

MINUTES } CITY OF PIKEVILLE

PIKEVILLE CITY COMMISSION
SPECIAL MEETING MINUTES
MARCH 27, 1996

The Board of Commissioners of the City of Pikeville met in Special Meeting on March 27, 1996, at Noon. The meeting was held in the City Hall Public Meeting Room at 260 Hambley Boulevard.

Purpose of the Special Meeting: To consider discussion with the Ad-Hoc Committee concerning the City Library Building Project.

There being a quorum present, Mayor Steven D. Combs called the meeting to order at Noon. Commission Members present upon call of the roll were as follows:

MAYOR: STEVEN D. COMBS
COMMISSIONER: WALTER BLANKENSHIP
SHARON CLARK
EUGENE DAVIS

Commissioner Kenny Blackburn was absent.

Note: Commissioner Davis left the meeting at 1:00 p.m.

Members of the Ad-Hoc Committee are Bill Baird, Ed Maddox (Chairman of the City Library Board), and Joe Justice. Others present included members of City and County Library Boards, Roger Recktenwald, Executive Director of the Big Sandy Area Development District and Barry Newman Executive Director of the Big Sandy Telecommunications Center.

Roger Recktenwald was asked to give a Telecommunications Center update. Mr. Recktenwald reported that the funds for the project are being received; the ARC funds have been released and operations costs are in place for the center. Mr. Recktenwald explained that it has been indicated that the EDA application for the facility's construction will be approved once everything is in place. Funds which are required to match the grant proceeds are in place. Barry Newman told the Commission that in addition to the center being Internet friendly, video teleconferencing services are now available.

Joe Justice asked what the advantages would be to have the Telecommunications and Library facilities under one roof. Mr. Newman explained that in addition to the advantage of sharing a facility, a library patron would have instant access to the world's information.

Mr. Baird explained that the ad-hoc committee had been given the task to determine the feasibility of the City and County Library Boards merging to construct a regional library to be located in Pikeville and to seek the opinions of the state and elected officials with regard to this proposed venture. Mr. Baird told those present that the members of the ad-hoc committee met with Governor Patton on March 9th. He reported that the Governor was very much in support of constructing a regional facility, which would be tax supported, and combining efforts with the Telecommunications Center. While no guarantees were made, Mr. Baird reported that the Governor had indicated that ARC Funds could be used for the facility's construction. In looking at the funds on hand, the committee determined that Pikeville Public Library has \$500,000.00 available; Pike County Library has a reserve of \$300,000.00 - half of which can be used for building; plus \$450,000.00 is available through a double-taxation year (1994 tax tickets were not mailed until 1995), and the City of Pikeville has additional funds available for the construction project should the City Commission be inclined to grant approval - which makes an estimated total of \$1.1 million. When considering operational costs, Mr. Baird told the Commission that it had been concluded it would be necessary for the City of Pikeville to support the library at a minimum of \$50,000.00 per year; the County is currently giving support at \$45,000.00 per year and it is hoped that Telecommunications could provide financial assistance. Mr. Baird told the Commission that should the City Commission and the Fiscal Court agree on the joint venture, it would be necessary to make a deed of conveyance for the property to the Pike County Library Board for the purpose of constructing a regional library facility. The City Library Board would remain in existence, but only in an advisory capacity. The County Library would construct the facility and be responsible for applying for state grants. Only one grant is available each year at a maximum amount of \$350,000.00 and is exclusively available to counties.

David Stratton was present and explained that his firm owns the building which currently houses the Pikeville Public Library. The lease expires in May 1996. Mr. Stratton told the Commission that his firm is willing to allow the library's continued lease of the building, on a month to month basis, as long as progress is being made on a new facility.

Gerry Altman told the Commission that Telecommunications Chairman Don Wallen could not attend the meeting this date. Mr. Altman advised that the Telecommunications Center supports a joint library facility project.

The librarian for the Pikeville Public Library, Billie Sue Davis, explained that the Pikeville Women's Club had been instrumental in establishing and supporting the library. Mrs. Davis told the Commission that she had been a guest speaker during one of the Women's Club meetings and had presented the plans for the proposed facility. She reported their reaction was favorable and complimented the design, stating the building would enhance the City and community.

