

## MINUTES } CITY OF PIKEVILLE

## PIKEVILLE CITY COMMISSION

## SPECIAL MEETING MINUTES

AUGUST 18, 1998

The Board of Commissioners of the City of Pikeville met in Special Meeting on August 18, 1998. The meeting was held in the City Hall Public Meeting Room at 260 Hambley Boulevard.

There being a quorum present, Mayor Steven D. Combs called the meeting to order at Noon. 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.

The meeting was called for the following purposes:

1. To consider a request from the Pikeville Methodist Hospital for a river fill entrance on Baird Avenue.
2. To consider Stuart Adams' request to extend Second Street to Trivette Drive.
3. To consider award of the bid for the purchase of an aerial ladder fire truck.
4. To consider discussion in executive session regarding a personnel matter.
5. To consider relocating City Hall offices to the Academy Building.

1. Hospital Request: Charles Byers, representing Summit Engineering, City Engineers, presented a map depicting Pikeville Methodist Hospital's request to construct an entrance from Baird Avenue into their river fill property and parking lot. Mayor Combs made the motion to approve the new entrance as requested by the hospital and as depicted on the plat map prepared by Summit Engineering. Commissioner Davis seconded the motion. The motion carried 4 - 0.

2. Trivette Drive: At the previous regular meeting, Stuart Adams made a request to extend Second Street to Trivette Drive. The Commission directed the City Manager to contact the property owners that would be affected by the request. City Manager Blackburn reported that he had spoken with two of the three property owners. The property owners voiced no objection to the proposed connection of Second Street to Trivette Drive. Mayor Combs made the motion, seconded by Commissioner Davis to approve the extension of Second Street to Trivette Drive. The motion carried 4 - 0.

3. Fire Truck: City Manager Blackburn reported that two bids had been received for the purchase of an aerial ladder fire truck. Only one bid met the specifications. Fire Chief Hall recommended the purchase of the fire truck from Sutphen at a cost of \$532,000. The City Manager advised that it would take between 10 months to a year for delivery of the fire truck. The city should be able to pay \$232,000 down on the truck with the remainder to be financed for three to four years. Mayor Combs made the motion to approve the purchase of the aerial ladder fire truck from Sutphen in the amount of



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\$532,000, as recommended by the Fire Chief. Commissioner Blackburn seconded the motion. The motion carried 4 - 0.

At 12:10 p.m., Mayor Combs made the motion, seconded by Commissioner Davis to adjourn to executive session for the purpose of discussing a personnel matter. The motion carried 4 - 0.

The meeting was reconvened to regular session at 12:30 p.m. upon motion by Mayor Combs, and seconded by Commissioner Clark.

Mayor Combs reported that the City Commission is considering creating a new position in the Parks Department, and rather than advertise the position at this time, the City Manager will interview potential candidates and will talk to other cities that have a similar position.

5. Academy Building: Presented to the Commission was a space needs study which was conducted in April 1997 concerning the amount of office space needed for City Hall offices. According to the study, the existing facilities has a combined square footage of 3953. The Academy Building has 5535 sq. ft. which does not reflect the space in corridors nor the 400 sq. ft. in the basement which is designated for storage. The space needs study determined that 8082 sq. ft. was needed.

Architect Bill Richardson presented a proposed budget for renovating the Academy Building to be used for City Hall Offices. It is estimated that \$151,000 will be used for general construction for the interior and exterior of the building. A budget of \$245,000 was set for furnishings and moveable partitions. The budget does not include the cost of a sprinkler system which is estimated at \$38,500. City Manager Blackburn advised the Commission that he recommends approval of the sprinkler system for safety and insurance purposes. Mr. Richardson advised that approximately \$58,000. remains in ISTEAFunds. It is required that the grant funds be spent for construction. The City will have to fund the remainder of the funds required for construction as well as the furnishings. Mr. Richardson has proposed an architect's fee of 6% of the total project.

Mayor Combs reminded the Commission that action had been taken a couple of months ago to consolidate several public agencies. These agencies' offices were to be located in the Academy Building. The Mayor stated that he feels like the City has an obligation to make space for these agencies whether it be in the Academy Building or in the present City Hall facilities. He further commented that he does not like the Academy Building for City Hall purely because of location. Mayor Combs said that City Hall should be downtown whether the City chooses to build a new facility or to expand the existing one. City Hall offices have been in the present location since 1987. The City Commission has not explored the possibility of expanding the existing facility. The Mayor said he is concerned about who will occupy or maintain the existing facility, and added that consideration of relocating the City Hall offices to the Academy Building has circumvented six years of planning.

