

ORDINANCE NO. 2025-3  
AN ORDINANCE OF THE CITY OF CORBIN, KENTUCKY, ANNEXING TO THE CITY LIMITS OF CORBIN, KENTUCKY, A CERTAIN TRACT OF REAL PROPERTY AND ESTABLISHING THE ZONING CLASSIFICATION FOR SAID TRACT OF REAL PROPERTY OWNED BY INDIVIDUAL PROPERTY OWNERS  
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WHEREAS, KRS 81A.410 authorizes and delegates to city legislative bodies the authority to annex territories;  
WHEREAS, KRS 81A.412 provides the manner m which said annexation may be accomplished by consent of the property owners;  
WHEREAS, KRS 8 1A.415 provides the manner in which said annexation may be accomplished by a city contained in two counties of an area in an additional county;  
WHEREAS, the property owners have petitioned and consented in writing that their certain tracts of real property be annexed and incorporated into the City of Corbin, Kentucky;  
WHEREAS, the real property described herein is adjacent and contiguous to the present City of Corbin, Kentucky;  
WHEREAS, the real property described herein by reason of population density, commercial, industrial, institutional, or governmental use of land, or subdivision of land, is urban in character or suitable for development for urban purposes without unreasonable delay;  
WHEREAS, the real property described herein in not within the boundary of another incorporated city;  
WHEREAS, the real property described herein contains infrastructure owned by the city or an agency, political subdivision, department or instrumentality of the City of Corbin, Kentucky.  
WHEREAS, the real prope1ty described herein in not within an agricultural district as certified by the State Soil and Water Conservation Commission; and  
WHEREAS, at least forty-five (45) days prior to enactment of a final annexation ordinance under KRS 81 A.412, the City of Corbin provided notice of said annexation to the Laurel County Fiscal Court, the county containing the territory to be annexed.

NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF CORBIN, KENTUCKY, as follows:

SECTION ONE: That pursuant to KRS 81A.412 and KRS 81A.415 those certain tracts of real property owned by Baxmax, LLC. located at West Cumberland Gap Pkwy, and assigned the following map numbers by the Laurel County PVA: 122-00-00-087.01, 122-00-00-087.02 and 122-00-00-087.03, are hereby annexed to the City of Corbin, Kentucky and said tracts of real property being more particularly described as follows:

See Legal Description Attached Hereto As Exhibit “A”  
SECTION TWO: That the above-referenced and above-described tracts of real property set forth in Section One above containing real property owned by Baxmax, LLC. is hereby zoned commercial and shall maintain the same zoning designation.

SECTION THREE: That the Zoning Map of the City of Corbin, Kentucky, is hereby amended to add the above-referenced and above-described tracts of real property set forth in Section One above to the City of Corbin, Kentucky’s boundaries and to reflect the zoning classifications given to said tracts of real property as set forth in Section Two.

SECTION FOUR: This Ordinance includes a map showing the zoning classifications given to the above-referenced and above-described tracts of real property annexed and zoned herein. Said map is attached hereto and marked Exhibit “B” and is hereby incorporated herein by reference. This Ordinance and map attached hereto as Exhibit “B” can be reviewed and inspected at the office of the City Clerk, City of Corbin, Kentucky, City Government Center, City Hall, 805 South Main Street, Corbin, Kentucky 40701, Monday through Friday from 8:00 a.m. until 4:00 p.m.

SECTION FIVE: This Ordinance shall take effect upon two (2) readings, passage and legal advertisement.

SECTION SIX: All Ordinances or portions thereof in conflict herewith are hereby repealed.  
FIRST READING: 04/21/2025

SECOND READING: 04/28/2025

PUBLICATION DATE: 05/07/2025

APPROVED BY: SUZIE RAZMUS, MAYOR

ATTEST: TORI BROCK, CITY CLERK

P.O. BOX 204  
165 FOSTER LANE  
STANFORD, KY 40484



PHONE 606.365.8362  
FAX 606.365.1097

EXHIBIT “A”

City of Corbin Annexation Ordinance No. 2025-3

A certain tract of land being on the Northern edge of right-of-way of US – 25 and on the Eastern edge of right-of-way of I-75 in Laurel County, Kentucky and is more particularly described as follows:

Commencing at a MAG nail found with washer bearing (P.L.S. #2581), said MAG nail being in the line of the previous annexation into the City of Corbin (Ordinance No. 2024-2), being on the northern right-of-way line of US-25, being a common corner to Commonwealth of Kentucky (D.B. 178, Pg. 257), having Kentucky State Plane Coordinate System - South Zone Coordinates of: **N: 1878749.06, E: 2120277.20** and being the **POINT OF BEGINNING** for this description;

