

MINUTES } CITY OF PIKEVILLE

CITY OF PIKEVILLE BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES AUGUST 15, 2001

The Board of Commissioners of the City of Pikeville met in Special Meeting on Wednesday, August 15, 2001. The meeting was held in the City Hall Public Meeting Room at 118 College Street, Pikeville, Kentucky, to consider the following items:

1. CONSIDER FURTHER DISCUSSION AND ANY NECESSARY ACTION CONCERNING DAVID ADAMS' REQUEST FOR IMPROVEMENT TO THE HAMBLEY BOULEVARD/LORRAINE STREET/COAL HOLLOW ENTRANCE.
2. CONSIDER A REPORT FROM THE CITY MANAGER CONCERNING THE NEGOTIATIONS TO ACQUIRE THE TRIMBLE HEIRS AND YORK HEIRS PROPERTY FOR THE PROPOSED PARKING STRUCTURE PROJECT AND TAKE ANY NECESSARY ACTION.
3. CONSIDER DISCUSSION AND ANY NECESSARY ACTION RELATIVE TO THE ACQUISITION OF THE WLSI PROPERTY AND THE ADJACENT TRACT

There being a quorum present, Mayor Pro Tem Steven D. Combs called the meeting to order at Noon. Commission Members present at roll call were as follows:

COMMISSIONER:	STEVEN D. COMBS
	EUGENE DAVIS
	FRANK JUSTICE, II

Mayor Frank M. Morris and Commissioner Dallas Layne were absent.

1. Coal Hollow: As directed at the August 13, 2001 regular meeting, City Manager Blackburn, City Engineer Sykes, and U.S. Filter Manager Hamilton met with David Adams to discuss the proposed alignment of the Lorraine St./Coal Hollow entrance, roadway and drainage improvements. City Engineer Sykes prepared a handout describing the work each entity would be responsible to provide. Adams Real Estate, Inc., has agreed to provide \$25,224.00 in labor costs to accomplish earthwork/tree removal; seeding; demolish existing pavement and curbs; silt fence; 5" asphalt pavement on Coal Hollow; 6" of DGA on Coal Hollow and an 18" driveway culvert. U.S. Filter will construct a concrete sidewalk, standard curb and gutter; curb box inlet; connection to existing CBI; remove/replace existing culvert; manhole riser existing j. box; adjust DBI to grade; Adjust gas valve box to grade; adjust water valve box to grade, adjust sewer mitt to grade. Cost including a 10% contingency is \$22,950.00. The city will contract the work to provide pavement markings; grind and paint out existing striping; raised traffic island; maintain and control traffic, and obtain the design and D.O.T. permit. The city's cost for this project is estimated at \$17,000.00 which includes a 10% contingency. Mr. Sykes pointed out that the intersections will not be perfectly aligned, but will be about 15 to 20 feet off center. Mr. Adams has also requested to extend his parking lot onto the existing right-of-way. Mr. Sykes advised that he thinks the state owns most or all of the right-of-way. The permit application takes care of this request. Additionally, Mr. Adams is requesting to tie the drainage of his parking lot into the city's drainage system. Mr. Sykes advised that he did not think this would cause any harm to the city's system. Mr. Adams told the Commission that he will be landscaping around the new office building. Commissioner Combs made the motion to enter into a contract with Adams Real Estate, Inc., for the project which includes application for a permit to extend the parking lot and approval to tie into the city's drainage system. Commissioner Justice seconded the motion. The motion carried 3 - 0.

2. Parking Structure Property Acquisition: City Manager Blackburn reported that he had contacted the owner of the Hatcher Court property and extended an offer to purchase. Mr.

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Blackburn advised that Ms. Mandt underwent surgery and was not available to discuss the matter. Mr. Blackburn told the Commission he would call Ms. Mandt on August 20th to discuss the matter further. Billie Sue Davis was present and requested to discuss the proposed acquisition of the York Heirs property with the Commission in closed session.

