



**CITY OF PIKEVILLE BOARD OF COMMISSIONERS
REGULAR MEETING AGENDA**

March 9th 2015 – 6:00 P.M.
CITY HALL PUBLIC MEETING ROOM
243 Main Street, Pikeville, KY 41501

WORK-SESSION NOTICE
March 9th 2015 at 5:30 pm
@ Pikeville City Hall, 243 Main Street Pikeville, KY 41501
2nd Floor City Commission Conference Room
For the discussion of the following items

A. Update by Summit Engineering regarding various city projects

I	Call to Order
II	Minutes: Consider a request to adopt the minutes from the regular Commission Meeting held February 23 rd , 2015 as submitted, and to authorize the mayor to sign and execute said minutes on behalf of the City of Pikeville.
III	Business from the Floor
IV	Consider a request to approve and authorize payment of the City Bill lists, as submitted, for \$1,562,888.97
V.	Old Business
A	Big Sandy Area Development District
B	Engineer's Reports:
1	Consider a request to authorize and approve payment of pay request #2 to Bizzack Construction, LLC for \$254,700.00 for the Marion Branch Industrial Park Access Road – Contract 2 and authorize the Mayor the authority to sign and execute said pay request on behalf of the City of Pikeville.
2	Consider a request to authorize and approve payment of pay request #3 to Tom Wright Construction, Inc. for \$30,304.69 for the Multi-Site Water Main Replacement project and authorize the Mayor the authority to sign and execute said pay request on behalf of the City of Pikeville.
C	City Attorney
	Consider a first reading of ordinance #0-2015-005 amending section 111.31 of the Alcoholic Beverage ordinance amending the provision related to agencies that must approve premises.
	Consider a first reading of ordinance #0-2015-003 adopting the 2015 supplement to the City of Pikeville code of ordinances.
	Consider a second reading and adoption of an ordinance #0-2015-002 amending the City of Pikeville Zoning Map for property located along Thompson Road between the Keel Addition and Pauley Addition from R-1 to R-3 and to authorize the Mayor to sign and execute said ordinance.
D	City Manager's Report

1	Consider a request to authorize and approve a Quote and Order Form Contract, as submitted, accepting all terms and conditions set forth therein for Adventure Office Software Solutions and to authorize the Mayor the authority to sign and execute said agreement on behalf of the City of Pikeville. Said service shall be for the web base scheduling software for the zip line, horse trails and river trails.
2	Consider a request to appoint Lyle Blackburn to replace Darrell Pugh on the Pikeville Housing Authority Board. Lyle's term shall expire on September 16 th , 2018.
3	Consider a request to authorize and approve a job offer for the position of Zip Line Manager at the starting rate for said position contingent upon the passage of all pre-employment tests.
4	Consider a request to adopt an amendment to the City Personnel Policy 3.15 Expense Reimbursement, as submitted.
5	Consider a request to adopt an amendment to the City Personnel Policy 2.4 Recording Work Hours Policy, as submitted.
6	Consider a request to authorize and approve a Maintenance Agreement, as submitted, between the City of Pikeville and QSF for annual maintenance for the Pikeville Parks Soccer Field Turf at the annual cost of \$4,200.00 and to authorize the Mayor the authority to sign and execute said Maintenance Agreement on behalf of the City of Pikeville.
7	Consider a request to authorize and approve a quote for work to repair the Pikeville Parks Soccer Field with QSF for a total cost of \$2,550 and to issue the notice to proceed for said work and to also approve payment for said service once the work has been completed.
8	Consider a request to authorize and approve the acquisition and conveyance of a tract of property, as submitted, located on South Mayo Trail off of U.S. 23 as part of the Marion Branch Bridge project owned by Timothy Justice and James Justice. Said tract shall be conveyed from Timothy Justice and James Justice to the City of Pikeville for the total cost of \$260,000, plus \$1,200 appraisal cost and approximately \$40,000 in relocation cost. To also authorize payment of the total cost as described and to also authorize payment of any additional transfer or other fees for conveyance and deed recording and to authorize the Mayor the authority to sign and execute said deed of conveyance as described on behalf of the City of Pikeville. The \$40,000 relocation fee and \$242,000 of the acquisition fee shall be paid by the Transportation Cabinet pursuant to the current MOA for construction of the Marion Branch Industrial Park bridge between the City of Pikeville and Transportation Cabinet. The remaining amount shall be paid from the general fund.
9	Consider a request to authorize and approve the acquisition and conveyance of a tract of property, as submitted, located at Marion Branch as part of the Marion Branch Contract 2 Industrial road project owned by Paul Patton, Nick Cooley, Carol Cooley Jeffries, Gypsy Jones, Rick Jones, Marc Jones Ben Jones & Randolph Stephen Jones. Said tract shall be conveyed from said parties to the City of Pikeville for a total cost of \$25,000. To also authorize payment in the portions as described. Paul Patton \$10,000, Nick Cooley \$6,625, Carol Cooley Jeffries \$3,375, Gypsy Jones \$1,500, Rick Jones \$875, Marc Jones \$875, Ben Jones \$875 and Randolph Stephen Jones \$875. To also authorize payment of any additional transfer or recording fees and to authorize the mayor the authority to sign and execute said deed of conveyance on behalf of the City of Pikeville. The City shall be reimburse by the Transportation Cabinet pursuant to the MOA of the Marion Branch Industrial road project.
10	Consider a request to authorize payment for 75% reimbursement to UMG for an invoice from Brandeis for \$9,703.85, as submitted.