Thence leaving said MAG nail with washer found bearing (P.L.S. #2581) and continuing along the line of the previous annexation into the City of Corbin (Ordinance No. 2024-2) and northern right-of-way line of the Commonwealth of Kentucky (D.B. 178, Pg. 257), the following one (1) call: **N77°14’44”W – 110.34 feet** to a MAG nail found, said MAG nail being a common corner to Commonwealth of Kentucky (D.B. 178, Pg. 257) & Commonwealth of Kentucky (D.B. 178, Pg. 503);

Thence leaving Commonwealth of Kentucky (D.B. 178, Pg. 257) and the previous annexation into the City of Corbin (Ordinance No. 2024-2) and continuing along the northern right-of-way line of the Commonwealth of Kentucky (D.B. 178, Pg. 503), the following one (1) call: **N71°56’15”W – 288.09 feet** to a MAG nail with washer found (P.L.S. #3118), said MAG nail with washer being a common corner to Commonwealth of Kentucky (D.B. 178, Pg. 503) & Commonwealth of Kentucky (D.B. 277, Pg. 187, see also Order Book W, Pg. 363);

Thence leaving Commonwealth of Kentucky (D.B. 178, Pg. 503) and continuing along the northern right-of-way line of the Commonwealth of Kentucky (D.B. 277, Pg. 187, see also Order Book W, Pg. 363), the following two (2) calls: **N39°02’27”W – 22.80 feet** to a MAG nail with washer found (P.L.S. #3118) and **S41°45’26”W – 72.95 feet** to a iron pin found (P.L.S. #3118), said iron pin being a common corner to Commonwealth of Kentucky (D.B. 277, Pg. 187, see also Order Book W, Pg. 363) & on right-of-way of I-75 as depicted on plans for the I-75 Highway Project (Laurel County SP-63-246-8; I75-2(14)28, dated 5/16/1967) and in the line of the previous annexation into the City of Corbin (Ordinance No. 2024-2);

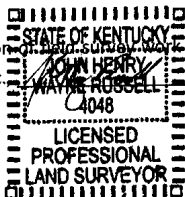
Thence leaving Commonwealth of Kentucky (D.B. 277, Pg. 187, see also Order Book W, Pg. 363) and continuing along the right-of-way of I-75 as depicted on plans for the I-75 Highway Project (Laurel County SP-63-246-8; I75-2(14)28, dated 5/16/1967) and the previous annexation into the City of Corbin (Ordinance No. 2024-2) the following nine (9) calls: **N74°19’19”W – 85.59 feet** to an iron pin found (P.L.S. #3118), **N73°40’57”W – 4.26 feet** to an iron pin found (P.L.S. #3118), along a curve to the right, having a radius of **238.30’**, a chord bearing of **N41°02’57”W**, and chord distance of **257.01 feet** to an iron pin found (P.L.S. #3118), **N08°24’57”W – 133.16 feet** to an iron pin found (P.L.S. #3118), **N04°36’07”W – 300.67’** to an iron pin found (P.L.S. #3118), **N12°13’48”W – 300.67 feet** to an iron pin found (P.L.S. #3118), **N02°35’02”W – 305.82 feet** to an iron pin found (P.L.S. #3118), **N02°35’02”W** passing an iron witness pin found (P.L.S. #3118) at **71.68 feet** for a **total distance of 73.51 feet** to metal pull post and **N08°41’34”E** passing an iron witness pin found (P.L.S. #3118) at **1.36 feet** for a **total distance of 693.55 feet** to an iron pin found (P.L.S. #3118), said iron pin being on right-of-way of I-75 as depicted on plans for the I-75 Highway Project (Laurel County SP-63-246-8; I75-2(14)28, dated 5/16/1967), being a common corner to G & M Oil Company, Inc. (D.B. 209, Pg. 001) / (D.B. 493, Pg. 232) and in the line of the previous annexation into the City of Corbin (Ordinance No. 2024-2);

