

MINUTES } CITY OF PIKEVILLE

CITY OF PIKEVILLE BOARD OF COMMISSIONERS REGULAR MEETING MINUTES JULY 8, 2002

The Board of Commissioners of the City of Pikeville met in regular session on Monday, July 8, 2002. The meeting was held in the City Hall Public Meeting Room located at 118 College Street, Pikeville, Kentucky.

There being a quorum present, Mayor Pro-Tem Steven D. Combs called the meeting to order at 6:05 p.m. Commission Members present at roll call 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 previous Special Meeting held on June 21, 2002 were included in each Commission Member's agenda package. There being no additions or corrections, Commissioner Justice made the motion, seconded by Commissioner Layne to approve the minutes as submitted. The motion carried 3 - 0 - 1 with Commissioner Combs abstaining from the vote.

AGENDA ITEM III.

BUSINESS FROM THE FLOOR

A. PIKE AUTOMOTIVE SITE: Property owner, Charles Huffman, advised the Commission that he will be paving the Pike Automotive Parking lot. He asked if the City would be interested in paving the street between Pike Automotive and the Harley Davidson store. City Manager Blackburn explained a small strip was left when the street between the two businesses were paved to prevent a drainage problem on the Pike Automotive property. The cost to pave the strip is approximately \$4,000. The City Manager recommended the paving be approved. Commissioner Combs made the motion, seconded by Commissioner Layne to authorize the paving of the strip located between Pike Automotive and the Harley Davidson store. The motion carried 4 - 0.

B. FILL MATERIAL: Ratliff's Creek resident, Billy Johnson, requested permission to waste approximately 45 dump truck loads of fill material on the city's Thompson Road property. The City Manager reported the property located behind the Thompson Road fire station has been permitted for fill. He added that City Engineer Sykes opined the fill would be an asset to the property. Commissioner Layne made the motion to authorize the City Attorney to prepare an agreement to allow Mr. Johnson to place fill on the Thompson Road property providing all waste material is suitable for fill, the material is walked in, over-seeded, and supervised by the City Engineer. Commissioner Combs seconded the motion. The motion carried 4 - 0.

C. GRANT WRITING, TECHNICAL & ADMINISTRATIVE SERVICES: Eric Ratliff, with the Big Sandy Area Development District (BSADD), appeared before the Commission to discuss their proposal to provide grant writing, technical and administrative services for Phase VI of the Pikeville Redevelopment Project. The proposed funding scheme provides for the submission of a CDBG application totaling \$1 million to be used for the acquisition, relocation and demolition of structures located at Sycamore Street and High Street. Total cost for BSADD's services is \$22,000, or 2.2% of the proposed grant amount. Mr. Ratliff explained this amount had been approved by the Department of Local Government. The committee that reviewed the request for qualifications from grant consultants recommended that the firm of Wilbur J. Linder & Associates be awarded the project. Mr. Linder's fee for the services was \$100,000 or 10% of the proposed grant amount. The

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Commission asked if 60% of the CDBG funds could be expended in time for the city to submit another CDBG funding application to be used for Phase VII. Mr. Ratliff advised that it depends upon when funds are awarded, however expressed his confidence the application for Phase VII could be submitted by the deadline in 2003. Mr. Ratliff told the Commission that BSADD does have the personnel to dedicate to the project. He also agreed that a representative of BSADD would attend the twice monthly meetings of the City Commission. The cost differential was a considerable issue in designating a consultant for the project. It was pointed out the funds saved in consultant fees could be added to the overall project budget. Commissioner Justice made the motion, seconded by Commissioner Combs to approve entering into a contract with BSADD for grant writing and consulting services for Phase VI of the Pikeville Redevelopment Project. The motion carried 4 - 0.

