

# MINUTES } CITY OF PIKEVILLE

## PIKEVILLE CITY COMMISSION SPECIAL MEETING MINUTES JUNE 15, 1998

The Board of Commissioners of the City of Pikeville met in Special Meeting on June 15, 1998 for the following purposes:

1. Consider a report from the City Engineer concerning the Julius Avenue, Harolds Branch, and Keyser Heights Projects, as well as other ongoing projects, and take any necessary action.
2. Consider a report of recent flooding damage and take any necessary action.
3. Consider discussion concerning the Academy Building use and take any necessary action.
4. Consider discussion with Will Linder concerning the Comprehensive Plan Update and take any necessary action.

The meeting was held in the City Hall Public Meeting Room at 260 Hambley Boulevard, Pikeville, Kentucky.

There being a quorum present, Mayor Pro Tem Eugene Davis called the meeting to order at 5:00 p.m. Commission Members present at roll call were as follows:

COMMISSIONER: BILL BLACKBURN  
EUGENE DAVIS  
JOHNNY MOUNTS  
SHARON CLARK

Mayor Steven D. Combs was absent.

1. City Engineer's Reports: Jack Sykes representing Summit Engineering, presented the following status reports:

a. Julius Avenue: Referring to the mud slide which occurred as a result of the previous week's heavy rainfall, Mr. Sykes reported that the slide had been corrected through the issuance of an emergency contract. The only item left to be accomplished is reseeding the area. Mr. Sykes advised that the City will do the reseeding and estimated the cost at \$1,500.00. City Manager Blackburn told the Commission that Julius Avenue would be closed to traffic on Tuesday to allow for street cleaning. City Attorney Davis recommended the Commission formally declare an emergency and issue a contract for the Julius Avenue clean up. Commissioner Mounts made the motion, seconded by Commissioner Clark to declare an emergency and issue a contract to J & H Construction for removal of the mud slide on Julius Avenue. The motion carried 4 - 0. City Manager Blackburn advised that the cost of the clean up is being billed at an hourly rate but is not expected to exceed \$30,000.00. It was further reported that the damaged Habitat House has been removed.

b. Harold's Branch: The City Engineer reported that he had received correspondence from Department of Transportation Secretary Codell stating that funding had been increased for the Harold's Branch Road Improvement Project. Mr. Sykes advised that funding had been awarded for all requests with the exception of \$52,000.00 of contingency monies. Mr. Sykes told the Commission that approximately \$7,000.00 had been spent thus far in the contingency category. Hospital Chair May has been made aware of the funding status. Mr. Sykes alerted the Commission to the fact that the contractor is well behind the contract time, which is attributed to the inclement weather.

c. Keyser Water Tank/Water Line: Mr. Sykes reported that the project is proceeding well. Approximately 75% of the water line has been installed. The foundation for the wall of the tank has been poured.

2. Flooding Damage: City Manager Blackburn told the Commission that most of the flooding damage incurred has been to the City's streets. He advised that the Jefferson Street slide area is now showing movement. The engineer is investigating to determine if an emergency contract needs to be awarded to correct the slippage. Mr. Sykes advised the Commission that he prepared plans in 1995 to correct the problem but no contractor would bid the project because the utilities (telephone, electric, t.v. cable) are in the way. Mr. Sykes' office is now checking into having the utilities relocated. The City Manager told the Commission there is \$28,000.00 budget for this project. The City Manager was directed to contact each of the utility companies to request their cooperation in relocating their lines to accommodate the repair project.

Cedar Creek residents experienced water damage through the clogging of the culverts. Blacktop and drainage work is needed on Nightingale Lane. It is suspected that the damage to Nightingale Lane is attributed to an abandoned mine. Officials at the Department of Abandoned Mine Lands have been contacted by the Mayor to investigate.

The City Manager reported that he had received a number of calls requesting the services of the Volunteer Fire Department to assist in washing down private parking lots. Those requesting the services have offered donations to the Volunteer Fire Department, as well as paying for the water usage. The



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Commission agreed to allow the Volunteer Fire Department to assist the private property owners as long as the City incurs no expense.