11	Pursuant to KRS 61.810, consider request for closed session for the purpose of discussion economic development, legal and personnel issues.
VI	Adjournment
VII	Consent Items:
1	JWT: Steel Magnolias March 26 th through April 14 th
2	Expo: Ringling Brothers Barnum Bailey Circus March 12 th through 15 th RV & Boat Show March 20 th through 22 nd Casting Crowns April 9 th Jamie Johnson April 18 th "Crucial Wrestling" for June 6 th , 2015 Marshall Tucker Band is confirmed for June 13 th in the Riverfill Arena Ron White is confirmed but not announced for September 12 th , 2015 El Hasa Rodeo for October 14 th , 2015 SOAR Summit: May 11 th 2015
3	Hillbilly Days April 16 th , 17 th & 18 th
4	March 11 th through 19 th will be in traveling to Ireland for the Twinning Event.

**CITY OF PIKEVILLE
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
March 9, 2015 AT 6:00 P.M.**

The Board of Commissioners for the City of Pikeville met in a regular called session on Monday, March 9, 2015. The meeting was held in the City Hall Conference Meeting Room located at 243 Main Street, Pikeville, Kentucky.

There being a quorum present, Mayor James A. Carter called the meeting to order at 6:00 p.m. Commission Members present at roll call were as follows:

**COMMISSIONER: JOSH HUFFMAN
 JERRY KEITH COLEMAN
 BARRY CHANEY
 FRANKLIN D. JUSTICE, II**

MAYOR: JAMES A. CARTER

MINUTES

The minutes for the previous regular meeting held on February 23, 2015 were in each Commission Member's agenda package. There being no additions or corrections, Commissioner Justice made the motion to approve the minutes as prepared. Commissioner Chaney seconded the motion. Mayor Jimmy Carter called for discussion, there being none, the motion carried unanimously. 5-0.

PAYMENT OF CITY BILLS

The City Manager Donovan Blackburn requested the approval to pay city bills in the amount of \$1,562,888.97. Commissioner Chaney made the motion to approve. Commissioner Justice seconded the motion. Mayor Carter called for further discussion, there being none, motion passed unanimously. 5-0.

CITY ENGINEER

Phillip Elswick was present with Summit Engineering, Inc. and submitted several request to the commission for approval.

1. **Consider request to approve and authorize payment of pay request #2 to Bizzack Construction, LLC for \$254,700.00 for the Marion Branch Industrial Park Access Road-Contract 2 and authorize the Mayor the authority to sign and execute said pay request on behalf of the City of Pikeville. Commissioner Chaney made the motion to approve. Commissioner Coleman seconded the motion. Mayor Carter called for comments, there being none, the motion passed unanimously. 5-0.**
2. **Consider a request to authorize and approve payment of pay request #3 to Tom Wright Construction, Inc. for \$30,304.69 for the Multi-Site Water Main Replacement project and authorize the Mayor the authority to sign and execute said pay request on behalf of the City of Pikeville. Commissioner Chaney made the motion to approve. Commissioner Justice seconded the motion. Mayor Carter called for comments, there being none, the motion passed unanimously. 5-0.**

CITY ATTORNEY

Russell Davis was present and had the following items to read into record.

1. **Consider a first reading of ordinance #0-2015-005 amending section 111.31 of the Alcoholic Beverage ordinance amending the provision related to agencies that must approve premises. The second reading will take place at the next regular scheduled meeting.**
2. **Consider a first reading of ordinance #0-2015-003 adopting the 2015 supplement to the City of Pikeville code of ordinances. The second reading will take place at the next regular scheduled meeting.**
3. **Consider a second reading and adoption of an ordinance #0-2015-002 amending the City of Pikeville Zoning Map for property located along Thompson Road between the Keel Addition and Pauley Addition from zone R-1 to zone R-3 and to authorize the Mayor to sign and execute said ordinance. Commissioner Justice asked about the parliamentary procedures because he felt like he would have a hard time making a judgment without hearing both sides. City Attorney said that the Commission could do that, a number of years ago the commission adopted the Robert's rules of parliamentary procedures as a rule in order to conduct business, as I explained to Commissioner Justice today, this motion is a little different than what we normally take up because it requires that we do one of two actions, either approve or turn down. That's not normally our situation, so this body has to decide which way to make a motion so it is understandable to hear the public's thoughts before you take a vote. Commissioner Justice said he would like to hear the public to see what's going on before we make the motion. City**

