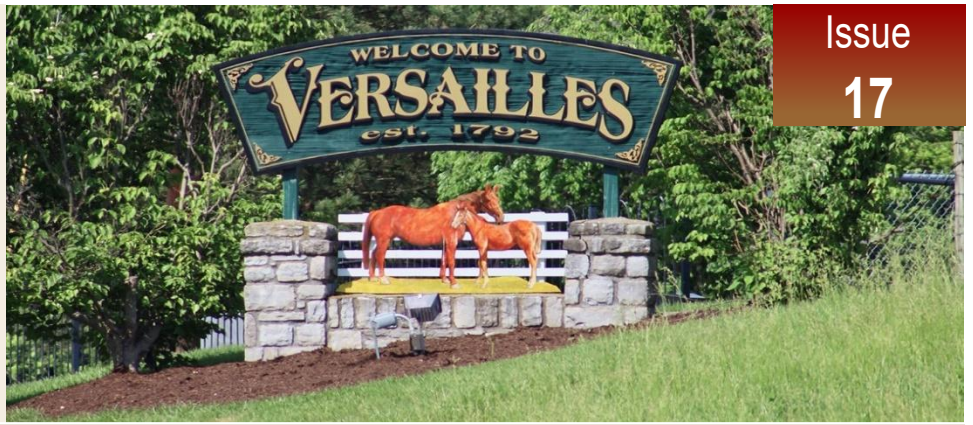


in this issue >>>

- **Update on Area around Kroger Way**
- **Good Things:** Funding for Trees; Fun Fall Events, including a Golf Scramble and Boo Bash; BG Community Action
- **New Businesses in Town!**
- **Edgewood Development Q&A**
- **From the Mayor**



Issue
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September - October 2025

City Matters

Informing and engaging residents of Versailles and Woodford County, Kentucky

Another Update on the Area around Kroger Way!



In the May-June newsletter, we told you about changes coming to the intersection of US 60, Marsailles Road, and Kroger Way. In 2024, the City was awarded state grant money to construct a road between Kroger and a planned commercial development to the east. The road includes a roundabout to facilitate smooth, efficient movement of vehicles and to prevent “stacking” on US 60. The road will continue north beyond the roundabout to the future entrance of TKC Distilling Co. There are also three stub streets on the road’s east side that will lead to the commercial development. [It’s a little hard to see, but the picture shows a sketch of the new road.]

At this time, we don’t know which retailers will be coming to the commercial parcel (which, for short, we call “Edgewood”), except that the two largest anchor stores will be a “grocer” and a “home improvement center.” We believe we’ll know the names of these retailers soon, likely before the next newsletter comes out.

There has been significant chatter of late on Facebook about the road and the development. (Check out August 28th’s “Two Minutes with the Mayor!”) Please see page 4 of this newsletter for more on the history of “Edgewood” and how all this came to be. It’s been a long time in coming – this is not a new project!



The City receives money for trees!

The City was recently awarded \$2,500 through Kentucky Utilities "Plant for the Planet" grant program, an amount required to be matched by the City for a total of \$5,000 to purchase trees. The trees will be placed along the Falling Springs Bypass and in various locations throughout Versailles Housing Authority.

Not long after we got word about the grant, Estep's gifted the City an additional \$5,000 for more trees! (The picture was taken at Estep's fueling center on Tyrone near the FS Bypass. The company has been around for 50 years, but is relatively new to Versailles.)

The \$10,000 will buy about 40 trees, plus mulch and the use of a machine to dig holes. If you are interested in volunteering to help plant (not dig!), text or call Laura Dake at 859-351-0460 for more details.

Did You Know...

...that you can pay your Versailles Municipal Utilities' bill via bank withdrawal with no added fee (like there is if you pay with a credit or debit card)?

AUTHORIZATION

Name

(As it appears on VMU bill)

Street

City

State

Zip

VMU Customer Account Number:

Bank Account Number:

Bank Transit/Routing#:

Name:

(As it appears on bank account)

Important:

Attach a voided check

I authorize VMU to collect payment for my monthly bill from the bank account shown above. This authorization may be terminated up to 10 work days before the due date at the request of either party.

