

MINUTES } CITY OF PIKEVILLE

211

SPECIAL MEETING MINUTES - OCTOBER 5, 1992

A Special Meeting was held by the City of Pikeville Board of Commissioners on Monday, October 5, 1992. The meeting was conducted in the City Hall Public Meeting Room at 260 Hambley Boulevard. The meeting was called for the following purposes:

CITY OF PIKEVILLE
SPECIAL CITY COMMISSION MEETING
MONDAY, 7:00 P.M.
OCTOBER 5, 1992
CITY HALL PUBLIC MEETING ROOM

- I. CALL TO ORDER
- II. MINUTES: Consider approval of the minutes of the previous regular meeting of August 24, 1992, and special meeting of September 8, 1992.
- III. PAYMENT OF BILLS
 - A. City Bills
 - B. Wastewater Treatment Plant Bills
 1. Summit Engineering
 2. Professional Services Group
- VI. OLD BUSINESS
 - A. City Engineer's Reports
 1. Report and Pay Requests for on-going projects
 - a. Third Street
 - b. Huffman Avenue
 - c. River Fill
 - d. Fire Station Addition
 - e. Press Box
 - f. Wastewater Treatment Plant
 - g. Road Fork Water Tank
 - h. Lake Jo Ann
 2. Consider bids for Water Distribution System Improvement Projects
 3. Consider update of Pikeville's Comprehensive Plan.
 - B. City Attorney's Reports
 1. Executive Session to discuss pending litigation
 - C. City Manager's Reports
 1. Halloween Trick-or-Treat Date & Hours
 2. Executive Session for Personnel Matter
 - D. Presentation of Monthly Financial Statements
- V. NEW BUSINESS
 - A. Swim Team for Pikeville
 - B. Children's Playground at Bob Amos Park
- VI. CONSENT ITEMS
 - A. PSG Monthly Operating Report

VII. ADJOURNMENT

Mayor Walter E. May presided and called the meeting to order at 7:06 p.m. Commission Members present and forming a quorum were as follows:

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

The minutes for the previous regular meeting of August 24, 1992 and the minutes of the special of September 8, 1992 were included in each Commission Member's agenda package. There being no additions or corrections, Commissioner Blankenship made the motion, seconded by Commissioner Morris to approve the minutes as submitted. Upon call of the roll, the motion carried unanimously.

Sandy Ramsey, along with Annette Adams, inquired if there are plans to extend the sidewalk on the ByPass to include the area along the frontage of the Department of Highways office building to Pikeville High School. Mayor May announced that the Commission is limited on the discussion they may have since this session is a specially called meeting, however, in answer to the question, indicated there are plans to provide for this sidewalk extension. The ladies were invited to contact the City Manager to have the matter explained further.

Due to the City Manager's illness, the agenda format was altered to allow for the hearing of the city manager's reports prior to approval of city bills.

CITY MANAGER'S REPORTS

1. HALLOWEEN TRICK-OR-TREAT HOURS: Mr. Johnson reported he had been contacted by Interim County Judge Executive Eddie Harris asking that the City

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Commission and Fiscal Court cooperate in setting the date and hours for Halloween Trick-or-Treat. Judge Harris suggested that Thursday, October 29th between the hours of 6:00 - 8:00 p.m. be designated as Halloween Trick-or-Treat, however the Fiscal Court is not scheduled to meet until this date to act upon this matter. After considerable discussion, Commissioner Morris made the motion, seconded by Commissioner Blankenship to set the date and hours of Halloween Trick-or-Treat for the same time and date as scheduled by the Pike County Fiscal Court. Upon call of the roll, the motion carried 4 - 1 with Mayor May casting a "NO" vote.

2. GRIEVANCE HEARING: The City Manager reported that he is in receipt of a letter from Michael Cornett requesting a grievance hearing. Mr. Cornett and his attorney Clarissa Dillon were present and requested a closed executive session to discuss the matter. At 7:22 p.m., Commissioner Blankenship made the motion, seconded by Commissioner Morris to adjourn to executive session for the purpose of discussing a personnel matter pursuant to Section 3, paragraph b of the Open Meetings Law. Upon call of the roll, the motion carried unanimously.

At 8:10 p.m., Commissioner Blankenship made the motion to reconvene to regular session. Commissioner Morris seconded the motion. Upon call of the roll, the motion carried unanimously.

City Attorney, Russell Davis, announced the Commission considered Mr. Cornett's grievance and stated their consensus was to uphold the decision previously rendered by the City Manager.

AGENDA ITEM III.

PAYMENT OF BILLS

A. CITY BILLS: A list of City Bills totaling \$354,013.31 was presented to the Commission for approval of payment. Commissioner Mounts made the motion, seconded by Commissioner Morris to approve payment of the bills as requested subject to the city manager's approval of the bills and the availability of sufficient funds to make payment. Upon call of the roll, the motion carried 5 - 0.

