

# MINUTES } CITY OF PIKEVILLE

## ~~CITY OF PIKEVILLE~~ BOARD OF COMMISSIONERS SPECIAL MEETING MINUTES SEPTEMBER 11, 2001

The Board of Commissioners of the City of Pikeville met in special session on Tuesday, September 11, 2001, at 6:00 p.m. The meeting was held in the City Hall Public Meeting Room located at 118 College Street, Pikeville, Kentucky.

The Special Meeting replaced the September 10, 2001 regular meeting. The agenda was as follows:

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

### ***II. MINUTES: Consider approval of the August 27, 2001 meeting minutes.***

- III.*** A. Consider discussion with the Pikeville Housing Authority Board and executive director.  
 B. Consider a report from YMCA Chairman, Jerry Kanney.  
 C. Consider a report from Greg Cochran of Southeastern Employers.  
 D. Consider approval to accept the \$300,000 Renaissance KY grant funds to be used for the civic center project.

### ***IV. OLD BUSINESS***

- A. CITY ENGINEER'S REPORTS  
 1. Status report for ongoing projects.  
 2. Consider discussion concerning the access road at Pikeville Elementary School  
 3. Consider approval of property acquisition on Kentucky Avenue.  
 B. CITY ATTORNEY'S REPORTS  
 1. Consider first reading of an ordinance establishing a pick-up/delivery zone.  
 C. CITY MANAGER'S REPORTS  
 1. Consider employing Chris Nichols as a patrolman  
 2. Consider a report from the Police Chief concerning parking violations.  
 3. Consider a report concerning the status of acquisition of the York Heirs and Adams property  
 D. PIKEVILLE REDEVELOPMENT PROJECT  
 1. Kentucky Avenue Property Acquisition: Consider approval to acquire the Robert Pinson property at \$82,500, the Carolyn Roberts' estate at \$45,800 and the David Adams property at \$35,000.  
 2. Consider approval of Amendment #1 to the HCL contract for asbestos abatement to include the Pinson property - contract to increase by \$75.00.

- V. ANNOUNCEMENTS:*** The Pikeville/Pike County/Elkhorn City Joint Planning Commission will be conducting a public hearing on September 19, 2001, at 2:30 p.m. to consider the city's request to change the zoning of



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Kentucky Avenue from R-1A to R-3. They will conduct a special meeting immediately following the public hearing. Both the hearing and the meeting will be held at City Hall.

## VI. ADJOURNMENT

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

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

Mayor Frank M. Morris was absent.

### AGENDA ITEM II.

### MINUTES

The minutes for the regular meeting of August 27, 2001 were included in each Commission Member's agenda package. There being no additions or corrections, Commissioner Davis made the motion, seconded by Commissioner Justice to approve the minutes as presented. The motion carried 4 - 0.

### AGENDA ITEM III.

A. PIKEVILLE HOUSING AUTHORITY BOARD: Board Members Mike Castle and Max Thompson, along with executive director Sean Gilbert and finance officer Steve Burchett, appeared before the Commission, as instructed during the previous meeting. Mr. Gilbert reported he had conversation with Commissioner Combs concerning the proposed widening of the access street in front of Myers Tower. According to Commissioner Combs, one side of the roadway is being used for parking by housing authority employees, residents, and visitors. Commissioner Combs expressed his concern that the fire department does not have sufficient space to set up the aerial ladder fire truck in the event of a fire. Fire Chief Hall advised that approximately 30 feet of roadway width is necessary to ensure safe operation of the fire truck. Mr. Gilbert and the Board Members assured the Commission they would direct the employees and residents to park their vehicles in another location. The Commission discussed the possibility of widening the access road. Mr. Gilbert explained there may be a problem in widening the road because of the location of Bell South's utility equipment hub and the handicapped access ramp. Mr. Castle asked the Commission to authorize the city engineer to prepare a schematic plan and cost estimate for widening the access road. The funding for the proposed street widening was discussed. Mr. Gilbert advised the Commission he would check with HUD officials to see if any funds were available. Commissioner Justice made the motion, seconded by Commissioner Combs to authorize the City Engineer and Fire Chief to make an inspection of the area to determine the feasibility of widening the access street and further to direct the city engineer to prepare a schematic plan and cost estimate. The motion carried 4 - 0.

Commissioner Layne asked the Board Members if the Housing Authority Board was conducting meetings on a regular basis. Mr. Gilbert reported the Board meets when necessary, and they generally meet at the Landmark Restaurant, if the Pikeville Affordable Housing Corporation is going to meet. He reported that meetings have been conducted this year at Myers Tower, Fairview, and North Gate. The City Attorney explained the Housing Authority Board is required to adopt a regular meeting date, time, and place, so any resident or member of the public can attend. Mr. Castle assured the Commission the Board would establish a regular meeting date, time, and location, and make the residents aware of the established dates.

