

MINUTES } CITY OF PIKEVILLE

CITY OF PIKEVILLE BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES JUNE 8, 1999

The Board of Commissioners of the City of Pikeville was called to meet in Special Session on June 8, 1999 at Noon. The meeting was held in the City Hall Public Meeting Room located at 260 Hambley Boulevard, Pikeville, Kentucky.

There being a quorum present, Mayor Frank M. Morris called the meeting to order at 12:02 p.m. Commission Members present at roll call were as follows:

MAYOR: FRANK M. MORRIS
COMMISSIONER: BILL BLACKBURN
WANDA WILSON
SHARON CLARK

Commissioner Eugene Davis was absent.

The purpose of the meeting was to consider the following items:

1. To consider discussion and any necessary action concerning the design and proposed plan for the Renaissance Program.
2. To consider discussion and any necessary action concerning the preparation of a market study to aid in the city's application for designation as a gold level Renaissance KY. City.
3. To consider discussion and any necessary action concerning the proposed design and plan for the High Street Housing Project.

City Engineer Sykes advised the Commission that he had been working on the design elements of the High Street Housing Replacement Project and the Renaissance KY. Project. Meetings have been had with the Main Street and Civic Center Boards and Mr. Sykes has requested their input concerning additional elements or components that should be added to the scope of services.

The High Street Housing Replacement Project involves the acquisition and replacement of housing units on High Street, Sycamore Street, Kentucky Avenue, Saad Avenue and a portion of Auxier Avenue. Six major elements comprise the Renaissance Project - proposed civic center construction; proposed parking garage construction; streetscape improvements, building facade improvements, vehicular circulation improvements, and pedestrian circulation elements.

HIGH STREET HOUSING REPLACEMENT:

1. Apartment Construction: Approximately 100 substandard housing units, located along Kentucky Avenue, Saad Avenue, Sycamore Street and High Street, have been identified for acquisition and demolition. It is proposed to replace the housing with three separate housing units. The first unit to be constructed is an eight story, 80 unit mid-rise apartment building, located on Hambley Boulevard between Myers Tower and Ridge Cliff Apartments. Sixty of the units will be subsidized and twenty will be rented at market rate. There are parking structure needs for the apartment building and a location between Myers Tower and the new apartment complex is being considered. The proposed parking structure would serve both facilities. A rooftop connection to High Street is being considered, along with a park/playground area. The second housing complex is a 32 - 40 unit townhouse project, proposed to be located along Kentucky Avenue. The units will be clustered at 4 to 8 units per building and will fit along the north side of Kentucky Avenue to blend with the slope of the hillside. The townhouse units will be 2 stories, with 2 to 3 bedrooms each. Half of the units will be subsidized, with the other half being rented at market rate. The third apartment building will be comprised of 32 to 40 units. The proposed location is Saad Avenue. Only 20% of the units will be subsidized, with the remainder to be rented at market rate.
2. Street Improvements: Proposed is the widening of Kentucky Avenue from Hambley Boulevard to Elm Street, with parallel parking being provided along one or both sides of the two lane, two-way street. Other improvements to be considered include the construction of a new intersection at Hambley Boulevard from Kentucky Avenue; connecting Elm Street at the top of the hill; coordinating with the college project to widen Elm Street and lower hump where Kentucky Avenue becomes Elm Street; reconstruct Saad Avenue to provide access to cemetery, existing houses that will remain on Sycamore Street, and to the new mid-rise apartment building (may not be necessary if the mid-rise is built on the church site). It is also proposed to eliminate the portion of High Street between the college property and Saad Avenue. Sycamore Street will be changed to a pedestrian way, with provisions for service and emergency vehicular access.
3. Landscape: (a). Kentucky Avenue Corridor: It is planned to provide landscaping along both sides of the Kentucky Avenue corridor, all the way up to the college campus. (b). Saad Avenue Park: Development of a small park or a dedicated open space is to be accomplished in conjunction with the Saad Avenue reconstruction. This park could provide a playground area for both mid-rise projects as well as a new formal entrance to the cemetery. (c). Cemetery Improvements: Some minor improvements to the cemetery include providing a new access and additional parking.

Fees associated with the High Street Housing Replacement Project include: Preparation of a Master Plan - not to exceed \$6,000.00. The Master Plan identifies the initial project concept and provides an overview of the project's components. It will also depict the location of facilities, as well as provide the cost estimates for utility upgrades and street improvements. Approximately \$1,900 has been expended through May, 1999, toward completion of the Master Plan.

MINUTES } CITY OF PIKEVILLE

Grant writer, Will Linder, has requested cost estimates for the Hambley Boulevard mid-rise and Kentucky Avenue Townhouses to include in the funding applications. Summit Engineering will provide the cost estimates for a not to exceed amount of \$2,000 for each structure. If Summit Engineering is selected to design the structures, the preliminary fees will be deducted from the design fee. The design fee is usually 7% or 8% of the construction costs. Fees for other facets of the project will be determined at a later date.

