

CITY OF SHEPHERDSVILLE
REGULAR COUNCIL MEETING MINUTES
MONDAY JUNE 26th, 2023
6:30 PM

The invocation was done by Deb Huffman.

The Pledge of Allegiance was recited.

Mayor José Cubero called the meeting to order at 6:32PM.

Council Present: Bonnie Enlow, Mike Hibbard, Paula Mangus, Jennifer Mendez, Faith Portman, and Brad Whittaker.

APPROVAL OF MINUTES

Minutes for May 22nd, 2023, Regular Meeting were presented for approval.

Motion to Approve: Jennifer Mendez **Second:** Paula Mangus

Ms. Enlow: Yes Mr. Whittaker: Yes Ms. Mendez: Yes

Ms. Portman: Yes Mr. Hibbard: Yes Ms. Mangus: Yes

Carried: 6 Yes – 0 No

Minutes for June 12th, 2023, Regular Meeting were presented for approval.

Motion to Approve: Paula Mangus **Second:** Jennifer Mendez

Ms. Enlow: Yes Mr. Whittaker: Yes Ms. Mendez: Yes

Ms. Portman: Abstained Mr. Hibbard: Yes Ms. Mangus: Yes

Carried: 5 Yes – 1 Abstained

PRESENTATIONS

Cortney Burden-Spoke about the partnership with the VFW Post and The American Legion to fund a Veterans area in the City Park to memorialize each branch of service. She also talked about the securing of funds from First Harrison Bank for the Amphitheater, the sponsoring of a water feature for the park to be donated by Beam Suntory, and the involvement of University of Louisville Health with the inclusive playground.

Amber Odle- Gave an update on events such as Bullitt Blast, the Farmer’s Market, Kid’s Fest, The American Red Cross Blood Drive, and the next Food Truck Invasion.

Joe Fleming- Updated the public on the amount of Liquor Licenses that have been issued in the city this year.

Katherine Dozier- Discussed deeding back property to property owners that is currently an alleyway. The property is located on Hwy 44 West between Mr. Simms and Mr. Foster’s property.

Katherine Dozier- Read Resolution 023-011 authorizing and directing the Mayor to execute any documents which are deemed necessary by the U. S. Treasury to participate in the American Rescue Plan State and Local Fiscal Recovery Funds (ARP SLERF) Program; authorizing Mayor to have full authority and authorizing the Mayor to act as the authorized correspondent for the proposed project.

Motion to Approve: Bonnie Enlow **Second:** Faith Portman

Ms. Enlow: Yes Mr. Whittaker: Yes Ms. Mendez: Yes

Ms. Portman: Yes Mr. Hibbard: Yes Ms. Mangus: Yes

Carried: 6 Yes – 0 No

OLD BUSINESS: NONE

NEW BUSINESS

Approve Jeremy Kubac as the new City Planning and Zoning Representative.

Motion to Approve: Paula Mangus **Second:** Brad Whittaker

Ms. Enlow: Yes Mr. Whittaker: Yes Ms. Mendez: Yes

Ms. Portman: Yes Mr. Hibbard: Yes Ms. Mangus: Yes

Carried: 6 Yes – 0 No

Mr. Kubac was introduced and spoke about his interest in making things better for the city. Council Members Bonnie Enlow and Faith Portman spoke on behalf of Joe Sohm and told Mr. Kubac to reach out to him for help in his new position.

Approve the takeover of Highland Meadow Sanitary Sewer, incorporating it into the City Maintenance Program.

Motion to Approve: Brad Whittaker **Second:** Paula Mangus

Ms. Enlow: Yes Mr. Whittaker: Yes Ms. Mendez: Yes

Ms. Portman: Yes Mr. Hibbard: Yes Ms. Mangus: Yes

Carried: 6 Yes – 0 No

Arthur Jones gave an update on the sanitary sewer system on Highland Meadows. Ms. Mendez asked if the old section had been tested and was told no, and Ms. Enlow asked if that would become a problem. Arthur assured the council that all is good.