Attorney says the Mayor chairs the meeting so if he wants to do the comments on his own or make a motion to take comments then he can. Commissioner Coleman asked so we don't have to make a motion to hear comments. City Attorney confirmed that was not necessary, general procedure would be for Mayor to conduct business. Mayor Carter then suspended normal order to conduct public comments. Mayor did ask that comments were held to two minutes and then opened the floor. Terry Bishop asked if she could ask a question before things got started. Ms. Bishop asked about the Zoning Commission and how many board members were on the Zoning board and why there were only five at the meeting. City Manager explained that there were three members from Elkhorn, three from the county and three from the City and it only takes five to have a quorum. Commissioner Huffman asked that he go first. He explains that he is a resident of Pauley Addition and has been there for twenty months. He loves it there and has two kids, age ten and eleven. I love living in the Pauley Addition, it is very safe. It is filled with wonderful, wonderful people. I feel like Pikeville has a monopoly on great people, and so many are here in this room with us today. This has been an amount of great debate for me. One being my neighborhood, and my acceptance of people. Leslie Combs gave my little boy a copy of the Kentucky US Constitution and I have read through it multiple times the last two weeks trying to find out how I feel. I have been very emotional, very torn. I have met with President Hurley and I have talked to every resident I can think of in both Additions. And I thank you for calling and I thank you for voicing your concern and I am just glad that we have this form of government. The decision that I have come across is this, I want Pikeville to grow. I want Pikeville, and I feel like myself as a Christian, I want to embrace anybody who is willing to come to Pikeville and better themselves and their home and their family to seek educational opportunities. I can't say that I want you to come to Pikeville but don't live in my back yard; I don't want you to be my neighbor. I don't think that is very in line with what I believe. I want these people who want to come here and educate themselves to do better tomorrow; I want them to be my neighbor. I want them to think that they are welcome in my yard; their kids can play with my kids in my yard. And so with all respect and every view point being calculated, I can say that I want Pikeville to grow and I want UPike to grow and I want anybody who is willing to come here to make their life better and I want them to be my neighbor. I know there are a lot of people who don't feel the same way but I hope you can just hear every side and just come to the same conclusion that I have come to. Thank you Mayor and thank you all. Thank you for coming. City Manager asked if there was anyone from the community that would like to approach the podium. Commissioner Justice said as Josh said we have contacted individuals that are for and against this project and there have been several good points. I understand this in your neighborhood

and your concerns. We would like to hear your concerns. I urge anybody to stand up and give us your insights to what you see with what is going on and how you feel about it. Mayor Carter asked that President Hurley come up and speak. I know you have sent information in today and there are residents here that have not seen the concept of what we are looking at and we talked about you putting together an advisory committee and if you would, I would like for you to explain that to the citizens. President Hurley says thanks for the opportunity and the comments. What we have made very clear is continually what we reiterate that this is to address post baccalaureate professional school students only, and that is in writing. We are not going to put undergraduate students, contrary to rumors, it is not going to be a football dormitory or an athletic dormitory, I assure you that, that is in writing. It will be a three story mixed unit complex. Attached we were asked to provide some rendering of some similar facilities from different companies that we would consider and of course we can't enter into an agreement yet. I can assure you that as with anything that we do it will be first class. We will form a committee, we have asked two individuals that we would like to consider. We made a public offer for Mr. Donnie May to serve on that and also Mr. Josh Huffman who sits on the Commission. I have been asked that another individual be added to that committee and I have not contacted that person but I will adhere to that commitment. I don't want to read this but I think everyone has the handout. Is there any other questions. So, in terms of the committee, the committee would begin to meet over the next six to nine months and start planning. The potential facility on the property and the committee members would act as liaisons in the community and make sure that the quality and the integrity of the building is as stated. So the planning is going to take several months, it is not going to start tomorrow; it will take six to nine months. This is a long term project. Commissioner Justice asked what the state of Donnie and Josh talking to you about doing all this. President Hurley says there have been no objections thus far and we've extended the offers. Commissioner Huffman says Mr. Hurley I know we have had extended conversations on drainage issues from the Keel and Pauley Additions, I have water in my basement right now. This field you are talking about is if water backs up it does flow through the Big Sandy River. I just think we would all rest easier if the University would be very committed if it did have adequate or above adequate drainage to make sure that none of this water would flow back to the residential areas. President Hurley says that one of the things that we have discussed with H2O is that they go, because of the legitimate concern, and I asked Steve Lockhart to go and evaluate the property and he will be part of the design to ensure proper drainage. We don't want our own building flooded and we certainly do not want our neighbors flooded so I assure you that we will have adequate drainage to divert the water. Commissioner Justice asked why this location. President

