



City Commission Meeting Highlights Tuesday, September 3, 2013 at City Hall

Note: Commissioner Sandra Wilson was unable to attend this meeting.

Update on Columbia Theatre Concept Study

Randy Davis and Landee Bryant, Paducah Renaissance Alliance board members, updated the Mayor and Commissioners on the status of the work underway by Westlake, Reed, and Leskosky of Cleveland, Ohio to complete a concept study for the Columbia Theatre on Broadway. The City Commission approved engaging the firm to complete the study in June of this year. The concept study includes drawings of the existing facility, workshops with potential users and stakeholders to determine the intended uses for the theatre, the development of programs and planning concepts for the potential future uses of the facility along with cost estimates. The City of Paducah has owned the Columbia Theatre, which was built in 1927, for nearly 10 years. Davis says the firm has met with the local art agencies to determine their current and long-range plans and how the Columbia Theatre could fit into their planning. The general consensus is that the theatre should include film, live music, comedy, educational workshops, and rental space. The Paducah Film Society and the Maiden Alley Cinema board propose that Maiden Alley Cinema run the Columbia Theatre. Bryant says that Maiden Alley Cinema needs additional space to expand programming and offer Hollywood blockbuster movies. Currently, during the day Maiden Alley shares its space with the River Discovery Center. To find out more about the Columbia Theatre and updates on the concept study, visit the Columbia Theatre on Facebook.

Citizen Survey Recycling Results

City Manager Jeff Pederson and Public Information Officer Pam Spencer held a workshop with the Mayor and Commissioners regarding the results of the National Citizen Survey questions about recycling. The survey was mailed to 1200 randomly selected households in Paducah in February and March of this year. The City had a statistically valid sample of 344 respondents. The survey had two standard questions that involved rating the quality of recycling services in Paducah and the frequency of the household's recycling activities. Nearly half of the respondents have recycled in the past year. To further receive information about recycling, the City had the option of composing three custom questions on the survey. Regarding recycling, 57% of the respondents said that recycling opportunities are either essential or very important to their quality of life. The other custom question focused what type of recycling program is the most interesting to them. Options were the two forms of curbside recycling (single-stream and multi-stream), several drop points around the City, or one single drop location. At least 75% of the respondents were interested or somewhat interested in curbside recycling. Pederson then led the elected officials through general levels of participation for a city regarding recycling including collection scenarios. Pederson says there isn't a uniform model for cities to follow to enter into recycling. He says it's a combination of factors including state mandates (if any), the local situation with landfill ownership, key collection components and equipment, and the attitude of the citizenry. Commissioner Carol Gault says, "I think we all support it. It's figuring out mechanics and where to go from here." Pederson also explained that the City is diverting a significant portion from the waste stream through the recycling process at the Compost Facility.

Ralph Young with Greater Paducah Sustainability Project (GPSP)-Recycle Now addressed the Mayor and Commissioners regarding the current situation of the recycling facility on North 8th Street. Paducah Water has allowed GPSP, a 501(c)(3), use of the facility on North 8th Street for several years but needs the property returned for its own purposes. Over the past three years, GPSP has reviewed 26 properties but has not found one suitable or at a low enough cost for the recycling operation. GPSP is interested in the Crisp Building on Irvin Cobb Drive; however, UK and MSU have not committed the facility to recycling. Young



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says that without another building and land, the operation will cease accepting recyclables in November so that it can begin disassembling equipment to return the property to Paducah Water by December 31. The City has helped in the search for suitable property. The City Manager and GPSP-Recycle Now will meet soon to continue the search for a parcel that would be a good fit for the recycling operations to continue and possibly expand.

Bond Issue for TeleTech, Macco, and Noble Park Pool (vote Sept. 17)

The Mayor and Commissioners introduced an ordinance for the sale of general obligation bonds in the amount of \$3.6 million. Finance Director Jonathan Perkins says, with interest payments and the cost to issue a bond, the total cost of the bond issue over the 15-year period will be slightly more than \$5 million. A municipal order was approved to advertise for the public sale of the bonds on September 19. The bond issue is for three projects: the Noble Park Pool Renovations, TeleTech Services Corporation, and Macco Organiques.

Approximately \$1.115 million of the bond issue is for the Noble Park Pool Renovation Project which was completed this summer. The pool received a new liner, gutter system, and treatment and filtration system in addition to canopies, new seating, a spray pad, new slides, and diving boards. The concession stand was upgraded to expand the menu. The pool had not been significantly renovated since 1992.

The remaining bond funds in the amount of \$2.485 million are for two economic development projects, TeleTech and Macco. As announced in November 2012, TeleTech is bringing a call center to Paducah and will employ 450 full-time employees with benefits. The majority of the employees will be housed in a new 30,000 square foot facility to be constructed on 8.7 acres on McCracken Boulevard in Paducah Commerce Park with the remaining employees at the former Commerce Center facility located at 401 Kentucky Avenue. The City and County each are contributing funds toward the building's construction in Paducah Commerce Park. The building will be owned by the City and County.

