PIKE COUNTY PROJECT DEVELOPMENT BOARD

AOC CONSTRUCTION FILE
COUNTY: PIKE
FILE CODE: PDB1
SUBMITTED BY: JL
DATE: 5/2/08

SPECIAL MEETING MINUTES

Pike County Courthouse
Pikeville, Kentucky

April 3, 2008 at 2:50 p.m.

PRESIDING OFFICER: **Judge Eddy Coleman**

MEMBERS OF THE BOARD PRESENT:

City Manager/AOC Representative Donovan Blackburn
Circuit Court Clerk David Deskins
AOC Project Manager Jeff Lilly
District Judge Darrell Mullins
State Bar Association Representative Neal Smith

OTHERS PRESENT:

Jeff Gregory of Sherman, Carter & Barnhart
Ryan Barrow of Ross, Sinclaire & Associates
Codell Construction Representative
Elster Justice, Barber Shop
Mike Nusser of Artisans Center
Tinker Page
Robert Pinson, Property Owner
Rose Farley, Recorder

MEMBER OF THE BOARD ABSENT:

Judge/Executive Wayne T. Rutherford
Magistrate Jeff Anderson
Judge Charles E. Lowe, Jr.

Judge Eddy Coleman of the Pike County Project Development Board acted as presiding officer for a special meeting of the Board on April 3, 2008, at 2:50 p.m. in the Pike County Fiscal Courtroom, Pike County Courthouse, 146 Main Street, Pikeville, Kentucky. The regular meeting time had to be changed due to a visit to Pikeville by former President Bill Clinton. Three members were absent due to a scheduling conflict.

Jeff Gregory of Sherman, Carter, & Barnhart, Architects, came before the Board to offer explanation of development plans for the new Judicial Center for Pike County. He presented site maps to each member and floor plans of the new center. The following is a summary of his remarks. He said the front of the building would sit about thirty feet from the street with the first floor being larger than the second and third floors. He said if no additional property is purchased now, the current buildings standing may someday be

removed and windows would be needed, permitting an equal four-sided building to be constructed. He said it is desired to have a loading dock at the back with a secure entry. A screen wall with masonry and landscaping will be between the street and the wall. Behind that wall would be the area for vehicles.

He said the first floor plan would be primarily the Circuit Court Clerk's office with the prisoners, pre-trial area, Drug Court, Jury/Assembly Room around that. The lobby and entry will permit everyone to come in the front door which will be open to the public. He said after hours the front doors may be locked to some spaces, but the lobby will remain open without opening the remainder of the building. There will be access to the rear of the building but the judicial spaces will be restricted.

For the second floor, the original plan set the District Court areas with three circuit, two district and two family courtrooms. He noted, however, the judges say they need three district courtrooms. He said the district courtrooms are placed on the second level because it generally has the higher traffic flow. The stairs will give access so the high traffic areas will be as close to the main level as possible. Another hearing room will be on that floor with a conference area which could be open to the public after hours. The judge's office will include a suite for an appellate judge.

The third floor shows the Circuit Courtrooms with provision for a future judge. He said all these provisions are in the AOC documents except having one of the courtrooms switched.

He referred to the complete square footage allotted by AOC and asked if that were satisfactory, stating if so, his firm could begin to hold meetings with AOC to work out issues, with drawings possibly being produced in two weeks. He will return to the Board meeting in two weeks and wants input from the judges and clerk. He will not ask for approval of everything set out at the next meeting but said he would bring options for the exterior. He said two months from now, the revised plans could be brought back to the Board and a request for approval for Phase A. He pointed out the Court Facilities Standards Committee would not approve the plans until this Board does. It meets quarterly and with costs rising, he hopes the Board will not have to wait another three months for decisions. He asked the Board for guidance as to how to proceed.

He said there will be "tough" budget decisions since the money allotted may not be sufficient to create the building planned but he assured the Board that this will be addressed. Donovan Blackburn, City Manager of Pikeville, reported the majority of people with whom he has spoken have insisted the building should remain within the city limits. Mr. Gregory responded that his firm has the goal of having the building reflect Pikeville's character and what Pikeville looks like; the building needs its own identity, i.e., red brick, limestone, other decorations. He said he will bring back the reversions to the Board since many people in his firm work on this.

The representative from Codell Construction offered to answer any questions the Board might have and Judge Coleman requested that he return with the architect to the meeting in two weeks when questions could be proffered about finances.

Ryan Barrow of Ross, Sinclaire & Associates, reported on the financing for the building and stated approval has been obtained and financing will be in place. He said the Public Properties Corporation is an integral step to assure that AOC will pay this debt

and it must be set up [illegible] the Pike County Fiscal Court. He st[illegible] Pike County and this Board "...must be at arm's length." The Public Properties Corporation houses the debt with AOC then paying the Public Properties which in turn pays the debt on the bonds. He asked to attend the Fiscal Court meeting on April 15 to produce resolutions which will set up the Public Properties Corporation and to assure the debt. He stated if the April 15 meeting is made timely, it usually takes a week or two for the calendar and bank to close. He said there would be a two-year period for a short-term debt and then it could be placed on long term. He said the interest rate for a twenty-year debt is higher and in response to Judge Coleman's question, stated the long term rate right now is about 5%. He said short term rates have dropped.

Mike Nusser of the Artisans Center asked for a time line on an approximate date to be out of the building and also asked if there is any money to assist the tenants in moving out of the building since some of the recording equipment is very difficult to move. Jeff Lilly, AOC Project Manager, answered the money from the state is released only to the property owners and maybe something could be worked out with them. He said it would probably be six to eight months before any possible move might be required. Mr. Nusser asked about the date of demolition and requested that a month's notice be given. Mr. Lilly added that soil information must be examined carefully before any construction begins and probably by the June meeting, the Board would have more information. Judge Coleman stated it will take a while and would not be immediate. Attorneys may be hired by property owners and a special judge must be appointed and Judge Coleman noted construction costs and interest rates also figure into the time frame.

Tinker Page asked about future use of the Hall of Justice and Judge Coleman said between the two floors is the jail and that may be expanded. David Deskins, Circuit Court Clerk, stated the Hall of Justice needs more space now. Judge Coleman stated that the Commonwealth Attorney's office and Public Advocate's office have shown interest in leasing office space in that building but that the Fiscal Court would be the entity to decide that. Mrs. Page stated the oldest building in Pikeville (1918) is on Main Street and asked if there were any way to save this building. Mr. Lilly said there is no way of preserving the old buildings in some places because there is no way to incorporate those into the new buildings. Judge Coleman asked if salvaged bricks could be used in something inside to show some of the old building and Mr. Lilly said it is usually more costly to try to work with used material.

The next meeting was announced for May 1, 2008, at 5:00 p.m., and with no further business or comments, Judge Coleman ADJOURNED the meeting.

Respectfully submitted,

Rose Farley

Rose Farley, Recorder