Thence leaving the right-of-way of I-75 as depicted on plans for the I-75 Highway Project (Laurel County SP-63-246-8; I75-2(14)28, dated 5/16/1967) and the previous annexation into the City of Corbin (Ordinance No. 2024-2) and continuing along the common property line of G&M Oil Company, Inc. (D.B. 209, Pg. 001) / (D.B. 493, Pg. 232) and G&M Oil Company, Inc., (D.B. 172, Pg. 376 / D.B. 172, Pg. 433) respectively, the following nine (9) calls: **S81°18’26”E – 286.94 feet** to an iron pin found (P.L.S. #3118), **S08°41’34”W – 711.29 feet** to an iron pin found (P.L.S. #3118), **S06°37’41”E – 241.11 feet** to an iron pin found (P.L.S. #4048), **N83°22’19”E – 651.44 feet** to an iron pin found (P.L.S. #4048), **S37°10’57”E – 65.95 feet** to an iron witness pin found (P.L.S. #4048) being online and continuing a **total distance of 68.95 feet** to an unmarked point in a power pole, thence leaving the unmarked point **S15°39’25”E – 3.00 feet** to an iron witness pin found (P.L.S. #4048) being online and continuing an additional **178.52 feet** to an iron witness pin found online (P.L.S. #4048) and continuing for a **total distance of 184.52 feet** to an unmarked point in a power pole, thence leaving the unmarked point **S15°31’34”E – 3.00 feet** to an iron witness pin found (P.L.S. #4048) being online and continuing an additional **192.59 feet** to an iron witness pin found online (P.L.S. #4048) and continuing for a **total distance of 198.59 feet** to an unmarked point in a power pole, thence leaving the unmarked point **S41°43’25”E – 3.00 feet** to a MAG nail with washer found (P.L.S. #4048) being online and continuing an additional **281.01 feet** for a **total distance of 284.01 feet** to a MAG nail with washer found (P.L.S. #4048) and **S48°06’46”W – 13.90 feet** to a MAG nail with washer found (P.L.S. #4048), said MAG nail being a common corner to G&M Oil Company, Inc. (D.B. 172, Pg. 376 / D.B. 172, Pg. 433) and Marie Mills (D.B. 577, Pg. 093);

Thence leaving the property of G&M Oil Company, Inc. (D.B. 172, Pg. 376 / D.B. 172, Pg. 433) and continuing with the property Marie Mills (D.B. 577, Pg. 093) the following one (1) call: **S48°06’46”W- 193.87 feet** to a MAG nail found, said MAG nail being a common corner to Marie Mills (D.B. 577, Pg. 093), Scott and Kim King Properties LLC. (D.B. 782, Pg. 344);

Thence leaving the property of Marie Mills (D.B. 577, Pg. 093) and continuing with Scott and Kim King Properties LLC. (D.B. 782, Pg. 344), and Commonwealth of Kentucky (D.B. 749, Pg. 495) respectively, the following four (4) calls: **S48°06’46”W- 184.43 feet** to a MAG nail found, **S48°06’03”W- 251.51 feet** to a MAG nail found and **S09°15’35”E- 4.00 feet** to a MAG nail with washer found (P.L.S. #3118) and **S07°10’33”E- 105.25 feet** to the **POINT OF BEGINNING** having an area of **30.033 acres**.

This annexation ordinance description was created from a combination of deed descriptions and recreation of deed descriptions by John Henry Russell, AGE Engineering Services, Inc., Kentucky P.L.S. #4048, dated the 18th day of February, 2025.



NOTICE TO CUSTOMERS OF KENTUCKY UTILITIES COMPANY

RECOVERY BY ENVIRONMENTAL SURCHARGE OF KENTUCKY UTILITIES COMPANY’S 2025 ENVIRONMENTAL COMPLIANCE PLAN

**PLEASE TAKE NOTICE** that in an April 30, 2025 Application, Kentucky Utilities Company (“KU”) is seeking approval by the Kentucky Public Service Commission (“Commission”) in Case No. 2025-00105, pursuant to Kentucky Revised Statute 278.183, of an amended compliance plan (“2025 Plan”). (Collectively, KU’s Application and supporting testimony and exhibits are KU’s “tariff filing.”) If approved, KU will begin recovering capital costs associated with a new pollution control facility in the 2025 Plan under KU’s existing Electric Rate Schedule ECR (also known as the Environmental Surcharge tariff) through an increase in the environmental surcharge on customers’ bills beginning in December 2025.

KU filed an application with the Commission on February 28, 2025, in Case No. 2025-00045 seeking approval to construct a selective catalytic reduction system at the Ghent generating station to reduce nitrogen oxide (NOx) emissions, which are a precursor to ozone. In Case No. 2025-00105, KU is seeking an order approving the 2025 Plan to recover the costs of this new pollution control facility through its Environmental Surcharge tariff. This project will help ensure ongoing compliance with regulations issued under the federal Clean Air Act as amended, including the National Ambient Air Quality Standards for ozone.

