

# MINUTES } CITY OF PIKEVILLE

## CITY OF PIKEVILLE BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES APRIL 19, 2001

The Board of Commissioners of the City of Pikeville met in special session on Thursday, April 19, 2001. The meeting was conducted in the City Hall Public Meeting Room located at 118 College Street, Pikeville, Kentucky.

The meeting was called for the following purposes:

### ***I. CALL TO ORDER***

***II. APPROVAL OF MINUTES:*** Consider approval of the minutes from the March 26, 2001 regular meeting.

***III.*** Consider discussion concerning the proposed history center/museum  
Consider a request for bond financing from Pikeville College for Phase II of their capital projects.  
Consider a request for bond financing from Pikeville College Foundation for residence hall construction.

### ***IV. PAYMENT OF BILLS***

- A. CITY BILLS: \$469,438.97
- B. WATER IMPROVEMENT PROJECT
  - 1. East Kentucky Water: \$58,929.31
  - 2. Summit Engineering: \$12,000.00
- C. PIKEVILLE REDEVELOPMENT PROJECT
  - 1. Will Linder & Associates: \$5,000.00 (invoice #12)
  - 2. Alpha Contracting Services: - Demolition Services - \$12,294.80 (final payment)
  - 3. Frank Nall: \$150.00 (Gus Poulos Deed & Closing)
  - 4. Pikeville Affordable Housing: \$5,560.56 (Summit Eng. - KY Ave. Townhouses)

### ***V. OLD BUSINESS***

- A. MAIN STREET REPORTS
  - 1. Utility Relocation Project - Approve payment to Summit Engineering: \$8,941.54
  - 2. River Fill Improvement Project - Approve payment to Baldwin Contracting: \$45,630.00
- B. CITY ENGINEER'S REPORTS - Update on ongoing projects and approval of invoices
- C. CITY ATTORNEY'S REPORTS
  - 1. Consider second reading and adoption of an Ordinance declaring intent to annex 108 acres lying northwest of the present city limits



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2. ~~Consider first reading of an ordinance amending the 2000/01 operating budget~~

## D. CITY MANAGER'S REPORTS

1. Consider authorizing the City Manager to dispose of a surplus garbage truck.
2. Consider approval of an agreement with the Housing Authority, US Filter and the City for grass mowing services.
3. Consider request from Pikeville College to acquire bus owned by the Fire Dept.
4. Consider approval to increase ambulance service fee rates.
5. Consider cancellation of April 23, 2001 regular meeting.
6. Consider scheduling 2001/02 Budget work sessions.

## VI. NEW BUSINESS

- A. BOARD APPOINTMENTS: Consider appointment of an individual to serve on the Pikeville/Pike County/Elkhorn City Joint Planning Commission.

## VII. CONSENT ITEMS:

## VIII. ANNOUNCEMENTS

## IX. ADJOURNMENT

There being a quorum present, Mayor Frank M. Morris called the meeting to order at 3:10 p.m. Commission Members present at roll call were as follows:

MAYOR:	FRANK M. MORRIS
COMMISSIONER:	EUGENE DAVIS
	FRANK JUSTICE, II
	DALLAS LAYNE

Commissioner Steve Combs arrived at 3:40 p.m.

### AGENDA ITEM II.

### MINUTES

The minutes of the previous regular meeting of March 26, 2001 were included in each Commission Member's agenda package. Commissioner Justice advised the need of a correction on page 5 of the minutes with regard to the discussion concerning the proposed South Mayo Trail fire station. Instead of stating the necessity of locating property on which to construct a fourth fire station facility, the minutes should have reflected the necessity of relocating the Island Creek Fire Station to South Mayo Trail in order to provide more time efficient service (by not having to travel across the railroad crossing) and to aid in obtaining a lower ISO fire service rating. Commissioner Davis made the motion, seconded by Mayor Morris to approve the minutes of March 26, 2001 as corrected. The motion carried 4 - 0 (Commissioner Combs not present at the time of the vote).