SIGNATURE

Date:

Fill out the form, include a voided check and mail to VMU, PO Box 625, Versailles, or come by city hall to sign up! It takes about 30 days to process your authorization.

Questions? Call 859-873-5437

Nonprofit Spotlight: Blue Grass Community Action Partnership's "Whole Family Approach" (WFA)



We've featured Blue Grass Community Action Partnership in the newsletter before, but they've had an organization-wide "culture shift," so it's time to feature them again!

In a nutshell, the Whole Family Approach (WFA) "...integrates and customizes a range of services to build on each family's unique strengths, and supports the family in areas that need improvement." BGCAP uses Mobility Coaches, each with a caseload of 70-90 families, to provide services like identification of resources to handling crises to counseling. BGCAP's target population are households living at or below 200% of federal poverty level.

In addition to this new approach for helping clients, Blue Grass Community Action Partnership has a new website with a refreshed look and feel. Check it out at:
<https://www.bluegrasscommunityaction.org>



One more **Market Days** at **the District** left in 2025! Join us Saturday, September 13th, for fresh produce, baked goods, crafts and more!

Live music, grab-and-go breakfast food, and vouchers and crafts for kids, too!

8:30 am -12 pm

Just one more Thursday Night Concert in 2025, too! Listen to “Sunset Blonde” on September 11th from 7-9 pm!

Food and drinks available for purchase!

THURSDAY 7PM - 9PM NIGHT CONCERT SERIES

MAY 8 **CALEB FLORENCE**

JUNE 12 **WILL PADGETT TRIO**

JULY 10 **GOOD THANG BAND**

AUG 14 **MATT CASTLE**

SEP 11 **SUNSET BLONDE**

THE DISTRICT OPENS AT 06:00PM - TICKETS - NO COST

“Two Minutes with the Mayor” Follow-up: Q&A on the EDGEWOOD development!



Edgewood Farm in 2016

Photo credit: Lex Herald-Leader

Here's a little history of the Edgewood Farm development. On July 26, 2016 (nine years ago!), Versailles City Council voted to annex 336 acres of the Edgewood Farm into the city. Initial development plans showed a mix of industrial, commercial, professional office, and residential uses. (The latter included about 1,000 housing units.) About one month later, two separate lawsuits were filed declaring the annexation action was “arbitrary and should be declared void.”

The case was in litigation for 6+ years. After those who brought the lawsuit(s) lost their appeals, the City, property owners and plaintiffs worked out a solution that included keeping one-third of the land zoned agriculture, one-third industrial and the rest commercial and professional office. The City bought 118 acres for an industrial end user, which was sold to TKC Distilling Co. in fall 2023. Residential use was removed from the overall development plan for the property.

What is going to go there? Going from west to east (towards Lexington):

- TKC Distilling Co. (small distillery, warehouses, a visitor center, and some lodging).
- Large commercial development including a “grocer” and a “home improvement center,” as well as other smaller retailers and restaurants.
- Paddock Drive will be extended across the road to “bookend” the commercial development, with the new road currently under construction at the other end.
- TBD: the area between the Paddock Drive extension and Payne’s Mill.
- Down Payne’s Mill is Highbramble Park, the new harness racing facility, which is also part of the original 336 acres that were annexed.

Why can't it stay like it is? The family who owned Edgewood opted to sell it, as is their right. The entrance into Versailles from US 60 will change, but the developers understand that this is a gateway into Versailles and, as such, want to elevate their center’s attractiveness and appeal. While some people have clearly indicated that they don’t want anything to change, many others have expressed a desire for more retail/shopping and restaurant options in Versailles.

How is the City working with the developers? First and foremost, the City has no control over which retailers or restaurants decide to open a business in the commercial development! The City is working with the developers on ensuring a really nice, aesthetically-pleasing product though – quality materials and attractive features on buildings, significant landscaping, safe parking lots, completely walkable; and other desirable elements, like lighting, seating, etc.

City of **VERSAILLES** est. 1792 presents



BASH!

