

# MINUTES } CITY OF PIKEVILLE

## CITY OF PIKEVILLE BOARD OF COMMISSIONERS REGULAR MEETING MINUTES JUNE 22, 1998

The Board of Commissioners of the City of Pikeville conducted their regular monthly meeting on Monday, June 22, 1998, in the City Hall Public Meeting Room, 260 Hambley Boulevard in Pikeville, Kentucky.

There being a quorum present, Mayor Steven D. Combs called the meeting to order at 6:00 p.m. Commission Members present at roll call were as follows:

MAYOR: STEVEN D. COMBS  
COMMISSIONER: BILL BLACKBURN  
EUGENE DAVIS  
SHARON CLARK

Commissioner Johnny Mounts was absent.

### AGENDA ITEM II. MINUTES

The minutes for the special meetings of May 15 and 28, 1998 were included in each Commission Member's agenda package. There being no additions or corrections, Commissioner Clark made the motion, seconded by Commissioner Davis to approve the minutes as submitted. The motion carried 3 - 0 - 1 with Mayor Combs abstaining from the vote.

### AGENDA ITEM III. BUSINESS FROM THE FLOOR

A. ACADEMY BUILDING: Further discussion was had concerning the feasibility of relocating the City Hall Offices to the Academy Building. Architect Bill Richardson presented a revised floor plan for the Academy Building which was prepared after interviews with the staff concerning their space needs. Mr. Richardson gave a brief synopsis of the changes. Project Director, Sue Smallwood, advised the Commission that she had spoken with officials in the Transportation Cabinet and the Kentucky Heritage Council. Both agencies have agreed to allow the public use of the building subject to there being no controversy about the change of use and the City's agreement that the historic character will be maintained throughout the building. Ms. Smallwood strongly suggested that a meeting be scheduled between the contractor, architect, city representatives, and officials of the two state agencies to determine how much leeway will be given for renovations to the interior of the building. Architect Richardson proposed partitions of wood and glass for each office space, since walls to the ceiling will not be permitted. It is estimated the partitions will cost between \$5,000 - \$8,000 per cubicle. Because the contractor is out of town and not due back in the office until June 29th, Mr. Richardson suggested that he be allowed to submit the plans to the KY Heritage Council to determine if the commercial type partitions will be approved. The contractor will be asked to prepare a cost estimate for the new design. A special meeting of the City Commission was scheduled for July 2, 1998 at Noon for further consideration of the matter. The architect will continue to work at an hourly rate until a decision is made. Mr. Richardson told the Commission that he had a meeting scheduled in Frankfort on June 29th and will stop by the Heritage Council office to explain the plans.

### AGENDA ITEM IV. PAYMENT OF BILLS

A. CITY BILLS: A list of City Bills totaling \$617,602.57 was presented to the Commission for approval of payment. City Manager Blackburn explained the reason for the increased dollar amount of the total bill request was due to including all invoices for the fiscal year ending June 30, 1998. Commissioner Davis made the motion, seconded by Commissioner Clark to approve payment of the City Bills as requested. The motion carried 4 - 0.

B. JULIUS AVENUE: Presented to the Commission was an invoice from J & H Enterprises in the amount of \$28,972.50 for the Julius Avenue slide removal. The work was completed on this date. Commissioner Davis made the motion to approve payment of the request to J & H Construction in the amount of \$28,972.50. Commissioner Clark seconded the motion. The motion carried 4 - 0.

C. ACADEMY BUILDING: Two invoices were presented to the Commission for approval of payment. Richardson & Associates presented their payment request in the amount of \$1,000.00 for Phase II construction oversight. Commonwealth Building & Construction submitted an invoice in the amount of \$47,970.00 for work completed to date for Phase II of the Academy Building renovation. Additionally, two change orders were presented which increased the Phase II contract by \$17,510.00. The change orders provide for the installation of two water fountains and the replacement of all the flooring on the 1st floor of the building. The payment requests and change orders have been approved by the Historic Preservation Board. Commissioner Clark made the motion to approve the payment requests and the change orders as presented. Commissioner Davis seconded the motion. The motion carried 4 - 0.