D. MEMORIAL VILLAGE: Carolyn Childers appeared before the Commission to discuss a proposition for the development of a memorial village. She explains that she has met with someone in Hal Roger's office. He has informed her that a plan needs to be in place, the land needs to be available and the people need to express their wiliness to work on this plan. She thinks that his office will be able to help with the funding for water, sewage and streets. Commissioner Justice expresses his concern that the City will not be able to pay for this project. Also the property that she is interested in is a million dollar piece of property and he doesn't know the feasibility of giving that kind of gift to the proposition. Commissioner Combs suggests that she start raising private contributions, but she thinks that it would be difficult to raise funds for a project that may or may not have land to build on. Commissioner Justice says that he thinks the commission would have an easier time committing the land if there was money to develop it. Mrs. Childers agrees to look for funding and come back at a later date.

E. POND CLEAN-UP The lady that was to come before the commission was out of town. However, seeding and posting no dumping signs were discussed.

F. SYCAMORE STREET: The street seems to be caving in. The commission discusses the possibility of getting steel driven into the ground. Charles will get Dwayne up to the street to see what needs to be done.

G. WALTERS ROAD: There has been high water on the road and every year the city has cleaned it up. A resident comes forward to ask the commission to put in wire baskets. Dwayne will look into it.

H. WAGE INCREASES: The Commission announced they would be considering specific employee's wage rates during executive session.

AGENDA ITEM IV.

PAYMENT OF BILLS

A. PIKEVILLE REDEVELOPMENT PROJECT: Project Director, Sue Smallwood, presented the following invoices for approval of payment:

1. Wilbur J. Linder & Associates: Presented for approval was invoice #3 in the amount of \$10,000 for administration services for Phase V - High Street. Ms. Smallwood advised the invoice was submitted in accordance with the contract and recommended payment. Commissioner Combs made the motion, seconded by Commissioner Justice to approve payment as requested. The motion carried 4 - 0.

2. Walters & Associates: A request for payment was submitted in the amount of \$1,800.00 from Walters & Associates for an appraisal of the A. Clark Akers property located at 178 Poplar Street. Commissioner Combs made the motion, seconded by Commissioner Layne to approve payment as requested. During discussion, Commissioner Justice asked why the bill was so high. Ms. Smallwood advised this appraisal was not included in the scope of services for Phase IV. Commissioner Justice pointed out the property is to be a part of the redevelopment project and the appraisal fee should be more in line with the other property appraisals at \$750 - \$800. Commissioner Combs and Layne withdrew their motion for approval of payment. Ms. Smallwood was directed to

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contact Ms. Walters to inquire as to the reason for the cost of this appraisal being so much more expensive than the other appraisals in the project area. Further action was postponed to the next meeting.

3. Micro-Analytics, Inc.: Presented for approval was an invoice in the amount of \$5,180.00 for asbestos testing for properties located in Phases III and IV of the redevelopment project. Ms. Smallwood reported the invoice is submitted in accordance to the contract. Commissioner Davis made the motion, seconded by Commissioner Combs to approve payment o Micro-Analytics, Inc. in the amount of \$5,180.00. The motion carried 4 - 0.

AGENDA ITEM V.

OLD BUSINESS

A. CITY ENGINEER'S REPORTS: Charles Byers, representing Summit Engineering, City Engineers, advised the Commission that BOCA Contracting has started work on the Middle Bowles sewer line rehabilitation project.

Additionally, Mountain Enterprises is in the process of milling the College Street/Huffman Avenue intersection. The intersection will be paved.

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

1. History Center/Museum Board: The City Attorney presents the first reading of an ordinance creating a board. No further action required.

