

# MINUTES

## PUBLIC WORKS COMMITTEE

### SEPTEMBER 16, 2020

#### Attendees:

Daron Stephens, Engineer  
Pat Clark, Public Works Director  
JoEllen Reed, City Commissioner  
Kitty Strode, City Commissioner  
Mike Flynn, Interim City Manager  
Shanda Cecil, Planning Department  
Dianna Layne, Deputy City Clerk

#### NEXT MEETING

October's meeting will be Monday, **October 5, 9:30 AM, in the Commission Chambers.**

**MINUTES** – The minutes of the August 3, 2020 meeting were submitted. Shanda made a motion to approve; JoEllen seconded. Minutes were approved with no corrections.

#### DEMOLITIONS

**24 Hughes Avenue** – At the last Administrative Hearing Board meeting, the Board reached the decision that this property needs to be demolished.

**115 East Lexington Avenue** – This is a 5-story building and Daron estimated this project would cost \$50,000-\$60,000 to complete. Public Works welded the door shut, so we haven't seen people in the building as of late. Daron recommended that we hold off on this building due to budget constraints, then move forward with the Hughes Avenue and Fifth Street properties. When the City Commission meets in December to re-evaluate the budget, we could add this property back in. Mike suggested Daron get a complimentary bid for demolishing the building, so we would have an idea of how much to add back into the budget.

**156 Magnolia** – Shanda reported on the status of this property. Don Pace bought this property in a consolidated deal with Roy Haggard for six other properties. Roy Haggard had already been before the AHB when he sold it to Don Pace, and the house was about halfway dismantled. Mr. Pace offered to give the property to the City if we would pay for the demolition cost. The City Commission was polled and voted that this was the responsibility of the property owner, and they did not want to do this. AHB put \$100/day fine on this property until it is either demolished or repaired.

The decision was reached to table 115 E. Lexington Avenue until budget time in December, and to proceed with the demolition of 24 Hughes Avenue and 43 5<sup>th</sup> Street. We will not take Don Pace's Magnolia Street property.

#### PROJECT UPDATES

- **130 West Lexington Avenue** – The estranged son took the deed to this house and he was going to try to clean the house himself. The AHB gave Mr. Ratliff until the October meeting to have it cleaned up and come up with a plan for repairing it.

- **323 Boone Avenue** – All of the work has been completed as of yesterday. Public Works poured the dissipators, and all the curb and driveway repairs have been completed.
- **Parking Lot Restorations** – Craig Rogers is about 1½ weeks out with sealing these lots, which he has committed to have complete by the end of September. Public Works is finished except for restriping after Craig is finished.
- **Dubuy Drive** - The easement is signed by Mr. Terry Marstella at 219 Crossbrook. We are waiting for the area to dry up so we don't destroy his yard. Weather permitting, we will move forward next week. We will be behind one empty lot on Dubuy, which is owned by Mayday Hanna. John Stone has given us a quote on clearing out some of their properties; however, we are going to tell John to hold until Public Works gets finished. We will be filing liens against Mayday Hanna for the work, and we will have Bill Dykeman file suit against them.
- **Colby Ridge/Redwing Storm Sewer** – This project has been in the budget for two years. Daron will get this out for bid by the end of the month. It will be approximately 150 feet of pipe total. There will be intermittent road closures when we do the work. We will have to tear up some driveways, sidewalks and front yards, but they will be put back.
- **Bell's Alley Closure** - Pat and Daron met with Mark Simpson. There is one catch basin in the parking lot and another open grate on Bell's Alley that runs down to a grate at the corner of Gay and Bell's Alley. The City is going to walk away from those, and Central Baptist will take over maintenance. We will keep the one on the corner that is in the right-of-way. We will maintain one section of pipe in the right-of-way and Central Baptist will maintain everything else. In the upper section of the parking lot toward North Burns, there is a concrete structure with a steel lid which is some kind of underground detention basin and everything flows into it. There is a pipe coming out of it that heads toward the Police Station. PVA shows 17 parcels where CBC parking lot is located. They will have to get a consolidated plat and give us an easement that comes across the upper parking lot. The 48" double barrel pipe is not on GIS. We need to find where this goes. It has to be feeding Town Branch. It looks to be a 12' x 10' vault with a 6" concrete wall with a spillway at the top approximately 3' wide and an 8" pipe at the bottom. Mark Simpson will get with an engineer to map out the consolidation plan and the easement. We need to make sure the GIS maps get updated once all of this is done.
- **Lincoln Street Redevelopment** – Kriss Lowry bid the demolitions. We haven't heard results yet. Integrated Engineering has the contract bid for the facilities improvements. Their bids run to the end of September. This will be good construction work for this time of year.
- **Lana Lane** – Daron talked with the Carrolls and the Weirs. The Carrolls were going to move everything over away from where the swell was originally. The Carroll's neighbors on Camelot were not OK with Mr. Carroll's idea. They are looking at another alternative. Mr. Carroll is not adding more water to the Weirs. The problem is that from Camelot to the property line, it drops approximately 12-15 feet.
- **Main Street Sidewalks** – Ryan Gay and a couple of other gentlemen from Southern Contractors were at the meeting. The City Commission approved \$235,000, which gets us below the prevailing wage cap so we can move forward with this project. There was discussion about what could be removed from the project to get it to the \$235,000 limit. The decision was reached to take out the miscellaneous sidewalks on the high side and do the sidewalk in front of Mason's on Main.

- **164 Hood Avenue** – This is owned by Angie Dixon. Shanda and Mike met over there and discussed the issues with them. According to Tony Morguson, contractor, they were going to seal the pipe that connects to our pipe. The pictures show that the contractor did not seal the pipe. They used 36” plastic pipe but it is backfilled with junk. There will be problems with this in the future. The easement needs to be detailed that we are not responsible for any of this. They have agreed to maintain this, and a copy of the plat that shows they will maintain this needs to be given to Pat.
- **Boone Avenue Curbing** – Mike met with Philip Howard about curbing on Boone Avenue. Mr. Howard is going to meet and talk with his engineer on site to see if they can come up with a plan to do something. The State should have chipped in some money to help with the 323 Boone Avenue project; however, we have to get away from the turf wars and start working together. We have to do what is best for our community.

### **STREETLIGHTS**

- **Colby Ridge Subdivision** – Kentucky Utilities now has everything they need with the exception of conduits, which is Wayne Littrell’s responsibility. We will give him 30 days to get the conduits installed. Mike will draft a letter to Wayne giving him 30 days to make the corrections to Colby Ridge #11 (Concord, Bella Ridge, Mayfair and Colby Ridge).

### **ADJOURN**

Dianna made a motion to adjourn; JoEllen seconded. Meeting was adjourned.