

# MINUTES } CITY OF PIKEVILLE

## CITY OF PIKEVILLE BOARD OF COMMISSIONERS

### SPECIAL MEETING MINUTES

JUNE 19, 2001

The Board of Commissioners of the City of Pikeville was called to meet in Special Meeting at Noon on June 19, 2001. The meeting was conducted in the City Hall Public Meeting Room at 118 College Street, Pikeville, Kentucky.

The Special Meeting was called to consider the following matters:

1. CONSIDER APPROVAL OF THE MAY 22, 2001 MEETING MINUTES
2. CONSIDER APPOINTMENT OF INDIVIDUALS TO SERVE ON VARIOUS CITY BOARDS
3. CONSIDER DISCUSSION WITH WILL LINDER, GRANT WRITER, CONCERNING THE KENTUCKY AVENUE ACQUISITIONS AND TAKE ANY NECESSARY ACTION.
4. CONSIDER APPROVAL OF PAYMENT OF TWO INVOICES FOR WILL LINDER & ASSOCIATES FOR THE HIGH STREET PROJECT: INVOICE #1 \$14,500; INVOICE #2 \$15,000.

There being a quorum present, Mayor Frank M. Morris called the meeting to order at 12.35 p.m. Commission Members present at roll call were as follows:

MAYOR:	FRANK M. MORRIS
COMMISSIONER:	STEVEN D. COMBS
	EUGENE W. DAVIS
	FRANK JUSTICE, II
	DALLAS LAYNE

1. MINUTES: The minutes from the May 22, 2001 special meeting were included in each Commission Member's agenda package. There being no additions or corrections, Commissioner Davis made the motion, seconded by Commissioner Combs to approve the minutes as presented. The motion carried unanimously.

2. BOARD APPOINTMENTS: The Commission discussed a 1989 resolution which established term limits for individuals serving on various city agency boards. The resolution provides that board members may serve eight years or two terms, whichever is greater. The Commission commented on the difficulty of finding qualified individuals to serve on the zoning boards and economic development boards. Commissioner Combs made the motion to amend the resolution to provide no term limits for individuals serving on the Board of Zoning Adjustments and Industrial Development and Economic Authority board (IDEA). Commissioner Layne seconded the motion. The motion carried unanimously.

In a memorandum included with the agenda package, the city clerk advised the Commission of vacancies and term expirations for the following boards: Board of Zoning Adjustments (2 appointments); Pikeville/Pike County/Elkhorn City Joint Planning Commission (1 appointment); Industrial Development and Economic Authority (1 appointment); County Board of Assessment Appeals (1 appointment); Technical Advisory Committee (1 appointment); Board of Ethics (3 appointments) and Airport Board (1 appointment).

Mayor Morris made the motion, seconded by Commissioner Davis to appoint Blake Robinson and re-appoint Joe Dean Anderson to serve terms on the Zoning Board of Adjustments. The motion carried unanimously.

Commissioner Combs made the motion, seconded by Commissioner Layne to appoint John Elliott to serve on the Pikeville/Pike County/Elkhorn City Joint Planning Commission. The motion carried unanimously.

Mayor Morris made the motion to re-appoint Burlin Coleman to serve as a city representative on the Industrial Development & Economic Authority Board. Commissioner Davis seconded the motion. The



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~~motion carried unanimously.~~

Commissioner Layne made the motion to appoint Paul Sowards to serve as the city's representative on the County Board of Assessment Appeals. Commissioner Combs seconded the motion. The motion carried unanimously.

Mayor Morris made the motion to reappoint Reed Potter, Jr. to serve as a member on the Technical Advisory Board. Commissioner Combs seconded the motion. The motion carried unanimously.

Commissioner Layne made the motion to reappoint Scott Kreutzer, Herman Lester, and John Sanders to serve on the Board of Ethics. Commissioner Justice seconded the motion. The motion carried unanimously.

Commissioner Justice made the motion, seconded by Commissioner Davis to reappoint Michael de Bourbon to serve as a city representative on the Pikeville/Pike County Airport Board. The motion carried unanimously.

The Commission questioned the necessity of a Park Board. Commissioner Justice reported that he had been told the Park Board had not met in over a year and is of the opinion the board should be dissolved. He added that the Park Board is not consulted when improvements to the athletic fields or other park facilities are requested by Pikeville High School or other athletically-oriented agencies. The City Manager was directed to determine if the Park Board is meeting regularly.

