

MINUTES } CITY OF PIKEVILLE

PIKEVILLE CITY COMMISSION REGULAR MEETING MINUTES APRIL 26, 1999

The City of Pikeville Board of Commissioners conducted their regular monthly meeting on Monday, April 26, 1999. The meeting was held in the City Hall Public Meeting Room at 260 Hambley Boulevard in Pikeville, Kentucky.

There being a quorum present, Mayor Frank M. Morris called the meeting to order at 6:10 p.m. Commission Members present at call of the roll were as follows:

MAYOR:	FRANK M. MORRIS
COMMISSIONER:	BILL BLACKBURN
	EUGENE DAVIS
	SHARON CLARK

Commissioner Wanda Varney was absent.

AGENDA ITEM II. MINUTES

The minutes for the previous regular meeting of March 22, 1999 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 4 - 0.

AGENDA ITEM III. BUSINESS FROM THE FLOOR

There were no items presented to the Commission during the call for business from the floor.

AGENDA ITEM IV. PAYMENT OF BILLS

A. CITY BILLS: Presented to the Commission for approval of payment was a list of City Bills totaling \$486,459.18. Commissioner Davis made the motion, seconded by Commissioner Clark to approve payment of the bills as submitted. The motion carried 4 - 0.

B. ACADEMY BUILDING/CITY HALL RENOVATION: Presented on behalf of Commonwealth Building was an invoice totaling \$69,785.10 for

work completed on the Academy Building renovation project. Architect Bill Richardson reported the project is now 95% complete. A total of \$96,624.10 is being retained until the project is completed to the Commission's satisfaction. Commissioner Davis made the motion to approve payment of the invoice as presented. Commissioner Blackburn seconded the motion. The motion carried 4 - 0.

Mr. Richardson presented a payment request from Richardson & Associates (not the architecture firm) for the installation of the second floor furniture in the new city hall facility in the amount of \$1,190.00. Commissioner Davis made the motion, seconded by Commissioner Clark to approve payment of the invoice as submitted. The motion carried 4 - 0.

Presented for the Commission's consideration was a proposed change order from Commonwealth Building in the amount of \$18,800.00 to extend the stone wall 160 feet. City Manager Blackburn reported the work was not budgeted. Additionally, the overall project cost has exceeded the construction budget by \$90,000.00. The cost overrun will be funded out of the proceeds from the sale of the river fill property. Commissioner Clark made the motion, seconded by Commissioner Davis to approve the extension of the stone wall at a cost of \$18,800.00. The motion carried 4 - 0.

Mr. Richardson presented the Commission with a rendering of a lighted sign for the new city hall building. A \$5,000.00 allowance was included in the original budget. Commissioners Blackburn and Davis volunteered to go

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to the site to determine if the 8" letters proposed for the sign would be visible from Hambley Boulevard.

C. CITY PARK RESTROOM: Presented to the Commission was payment request #3 from Patriot Construction in the amount of \$17,490.00 for construction of the restroom facility located in the downtown city park. City Engineer Sykes reported the contractor has reached substantial completion of the \$55,650.00 project, and recommended payment subject to the contractor's completion of the punch list. Commissioner Clark made the motion, seconded by Commissioner Blackburn to approve payment upon completion of the punch list. The motion carried 4 - 0. City Manager Blackburn reported the restroom facilities are being locked up for the day at 8 p.m. each evening.

D. CEDAR CREEK DRAINAGE: City Engineer Sykes gave a brief summary of the water drainage problems encountered in the Cedar Hills Subdivision during last spring's heavy rainfall. After an investigation of the

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matter, the Commission authorized, during their December 28, 1998, to participate with the developer and the previous property owners in the cost to remedy the problem. The Commission agreed to pay for 1/3rd of the project cost, or an amount not to exceed \$9,250.00. East KY Water has completed the project and the total cost came in at \$28,175.00. One third of the project cost is \$9,391.67. Mr. Sykes requested the Commission approve payment to East KY Water in the amount of \$9,391.67. Commissioner Davis made the motion, seconded by Commissioner Blackburn to approve payment to East Kentucky Water in the amount of \$9,391.67. The motion carried 4 - 0.

