

The Farmhouse Market opens in Shepherdsville

STEPHEN THOMAS
THE PIONEER NEWS

SHEPHERDSVILLE — There's a market that reminds you of a farmhouse in the heart of the city.

The Farmhouse Market, located in downtown Shepherdsville, is a new family-owned business.

Owners Holly and Steve O'Keefe decided to start their new venture after each operating other businesses. Steve owns O'Keefe Flooring, while Holly ran an online

boutique and also founded Holly's Happy Highlands, featuring 'Fuzzy Cows'.

The O'Keefe Family attends nearby Journey Church, where Steve put in new flooring following a devastating flood in the Spring of 2025. The new owners also dealt with flood-cleaning issues once they decided to move into their new business location.

According to Holly, the couple knew Brance and Traci Gould, the owners of the building. Holly said Traci asked her if she knew anyone interested in opening a business in the location.

"We like to thrift shop, so we decided to do it," Holly said. Steve said renovation work began in July for a late October opening.

The Farmhouse Market features a variety of crafts, jewelry, lotions, household items and clothing. The store hosts 12 vendors, all from Bullitt County, with their wares for sale. Steve said it helped the vendors remain in one permanent location rather than travel around with their items.

"We basically started our business to put 12 more inside," said Steve. "We wanted to see the little shop could do it be able to do it, with the hassle of travel."

"Our goal is to see them all succeed," Holly added.

The Farmhouse Market is located at 341 S. Buckman Street in Shepherdsville. Store hours are 11 am to 7 pm Wednesdays through Saturdays and noon to 6 pm Sundays. For more information call (502)531-0002.



Photo by Stephen Thomas



Photo by Stephen Thomas

Well Kept Spa will keep you well kept

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SHEPHERDSVILLE — Moving into a well kept portion of a historic building, The Spa at Well Kept Wellness and Rejuvenation is ready to make Bullitt Countians feel better.

The business held a grand opening to promote its services, including custom facial treatments, weight loss pro-

grams, laser hair removal and waxing services, hair restoration, IV infusion therapy, B-12 and Lipo-B injections, and skin analysis, among others.

Owner Scott Hicks he and his staff, including Carissa Thompson, Shelby Stone and Beth Luurtsema, have all worked with other similar locations throughout the area.

"We felt like we could offer more," Hicks said. "We chose this location hoping to take advantage of the town's new energy."

The Spa at Well Kept Wellness and Rejuvenation is located at 314 S. Buckman Street in Downtown Shepherdsville. The location is open weekdays and also on Saturdays by appointment. For more information call (502)507-6392 or visit wellkeptrejuvenation.com.

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concerned that the comprehensive plan calls for a transition between high and low density developments.

Kate Cockerel said that drainage was a big issue already when it rains. She was also worried about the added traffic that will not use the Mount Washington Road access.

Engineer Derek Triplett said the water would be collected and run toward Pennsylvania Run Creek. He added that the lots behind Fairway Way would actually be 145 feet deep, which is 25 feet more than the R-5 requirements.

Some of the existing trees might also remain.

The concern of the commission seemed to center around the definition of density levels.

Paul Kulmer said to put 5-7 homes per acre was not proper for a rural setting. And he said there had been no changes in the area.

McGuffin said that whatever the commission decides will set the tone for future requests.

By virtue of the definition, Vessels said that the development does meet the requirement for a low-density development.

The commission voted 7-4 for the favorable recommendation. The Hillview City Council

will make the final decision.

In other planning business: *James Cash received a favorable recommendation to rezone 2.8 acres from IG General Industrial to R-1 Residential off Highway 245.

Brian Cash said the goal was to take three acres off a 34-acre family farm for a niece to build a home.

The property is not part of the tourism overlay along Highway 245.

There was no opposition. The favorable recommendation will be sent to the Bullitt County Fiscal Court for a final decision.

*Darryl Roeder Jr. received a favorable recommendation to rezone 5 acres from R-1 Residential to Conservation.

The applicant plans to place a mobile home on the Raymond Road property and would agree to just having one residence.

Neighbor Gerald Vowels was concerned that there were no mobile homes in the area and it could reduce the value of the existing homes.

Roeder, who was credited with cleaning up the property, said that the mobile home should be 100-150 feet off the road. Also, there is a mobile home four lots from his property.

The commission sent a favorable recommendation to Bullitt County Fiscal Court. It would be placed on a foundation and it would be a new structure.

*DP KY Real Estate Holding LLC plans to build a commercial

building off Mayflower Road in Hillview.

Christopher Miller said his clients want to rezone 1 acre from R-2 Residential to B-2 Central Business.

The property is located between the AutoZone and the Bullitt Hills treatment plant.

The first goal is to clean up the property and then build a retail center suitable for 1-3 tenants.

The commission sent a favorable recommendation to the Hillview City Council.

*A request by David and Michael Gueda to rezone 1.2 acres off Beech Grove Road was tabled at the request of the applicant.

Vessels said that the delay was sought as the applicants were still talking with residents about the proposal.

The property had previously gotten a favorable recommendation for 19 townhomes but that request was withdrawn after concerns were raised by the Shepherdsville City Council.

In discussions with the council, the revised plan talked about other options.

The commission unanimously voted to grant the request to table to application.

The next meeting of the Bullitt County Joint Planning Commission will be at 7 p.m. on Thursday, Dec. 11, in the courthouse. The public is invited. Those wishing to speak must sign in prior to the start of the meeting.

