

MINUTES } CITY OF PIKEVILLE

CITY OF PIKEVILLE BOARD OF COMMISSIONERS REGULAR MEETING MINUTES JULY 27, 1998

The Board of Commissioners for the City of Pikeville conducted their regular monthly meeting on Monday, July 27, 1998. The meeting was held in the City Hall Public Meeting Room at 260 Hambley Boulevard, 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
JOHNNY MOUNTS

Commissioner Sharon Clark was absent.

AGENDA ITEM II. MINUTES

Minutes for the Special Meeting of June 15, 1998 and Regular Meeting of June 22, 1998 were included in each Commission Member's agenda package. There being no additions or corrections., Commissioner Davis made the motion, seconded by Commissioner Mounts to approve the minutes as presented. The motion carried 4 - 0.

AGENDA ITEM III. BUSINESS FROM THE FLOOR

A. LIBRARY/TELECOMMUNICATIONS CENTER: Roger Recktenwald, Big Sandy Area Development Executive Director, was present to give the Commission a status report on the efforts to begin construction of the second phase of the Library/Telecommunications facility. Mr. Recktenwald gave each Commission member a written report and asked they consider action to authorize the Pike County Public Library District to deed the footprint of the Telecommunications Center portion of the building to Big Sandy Telecommuting Services, Inc (BSTS). The major funding entity for the telecommunications center is the Economic Development Authority. Representatives from this agency have requested this action to separate the two facilities. Partnering with the Pikeville College School of Osteopathic Medicine, the facility has grown from 2 stories to 4 stories. Deed restrictions delineated by the Commission relating to the overall site (mainly that the property will be used for providing library/telecommunications service), shall remain in full force and effect upon the transfer of the footprint to BSTS, Inc. Mayor Combs made the motion to authorize the Pikeville Public Library Board, through the Pike County Library Board District, to deed the property footprint of the telecommunications center location to BSTS, Inc., as required by the funding agency, conditional upon the deed covenants being approved by the City Attorney. Commissioner Mounts seconded the motion; The motion carried 3 - 0 - 1 with Commissioner Davis abstaining from the vote.

B. ACADEMY BUILDING: Bill Richardson of Richardson & Associates, Architects, reported his firm had been asked to develop a proposal to redesign the renovations at the Academy Building for the purpose of relocating City Hall offices. Using the same floor plan that was presented at an earlier meeting, Mr. Richardson presented a preliminary cost estimate to complete the interior renovations as well as for purchase of the necessary furnishings. The partition cost is estimated at \$94,000.00; furnishings at \$151,000.00; \$48,000.00 for signage, landscaping, lighting, refurbish the stone wall and extend to the new stairs at the rear of the building, and parking areas; and \$150,000.00 to complete construction. Mr. Richardson pointed out that construction costs were estimated as he had not received a quote from Commonwealth Building & Construction. Mr. Richardson proposed a 7% architect's fee. Deleting the partition cost from Commonwealth Building & Construction's contract, \$105,000.00 in ISTEAFunds is available for construction. It would be necessary for the City to pay for the furnishings and partitions. The Commission was advised that officials from the State Heritage Council will be meeting on site to discuss the proposed change in use, as well as partition and stairwell banister construction. At Mayor Combs' suggestion, the Commission postponed making a decision to relocate the City Hall offices until firm renovation costs are determined and City officials meet with the representatives from the Heritage Council. Mayor Combs added that a Special Meeting would be called at a later date to decide the issue.

City of Pikeville Historic Preservation Board Member, Judy Walters, told the Commission that the Board had only been made aware of the proposed change in use during the previous regular meeting. She asked the reason for the proposed relocation. Commission Members explained that the current City Hall facility consists of approximately 3700 sq. ft. versus 8500 sq. ft. (including the basement) at the Academy Building and the fact that operations have outgrown the current facility. The Kentucky Heritage Council and the Department of Transportation have both granted approval of the intended change in use. Ms. Walters advised that the Historic Preservation Board had discussed the actual amount of useable space and questioned whether city offices would be gaining enough space to warrant the move. She stated that about 800 sq. ft. is dedicated for corridor and circulation purposes in the Academy Building versus 200 sq. ft. in the present location. Commissioners advised that a new facility would cost close to \$1 million and commented that by relocating to the Academy Building, the taxpayers would save about \$600,000.00.