A. CITY ATTORNEY KATHERINE DOZIER READ THE FIRST READING OF SUMMARY ORDINANCE 023-032 AN ORDINANCE RELATING TO CAMPING ON PUBLIC PROPERTY IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY. **Sponsored by Bonnie Enlow.**

B. CITY ATTORNEY KATHERINE DOZIER READ THE FIRST READING OF SUMMARY ORDINANCE 023-033 AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 10.114 ACRES, MORE OR LESS, LOCATED AT N. BUCKMAN STREET AND BISHOP LANE IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 036-SE0- 06-004, FROM B-2 BUSINESS TO R-3 RESIDENTIAL AND HOLD PUBLIC HEARING. **Sponsored by Bonnie Enlow.**

Emily Vessels from Dinsmore & Shohl and property owner **Chris Wilson** gave an update of the luxury condos that they would like to build there. They will have 80 units that will be 2400 sq ft. **Ms. Mangus** spoke with a homeowner on Bishop Lane who is concerned about flooding, traffic, and the narrow road. Mr. Wilson will have an engineer supply the council with plans for drainage and more renderings. Mr. Wilson thinks it will take about 8 months for the groundwork and about 18 months to 2 years to complete the project. **Mayor Cubero** informed them that the city will be monitoring building projects more closely. **Ms. Mendez** is concerned about the price of the townhomes in that location. Ms. Portman is also worried about the traffic concerns in that area. Citizen **Lisa Carter**, who owns two properties on Bishop Lane is concerned about the narrowness of the road she is also worried about no sidewalks and drainage issues. She would like the project engineer to reconsider access to Bishop Lane and if they decide to develop there to please add

berms, trees, etc. **Ms. Enlow** agreed about the access on Bishop Lane. Mayor Cubero assured everyone that he will be working closely with our engineer to make sure that the drainage issue will be handled properly.

Mr. Hibbard asked who was sponsoring Ordinance 023-033. He stated that ordinances need to have a sponsor. **Katherine Dozier** let the council know that if they do not take it up then it will pass as the planning commission proposed. **Ms. Enlow** offered to sponsor.

C. CITY ATTORNEY KATHERINE DOZIER READ THE FIRST READING OF SUMMARY ORDINANCE 023-034 AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 1.1 ACRES, MORE OR LESS, LOCATED AT 190 OLD PRESTON HIGHWAY SOUTH IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 037-E00-15-003, FROM R-3 RESIDENTIAL TO B-1 BUSINESS AND HOLD PUBLIC HEARING. **Sponsored by Bonnie Enlow.**

Ms. Enlow and **Ms. Mangus** asked what would be built there. **Mayor Cubero** informed them that it would be a business, however he was unsure of what kind of business. The council members were happy that the property is being cleaned up.

D. CITY ATTORNEY KATHERINE DOZIER READ THE FIRST READING OF SUMMARY ORDINANCE 023-035 AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 2 ACRES, MORE OR LESS, LOCATED AT 245 FOREST HILL ROAD IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 037-000-00-051, FROM AG AGRICULTURAL TO R-1 RESIDENTIAL AND HOLD PUBLIC HEARING. **Sponsored by Faith Portman.**

Paula Mangus asked what kind of residences would be built there and the property owner was unsure.

E. CITY ATTORNEY KATHERINE DOZIER READ THE FIRST READING OF SUMMARY ORDINANCE 023-036 AN ORDINANCE PROVIDING FOR THE CLOSURE PURSUANT TO KRS 82.405 OF A RIGHT OF WAY DESCRIBED HEREIN AND DEPICTED ON THE CONSOLIDATION/ALLEY CLOSURE EXHIBIT PLAT ATTACHED HERETO, CONSENT BEING OBTAINED FROM ALL ADJOINING LANDOWNERS. **Sponsored by Bonnie Enlow and Faith Portman.**

F. CITY ATTORNEY KATHERINE DOZIER READ THE FIRST READING OF SUMMARY ORDINANCE 023-037 AN ORDINANCE PURSUANT TO KRS 81A.412 ANNEXING INTO THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, BY CONSENT OF ALL PROPERTY OWNERS, A PARCEL OF REAL ESTATE CURRENTLY OWNED BY BULLITT COUNTY SCHOOL DISTRICT FINANCE CORPORATION AND LOCATED AT AUDUBON DRIVE, SHEPHERDSVILLE, KENTUCKY 40165 AND KNOWN AS BERNHEIM MIDDLE SCHOOL ALL AS MORE PARTICULARLY DESCRIBED AND ILLUSTRATED IN AND ON EXHIBITS TO THIS ORDINANCE. **Sponsored by Brad Whittaker.**

Mayor Cubero wanted everyone to know that this is about the deal that was made three years ago and the city's investment of 1.7 million dollars.

Ms. Enlow is concerned about the traffic in the area and further development.

Steven Phelps spoke on behalf of the Southeast Community about the development, and he would like an agreement that no further development will take place in that location.

