

CITY OF SHEPHERDSVILLE
REGULAR COUNCIL MEETING MINUTES
MONDAY OCTOBER 9th, 2023
6:30 PM

The invocation was done by Tom Elbert

The Pledge of Allegiance was recited.

Mayor José Cubero called the meeting to order at 6:33 PM

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

APPROVAL OF MINUTES

Minutes for September 25, 2023, Regular Meeting were presented for approval.

Motion to Approve: 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

PRESENTATIONS:

Mayor Cubero- talked about the launching of the new website and showed renderings of the Stout's Property and spoke of the demolition.

OLD BUSINESS:

- A. ATTORNEY KATHERINE DOZIER PERFORMED THE **SECOND** READING OF SUMMARY ORDINANCE 023-046 AN ORDINANCE PURSUANT TO KRS 81A.412 ANNEXING INTO THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, BY CONSENT OF ALL PROPERTY OWNERS, A PORTION CONSISTING OF 0.34 +/- ACRES OF A PARCEL OF LAND OWNED BY HIGHLAND MEADOWS LIMITED LIABILITY COMPANY AND LOCATED AT AND KNOWN AS 250 PHELPS LANE, SHEPHERDSVILLE, KENTUCKY 40165, PARCEL ID 036-000-00-029B, ALL AS MORE PARTICULARLY DESCRIBED AND ILLUSTRATED IN AND ON EXHIBITS TO THIS ORDINANCE.

Ms. Portman asked about the location of the property, she stated that the map took her to a church and wanted to make sure the church was not affected in any way. She also asked whether this property is on Phelps Lane or Phelps Road.

Mayor Cubero told her the property is behind the church.

Ms. Dozier confirmed the property is Phelps Road and that would be corrected.

Mr. Hibbard asked if this location would be the access point for the developers.

Arthur Jones stated that this would not be the access point. Access will stay at the front of the development.

Motion to Approve: Mike Hibbard **Second:** Jennifer Mendez

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

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

Carried: 6 Yes - 0 No

B. ATTORNEY KATHERINE DOZIER PERFORMED THE **SECOND** READING OF SUMMARY ORDINANCE 023-052 AN ORDINANCE AMENDING ORDINANCE 019-283 AND ORDINANCE 023-004 OF THE CITY OF SHEPHERDSVILLE RELATED TO PERSONNEL AND PAY RATE CLASSIFICATION PLAN FOR CITY EMPLOYEES AND NONELECTED CITY OFFICERS FOR THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY. Mayor Cubero explained the reason to amend this ordinance is because he wanted to be in compliance in the event of an audit.

Motion to Approve: Bonnie Enlow Second: Jennifer Mendez
Ms. Enlow: Yes Mr. Whittaker: Yes Ms. Mendez: Yes
Ms. Portman: Yes Mr. Hibbard: Yes Ms. Mangus: Yes
Carried: 6 Yes – 0 No

NEW BUSINESS:

A. OPEN BIDS FOR STOUTS BUILDING DEMOLITION

Mayor Cubero thanked the county for removing the awning at the Stout's property.

Ms. Dozier read the bids:

1. Yocum's Cisterns and Septic Tanks, LLC- \$159,000
2. Trans America Railroad and Consulting- \$339,890
3. Danny Rhodes Trucking and Excavation- \$198,000
4. Basham Construction and Rental Co.- \$235,000
5. HCL Demolition Inc.- \$165,000
6. Aggregate Processing Inc.- \$455,500

Mayor Cubero is concerned about the different price ranges of the bids, specifically the low bids. He said he doesn't want to start this project and then find out the cost will be more than anticipated.

Ms. Enlow said they are under contract at that point and will have to follow through regardless.

Ms. Mendez said the council will look at what each company has to offer.

Arthur Jones told the council that he will go through each of the bids, and he will give a recommendation regarding which one he thinks will be the best choice based on experience and qualifications. He said he will summarize and send it to the council members.

Mr. Hibbard asked if all the companies received the same bid package.

Arthur Jones confirmed, and he said each company performed a walk-through inspection of the property as well.

Robbie Popplewell (a citizen who helped construct the Stout's building) said he would help with the demolition.

A citizen in attendance asked if there was a mandatory pre bid, he was told no.

B. ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-053** AN ORDINANCE AMENDING SECTION 30.01 OF THE SHEPHERDSVILLE CODE OF ORDINANCES OF THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, RELATING TO THE REGULAR MEETING TIME AND PLACE OF CITY COUNCIL MEETINGS.

- C. ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-054** AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 3.58 ACRES, MORE OR LESS, LOCATED AT 150 CHAPEZE LANE IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 037-000-00-016B, FROM R-1 RESIDENTIAL TO I-L LIGHT INDUSTRIAL.

Mr. Hibbard felt that some of the testimony in the notes from Planning & Zoning was not true. He questioned whether the city should swear people in.

Ms. Dozier explained why Planning & Zoning does swearing ins.

Mayor Cubero stated that the city, with the help of Arthur Jones and Jeremy Kubac will be more involved with developments. He told Mr. Hibbard that they could discuss more about swearing people in at another time.