Hurley says that obviously this property was donated to us by the Kinzer family and has tremendous value to the institution and quite frankly, we don't have a lot of other property to build on. I would love for someone else to donate us three million dollars worth of property to build on and that would be accepted. We simply are out of green space. Commissioner Chaney asked Mr. Hurley what is the information he has gathered about the property values in the existing community. President Hurley says that we did have the conversation with individuals in the PVA office and you cannot access until after the construction has taken place. We were told that the value of the adjacent properties would increase, anywhere from twenty five to thirty five percent. Commissioner Justice says getting back to other properties that might be available; this is a gift to the college. President Hurley confirms that this is a gift to the college. Commissioner Justice says and if there was some place other than this you would consider. President Hurley says absolutely. Mr. Hurley says that there are a couple of students that have come to speak before the Commission. He says that the community and the college have had the opportunity to speak but he would like for the Commission to hear students view points. Commissioner Justice has another question about the committee consisting of Donnie and Josh, who else from the community would be on this. Mr. Hurley says that basically the CFO, Mr. Doug Lange. Commissioner Justice wants to know how many members the committee consist of and Mr. Hurley confirms five, where three of them are residents. Commissioner Justice says that if we pass this today, are you publicly saying that this is strictly professional school students and that there will be a five member committee. President Hurley says yes there is documentation with my signature on it and I publicly, yes. Commissioner Justice said that I kinda liked City Attorney's idea with the planned unit buildings when mentioned but when we started talking about this committee, I like this idea better. Mayor asked for the two students to come forward. Ms. Bishop asked if the community speaking was over and Mayor Carter says that we still have plenty of time. University of Pikeville student Jeffery Justice came forward and is the student government association president and is the student body president for the university, he represents both the professional division as well as undergrads. He says the top complaint he hears from the professional school students is that the cost of an apartment is \$1000 per month for rent. And, whenever schools all across the nation are offering housing and they still come to Pikeville, why not make that more attractive. Whenever I talk to students, my job is to transfer what they say to Dr. Hurley and now I am doing that with you on a much larger scale. These students need a place to live, places that are not overpriced, studio apartments. These students need a place to live that are a reasonable distance to the school. So on my behalf, I would beg, plead you to approve this because this is what we need in order to progress. We cannot grow

with all these hurdles against us. Thank you. The next student came forward. Matthew, who was a first Lieutenant, who was able to graduate as the first commissioned officer. He said that he appreciated Lieutenant Zoellars services and leading a way for future officers to come out of Pikeville. After I commissioned, I had a little time before I was to go to Afghanistan in 2012 and so a bachelor's degree seemed obsolete. UPike extended an opportunity for me to get that. However, in waiting on my deployment to Afghanistan, I was not able to find adequate housing in Pike County or in Pikeville. I ended up having to drive all the way from Floyd County which created more pressure and more stress. I talked to Jeffery earlier and we were saying when you are a student and you find five dollars in your pocket you are lucky to get a sandwich. That was a huge stress for me, and graduates from the class that were applying to the University couldn't find housing so they went on to UK. I really believe in the University and Pike County and the area and I think there is nothing like Eastern Kentucky and I think it is a privilege to be here. As Commissioner Huffman said, there are no greater people. I just think that we need to be able to give back and you can't do that if you don't have the opportunity. I appreciate your time Commission and distinguished guest. Next to the podium was Ms. Bishop and she says that she thinks a lot of people are already discouraged, but I understand the need for housing and I understand the college growth. But you have to understand that we have lived in these neighborhoods from the sixties and seventies. We have paid our taxes and we have great neighbors. We have raised our children and are still raising our children. And we were so happy when this was zoned as a residential area. But to put these three story apartments, where my mother will be looking out her kitchen window at a three story apartment, in the middle of the two, safe, happy, long term tax payer residential areas is disrupting and mind boggling because of the fact that we thought that this was going to be a lifetime for our future generations. And no matter what the PVA says, real estate agents are telling us our property values will be lowered. Another question, has this all been completed, signed sealed and delivered or is it based upon this zone change. President Hurley says we do not have a deed but we do have a letter of donation. Ms. Bishop asks if the transaction was dependent upon this zone change and no one could answer that. She states that forty some families are going to be affected because one of the wealthiest families are wanting a tax deduction and it is going to negatively impact these hard working middle class families that put their life in their homes and this is all this is about is a tax deduction, it is not heartfelt or a gracious donation. To let that affect forty plus, long term tax payers is sad. Commissioner Chaney asked Ms. Bishop what was her main concern. She responded that the deduction of her property value and the additional traffic. She said that the kids play in the fields. And yes they say that they will be professional students but

