

SPECIAL MEETING MINUTES - SEPTEMBER 18, 1991

The City of Pikeville Board of Commissioners were called to meet in Special Session on Wednesday, September 18, 1991. The meeting was held in the City Hall Public Meeting Room at 260 Hambley Boulevard, Pikeville, Kentucky.

There being a quorum present, Mayor Walter E. May called the meeting to order at 3:30 p.m. Commission Members present were as follows:

MAYOR: WALTER E. MAY
COMMISSIONER: WALTER BLANKENSHIP
FRANK MORRIS
JOHNNY MOUNTS

Commissioner Eugene Davis arrived at 3:32 p.m.

Billy Shelton of the law firm of Baird, Baird, Baird & Jones was present and acting as City Attorney.

Mayor May announced the purpose of the special meeting was to hear City Engineer's reports (due to the City Engineer's planned absence during the City Commission's next regular meeting) and to discuss the lease and other legal arrangements for the proposed mall development with C.J. May.

Jack Sykes representing Summit Engineering, Inc., City Engineers, presented a verbal report of ongoing City Projects as follows:

1. Mall Access Road: Mr. Sykes reported the construction of the sub base for this project is proceeding and estimates this phase to be 75% complete. The contractor should be finished in approximately two weeks and the paving can be done prior to the end of the paving season.

2. Water Tank: The contractor has begun erecting the metal part of the 1 million gallon water tank structure. Mr. Sykes advised the Commission that this project is behind schedule. The contractor has received a one month time extension from Mountain Water District. With regard to the road condition of Northgate, Mr. Sykes indicated the contractor has agreed to accept responsibility for the repair of the road to the condition prior to construction. The Mayor recommended seeing how much the contractor is willing to contribute should the repairs not include complete resurfacing of the road. Mr. Sykes reminded the Commission that they were negotiating with the contractor who was performing the construction work on the housing project with regard to assistance in repairing the road. The City Attorney was directed to pursue this matter.

3. Sixteen Inch Water Line: This project is basically complete. Clean up work remains.

4. Wastewater Plant: Mr. Sykes reported that PSG is proceeding with the construction of Phase II. Most of the earthwork has been completed. An issue has been raised relative to the earthwork. When the existing filters were removed, a mud and muck was uncovered. The contractor was required to excavate the material and put a rock fill in. The contractor contends this work is an addition to the contract. The information has been forwarded to the City Attorney for review. Should a change order be issued for the work, it is estimated that the cost will be under \$10,000. Mr. Sykes also made the Commission aware of the outstanding invoices for the construction and inspection of the Wastewater Plant. The bills will be presented to the Commission at their regular meeting for approval.

5. Lake Joann Subdivision Sanitary/Storm Sewer: Mr. Sykes presented each Commission Member with a packet of information listing alternatives and cost estimates for the extension of sanitary and storm sewage for the Lake Joann area. Alternates and costs were defined as follows:

I. Force Main to Plant	\$260,120.00
II. Mall Sewer & Lake Joann Gravity	\$502,845.00
IIB. Gravity Flow to Mall Sewer	\$198,170.00
Storm Sewer	\$ 93,800.00

During the previous City Commission Meeting, the residents suggested putting the wash water into the storm sewer. Mr. Sykes advised this alternative could not be considered. Mr. Sykes explained that part of

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the problem in this area is that the septic tanks will not perp due to the type of soil. The installation of the storm sewer should alleviate about 70% of the problem.

6. Park Street: Mr. Sykes informed the Commission that property at the end of Park Street was subdivided and sold last month. The street ends at the beginning boundary of the property. Mr. Sykes has received a request from the three new property owners for the city to extend Park Street. The property owners will make the necessary property dedication for this purpose. The City Engineer was authorized to prepare the necessary maps and surveys to be presented to the Commission at their next meeting.

C. J. May of May Commercial Group regrettedly advised the Commission that he has exhausted all efforts to secure funding for the construction of the mall facility on the airport site as designed. Mr. May reported he has put together a shopping center design consisting of at least 250,000 square feet which could be expanded up to 315,000 square feet, with credit worthy tenants. Mr. May assured the Commission this project is capable of being financed, however no financial letter of commitment is available at this time. Should this project prosper as expected, construction of Phase II (strip center) or possibly the mall facility could take place. Mr. May requested the opportunity to present the names of three potential developers and their financial qualifications and allow the Commission to voice their comments and/or comments relative to a developer of the city's choice. Mayor May reminded Mr. May of the critical time period the city is facing in that UDAG funds are expected to be terminated October 31, 1991. CDBG funds have already been withdrawn.

At 4:05 p.m., Commissioner Morris made the motion to adjourn to an executive session for the purpose of discussing legal negotiations with regard to proposed commercial development. Commissioner Blankenship seconded the motion. Upon call of the roll, the motion carried unanimously.

At 5:15 p.m., Commissioner Morris made the motion, seconded by Commissioner Blankenship to reconvene to regular session. Upon call of the roll, the motion carried 5 - 0.

There being no further business to come before the Commission, Commissioner Blankenship made the motion to adjourn. Commissioner Morris seconded the motion. Upon call of the roll, the motion carried unanimously. (Adjournment Time: 5:16 p.m.)

APPROVED

Walter E. May
WALTER E. MAY, MAYOR

ATTEST:

Karen Harris
KAREN HARRIS, CITY CLERK