### AGENDA ITEM IV. OLD BUSINESS

A. MAIN STREET PROGRAM: Main Street Board Chair, Sara George, and Executive Director, Glendia Little, informed the Commission that the application for Renaissance Kentucky is due on July 1st. The most cumbersome portion of the application, the inventory of each structure between Pike Street -



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Huffman Avenue and Main Street - Hambley Boulevard, has been completed. Ms. George asked the Commission to consider adoption of the following resolution in support of the Renaissance Kentucky application:

A RESOLUTION OF THE CITY COMMISSION OF PIKEVILLE, KENTUCKY DECLARING THE LEGISLATIVE BODY TO PARTICIPATE IN THE PROCESS OF SEEKING DESIGNATION AS A RENAISSANCE KENTUCKY COMMUNITY.

WHEREAS, it is the responsibility of the City Commission to preserve and enhance the quality of life in their community; and

WHEREAS, the City Commission is committed to the revitalization of the "downtown" business district;

NOW, THEREFORE, be it resolved this day that the City Commission agrees to move forward with the following steps:

Providing support for Pikeville Main Street Program in seeking Renaissance Kentucky designation; and

Recognizing the value of retaining public services downtown.

Adopted this 22nd day of June, 1998.

Commissioner Davis moved for the adoption of the foregoing resolution.

Commissioner Clark seconded the motion.

The motion carried by the following votes:

STEVEN D. COMBS, MAYOR	YES
EUGENE DAVIS, COMMISSIONER	YES
JOHNNY MOUNTS, COMMISSIONER	ABSENT
SHARON CLARK, COMMISSIONER	YES
BILL BLACKBURN, COMMISSIONER	YES

The Mayor declared the within Resolution adopted.

/s/ Steven D. Combs  
Steven D. Combs, Mayor

Attest:

/s/ Karen Harris  
Karen Harris, City Clerk

Ms. George was granted permission to use the City Hall Public Meeting Room on July 28th to conduct the Main Street Program's annual Membership Meeting. Ms. George told the Commission that Main Street currently has 50 paid members. One of the purposes of the meeting is to fill a vacancy on the Board and to elect new officers.

B. CITY ENGINEER'S REPORTS: Charles Byers, representing Summit Engineering, City Engineers, presented the following verbal status report for ongoing projects:

1. Harold's Branch Road Improvement Project: The deadline for the project is July 11, 1998. Mr. Byers told the Commission that the contractor will not be able to complete the contract by this date, due to the inclement weather.

2. Peach Orchard Water Line: Presented to the Commission was a payment request from M & S General Contracting in the amount of \$28,585.80. The bill was recommended for payment by the engineer. Commissioner Clark made the motion, seconded by Commissioner Blackburn to approve payment to M & S General Contracting as requested. The motion carried 4 - 0.

3. Keyser Heights Water Tank & Water Line Project: It was reported that Kentucky Glass Lined Tanks has half the foundation for the 200,000 gallon water tank completed. A payment request was presented on their behalf in the amount of \$15,750.00. Commissioner Davis made the motion, seconded by Commissioner Clark to approve payment of the request from Kentucky Glass Lined Tank in the amount of \$15,750.00. The motion carried 4 - 0.

4. Jefferson Street Slide: City Manager Blackburn advised the Commission that a slide on Jefferson Street, located behind the Hames Court Housing Complex, had been in place a number of years. After the heavy rainfall, the slide began to move. It was recommended that an emergency contract be awarded to JBC Incorporated for the removal of the slide. The cost was estimated at \$28,435.00. Mayor Combs made the motion to declare an emergency and award the contract for the Jefferson Street slide removal to JBC Incorporated in the amount of \$28,435.00. Commissioner Davis seconded the motion. The motion carried 4 - 0.



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5. Sidewalk: The City Manager told the Commission that the sidewalk replacement at City Hall did not include the section of sidewalk in front of the flower beds. A proposal in the amount of \$2,650.00 was presented from Hamilton Construction to replace that section. Commissioner Blackburn made the motion, seconded by Commissioner Clark to approve a change order to the contract to include replacement of the section of the sidewalk in front of the flower bed. The motion carried 4 - 0.

