

MINUTES } CITY OF PIKEVILLE

**CITY OF PIKEVILLE
CITY COMMISSION REGULAR MEETING MINUTES
JULY 24, 2000**

The Board of Commissioners of the City of Pikeville met in regular session on Monday, July 24, 2000. The meeting was held in the City Hall Public Meeting Room located at 118 College Street, Pikeville, Kentucky.

There being a quorum present, Mayor Frank M. Morris called the meeting to order at 1:00 p.m. Commission Members present at roll call were as follows:

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

Commissioner Wanda Wilson was absent.

AGENDA ITEM II. MINUTES

The minutes for the previous regular meeting of June 26, 2000 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 before the Commission during the call for Business from the Floor.

AGENDA ITEM IV. PAYMENT OF BILLS

A. CITY BILLS: A list of City Bills totaling \$524,102.47 were presented to the Commission for approval of payment. Upon the City Manager's confirmation that sufficient funds are available with which to make payment, Commissioner Davis made the motion, seconded by Commissioner Blackburn to approve payment of the City Bills as requested. The motion carried 4 - 0.

B. PIKEVILLE REDEVELOPMENT PROJECT: Project Director, Sue Smallwood, presented the following items for the Commission's consideration:

1. Will Linder & Associates: Presented for approval of payment was invoice #4 in the amount of \$15,000.00, for administration services for Phase I of the Pikeville

Redevelopment Project (Sycamore Street). The invoice will be paid from Community Development Block Grant proceeds. Ms. Smallwood explained that Mr. Linder's invoice is submitted pursuant to contract and is based on the amount of funds that will be drawn-down. Ms. Smallwood recommended approval of payment of the invoice as presented. Commissioner Clark made the motion, seconded by Commissioner Davis to approve payment of invoice #4 to Will Linder & Associates in the amount of \$15,000.00. The motion carried 4 - 0.

2. Community Development Plan: Ms. Smallwood explained the Community Development Plan for the Pikeville Redevelopment Project has been amended to include remaining properties on Sycamore Street, the first 7 properties on High Street and an additional 15 properties on Kentucky Avenue. It was further explained that the Community Development Plan will be amended on an annual basis or as additional funds are committed to the Redevelopment Project. While the Pikeville/Pike County/Elkhorn City Joint Planning Commission has met, City Attorney Davis has advised the meeting did not constitute a legal meeting due to lack of a quorum. Of the nine members serving on the Planning Commission, four were present and one submitted a proxy. According to the City Attorney, a proxy does not count toward the requirement for a quorum. Therefore, the Planning Commission will have to schedule another meeting to approve the Community Development Plan amendment. Ms. Smallwood requested the Commission approve the amended Community Development Plan subject to the Planning Commission meeting and approving said plan. The following resolution was presented:

RESOLUTION OF THE CITY OF PIKEVILLE, KENTUCKY APPROVING AN AMENDMENT TO THE COMMUNITY DEVELOPMENT PLAN (URBAN RENEWAL PLAN) AND THE FEASIBILITY OF RELOCATION FOR THE PIKEVILLE REDEVELOPMENT PROJECT AREA

R-2000-015

WHEREAS, on April 24, 2000, Resolution No. R-00-005, the City of Pikeville approved the Community Development Plan (Urban Renewal Plan) for the Pikeville Redevelopment Project; and,

WHEREAS, the Urban Renewal Plan identified properties to be acquired and potential properties to be acquired as part of Phases I and II of the Redevelopment Project; and

WHEREAS, at this time the City deems it necessary to expand the boundaries of Phase I - Sycamore Street and Phase II - Kentucky Avenue and to identify properties to be acquired as part of the Phase III - High Street target area of the Pikeville Redevelopment Project; and

NOW, THEREFORE, BE IT ORDERED:

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1. Description of the Project Area is revised to include the expanded Phase I - Sycamore Street, Phase II - Kentucky Avenue project boundaries as well as Phase III - High Street project boundary as detailed in the attached Exhibit A - Revised July, 2000.
2. Urban Renewal Techniques to be Used to Achieve Plan Objectives, Section 1 is revised to reflect the CD-1 map as revised July, 2000.
3. Urban Renewal Techniques to be Used to Achieve Plan Objectives, Section 3 is revised to include identification of properties to be acquired in the expanded Phase I and II target areas as well as the Phase III target area.
4. All other items identified in the Development Plan approved on April 24, 2000 remain the same.