3. PIKEVILLE REDEVELOPMENT PROJECT: Grant writer and project consultant, Will Linder, was present to discuss the status of property acquisition for the six remaining properties in the Kentucky Avenue, Phase II, project area. As reported at previous meetings, the owners of the remaining properties to acquire in Phase II, have submitted counter-offers to the city. Because the counter-offers are considerably higher than appraised, federal guidelines require the property owner to obtain another appraisal, at their expense, before the city can continue with further negotiations. Mr. Linder reported that Betty White, Robert Pinson and James Rowe have advised him they are in the process of obtaining their own appraisal. Mr. Linder met with Blake Robinson and a representative from the Sandy Valley Habitat for Humanity earlier in the day. He reported there seemed to be some confusion in terms of the deeds and in terms of square footage of the tracts. The matter has been resolved and instructions have been given to revise the surveys, title searches, and appraisals.

Commissioner Combs requested that Mr. Linder meet with James Rowe, prior to leaving town, to ensure he understands the guidelines to proceed with negotiations for the purchase of his property.

4. WILL LINDER & ASSOCIATES' INVOICES: Presented for approval of payment were two invoices on behalf of Will Linder & Associates. The first invoice, in the amount of \$14,500, was the cost for preparation of the overall development plan, which was completed in 2000. The second invoice was for administration services for the High Street, Phase III target area, totaling \$15,000. Commissioner Davis made the motion, seconded by Mayor Morris to approve payment of both invoices to Will Linder and Associates. The motion carried unanimously.

Mr. Linder reported there are sufficient funds remaining in the Phase II account to be able to make an offer to acquire TomE Huffman's property. Mr. Linder estimated the offer to be extended within the next 30 days.

With regard to demolition of the Phase II structures now owned by the city, Commissioner Combs asked who would be preparing the demolition contract. Mr. Linder advised that he would prepare the contract document and forward it to Summit Engineering for review. Commissioner Combs reminded Mr. Linder that provisions need to be included in this demolition contract to re-grade and hydro-seed the slope adjacent to the Myers Tower lower parking area and to provide for the new site to be graded and hydro-seeded.

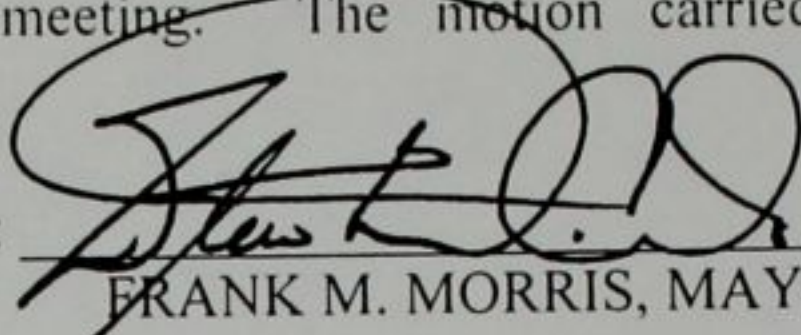


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The Mayor mentioned the need to perform pest control on the Sycamore Street structures prior to demolition. Ms. Smallwood advised that both asbestos testing/removal and pest control will be performed prior to demolition. Mr. Linder advised that demolition is scheduled for July, 2001 on the remainder of the Phase I Sycamore Street properties. Commissioner Combs asked the progress of relocating the last tenant in the Phase I acquisition. Mr. Linder reported the tenant will be visiting a veteran's home in early July. If this housing arrangement is not acceptable to the tenant, there are alternates available which include purchase of a mobile home. Construction activities will not be affected by the ability to relocate the tenant.

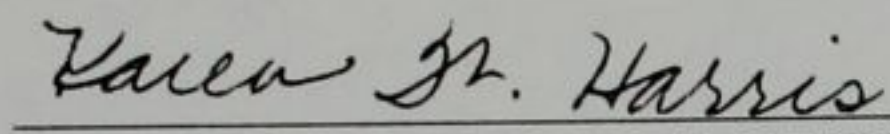
There being no further business to come before the Commission, Commissioner Davis made the motion, seconded by Commissioner Justice to adjourn the meeting. The motion carried unanimously. (Adjournment Time: 1:25 p.m.)

APPROVED:

  
FRANK M. MORRIS, MAYOR

MAYOR PRO TEM

ATTEST:

  
KAREN W. HARRIS, CITY CLERK