B. WASTEWATER TREATMENT PLANT BILLS

1. Summit Engineering: Presented for payment was the final invoice for inspection services for the Wastewater Treatment Plant Project in the amount of \$2,301.00 from Summit Engineering, Inc. Commissioner Davis made the motion, seconded by Commissioner Blankenship to approve payment as requested. Upon call of the roll, the motion carried unanimously.

2. Professional Services Group: The city engineer presented change order #7 in the amount of \$487.00 which represents the increase in the initially quoted price of the bar screen installed at the Wastewater Plant. In addition, the final invoice for the construction of the Wastewater Plant was presented for approval of payment in the amount of \$88,739.06. Mr. Sykes reported the project is 100% complete, however the Division of Water has yet to perform the final inspection. Commissioner Blankenship made the motion, seconded by Commissioner Morris to approve change order #7 and to approve payment of the final invoice in the amount of \$88,739.06. Upon call of the roll, the motion carried unanimously.

AGENDA ITEM IV.

OLD BUSINESS

A. CITY ENGINEER'S REPORTS: Jack Sykes, representing Summit Engineering, City Engineers, presented a verbal report concerning the following projects:

a. Third Street: Jeanette Anderson, spokesperson for the Third Street residents, voiced objections to the proposal to connect Third Street to the river fill or river fill access road. The residents contend that this particular section of Third Street contains 14 private residences, is zoned residential small lot (R1A) and dead ends at the old river bed. In addition, there are no businesses located at this end of Third Street and they requested the Commission allow their area to retain its small neighborhood integrity. Mayor May explained the proposal would provide for access to the river fill from Third Street, Second Street, and the Pike Avenue Ramp which would alleviate any heavy traffic on either of the connector streets and would make the river fill area more attractive to industry with the convenience of the additional accesses. The Commission advised the residents they would consider their concerns, tour the area, and would carefully weigh the situation prior to rendering a decision to open the street to thru traffic.

b. Huffman Avenue: It was reported that PSG has installed the sub-base for paving of the turn lane. The headwall and the culvert under the Bypass have been extended. Discussion was had relative to the officials at the Health Department locking the gate to the ramp. Fire Chief Courtney reported he and the Police Department had been given a key to the gate. According to the Fire Chief, Dr. Fox had indicated the gate was being locked to keep the "cruisers" off the property.

c. River Fill: This item was addressed during the report of Item A (a) (Third Street).

d. Fire Station Addition: The contractor has projected the completion date for the Fire Station Addition to be late November. Presented for

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approval of payment was a bill for work to date in the amount of \$18,243.90. Commissioner Morris made the motion to approve payment of the bill in the amount of \$18,243.90 as recommended by the city engineer. Commissioner Blankenship seconded the motion. Upon call of the roll, the motion carried unanimously.

e. Press Box: Presented to the Commission was the final pay request for the replacement of the press box structure located at the Hambley Athletic Field in the amount of \$24,790.00. A \$2,900.00 change order was previously approved for the installation of the Heating/Air Conditioning, which brought the total cost of the facility to \$51,700.00. Commissioner Morris made the motion, seconded by Commissioner Blankenship to approve the invoice for payment as requested. Upon call of the roll, the motion carried unanimously.

f. Wastewater Treatment Plant: This item was addressed during the report heard in Item IV B (Payment of Bills).

g. Road Fork Water Tank: Work is scheduled to proceed on this project on October 6, 1992.

h. Lake Jo Ann: Mr. Sykes presented a pay request from Paul Thacker Construction Company in the amount of \$6,134.00 (total project cost) for the entrance improvements to the Lake Jo Ann Subdivision. Commissioner Morris made the motion, seconded by Commissioner Mounts to approve payment of the invoice as submitted. Upon call of the roll, the motion carried unanimously.

2. Water Distribution System Bids: The city engineer presented the bids for the Water Distribution System Improvement Project as follows:

Contract 10 (Water Service through Indian Hills)- M & S General Contractors and Pat Trujillo, low bidders at \$776,459.25.

Contract 11 (Emergency tie-in at Island Creek) - M & S General Contractors, low bidder at \$94,812.50.

Contract 12 (Replacement of Pump Station and line extension in the Cedar Gap Area)- M & S General Contractors, low bidder at \$107,406.50

Contract 13 (100,000 gallon Water Tank for Cedar Gap) Welding Inc., low bidder at \$183,680.00 for glass lined tank with an alternate bid of \$158,680.00 for a steel welded tank.

Total cost of the project with a 7% contingency is \$1,243,723.32 with the glass lined tank or \$1,218,723.32 with the steel welded tank.

Mr. Sykes recommended that the Commission award Contracts 10, 11 and 12 to the low bidders and recommended that the alternate bid of \$158,680.00 for the 100,000 gallon steel welded tank be accepted. The merits of a glass-lined tank versus a steel welded tank were debated. Mr. Sykes gave his opinion that the advantages of a glass-lined tank were outweighed by the savings that could be realized in the purchase of the steel welded tank.