### AGENDA ITEM III.



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1. Museum/History Center: Ed and Connie Maddox and David Deskins appeared before the Commission to discuss the proposed museum/history center. Mr. Maddox explained that a sub-committee, consisting of David Deskins, Phyllis Hunt, Bill Blackburn, Gene Davis, Paul Kelly and Ed and Connie Maddox, had been charged with the task of determining the feasibility of establishing the museum along with the center's financial requirements. The sub-committee agreed the museum/history center should be a regional facility with an independent board of directors. Mr. Maddox advised the Articles of Incorporation, for the Big Sandy Mountain Heritage/History Center, have been prepared and filed with the Secretary of State. Board Members are: Bill Blackburn, David Deskins, Karen Gibson, Reagan Grimsley, Hugh B. Hall, Phyllis Hunt, Paul Kelly, Connie Maddox, Marilyn May, and Randall Osborne. Mr. Maddox reported a proposed lease and budget will be presented during the next City Commission meeting. Mrs. Maddox advised that grant funds are available for the museum and Congressman Rogers has indicated the museum could be eligible for federal funding. The Board has determined that at least one full-time employee will have to be hired. This person will also perform the duties of curator. Additionally, the Board is looking at the possibility of establishing two museums in the county. City Manager Blackburn advised that money had been placed in the current budget for the proposed museum. Mr. Maddox reported no request for funds has been made to the Fiscal Court at this time. With the consent of the Commission, Mr. Maddox advised that he will draft a proposal to lease the former city hall building and forward it to the City Attorney for review, prior to the next meeting.

2. Pikeville College: Pikeville College President Hal Smith appeared to request that the City of Pikeville support the issuing of educational revenue bonds, totaling \$5.6 million, on behalf of Pikeville College to be used for capital improvements and dormitory construction. Mr. Smith explained that \$2.7 million of the bonds will go toward the Elm Street Entrance Improvements; KY Avenue/High Street Renovation; Gymnasium Football Room Addition; Page Hall Renovation; and Spilman Apt. Renovations. College officials are ready to proceed with the afore-stated improvements. Mr. Smith explained that college officials are unsure how they will proceed in securing funding for the Julius Avenue/Hellier Street dormitory construction. He explained the college may ask the city to issue revenue bonds in the amount of \$2.9 million or they may choose to fund all or a portion of the construction through conventional means. Mr. Smith reminded the Commission of the bonds issued by the city on the college's behalf in May, 2000. These funds were used for debt consolidation and renovation to dormitories. As with the previous bond issue, the city is in no way financially obligated to repay the bonds should the college default. Commissioner Justice made the motion to support the project and to authorize Pikeville College officials to proceed with the necessary documentation. Commissioner Layne seconded the motion. The motion carried 4 - 0 (Commissioner Combs not present at the time of the vote). First reading of an ordinance authorizing the issuance of \$2.7 million educational revenue bonds will be heard at the May 14, 2001 meeting. Each Commission Member received a copy of Pikeville College's prospectus for review.

## AGENDA ITEM IV.

## PAYMENT OF BILLS

A. CITY BILLS: A list of City Bills totaling \$469,438.97 was presented to the Commission for approval of payment. Commissioner Davis made the motion, seconded by Commissioner Justice to approve payment as requested. The motion carried 4 - 0 (Commissioner Combs not present at the time of the vote).

B. WATER IMPROVEMENT PROJECT: Presented for approval was a request for payment in the amount of \$58,929.31 from East Kentucky Water for work completed on contract #1 (raw water intake and water plant improvements). Also presented for approval of payment was an invoice from Summit Engineering in the amount of \$12,000 for inspection services for the water improvement project. Commissioner Davis made the motion, seconded by Commissioner Justice to approve payment of both invoices as presented. The motion carried unanimously.

