



City Commission Meeting Highlights

Tuesday, March 17, 2015 at City Hall



City Hall Site Selection Review

Planning Director Steve Ervin provided the Mayor and Commissioners with a site selection process developed to help make decisions regarding the City Hall project. At the November 18, 2014 City Commission meeting the elected officials approved a motion to proceed with preliminary design to construct a new city hall building in the Civic Center Zone which is the zone that includes and surrounds the existing facility. Ervin says, "Primarily all the dense land uses in the Civic Center Zone are government or quasi-government agencies." A portion of the description of the Civic Center Zone

states that the zone provides a separate and compact area for cultural and governmental services, gives the city more effective visual relationships in and around the downtown area, and provides in the design of the civic buildings and open spaces a physical point for urban aesthetics and civic pride.

Since the November meeting, the Planning Department developed a site selection process that involves scoring a site from one to nine regarding ten criteria. A score of one is *Exceptional* while a score of nine is *Poor*. The criteria are as follows: zoning, land area, visibility and prominence in the Civic Center Zone, parking availability, pedestrian availability, vehicular accessibility, impact on government services, construction costs, obstacles to proceed, and utility relocation. City Manager Jeff Pederson says, "I think that the work done was representative of a pretty complete assessment of the government plaza, and I think the criteria were typical of what is considered in site selection." Five sites were rated in the Civic Center Zone: the existing site, the city-owned parking lot at 5th and Clark, Dolly McNutt Plaza, the Post Office location, and a site that straddles 5th Street between the existing facility and Dolly McNutt. Ervin says the City directors met in February to score each site and come to a consensus. The existing site received the best score with a new city hall straddling 5th Street receiving the second best score and Dolly McNutt Plaza coming in a close third. The Mayor and Commissioners approved a motion to proceed with the development of a request for proposals for architectural and engineering services to design a new City Hall. The top three sites in the Civic Center Zone are all being considered. The selection of a site is not crucial at this point since the design and building footprint would be similar due to the close proximity of the three sites. The RFP process and the subsequent design process will take approximately a year. Looking ahead to the future and if the need arises for employees to vacate the existing building during construction, the City has identified the former social security building on the 400 block of South 7th Street, which currently is vacant, as a temporary location for City services.

Historic Downtown New Business Grant Program

The Mayor and Commissioners approved an ordinance to create the Historic Downtown New Business Grant Program. This program will enhance and complement other programs including the Roof Stabilization Program and the Upper Story Residential Program. Planning Director Steve Ervin says, "This is the final tool in the Main Street toolbox. This is aimed at bringing new commercial activity to vacant storefronts downtown." The intent of the New Business Grant Program is to help new businesses or those moving their operations to downtown Paducah with their start-up financial costs including new utility services, marketing, new equipment, interior and exterior renovations, exterior signs, professional fees, and other similar costs. Similar to the other programs, this program will be managed through the Planning Department. Each business must make a minimum cash investment of \$10,000 in the building or property. The potential grant funding will be based on the size of the business. For businesses less than 1000 square feet, the City will provide a 100 percent reimbursement of the first \$5000 of eligible costs and then 50 percent of the eligible costs between \$5000 and \$10,000. For businesses that utilize more 1000 or more square feet, the City will provide a 100 percent reimbursement of the first \$7500 of eligible costs and then 50 percent of



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the eligible costs between \$7500 and \$15,000. City Manager Jeff Pederson says, "This is a tremendous economic development tool for the community. We are on the cutting edge here."

2010 Kentucky Transportation Enhancement Grant

The Mayor and Commissioners approved an ordinance accepting the new agreement for the 2010 Kentucky Transportation Cabinet Transportation Enhancement Grant. The City accepted this grant in 2011 for the construction of an extension of the Greenway Trail through the Perkins Creek Nature Preserve off County Park Road. However, in 2014, the City requested that the grant be used instead to extend the trail along the riverfront. The State has agreed to provide a \$520,000 grant for the construction of 5760 feet of trail beginning at Campbell Street where the existing trail ends near the Paducah Expo Center. City Engineer-Public Works Director Rick Murphy, "We are using a large portion of this grant to do the sidewalks and walking trail on the Riverfront project." The trail would go under the former Executive Inn Showroom and follow the riverfront to Schultz Park. The City is required to match the grant with \$130,000. Those funds will be provided through the Boyles Estate Trust Fund and from the Investment Fund.

Quick Highlights

- Ordinance approved accepting the bid from Central Paving Company for an equipment rental contract providing hourly rates for equipment including operators.
- Ordinance approved accepting the bid from Jim Smith Contracting Company for the street resurfacing contract.
- Ordinance approved accepting the bid from Pine Bluff Sand and Gravel Company for the limestone contract.
- City Engineer-Public Works Director Rick Murphy says the Ohio River at Paducah is cresting with a river stage this morning at 45.5 feet. The river is expected to drop to 45.0 feet and hold for several days at that level. Murphy says flood gates are installed when the forecast is for the river for reach 48.5 feet and continue to rise.

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