3. Hambley Complex Expansion: City Manager Blackburn advised the Commission authorized the acquisition of the WLSI property. Additionally, the Commission had authorized the City Manager to contact the owners of the adjacent property in an attempt to negotiate a purchase. David Adams was present to discuss the matter with the Commission in closed session.

At 12:16 p.m., Commissioner Combs made the motion, seconded by Commissioner Justice to adjourn to a closed session for the purpose of discussion two property acquisition matters. The motion carried 3 - 0.

At 1:55 p.m., Commissioner Justice made the motion to reconvene to regular session. Commissioner Combs seconded the motion. The motion carried 3 - 0.

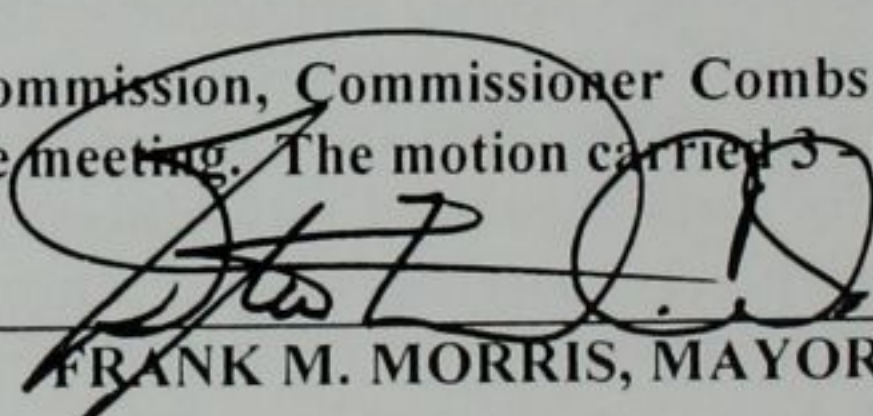
Commissioner Combs reported that while in closed session, the Commission discussed the acquisition of the Adams property located behind the WLSI tract. Commissioner Combs made the motion to authorize the City Manager to hire a state-certified appraiser to appraise the Adams property and to review the appraisal on the city's property located on Thompson Road with a report to be delivered by September 10, 2001. Commissioner Davis seconded the motion. The motion carried 3 - 0.

Commissioner Justice made the motion to allow the York Heirs the opportunity to hire an appraiser by August 27th, with a written report to be submitted by September 10, 2001, and further moved that if the appraisal is not obtained by September 10, 2001, that the City Manager be authorized to proceed with condemnation. Commissioner Justice continued with the motion by authorizing the City Engineer to proceed with the necessary survey of the properties. Commissioner Combs seconded the motions. The motion carried 2 - 0 - 1 with Commissioner Davis abstaining from the vote.

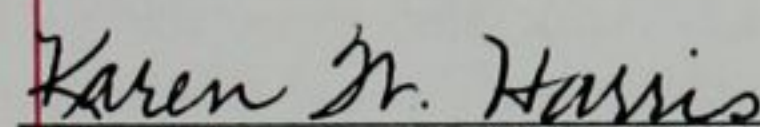
The Commission discussed the possibility of allowing the York Heirs the opportunity to re-purchase the property if it is not incorporated into the parking structure project. The City Attorney pointed out that should it be necessary to acquire the property through condemnation, the law sets the time, that the previous owner can ask to re-purchase the property, at eight years. If a sale price is negotiated, the right to re-purchase can be made a part of the deed covenants. The Commission delayed further discussion, concerning the request, to a later date.

There being no further business to come before the Commission, Commissioner Combs made the motion, seconded by Commissioner Justice to adjourn the meeting. The motion carried 3 - 0.

APPROVED:

 MAYOR PRO TEM
FRANK M. MORRIS, MAYOR

ATTEST:


KAREN W. HARRIS, CITY CLERK