6. 911 Addressing: Mr. Byers told the Commission that the data base for the 911 re-addressing should be completed by July 13th. He requested a work session with the Commission to review the project for sometime the week of July 20th.

7. Capital Improvement Study: Presented to the Commission was a proposal to revise the 1990 capital improvement plan for its inclusion in the Comprehensive Plan update. It was estimated that 90 to 95% of the work in the 1990 plan has been completed. The capital improvement plan provides for proposed improvements to the water, sanitary sewer, natural gas, storm sewer, streets and roads, solid waste, and physical plants. Mr. Byers told the Commission that it is planned to include the utility maps on the computer mapping system. After a notice to proceed is issued, a draft study will be submitted within 45 days. The final plan will be completed within 15 days of approval of the draft. Summit Engineering proposes to prepare the study at a cost of \$24,500.00. The Commission deferred action on the matter until the next regular meeting.

C. CITY ATTORNEY'S REPORTS: Russell H. Davis, Jr., City Attorney, presented the following items for the Commission's consideration:

1. Bond Refinancing: Presented and given second reading was a summary of an ordinance entitled:

AN ORDINANCE OF THE CITY OF PIKEVILLE, KENTUCKY, PROVIDING FOR THE ISSUANCE OF THE CITY'S WATER AND SEWER SYSTEM REFUNDING REVENUE BONDS, SERIES 1998, FOR THE PURPOSE OF PROVIDING FUNDS NECESSARY TO REFUND THE CITY'S OUTSTANDING WATER AND SEWER SYSTEM REVENUE BONDS, 1985 SERIES B, SUCH SERIES 1998 BONDS TO RANK ON A PARITY WITH CERTAIN OTHER OUTSTANDING BONDS OF THE CITY; SETTING FORTH THE TERMS AND CONDITIONS UPON WHICH THE SERIES 1998 BONDS AND ADDITIONAL BONDS RANKING ON A PARITY THEREWITH ARE TO BE AND MAY BE ISSUED AND OUTSTANDING; PROVIDING FOR PAYMENT AND RETIREMENT OF THE BONDS BEING REFUNDED; CONFIRMING PREVIOUS COVENANTS AND PROVISIONS FOR THE COLLECTION, SEGREGATION AND DISTRIBUTION OF THE REVENUES OF THE CITY'S COMBINED AND CONSOLIDATED MUNICIPAL WATER AND SEWER SYSTEM; AND PROVIDING FOR A PUBLIC SALE OF THE SERIES 1998 BONDS AND THE APPLICATION OF THE PROCEEDS THEREOF

Mayor Combs made the motion to adopt the Ordinance as presented and read. Commissioner Clark seconded the motion. The motion carried by the following votes:

MAYOR:	STEVEN D. COMBS	YES
COMMISSIONER:	BILL BLACKBURN	YES
	EUGENE DAVIS	YES
	JOHNNY MOUNTS	ABSENT
	SHARON CLARK	YES

2. BUDGET AMENDMENTS: Presented and given second reading was an Ordinance amending the 1997-98 Fiscal Year Budget. Mayor Combs made the motion to adopt the Ordinance as presented and read. Commissioner Davis seconded the motion. The motion carried by the following votes:

MAYOR:	STEVEN D. COMBS	YES
COMMISSIONER:	BILL BLACKBURN	YES
	EUGENE DAVIS	YES
	JOHNNY MOUNTS	ABSENT
	SHARON CLARK	YES

3. BRYAN STREET CLOSING: Presented to the Commission was an Ordinance which would close the portion of Bryan Street that extends across the St. Francis Catholic School property. Even though the roadway has not been constructed, the City has a dedicated easement. The Commission discussed the fact that should the Ordinance be adopted, the City would most likely have to condemn a right-of-way if there is a future need to extend the street. Second reading of the ordinance was given. No action was taken.