Mayor Cubero wants everyone to keep in mind that the area is growing, and the city cannot always control it.

Ms. Mendez and **Ms. Portman** inquired about the occupational tax that the city would receive and the cost of maintenance if annexed.

Arthur Jones informed the council that the occupational taxes would be at least \$32,000 or more.

Mr. Whittaker was concerned about assuming the public safety responsibilities.

G. CITY ATTORNEY KATHERINE DOZIER READ THE FIRST READING OF SUMMARY ORDINANCE 023-038 AN ORDINANCE PURSUANT TO KRS 81A.412 ANNEXING INTO THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, BY CONSENT OF ALL PROPERTY OWNERS, 33.220 +/- ACRES OF PROPERTY LOCATED AT THE NORTHEAST INTERSECTION OF PRESTON HIGHWAY AND CHAPEZE LANE ALL AS MORE PARTICULARLY DESCRIBED AND ILLUSTRATED IN AND ON EXHIBITS TO THIS ORDINANCE. **Sponsored by Brad Whittaker.**

Minton property presentation displayed a small warehouse with the exit coming out on S. Preston and will incorporate berms and greenery.

Ms. Enlow was concerned about the narrowness of the road.

Mrs. Minton, the property owner, mentioned the surrounding warehouses that currently occupy the road in the area.

Ms. Mendez inquired about the number of trucks that would be at the location. The engineer was unsure; however, he projects less due to the warehouse being smaller in size compared to others.

Resident Steve Phelps spoke on the rainwater runoff that is causing flooding issues on Chapeze due to the warehouses that currently exist in the area.

Mayor Cubero reminded the council of the income received from development and growth.

Resident Randy Scott is concerned about the current number of empty warehouses. The Minton family talked about how unpleasant it is to live in the area with warehouses surrounding their home.

The Mayor and Council requested more information to be presented.

EXECUTIVE SESSION

KRS 61.810 (b) to discuss Land Acquisitions.

KRS 61.810 (e) to discuss Collective Bargaining.

KRS 61.810 1(c) to discuss Possible Litigation.

Motion to go into executive session: Bonnie Enlow Second: Mike Hibbard

Ms. Enlow: **Yes** Mr. Whittaker: **Yes** Ms. Mendez: **Yes**

Ms. Portman: **Yes** Mr. Hibbard: **Yes** Ms. Mangus: **Yes**

Carried: 6 Yes – 0 No Time: 8:45 PM

Motion to return to regular session: Paula Mangus Second: Faith Portman

Ms. Enlow: **Yes** Mr. Whittaker: **Yes** Ms. Mendez: **Yes**

Ms. Portman: **Yes** Mr. Hibbard: **Yes** Ms. Mangus: **Yes**

Carried: 6 Yes – 0 No Time: 9:28 PM

No action was taken.

SIGN IN SPEAKERS: None

PLANNING AND ZONING UPDATE: None

BOARD OF ADJUSTMENTS: None

DEPARTMENT HEAD REPORTS: None

COUNCIL COMMENTS:

Bonnie Enlow: Asked about the ditches on Hwy. 245 because they need some upkeep.

Faith Portman: Concerned with too much solicitation in the city limits and would like something to be done. She also thanked the Police Department, Mayor, City Council Members, and the city employees for their support in her time of need.

Mike Hibbard: Said he would stick around for annexations and zoning in the city and spoke about the many topics that were covered.

Paula Mangus: Thanked everyone and said she loves being involved with the community and talking to residents.

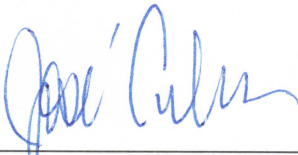
ADJOURN

Motion to Adjourn: Paula Mangus **Second:** Mike Hibbard

Ms. Enlow: **No** Mr. Whittaker: **Yes** Ms. Mendez **Yes**

Ms. Portman **Yes** Mr. Hibbard **Yes** Ms. Mangus **Yes**

Carried: 5 Yes – 1 No **Time: 9:34 PM**



Mayor José Cubero



City Clerk Brenda Weidekamp

Minutes approved at a regular council meeting held on July 10, 2023.

Motion to Approve: Faith Portman **Second:** Paula Mangus

Ms. Enlow: **Yes** Mr. Whittaker: **Yes** Ms. Mendez: **Yes**

Ms. Portman: **Yes** Mr. Hibbard: **Yes** Ms. Mangus: **Yes**

Carried: 6 Yes – 0 No