Commissioner Clark spoke in support of the proposed relocation of City Hall offices to the Academy Building. She stated that the move makes economic sense in that taxpayers will be asked to pay \$982,000 for a new city hall building opposed to \$92,710 to relocate to the Academy Building. In addition, the new city hall building would be taking up precious space. The move also makes sense from a historical standpoint, commented Commissioner Clark. She said that the city would maintain the historical integrity of the building and keep it in good repair. Commissioner Clark said that the two buildings currently housing City Hall should be adequate for all the different organizations that were



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prospective tenants of the Academy Building. Because the present facility is also a historic structure, Commissioner Clark said the city should retain ownership and rent the facility to the various organizations. She stated she thought it would be the best use of taxpayer's dollars to move City Hall to the Academy Building.

Commissioner Blackburn spoke in support of the relocation of City Hall offices to the Academy Building. Commissioner Blackburn stated that he believes in Historic Preservation. By keeping all three buildings (two existing City Hall buildings and Academy Building) in the public domain, the City is preserving history. He added that he would not be opposed to using some of the space in the existing facility for a railroad museum, because of the strong heritage in the railroad industry. Administratively, the Academy Building comes close to providing the amount of space needed for City Hall offices. Economically, a new city hall will cost about \$1 million, as opposed to about \$500,000 for renovations and furnishings for the Academy Building. Additionally, no more property used for parking will be taken up by the construction of a City Hall.

Commissioner Davis said that he had only one reservation concerning the relocation and that was the location of the Academy Building. He added that he thinks that the building's size is adequate for City Hall. He further stated that his reservations concerning the location were not strong enough to oppose the move. Commissioner Davis said there is some discussion about a civic center being constructed near the location of the Academy Building and if this is the case, City Hall would not be in an undesirable location.

Building Inspector, Levy Green, voiced his concerns for the square footage available in the Academy Building. Based on the space needs study, the Academy Building will only supply 85% of the need. There is also no chance for expansion of the Academy Building. Architect Richardson disagreed with Mr. Green. He said that it is permitted to add onto historical buildings. Project Director, Sue Smallwood, advised the Commission that anything done to the building would require Heritage Council approval. Mr. Richardson said the City may be able to acquire additional property or it could construct another building on the site and connect it to the Academy Building.

The Commission asked if any additional personnel is projected for City Hall. While the finance department has requested additional personnel, the City Manager advised that he did not foresee the number of employees increasing. He advised that he is considering discontinuing acceptance of utility payments. He reported that he had spoken with two banks about accepting the payments. Should the City decide to allow payment of utility bills at an alternate location, one of the utility department employees can be transferred to the finance department.

Commissioner Clark made the motion to relocate the City Hall offices to the Academy Building. Commissioner Blackburn seconded the motion. During discussion, it was pointed out that the Commission is approving only Page 1 of Mr. Richardson's proposed budget, as the furnishings do not need to be purchased at this time. The motion carried 3 - 1 with Mayor Combs casting a no vote. Commissioners Blackburn and Davis prefaced their vote with comments. Commissioner Blackburn stated that the Academy Building provides 90% of the space needs cited in Summit Engineering's study. City Hall will not be competing with businesses for downtown parking. Commissioner Davis said that he didn't think that the amount of space available in the Academy Building had anything to do with the concerns about relocating. He again stated his concern is for the location of the Academy Building.

Commissioner Clark made the motion, seconded by Commissioner Davis to install a sprinkler system for the cost of \$38,500. The motion carried 4 - 0.

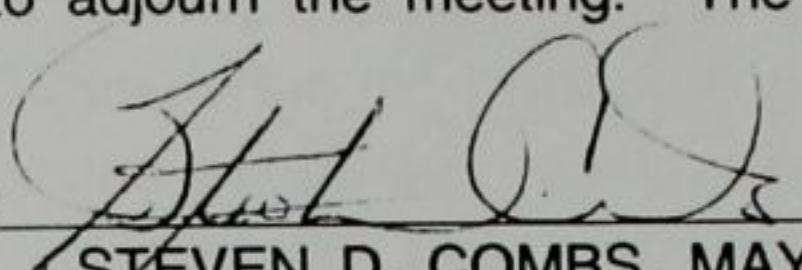


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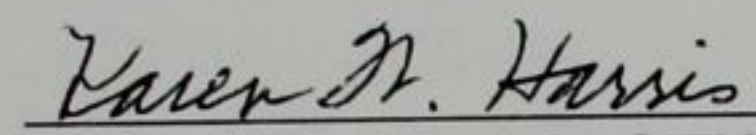
Historic Preservation Board Member, Judy Walters, said the Board had been charged with the responsibility for renovation to the Academy Building not for the use of the building. She asked the Commission to send written notification to the prospective tenants that they will not be locating their offices in the Academy Building.

There being no further business to come before the Commission, Mayor Combs made the motion, seconded by Commissioner Clark to adjourn the meeting. The motion carried 4 - 0. (Adjournment time: 1:40 p.m.)

APPROVED: \_\_\_\_\_

  
STEVEN D. COMBS, MAYOR

ATTEST:

  
KAREN W. HARRIS, CITY CLERK