For the benefit of those not present at the City Commission's regular meeting held on March 25th, Mayor Combs reported that discussion concerning a proposal to use the site (located at College St. and Hambley Boulevard) for commercial purposes with the rental proceeds going to the library for operational costs was heard. Mrs. Davis asked the Commission to consider whether they would want to see a gasoline station located on that tract. The Mayor agreed with Mrs. Davis that a gasoline station would not be the ideal use for the library's property.

Dalarna Breetz, a representative from the Department of Libraries and Archives, was present. She stated that the State Library has been involved with the Telecommunications Center, and believes that the Library and Telecommunications Center are natural partners. The State Library fully supports an agreement with the City and County Libraries and the Telecommunications Center to provide quality service to all residents of Pike County. She offered the State Library's assistance to facilitate such a venture.

While Phase I of the proposed city library facility has an area of 6,500 sq. ft., Mrs. Davis told the Commission that Phase II would provide sufficient space for the County and Telecommunications Center. The City Library Board was proposing to build only the first phase since they only have resources of \$500,000.00.

Joe Justice told the Commission that he is very interested in seeing the Telecommunications Center being located in the library facility. The library will have a nice, larger facility since it has been noted that Telecommunications is expected to "work itself out of business in five years". The current library facility is housed in a 4,700 sq. ft. building. Mr. Justice contended that going from 4,700 sq. ft. to 6,500 sq. ft. is not going to adequately enlarge the facility other than adding a few book stacks. Mr. Justice stated that he feared that if the first phase of the facility was built, that interest would be lost in completing phase 2. He further commented that the Pike County Library Board would probably have very little interest in voting to expend money on the project once begun by the City Library Board. Mr. Justice told the Commission, "I think we would be dooming ourselves to have an inadequate facilitybecause I don't think City would have any interest in going back and adding to it".

Roger Recktenwald told the Commission that the Telecommunications Center is interested only in providing services. He reported that he did not think there would be any problem with the deeding of the facility to the library once construction is completed, however that measure would require a vote from the Telecommunications Board. Mr. Recktenwald further commented that at this point, because of the funding mechanisms, he did not think a deed could be managed.

Mrs. Davis told the Commission that the concept as explained by Mr. Recktenwald was new to the Library Board. She stated that when the Board first met with the Telecommunications representatives, they were advised that the Library and Telecommunications Center could not be situated under one roof. Mrs. Davis presented the Commission with a letter dated October 18, 1995, from the architect employed by the Telecommunications Center, Ekhoft, Ochenkoski & Polk Architects, stating, "After the meeting in Pikeville we visited Summit Engineering and obtained copies of the City Park Property Boundary Surveys. These surveys show that the proposed Telecommunications Center/Library site is actually an "L" shaped piece of property. Apparently a large portion of the river fill site is currently being used by the park as basketball courts. The remaining property is so small that it would be difficult to fit both the Telecommunications Center and Library Building, along with necessary parking and pedestrian circulation, on the site." Mayor Combs commented that the basketball courts can be relocated. Mrs. Davis added that upon receiving the letter, the Library Board decided to utilize the College Street/Hambley Boulevard site. She stated that no further communication was heard from the Telecommunications Center until this past Monday night. Mrs. Davis told the Commission that a letter has been sent to the Telecommunications Center inviting them to join in their new development.

Dr. Damron, a member of the Pike County Library Board, told the Commission she is excited about the prospect of entering into a joint venture with the City Library and Telecommunications. She expressed her opinion that should the facilities try to build separately, that the community will have three agencies struggling.

Ed Maddox, a member of the City Library Board, commented that he saw as a goal the construction of a new library facility. The funds have been available and the property has been available for seven years. Mr. Maddox said the library should have been built seven years ago. Mr. Maddox stated he had talked with the architect and it has been determined there is sufficient space to house the Telecommunications Center. Mr. Maddox reminded the Commission that the Legislature passed the Prevailing Wage bill, and estimates the cost of the library will increase by 30%. Mr. Maddox advised that only one member of the City Library Board is opposed to a merge with the Pike County Library System. He stated that it was his opinion that the two agencies should merge, however, with a merge, a grant from the State is not guaranteed. Ms. Breetz of the Department of Libraries and Archives explained the criteria used in rating grant applications. As a rule, per capita is used unless an agency has never received a construction grant or if the facility does not meet minimum square footage. Mr. Maddox stated it was his belief that if a merge occurred, it would be at least three years before a facility could be developed, and is in favor of proceeding with the first phase of the City Library construction. With regard to the City Library's property on College/Hambley, Mr. Maddox expressed his opinion that the tract is an ideal location for a library facility and would be aesthetically pleasing with the Academy Building.

