

CITY OF SHEPHERDSVILLE
REGULAR COUNCIL MEETING MINUTES
MONDAY JANUARY 22, 2024
6:00 PM

The invocation was done by Tom Elbert

The Pledge of Allegiance was recited.

Mayor José Cubero called the meeting to order at 6:03 PM

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

APPROVAL OF MINUTES

Minutes for the December 21st, 2023, Special 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

Minutes for the January 8th, 2024, Regular Meeting were presented for approval.

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

PRESENTATIONS:

Jeremy Kubac updated everyone on the Rasner property rezone from R2 to B2. A half-acre lot on Highway 61 that will include adding a Welcome to Shepherdsville sign and an area that can be used to host food trucks. He also spoke of a training about transportation that he attended.

Cortney Burden spoke about how she is close to closing a commitment that will help fund the skate park. She talked about the importance of creating relationships with folks who are interested in partnerships. She said she has been working with local real estate agents for economic development on Buckman Street and talked about the businesses that are coming to that area such as a wine and coffee shop and a hair salon. **Bonnie** told her she thinks it is great, however she does not want to see the buildings demolished, she would like to see them revived if possible. **Cortney** agreed, she said she would like to see a family friendly area with a historic nod. **Mayor Cubero** agreed as well and said if a building is structurally sound, then it will not be demolished. The **Mayor** said that he has been working with the Chamber to look for full-service restaurants, craft stores, etc. outside of the Buckman Street area. **Cortney** stated that the next step in the economic development will be to add housing in the area. **Jennifer** would like to see business owners to be mindful of color schemes and would like the city to be involved. **Cortney** said that she will be in contact with the business owners to create a vision that includes color schemes and patterns. **Mike** commented that the council should dictate what colors can be used. **Cortney** said that the City of Bardstown has an ordinance and holds business owners accountable. **Faith** said the city should make an ordinance and she gave some ideas of businesses she would love to see. **Katherine** asked if any of the houses/businesses were registered historical. **Cortney** thought that maybe one or two were but was unsure. **Katherine** thanked Cortney for a job well done.

OLD BUSINESS:

[Mayor Cubero](#) told everyone that Mike Brady has resigned from the Code Enforcement Board and Deb Huffman will take his place.

NEW BUSINESS:

CITY ATTORNEY KATHERINE DOZIER PERFORMED THE FIRST READING OF SUMMARY ORDINANCE 024-001 AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF .395 ACRES, MORE OR LESS, LOCATED AT 546 EASTVIEW DRIVE IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 045-SWP-04-002, FROM R-1 RESIDENTIAL TO R-2 RESIDENTIAL AND **HOLD PUBLIC HEARING**. Ordinance Sponsor: [Jennifer Mendez](#)

CITY ATTORNEY KATHERINE DOZIER PERFORMED THE FIRST READING OF SUMMARY ORDINANCE 024-002 AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF .480 ACRES, MORE OR LESS, LOCATED AT 572 EASTVIEW DRIVE IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 045-SWP-04-001C, FROM R-1 RESIDENTIAL TO R-2 RESIDENTIAL AND **HOLD PUBLIC HEARING**. Ordinance Sponsor: [Faith Portman](#)

CITY ATTORNEY KATHERINE DOZIER PERFORMED THE FIRST READING OF SUMMARY ORDINANCE 024-003 AN ORDINANCE AMENDING THE BULLITT COUNTY/CITY ZONING ORDER AND THE BULLITT COUNTY/CITY ZONING MAP AS AMENDED, CHANGING THE ZONING OF .436 ACRES, MORE OR LESS, LOCATED AT 596 EASTVIEW DRIVE IN THE CITY OF SHEPHERDSVILLE, BULLITT COUNTY, KENTUCKY, ALSO KNOWN AS PARCEL 045-SWP-04-001B, FROM R-1 RESIDENTIAL TO R-2 RESIDENTIAL AND **HOLD PUBLIC HEARING**. Ordinance Sponsor: [Paula Mangus](#)

SIGN-IN SPEAKERS FOR REZONES:

[Todd Rayhill](#)
[Jo Coffman](#)

[Todd Rayhill](#), the property owner, was present to answer any questions from the council.

[Bonnie Enlow](#) is concerned about the renters partying since the properties are in a neighborhood.

[Mr. Rayhill](#) says he will not allow partying on the property and the neighbors have his number and can contact him anytime they need to.

[Mayor Cubero](#) said our current ordinances should cover most of the concerns already.

[Brad Whittaker](#) asked if Mr. Rayhill already operated the rentals.

[Mr. Rayhill](#) told him yes, that Blue Oval workers have been renting long term.

[Faith Portman](#) stated that Mr. Rayhill has been responsive to the neighbors calls and she asked if he could put a fence up or plant trees in the back yard to buffer some of the noise.

[Mr. Rayhill](#) said the yards are currently tree-lined. He said he also has cameras and watches them closely.

[Faith Portman](#) said the properties are nice looking and asked if he would remind the renters of the low-speed limit on the street.

[Mr. Rayhill](#) said yes.

[Mike Hibbard](#) asked if he had a short term and a long-term lease with Blue Oval.

[Mr. Rayhill](#) told him that was correct.

[Katherine Dozier](#) asked if this was considered an Airbnb and wanted to know how many bedrooms each property had.

[Mr. Rayhill](#) told her it is an Airbnb, and each unit has two bedrooms.

Jennifer Mendez wanted to know if he checks the cameras to make sure that the correct amount of people was staying than allowed.