AGENDA ITEM V.

OLD BUSINESS

A. MAIN STREET PROGRAM: Main Street Board Chairperson, Sarah George, and Executive Director, Glendia Sawyers, appeared before the Commission to report on the agency's activities for the previous month. Ms. George informed the Commission that Renaissance Funds will be disbursed to the City on a reimbursement basis. She advised the Commission there is an immediate need to initiate the parking study. Ms. George has contacted Dan Shearer with the Dept. for Finance & Administration. It was explained that the City could advertise for a consultant to conduct the parking study. This procurement process will be

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between two to three months. Another option is to amend the contracts of one of the two engineering firms currently doing work within Pikeville - Presnell who is doing the architectural and site development work for the civic center; or Wilbur Smith who is conducting the traffic study on North US 23. \$68,000 has been included in the budget to conduct the traffic flow/parking study. Ms. George said the study should be completed no later than the end of July. She asked the Commission to define the information to be included in the study - ie - should the report detail the type of parking structure and bid documents?

City Manager Blackburn reported that he and the City Engineer had met with Governor Patton this past Saturday to discuss the project. City Engineer Sykes explained they discussed the need to prepare an overall comprehensive study for downtown Pikeville including utility relocation, pedestrian access, store front rehabilitation, as well as the civic center/parking structure. A budget needs to be prepared as well as justification for the proposed projects. Mr. Sykes added that he thinks state assistance is available for this work. Since Summit Engineering has a retainer agreement with the City of Pikeville, Mr. Sykes advised that he thinks that their contract can be expanded to do the work and the City will

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not have to go through procurement procedures. Mr. Sykes requested they be given consideration when awarding a contract for the parking study.

Ms. George told the Commission that the Main Street Agency had completed the research and prepared the application for the funding, however were not made privy to the recent discussions with the Governor. Commissioner Davis advised that he also was not aware of the details and would like to learn more. City Engineer Sykes reported that much of the discussions involved contract negotiations and advised he thought it inappropriate to further discuss the matter in open session. Commissioner Davis requested an executive session with the City Engineer and Ms. George to discuss contractual negotiations.

At 6:46 p.m., Commissioner Blackburn made the motion to adjourn to executive session for the purpose of discussing contract negotiations. Commissioner Clark seconded the motion. The motion carried 4 - 0.

At 7:40 p.m., Commissioner Davis made the motion, seconded by Commissioner Blackburn to reconvene to regular session. The motion carried 4 - 0.

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Mayor Morris made the motion to authorize Summit Engineering to prepare the parking study/overall comprehensive plan/ and utility relocation study, as well as budget preparation and justification documentation. Commissioner Davis seconded the motion. The motion carried 4 - 0.

Commissioner Blackburn complimented the Main Street Agency on their work toward the renovation of downtown Pikeville.

City Manager Blackburn thanked Ms. Sawyers for the Main Street Agency's involvement in the success of the East Kentucky Leadership Conference during April 23-24, 1999. Commission Members also thanked city employees who were involved with the project.

B. CITY ENGINEER'S REPORTS: Jack Sykes, representing Summit Engineering, Inc., City Engineers, gave a verbal status report for the following ongoing projects:

1. Elm Street: City Engineer Sykes reported that he had met with the Pike County Public Library Board and their architect concerning the possibility of widening Elm Street to provide 22 ft. from inside curb to inside curb and 2 ft. of curb and gutter. The board and architects have agreed to the concept, conditional upon the City picking up the cost of a

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catch basin added to their storm drain. The construction of the sidewalk adjacent to the building is included in the library/tcc project, however, the city will fund the replacement of the sidewalk on the opposite side of the street. A cost estimate of \$23,250.00 was submitted by the engineer. The quote includes relocation of two utility poles, new curb & gutter, sidewalk, milling, and asphalt. Mayor Morris made the motion to proceed with the project. Commissioner Clark seconded the motion. The motion carried 4 - 0. The project will be coordinated with the construction schedule of the library/tcc facility.