they all are not perfect, there will be safety concerns. I wouldn't want a small child to go out and play, we know our neighbors, we don't care to let them go out and now we won't be able to do that. Commissioner Chaney said that the next question would be if that was housing development would you feel the same way and she said exactly and I would be right here. Mayor Carter said so you are saying that we shouldn't be moving forward and developing property. Ms. Bishop says I think it should remain residential. Commissioner Chaney said that is what I was saying residential with development and she said that she would be ok with that. She said that would be more single family homes, similar to hers who invest in their property who aren't there temporarily. These people who would plan to be in their homes for generations hopefully, that's the type of development we would want there. Mayor Carter asked if he could ask her another question, how much rental property is in both of those subdivisions. She says that there is one building built before the zone change that has four apartments. Mayor says from his understanding that there are also houses that are rented in the community. Ms. Bishop says possibly in Pauley, and another thing, if this does go through, will there be another drive where they will not be accessing through Phillips Drive. President Hurley says you ask the same question to the zoning committee and says that's not up to us. We would have to work with the state department and we would want to make sure that it would be safe. And we are going to have children in the area as well, so I would want it to be safe too. She says that the one street cannot handle all the traffic. Dr. Hurley says that we would hope that we could create its own street but that would be up to the state department, we would request that but it is not our decision. Commissioner Justice asked the City Manager if that was a City street. Mayor Carter also asked and City Manager says that it is a City street and it would be our decision. Dr. Hurley says we would ask for that to have our own entrance apart from the other street. Ms. Bishop says that I would just like for you to take into consideration that tax money has come from the residents down there and that we love our community and we don't want it destroyed. Thank you. Next, Ernest Ray came to the podium. He introduced himself and apologized for being late explaining that the intersection at Thompson Road was blocked due to the traffic and the Commission putting flashing lights at the intersection and goes on to say that you risk your life trying to pull into their neighborhood. He continues that it is not noticed because everyone is in a hurry doing something else. He says that we are long term residents here, being here all our life and we love it. And it is just that you all have messed up Thompson Road so bad I don't see how anything else could go in there. Risk people's lives trying to get back and forth to work and stuff. You have created a commons area, can't you let some of them live there maybe. I am not trying to be harsh on Pikeville College; I don't know a bad person that came out of Pikeville College.

Friday I had to drive through two foot of water to get to the Pauley Addition because the river was up, did any of you all notice that. Commissioner Coleman said we knew the river was up. Mr. Ray said I am glad you pay attention to things like that. How are we going to get more people there if we cannot get to our own homes now. He suggests that the Days Inn motel would be a great place for this, there is plenty of land there. Commissioner Huffman says that the University does not own all that land. Mr. Ray says that it would have been a great place. He says we could go on and on at the reasons. City Attorney Davis asked if he had looked at Fifth Street. Mr. Ray asked him if he had looked at his neighborhood then said if you want to make it personal then we can. He claims that Mr. Davis has rental properties and houses that have windows knocked out of them. Mr. Ray then talks about the sewage problems down there. Commissioner Coleman says I am trying to figure out if you love the community or hate it. Mr. Ray says we love it but you are trying to add to our problem of sewage and you all can't take care and maintain things for the City of Pikeville. Mayor says that is why we are getting a new sewage plant. Mr. Ray says why haven't we done that before, we have to go through this daily. I just don't feel like a little community can handle a big project. It's in a bad area to start with. Commissioner Huffman adds that the intersection is very dangerous and I approached the City Manager about a month ago and said we gotta do something. Mr. Ray said I approached him years ago, you are wasting your time. Commissioner Huffman said it was my recommendation that we put the flashing LED stop sign up. Mr. Ray said but you are not there. Commissioner Huffman said that he drives that road daily and safety is a huge issue and adding more traffic to that might increase the traffic flow but if people cannot see a flashing stop sign and come to a complete stop then maybe we can dedicate some more law enforcement time there. I assure you that anything that we can do to make any community safer we will do, not just mine, but all these communities safer. And I think first of all we just need to ask our people to be more cautious and come to a complete stop at a stop sign and don't just blow through it. Mr. Ray said that he has never seen the first police car there. Commissioner Coleman says that he thinks that he may be wrong but I learned recently is that the City Police has not worked an accident at that intersection in years and years. Now you may go over there and dig it out and say here it is but I am thinking that what you will find is, as pertained to that intersection is it has been something like five years since they have responded to an accident there. Ms. Bishop speaks up and says that is because the residents that are turning left know better to go that way. Next, Boyd Buser, Dean of the College of Osteopathic School came to the podium. He says that the students that are going to be in the housing are going to have bachelor's degrees or better. He says that a lot of these kids will be married and have families. They are more serious and more mature

