

**CITY OF SHEPHERDSVILLE**  
**REGULAR COUNCIL MEETING MINUTES**  
**MONDAY AUGUST 28th, 2023**  
**6:33 PM**

The invocation was done by Deb Huffman

The Pledge of Allegiance was recited.

Mayor José Cubero called the meeting to order at 6:30PM.

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

**APPROVAL OF MINUTES**

Minutes for July 24<sup>th</sup>, 2023, Regular Meeting were presented for approval.

**Motion to Approve:** Bonnie Enlow **Second:** Paula Mangus

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

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

**Carried:** 5 Yes – 1 Absent

**PRESENTATIONS**

**Sobriety Sisters:** A non-profit organization, who helps women in every stage of addiction to find housing, provide support and networking, and providing necessities. They asked the council for help getting volunteers, assisting the organization with a physical location, and providing basic items that are needed. They thanked the council for their time and support. *The mayor thanked them and told them that he supports their cause.*

**Amber Odle:** Gave an update on the upcoming events happening at the three remaining Farmer's Markets. She spoke about the Fall Festival that will be held on September 30<sup>th</sup> that will feature craft booths and free events for children. She also spoke of the second Food Truck Invasion, the Color Walk, and the Halloween Spooktacular that will all be held in October. The proceeds for the Color Walk will benefit The Upper Room and the Halloween Spooktacular will help students at Bullitt Central High School pay for school lunch. She also reminded everyone about the Shepherdsville Fire Department blood drive.

**Joe Fleming:** Said he has noticed an uptick on Special Temporary Licenses with all the events going on. He has been researching Special Entertainment Licenses and reported that all Liquor Licenses are up to date. He is also reaching out to surrounding cities to try to pull businesses in. *The mayor relayed that City is in the process of working out the legalities of having an open container and walking into the park.*

**OLD BUSINESS:** **None**

**NEW BUSINESS:**

ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-047 REZONING** PARCEL ID 046-000-00-022 FROM AG - AGRICULTURAL TO IL – LIGHT INDUSTRIAL AND HOLD PUBLIC HEARING.

ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-048 REZONING** PARCEL ID 046-000-00-022A FROM AG - AGRICULTURAL TO IL – LIGHT INDUSTRIAL AND HOLD PUBLIC HEARING.

**Mayor Cubero-** let everyone know that Planning & Zoning has already approved this and to keep in mind that this property will go in the Industrial Park and there will be no entrance or exit on Cedar Grove Road. He encouraged everyone to keep an open mind and reminded everyone that the company has met all the standards that are required of them.

**Emily Vessels-** spoke on behalf of Dinsmore & Shohl, she showed a rendering of the proposed project and spoke of the proposed landscaping which will involve keeping the natural tree line, the utilization of the current utilities, the traffic being routed to exit 114 and not onto Cedar Grove Road, she provided information that shows the project fulfills the strategy of the Comprehensive Plan. She stated that she has spoken with the McDade's who own the property beside the proposed location, and they are fine with plans.

**Mayor Cubero-** said we need to make sure we set a standard for the Industrial Park and make sure the developers follow them.

**Ms. Dozier-** asked if this contained only one building on two lots.

**Ms. Vessels-** confirmed that it is only one building and she thanked the council for their time.

**James Chappell-** a resident, asked for the zoning change to be rejected since the Comprehensive Plan has not been reviewed since 2015. Mr. Chappell quoted other similar cases. He suggested homes or a park being built there instead. He gave each council member a packet with the information he shared and asked each member to pay attention to page three when they cast their vote.

**Steve Plenge-** a resident who lives directly across from the property is concerned about the roads in the Industrial Park. He would like to see the engineer to fix the design as the roads are very curvy for trucks to navigate.

**Mayor Cubero-** informed him that the city is working on the traffic in that area.

**Mr. Plenge-** would also like to see landscaping and berms and stated he is not against development; however, he asked the mayor to make sure there is adequate screening and uniformity in the design.

**Ms. Vessels-** spoke in response to Mr. Chappell & Mr. Plenge stating that the county is in the process of revising the Comprehensive Plan and she stated that the developer is addressing the screening and traffic concerns.