2. Bob Amos Park Storage Building: During the previous meeting, the Commission awarded the contract for construction of a storage building at Bob Amos Park to Patriot Construction in the amount of \$80,500.00. The contract provided for the building to be constructed of block. Mr. Sykes reported that \$16,875.00 would be added to the cost of the contract to substitute brick. The Commission requested that Mr. Sykes determine a cost for using a colored, chip-faced block.

3. Capital Improvement Plan: The Commission conducted a work session to review the Capital Improvement Plan as prepared by Summit Engineering. Mr. Sykes requested the Commission to bring their books containing the plan to City Hall so the revisions discussed during that meeting could be added.

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

1. Pick-up/Delivery Zone: Second reading was given to an Ordinance entitled as follows:

ORDINANCE ESTABLISHING A 15 MINUTE PICK UP AND DELIVERY ZONE ON GRACE AVENUE BEING THE THIRD PARKING SPACE FROM THE CORNER OF MAIN STREET AND GRACE AVENUE AND DIVISION STREET BEING THE FIRST SPACE FROM THE CORNER OF SECOND STREET AND DIVISION STREET

Commissioner Blackburn made the motion to adopt the ordinance as read. Commissioner Davis seconded the motion. The motion carried by the following votes:

MAYOR:	FRANK MORRIS	YES
COMMISSIONER:	BILL BLACKBURN	YES

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ABSENT

GENE DAVIS	YES
WANDA VARNEY	
SHARON CLARK	YES

2. Budget Amendment: First Reading was given to an ordinance to amend the 1998-99 operating budget. The Ordinance was read entitled:

ORDINANCE AMENDING THE FISCAL BUDGET FOR THE 1998-1999 FISCAL YEAR.

The increases and decreases to the affected departments and/or projects were detailed in a memorandum included in the agenda package.

The Ordinance will be on file in the office of the City Clerk for public inspection. Second reading was scheduled for May 24, 1999.

3. 1999-2000 Operating Budget. Presented and given first reading was an Ordinance to adopt the operating budget for the 1999-2000 fiscal year. The Ordinance was read entitled:

AN ORDINANCE ADOPTING THE CITY OF PIKEVILLE

KENTUCKY ANNUAL BUDGET FOR THE FISCAL YEAR JULY 1, 1999 THROUGH JUNE 30, 2000, BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT.

During discussion, Mayor Morris asked the Commission to consider funding the following items:

a. Drainage for Cedar Creek/Peach Tree Street.: City Manager Blackburn explained that a large majority of the drainage problem had been eliminated when East KY Water was awarded the contract in December, 1998. Commissioner Davis pointed out that the problem originated by a number of residents filling in the drainage ditches. The Mayor asked about maintenance of the drains at Jerry's Restaurant and the Western Steere Restaurant. It was explained that the drains are maintained by the state.

b. Concrete drainage ditch behind Roy Goff's Furniture: The Mayor explained that the city constructed a concrete drainage ditch that extends from Roy Goff's property down to the College baseball field. The City Manager explained that the drainage ditch is located on private property. The Mayor said he was aware the ditch was on private property,

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however it needed to be cleaned. PSG Manager Greg May reported that his crew had tried to clean the ditch, but one of the property owners had ordered them to stop work on private property. Property owners are placing tree limbs, grass clippings and other debris in the ditch.

c. Lake Access: Mayor Morris proposed to purchase the Lucille Pinson property on which to construct an access to the river.

d. Expansion Plan: The Mayor proposed to prepare an expansion plan that would detail property acquisition by the City over the next ten years. The City Attorney reported that he would look into the legality of establishing an "area of interest" plan.

e. Wage Increase: Mayor Morris proposed a 5% pay increase for office staff. City Manager Blackburn reported that the new budget has a \$55,000.00 surplus. By granting a 2% across-the-board cost of living increase for all employees, the cost would be \$53,000. Commissioner Blackburn advised that he was in favor of granting the 2% increase as discussed during the budget sessions. Commissioner Davis commented that he would love to be able to grant a larger salary increase, however the City was not financially able to grant greater than 2%.