Approved this 24th day of July, 2000

/s/ Frank M. Morris
FRANK M. MORRIS, MAYOR

ATTEST:

/s/ Karen W. Harris
KAREN W. HARRIS, CITY CLERK

Commissioner Davis made the motion to adopt the resolution approving the amendment to the Community Development Plan, contingent upon the Pikeville/Pike County/Elkhorn City Joint Planning Commission's approval of the amendment. Commissioner Clark seconded the motion. The motion carried 4 - 0.

3. CDBG Application: Ms. Smallwood advised that Community Development Block Grant (CDBG) funds have been set aside for the Pikeville Redevelopment Project. While the funds have been earmarked for Pikeville's use, it is still necessary to make application for the funding. Ms. Smallwood requested permission to submit an application totaling \$500,000, which will be used toward the purchase of property on High Street. Resolution R-2000-016 was presented as follows:

RESOLUTION OF THE CITY OF PIKEVILLE, KENTUCKY, AUTHORIZING THE FILING OF A 2000 KENTUCKY COMMUNITY DEVELOPMENT BLOCK GRANT APPLICATION

WHEREAS, it is necessary and in the public interest that the City avail itself of the

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financial assistance provided by Title I of the Housing and Community Development Act of 1974, and the 1981 Amendments permitting the Kentucky Department of Local Government, Division of Community Development, to commence a Community Development Program within the community; and,

WHEREAS, it is recognized that the Federal/State contract for such financial assistance pursuant to said Title I will impose certain obligations and responsibilities upon the City and will require among other things:

- (1) Approval of a satisfactory application transmitted to the Kentucky Department of Local Government, Division of Community Development;
- (2) Certification by the City relating to activities such as civil rights, citizen participation, relocation payments, acquisition of properties, national environmental policies, and accounting practices; and,
- (3) Other local obligations and responsibilities in connection with the undertaking and carrying out of the Kentucky Community Development Block Grant Program; and,

WHEREAS, in those areas where acquisition and clearance is proposed, the objectives of the program cannot be achieved through more extensive rehabilitation, and a displacement strategy has been formulated;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF PIKEVILLE:

- (1) That the United States of America and the Commonwealth of Kentucky be, and hereby are, assured of full compliance by the City with certification relating to all regulations and administration of Civil Rights Act, citizen participation, relocation payments, acquisition processes, accounting procedures, the Hatch Act, minimum wage and minimum hour provisions of the Fair Labor Standards Act, and all requirements of the National Environmental Policy Act of 1968.
- (2) That the Mayor is authorized and directed to prepare such certification and to assure full compliance with all certifications as outlined in (1) above, and all other pertinent regulations.
- (3) That an application on behalf of the City for a grant of up to \$500,000 of said Title I funds for housing activities is hereby approved and that the Mayor is hereby authorized to execute and file such application with the State Department of Local Government, to provide such additional information and to furnish such documentation as may be required, and to act as the authorized correspondent of the City relating to the Kentucky Community Development Block Grant Program.

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Approved this 24th day of July, 2000.

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/s/ Frank M. Morris

FRANK M. MORRIS, MAYOR

ATTEST:

/s/ Karen W. Harris

KAREN W. HARRIS, CITY CLERK

Commissioner Davis made the motion to adopt the resolution authorizing the submission of an application for \$500,000 in CDBG Funds. Commissioner Clark seconded the motion. The motion carried 4 - 0.

4. Auxier Avenue Acquisition: As discussed at the previous meeting, Ms. Smallwood reported that property located along Auxier Avenue and owned by Ted Herring has become available. While this property is located in Phase V of the Pikeville Redevelopment Project, Ms. Smallwood recommended the purchase of the property since it is now available. A review of the appraisal was completed by Walters & Associates and was determined to be within the \$55,000.00 asking price. Ms. Smallwood reminded the Commission that \$100,000.00 per year, over the next four years, had been budgeted to provide the City's matching funds for the project. Funds to purchase the property can be taken from this year's budget appropriation, and credited toward this year's required match. Commissioner Blackburn made the motion, seconded by Commissioner Davis to authorize the purchase of the Ted Herring property on Auxier Avenue in the amount of \$55,000.00. The motion carried 4 - 0.