B. YMCA REQUEST: YMCA Board Chair, Jerry Kanney, and executive director Calvin Wheat,



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~~appeared before the Commission to present the YMCA's proposed building expansion, to request the~~ city's endorsement of their project, and assistance in funding the proposed expansion. The YMCA existing facility is 30,000 sq. ft. The proposed expansion will consist of an additional 35,000 sq. ft. The expansion will house two indoor swimming pools - one family pool and one competition-size pool; an expanded weight room and day care facility; and basketball courts. The expansion is expected to cost about \$3.9 million, but could be as low as \$3.2 million with the use of donated materials, equipment, and labor. Membership at the YMCA is 2,460. Mr. Kanney also requested the city's assistance in the relocation of the sewer line from behind the existing facility to an area closer to the golf driving range, and an increase of 15' of property added to their lease. Mr. Kanney explained the extra property is needed for the gymnasium expansion. There will be an estimated loss of 20 parking spaces, however, Mr. Kanney and Mr. Wheat reported the loss of parking would cause no hardship for the YMCA. Commissioner Combs made the motion to endorse the YMCA's proposed expansion project and to authorize Holly Nicholas, grant writer, to research funding available for YMCA projects, meet with representatives of the YMCA Board, and to attend the next City Commission meeting to advise the Commission of her findings. Commissioner Justice seconded the motion. The motion carried 4 - 0.

C. PAYROLL PLAN: Greg Cochran, representative of Southeastern Employers, labor consultant to the City of Pikeville, presented a proposal to provide two additional merit steps for current Police Officers and Firefighter/EMTs, along with percentage increases to each department's supervisory personnel, to the Commission for review and approval. The proposal for the Police Department recommended the hourly wage rates be increased as follows:

	Starting	6 mo	12 mo	18 mo	36 mo	60 mo
Patrol Officers	\$9.87	\$10.52	\$11.21	\$11.95	\$12.37	\$12.86
Sergeants' hourly rate:	\$14.68					
Captain's hourly rate:	\$17.61					
Chief's hourly rate:	\$21.75					

Mr. Cochran reported the Police Department employees work 2080 hours per year. The overall annual wages could increase with overtime. The salaries do not reflect the annual state stipend of \$3,100 received by each officer.

The Fire Department employees, in addition to the regular 2080 annual hours, work 832 scheduled overtime hours. Hourly wage rates for firefighters/EMTs and Fire Department supervisory personnel were recommended as follows:

	Starting	6 mo	12 mo	18 mo	36 mo	60 mo
Firefighter/EMT	\$6.65	\$7.08	\$7.51	\$7.88	\$8.10	\$8.35
Lieutenants' hourly rate:	\$8.70					
Battalion Chiefs' hourly rate:	\$9.73					
Captain's hourly rate:	\$16.12					
Chief's hourly rate:	\$21.75					

The increases were proposed to encourage longevity in both departments due to the cost and time invested in each employee's training.

Fire Chief Hall voiced his appreciation for salary increases for the Fire Department, however he advised the Commission that he is in dire need of additional personnel. With the recent increase in



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~~ambulance service fees, the three part-time employees can be moved to full-time status. He reported it may eventually become necessary to request to hire 4 part-time employees.~~

Commissioner Justice made the motion to approve the salary increases as presented by Mr. Cochran. Commissioner Combs seconded the motion. The motion carried 4 - 0.

The Commission delayed action concerning the Fire Chief's request to change three employees from part-time status to full-time status until the next regular meeting.

D. GRANT AGREEMENT: Presented for approval was the Direct Appropriations Grant Agreement from Renaissance Kentucky for the award of \$300,000 to the City of Pikeville to be used for acquisition of the Trimble Heirs' Main Street property which will become a part of the Eastern Kentucky Exposition Center project. A resolution to accept the funds was presented as follows:

A RESOLUTION TO ACCEPT MAJOR REVITALIZATION FUNDS FROM THE RENAISSANCE KENTUCKY ALLIANCE AND AUTHORIZATION OF MAYOR TO EXECUTE ALL DOCUMENTS NECESSARY BETWEEN THE CITY AND KENTUCKY HOUSING CORPORATION (RESOLUTION #R-2001-036)

WHEREAS, the City of Pikeville has applied for and received an allocation of Renaissance Kentucky Major Revitalization Funds; and

WHEREAS, the City of Pikeville has determined that the project will proceed based on a revised scope of work and revised budget; and

WHEREAS, the City of Pikeville in partnership with the local Renaissance/Main Street Committee has coordinated this joint effort and agreed upon the terms and conditions of a commitment letter dated September 5 from Renaissance Kentucky.