students that are taking on a major responsibility and pursuing their dreams of helping people here in Eastern Kentucky. Every year we have recruited more and more medical students from Kentucky and we do give preferences to East Kentucky and rural areas throughout the Commonwealth. We are in competition with other schools in this area and many of them are providing housing to the graduate students. And so I would ask that you please give strong consideration for us to be able to provide additional housing for those students. Thank you. Dr. Mary Fox from the Pauley Addition came forward. She says that she has almost been t boned at the intersection three times. She says there are a lot of things that happen at that intersection. She says that you told us last time about the medical students and I checked it out and we accept 135 each year. The first two years they are here and the last two years they are farmed out. Some of them flunk out and some of them commute. So there are almost 200 extra cars flowing through there. Then when the optometry people get there, then there will be additional traffic. The other night I set up all night watching the river. Now you may not think it is in the flood zone as much as it is, but I assure you that it is. The '77 flood came almost into our house; it got into the house in front of us and the house beside of us. It is in the flood zone because I pay an awful lot of flood insurance and you will too hopefully if you do it. There are other places in the City where this is potential for this. I'm for building the area but I am hesitant in hurting people who have worked for their stuff. Next, was Shannon Deskins another resident of Keel Addition. She says that she hates that everything is negative because she doesn't feel that anybody wanted it to go this way. She has been in the neighborhood since she was five and the biggest thing for her is that this is only one of the four middle class neighborhoods in the city. And it is hard to find something in these price ranges, and Josh you found one too. Commissioner Huffman says that he bought it from Ernest Ray. Ms. Deskins says the biggest thing she is hearing is the fear from the people and when you buy a house it is a big decision in your life. And most people just can't afford to just go buy another one so they bought the house they bought based on location. I went to Pikeville College and I love it and I want to see UPike grow but the people that are in the neighborhood now, if things change do not have the money just to move and find another house because things have changed. I think that is the biggest thing I am hearing is that lives have been invested in the neighborhood and the lifestyle. Paul Patton, Chancellor of the University, came forward. First, he thanked the City for the partnership between the City and the University saying that without that then we wouldn't be as successful as we are today. He states that we want to continue that partnership and help our area grow. He has spent most of his life working on the economic development of the area especially here in Eastern Kentucky. We have problems with our coal industry but

Pikeville is becoming and is the center of Appalachia, we are the Lexington of the mountains, to be frank about it. And our economy here is going to be based on things like the retail, legal profession, and education. We think that the University is a very important part of that mix in keeping Pikeville a viable community which keeps prices up. If you want to talk about putting down the value of property is having ten percent of your houses empty, that is what would run down the value. Yet that is not a problem that Pikeville is facing today. As you know, the University has expanded on the last four or five years, our medical school will have 540 people this next coming year. I will pass out some fact sheets. The medical school and these people are primarily from the Appalachia and rural parts of the country. We normally have thirty five to forty states represented at any given time. These are people that are paying a lot of money to get an education. They come in here and they spend money, buying cars, clothes, etc. They grow our economy and are serious students. They want just as these people want a quite place to live and study. These people study continually. Most of them are married; many of them are very serious students. The total impact of the medical students alone is estimated to be about \$82 million dollars just in this community. The staff that we have and the students that live here and spend money. It pays the wages of someone at a car dealership, or the wages of someone at the bank or to the grocery store. All of this builds on the economy, so we have brought in maybe an additional 250 housing units over the last four years. This school of optometry will take over sixty students and virtually all of them will need housing for the full four years. That is going to be 240 students in which we estimate 210 will be living right here in the Pikeville area. We expect that to be an economic impact of about \$44 million dollars. Again, these students will truly be from all over the United States. There are twenty one optometry students in the US today and this will be the twenty second, with this being the only one in Kentucky. We will be the closest in the whole Southeast and it will be the most modern optometry school in the United States. We will be able to teach through laser surgery, things that can only be taught in Kentucky and Oklahoma. We will make sure there are plenty enough optometry students in our area to serve our people. I will conclude by saying that this new building will be not just for the optometry school, it will be for other health related fields that Dr. Hurley is working on. There are other things that will be brought to the University and the community through that building that we cannot talk about today. We know how hard you are working in order to grow our economy. The things that you are doing and nobody else in Eastern Kentucky is even capable of doing what the City of Pikeville is doing. You are holding up this entire region with things that are going on with Marions Branch and the potential up there is great within the next ten to fifteen years. We want to be part of that growth and it is vital for a variety of reasons that

the University makes housing available to the professional students. The fact that we get a very valuable piece of property at no cost means that we can provide the housing cheaper than if you bought the same property and paid the value of the land. By getting free property, we can provide better housing at an affordable price to the student. Again, I know a lot of people who feel very strongly about this and we feel the need to provide safe and quality housing for these people that have children and I really believe that this will enhance the value of the properties in that area and the whole economy of Pikeville. We urge your serious consideration of our request. Thank you. Mr. Larry Bartley came forward and said it was an honor to follow the Chancellor. This is an honor; I only see two numbers on here, three to four hundred to the area. My family is a resident of Bryan Street and I am a forty year resident and this just looks like a lot of traffic in our area. I appreciate your consideration. Mayor Carter asked a question to President Hurley. I think we are getting off on a different tangent, what was discussed with me and the rest of the commission is that you are only looking at fifty units down there, correct, it is not hundreds. President Hurley says correct. Mayor says that it is around fifty units. President Hurley also says to keep in mind too that for every one unit that there will be 1.5 parking spots. City Attorney says yes that is the minimum required. Mayor says also talking about kids in the neighborhood playing in the field; I was told that you were leaving a big portion of that as green space. President Hurley says that is correct. Ms. Bishop says so are you saying that you are guaranteeing that there will not be housing built there on the green space. President Hurley says that we don't have anything planned. He says that a lot of the property will be used for parking, and we certainly don't want it to be along the river. Ms. Bishop asked if there was only going to be sixty units. Mr. Hurley says when I talked to the Mayor I assured him that it would only be sixty to eighty units based on what we had to deal with and we have committed to only a three story building. Thank you. Ms. Bishop asked about alternative areas, why aren't those possibilities. Mr. Hurley ask how can we get the property, we don't have the property and we don't have the money to buy property. Ms. Bishop and Mr. Ray make comments about the college making money through tuition. Mayor calls for additional comments to the podium and no one else comes forward. Commissioner Justice says that based upon the consideration of comments and the committee and meeting the needs of the college I make the motion that we approve. Commissioner Coleman seconded the motion. Mayor Carter called for comments, there being none. Mayor called roll call.