C. SECOND STREET DEVELOPMENT: Building Inspector, Levy Green, reported that Stuart Adams had requested approval to extend Second Street to connect to Trivette Drive. The current street width is

MINUTES } CITY OF PIKEVILLE

15 ft. and the extension would be constructed at the same width. Summit Engineering recommended that Mr. Adams be required to submit a set of detailed plans and that the street be designated as a one-way street. Mr. Green advised the Commission that Mr. Adams has submitted a set of new plans pursuant to the City Engineer's request. The extension has been approved by the Technical Advisory Committee and the Joint Planning Commission. Commissioner Mounts asked that the City Manager conduct a survey of the residents that would be affected by the extension prior to the Commission making a decision on the request. The Mayor advised that the matter would be placed on the Special Meeting agenda.

AGENDA ITEM IV.

PAYMENT OF BILLS

A. CITY BILLS: A list of City Bills totaling \$663,956.21 was presented to the Commission for approval of payment. City Manager Blackburn added a bill to the listing in the amount of \$1,550.00 payable to Hamilton Construction for completion of the City Hall sidewalk project. Mayor Combs made the motion, seconded by Commissioner Mounts to approve payment. The motion carried 4 - 0.

B. ACADEMY BUILDING: Presented for approval of payment were requests from Commonwealth Building & Construction, in the amount of \$56,700.00., and Richardson Associates Architects in the amount of \$1,000. Project Director, Sue Smallwood, reported that the bills had been approved for payment by the Historic Preservation Board. Mayor Combs made the motion, seconded by Commissioner Davis to approve payment of the two invoices as requested. The motion carried 4 - 0.

AGENDA ITEM V.

OLD BUSINESS

A. MAIN STREET PROGRAM: Main Street Board Chair, Sara George, reported that the Renaissance Kentucky application was filed on July 1st. Ms. George told the Commission that she does not expect notification of the application's success until sometime in September. She thanked Project Director, Sue Smallwood, for her assistance in completing the application.

Ms. George advised the Commission that the Main Street Program is now debt free, thanks to the Pike County Fiscal Court's unanimous decision to forgive their \$66,000.00 debt.

The annual meeting of the Main Street Program Board and members is scheduled for July 28th at 5:30 p.m. in the City Hall Public Meeting Room. New officers will be appointed at this time.

Representatives from American Electric Power and Tele-Media were present to discuss the feasibility of relocating the overhead utility services to underground in the Renaissance KY project area (Pike Street to Huffman Avenue; and Main Street to Hambley Boulevard). American Electric Power representatives reported they had developed a conceptual plan for the relocation but advised the pole line with overhead connectors would need to be maintained along one side of Hambley Boulevard and Huffman Avenue. Additionally, while the utilities can share trenches, each utility company will require separate manholes. It is questionable whether the streets are wide enough to accommodate separate manholes. Commissioner Blackburn asked why the transformers could not be installed underground. It was explained that it is cost prohibitive - the cost for each transformer is between \$60,000 and \$100,000. Above ground transformers cost about \$12,000 each. Commissioner Mounts questioned the location of the above ground transformers. It was explained that the transformers will be installed as aesthetically pleasing as possible. At this time it is not known if all the transformers can be placed above ground, however the Commission will be advised, when the design is presented, if any of the transformers will need to be placed underground. Ms. George told the Commission that the Main Street Board has requested that the utility companies include in their design estimates the cost involved to take the service into each separate building so that the property owners will have no cost. The Commission discussed the need to replace the gas and water lines at the same time the other services are relocated. Because of the number of hours involved in preparing the design, AEP representatives asked for a vote of support to proceed with the design work. It was clarified that by supporting the project, the Commission would not be obligating the City to proceed with the project. AEP will charge \$5,000 to design their portion of the relocation. Costs have not yet been received from BellSouth or Tele-Media. Ms. George told the Commission that PSG would need to advise if they would have any engineering costs. Ms. George advised that the Main Street Board intends to apply for funding from Renaissance KY to pay for the designs. The Commission discussed street lighting concept with the AEP representatives. It was explained that currently there are 200, 100watt street lights. It is proposed to reduce the number to 72, 150 watt street lights on 12 ft. decorative poles. The cost of the poles is about \$3,000.00 each. Because AEP does not lease this size light, the Commission agreed to purchase the decorative poles, if funds are available. Mayor Combs made the motion to approve the overall design concept as presented with the pole line being maintained along one side of Hambley Boulevard and Huffman Avenue; installation of above-ground transformers, where feasible; and to support the purchase of the decorative street light poles. Commissioner Mounts seconded the motion. The motion carried 4 - 0.

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

1. Harolds Branch: The project is approximately 80% complete. The contractor has about 7,000 more yards of material to remove.

2. Peach Orchard: The project is 70% complete. The service lines should be completed this week and the contractor has begun testing the main line.

