

# MINUTES } CITY OF PIKEVILLE

## REGULAR MEETING - JULY 27, 1992

The Board of Commissioners of the City of Pikeville met in regular session on Monday, July 27, 1992 at 7:00 p.m. The meeting was held in the City Hall Public Meeting Room at 260 Hambley Boulevard.

There being a quorum present, Mayor Walter E. May called the meeting to order. Commission Members present upon call of the roll were as follows:

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

Commissioners Johnny Mounts and Eugene Davis were absent.

### AGENDA ITEM II. CALL OF THE AGENDA

Added to the Agenda as Item IV, B, was an executive session to consider a contractual agreement, legal matter and personnel matter.

### AGENDA ITEM III. MINUTES

Included with each Commission Member's agenda package were copies of the minutes of the special meetings of June 16 and 29, 1992 and regular meeting of June 22, 1992. Commissioner Blankenship made the motion to approve the minutes as submitted. Commissioner Morris seconded the motion. Upon call of the roll, the motion carried 3 - 0.

Billy Shelton was present and acting as City Attorney.

### AGENDA ITEM IV. BUSINESS FROM THE FLOOR

Devon Scalf presented the original deed for the City of Pikeville to Commissioner Frank Morris and in addition, verbally delivered a history on the events which led to his family coming into possession of the deed. Mayor May, on behalf of the city of Pikeville, thanked Mr. Scalf for his generous gift.

City Manager, John Johnson, requested an executive session pursuant to KRS 61.810 Section 3 paragraphs c, f and g to discuss a legal matter, personnel matter and contract negotiations. At 7:16 p.m., Commissioner Morris made the motion, seconded by Commissioner Blankenship to adjourn to closed session. Upon call of the roll, the motion carried 3- 0.

At 8:40 p.m., Commissioner Blankenship made the motion, seconded by Commissioner Morris to reconvene to regular session. Upon call of the roll, the motion carried 3 - 0.

Coal Run Property: City Manager, John Johnson, recommended the Commission declare the parcel at the end of the Coal Run Bridge adjacent to Bob Billips's property as surplus property and advertise for proposals for the sale or lease of the property. Commissioner Blankenship made the motion to authorize the City Manager to advertise for bids for the sale or lease of the aforementioned property. Commissioner Morris seconded the motion. Mayor May advised, as in the case of previous property sales, that the property would not be sold necessarily to the highest bidder but factors such as the economic impact and prospective use of the property would be considered. Upon call of the roll, the motion carried 3 - 0.

Gas Strategies Corporation: The City Manager reported that a proposal from Gas Strategies Corporation had been discussed in closed session. Mr. Johnson recommended the Commission approve the hiring of Jim Headlee as a gas consultant for the City of Pikeville at a fee of \$1,000.00 per month plus any out of pocket expenses. The initial contract period is 1 year and can be cancelled thirty days prior to the end of the year. Commissioner Morris made the motion, seconded by Commissioner Blankenship to employ Jim Headlee as gas consultant. Mayor May explained that Gas Strategies Corporation brings a consultant service to the city that would assist in the negotiation of the price of natural gas purchases. It is hoped the commodity can be bought at a cheaper rate which will allow the department to operate more economically and efficiently. The Mayor further explained that the city does not currently have an employee who possesses the expertise to negotiate gas prices with Columbia Transmission Company and other natural gas suppliers. It is expected that the fee paid to Mr. Headlee will be recouped in the savings. Upon call of the roll, the motion carried 3 -0.

Ambulances: The Pikeville Fire Department brought the two recently purchased ambulances to City Hall to be viewed by the public. The City Manager reported the emergency ambulance service is expected to begin operation upon the successful inspection of the vehicles by the state. Said inspection is expected the latter part of this week or the first part of the next week. Mayor May directed the City Manager to have the ambulances parked at City Hall on Thursday and Friday of this week during the hours of 9:00 -5:00 to be viewed by the public and in addition, to assign a fireman to explain the



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features to those who stop by to look at the vehicle. Mayor May reminded those present that the smaller ambulance was purchased by the Methodist Hospital of Kentucky and donated to the City of Pikeville. It is believed that two ambulances will provide adequate service to the residents, however will not be able to transport patients to other hospitals for injuries that can not be treated at the Methodist Hospital of Kentucky. The Mayor asked for a motion to authorize the City Manager to purchase a 4 X 4 ambulance to be used within the city limits during inclement weather and for the purpose of offering transport services to residents to other hospitals. Commissioner Morris made the motion to authorize the City Manager to purchase a 4 wheel drive ambulance. Commissioner Blankenship seconded the motion. The City Attorney was directed to take the necessary steps to have the city's certificate of need amended to allow the addition of the third ambulance prior the purchase of the vehicle. Upon call of the roll, the motion carried 3-0.

