



Date: September 5, 2025

To: D. Angelo Penque, Mayor
Brandon Voelker, City Attorney
All City Council members

From: Robin Morency, City Clerk

Subject: Meeting

The City of Cold Spring will hold a Special Council meeting on Monday, September 8, 2025 at 7:30pm per the attached agenda. The Caucus meeting will be immediately after. These meetings will be held at the Cold Spring City Building 5694 E. Alexandria Pike Cold Spring, KY 41076.

Thanks,
Robin



Cold Spring City Council Special Meeting September 8, 2025 7:30pm

1. Call Meeting to Order
2. Prayer & Pledge
3. Minute Approval
 - August 25, 2025 Council Meeting
4. Citizen Comments (*5 minutes per speaker*)
5. Ordinance 25-1101
 - 1st reading to approve an ordinance of the City of Cold Spring in Campbell County, Kentucky providing for the annual assessment of all real estate and personal/tangible property, including motor vehicles, subject to taxation with the City of Cold Spring for the fiscal year 2025-2026.
6. Ordinance 25-1102
 - 1st reading to approve an ordinance amending the of the City of Cold Spring budget for the fiscal year July 1, 2025 through June 30, 2026.
7. Adjournment



Cold Spring Council Minutes

August 25, 2025

The August 25, 2025 council meeting was called to order by Mayor Penque at 7:30pm.

Prayer and pledge were led by the city clerk.

Roll Call & Exit Instructions:

- Present: Mayor Penque, Chris Ampfer, Lisa Cavanaugh, Steve Cunningham, Cindy Moore, Laura Vroegindewey, City Clerk Robin Morency, Police Chief Steve Collinsworth, and City Attorney Brandon Voelker.
- Not present: Adam Sandfoss and Ron Hitch

Additions or Deletions to the Agenda:

- Mayor Penque added a guest to the agenda, John Chamberlin with Chamberlin and Owen the city's auditor. Brandon Voelker explained the purpose of reviewing the recently adopted budget, noting that it is essentially a different way of "showing our work." Mr. Chamberlain added that the proposed amendment provides a more transparent presentation of the city's funds, emphasizing that it is a cleaner approach and reflects that the city has resources available to work with.

Items of Interest to the Community:

- Join us for Yoga in the Park every Monday at 10:00 AM, now through September 29! Classes are held at the amphitheater, and in case of bad weather, it will move indoors to the Community Center.
- The Pups in the Park event, originally scheduled for September 13, has been canceled. We will provide an update with a rescheduled date once it is confirmed.

Approval of Minutes:

- July 28, 2025, council meeting minutes were reviewed by all. Cindy Moore made a motion to approve with one minor correction, second by Lisa Cavanaugh. All were in favor. **Motion passed.**

Recognition of Scheduled Guests:

- Karly Kurcell has proposed that the city develop a 5-year plan to integrate pollinator patches across the community. She outlined that the estimated cost for establishing three patches would range from \$5,000 to \$7,000. Additionally, she presented several options for creating these patches and recommended a variety of native Kentucky plant species that would thrive in this initiative.
- Playground Committee: Kelly Liesring presented to the council, requesting additional funding to add a toddler area to the new playground at Municipal Park. She explained the planning process and the reasoning for not including this area in the original design. There was discussion about the bid process and what council would like to see added. The committee was instructed to get the ball rolling on the bid process and pick out a few options for the area to present.

Recognition of Unscheduled Guests:

- Joe Heil (resident) asked if there has been any movement on the new audio system.



Cold Spring Council Minutes

August 25, 2025

- Brian King (resident) inquired about the status of asbestos abatement, to which Mayor Penque confirmed the work had been completed. Mr. King also asked about the 25 Communities Project, the City Administrator position, and suggested organizing a meet-and-greet opportunity for council and mayoral candidates at concerts during the election season
- Mark Majors (resident) expressed concern about a piece of equipment at Friendship Park, noting that he believes it may be unsafe and should be inspected.

Old Business: None.

New Business:

- Resolution 25-04: An order of the city council of the City of Cold Spring, Kentucky authorizing the issuance of up to \$35,000,000 maximum aggregate principal amount taxable Industrial Building Revenue Bonds, Series 2025A, authorizing the issuance of up to \$5,000,000 maximum principal amount taxable Industrial Building Revenue Bonds, Series 2025B, in order to assist CSTC Retail LLC, or assigns, to finance the acquisition, construction and equipping of Industrial Building facility and related infrastructure improvements to improve said facility; providing for the pledge of revenues for the payment of said bonds; authorizing a springing executory interest deed; authorizing a trust indenture appropriate for the protection and disposition of such revenues and further to secure the payment of said bonds; authorizing a bond purchase or a bond placement agreement; authorizing a pilot mortgage to secure pilot payments, authorizing a home office payment agreement, and authorizing the execution of any further necessary instruments, including related customary and standard documents that may be required by a project lender for the project, including S&T Bank, as a lender to the project comma, including, if requested, a fee joinder to the S&T mortgage. Jim Parsons explained that the document pertains to Phase 1 of the project at the DAV site. He clarified that the bond is not a debt obligation of the city, but rather the responsibility of the developer. He added that the bond is unrelated to the plans that have been approved for the project. Steve Cunningham made a motion, second by Lisa Cavanaugh. Roll call vote shows 4 yeses and 1 no – Moore. **Motion passed.**
- Property Tax Discussion: Council reviewed the compensating rates provided by NKADD. The real property compensating rate is \$1.27 per \$1,000, and the tangible property rate is \$1.38 per \$1,000 and the trash fee is \$254.40 which is a \$9.00 increase from last year. Brandon Voelker explained that the compensating rate is the rate intended to generate the same revenue as the previous year.