Jim Polley, a member of the Telecommunications Board, commented that a combined project has an excellent chance for realization through the support of the area's elected officials.

Assistant County Librarian, Ms. Casey, reported that through the annual contracts that Pike County has had with the City Library, the City Library has received nearly \$500,000.00 in support.

Bill Elliott, member of the City Library Board, expressed his opinion that the City would regret merging with the County Library. Mr. Elliott told the Commission that he would never vote to deed the City Library's property to

the County. Mr. Elliott alleged a conflict of interest concerning Joe Justice being a member of the County Library Board and his wife being a member of the City Library Board. Mr. Justice indicated that his wife will immediately resign her seat on the City Library Board.

Commissioners Clark and Blankenship voiced their support for a combined facility housing a City/County Library and Telecommunications. Commissioner Clark stated that she felt that the Commission should put the building on hold and talk to Telecommunications, Pike County Library Board and the City Library Board.

Mr. Winter, recently employed as the County Library's Executive Director, told the Commission that he had no opinion as to whether the City and County should merge their library facilities, but supported the joining of the agencies with Telecommunications.

Mr. Baird suggested that the ad-hoc committee be authorized to negotiate an agreement with the County and City Libraries and Telecommunications.

Roger Recktenwald clarified the impact of the Prevailing Wage Bill upon future projects. He explained that currently, prevailing wage or Davis-Bacon, whichever is greater, must be paid on projects costing over \$350,000.00. In the case of the project as proposed by the City Library Board, prevailing wage is required.

Ms. Breetz explained to the Commission that State grant funds would not again be available until Spring, 1997. Should the Library begin the project, it would not be eligible to receive funds. Mayor Combs asked should the Library build in phases could phase 2 qualify for grant funds. It was advised that the Library could apply for funds for phase 2.

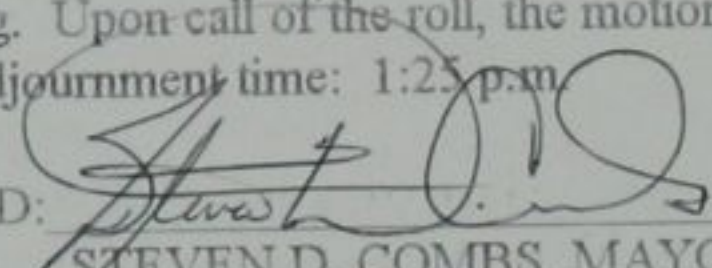
Jeanine Owens, City Library Board Member, told the Commission that the City Library has always been receptive to the idea of being located in the same facility with Telecommunications. Ms. Owens suggested that the three agencies meet to discuss possible plans for the good of the community.

The Mayor thanked everyone for attending the meeting and complimented Mrs. Davis and the City's Library staff for their service. He stated that before the assets are consumed the City should pursue the merge and the possibility of locating with the Telecommunications Center.

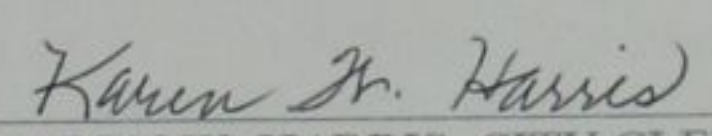
Mayor Combs made the motion to adopt a resolution to request the City Library Board, before it pursues its project any further, to meet in the immediate future with the Telecommunications Board and the County Library Board and make every effort to reach an agreement to merge. Commissioner Blankenship seconded the motion. During discussion, the ad-hoc committee and the City Attorney were authorized to prepare a draft agreement and to meet with the three agencies with regard to a proposed merger. Upon call of the roll, the motion carried 3 - 0 (Commissioner Davis was not present at the time of the vote).

There being no further business to come before the Commission, Mayor Combs made the motion, seconded by Commissioner Blankenship to adjourn the meeting. Upon call of the roll, the motion carried 3 - 0 (Commissioner Davis was not present at the time of the vote). Adjournment time: 1:25 p.m.

APPROVED:


STEVEN D. COMBS, MAYOR

ATTEST:


KAREN W. HARRIS, CITY CLERK