4. NATURAL GAS ORDINANCE: Presented and given first reading was an Ordinance to establish minimum standards for natural gas quality, which would apply to all suppliers of natural gas. Second reading of the ordinance was scheduled for the next regular meeting.

5. EMERGENCY SHELTER GRANT: Project Director, Sue Smallwood, advised the Commission that the City had been awarded a \$40,000.00 matching grant for the Emergency Shelter operation. Annual operation costs for the shelter was estimated at \$75,000.00. Mayor Combs made the motion to accept the grant agreement. Commissioner Clark seconded the motion. The motion carried 4 - 0.



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City Attorney Davis requested an executive session for the purpose of discussing a pending legal claim with a property owner.

D. CITY MANAGER'S REPORT: Kenny Blackburn, City Manager, presented the following items for the Commission's consideration:

1. Vehicle Bids: Presented to the Commission were three bids received for the purchase of a new 4 X 4 vehicle for the City Manager's use. The bids were as follows:

Deskins Motor	\$27,429.00	1998 Durango
Bruce Walters Ford	\$29,457.00	1998 Expedition
Fletcher & Halls	\$30,100.00	1999 Tahoe

Commissioner Clark made the motion to award the bid to the low bidder, Deskins Motor Company, in the amount of \$27,429.00. Commissioner Davis seconded the motion. The motion carried 4 - 0.

2. Health Insurance: City Manager Blackburn asked the Commission to consider an amendment to the medical insurance policy to make part time employees eligible for the City's health insurance program and to increase the City's contribution for family medical coverage from 25% to 40%. The City currently pays 100% of the policy cost for single coverage. He advised the Commission that the City has 4 part time employees plus the Mayor and Commission. There are approximately 14 persons on the family medical insurance plan. Mayor Combs made the motion to approve the amendment. Commissioners asked for additional time to consider the matter, and the Mayor withdrew his motion.

3. 401 K Plan: The City Manager advised that the City has the opportunity to participate in a 401 K Deferred Retirement Plan which is administered by the Kentucky Retirement Systems. Should 20% of the City's employees participate, the cost to the City would be about \$10,000.00/annually if the Commission approves a matching contribution up to 3%. He added that employees could contribute as much as 12% to the plan. Action was deferred until the next regular meeting.

4. Academy Building/Day Care Center Building Insurance: City Manager Blackburn advised the Commission that Commercial Insurance Service Corporation insures the bulk of the City's buildings and properties. The Academy Building and the Day Care Center Building insurance policies are up for renewal. The coverage has been previously issued through Chrisman Insurance. The Finance Department asked for quotes for insurance coverage on both buildings. Commercial Insurance Service Corporation submitted a considerably lower quote for coverage for both buildings. It was the consensus of the Commission to insure the buildings with Commercial Insurance Service Corporation.

## AGENDA ITEM VI.

## NEW BUSINESS

A. CITY PARK: Commissioner Clark pointed out to the Commission that a considerable amount of money and time had been invested into the City Park's revitalization. She asked the Commission to consider restricting the use of the park, during festivals, to music and pedestrian traffic. Mayor Combs volunteered to write a letter to the Chamber of Commerce to ask for their ideas for relocation of booth space. He added that a resolution could be adopted at the next meeting to eliminate booth space from the City Park.

At 8:00 p.m., Mayor Combs made the motion to adjourn to a closed session for the purpose of discussing a legal matter with the City Attorney. Commissioner Clark seconded the motion. The motion carried 4 - 0.

At 8:58 p.m., Mayor Combs made the motion to reconvene to regular session. Commissioner Davis seconded the motion. The motion carried 4 - 0.

Mayor Combs announced that no formal action was necessary as a result of the closed session.

Mayor Combs made the motion, seconded by Commissioner Clark to adjourn the meeting. The motion carried 4 - 0. (Adjournment Time: 9:00 p.m.)

The City Commission's next regularly scheduled meeting is July 27, 1998 at 6:00 p.m. The meeting will be held in the City Hall Public Meeting Room at 260 Hambley Boulevard.

APPROVED

STEVEN D. COMBS, MAYOR

ATTEST:

KAREN HARRIS, CITY CLERK