ORDINANCE CREATING THE BIG SANDY VALLEY MOUNTAIN HERITAGE/HISTORY MUSEUM BOARD; PROVIDING FOR APPOINTMENT OF BOARD MEMBERS, OPERATIONS AND FINANCES

2. Executive session; Discussion of a settlement to a lawsuit involving Tri-State Media.

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

1. Old water tank: Mr. Blackburn would like for the commission to declare an old water tank as surplus property and authorize disposal. Commissioner Justice makes the motion. Commissioner Combs seconds the motion. The motion carried 4 - 0.
2. Parking Garage Groundbreaking Ceremony: The city manager tells the commission that he has the plans taken care of and it will be a first class event at a cost of about \$2000.00. Commissioner Combs makes the motion. Commissioner Layne seconds the motion. The motion carried 4 - 0.
3. Tourism Commission: Mr. Blackburn informs the commission that the Chamber for Commerce has requested an appointment of an individual to serve as their representative on the Tourism Commission. The commission appoints Reed Potter. Commissioner Justice makes the motion. Commissioner Layne seconds the motion. The motion carried 4 - 0.
4. Pike County Bowl: Community Trust Bank would like to use of the Pikeville facilities on August 24. Commissioner Justice makes the motion. Commissioner Davis seconds the motion. The motion carried 4 - 0.
5. Commissioner Combs made the motion to go into executive session to discuss a pending law suit and pay raises, seconded by Commissioner Davis to adjourn the meeting. The

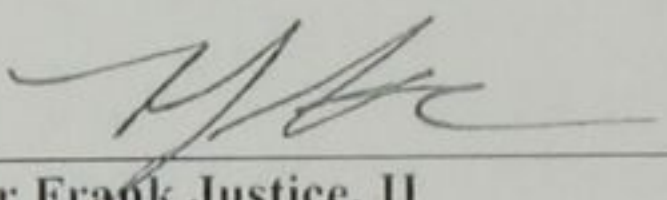
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motion carried 4 – 0.

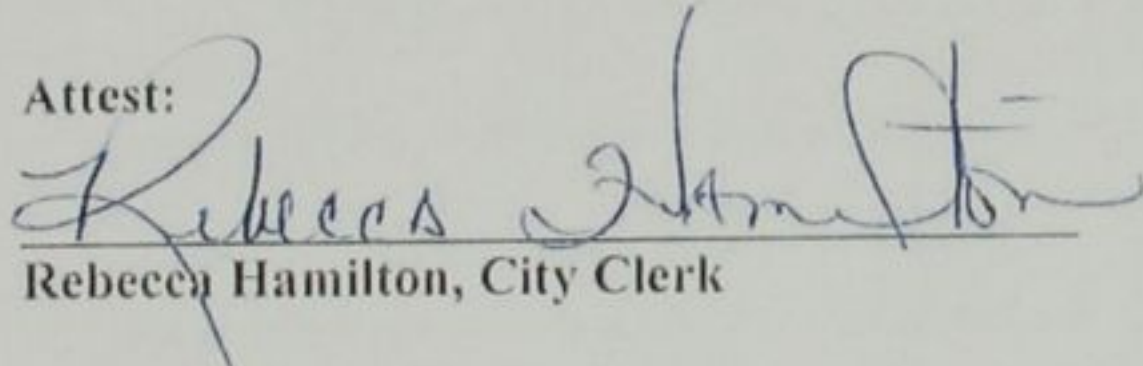
6. Commissioner Combs made the motion to come back into open session, seconded by Commissioner Layne to adjourn the meeting. The motion carried 4 – 0.
7. Commissioner Justice makes a motion to wait on the cost of living raises for the employees until there is more time to look into the matter. Commissioner Combs seconds the motion. The motion carried 4 – 0.
8. City Attorney, Rusty Davis reports that the commission would like to accept Tri-State Media's offer to settle the law suit. They will remove the sign in question to a place on private property. They will replace it with a smaller one. They will provide to the city at no cost another sign. Commissioner Combs made the motion to accept those terms. It was seconded by Commissioner Layne. The motion carried 4 – 0.
9. The subject of widen Mt. Martha Drive comes up. The City Manager reports that he will have it looked into.

There being no further business to come before the Commission, Commissioner Layne made the motion, seconded by Commissioner Davis to adjourn the meeting. The motion carried 4 – 0.

APPROVED:


Mayor Frank Justice, II

Attest:


Rebecca Hamilton, City Clerk