Follow up Citizen Comments: None.

Department Reports (in writing)

Council Comments:

- Chris Ampfer inquired about the status of a proposed state chicken ordinance; it has not been passed at this time.
- Steve Cunningham expressed his appreciation to those who work for and volunteer with the city.
- Lisa Cavanaugh raised traffic concerns related to the Publix site, which Chief Collinsworth has already addressed.
- Cindy Moore asked about the status of the US 27 Corridor Project; there has been no progress at this time. She also inquired about the Cruise In & Concert, which had a great turnout.

Attorney Comments: None.

Mayor Comments: None.



Cold Spring Council Minutes
August 25, 2025

Adjournment:

- Lisa Cavanaugh made a motion to adjourn the meeting at 8:07pm, second by Chris Ampfer. All were in favor.
Motion passed.

Approved:

City Clerk:

Mayor:

To view the meeting agenda, visit: <https://coldspringky.gov/city-council/meeting-agendas/>

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

COMMONWEALTH OF KENTUCKY
CITY OF COLD SPRING
ORDINANCE NO. 25-1101

AN ORDINANCE OF THE CITY OF COLD SPRING IN CAMPBELL COUNTY KENTUCKY PROVIDING FOR THE ANNUAL ASSESSMENT OF ALL REAL ESTATE AND PERSONAL/TANGIBLE PROPERTY, INCLUDING MOTOR VEHICLES, SUBJECT TO TAXATION WITHIN THE CITY OF COLD SPRING FOR THE FISCAL YEAR 2025-2026, PURSUANT TO THE CAMPBELL COUNTY ASSESSOR'S PROPERTY VALUATION ASSESSMENT; AND LEVYING AN AD VALOREM TAX THEREON FOR CITY PURPOSES; AND PROVIDING FOR THE PAYMENT AND COLLECTION OF SUCH TAXES AND THE PENALTIES AND INTEREST THEREON; AND ESTABLISHING SOLID WASTE COLLECTION AND REMOVAL, INCLUDING CURBSIDE RECYCLING, AND DESCRIBING THE PURPOSE FOR WHICH THE TAXES SO COLLECTED SHALL BE APPROPRIATED AND USED.

PURSUANT TO KRS. 92.280, 132.190.132.487 AND 134.420, BE IT ORDAINED BY THE CITY OF COLD SPRING IN CAMPBELL COUNTY, KENTUCKY AS FOLLOWS:

SECTION I

The City of Cold Spring hereby provides for the assessment of all real and personal/tangible property, including motor vehicles, subject to taxation within the City of Cold Spring for the fiscal year 2025-2026 by the use of the annual assessment thereof by the Campbell County Property Valuation Administrator, Campbell County, Kentucky.

SECTION II

There is hereby levied on all real property subject to taxation within the City of Cold Spring, an ad valorem tax of \$0.125 dollars for each one hundred dollars (\$100.00) of the value thereof assessed pursuant to the terms hereof; and there is hereby levied on all personal/tangible property, other than motor vehicles, subject to taxation within the City of Cold Spring, an ad valorem tax of \$0.138 dollars for each one hundred dollars (\$100.00) of the value thereof assessed pursuant to the terms hereof; and there is hereby levied on all motor vehicles subject to taxation within the City of Cold Spring, an ad valorem tax of \$0.169 dollars for each one hundred dollars (\$100.00) of the value thereof assessed pursuant to the terms thereof.

SECTION III

That there is hereby established and imposed upon the owners of the real estate and/or businesses within the corporate limits of the City of Cold Spring, Kentucky, an annual service charge for the fiscal year 2024-2025 to be known as the Solid Waste Collection and Removal Service Charge, including curbside recycling as follows:

1. For each residential and/or business unit the annual service charge shall be Two Hundred Forty-Five Dollars and Forty Cents (\$254.40), which includes curbside recycling.
2. For each residential structure accommodating more than one family, the said annual service charge shall be Two Hundred Forty-Five Dollars and Forty Cents (\$254.40), which includes curbside recycling.
3. If a single structure is used for both residential and business purposes, the annual service charge shall be Two Hundred Forty-Five Dollars and Forty Cents (\$254.40), for each unit in said structure, which also includes curbside recycling.