C. PIKEVILLE REDEVELOPMENT PROJECT: Project Coordinator, Sue Smallwood, presented the following payment requests for approval:

1. Will Linder & Associates: Invoice #12 in the amount of \$5,000. for Phase I of the Sycamore



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Street Project. Payable from Community Development Block Grant (CDBG).

2. Frank Nall: Preparation of deed and closing on Gus Poulos property located on Sycamore Street - \$150.00.

3. Pikeville Affordable Housing: Payment request on behalf of Summit Engineering, Inc. in the amount of \$18,901.40 for 2 months of architectural services on the Kentucky Avenue Townhouse project.

Commissioner Davis made the motion, seconded by Commissioner Justice to approve payments to Will Linder & Associates, Frank Nall, and Pikeville Affordable Housing as requested. The motion carried unanimously.

4. Alpha Contracting Services, Inc: Presented for approval of payment was the final invoice from Alpha Contracting Services, Inc. in the amount of \$12,294.80 for demolition of structures on Sycamore Street. The Commission had lengthy discussion as to whether the contractor had met the contract in terms of grading and seeding. Commissioners Combs and Justice expressed their dissatisfaction with the condition in which the site was left. They stated it would be very difficult to mow and is unsightly. City Attorney Davis read the contract specifications, as prepared by Will Linder & Associates, which required the contractor to fill in any voids in the property created from the demolition. Building Inspector, Richard Huffman, reported he had inspected the site and found it satisfactorily completed pursuant to the contract specifications. Mr. Huffman commented that future contracts should specify grade/slope and provide for hydroseeding. Since there are other houses to be demolished that have been recently acquired in the area, the Commission agreed with Ms. Smallwood's suggestion that provisions to correct the site grade and condition should be bid with the next demolition contract. Commissioner Combs made the motion, seconded by Commissioner Layne to approve payment to Alpha Contracting Services, Inc. in the amount of \$12,294.80. The motion carried 4 - 1 with Commissioner Justice casting a nay vote.

## AGENDA ITEM V.

## OLD BUSINESS

A. MAIN STREET PROGRAM REPORT: Glendia Sawyers, Main Street Program Executive Director, presented two requests for approval of payment. An invoice in the amount of \$8,941.54 was presented on behalf of Summit Engineering, for work on the utility relocation project. Also presented was a request from Baldwin Contracting in the amount of \$45,630.00 for work completed on the river fill parking improvement project. Ms. Sawyers advised the Commission the bills had been approved by the Main Street Board. Additionally, she reported the river fill parking improvement project should be completed in two to three weeks. Commissioner Justice made the motion to approve payment of the invoices as requested. Commissioner Davis seconded the motion. The motion carried unanimously.

B. CITY ENGINEER'S REPORTS: Jack Sykes representing Summit Engineering, City Engineers, presented a verbal progress report for the following projects:

1. Water Improvement Project: During a previous meeting, the Commission authorized approval of change order #5 to East KY Water in the amount of \$43,015.50. Mr. Sykes explained that the #2 pump, when pulled, was found in need of replacement, increasing the total cost of the change order to \$86,666.50. Funds available in the project total \$56,277.63. City Manager Blackburn reported that the additional funds could be taken from a water line savings account. Mr. Sykes advised the change order also increases the contract time by 131 days. He explained the extra time is necessary due to shipping delays for the pump. Commissioner Davis made the motion, seconded by Commissioner Layne to authorize change order #5 in the amount of \$86,666.50. The motion carried unanimously.

2. Water Storage Tank: Mr. Sykes reported the water storage tank construction is complete with the exception of painting. He expects final completion by the next City Commission meeting.

3. River Fill Parking Improvement Project: While it is expected the contractor, Baldwin Contracting, will complete the river fill parking improvement project within the next two to three weeks, the



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~~contractor has only been paid 75% of the total contract amount, to date.~~

4. Kentucky Avenue Townhouse Project: The first phase design of the Kentucky Avenue Townhouse project has been completed.