5. Sycamore Street: Ms. Smallwood advised the Commission that she has successfully negotiated the purchase of building #80, parcel #01, at 258 Sycamore Street and owned by Garfield Sowards Rentals, for \$58,300.00, as appraised. Commissioner Clark made the motion, seconded by Commissioner Davis to approve purchase of the Garfield Sowards Rental property located at 258 Sycamore Street for the amount of \$58,300.00. The motion carried 4 - 0.

6. Kentucky Avenue Town Houses: As required by the Kentucky Housing Corporation, proposals were solicited for architectural services for the Kentucky Avenue Town House Project, a 40 unit facility. Proposals were received from the architectural firms of Comprehensive Design Collaborative, Summit Engineering, Inc., CMW, and B. Daniel Roll. Reviewing the proposals were City Manager, Kenny Blackburn; Project Director, Sue Smallwood; Housing Authority Board Member, Mike Castle; and Housing Authority Executive Director, Sean Gilbert. Ms. Smallwood reported that each firm had

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submitted well prepared proposals and each were well qualified, however, due to familiarity with the project, the committee recommended awarding the contract for the project to Summit Engineering, Inc., for an amount not to exceed \$139,014. The fee is based on standard AIA rates. Funds available at this time total \$2,056,824.00. Ms. Smallwood explained this amount will fund the purchase of property, relocation of tenants, demolition of existing structures, and a portion of construction of the 40 unit facility on Kentucky Avenue. Commissioner Clark asked if the architectural fee will be reduced if pre-fab units are used. Mr. Sykes explained that the fee is based on the actual construction costs. Of the \$139,014.00 contract, \$69,507 is for the design of the town house units, and \$69,507 is for inspection services. Mr. Sykes added that whether or not pre-fab units are used, the design of the utilities, preparation of a site plan, and a foundation plan must be prepared and sent to the Division of Housing for approval. The cost of design could be reduced if the plans for the pre-fab units are sent in a form that can be used by the engineer. Ms. Smallwood advised the Commission that it will be one of the duties of the architectural firm to determine whether pre-fab units should be used. Ms. Smallwood reported that the firm of John Walls Associates was retained to prepare the Housing Demand Market Study, which will determine how many housing units are needed and where they should be located. Presented was the following resolution:

RESOLUTION OF THE CITY OF PIKEVILLE APPROVING THE ARCHITECTURAL CONTRACT WITH SUMMIT ENGINEERING, INC. IN CONNECTION WITH THE PIKEVILLE REDEVELOPMENT PROGRAM

RESOLUTION NO. R-2000-017

WHEREAS, the Kentucky Housing Corporation approved a HOME Investment Partnership Program Grant for Pikeville, Kentucky; and,

WHEREAS, it has been determined that the services of a professional architect are required for implementation of the HOME program;

NOW, THEREFORE, BE IT RESOLVED by the City of Pikeville (hereafter referred to as "City") that:

1. The contract between the City and Summit Engineering, Inc. for architectural services relative to the Pikeville Redevelopment Program has been approved in the amount not to exceed \$139,014, \$69,507 for design and \$69,507 for inspection. Fees are based on a cost of \$2,056,824. Actual contract amount will be determined based on construction costs and AIA approved schedule.

Approved this 24th day of July, 2000.

/s/ Frank M. Morris

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MAYOR

/s/ Karen W. Harris

ATTEST

Commissioner Davis made the motion to adopt Resolution R-2000-017 authorizing the execution of an architectural services contract with Summit Engineering, Inc. for the design and inspection of replacement housing to be located on Kentucky Avenue. Commissioner Clark seconded the motion. The motion carried 4 - 0.