MINUTES } CITY OF PIKEVILLE

3. 911 Addressing: The City Engineer reviewed the proposed 911 re-addressing with the City Commission during a work session. The City Attorney reported that it is necessary to adopt the changes in addressing and the renaming of certain streets by ordinance. The ordinances were considered in the City Attorney's reports section. A brochure detailing the changes has been developed to send to each resident.

4. Northmonte Water Tank: The contractor has constructed the water tank's foundation. Installation of the tank will begin around the first of August.

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

1. Presented and given second reading was an Ordinance entitled:

ORDINANCE ESTABLISHING AND ADOPTING QUALITY STANDARDS FOR ALL NATURAL GAS PURCHASED BY THE CITY OF PIKEVILLE FOR ITS NATURAL GAS SYSTEM

Mayor Combs made the motion to adopt the Ordinance. Commissioner Mounts seconded the motion. The motion carried by the following votes:

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

During discussion, City Manager Blackburn reported that testing has been completed on all supplies. It was learned there is excess moisture in all natural gas supplies, including the Columbia Gas supply. Gas suppliers will be contacted upon receipt of the final analysis report.

2. 911 Project: Presented and given first reading were two ordinances entitled:

ORDINANCE ADOPTING STREET NAME CHANGES, AMENDMENT AND/OR ADDITIONS

and

ORDINANCE REQUIRING PROPERTY OWNERS, OCCUPANTS OR PERSONS IN CHARGE OF ANY HOUSE, BUILDING, RESIDENCE, MOBILE HOME OR OTHER STRUCTURE TO HAVE AN ADDRESS OR IDENTIFICATION NUMBER PERMANENTLY AND PROMINENTLY DISPLAYED; PROVIDED FOR RENUMBERING; MAINTENANCE OF NUMBERS DISPLAY; NON-COMPLIANCE AND PENALTIES

The ordinances will be on file in the office of the City Clerk for public inspection. Second reading was scheduled for the August 24, 1998 regular meeting.

3. Capital Improvement Study: Mr. Byers resubmitted a proposal from Summit Engineering to conduct an update of the Capital Improvement Study. The previous study was completed in 1990. The fee to update the study was lowered to \$16,500.00, because the plotting of utility lines was included with the mapping project. The study is to be included in the KRS required update of the Comprehensive Plan. In discussion concerning the cost of the study and the update for the Comprehensive Plan (both studies are expected to cost about \$46,000), City Attorney Davis advised the Commission that the Capital Improvement Study is not required by KRS, however it is a useful tool in future planning of utility extensions and upgrades. Project Director, Sue Smallwood, told the Commission that the Comprehensive Plan is a required element in applications for grant funds. City Manager Blackburn advised that the expenditures were not included in the budget, however there was a \$100,000. budgeted surplus. Because of the benefits derived from the Capital Improvements Study, Mayor Combs made the motion to approve Summit Engineering's proposal to prepare the study at a cost of \$16,500. Commissioner Mounts seconded the motion. The motion carried 4 - 0.

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

1. Deferred Compensation - 401 K Plan: City Manager Blackburn advised the Commission that approximately 30 employees expressed interest in becoming a part of the state administered 401 K Plan. Mr. Blackburn estimated an annual cost of \$18,000 if the City approves a contribution of up to 3%. The Commission postponed action until the next meeting.

2. Tree Removal Request: Mr. Blackburn reported that he had received a letter from Chris Ratliff, whose law office is located on Main Street, requesting that a tree located in front of his office be removed because it has grown into the electric lines and his building. Mr. Blackburn told the Commission that a similar problem exists on Second Street and suggested the trees be removed and replaced with smaller trees. Commissioner Mounts asked that the City Manager conduct a survey to determine how the residents in the area would like the matter handled. Commissioner Mounts made the motion to keep all of the trees, in the downtown area, trimmed to prevent them from growing into the utility lines and buildings, and to remove the tree located in front of Chris Ratliff's law firm, pending the outcome of the City Manager's survey. Mayor Combs seconded the motion. The motion carried 4 - 0.

MINUTES } CITY OF PIKEVILLE

AGENDA ITEM VI.

NEW BUSINESS

A. BOARD APPOINTMENTS: Distributed to the Commission was a memorandum from the City Clerk detailing the term expirations and vacancies on certain city agency boards. Mayor Combs made the motion to appoint Theresa Dawahare to serve as a member of the Parks Board. Commissioner Mounts seconded the motion. The motion carried 4 - 0. The remainder of the appointments were deferred until the next regular meeting.

There being no further business to come before the Commission, Mayor Combs made the motion, seconded by Commissioner Mounts to adjourn the meeting. The motion carried 4 - 0. (Adjournment Time 8:30 p.m.)

APPROVED _____
STEVEN D. COMBS, MAYOR

ATTEST:

KAREN HARRIS, CITY CLERK