5. Elm Street Road Improvement Project: This project is proceeding on schedule.

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

1. Pine Ridge Subdivision: Presented and given second reading was an ordinance entitled as follows:

ORDINANCE DECLARING THE INTENTION OF THE CITY OF PIKEVILLE TO ANNEX CERTAIN UNINCORPORATED TERRITORY LYING ADJACENT TO THE PRESENT CITY CORPORATE LIMITS AND COMPRISING OF APPROXIMATELY 108 ACRES, EXTENDING THE CITY CORPORATE LIMITS ON THE NORTHWEST OF THE EXISTING CORPORATE LIMITS

Commissioner Combs made the motion to adopt the ordinance as presented and read. Commissioner Justice seconded the motion. The motion carried by the following votes:

MAYOR:	FRANK MORRIS	NOT PRESENT AT TIME OF VOTE
COMMISSIONER:	STEVE COMBS	YES
	EUGENE DAVIS	YES
	FRANK JUSTICE, II	YES
	DALLAS LAYNE	YES

2. 2000/2001 Budget Amendments: City Attorney Davis presented and gave first reading to an ordinance entitled as follows:

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

Attorney Davis explained it is necessary to amend the budget to reflect unbudgeted revenue or expenditure items.

Second reading of the ordinance was scheduled for May 14, 2001.

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

1. Surplus Garbage Truck: City Manager Blackburn reported that he had been unsuccessful in obtaining a satisfactory bid for sale of a surplus garbage truck. However, one of the city's vendors has found a prospective buyer who is offering \$9,000.00. Mr. Blackburn advised the vehicle is worth about \$10,000.00, but recommended the sale. Commissioner Justice made the motion, seconded by Commissioner Davis to sell the surplus garbage truck for \$9,000.00. The motion carried unanimously.

2. Grass Mowing Contract: City Manager Blackburn presented a request from the Housing Authority of Pikeville to renew the agreement with the city for grass mowing services. The City Manager explained that the Housing Authority pays the city \$25,000 per mowing season to mow the grass on all Housing Authority properties. Commissioner Justice made the motion, seconded by Commissioner Davis to renew the contract with the Housing Authority of Pikeville to provide grass mowing services. The motion carried unanimously.

3. Vehicle Transfer: Fire Chief Hall presented a letter from Pikeville College requesting title to a



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school bus that the Pikeville Independent School District had given to the Fire Department. Fire Chief Hall explained that he had intended to use the bus as a command center during emergencies, however, due to the size of the vehicle, it could not be easily maneuvered in all areas of the city. The Fire Chief recommended transfer of the vehicle to Pikeville College. Commissioner Justice made the motion, seconded by Commissioner Davis to approve the transfer of the bus to Pikeville College as recommended by the Fire Chief. The motion carried unanimously.

4. Ambulance Service Fees: As reviewed in work session, Mayor Morris made the motion, seconded by Commissioner Justice to increase the ambulance service fees to \$500.00 per call, plus expenses. The motion carried unanimously.

Commissioner Layne made the motion to cancel the April 23, 2001 regular city commission meeting. Commissioner Justice seconded the motion. The motion carried unanimously.

2001/02 Budget Work Sessions were scheduled to begin on May 8, 2001, beginning at 5:30 p.m. A schedule will be mailed to the Commission and the News Media.

The Commission was advised of a vacancy on the Pikeville/Pike County/Elkhorn City Joint Planning Commission. The vacancy was created due to the death of the Board's Chairman, Richard Elswick. No action was taken to appoint an individual to the Board.

There being no further business to come before the Commission, Commissioner Justice made the motion, seconded by Commissioner Davis to adjourn the meeting. The motion carried unanimously. (Adjournment Time: 4:55 p.m.)

The City Commission's next scheduled meeting is May 14, 2001. The meeting will be held in the City Hall Public Meeting Room located at 118 College Street, Pikeville, Kentucky.

APPROVED:

Frank M. Morris  
FRANK M. MORRIS, MAYOR

ATTEST:

Karen W. Harris  
KAREN W. HARRIS, CITY CLERK