**Mayor Cubero-** stated that this developer has the highest set of requirements in the industrial park, and he appreciates the accommodations they have made on this project.

**Ms. Dozier-** asked if there was an idea of what the traffic flow would look like. She was told no not at this time; they would need to do a traffic study. If approved, they would begin to market and then they could do a preliminary traffic study. However, that number would not be truly known until a company moves in and begins operation.

**Ms. Vessels-** said the size of the building is significantly smaller than other warehouses so she speculates the traffic would not be as high as some others.

**Kevin and Alex (CRG Team)-** speculates Ford would use this warehouse due to the prime location of Shepherdsville and he perceives 100-200 added truck traffic. He also said it would be challenging to build a multifamily residence here due to the current surrounding warehouses.

**Mr. Plenge-** stated that there is already a steady stream of traffic in that area that needs to be factored in.

**Mayor Cubero-** stated that the traffic will be rerouted from Cedar Grove Rd. straight to the interstate.

**Mr. Chappell-** does not think the burden should be placed on residents since the Comprehensive Plan has not been updated. He still would like to see homes built there instead.

**PLANNING AND ZONING UPDATE:** **None**

**BOARD OF ADJUSTMENTS:** **None**

**DEPARTMENT HEAD REPORTS:**

**Mark Timperman** - Assistant Police Chief, thanked everyone for their hospitality and said he appreciates their support and that he is going to work hard to keep the community safe.



**Todd Bivens** - Assistant Fire Chief, introduced himself and says he foresees many great things happening in the city and at the Fire Department.

### COUNCIL COMMENTS:

**Bonnie Enlow:** Thanked the Jailer and the inmates for their help with the Public Works Department.

**Jennifer Mendez:** Asked when the park and drainage projects are going to start. Mayor Cubero told her the two houses on Hwy 44 have been demolished to create a new park entrance. He said the city will be demolishing the Stout's property in about 36 days. The county will demo for free, and the goal is to have that area ready by Christmas to begin the Aquatic Center by next spring. The drainage is being worked on now to help flooding on Blue Lick. He stated that the projects will be updated on the new website.

**Faith Portman:** Asked when the basketball courts would be built in the park because it was supposed to have already been done. Mayor Cubero stated that he is not sure where they will fall in the park plan, since it has changed, but he will look for other places. Ms. Portman said she had someone call about the deteriorating road on Dawson Drive. Mayor Cubero told her to contact Tom to have him check on it. She said she hopes that everyone will keep the family who lost their daughter in their thoughts and prayers. She said it touches her heart to see the community come together in a time like this. She also asked when the next meeting for the Buckman Street Business Association would be held because a business owner has been trying to contact someone about it and has not received a response. The mayor said he would find out and let her know.

**Mike Hibbard:** Thanked the Jailer and the inmates for the job they have done. He commented on what the former council promised and stated that they are gone now, and he is happy with the progress that is being made. He said things take time and that if everyone hangs in there, they will see the improvements.

**Paula Mangus:** Thanked the Public Works Department for building the flower bed by Wendy's and thanked the others who volunteered to plant flowers. She thanked everyone for trusting the council and stated that she loves Shepherdsville and takes the job seriously.

**Mayor Cubero-** Told the residents that the city is cleaning up around the exit ramp and is making other improvements such as banners to make Shepherdsville have a hometown feel and he says he agrees with Mr. Hibbard that we have a lot of good people doing great things and he is honored to be the mayor.

### ADJOURN

**Motion to Adjourn:** Faith Portman

**Second:** Mike Hibbard

Ms. Enlow: Yes

Mr. Whittaker: Absent

Ms. Mendez Yes

Ms. Portman Yes

Mr. Hibbard Yes

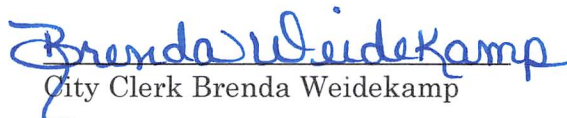
Ms. Mangus Yes

**Carried:** 5 Yes – 1 Absent

**Time:** 7:36 PM



Mayor José Cubero



City Clerk Brenda Weidekamp