RENAISSANCE PROJECT:

1. Civic Center: Summit Engineering will represent the City for purposes of coordinating other downtown improvement projects with the civic center development. Mr. Sykes will be the coordinator for the Renaissance Project.
2. Parking Garage: As approved during the May 24, 1999 City Commission Meeting, Wilbur Smith and Associates has been employed to prepare a parking and traffic study. Final location for the parking structure along with specifications for capacity and location will be determined by the study. Preliminary estimates provide for the structure to be comprised of 1000 to 1500 spaces and to be located on the Hatcher Court site at Huffman Avenue/Hambley Boulevard.
3. Vehicular Circulation Improvements: These improvements will be addressed in the transportation traffic study. Summit Engineering has identified a number of areas that need attention: Consider two way traffic on Division Street from Courthouse Square to Hambley Boulevard. Redesign intersections at Second Street and College Street at Huffman Avenue; Pike Street and Third Street at Hambley Boulevard; Elm Street and Hambley Boulevard; and Huffman Avenue at the river fill parking access. Revise on-street parking along Main Street to angled parking.
4. Pedestrian Circulation Elements: These improvements include the reconstruction of downtown sidewalks, construction of new cross walks at all downtown intersections per design in the revitalization plan; addition of pedestrian circulation elements from the river fill parking to Main Street pursuant to the provisions in the TEA 21 funding application; development of a pedway connection between the major downtown facilities - ie - between the college, civic center, parking structure, and courthouse.
5. Streetscape Improvements. There are 76 businesses located in the Renaissance area. There is a need to conduct a survey of the buildings to determine where the service cables are located and where connections to the facilities should be located. Summit Engineering will coordinate the design of underground utility work with American Electric Power engineering staff and will determine the exact limits of the area in which electricity, telephone and cable t.v. lines will be put underground. Summit Engineering will also design and coordinate the water line and gas line improvements for the city with PSG. This segment of the project also includes street lighting needs and public space landscaping, such as trees, benches, trash receptacles, planters, etc., as well as gateway entry designs per the revitalization plan. Mr. Sykes reported that five gateways had been proposed.
6. Building Facade Improvements: This portion of the project involves the categorizing of buildings within the renaissance area according to facade renovation needs; preparation of preliminary facade plans for some or all of the 76 structures in the downtown historic district; develop budgets for facade improvements; develop a marketing strategy and graphic materials to sell property owners on importance of facade improvements and get their support for overall project. Mr. Sykes advised that he had met on June 3, 1999 with the Civic Center and Main Street Boards. He added there is not much public attendance or participation in the meetings.
7. Project Structure: Main Street Program Director, Glendia Sawyers, will coordinate the Renaissance Project for the City, with Jack Sykes, of Summit Engineering, being the overall project coordinator.

Fee Schedule: The Downtown Long Range Plan will not exceed \$20,000. Parking Garage, Vehicular Improvement Projects and Building Facade Improvements will be developed during the planning phase. \$162,000 is included in the budget for the Pedestrian Circulation Projects (sidewalks, riverfill parking lot improvements). Summit Engineering proposes to design the water and gas line improvements and coordinate with the various utility companies for the fee of \$17,500. \$135,000 has been included in the budget for gateway construction. A service panel relocation study, as discussed in item 5, will be prepared for a cost of \$7,500., which is included in the budget. Mr. Sykes advised that the majority of the downtown renaissance project will be funded with TEA 21 dollars as well as the \$37,500 in the building facade grant. He reported that \$7,000 additional funds, through Renaissance KY, had been awarded for planning. Mr. Sykes estimated a \$13,000 funding shortfall.

MARKETING STUDY: One key element in receiving an upgrade in Renaissance KY City ranking is the absence of a market study. According to Mr. Sykes, upgrading from a silver to a gold designation will increase the amount of funds the City can obtain through Renaissance KY. A market study is also an essential tool when attracting business to the community. Mr. Sykes reported that preparation of market studies generally costs \$25,000. Because the applications for change in ranking is due by August 1st, Mr. Sykes proposed that Peggy Justice, with Summit Engineering, be authorized to prepare the market study at a cost not to exceed \$12,000, with the understanding that Main Street's director, Glendia Sawyers, will provide the outside work and tabulations needed to complete the study. The market study will be completed by July 15th.

Main Street Board Member, Sara George, explained the reason the City was awarded \$7,000 beyond the requested amount in the TEA 21 application was to compensate the Main Street Board for anything that Ms. Sawyers or any of the board members may have to do in facilitating the renaissance program. No administrative costs can be paid with the TEA 21 grant. Ms. George explained that most of Main Street's operating funds, outside of the city's contribution, comes from membership dues. Ms. George told the Commission the entire amount did not have to be diverted to Main Street, however, when Ms. Sawyers is working on the downtown project, she is not soliciting membership dues. Ms. George proposed employing someone on a part time basis to assist in the clerical functions, and to compensate them utilizing a portion of the \$7,000 allotment. Funding the preparation of the market study was discussed. Ms. George pointed out that money is budgeted for the design and construction of 5 gateways (\$135,000), however one of the locations has been

MINUTES } CITY OF PIKEVILLE

eliminated due to the proposed civic center construction. The City could also opt to pay for the market study and use this toward the 20% required match to the TEA 21 funds.

Commissioner Blackburn made the motion to authorize Summit Engineering to prepare the market study at a cost not to exceed \$12,000 to be paid from TEA 21 funds, and to divert the \$7,000, that was awarded to the City above the TEA 21 request, to the Main Street Program. Commissioner Clark seconded the motion. The motion carried 4 - 0.

There being no further business to come before the Commission, Commissioner Wilson made the motion, seconded by Mayor Morris to adjourn the meeting. The motion carried 4 - 0. (Adjournment Time: 12:46 p.m.)

APPROVED

FRANK M. MORRIS, MAYOR

ATTEST:

KAREN W. HARRIS, CITY CLERK