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f. Traffic lights: Mayor Morris proposed that traffic lights be considered for the intersection of Hambley Boulevard/High Street; U.S. 23/Keyser Heights and Ratliff's Creek; and Williamson Road/Town & Country Shopping Center. He also proposed that a turning lane be constructed for easier access into the Professional Associates medical offices on Williamson Road. The Mayor advised that he and City Manager Blackburn had discussed these needs with the Department of Transportation.

g. Turning Lane: Mayor Morris advised of the need for a turning lane for the housing development in the Yorktown area. He also indicated that caution lights needed to be installed near the Johnson Memorial entrance/exit and Gress Equipment. He stated that a "congested area" designation should be made for the area from Kris Electric up to Advanced Auto.

h. Hambley Boulevard: The Mayor stated the need to budget money to pave the boulevard.

i. Fireworks: The Mayor suggested budgeting for a fireworks display to usher in the new millennium.

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j. Property acquisition: Mayor Morris suggested entering into negotiations to acquire the Frank Bailey property and the York Heirs property for parking. Sara George indicated it may be possible to use TEA 21 funds to secure options.

Commissioners suggested informing the Governor of the needed traffic changes.

Second reading of the ordinance was scheduled for May 24, 1999.

4. Meeting Location/Time Change: Presented and given first reading was an ordinance to change the location of the City Commission meetings to 117 College Street and to change the beginning time for the meetings to 5:15 p.m. Second reading of the Ordinance was scheduled for May 24, 1999.

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

1. City Hall Relocation: City Manager Blackburn presented a price quote from IBM to relocate the computer equipment to the new city hall

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location in the amount of \$3,693.00. Additionally, a quote in the amount of \$9,672.00 was presented from Software Information Systems (SIS) to wire up the mainframes and to make sure the computers are up and running after the move. The quote also includes the purchase of two laser printers for use by the first floor personnel. Commissioner Clark made the motion, seconded by Commissioner Blackburn to authorize the City Manager to award contracts to IBM and to SIS for relocation of the computer equipment and the purchase of two laser printers. The motion carried 4 - 0.

2. Comprehensive Plan Update: City Manager Blackburn advised that he had been working with Will Linder & Associates on completing a CDBG funding application for a housing project in the High Street/Kentucky Avenue area. Mr. Linder has suggested expanding the project to include Sycamore Street and Saad Avenue. To include the latter area would add about 70 structures to the project count. Mr. Linder has requested approval of an additional \$5,000 to include these structures in the housing survey. Commissioner Davis made the motion to expand the project and to approve the additional \$5,000 fee as requested by Will Linder & Associates. Commissioner Clark seconded the motion. The motion carried 4 - 0.

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Regarding the Comprehensive Plan Update, the City Manager advised that advertisement for a consultant to prepare the update would be postponed until Summit Engineering completes the traffic study.

3. Housing Authority of Pikeville: City Manager Blackburn reported that he had been contacted by Housing Authority officials requesting that the city assume the grass mowing duties for the housing projects. An arrangement has been negotiated whereby PSG will hire two seasonal employees for the mowing duties. The Housing Authority will allow PSG to use their mowing equipment and will pay the City the sum of \$25,000.00 for the first year. The City will reimburse PSG for their expenditures. PSG Manager May told the Commission that if the arrangement is successful, the city will purchase the Housing Authority's equipment next year. Mayor Morris made the motion to enter into a one year contract with the Housing Authority for mowing. Commissioner Davis seconded the motion. The motion carried 4 - 0.

4. City Hall Relocation: Mr. Blackburn presented a proposal from Ratliff Moving Company to move files and other equipment to the new city hall location at the rate of \$95.00 per hour. Commissioner Blackburn made the motion to leave the hiring of a moving company to the City Manager's discretion. Commissioner Clark seconded the motion. The motion carried 4 - 0.