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LEGAL NOTICE

SECTION 00 11 13
ADVERTISEMENT TO BID
City of Shepherdsville
Shepherdsville, Kentucky
Wastewater Treatment Plant Improvements
AND HYDRAULIC EXPANSION
CONTRACT 1-2025

The City of Shepherdsville (OWNER) is requesting Bids for the construction of the following Project:
**Wastewater Treatment Plant Improvements and Hydraulic Expansion
Contract 1-2025**

Bids for the construction of the Project will be received at the Shepherdsville City Hall, located at 634 Conestoga Parkway, Shepherdsville, KY 40165, until December 16, 2025, at 5 p.m., local time. At that time the Bids received will be publicly opened and read aloud.

The Project includes the following Work: New influent flow metering, secondary clarifier splitter box, two secondary clarifiers, UV disinfection system, post aeration, UV disinfection and effluent metal building, effluent outfall, sludge holding tanks addition, scum pump station, process return flow pump station, plant water pump station, and SCADA facilities; improvements to oxidation ditch, IFAS system modifications, WAS metering and control, RAS pumping, preliminary treatment building HVAC and mechanical system upgrades; and site and roadway improvements. A new 18-inch sewer will be installed near Pump Station No. 1 and rehabilitation including applying a corrosion protective coating will be required at Pump Station No. 1.

Complete digital Project Bidding Documents are available at www.strand.com or at www.questcdn.com. Download the digital Bidding Documents for \$75 by inputting Quest project number 9910699 on the website's project search page. Please contact QuestCDN.com at (952) 2331632 or info@questcdn.com for assistance with free membership registration, downloading, and working with this digital Project information.

This Issuing Office is Strand Associates, Inc.®, 325 West Main Street, Suite 710, Louisville, KY 40202.

All Bidders submitting a sealed Bid shall obtain the Bidding Documents from QuestCDN.com.

Bidders who submit a Bid must be a Plan Holder of record at the Issuing Office. Bids from Bidders who are not on the Plan Holders List may be returned as not being responsive.

The Bid must be accompanied by Bid security made payable to OWNER in an amount of 5% of the Bidder's maximum Bid price.

Bidders shall comply with all provisions of Federal DavisBacon Wage Rates.

OWNER reserves the right to reject any or all Bids, to waive any technicality, and to accept any Bid which it deems advantageous. All Bids shall remain subject to acceptance for 85 days after the time set for receiving Bids.

Contract award shall be made based on the lowest responsive and responsible Bidder.

This Bid is subject to Kentucky Revised Statutes Section 45A.490 through 45A.494, which in general provides that a "resident bidder" of Kentucky is to be given a bidding preference over a "nonresident bidder" who is registered in a state that gives preference to its instate resident bidders over a Kentucky resident bidder. The bidding preference is to be the same as that stipulated for the state of the "nonresident bidder." If the state of a "nonresident bidder" provides no specific preference, then "resident" and "nonresident bidders" are to be treated the same when evaluating Bids.

All Bidders must comply with all Federal, State, and City Equal Employment Opportunity laws and regulations which prohibit discrimination in employment regarding race, creed, color, sex, or national origin.

All taxes are the responsibility of the successful Bidder unless specifically exempted in the Bidding Documents.

Bidder's attention is called to the fact that any Contract awarded under this Advertisement to Bid is expected to be funded in part by a loan from the Kentucky Infrastructure Authority (KIA) State Revolving Fund (SRF). The Bidder shall comply with the Supplemental General Conditions of the Clean Water State Revolving Fund, Drinking Water State Revolving Fund (Water and Wastewater).

Bidder's attention is called to the fact that any Contract awarded under this Advertisement to Bid is expected to be funded in part by a grant from the United States Department of Commerce, Economic Development Administration (EDA) Agency Award No. ED24ATL0G0227. The Bidder shall comply with the EDA Contracting Provisions for Construction Projects included in these documents.

Bidders shall comply with 40 CFR 31.36 which includes but is not limited to the following: (1) the President's Executive Order 11246 (Equal Employment Opportunity) as amended, which prohibits discrimination in employment regarding race, creed, color, sex, or national origin, (2) Title VI of the Civil Rights Act of 1964, (3) the AntiKickback Act, and (4) the Contract Work Hours Standards Act.

CONTRACTOR and its Subcontractors shall comply with 41 CFR 604, in regard to affirmative action, to ensure equal opportunity to females and minorities and will apply the timetables and goals set forth in 41 CFR 604, if applicable to the area of the Project. Bidder shall make positive efforts to use small, minority, womenowned, and disadvantaged businesses.

A pre-bid conference will be held at 9 a.m., local time, on October 28, 2025, at the Shepherdsville WWTP, 400 Old Ford Road, Shepherdsville, KY 40165. Bidders are encouraged to attend and participate in the conference.

The Strand Associates, Inc.® project manager is Mark A. Sneve, P.E. and can be contacted at Strand Associates, Inc.®, 325 West Main Street, Suite 710, Louisville, KY 40202, (502) 5837020 regarding the Project.

For all further requirements regarding Bid submittal, qualifications, procedures, and Contract Award, refer to the Instructions to Bidders that are included in the Bidding Documents.

Published by the authority of the City of Shepherdsville
Arthur Jones, P.E., City Engineer

Dated at Shepherdsville, Kentucky
October 23, 2025 and December 4, 2025

*Looking to spread your Christmas cheer
to as many people as possible?*



We can't mail out all those Christmas cards,
but we can send out your holiday wishes to thousands
of people in Bullitt County.

The Pioneer News is **YOUR** easiest, quickest and most
cost effective way to say **MERRY CHRISTMAS** and
HAPPY NEW YEAR to lots of people.

**Christmas greetings will run on
Thursday, Dec. 18, in The Pioneer News.**

DEADLINE will be Friday, Dec. 12.
Call 502-477-5055 for details