

# MINUTES } CITY OF PIKEVILLE

## SPECIAL MEETING - MAY 11, 1988

The Pikeville City Commission met in a special called meeting on May 11, 1988 at their regular meeting place in the City Hall Public Meeting Room at 260 Hambley Boulevard.

The meeting was called for the purpose of discussing the bids received for the Fire Station Design and the proposed lease of Poor Farm Hollow. Special Meeting Notices were delivered to each Commission Member and the news media were properly notified.

### CALL TO ORDER

Mayor W. C. Hambley, M.D. called the meeting to order at 1:00 p.m. The following Commission Members were present and formed a quorum:

COMMISSIONER:	GREG JUSTICE
	THOMAS HUFFMAN
	JOHNNY MOUNTS
MAYOR:	W. C. HAMBLEY, M.D.

Commissioner Steve Combs was absent.

### FIRE STATION

Presented to the Commission at a work session held on May 10, 1988 were revised bids for the design of the proposed fire station. Bids received were from James Ellis & Associates, Thompson & Litton and Comprehensive Design Collaborative. Thomas Huffman made the motion to award the bid to James A. Ellis & Associates for the preparation of the working drawings at 6% of the bid construction costs with the services contract prepared by the City of Pikeville. The City Attorney recommended approval of a set fee for the work in case construction bids are higher than the \$130,000 ceiling. Commissioner Huffman asked Charles Snook of Ellis & Associates if the \$6,000 figure was acceptable. The figure was not. Commissioner Huffman withdrew his motion. Mr. Snook advised that the firm would accept \$7,800 if the bid for construction is \$130,000 or 6% of the lowest bid, whichever is greater. Mr. Snook advised that this amount covered only the working drawings of the shell of the building and did not include designs for plumbing, electrical or mechanical. Schematic Design proposal from Thompson & Litton is \$5,000 and working drawings is \$18,000; Comprehensive Design Collaborative bid \$6,200 for working design. The City Manager was instructed to contact Comprehensive Design Collaborative to determine if the \$6,200 bid was a schematic proposal or working designs. Mr. Carlton reported that he was unable to contact Mr. Reeher. Discussion continued at some length. Mr. Snook gave his opinion that the fire station as proposed would cost about \$50.00 per square foot. Thomas Huffman made the motion to reject all bids. Greg Justice seconded the motion. The motion carried unanimously.

### POOR FARM LEASE

Reed Anderson, Attorney for Grouse Point Development Corporation, distributed copies of revised section VI of the proposed Poor Farm Hollow Lease. The Commission authorized the City Attorney to provide copies of the appraisals to Grouse Point Development. The Commission discussed the term of the lease. The City Attorney pointed out that the initial term of the lease begins when a deed is secured from Urban Renewal and they have all permits. With regard to the term initiation, the Commission discussed the acquisition of the 6 acres of Urban Renewal Poor Farm property. Mr. Davis asked that a clause be added to the lease to void the lease if Grouse Point Development does not secure the UDAG. In discussing the length of term, Mr. Davis suggested the 90 year term



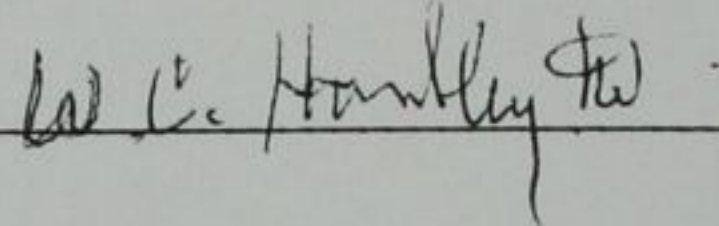
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be changed to a 30 year initial term and then run for 5 additional 6 year to a maximum of 60 year lease. Other aspects of the lease were discussed. The Commission directed that a work session be scheduled for May 16th at 4:30 p.m. to discuss the lease further with the City Attorney.

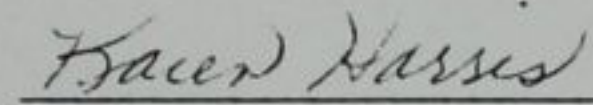
## ADJOURNMENT

Thomas Huffman made the motion to adjourn. Greg Justice seconded the motion. The motion carried unanimously.

APPROVED



ATTEST:

  
CITY CLERK