



## City Commission Meeting Highlights Tuesday, October 1, 2013 at City Hall

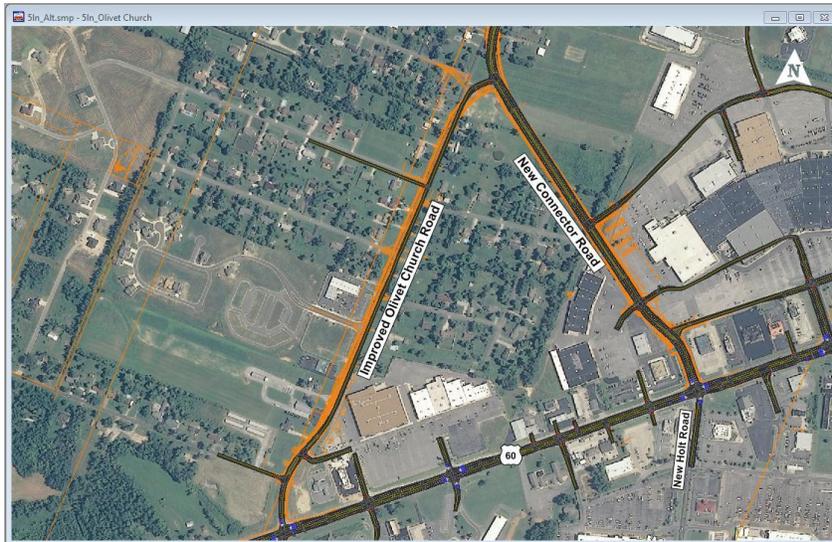
*Note: Commissioner Sandra Wilson was unable to attend this meeting.*

### **Noble Park Pool Spray Pad Project Change Order #1 and #2**

The Mayor and Commissioners approved an ordinance for two change orders to the contract with Murтко, Inc. for the Noble Park Pool Spray Pad Project. The City approved a \$188,466 contract with Murтко in March to replace the former baby pool with a spray pad area. Change order #1 reduces the contract amount with Murтко by \$70,680.72 since the City decided to purchase mechanical equipment directly from the supplier in order to reduce mark up costs and taxes. A payment, not to exceed this amount, will be paid directly by the City to the supplier. Change order #1 increases the contract amount with Murтко by \$5080.01 due to additional items such as valves and piping required by the state inspector. The total contract with Murтко is \$122,865.29.

Earlier this year, the Noble Park Pool received significant renovations including the pool liner, replacement of the gutter, drain, filtration, disinfection, pumping, and piping systems in addition to a new treatment and storage building, concrete improvements, and the installation of new diving boards and platforms, a water slide, and a pool lift. The improvements to the concession area and the replacement of the baby pool with a spray pad were also included in the renovation project. The Noble Park Pool had not received a significant renovation since 1992.

### **Purchase of Property at 5065 Concord Avenue for Olivet Church Road Project (vote Oct. 8)**



The Mayor and Commissioners introduced an ordinance for the purchase of property located at 5065 Concord Avenue for the Olivet Church Road Improvement Project which, in addition to the widening of Olivet Church Road, involves a new connector road from Olivet Church Road to New Holt Road. City Manager Jeff Pederson made a presentation to the Board explaining the project's history, its value to the public, and the community's return on investment for the purchase of this key parcel.

Pederson says, "Often with public infrastructure improvements is the incentive for private development, and we expect that here." Pederson explained that the new connector road opens up additional land on its east side for future development. Pederson then explained the value and unusual nature of the parcel at 5065 Concord Avenue. Pederson says, "This is a very atypical acquisition for a public project. A standard acquisition would be a sliver. However, the roadway is cutting almost diagonally through this lot."

The City of Paducah and property owner, Betty J. Owens, have negotiated a purchase price of \$500,000 for the 2.16 acre property which includes the Owens' home. Mayor Gayle Kaler says, "This project hinged on



this piece of property. I'd like to thank Betty Owens and her daughter." Pederson adds that the State wanted to make sure that City and County were in agreement with this parcel before providing the final piece of funding for this \$8.5 million project. The City and County approved a joint resolution in October 2012 in support of the project. The agreement with Owens also outlines a life estate interest. Owens can reside at the home on the property for her lifetime. However, the holder of a life estate cannot leave the land to anyone in their will because their interest in the land does not survive the person.