The estimated total capital cost of this new pollution control facility is \$152.3 million. Additionally, KU is requesting recovery of future incremental capital and operation and maintenance expenses associated with this new pollution control facility. KU is also asking to recover the cost of publishing this customer notice through the Environmental Surcharge over 12 months and to have Environmental Surcharge recovery of future Commission-approved administrative expenses, including customer notice costs.

Beginning in December 2025, the initial bill impact for KU’s Group 1 customers is estimated to be a 0.01% increase with a maximum increase of 0.81% in 2029. Group 1 includes Rate Schedules Residential Service (RS), Residential Time-of-Day Energy Service (RTODE), Residential Time-of-Day Demand Service (RTODD), Volunteer Fire Department Service (VFD), All Electric School (AES), and all Lighting Rates (i.e., LS, RLS, LE, and TE).

RS and VFD customers using 1,085 kWh/month could expect a monthly increase of \$0.01 up to \$1.09. RTODE customers using 1,043 kWh/month could expect a monthly increase of \$0.01 up to \$1.14. RTODD customers using 987 kWh/month could expect a monthly increase of \$0.02 up to \$1.80. AES customers using 25,620 kWh/month could expect a monthly increase of \$0.30 up to \$24.28. LS and RLS customers could expect a monthly increase of \$0.00 up to \$0.12. LE customers using 2,473 kWh/month could expect a monthly increase of \$0.02 up to \$1.59. TE customers using 147 kWh/month could expect a monthly increase of \$0.00 up to \$0.15.

Beginning in December 2025, the initial bill impact for KU’s Group 2 customers is estimated to be a 0.01% increase with a maximum increase of 1.10% in 2029. Group 2 includes Rate Schedules General Service (GS), General Time-of-Day Energy Service (GTODE), General Time-of-Day Demand Service (GTODD), Power Service (PS), Time-of-Day Secondary Service (TODS), Time-of-Day Primary Service (TODP), Retail Transmission Service (RTS), Fluctuating Load Service (FLS), and Outdoor Sports Lighting Service (OSL).

GS customers using 1,657 kWh/month could expect a monthly increase of \$0.03 up to \$2.41. GTODD customers using 19,652 kWh/month could expect a monthly increase of \$0.31 up to \$25.26. PS-Secondary customers using 30,434 kWh/month could expect a monthly increase of \$0.39 up to \$32.35. PS-Primary customers using 35,028 kWh/month could expect a monthly increase of \$0.45 up to \$36.82. TODS customers using 189,538 kWh/month could expect a monthly increase of \$1.54 up to \$126.82. TODP customers using 1,242,574 kWh/month could expect a monthly increase of \$8.25 up to \$678.42. RTS customers using 7,387,224 kWh/month could expect a monthly increase of \$38.91 up to \$3,199.31. FLS-Transmission customers using 44,229,667 kWh/month could expect a monthly increase of \$237.46 up to \$19,525.53. OSL-Secondary customers using 4,627 kWh/month could expect a monthly increase of \$0.17 up to \$13.87.

The Application described in this Notice is proposed by KU, but the Commission may issue an order resulting in an environmental surcharge for customers other than the environmental surcharge described in this Notice.

Comments regarding KU’s 2025 Plan and Application may be submitted to the Commission through its website or by mail to the Public Service Commission, Post Office Box 615, Frankfort, Kentucky 40602.

Any person may submit a timely written request for intervention to the Public Service Commission, Post Office Box 615, Frankfort, Kentucky 40602, establishing the grounds for the request including the status and interest of the party. If the Commission does not receive a written request for intervention within thirty (30) days of the initial publication of this Notice, the Commission may take final action on the Application.

Any person may examine KU’s tariff filing at the Commission’s offices located at 211 Sower Boulevard, Frankfort, Kentucky, Monday through Friday, 8:00 a.m. to 4:30 p.m., or through the Commission’s website at <http://psc.ky.gov> or KU’s website (<http://www.lge-ku.com>) after KU makes its tariff filing on April 30, 2025. KU has requested a deviation from the requirement to make the tariff filing available at its office at One Quality Street, Lexington, Kentucky 40507. If the Commission denies that request, KU will make the tariff filing available at its office upon request by any person.