NOW, THEREFORE, BE IT RESOLVED that the City of Pikeville does hereby accept this allocation of Major Revitalization Funds in the amount of \$300,000 and does hereby agree to be bound to all applicable statutory rules governing its dispersal. Further, the mayor is hereby authorized and directed to execute all documents necessary with Kentucky Housing Corporation for these funds.

Commissioner Davis made the motion to adopt the resolution accepting the Renaissance Kentucky Grant Funds. Commissioner Combs seconded the motion. The motion carried 4 - 0.

## AGENDA ITEM IV.

## OLD BUSINESS

A. CITY ENGINEER'S REPORTS: Jack Sykes, representing Summit Engineering, Inc., city engineers, presented a verbal report for the following items:

## 1. Status Report for ongoing projects:

a. Kentucky Avenue Road Improvement Project: City Engineer Sykes reported that contractor, Patriot Construction, began work on the Kentucky Avenue Road Improvement Project on September 5, 2001. Mr. Sykes advised that asbestos abatement is complete and seven structures have been demolished. After all residents have moved from the area, Kentucky Avenue will be closed to thru traffic during construction. A turn-around area will be designated at the upper end of Kentucky Avenue for residents in the surrounding area to use. Mr. Sykes informed the Commission that Patriot Construction has requested to dump excavated materials, including concrete, asphalt, and other fill materials in Poor Farm Hollow. Mr. Sykes reported all materials will be suitable fill, if buried. During previous meetings the need to have 2/3rds of Contract 1B (retaining wall) completed by November 1st, was discussed. Mr. Sykes told the Commission that he



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left the pre-construction meeting with assurances from the funding agency that as long as the project was 2/3rds completed by November 15th, the tax credits were secure. Commissioner Combs made the motion to authorize the city attorney to prepare a conditional use agreement permitting Patriot Construction to use Poor Farm Hollow as a waste site, subject to Summit Engineering ensuring the material dumped is appropriate to be used as fill, and contingent upon Patriot Construction progressing promptly on schedule. Should the project not proceed on schedule, permission to use Poor Farm Hollow as a waste site will be revoked. Commissioner Justice seconded the motion. The motion carried 4 - 0.

b. Utility Relocation Project: Mr. Sykes reported that Mountain Enterprises is proceeding on schedule. He told the Commission the work on Huffman Avenue should be completed and the roadway paved by Thursday. Mountain Enterprises is working from 5 p.m. to 5 a.m. For dust control, the contractor is watering the road before leaving at 5 a.m. , then they run their water truck again at 2 p.m. Mr. Sykes told the Commission he is working with Mountain Enterprise officials to get them to run the water truck around 11 a.m. Contract completion date is October 31st.

2. Access Road at Pikeville Elementary School: Mr. Sykes advised the Commission of the need to reconstruct the existing access road to tie into the school bus parking lot. According to Mr. Sykes, the existing road's configuration tends to slow traffic down. He proposes to repave the existing road to the parking lot, at the full depth previously installed, paving the approach into the bus parking lot, and adding a 2 inch overlay over the traffic route through the parking lot. The quote from Mountain Enterprises for this work is \$20,510.00. Engineer's estimate was between \$18 - \$20,000. Action on this matter was delayed until the City Manager meets with superintendent Howard Wallen, to determine the amount the school system will fund.

3. Kentucky Avenue Property Acquisition: The City Engineer reported that he and City Manager Blackburn met with Dr. Shockey to negotiate the purchase of a portion of his parking lot for the Kentucky Avenue road widening. Dr. Shockey is requesting \$7,500 for acquisition and utilization of an easement for his .018 acre tract, which currently provides three parking spaces for his patients. Mr. Sykes explained that Kentucky Avenue is to be widened to four lanes - 2 lanes for parking and 2 traffic lanes. Dr. Shockey's property is to be used in tapering down the roadway to two lanes at the boulevard access, which will provide for traffic safety. Commissioners Combs and Justice expressed their opinion that the compensation suggested by Dr. Shockey is too high. Commissioner Combs explained the cost per acre would calculate at \$375,000. Commissioner Justice asked if a property trade is feasible. Mr. Sykes reported the property that Dr. Shockey is willing exchange for has a much higher value than his property is appraised. Commissioner Davis made the motion to acquire the property and easement for \$7,500. The motion died from lack of a second. Commissioner Combs suggested that the city engineer attempt to negotiate further with Dr. Shockey or re-design the entrance to exclude the Shockey property.

CITY ATTORNEY'S REPORTS: Russell H. Davis, Jr., City Attorney, presented the following ordinance for first reading:

1. Pick-up/Delivery Zone: ORDINANCE DESIGNATING A FIVE-MINUTE PICKUP PARKING ZONE IN THE OLD FIRE STATION/CITY HALL PARKING LOT ADJACENT TO DIVISION STREET

Second reading of the ordinance was scheduled for the next regular meeting.