- D. ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-055** AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 0.5 ACRES, MORE OR LESS, LOCATED AT CHAPEZE LANE IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 037-000-00-016A, FROM AG AGRICULTURAL TO I-L LIGHT INDUSTRIAL.

- E. ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-056** AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 0.8 ACRES, MORE OR LESS, LOCATED AT 3606 SOUTH PRESTON HIGHWAY IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 037-000-00-015, FROM AG AGRICULTURAL TO I-L LIGHT INDUSTRIAL.

- F. ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-057** AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 3.051 ACRES, MORE OR LESS, LOCATED AT 3614 SOUTH PRESTON HIGHWAY IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 037-000-00-016, FROM AG AGRICULTURAL TO I-L LIGHT INDUSTRIAL.

- G. ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE **023-058** AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF 25.387 ACRES, MORE OR LESS, LOCATED AT CHAPEZE LANE IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 037-000-00-016C, FROM AG AGRICULTURAL TO I-L LIGHT INDUSTRIAL.

Attorney John Baker, along with an engineer for the project, showed a few slides of the proposed development. They explained that the areas surrounding the property are already zoned light industrial, they spoke of the plans for the drainage, the traffic impact report that will be done, and they showed the landscaping plans.

Ms. Enlow inquired about the height of the building.

Mr. Baker said they will meet any type of zoning regulation in terms of height and scale. He did not know the exact height, however he said he would provide that information before the second reading.

Ms. Enlow wanted to ensure that there would be enough road frontage space in case the State decided to widen the road. She was told they do provide some space, but they do not know the exact amount at this time.

Mayor Cubero said that there are discussions now about the future of the road in that area.

Mr. Whittaker asked if there was going to be a turn lane at that location and he was informed that there would need to be a study on the traffic in that area before they can commit to that.

Mr. Whittaker and Ms. Mendez asked if they have been in contact with Ms. Skaggs, the homeowner next to this property, because they are concerned about mitigation and the entrance to the property.

Mr. Baker confirmed that contact has been made with her and he will provide a mitigation report by the second reading.

Ms. Mendez said at the first meeting they were told there would be less semi-truck traffic with this smaller warehouse, and she wanted to confirm.

Mr. Baker said because there is no defined user for this space, he is unsure, however he said there will be some semi-truck traffic.

Mayor Cubero asked the council to email any questions they may have before the next meeting.

Mr. Hibbard noted that the detention run off on the proposed plan was greater than required. He was glad the effort was being made to address those concerns.

Arthur Jones confirmed that the plans for the storm water detention run off meets and exceeds the expectations.

H. ATTORNEY KATHERINE DOZIER PERFORMED THE **FIRST** READING OF SUMMARY ORDINANCE 023-059 AN ORDINANCE ADOPTING TEXT AMENDMENT 2023T-02 ADDING SECTION 5.803 INDUSTRIAL ZONING LANDSCAPE REGULATIONS TO THE ZONING REGULATIONS FOR BULLITT COUNTY AND THE CITIES OF HILLVIEW, LEBANON JUNCTION, MT. WASHINGTON, AND SHEPHERDSVILLE.

Ms. Dozier explained about adopting the text amendment and encouraged the council members to read and study the original text.

Ms. Enlow stated that she has brought this up before but had no interest.

Mayor Cubero explained that this will preserve the Hwy 245 corridor.

I. ATTORNEY KATHERINE DOZIER READ MUNICIPAL ORDER 23-004 A MUNICIPAL ORDER OF THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY MAKING THE WRITTEN DETERMINATION REQUIRED BY KRS 82.083 FOR THE SALE OR OTHER DISPOSITION OF PROPERTY OWNED BY THE CITY.

Mr. Hibbard asked if all the correct steps have been taken.

Ms. Dozier explained the process and confirmed.

Mr. Hibbard asked how much property went with this.

Ms. Dozier replied that the total is .34 acres.

Ms. Enlow asked if this Municipal Order was only for this property and not for any future properties.

Ms. Dozier confirmed it is only for this property and she provided the address and parcel number.

Mayor Cubero thanked the council.

Motion to Approve: Mike Hibbard **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

PLANNING AND ZONING UPDATE: None

BOARD OF ADJUSTMENTS: None

DEPARTMENT HEAD REPORTS:

Mark Timperman spoke about how well the Food Truck Invasion went.

Todd Bivens reminded everyone about the Trunk or Treat.

SIGN IN SPEAKERS:

Robbie Popplewell- read scripture and prayed for Israel.

COUNCIL COMMENTS:

Bonnie Enlow asked everyone to support and pray for Israel.

Paula Mangus thanked Tom for hanging the banners. She also thanked others for helping decorate Buckman St. for fall. She asked the Mayor if the can collection at CVS could be moved because it is in a bad location, and she asked everyone to pray for Israel.

ADJOURN

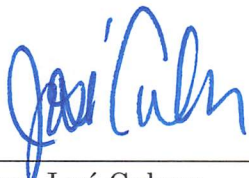
Motion to Adjourn: Jennifer Mendez **Second:** Mike Hibbard

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

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

Carried: 6 Yes – 0 No

Time: 7:52PM



Mayor José Cubero



City Clerk Brenda Weidekamp