeast of Versailles near Lexington, features an 1847 Greek Revival mansion depicting Kentucky lifestyles from the days of early settlers to the antebellum era of gentility and elegance as well as the Civil War and postwar periods. The shrine also includes the Kentucky Life Museum and a plantation village on ten acres with many shops and displays.

The Kentucky Horse Park, a park dedicated to horses and to man's love for horses, is located 21 miles northeast of Versailles at Lexington. The park, which contains more than 1,000 acres of Kentucky Bluegrass, features the International Museum of the Horse; the American Saddle Horse Museum; the Man O'War Memorial; the wide screen film "Thou Shalt Fly Without Wings"; an antique carriage display; horseback and pony rides; walking farm tours; horse-drawn tours; a restaurant; a gift shop; and a campground area, which offers swimming, tennis, and planned activities. Numerous special events are held year-round and include various horse shows, steeplechasing, dressage, polo games, and rodeos.

Pleasant Hill, a restored Shaker Village located 23 miles south of Versailles, is a National Historic Landmark. Thirty buildings and grounds have been restored to display unique Shaker skills in furniture making, crafts, and architecture. Dining rooms, lodging, craft shops, and seasonal festivals and plays are offered.

Herrington Lake, 23 miles south of Versailles near Danville and Harrodsburg, was developed by the Kentucky Utilities Company in 1925. Dix River Dam near Pleasant Hill is located on the 3,600-acre lake. Fishing, boating, and swimming can all be enjoyed on the lake. Camping and fishing facilities are available near Danville and Harrodsburg.

Old Fort Harrod State Park, 31 miles southwest of Versailles, is a 28-acre park in Harrodsburg that features a full-scale reproduction of the original Fort Harrod. The park also contains the log cabin where Abraham Lincoln's parents were wed, the Mansion Museum which houses mementos associated with the great periods of Kentucky history, a pioneer cemetery, and a federal monument dedicated to pioneers. The "Legend of Daniel Boone" and "Lincoln", two excellent outdoor dramas, are performed at the Old Fort Amphitheater during the summer months.

White Hall State Shrine, 32 miles southeast of Versailles near Richmond, one of the grand estate houses of post-Civil War Kentucky, is the Italianate mansion of Cassius Marcellus Clay, the early abolitionist and politician. Kentucky handcrafts are sold in the White Hall gift shop, only a short walk from the mansion.

Taylorsville Lake State Park, 39 miles west of Versailles near Taylorsville, was developed by the U.S. Army Corps of Engineers. The 3,050-acre lake and 10,700-acre recreation area features full-service marina facilities, fishing, boating, swimming, and wildlife recreation.

Constitution Square State Shrine, 40 miles southwest of Versailles in Danville, is a reproduction of Kentucky's first courthouse square, including the original 1792 post office which was the first in the west.

The spirit of Daniel Boone and his pioneers is reborn at Fort Boonesborough State Park in Boonesboro, 40 miles southeast of Versailles. In the re-created fort, pioneer crafts of the eighteenth century are demonstrated by using functioning antiques from the frontier era. Cabins are furnished as they would have been in the days of Boone and documentary films are presented which depict the struggle of the first Kentuckians to make the Kentucky wilderness a home. A gift shop within the fort offers for sale all the handcrafted items made at the fort. Other recreational facilities and activities of the park include the finest sand beach on the Kentucky River with a modern bathhouse and a modern 187-site camping area, a picnic area, a playground and miniature golf.

COMMUNITY IMPROVEMENTS

Recent

Versailles was chosen as a "Kentucky Certified City" in 1985, 1986, and 1987. The award is based on achievement in the following categories: economic development, transportation, public affairs, utilities, health, commercial development, housing, education and recreation. The Certified Cities Program is sponsored by the Kentucky Chamber of Commerce.

The Versailles-Woodford County Economic Development Authority recently purchased the historic Woodford Hotel building on Main Street. Plans are to renovate the entire building and offer retail and office space on the first floor and apartments on the second and third floors.

The Bluegrass Railroad Museum, located one mile west of Versailles in the newly acquired Woodford County Park, was recently completed. The museum features display cars and an eleven-mile train excursion.

A new sports stadium was also recently constructed at the Woodford County Park. The stadium will be the site of home Woodford County High School football and soccer games and other community activities. The stadium seats approximately 5,000 persons and was funded through private donations of approximately \$700,000.

Versailles Water and Sewer Works recently completed a connection project with the Kentucky-American Water Company. Versailles may purchase up to 3 million gallons of treated water per day, and this will be used as a second source of supply. Approximate cost of this project was \$400,000.

The Woodford County School System recently completed a \$2 million renovation and expansion project at Simms Elementary School. The project included the construction of 15 additional classrooms. Air-conditioning was also installed at Mortonsville and Midway Elementary Schools.

Versailles Water and Sewer Works has completed a \$900,000 project upgrading the sewage treatment plant. The project included the construction of a new filter for nitrification.

Construction of a pedestrian overpass, from Merewood Subdivision across U.S. 60 to the Woodford County High School, was recently completed.

Planned

Construction of a new \$2 million county jail is planned for completion in the winter of 1988. A new emergency operations center, which will house disaster and emergency service, is planned to be constructed in the spring of 1989. Both facilities will be located at the Woodford County Park.

Plans for a summer community dinner-theater are under way. Two productions, "Oliver" and "My Fair Lady", are scheduled for the summer of 1988. Proceeds from the sale of tickets for the performances are earmarked for construction of an auditorium/theater facility near the new county stadium.

A \$2.5 million expansion project is planned at the Woodford Memorial Hospital. Plans call for construction of a new nursing unit of 50 beds, a new surgical suite, a scope room, an obstetrical suite, and a central supply department. A fund-raising campaign is currently under way to finance the project.