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

1. Employment of a Patrol Officer: At the recommendation of Police Chief Justice, City Manager Blackburn requested approval to employ Chris Nichols as a Patrol Officer, pending satisfactory completion of physical and psychological exams, polygraph testing, and state approval.



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It was explained that Mr. Nichols has successfully completed the police academy training. Mr. Nichols will be replacing an officer who resigned. Commissioner Combs made the motion, seconded by Commissioner Layne to employ Chris Nichols as a patrol officer, pending satisfactory completion of exams and receiving approval from the state. The motion carried 3 - 0 (Commissioner Justice not present at the time of the vote).

2. Parking Violations: Police Chief Justice reported there are 21 vehicle owners who owe from \$700.00 down to \$200.00 for various parking violations. He advised he will be obtaining a criminal summons for these individuals.

3: York Heirs/Adams Property Acquisitions: City Manager Blackburn reported that appraiser, Dixon Nunnery, had been unable to complete the appraisals for the city's Thompson Road property and for the Adams' property adjacent to the newly acquired WLSI property.

The City Manager requested a closed session for the purpose of discussing the acquisition of the York Heirs property.

### D. PIKEVILLE REDEVELOPMENT PROJECT

1. Kentucky Avenue Property Acquisition: Formal approval was requested to purchase properties in the Phase II - Kentucky Avenue project area. The properties are as follows:

Robert Pinson	\$82,500
Carolyn Roberts Estate	\$45,800
David Adams	\$39,000

Commissioner Justice made the motion, seconded by Commissioner Layne to authorize the acquisition of the stated Kentucky Avenue properties. The motion carried 4 - 0.

2. Asbestos Abatement: Presented for approval was a request to amend HCL's contract for asbestos abatement to include the Robert Pinson property. HCL's contract will increase by \$75.00. Commissioner Justice made the motion to amend HCL's contract to increase the dollar amount by \$75.00. Commissioner Layne seconded the motion. The motion carried 4 - 0.

The Commission directed that a proclamation be prepared in honor of former Pike County Clerk, John Paul Blair, who passed away last week.

Commissioner Combs made the motion to adjourn to a closed session for the purpose of discussing a property acquisition matter. Commissioner Layne seconded the motion. The motion carried 4 - 0.

Commissioner Combs made the motion to reconvene to regular session. Commissioner Layne seconded the motion. The motion carried 3 - 0 (Commissioner Davis left prior to the conclusion of the meeting).

Commissioner Combs explained the city has been in negotiations with some of the heirs of the York property. Because of the discrepancy between the owner's and the city's appraisals, and due to the parties being unable to arrive at an acceptable purchase price, Commissioner Combs made the motion to proceed with condemnation of the York Heirs property, however directed the City Manager to continue negotiations with the property owners in an effort to acquire the property and resolve the matter amicably. Commissioner Layne seconded the motion. The motion carried 3 - 0.

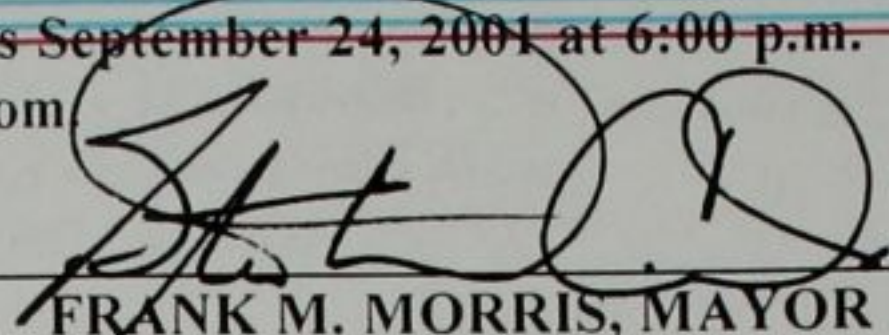
There being no further business to come before the Commission, Commissioner Combs made the motion, seconded by Commissioner Justice to adjourn the meeting. The motion carried 3 - 0. (Adjournment time: 7:55 p.m.)



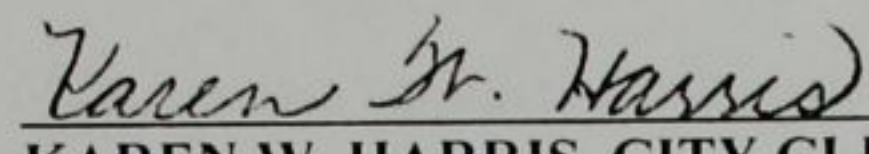
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The City Commission's next scheduled meeting is September 24, 2001 at 6:00 p.m. The meeting is to be conducted in the City Hall Public Meeting Room.

APPROVED:

 MAYOR PRO TEM  
FRANK M. MORRIS, MAYOR

ATTEST:

  
KAREN W. HARRIS, CITY CLERK