7. Affordable Housing Trust Fund: Ms. Smallwood requested authorization to submit a funding application to the Kentucky Housing Affordable Housing Trust Fund in the amount of \$50,000.00. Ms. Smallwood explained the City will be requesting a grant in this amount, however, it is possible the funds will be awarded in the form of a loan. The funds will be used to conduct the necessary title searches, appraisals, etc., in conjunction with Phases III and IV of the Pikeville Redevelopment Project. Commissioner Clark made the motion, seconded by Commissioner Blackburn to authorize the submission of a \$50,000.00 funding application to Kentucky Housing's Affordable Housing Trust Fund. During discussion, Commissioner Davis emphasized the fact that the Pikeville Redevelopment Project is being accomplished at very little cost to the city's taxpayers, as most of the funds are in the form of grants and low interest loans. The motion carried 4 - 0.

C. UDAG REIMBURSEMENT: Presented to the Commission for approval of reimbursement was a payment request totaling \$775,879.34 from Pikeville Methodist Hospital. Ms. Smallwood advised this request represents final payment of funds allotted from UDAG (approximately \$3.6 million) for this project. Commissioner Davis made the motion, seconded by Commissioner Clark to approve payment to Pikeville Methodist Hospital as requested. The motion carried 4 - 0.

AGENDA ITEM V.

OLD BUSINESS

A. MAIN STREET PROGRAM: Pikeville Main Street Program's Executive Director, Glendia Sawyers, advised that Commonwealth Building & Construction is scheduled to begin construction on the gateway project on July 26th. City Engineer Sykes assured the Commission that receptacles for Christmas lights are provided in the gateway designs.

The Pikeville Main Street Program has received notice of award of an additional \$80,000.00 to be used for facade improvements. The Main Street Board has awarded facade grants to four local recipients: News-Express; Heritage Properties; Statton, Hogg & Maddox; and Dawahare's building.

As a requirement of the grant agreement with Renaissance KY. and their award of

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\$675,000 to the City for the Utility Relocation Project, Ms. Sawyers attended a mandatory streetscape training on July 11th.

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

1. Downtown Utility Relocation: Representatives from the engineer's office visited the renaissance areas in Georgetown, Paris and Mt. Sterling, to look at their respective utility relocation sites. The engineers are now in the process of meeting with telephone, power company, and PSG representatives to locate the existing utilities within the street right-of-way. Mr. Sykes advised the Commission that a decision needs to be made in the near future with regard to utility service connections to existing structures in the utility relocation area. For aesthetic purposes, the service connections should be made in the back of the buildings, however it needs to be determined who will be responsible for the cost of changing the service entrance. Mr. Sykes reported that the City of Mt. Sterling enacted an ordinance requiring the property owners to relocate the utilities to the back of the building at their own expense. Mr. Sykes advised the Commission that he had not determined how many structures will be affected if the Commission decides to require all utility service connections to be made at the rear of the buildings, nor has he calculated a cost. Mr. Sykes told the Commission that he would make a more detailed inspection and report his findings at the next meeting.

2. Jefferson Street: Due to the excessive rainfall this past weekend, a small slide occurred on Jefferson Street. The engineers have coordinated a relocation of utility lines and once this is complete, Hayes Brothers Construction will install caissons and pilings.

3. Elm Street Widening: Bids were accepted for the widening of the portion of Elm Street adjacent to the new library facility. The project involves widening the street along with construction of a new sidewalk and installation of curb and guttering. One bid was received from J & H Enterprises in the amount of \$37,607.01. City Manager Blackburn advised that the project had been budgeted and the bid is within the budgeted amount. Commissioner Blackburn made the motion, seconded by Commissioner Davis to award the bid for the Elm Street Widening Project to J & H Enterprises in the amount of \$37,607.01. The motion carried 4 - 0.

4. South Mayo Water Line Replacement: Plans and specifications have been approved by the Department of Transportation and Division of Water for the reconstruction of water and gas lines located along the old Chaney Water System. The project will be advertised for bids, with the bids being due on August 9th.

5. Bowles Addition: Pursuant to discussion had at the previous meeting concerning the drainage problem in the new storm sewer constructed at the Bowles Addition, City Engineer Sykes reported that an inspection of the line had been made by

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camera. There was a grouting problem where the pipe connects into the box culvert. The contractor has regouted the line and there is no further evidence of drainage problems. Commissioner Clark commented there are three or four properties in the area that need to be restored to their original condition. City Engineer Sykes will reinspect the area to determine what further site work is needed. He added that the city is still withholding a \$5,000 retainer for this project.