OCTOBER 30TH
4pm - 7pm

**DOWNTOWN VERSAILLES
CITY HALL & MAIN STREET**

**DRESS UP CONTEST | DJ GOINS | TRICK-OR-TREATING
FOOD TRUCKS | TOUCH A TRUCK & MORE**

Upcoming City of Versailles Meetings and Events >>>

Regular City Council Meetings (Everyone welcome)

1st and 3rd Tuesdays at 5:30 pm in council chambers at the Versailles Municipal Building (City Hall), 196 S Main Street

- September 2nd
- September 16th
- October 7th
- October 21st



Regular City Council Work Sessions (Everyone welcome)

2nd Tuesday at 5:30 pm at the Versailles Municipal Building

- September 9th (if scheduled)
- October 14th (if scheduled)

Holidays (City Offices Closed)

- Labor Day, Monday, September 1st

Community Events (supported or sponsored by the city)

- *Thursday Night Concert Series!* Thursday, September 11th, 7-9 pm at the District
- *Market Days!* Last one of 2025 is Saturday, September 13th, from 8:30 am – 12 pm at The District, 105 Rose Hill Ave in downtown Versailles. See the flyer in this newsletter for more information.
- *Sunday Socials!* Last one of the season is September 28th. Come listen to Mash Grass from 2-5 pm at the District. Food trucks and ice cream, too!
- *2025 Golf-4-Kids Scramble*, Saturday, October 11th at the Woodford Club. Sponsored by the Versailles Fire Department (FOF) and Jack Kain Ford. For more information or to register, visit VersaillesFoF.com.
- *Boo Bash!* Thursday, October 30th from 4-7 pm at City Hall and Main Street. Trick-or-treating and other fun activities! See the flyer in this newsletter for more information.

City meetings, work sessions and committee meetings are open to the public. We welcome and encourage you to attend! You do not have to have a specific reason to be there, and you do not have to sign in, say your name, or speak, though if you wish to speak, you may only do so during public comment. (Public comment is an agenda item at council meetings only.) You may also submit comments in writing to the city clerk.

If you prefer to watch the meetings from the comfort of home, Council meetings and Work Sessions are shown live on the City's Facebook page (@City of Versailles, Kentucky).



Look Who's New in Town!

The following businesses recently registered with the City of Versailles...

The Aldenberg
Barrel Smoke BBQ & Grill
Mayra's Ice Cream
Ollie's Sammich Wagon

| | |
|------------|---------------------|
| Hotel | 101 N Main Street |
| Food Truck | |
| Restaurant | 112 Bellview Avenue |
| Food Truck | |

**2025-2026 Versailles
City Council >>>**

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amiller@versaillesky.com

Fred Siegelman
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Mayor Laura Dake
(859) 351-0460
ldake@versaillesky.com

From the Mayor...



Fall is a busy time with the start of school, increased work obligations after the usual summer lull, and the approaching holiday season. Halloween merchandise is already available in stores!

City Hall is no exception. We're managing a lot of projects and starting a few new ones as well. More on these in this and future newsletters, but they include work at the Edgewood development, the Yokohama purchase, a sidewalk and stormwater project on Wilson Avenue, a Safe Streets & Roads for All demonstration project on Lexington Road, Laval Hgts and Wilson, and a reimagined crossing from the walking path on Falling Springs up Beasley Drive (entrance to the Woodford County Park), among others.

City property taxes are due soon, and we just hired a new tax clerk to replace Becky Baldwin, who recently returned to the banking industry. There are a number of job openings in the public works and water/sewer departments, if you are looking. You can apply via the city's website or you can stop by city hall for a paper application.

I haven't mentioned the fun stuff yet! Check out the flyers and the calendar page in this newsletter for information on fall events and be sure to follow the city's FB page as well (@City of Versailles KY). There's a lot of happening, and if it's sponsored by the city, it's free! Got little kids? Join us as we kick off the start of the holiday season with the Boo Bash!

It's almost fall! Can you believe it?

Want to get the city e-newsletter directly in your inbox?

Simply click the "Subscribe" button below or email City Clerk Elizabeth Reynolds at ereynolds@versaillesky.com with "Newsletter" in the subject line. The newsletter is completed around the first of every other month, so the next one will arrive on or about November 1, 2025. If you'd rather not get an email, the newsletter will be available on the city's Facebook page and on the city's website. Past issues are archived on the website also.



City of Versailles
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