This spring, it was announced that Macco Organiques will locate a manufacturing and distribution facility for food-grade pharmaceuticals in Paducah utilizing the 60,000 square foot spec building located at 5455 Commerce Drive in the I-24 Logistics Park (formerly Industrial Park West). The City and County each are investing to improve the spec building while retaining the building's ownership.

Construction Contract for Greenway Trail Project (Noble Park to U.S. 45X) (vote Sept. 17)

The Mayor and Commissioners introduced an ordinance for a contract with Harper Construction, LLC in the amount of \$672,502.45 for the construction of the next phase of the Greenway Trail. Bids were advertised for the project with the bid opening on August 14. Harper submitted the lowest, responsive bid out of the five bids received. The bid amount is much less than the engineering cost estimate. On August 28, the State approved Harper's bid allowing the City to move forward. Construction will begin later this year with the contract specifying 150 consecutive calendar days to complete the project.

This phase of the Greenway Trail project consists of the construction of approximately 6,200 linear feet (1.2 miles) of a concrete pedestrian and bicycle trail on the City's floodwall levee. This phase connects the City's two existing trail segments. This new segment trail will begin at Noble Park next to the Skatepark and wind along the top of the floodwall earthen levee. The trail will involve crossing Cairo Road (KY 305) with signage and pavement markings to alert the trail-users and drivers. The trail also involves the construction of a 52-foot long lighted underpass to allow the safe crossing of North 8th Street (U.S. 45X). The underpass involves trail-users taking a gentle path off the floodwall levee, traversing the short underpass, and then going back up onto the levee. Retaining walls will be on either end of the underpass as you go up and down the levee. Please note that to complete the underpass, the Brookport Bridge will need to be temporarily closed for a short time during the construction period.



This phase of the project is funded primarily by a Federal Highway Administration (FHWA) Transportation Enhancement Grant in the amount of \$500,000. The City also has funds available from the Boyles Estate Community Foundation which is an endowment designated for walking and biking trails in the City. The City also has remaining funds from a previous Greenway Trail project.

The City currently has two sections of trail available to the public. In 2008, the City opened a 1.75 mile trail segment between Noble Park and County Park Road. In 2012, the 1.67 mile segment between Campbell Street (next to Paducah Expo Center) and North 8th Street (U.S. 45) opened. A future phase through Perkins Creek Nature Preserve is under design. Once completed, the Greenway Trail will stretch 5.3 miles linking residential neighborhoods with the Perkins Creek Nature Preserve, three city parks, and the riverfront.

Contract for Julian Carroll Convention Center Renovation Project (vote Sept. 17)

The Mayor and Commissioners introduced an ordinance for a contract with Marcum Engineering to provide the scoping, engineering, design, and bid documents for the final phase of the Julian Carroll Convention Center Renovation Project. This project specifically targets the former Executive Inn Showroom space including the kitchen area and the former Kinkaid's and JRs Pub. Marcum will be reimbursed based upon 7.875% of the construction cost and 6.3% of the cost of any work not constructed in addition to reimbursable expenses. The Julian Carroll Convention Center received significant renovations in 2009; however, the Showroom area was not part of that phase of the project since at that time, the Showroom was part of the Executive Inn Hotel. The City now owns the Showroom. Earlier this year, City staff cleared the Showroom to provide an empty shell that is now ready for design and improvements. Since the City is seeking to sell the dome pavilion due to its location being the preferred site for the downtown hotel under negotiation, the Showroom area which has about 31,000 square feet of space will be able to replace desired convention space.

Quick Highlights

- William Cox reappointed to the Paducah Area Transit System Board.
- Ordinance approved for a contract with Jim Steele Construction in the amount of \$182,965 for the construction of a home at 717 Harrison Street. The home will be constructed using the construction line of credit approved by the City in 2012. Once the home is finished, the homebuyer, which already has been selected, will purchase the home.
- Ordinance approved for change order #3 with Bluegrass Uniforms for the Paducah Fire Department. This change order adds items that were not previously incorporated into the contract. It increases the number of items available to department employees.
- Ordinance approved for a contract between the City of Paducah and the Greater Paducah Economic Development Council (GPEDC) in the amount of \$250,000. Since GPEDC has absorbed EntrePaducah, an additional appropriation of \$50,000 is being allotted for a total of \$300,000. This total appropriation amount was approved for this fiscal year.
- Ordinance approved accepting a grant award in the amount of \$10,000 from the Kentucky Office of Highway Safety to be used for traffic enforcement. No local match is needed.
- Ordinance introduced (vote Sept. 17) for a contract with D&D Construction in the amount of \$127,370 for the construction of a home at 1403 Monroe Street as part of the 2012 HOME grant project.
- Ordinance introduced (vote Sept. 17) for Change Order #1 with Bluegrass Fire Equipment Company, Inc. as the vendor and Pierce Manufacturing, Inc. as the manufacturer for the purchase of two triple combination pumper trucks for use by the Fire Department. The total pre-payment amount is \$832,354. During assembly, it was discovered that additional items including folding steps with handrails and additional wiring totaling \$3366 need to be added to the trucks. With this change order, the new contract price will be \$835,720.

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