6. Sandy Valley Sewer Project: The sewer line to serve the Kanney property is underway. The contractor, Alpha Reclamation, is making sufficient progress with no problems at this time. The road bore will be made in the near future.

7. Water Improvement Project: The telemetry portion of the contract should be automated by the end of September. The site work has begun on the water tank construction contract. With regard to the water line construction to service the new water tank, Mr. Sykes advised the contractor has requested a change order to the contract to provide for a road bore instead of open-cutting the road. The change order adds \$4,000 to the contract. Mr. Sykes explained the road bore would provide a more effective means of getting the water and sewer lines across the road and would not cause a disruption in traffic flow on Thompson Road. Engineers designed open-cutting as a cost saving measure, however traffic would be expected to be disrupted for a couple of weeks. Mr. Sykes added that sufficient funds are available for this change order through contingencies. Commissioner Davis made the motion, seconded by Commissioner Clark to approve the change order as requested. The motion carried 4 - 0.

C. CITY ATTORNEY'S REPORTS: City Attorney Russell Davis was not in attendance at the meeting. In the attorney's absence, the city clerk presented and gave second reading to the following ordinance entitled:

1. ORDINANCE OF THE CITY OF PIKEVILLE NAMING AND RENAMING CERTAIN STREETS AND PUBLIC WAYS WITHIN THE CITY OF PIKEVILLE

Mayor Morris advised that residents who live on the newly named Carnation Alley have requested the name be changed to Hollyhock Alley. City Manager Blackburn explained the 911 address has already been entered into the BellSouth system, which will require the adoption of this ordinance. The City Attorney can be authorized to prepare an ordinance to change the name from Carnation Alley to Hollyhock Alley.

Commissioner Davis made the motion, seconded by Commissioner Clark to adopt the ordinance as presented and read. The motion carried by the following votes:

MAYOR:	FRANK MORRIS	YES
COMMISSIONER:	BILL BLACKBURN	YES
	EUGENE DAVIS	YES

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WANDA WILSON
SHARON CLARK

ABSENT
YES

2. BUDGET AMENDMENTS: Presented and given first reading were two ordinances entitled as follows:

ORDINANCE AMENDING THE FISCAL BUDGET FOR THE 1999-2000 FISCAL YEAR

and

ORDINANCE AMENDING THE FISCAL BUDGET FOR THE 2000-2001 FISCAL YEAR

City Manager Blackburn explained the ordinances provide for additional revenues and expenditures. The ordinances will be on file in the office of the city clerk for public inspection. Second reading of the ordinances was scheduled for August 28, 2000.

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

1. Surplus Property: During the previous meeting the City Manager was authorized to advertise a 1987 and 1989 Mack Truck along with a sewer jetter as surplus property and to accept bids for their disposal. Two bids were received for the street sweeper, with the high bid at \$2,575.00. The City Manager reported that a sales representative from Municipal Equipment advised the trucks should bring at least \$10,000.00. The City Manager requested the Commission reject all bids for both trucks and to authorize him to negotiate a sale price. Two bids were received for the sale of the sewer jetter, with the high bid being from the City of Whitesburg for \$7,000.00. The City Manager recommended the Commission accept this bid. Commissioner Blackburn made the motion, seconded by Commissioner Davis to reject all bids received for the sale of the 1987 and 1989 Mack Trucks, to authorize the City Manager to negotiate the sale of the two vehicles, and to approve the sale of the sewer jetter to the City of Whitesburg for the amount of \$7,000.00. The motion carried 4 - 0.

2. Vehicle Purchase: Four bids were received in answer to an advertisement to purchase a four-door car to be used primarily by the Building Codes Office and out-of-town travel for administrative employees. The low bid was submitted by Bruce Walters Ford in the amount of \$15,237.00 for a 2001 Ford Taurus. City Manager Blackburn advised that the purchase had been budgeted and the low bid is within budget. Commissioner Davis made the motion to award the bid for the purchase of the vehicle from Bruce Walters Ford in the amount of \$15,237.00. Commissioner Clark seconded the motion. The motion carried 4 - 0.