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4 - 0.

5. Blacktop Schedule: City Manager Blackburn presented the Commission with the streets scheduled for blacktopping during fiscal year 1999-2000. He advised that Mountain Enterprises will be doing the work now, but will not invoice the City until July 1, 1999. Total cost is \$104,296.00. Commissioner Davis asked the feasibility of co-funding the cost of blacktop with the Little League for a section at the Bob Amos Little League Field. He added that Pikeville will be hosting the State Little League Tournament this year. Commissioner Clark made the motion to approve the blacktopping list as recommended by the City Manager. Commissioner Blackburn seconded the motion. The motion carried 4 - 0. The streets scheduled for paving were: Bill King Hollow; Blackburn Alley; Bob Amos Park; Fifth Street; Jefferson Street; Julius Avenue; Myra Barnes Avenue; Nightingale Lane; Pikeville High School exit drive; and Second Street.

6. Surplus Vehicles: City Manager Blackburn reported there are a number of surplus vehicles along with various surplus equipment and requested permission to advertise for their disposal. Commissioner Davis made the motion to authorize the City Manager to advertise for sealed bids

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for the disposal of surplus property. Commissioner Blackburn seconded the motion. The motion carried 4 - 0.

7. Surplus Parking Meters: The City Manager advised that the City of Williamson is interested in acquiring the city's parking meters. City Attorney Davis advised that it was not necessary to advertise for bids when selling to another governmental entity. Commissioner Clark made the motion, seconded by Commissioner Davis to authorize the City Manager to negotiate the sale price. The motion carried 4 - 0.

8. Fire Department Radios: The City Manager reported the Fire Department is experiencing difficulty with their radio equipment. The problem is the location of the repeater. The Police Department's repeater is located on space provided by WDHR/Walter May and is free of charge. The City pays \$750.00 to Motorola for space on their antenna. The Fire Department's radio supplier says that WDHR's antenna is the best location. Mr. May has offered space to the Fire Department free of charge in exchange for cutting the grass at the tower once per year and maintenance on the road. The City Manager advised that it would take about 8 hours to cut the grass and expects work would have to be done to the road about once every two years. The term of the lease would be on a month to month basis. It will cost about \$800.00 to relocate the equipment. Commissioner

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Clark made the motion, seconded by Commissioner Davis to enter into a month-to-month lease with Walter May for antenna space and to authorize the Mayor to execute the lease agreement. The motion carried 4 - 0.

At 9:16 p.m., Mayor Morris made the motion to adjourn to executive session for the purpose of discussing a contractual and personnel matter. Commissioner Davis seconded the motion. The motion carried 4 - 0.

At 10:20 p.m., Commissioner Blackburn made the motion, seconded by Commissioner Clark to reconvene to regular session. The motion carried 4 - 0.

Commissioner Davis made the motion to enter into an amended contract with Sandy Valley Water District and Mud Creek Water District for their purchase of water at a wholesale rate of \$1.69/1000 gallons, and to authorize the Mayor to execute the contracts. Commissioner Clark seconded the motion. The motion carried 4 - 0.

Commissioner Clark made the motion to employ Pat Spicer as landscaper at a wage rate of \$27,000./year. Commissioner Blackburn seconded the motion. Commissioner Clark commented that Ms. Spicer has a horticulture

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degree. The motion carried 3 - 0 - 1 with Mayor Morris abstaining from the vote.

There being no further business to come before the Commission, Mayor Morris made the motion, seconded by Commissioner Clark to adjourn the meeting. The motion carried 4 - 0. (Adjournment Time: 10:25 p.m.)

The City Commission's next regular meeting is scheduled for May 24, 1999 at 6:00 p.m. The meeting will be held in the City Hall Public Meeting Room located at 260 Hambley Boulevard.

APPROVED:

FRANK MORRIS, MAYOR

ATTEST:

KAREN W. HARRIS, CITY CLERK