The Owens property will be divided into three tracts with the proposed five-lane road cutting through the middle of the property diagonally. The home, that faces Concord Avenue, will remain on an approximately 0.87 acre tract. The roadway with right-of-way easements utilizes an approximately 0.73 acre tract. The remaining approximately 0.56 acres will be the City's property to use for future development. The City expects a return on investment through three future financial transfers of currently undetermined amounts for the following tracts:

1. Reimbursement from the State of Kentucky for the right-of-way acquisition;
2. Future sale of the Owens home and 0.87 acre tract at the conclusion of the life estate interest; and
3. Future sale of the remaining 0.56 acre parcel adjacent to the new roadway.

This parcel is a vital piece of property necessary for the construction of a new connector road that will stretch from New Holt Road next to the Kentucky Oaks Mall and tie into Olivet Church Road. This five-lane access road will help reduce traffic congestion at the Interstate-24 exit 4 interchange and along U.S. 60. Drivers will be encouraged to use the exit 3 interchange to enter the Kentucky Oaks Mall and surrounding areas from the north. The five-lane access road also includes improvements at New Holt Road as drivers enter the mall. Furthermore, new growth and development will be likely on the east side of the connector road just north of the mall. This project also includes the widening Olivet Church Road to three lanes from U.S. 60 (Hinkleville Road) to the already improved section near James Sanders Boulevard.

The Olivet Church Road Improvement Project is a City of Paducah, McCracken County, and State of Kentucky project in which the City of Paducah has the administrative lead. Project design and engineering has been conducted by the City of Paducah Engineering-Public Works Department and approved by the State of Kentucky. The project has available approximately \$8.5 million in State of Kentucky funding with \$2 million set aside for utility relocation and right-of-way acquisition, which has been ongoing, and approximately \$6.5 million for construction.

### **Housing America Month Proclamation**

Mayor Gayle Kaler presented a proclamation to Housing Authority of Paducah Executive Director Cal Ross proclaiming October as Housing America Month, an awareness campaign organized by the organization, Housing America. Commissioner Richard Abraham expressed that as a child he looked at a home's front door to determine its and a neighborhood's strength. Abraham says, "I applaud the work of the Housing Authority and its associated network since they are providing 'strong' doors." Housing America was created in 2007 by NAHRO (National Association of Housing and Redevelopment Officials) to raise awareness of the need for affordable housing. The mission of Housing America is to raise national awareness for the need for and importance of safe, decent, and affordable housing through stimulating partnerships and encouraging the ongoing commitment on the part of federal, state, and local government.

### **Quick Highlights**

- Ordinance introduced (vote October 8) to renew a three-year agreement between the City of Paducah and the Kentucky Department of Housing, Buildings, and Construction to allow the City to have additional plan review and inspection responsibilities within the City of Paducah. The ordinance also updates Section 18 of the City of Paducah Code of Ordinances. Fire Chief Steve Kyle says, "We don't have anything in our ordinances that are not in the Kentucky Building Code." Chief Kyle emphasized that the main difference is that the City, with the Fire Prevention Division, is able



Pam Spencer, Public Information Officer  
City of Paducah • P.O. Box 2267 • Paducah, Kentucky 42002  
270/444-8669 • Office 270/443-5058 • Fax  
Website: <http://paducahky.gov> Email: [pspencer@paducahky.gov](mailto:pspencer@paducahky.gov)

to provide an enhancement in service. For example, plan review with the City takes approximately two weeks while it can take up to 60 days with the State.

- City Manager Pederson reiterated the information in the proclamation that was presented to Paducah Power System at the September 24 Commission Meeting for Public Power Week which this year is October 6-12. Pederson says the value in a locally-owned utility is that local folks are making the decisions and that financial benefits stay in the community.
- Commissioner Carol Gault thanked the City employees for their work during BBQ on the River. Several departments help with the event to take care of things such as trash collection.

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Website: <http://paducahky.gov> Email: [pspencer@paducahky.gov](mailto:pspencer@paducahky.gov)