Commissioner Huffman: Yes
Commissioner Coleman: Yes
Commissioner Chaney: No
Commissioner Justice: Yes

Mayor Carter: Yes

Ordinance passed. 4-1.

Mayor then called a fifteen minutes recess. Commissioner Justice made the motion to approve. Commissioner Coleman seconded the motion. There being no comments, motion passed.

Commissioner Chaney made the motion to reconvene. Commissioner Justice seconded the motion. Mayor Carter called for comments, there being none, meeting back in session.

CITY MANAGER

City Manager Donovan Blackburn presented the commission with the following items for approval:

- 1. Consider request to authorize and approve a Quote and Order Form Contract, as submitted, accepting all terms and conditions set forth therein for Adventure Office Software Solutions and to authorize the Mayor the authority to sign and execute said agreement on behalf of the City of Pikeville. Said service shall be for the web base scheduling software for the zip line, horse trails and river trails. Commissioner Chaney made the motion to adopt. Commissioner Coleman seconded the motion. Mayor called for further comments, there being none, motion passed unanimously. 5-0.**
- 2. Consider a request to appoint Lyle Blackburn to replace Darrell Pugh on the Pikeville Housing Authority Board. Lyle's term shall expire on September 16, 2018. Commissioner Chaney made the motion to approve. Commissioner Coleman seconded the motion. Mayor Carter called for further comments, there being none the motion passed. 5-0.**
- 3. Consider a request to authorize and approve a job offer for the position of Zip line Manager to Ryan Coleman at the starting rate for said position contingent upon the passage of all pre-employment tests. Commissioner Chaney made the motion to approve. Commissioner Justice seconded the motion. Mayor Carter called for comments, Commissioner Justice and Chaney asked who is Ryan Coleman. City Manager said the interviewing committee made the decision earlier today and the recommendation was made to hire him. Mayor and Commissioners were interested in his background. Sean Cochran says that we interviewed six this morning and Ryan seemed to be a really bright young man. He is living in Georgetown right now working for Toyota. He is wanting to come back home and bring his family to live. He believes in what is going on in the City of Pikeville and**

- we feel he was a good fit. Commissioner Huffman made the motion to table this for a couple of weeks and City Manager explained that the only problem with that would be that it would postpone the Zipline progress. Sean says the reason for hiring him so quickly is to get moving in the right direction. City Manager says that the candidate also has to pass the pre-employment test so we still have some reviewing to do. Mayor Carter called for additional comments, there being none, the motion passed unanimously. 5-0.
4. Consider a request to adopt an amendment to the City Personnel Policy 3.15 Expense Reimbursement, as submitted. Commissioner Chaney made the motion to approve. Commissioner Justice seconded the motion. Mayor Carter called for comments, there being none, the motion passed unanimously. 5-0.
 5. Consider a request to adopt an amendment to the City Personnel Policy 2.4 Recording Work Hours Policy as submitted. Commissioner Huffman made the motion to approve. Commissioner Coleman seconded the motion. Mayor Carter called for comments, there being none, the motion passed unanimously. 5-0.
 6. Consider a request to authorize and approve a Maintenance Agreement, as submitted, between the City of Pikeville and QSF for annual maintenance for the Pikeville Parks Soccer Field Turf at the annual cost of \$4,200.00 and to authorize the Mayor the authority to sign and execute said Maintenance Agreement on behalf of the City of Pikeville. Commissioner Chaney made the motion to approve. Commissioner Coleman seconded the motion. Mayor Carter called for comments. City Manager said that this is the same company that does the field at UK. The turf at our soccer field is extremely stressed and they will come in and bring it to an acceptable level. So the initial \$4,200.00 cost is to bring it to where it needs to be. Mayor asked if there were rocks that had been working there way up through there and have they been taken care of. City Manager said that is the first he had heard of it but he would check and see. Mayor Carter called for additional comments, there being none, the motion passed unanimously. 5-0.
 7. Consider a request to authorize and approve a quote for work to repair the Pikeville Parks Soccer Field with QSF for a total cost of \$2,550.00 and to issue the notice to proceed for said work and to also approve payment for said service once the work has been completed. Commissioner Justice made the motion to approve. Commissioner Chaney seconded the motion. Mayor Carter called for comments, there being none, the motion passed unanimously. 5-0.
 8. Consider a request to authorize and approve the acquisition and conveyance of a tract of property, as submitted, located on South Mayo Trail off of US 23 as part of the Marion Branch Bridge project owned by Timothy Justice and James Justice. Said tract shall be conveyed from Timothy Justice and James Justice to the City of Pikeville for the total cost of \$260,000.00, plus \$1,200.00 appraisal cost and approximately \$40,000.00 in relocation cost. To also authorize payment of the total cost as described and to also authorize