3. Health Insurance: City Manager Blackburn explained that employee health insurance coverage is provided by the city through self-insurance and administered by Willis Corroon. The city pays 100% of the cost of a single plan and the single plan amount plus an extra 25% toward the cost of a family plan. There are approximately 55 single plans and 15 family plans. Both single and family plan premiums have increased substantially. The current cost of the single plan is \$217.50 and \$608.99 for a family plan. During the previous year, it was decided for the city to absorb the increase for the family plan, with the city paying a \$260.00/mo premium for a single plan, thus reducing the premium for the family plan to \$534.00/mo. The employee with family health insurance coverage currently pays \$102.50/per pay period for 24 pay periods/yr. This year's cost is expected to increase to \$160.76/per pay period for 24 pay periods/yr. or \$148.40/per pay period for 26 pay periods/yr. City Manager Blackburn told the Commission that he thought the increase too expensive for the employees and asked the Commission to approve absorbing the increase for as long as the budget would allow. Commissioner Clark asked if an increase in the deductible would decrease the premium. Insurance agents, Joe Childers and Jack Burchett were present and opined that while there would be a reduction, it would not be a significant reduction. The City Manager reported that he had also had the insurance administrator to check on changing to a commercial coverage. He reported the premium difference would result in little savings, since the city would be responsible for paying any existing claims. The City Manager will investigate further to determine if the premiums can be reduced and report back at the next meeting.

4. Open House: Pikeville/Pike County Library Board representatives have invited the city to participate in their open house festivities on September 17th beginning at 2:00 p.m. City Manager Blackburn explained that the new library facility will be opened at this time and the Commission has been asked if they would like to have open house at City Hall. The Commission agreed to schedule Open House at City Hall in conjunction with the library open house. Commissioner Clark asked the City Manager to check on the name of the new library facility. She reported she had learned the building would be named the "Keystone Building". The merger agreement between the City and the Pike County Library Board District provides for the building to be named the "Pikeville/Pike County Library". City Manager Blackburn advised that he would write a letter to the Library Board District expressing the Commission's concerns.

5. Pikeville College Medical Library: Pikeville College representatives have verbally requested permission to install a fiber optics line from their campus to the new medical library. Because of various franchise ordinances in place, City Manager Blackburn advised it is necessary for the Commission to verbally approve Pikeville College's use of open air space to extend the fiber optics line. The City Manager recommended the use be granted at no cost since the college is an entity that provides a public service. The City Manager added that the City does not own the utility poles and Pikeville College will need to secure permission from BellSouth and American Electric

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Power to use the existing utility poles. Commissioner Clark made the motion to grant Pikeville College permission to use open air space to extend the fiber optics line from the existing campus to the new medical library facility, at no franchise fee. Commissioner Davis seconded the motion. The motion carried 4 - 0.

6. Sidewalk Extension: City Manager Blackburn reported that he had a request to extend the city sidewalk from Northgate Drive to Elkins Drive, on Town Mountain Road. Summit Engineering prepared a cost estimate to extend the sidewalk and to install curb and guttering for an amount to exceed \$125,000., which does not include the cost of acquiring the necessary rights-of-way. No action was taken.

The Commission reviewed a letter from Bo McCoy, concerning last month's Hatfield/McCoy Reunion Festival. Mr. McCoy expressed his thanks for the city's assistance during the festival.

Commissioner Clark commented that she had received a number of compliments concerning the city's cleanliness and beautification efforts.

There being no further business to come before the Commission, Commissioner Davis made the motion, seconded by Commissioner Clark to adjourn the meeting. The motion carried 4 - 0. (Adjournment Time: 2:30 p.m.)

The City Commission's next scheduled meeting is August 28, 2000, at 1:00 p.m. The meeting will be held in the City Hall Meeting Room located on the second floor at City Hall, 118 College Street, Pikeville, Kentucky.

APPROVED:

Frank M. Morris
FRANK M. MORRIS, MAYOR

ATTEST:

Karen W. Harris
KAREN W. HARRIS, CITY CLERK