

Cold Spring Council Minutes
August 1, 2023

The August 1, 2023 special council meeting was called to order by Mayor Penque at 5:00pm.

Prayer and pledge were led by the City Clerk (00:02)

Roll Call & Exit Instructions: (00:43)

- Present: Mayor Angelo Penque, Chris Ampfer, Lisa Cavanaugh, Dave Guidugli, Paul Kloeker, Cindy Moore, Adam Sandfoss, City Clerk Robin Morency, City Administrator Steve Taylor and City Attorney Brandon Voelker.

Citizens Comments: (00:59)

- Lou Gerding (resident) asked for clarification on what the money is going to be used for that is referenced in Resolution 23-05 that is on the agenda. Paul Kloeker provided a copy of the agreement which outlined that information.
- Kevin King (resident) asked for some clarifications on the MUPD (Mixed Use Planned Development) zone resolution and annexation agreement.
- Roger Heck (resident) expressed concerns with the posting of the packet for the meeting, *he felt the public didn't have access to it in enough time to review it.* Mr. Heck also expressed concerns with current and future traffic issues *due to new developments in the city.*

Midland Atlantic project on US 27: (11:15)

- Mr. Voelker stated that council received three items in regards to this project.
 - Approval of annexation agreement – Paul Kloeker made a motion. Lisa Cavanaugh seconded the motion. There was confirmation that the city is on the approval of the annexation agreement which will bring 27 acres into the city which is currently in unincorporated Campbell County. This is a consensual annexation and all property owners have agreed. Dave Guidugli asked if the streets in this project will be city maintained. John Silverman with Midland Atlantic stated that they will be private streets and the city will not be responsible for maintenance. Roll call vote showed 6 yeases and 0 noes. **Motion passed.**
 - Resolution 23-04 bond inducement – Mr. Voelker stated this is necessary to take to the state finance cabinet because they will conduct a hearing in order to approve the bonds. Cindy Moore asked if Midland Atlantic has been in communications with the Campbell County School Board in regards to taxes. Mr. Silverman said they have been in contact and they do have a meeting scheduled with them. They will let the city know what is agreed upon. Chris Ampfer made a motion to approve. Adam Sandfoss seconded the motion. Brandon Voelker explained that it is a 40-year bond and the property will be placed in the city's name. There will be payments to the city in lieu of taxes. Roll call vote showed 6 yeases and 0 noes. **Motion passed.**
 - Ordinance 23-1085 1st reading an ordinance annexing certain unincorporated territories within the County of Campbell, Kentucky and contiguous to the present boundary lines of the City of Cold Spring, Kentucky, and defining by metes and bounds the territory annexed, designating the zoning classification of the property to be annexed to Mixed Use Plan Development or Highway Commercial Two after compliance with the provisions of KRS 100.209, at the time the annexation of property is final. Dave Guidugli made a motion. Lisa Cavanaugh seconded the motion. Roll call vote showed 6 yeases and 0 noes. **Motion passed.**

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DAV (Disabled American Veterans) funding: (23:38)

- Resolution 23-05 with Stockyards Bank which will be paid for by the developer. Dave Guidugli made a motion. Adam Sandfoss seconded the motion. There was discussion about the CD rates and interest as well as when the city will resume maintenance of the building. Roll call vote showed 6 yeses and 0 noes. **Motion passed.**

Mixed Use Planned Development proposed text: (28:33)

- Resolution 23-06 sponsoring review and possible changes to the MUPD Zone regarding residential use. Mr. Voelker stated that there is concern with intense multifamily uses. This just allows Campbell County Planning & Zoning to review this to see if multifamily use is still appropriate or not, this is not a final vote. This will go to Planning & Zoning first and would come back to council for final approval. Adam Sandfoss made a motion. Lisa Cavanaugh seconded the motion. Roll call vote showed 6 yeses and 0 noes. **Motion passed.**

Adjournment: (32:46)

- Chris Ampfer made a motion to adjourn the meeting at 5:33pm. Lisa Cavanaugh seconded the motion. All in favor. **Motion passed.**

Approved: 8/28/23

City Clerk 

Mayor: 

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To view the meeting video, visit: <https://coldspringky.gov/meeting-videos/>