payment of any additional transfer or other fees for conveyance and deed recording and to authorize the Mayor the authority to sign and execute said deed of conveyance as described on behalf of the City of Pikeville. The \$40,000.00 relocation fee and \$242,000.00 of the acquisition fee shall be paid by the Transportation Cabinet pursuant to the current MOA for construction of the Marion Branch Industrial Park bridge between the City of Pikeville and Transportation Cabinet. The remaining amount shall be paid from the general fund. Commissioner Chaney made the motion to approve. Commissioner Huffman seconded the motion. Mayor Carter called for comments. City Manager says that we were able to lower the price that was originally negotiated. This will complete the property acquisition in the entirety. And we are pulling some from general fund and we are right at the breakeven point. Mayor Carter called for additional questions, there being none, the motion passed unanimously. 5-0.

9. Consider a request to authorize and approve the acquisition and conveyance of a tract of property, as submitted, located on Marion Branch as part of the Marion Branch Contract 2 Industrial Road Project owned by Paul Patton, Nick Cooley, Carol Cooley Jeffries, Gypsie Jones, Rick Jones, Marc Jones Ben Jones & Randolph Stephen Jones. Said tract shall be conveyed from said parties to the City of Pikeville for a total cost of \$25,000.00. To also authorize payment in the portions as described. Paul Patton \$10,000.00, Nick Cooley \$6,625.00, Carol Cooley Jeffries \$3,375.00, Gypsie Jones \$1,500.00, Rick Jones \$875.00, Marc Jones \$875.00, Ben Jones \$875.00 and Randolph Stephen Jones \$875.00. To also authorize payment of any additional transfer or recording fees and to authorize the Mayor the authority to sign and execute said deed of conveyance on behalf of the City of Pikeville. The City shall be reimbursed by the Transportation Cabinet pursuant to the MOA of the Marion Branch Industrial road project. Commissioner Justice made the motion to approve. Commissioner Chaney seconded the motion. Mayor Carter called for comments, there being none, the motion passed unanimously. 5-0.
10. Consider a request to authorize payment for 75% reimbursement to UMG for an invoice from Brandeis for \$9,703.85, as submitted. Commissioner Justice made the motion to approve. Commissioner Coleman seconded the motion. Mayor Carter called for comments. City Manager said that if you can recall at the last meeting, we did an amendment to the contract to save money. Basically, this was a piece of equipment where the pump had gone down and we fixed it. Mayor called for additional comments, there being none, the motion passed unanimously. 5-0.
11. Consider a request to appoint Terry Smith to the Tree Board who will replace Joyce Pinson. Commissioner Chaney made the motion to approve. Commissioner Coleman seconded the motion. Mayor Carter called for comments, there being none, the motion passed unanimously. 5-0.
12. Pursuant to KRS 61.810, consider request for closed session for discussion of economic development, legal and personnel issues. Commissioner Huffman

- made the motion. Commissioner Justice seconded the motion. Mayor Carter called for discussion, there being none, the motion passed unanimously. 5-0.
13. Commissioner Justice made the motion to re convene. Commissioner Chaney seconded the motion. Mayor Carter called for discussion, there being none the motion passed unanimously. 5-0. Mayor called the session back into order.
14. There being no further business to come before the Commission, Commissioner Huffman has made the motion to adjourn the meeting. Commissioner Justice seconded the motion. Mayor Justice called for discussion, there being none, the meeting was adjourned. 5-0

CONSENT ITEMS:**JWT:**

Steel Magnolias March 26, 2015 through April 14, 2015

Expo:

Ringling Brothers Barnum and Bailey Circus March 12, 2015 through March 15, 2015

RV & Boat Show March 20, 2015 through March 22, 2015

Casting Crowns April 9, 2015

Jamie Johnson April 18, 2015

“Crucial Wrestling” for June 6, 2015

Marshall Tucker Band is confirmed for June 13, 2015 in the Riverfill Arena

Ron White is confirmed but not announced for September 12, 2015

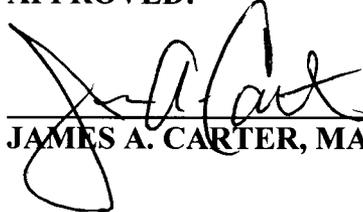
El Hasa Rodeo for October 14, 2015

SOAR Summit: May 11, 2015

Hillbilly Days April 16, 17 & 18, 2015

March 11, 2015 through March 19, 2015 will be traveling to Ireland for the Twinning Event. (City Manager and Commissioner Chaney)

The next scheduled Regular Meeting of the City of Pikeville Board of Commissioners is March 23, 2015 at 6:00 p.m.

APPROVED:

JAMES A. CARTER, MAYOR**ATTESTED:**

March 9, 2015 Regular Meeting



REBECCA HAMILTON, CITY CLERK