## AGENDA ITEM V.

### PAYMENT OF BILLS

A. CITY BILLS: A list of City Bills totaling \$419,798.36 were presented to the Commission for approval of payment. Upon the City Manager's confirmation that funds were available for payment and recommendation the bills be approved as submitted, Commissioner Blankenship made the motion, seconded by Commissioner Morris to approve payment of the city bills totaling \$419,798.36. Upon call of the roll, the motion carried 3 - 0.

B. WASTEWATER TREATMENT PLANT: Summit Engineering, Inc. presented their invoice in the amount of \$905.17 for approval of payment for inspection services rendered in conjunction with the Wastewater Treatment Plant project. Commissioner Blankenship made the motion to approve payment of the Summit Engineering bills in the amount of \$905.17. Commissioner Morris seconded the motion. Upon call of the roll, the motion carried 3 - 0.

## AGENDA ITEM VI.

### OLD BUSINESS

CITY ENGINEER'S REPORTS: Jack Sykes representing Summit Engineering, Inc., city engineers, gave a verbal report of ongoing city projects as follows:

1. Model City Day Care Center: Mr. Sykes displayed a set of plans for the day care center on Bank Street which shows remodeling that the Model City Day Care Center Board is requesting permission to have done. According to the city engineer, there will be no structural change to the building, however two partitions will be added to the lower floor with floor tile replacement and added acoustic ceiling. The proposed changes will be funded by Model City Day Care Center. Commissioner Blankenship made the motion to grant permission to the Model City Day Care Center Board to make the remodeling changes as discussed by the city engineer, but stipulated that the Model City Day Care Board is to keep the city engineer apprised of their bids and construction affairs. Commissioner Morris seconded the motion. Upon call of the roll, the motion carried 3 - 0.

2. Wastewater Treatment Plant Contract/Addendum #4: Presented to the Commission was Addendum #4 to the contract agreement between the city and Summit Engineering for inspection services for the Wastewater Treatment Plant Project. The Addendum is presented at the request of the Division of Water. Language of the contract is amended to provide that Summit Engineering, Inc. will be paid a lump sum of \$150,000.00 for their services rather than a fee not to exceed \$150,000.00. The change in the language will allow the city to be reimbursed for expenses incurred since January. Commissioner Blankenship made the motion, seconded by Commissioner Morris to approved Addendum #4 to the Summit Engineering, Inc. inspection contract. Upon call of the roll, the motion carried 3 - 0.

3. Riverfill Utilities: Mr. Sykes reported that he has developed a set of plans for the section of riverfill that the city is interested in selling. Mr. Sykes advised that easements have been retained for sewage and drainage and the area has been divided into six 1/2 acre lots. Mr. Sykes gave an estimate of \$116,886.00 for the construction of two 12 foot traffic lanes with walks and curb and gutter and the installation of the utilities. He indicated a 30% savings could be realized if the work was done in-house. The Commission discussed that the property would bring a better price if the area was developed prior to auction. Mr. Sykes estimated a cost of \$30,000.00 for the installation of the water line, sewer taps and a rough grade of gravel on the roadway. Commissioner Blankenship made the motion, seconded by Commissioner Morris to authorize the City Manager and the City Engineer to negotiate a cost with PSG for the installation of the water line, sewer taps and preparing the street for blacktop and authorized the work to proceed subject to a fair price being agreed upon. Upon call of the roll, the motion carried 3 - 0.

4. Lake Joann Subdivision: The City Engineer reported that he, the city manager and two commission members met with the residents in the Lake Joann area to discuss the approach to their subdivision from Thompson Road. Mr. Sykes reported that in times of heavy rain, due to this section of the road being approximately two feet lower, the section floods. A site problem also exists in that the adjacent property has been filled and a safe entrance can not be made onto Thompson Road. Mr. Sykes recommended to rebuild a section of



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the road consisting of about 175 feet, replacing the culvert under the road, raising the road about 2 feet to the elevation of Thompson Road, and providing surface drains to take care of the ponding problem. This project is estimated to cost \$8,858.00. Commissioner Morris made the motion to authorize the city manager to proceed with the project and negotiate the best price. Commissioner Blankenship seconded the motion. Upon call of the roll, the motion carried 3 - 0.

5. Huffman Avenue: During a previous meeting, the city engineer was asked to look at the potential of creating a turn lane from the Bypass Road and an additional lane coming into town on Huffman Avenue. The project would entail raising both the headwall on Chloe Creek and the headwall of the drainage ditch, some fill, guardrail, reconstruction of curb and gutter, sidewalk and a new traffic lane. A cost estimate of \$28,292.00 was submitted. The Commission authorized the city engineer to submit the proposal to the Highway Department for their approval and ask for their participation in funding the project.