SECTION IV

The City of Cold Spring has a lien on all property upon which ad valorem taxes are hereby levied, and for all penalties, interest, fees, commission, charges and other expenses including court costs and attorneys' fees incurred by

reason of any delinquency in payment of such taxes, or in the process of collecting them and such lien has priority over all other obligations or liabilities for which the property is liable.

SECTION V

The taxes levied and collected pursuant to the terms hereof shall be deposited in the General Fund of the City of Cold Spring and appropriated and used for the general operating expenses of the City.

SECTION VI

The provisions of this ordinance are severable; and the invalidity of any provision of this ordinance shall not affect the validity of any other provision thereof; and such other provisions shall remain in full force and affect as long as they remain valid in the absence of those provisions determined to be invalid.

SECTION VII

All provisions or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION VIII

This Ordinance shall take effect and be in full force from and after its passage, publication and recording, according to law.

Adopted this ____ day of September, 2025.

FIRST READING:

VOTES CAST ____ YES ____ NO

SECOND READING:

VOTES CAST ____ YES ____ NO

CITY OF COLD SPRING, KENTUCKY

BY _____
D. ANGELO PENQUE, MAYOR

ATTEST:

ROBIN MORENCY, CITY CLERK

Ordinance 25-1102

AN ORDINANCE ADOPTING THE CITY OF COLD SPRING, KENTUCKY AMENDED BUDGET FOR THE FISCAL YEAR
July 1, 2025 through June 30, 2026

Whereas, an amended budget proposal and message have been prepared and delivered to the legislative body; and
Whereas, the legislative body has reviewed such budget proposal and modifications have been made accordingly.

NOW, THEREFORE, BE IT ORDAINED BY the City of Cold Spring, Kentucky as follows:

SECTION ONE: That the annual budget for the fiscal year beginning July 1, 2025 and ending June 30, 2026 is adopted as set forth herein:

	General Fund		Municipal Road Fund		Stormwater fund	
	<i>As Passed</i>	<i>Amended</i>	<i>As Passed</i>	<i>Amended</i>	<i>As Passed</i>	<i>Amended</i>
Resources Available:						
FUND BALANCE BEGINNING OF YEAR	\$3,843,000	\$7,069,056	\$270,000	\$436,986	\$1,151,000	\$905,190
Estimated Revenues:						
Other Financing Source DAV Property Sale	\$4,000,000					
Other Financing Source Investment CDs	\$1,500,000	\$0				
Property Tax	\$1,000,000					
Payroll Tax	\$1,500,000					
Insurance Premium Tax	\$1,100,000					
Licenses & Permits	\$306,700					
Other Taxes	\$285,329					
Intergovernmental	\$62,800		\$120,000			
Financing	\$0					
Charges for Services	\$626,052					
Penalties, Fines, Forfeitures	\$21,300					
Interest Income	\$12,000					
Miscellaneous	\$169,250					
Stormwater Fees					\$248,700	
Total Estimated Revenue	<u>\$10,583,431</u>	\$9,083,431	<u>\$120,000</u>		<u>\$248,700</u>	
Total Resources Available	\$14,426,431	\$16,152,487	\$390,000	\$556,986	\$1,399,700	\$1,153,890
Appropriations						
General Government	\$1,178,007					
Police	\$2,126,940					
Public Works	\$904,322					
Enterprises	\$0					
Parks, Recreation	\$268,417					
Stormwater Funds	\$0				\$280,700	
Municipal Road Funds	\$0		\$478,370			
Debt Services	\$0					
Other Financing Use	\$5,500,000					
Total Appropriations	<u>\$9,977,686</u>		<u>\$478,370</u>		<u>\$280,700</u>	
Excess of Rev. Over (under) Approp.	\$4,448,745	\$6,174,801	(\$88,370)	\$78,616	\$1,119,000	\$873,190
Interfund Transfers In	\$0		\$350,000			
Interfund Transfers Out	(\$350,000)		\$0			
Estimated Balance End of Year	\$4,098,745	\$5,824,801	\$261,630	\$428,616	\$1,119,000	\$873,190

SECTION TWO:

Any Section or provision of this Ordinance which is declared invalid by a court of competent Jurisdiction for any reason, such declaration shall not invalidate, or adversely affect, the Remainder of the Ordinance

SECTION THREE:

This ordinance shall be in full force and effect from and after its passage, publication and recoding, according to law.

Adopted this _____ day of _____, 2025

First Reading: _____

Votes Cast: _____ YES _____ NO

Second Reading: _____

Votes Cast: _____ YES _____ NO

City of Cold Spring

ATTEST: _____

City Clerk

D. Angelo Penque
Mayor



**Cold Spring City Council
Caucus Agenda
September 8, 2025
Immediately following Special Council Meeting**

1. Call Meeting to Order and Emergency Exit Instructions
2. Prayer & Pledge
3. Additions/Deletions to Meeting Agenda
4. Citizen's Comments (*5 minutes per person*)
5. Recognition of Scheduled Guests
6. Old Business
7. New Business
8. Committee
9. Follow Up Citizen Comments (*5 minutes per person*)
10. Police Department Comments
11. Council Comments
12. Attorney Comments
13. Mayor Comments
14. Adjourn