Mr. Rayhill told her he checks the cameras regularly.

Katherine Dozier asked how many people are allowed to stay in the unit.

Jennifer Mendez told her the restrictions were two people per bedroom plus two more.

Faith Portman asked if Airbnb was required to pay the same taxes that hotels pay.

Mike Hibbard told her no they did not. He told her he spoke with Troy Beam from Bullitt County Tourism and Mr. Beam informed him that Airbnb's were the worst offenders because they do not report correctly. Mike thinks Mr. Rayhill is going about this the right way with rezoning his property and obtaining a business license. He feels like there are many others in the city who have not done this.

Mr. Rayhill left his contact information, and the council will vote on this at the next meeting on February 12th.

Jo Coffman, a resident who was concerned about possibly getting an Airbnb on her street, wanted to know whether Mr. Rayhill is renting month to month and short- and long-term rentals. She was told yes. She wanted to make sure that was allowed in an R2 zoning.

Jennifer Mendez explained in more detail about the process of Airbnb's to Ms. Coffman.

Ms. Coffman thanked the mayor for answering her questions that she had contacted him about prior to the meeting.

CITY ATTORNEY KATHERINE DOZIER PERFORMED THE FIRST READING OF SUMMARY ORDINANCE 024-004 AN ORDINANCE REPEALING SECTION 110.02 OF THE SHEPHERDSVILLE CODE OF ORDINANCES RELATED TO FARMERS MARKET ANNUAL LICENSE FEE. Ordinance Sponsor: Brad Whittaker

Bonnie Enlow said she is not for this because she feels that the council should make this decision.

Mayor Cubero said it was originally set for twenty dollars in 2018 and has been raised four times since then without changing the ordinance.

Faith Portman said it was only changed twice.

Mayor Cubero said to keep in mind that is city business.

Bonnie Enlow is concerned about keeping the prices down to help farmers and the citizens. She thinks the price should go down to keep it affordable to the citizens.

Mayor Cubero said he is not concerned about the price; however, he wants to repeal the ordinance so that it can be changed without getting approval from the council. He said the council can set the price for whatever they want.

Bonnie Enlow said if it is repealed then the council loses control of the price.

Mayor Cubero said they can all come up with a price together.

Brad Whittaker asked if this ordinance was governing our Farmer's Market only and stated that we should have some kind of policy with guidelines.

Mayor Cubero said that Amber is working on the guidelines, and he feels she should have the ability to run the market how she wants to run it.

Faith Portman said she thinks the prices should be kept low.

Katherine Dozier wanted to note a clerical error section 110.22. She also read the ordinance and said it states that if someone wants to set up their own Farmer's Market stand, they will need to get approval through the city.

Bonnie Enlow said she does not want to do anything with the people who want to set up their own stand on their property or at a roadside stand.

Mayor Cubero said he wants to make sure Amber has the ability to run it how she wants to, and she has many new farmers who are joining, and the market is growing.

Jennifer asked if farmers are required to pay the fees. She thought they were exempt.

Faith & Mayor Cubero told her yes, they are required to pay.

Mayor Cubero said they can talk more about it later; however, he feels that Amber is capable.

ADJOURN TO EXECUTIVE SESSION: KRS 61.810(1)(c) to discuss pending litigation.

Motion to Adjourn: 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 **Time:** 6:57 P.M.

RETURN TO REGULAR SESSION:

Motion to Return: Faith Portman **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 **Time:** 8:02 P.M. **NO ACTION WAS TAKEN**

PLANNING AND ZONING UPDATE:

BOARD OF ADJUSTMENTS:

Duane Price- stated that they had no applications for Shepherdsville.

DEPARTMENT HEAD REPORTS:

Chief Schmidt- spoke about the stats regarding extra patrols and traffic stops and how they have gone up. He reported a house fire that the PD responded to. He would like to give an award to the officers who saved two people and their dog.

Todd Bivens- talked about the Recruits graduation on February 1st.

Tom LaFollette- spoke about how the Public Works Department chooses which roads to clear first when it snows, and he spoke of the methods using salt and brine. He also reported that the Public Works Department recently purchased two new salt trucks.

Jennifer Mendez- asked him about the city not salting/brining due to the cold weather, however she said the State Department cleared her road.

Mayor Cubero- said there was not enough snow on the roads to plow since it tears up the roads.

Tom LaFollette- said brine is used mainly for hills.

Mayor Cubero- reported that the Sewer Department received a 6 million grant for the expansion.

COUNCIL COMMENTS :

Bonnie Enlow – No Comment

Brad Whittaker – Asked the other Council Members to please respond to his email concerning the collective bargaining issue.

Jennifer Mendez – Gave her condolences to Rob Adams following the loss of his mother.

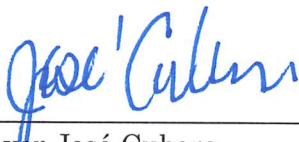
Mike Hibbard – No Comment

Paula Mangus – Talked about the upcoming Beautification meeting.

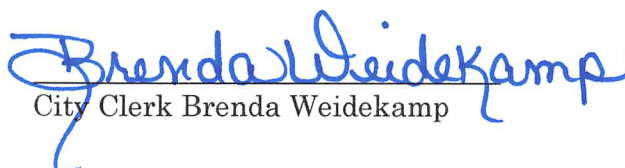
Faith Portman – No Comment

ADJOURN

Motion to Adjourn: Paula Mangus **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:** 8:16 P.M.



Mayor José Cubero



City Clerk Brenda Weidekamp