6. Traffic Control Devices: The Commission discussed at some length the need for traffic lights at the intersections of Huffman Avenue & Hambley Boulevard and Baird Avenue & Hambley Boulevard due to the number of traffic accidents. The City Engineer reported he had previously completed a traffic study detailing the accidents which occurred at the intersection of Huffman & Hambley Boulevard over an 18 month time period and submitted the information to the Highway Department. Mr. Sykes advised that the Highway Department will not make a decision to place a traffic light because Hambley Boulevard is in the city's street maintenance system. The City Manager and City Engineer were directed to study the need for traffic lights in Pikeville and return to the Commission with a recommendation at the next regular meeting.

7. Fire Station Addition: Mr. Sykes advised the Commission that application was made about six months ago to the Highway Department to purchase a section of highway right-of-way needed for the expansion of the fire station to house the ambulances. According to the City Engineer, Mr. Biliter of the Highway Department, verbally consented to the concept, however since this time has received written communication that the city could proceed with the construction at their own risk. Mr. Sykes explained the Commission has three alternatives - 1. to proceed as designed; 2. to build as proposed with the addition of two block lines allowing removal of the portion which encroaches upon highway right-of-way, if necessary; 3. To shift the extension forward to get it off the right-of-way. Mr. Sykes explained the biggest disadvantage to the alternate would be the rooflines would no longer match. It was the consensus of the Commission to allow the engineer to proceed with the project using alternate 2 as discussed. Mr. Sykes advised the Commission the cost involved would be less than \$1,000.00.

8. Pressbox: Mr. Sykes reported the construction of the pressbox is making satisfactory progress and expects completion prior to the Pike County Bowl. The initial contract did not provide for the installation of a heating and air conditioning unit. The contractor (Paul Thacker Construction) submitted a quote for the installation of the HVAC unit and duct for \$2,400.00. Mr. Sykes recommended the Commission approve this quote. Commissioner Blankenship made the motion, seconded by Commissioner Morris to allow the contractor to install the HVAC for the amount of \$2,400.00. Upon call of the roll, the motion carried 3 - 0.

9. Elementary School Traffic Plan: During a meeting with the school board, a number of concerns were discussed which included the traffic congestion during the morning and afternoon hours at the elementary school on Chloe Creek. Mr. Sykes reported the school board is considering relocating the bus facility to the area between the Summit Building parking lot and the elementary school. The board is interested in constructing a road leading from the Summit parking lot to the elementary school which would allow inbound traffic to utilize this roadway and outbound traffic to use Chloe Road. It was requested that the city provide a design for the roadway connecting the two areas. Commissioner Morris made the motion, seconded by Commissioner Blankenship to authorize the city engineer to prepare the design plans for the roadway. Upon call of the roll, the motion carried 3 - 0.

B. CITY ATTORNEY'S REPORTS: City Attorney Russell Davis Jr. advised the Commission that the Model City Day Care Center has submitted a copy of their proposed operating budget for the 1992-93 Fiscal Year for approval as specified in the lease agreement between Model City Day Care and the city. Finance Officer, Jan Hunt, explained the budget by line to the Commission. Mayor May questioned if the employees of the Model City Day Care Center had been given a 5% pay increase. Ms. Hunt reported this information had not been given to her. Commissioner Morris made the motion to approve the budget as submitted by the Model City Day Care Center and directed Ms. Hunt to talk with the Model City Day Care Center director and pass along the Commission's recommendation that all permanent employees receive a 5% pay increase.



C. CITY MANAGER'S REPORTS: City Manager, John Johnson, brought the following items before the Commission:

1. Backhoe: Mr. Johnson requested permission to advertise for bids for the purchase of a backhoe for the public works department. It is estimated the backhoe will cost \$35,000 and will be paid for out of the Community Development Capital Fund or Coal Severance Fund. Commissioner Morris made the motion to authorize the city manager to advertise for bids for a backhoe. Commissioner Blankenship seconded the motion. Upon call of the roll, the motion carried 3 - 0.

2. Blacktopping Projects: The Commission directed the City Manager to present a recommendation for blacktopping projects at the next regular meeting.

Commissioner Morris advised the Commission that he is of the opinion that certain points in the zoning ordinance need to be amended. Mayor May suggested that Commissioner Morris head up a task force to study the changes that he feels needs to be made to the zoning ordinance and present those specific recommendations to the Commission.

Financial Officer, Jan Hunt, delivered a verbal report of the financial statements for July, 1992.

The Commission complimented Sue Smallwood, Project Coordinator, on the exemplary completion of the remodeling work at the Perry Cline Building which will be used as an emergency shelter.

There being no further business to come before the Commission, Commissioner Blankenship made the motion, seconded by Commissioner Morris to adjourn the meeting. Upon call of the roll, the motion carried 3 - 0. (Adjournment Time: 10:25 p.m.)

The City Commission's next regular scheduled meeting is August 24, 1992. Said meeting will be held in the City Hall Public Meeting Room at 260 Hambley Boulevard.

APPROVED

Walter E. May  
WALTER E. MAY, MAYOR

ATTEST:

Karen Harris  
KAREN HARRIS, CITY CLERK