



## City Commission Meeting Highlights Tuesday, October 8, 2013 at City Hall

### **Change Order #2 for the Riverfront Redevelopment Project Phase I-A (vote in October)**

The Mayor and Commissioners introduced an ordinance for Change Order #2 with MAC Construction & Excavating, Inc. for the Riverfront Redevelopment Project Phase I-A. The change order covers three items: the length extension for the 12 steel guide structures/pilings, the retaining of barges during a temporary project shutdown, and the shutting down of the project including slope stabilization. The total cost for the change order is \$314,428.82 increasing the City's original \$4.49 million contract with MAC to a little more than \$4.8 million. The \$265,000 that the Commission allocated to the project in August in addition to an additional \$50,000 will be used to cover the change order amount.

The City's original contract with MAC was for the installation of 316,550 tons of rock to create the base of a park adjacent to Schultz Park and the installation of 12 guide structures/pilings to support a future gangway. This summer, MAC informed the City that for stability, the guide structures/pilings needed to be extended and driven deeper. In August in preparation for this change order, the City approved transferring \$265,000 from the General Fund to the Riverfront Project Account to cover the additional work. This change order shows that the cost to drive the pilings deeper and the additional steel totaled \$192,428.82. Also, in August MAC completed the installation of the 316,550 tons of stone fill; however, the project was not at its designed height. Until the contractor received the approval to move forward, a charge of \$6000 per day was placed on the City to reserve the barges that had been delivering the rock. The City accrued a week of charges totaling \$42,000 which is included in this change order. The final piece of the change order is the orderly shutdown of the project and the slope stabilization. Since the project is not at its designed height, MAC needed to do additional grading and slope work to stabilize the project. The change order includes \$80,000 for this work bringing the total change order amount to nearly \$315,000. Commissioner Sandra Wilson says, "We are protecting our investment that we have made so far."

At this time, the project is in a review phase with the Paducah Riverfront Redevelopment Authority (PRDA) board in charge of taking a comprehensive look at the project. The board, led by Chairman Bruce Brockenborough, will review the project taking a look at the initial objectives outlined in the Riverfront Master Plan in addition to grant funding and existing engineering conditions. The board will then review permit requirements and the limitations and feasibility associated with the grants. The board's ultimate goal is to make a recommendation on the best way to move forward. The majority of this phase of the riverfront project is funded by a \$2.97 million Neighborhood Initiative Project Grant by the Department of Housing and Urban Development.

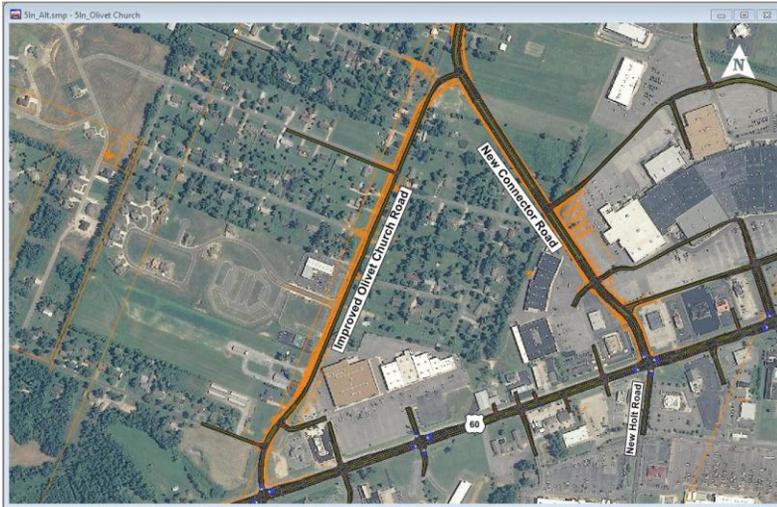
### **Purchase of Property at 5065 Concord Avenue for Olivet Church Road Project**

The Mayor and Commissioners approved 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.

At the October 1 City Commission meeting, 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 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 said, "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, negotiated a purchase price of \$500,000 for the 2.16 acre property which includes the Owens' home. Pederson added 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.

### **Safe Schools Week Proclamation**

Mayor Gayle Kaler presented a proclamation to Paducah School System Director of Pupil Personnel Troy Brock proclaiming October 20-26, 2013 as Safe Schools Week. The Kentucky Center for School Safety encourages every school and community member to get involved and sign the pledge to S.T.O.P.! Bullying, Violence and Risky Behavior in our Schools. The pledge supports a safe, respectful, climate where all can succeed. Mayor Kaler says the proclamation complements the work underway by the Mayor's Anti-Bullying Task Force.



### Quick Highlights

- Ordinance approved 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 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.
- Ordinance introduced to amend the \$1 million Community Development Block Grant agreement with the Department of Local Government for the Jackson House Elevator Project. The amendment asks for the grant to be extended one year to December 31, 2014. The project to renovate the building’s existing elevators and construct a new elevator and entrance is approximately 75% complete.
- Ordinance introduced for an employment agreement with Brandon Barnhill as Paducah Police Chief. Chief Barnhill was appointed September 17, 2013. An official pinning ceremony was held October 4, 2013.

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