It is anticipated there will be an approximate \$350,000 deficit in funding for the project. In discussing the funding, a letter was submitted by Will Linder explaining that an application could be filed to borrow \$352,000 from the Kentucky Infrastructure Authority Fund C at an interest rate of 6.25%. Mr. Linder contends the city's water fund has sufficient cash flow to pay back a loan of this amount.

Commissioner Morris made the motion to award Contracts 10, 11 and 12 to the low bidder and to award the alternate bid of the steel welded water tank to the low bidder, Welding, Inc. Mayor May seconded the motion. Upon call of the roll, the motion carried 5 - 0. The City Engineer announced he would contact Mr. Linder to authorize him to proceed with the submission of an application to KIA for a Fund C Loan.

3. Comprehensive Plan Update: It was explained by Mr. Sykes that KRS 100.197 required that a city have a Comprehensive Plan and that they update that plan every five years. Mr. Sykes reported that Pikeville's plan was adopted in 1977 and the original plan has not been updated. A proposal was submitted by Will Linder & Associates in the amount of \$14,000 to prepare the Comprehensive Plan Update. According to Mr. Linder's proposal, the Comprehensive Plan must contain the following elements: a statement of goals and objectives; a land use plan; a transportation plan; a community facilities plan; a public improvement program; an updated zoning ordinance; and subdivision controls and regulations. In addition, a series of three sub-area plans will be delineated as a part of the Comprehensive Plan in order to allow for detailed answers to be provided to both residents and City officials if comprehensive redevelopment is to occur in these areas over the next 10 years. These three sub-area studies will include: the proposed multi-service area; the Kentucky Avenue/High Street area; the Pikeville Central Business District.

Summit Engineering will be responsible for providing the base map for the City of Pikeville, the entire planning area and a planimetric map for the three sub-area plans. Summit Engineering will also be responsible for updating the zoning ordinance and the official zoning map as well as preparing subdivision regulations to assure proper development within the community. Summit Engineering's fee will be billed pursuant to existing retainer contract.

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It is expected the process will take approximately 7 - 9 months to complete. The process will also require two public hearings.

Mr. Sykes added that without the required update, the city may be restricted in its ability to obtain certain types of grant monies, among those being UDAG and Urban Renewal.

Commissioner Morris made the motion to accept Will Linder & Associates' proposal as outlined by the city engineer. Commissioner Blankenship seconded the motion. Upon call of the roll, the motion carried unanimously.

D. FINANCIAL STATEMENTS: Financial Director, Jan Hunt, gave a verbal presentation of the revenues and expenditures to date. Ms. Hunt announced that it is expected the property tax records will be received by October 15th; Quarterly Occupational Fees are due by October 31st; and the quarterly Electrical Franchise Fees are due by October 15th.

AGENDA ITEM V.

NEW BUSINESS

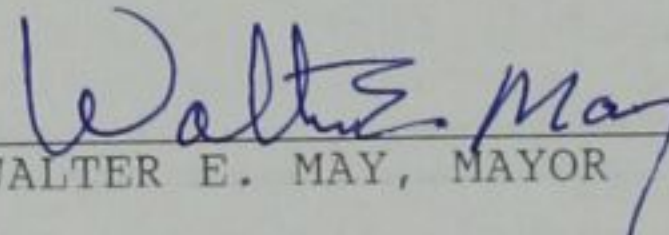
A. Swim Team: Commissioner Mounts reported he had been contacted by Robin Wells who requested permission to use the city's swimming pool to establish a swim team for Pikeville to compete with other communities. Commissioner Mounts further reported that Ms. Wells has volunteered her time to establish this program. The Commission agreed with the concept and asked that Ms. Wells address the Commission at a future time to outline her proposal.

B. Children's Playground at Bob Amos Park: Commissioner Mounts explained that he had learned, after talking with Will Linder, that grant funds (\$25,000 matching grants) are available for the development of a small children's (1 - 4 years old) playground. Commissioner Mounts made the motion to establish a children's playground at Bob Amos Park and to authorize Will Linder to prepare the necessary applications for funding. Commissioner Blankenship seconded the motion. Upon call of the roll, the motion carried unanimously. The exact site will be considered at a future date.

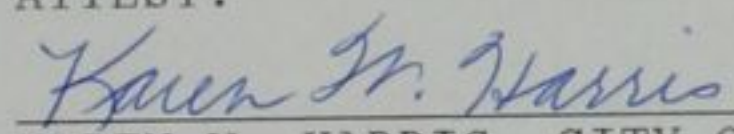
In discussing PSG's monthly operating report, Mayor May asked the expected completion time of the sidewalk project. Bob Raddatz, PSG Manager, indicated the project should be completed within a couple of weeks. The Mayor instructed that Mr. Raddatz give ample notice prior to the completion of the project to allow for the planning of a ribbon-cutting ceremony.

There being no further business to discuss, Commissioner Mounts made the motion, seconded by Commissioner Blankenship to adjourn the meeting. Upon call of the roll, the motion carried unanimously. (Adjournment Time: 9:10 p.m.)

APPROVED


WALTER E. MAY, MAYOR

ATTEST:


KAREN W. HARRIS, CITY CLERK