Commissioner Clark pointed out there are three slips along Poplar Street that should be removed before becoming major problems. The City Manager explained that public works crews are waiting for the material to dry, because they were afraid if they removed the material now it would cause a larger slide.

City Manager Blackburn told the Commission that about 50 volunteers from Habitat for Humanity are in town to construct two houses. Because the ground is too wet, some of the volunteers will be assisting with clean up efforts.

3. Academy Building: Architect Bill Richardson presented preliminary floor plans for the relocation of City Hall Offices to the Academy Building. It was estimated that floor space would be doubled with the proposed move. Mr. Richardson told the Commission that the Academy Building's first and second floor combined measures approximately 8300 sq. ft. The basement, which could be used for storage, is about 1100 sq. ft. The existing City Hall facility consists of about 4000 sq. ft. Reviewing the plans, Mr. Richardson told the Commission that with the parking lot being located behind the building, the rear entrance will most likely be the main entrance. The entrance is handicapped accessible and the elevator is located near that entrance. The meeting area, located on the second floor, will have the same number of seats as the present facility. Because the building is on the National Register of Historic Places, there is a limitation on the types of improvements that can be made to the building. For example, the ceilings can't be lowered nor can the rooms be partitioned to the ceiling. Office space can be designated through the use of prefabricated cubicles. It is estimated the cost of the cubicles is \$8,000, or about \$150,000 for the entire facility. There was some discussion as to whether the second floor will be able to withstand the weight from file cabinets since the state Historic Preservation Council has denied the architect's request to add a subfloor and replace the existing flooring. Mr. Richardson stated that his plans provide for the file cabinets to be located around the walls, as the middle of the floor is not as strong. He commented that two supports have already been installed to reinforce the second floor. The Commission made a few small changes and relocations of certain office space. Mr. Richardson agreed to revise the plans and circulate them to the City Hall staff for review and comment.

The original scheme of the Academy Building renovation was to house a number of non-profit organizations which includes the Chamber of Commerce, Tourism, Main Street, etc., as well as an office for the Pikeville College Alumni (provided for in the deed). City Manager Blackburn explained that by relocating the City Hall Offices to the Academy Building, the existing City Hall locations would provide a more suitable and less expensive alternative for those agencies. The Commission directed the City Manager to notify the prospective tenants of the proposed change and invite them to voice their opinions at a work session scheduled for June 18, 1998 at 11 a.m.

4. Comprehensive Plan Update: Kentucky Revised Statutes provide for cities to update their comprehensive plans every five years. At the invitation of the Commission, Will Linder of Linder & Associates appeared to discuss the procedure for updating Pikeville's comprehensive plan. Mr. Linder explained that Pikeville has had three comprehensive plans. The first plan was prepared in 1963, which included the Cut-Through feasibility plan. In 1977, a second plan, referred to as the Model City Plan, was used to guide and direct the development of the City. This plan was used for about 16 years and it was estimated that 95% of the plan's components were completed. The 1993 update included a 1990 study conducted by Summit Engineering for capital improvements relating mostly to the Water and Sewer systems.

According to KRS, a comprehensive plan update must include statistical information on demographics, economy, housing, transportation, infrastructure, and the commercial business district. Three implementation documents are required to be incorporated into the plan which were defined as the zoning code, subdivision regulations and a capital improvement program. Mr. Linder explained that in addition to infrastructure improvements, the capital improvement plan should include such facilities as the City Hall, Library, medical institutions, fire and police and parks operations. Keeping these requirements in mind, Mr. Linder told the Commission they could employ a professional planner to conduct the necessary public hearings for the preparation of the update or the planner could rely totally on citizen participation. Either way the Commission decides to proceed, the update will take anywhere from six to nine months to complete and will cost between \$25,000 and \$30,000. Mr. Linder recommended that the Commission advertise a "Request for Qualifications" from consulting firms. He told the Commission that he would prepare an advertisement and work with Project Director Sue Smallwood in this matter.

There being no further business to come before the Commission, Commissioner Mounts made the motion, seconded by Commissioner Clark to adjourn the meeting. The motion carried 4 - 0. (Adjournment Time: 7:25 p.m.)

APPROVED \_\_\_\_\_  
STEVEN D. COMBS, MAYOR

ATTEST:

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KAREN HARRIS, CITY CLERK