



# City Commission Meeting Highlights

Tuesday, February 21, 2017 at 5:30 p.m. at City Hall

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## **Union Agreements with FOP and IAFF (vote Feb. 28)**

The Paducah Board of Commissioners introduced two ordinances for contracts between the City and the International Association of Fire Fighters Local 168 and between the City and the Fraternal Order of Police. Each current contract expires June 30, 2017. The new contracts are three-year contracts which will be in effect from July 1, 2017 until June 30, 2020. Negotiations between the City and both unions were held in January and February with both memberships voting to approve the contracts. Both contracts include proposed annual wage increases of 1.5%, 1.75%, and 2.0% in 2017, 2018, and 2019.

## **Agreement for Noble Park Lake Bank Stabilization Project-Phase II (vote Feb. 28)**

The Paducah Board of Commissioners introduced an ordinance to accept the bid of \$242,980 by Youngblood Excavating & Contracting, LLC (YEC) for the Noble Park Lake Bank Stabilization Project-Phase II. Two bids were received for this project with YEC providing the lowest, responsive bid. Phase I of the project occurred in 2014 with the installation of metal sheet piling to create a retaining wall to stabilize the erosion of 665 linear feet of bank on the southeastern side of Noble Park Lake. Phase II will include the installation of approximately 650 linear feet of steel sheet piling and concrete cap along the south and west bank of the Noble Park Lake to match the first phase of the project. Additionally, while the water is lowered, all of the steel sheet piling surfaces from both phases will be sandblasted and painted with a black vinyl finish to protect and add to the life expectancy of the project. This phase will have a contract timeframe of 150 consecutive calendar days with work expected to begin this spring.

## **Revisions to Taxi Cab Ordinance (vote Feb. 28)**

The Paducah Board of Commissioners introduced an ordinance to amend the sections of Chapter 122 of the Paducah Code of Ordinances related to taxicabs. One amendment outlines that the City's ordinance does not govern transportation network company vehicles commonly known as ride-share vehicles. Uber is an example of the type of company that is not regulated by the City of Paducah and therefore not prevented from operating in the City. The code amendment also reflects new requirements for an individual to be granted or disqualified from receiving a taxicab driver's license by the City. The amendments would prevent someone convicted of a sex crime or a Class A or Class B felony from obtaining a taxicab driver's license. The amendment also updates the inspection process and the process for seizure, suspension, and/or renovation of taxicab driver's licenses and taxicab inspection stickers. There also is language related to the conduct of taxicab drivers.

## **Amendment to Upper Story Residential Grant Program Ordinance (vote Feb. 28)**

The Paducah Board of Commissioners introduced an ordinance to amend Chapter 34, Article III of the Paducah Code of Ordinances for the Upper Story Residential Grant Program. The grant program's goal is to increase the housing options downtown which in turn will increase the area's economic vitality. Planning Director Steve Ervin says, "Obviously the redevelopment of structures downtown is very expensive." Ervin adds that increasing upper story residences in a downtown spurs first floor commercial activity. The amendment will expand the grant eligibility to include upper story owner-occupied residential units. Currently, the grant eligibility only is for residential rental units. Currently, property owners in a defined area of downtown Paducah are eligible to apply for financial assistance from the City that shall not exceed 20% of the construction costs or a maximum of \$15,000 per upper story residential rental unit. This amendment will expand the grant eligibility to include financial assistance of either 15% of the residential owner-occupied unit construction costs or a maximum of \$15,000 per unit.

## **Public Hearing for Multi-Family Housing Revenue Bonds**

A public hearing was held at the beginning of the meeting regarding the proposal by Allied Community Services Corporation to receive tax-exempt Multifamily Housing Revenue Bonds in an amount not to exceed \$35 million. This public hearing is required by Section 147(f) of the Internal Revenue Code since the Corporation is pursuing tax-free financing for this private property transaction. If the bonds are issued, the City is not liable for payment of the bonds. The Corporation is in the process of purchasing 14 multi-family residential rental properties in McCracken and Calloway Counties. If awarded, the \$35 million tax-exempt bonds would be used to purchase the properties in addition to completing some repairs and rehabilitation.



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For the Corporation to be issued the tax-exempt bonds, the City Commission would need to adopt a resolution. However, if the City Commission decides not to adopt a resolution, the Corporation could then apply for taxable bonds which would not require the City's approval. Of the 14 properties, eight are located within the City limits: Cardinal Point Apartments, Fairlawn Apartments, Jordon's Crossing Apartments, Southgate Manor Apartments, Whittier Apartments, Willow Oaks Apartments, Black Oaks Apartments, and Hillcrest Apartments.

**Ordinances Related to Annexation of 2901 and 2905 Lone Oak Road and 2825 Maryland Street**

The Paducah Board of Commissioners approved two ordinances related to the annexation of the property located at 2901 and 2905 Lone Oak Road and 2825 Maryland Street. This property which is owned by Tri-State Construction Company is just south of Banks Market. The owner plans to construct a 13,550 square foot retail strip center. Last November, the City received a request for annexation from Tri-State. At its January 24 meeting, the Board approved the intent to annex the property which is 1.922 acres. At this meeting, the Board approved the final annexation ordinance and the ordinance to change the zoning to Highway Business District (HBD). When property is annexed into the City, it receives an automatic Low Density Residential (R-1) zoning. Changing its zoning to the HBD zone is a continuation of the zoning of the adjacent parcels.

**Quick Highlights**

- Ordinances approved for the following contracts:
  - Agreement with Federal Materials for concrete ready-mix to be used for various construction and street repair projects for 2017-2018.
  - Agreement with Brehm Striping Company for the 2017-2018 pavement marking contract.
  - Agreement with Danny Cope & Sons for the 2017-2018 equipment rental contract.
- Ordinance introduced (vote Feb. 28) for a contract with Kemper CPA Group, LLC for the preparation of the city's financial audits and related reports for the Comprehensive Annual Financial Report. The contract is for fiscal years 2017 through 2020 in an amount not to exceed \$215,000.

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