



City Commission Meeting Highlights

Tuesday, July 14, 2015 at 5:30 p.m. at City Hall

Flash Flooding from July 7, 2015

Several citizens voiced their concerns about the capacity of the City's storm water system after the flash flooding that resulted from the record rainfall event that occurred July 7, 2015. Many areas in the city received more than five inches of rainfall in less than three hours. According to the National Weather Service, the amount of rainfall was greater than a 100-year storm event. City Manager Jeff Pederson says, "A 100-year rain event is beyond the size a municipal storm water system is typically sized." However, Pederson recommends that the City commit to assessing the system and developing a plan for upgrades. The previous study of the system was conducted in 1989 which contained tens of millions of dollars worth of projects. Some of those projects have been completed; however, with development since that time, a new assessment may yield new information. Pederson also suggests creating an advisory committee for this process and wants the City to review various funding mechanisms for the upgrades. McCracken County Emergency Management also is working to see if Paducah/McCracken County can be declared as a disaster area which could make available federal funds for property owners.

The City is waiving its fees to collect flood damaged items placed curbside. If you have flood damaged items collected by City crews and receive a charge, please contact the Engineering-Public Works Department at 270-444-8567 to have the charge removed. Also, if you need permits to renovate your flood damaged home or business, the permit fees will be waived. Finally, to find out more information about filing a claim with the City, contact Martin Russell in Risk Management at 270-444-8540.

Announcement by Paducah Economic Development

Scott Darnell, Paducah Economic Development president/CEO, announced to the Paducah Board of Commissioners that Darling Ingredients will be coming to Paducah and will utilize the 134,000 square foot facility previously occupied by U.S. Foods. The company plans to hire 20-25 people initially. Darnell says, "[Darling Ingredients] is a perfect fit for the building, a perfect fit for Paducah Power, and a great success for the community."

Ceremonial Signing of Hotel Development Agreement

In June, the Paducah Board of Commissioners approved an ordinance for the development agreement between the City of Paducah and Paducah Riverfront Hotel, a development team more commonly known as LinGate Hospitality. At this meeting, the City and Glenn and Mary Higdon of LinGate conducted the ceremonial signing of the hotel development agreement. Mayor Gayle Kaler stressed the importance of this hotel for the local economy, tourism, and business growth. LinGate Hospitality CEO and Founder Glenn Higdon says, "We have all the hotel investors in place. We are just waiting for the engineers and architects to finish their jobs."

LinGate has extensive experience building and managing hotels including the new Holiday Inn that opened this year on the riverfront in Owensboro, Kentucky. The development team will bring an upscale, 123-room Holiday Inn to Paducah to be located adjacent to the Julian Carroll Convention Center on the 1.4-acre site at 600 North 4th Street that has housed the dome pavilion. The five-story hotel also will include meeting spaces, a pool, and fitness center in addition to the restaurant, Another Broken Egg. This is an \$18 million dollar project considering the development, construction, and equipping of the hotel. Additional parking for the hotel will be located on a portion of the city-owned property that once housed the Executive Inn.





Regarding the City's commitment to the project, the City of Paducah will lease the hotel property to the developer for a term of 20-years with the property to revert to the developer at the end of the term. The City also will provide a one-time allowance of \$900,000 for site upgrades and construction. The developers are applying for sales tax credits through the Kentucky Tourism Development Commission and plan to break ground on the hotel later this year.

A news conference announcing the hotel was held June 23 with LinGate Hospitality CEO and Founder Glenn Higdon and Vice President of Administration and Marketing Claude Bacon in attendance. LinGate's first

visit to Paducah to discuss the project was this April. To view the 18-minute news conference, visit <https://youtu.be/G6ktgiRIerA>

Purchase of 432 Broadway and Demolition Bid (vote July 21)

The Paducah Board of Commissioners introduced an ordinance for the purchase of 432 Broadway from the limited liability company called 432 Broadway, LLC. The current owner of the condemned building has indicated that he does not have the financial means to stabilize the building and bring it up to code. The City has been working with the building's owner since 2010 on correction measures. The owner did have some work done on the building in 2012; however, the building has further deteriorated, has significant structural issues, and poses a threat to public safety. The City secured the area around the building with fencing in 2013 and issued a demolition order in 2014. The building's owner advised the City this year that he is not prepared to spend additional money either to demolish or to stabilize the building. This ordinance will authorize the purchase of the building for \$1.00. Furthermore, on May 19, the Paducah Board of Commissioners approved a municipal order to apply for a Community Development Block Grant (CDBG) in the amount of \$500,000. If this grant is awarded, the funds would be used to demolish the building. The application is due in August with a notice of funding expected in March 2016. A match of \$125,000 would be required from the City. Before the grant can be submitted, the City must own the building.

In May, the City worked with Sullivan Cozart out of Louisville, Kentucky to get estimates to stabilize or demolish the building. Preliminary estimates to only stabilize (not rehabilitate) the building were between \$1.9 and 2.0 million. Demolition estimates ranged from \$432,000 to \$657,000 depending upon if temporary shoring will be needed in the adjacent building. Earlier this month the City opened bids for the demolition of the building. Two bids were received with Environmental Abatement, Inc. submitting the lowest responsive bid of \$458,685. An ordinance was introduced for the contract with Environmental Abatement, Inc. for the building's demolition.

Rename Portion of South 7th Street to Clarence Gaines Street (vote July 21)

The Paducah Board of Commissioners introduced an ordinance to rename a portion of South 7th Street to Clarence Gaines Street. The NAACP submitted a petition to the City requesting South 7th be renamed from Broadway to Jones Street. Clarence "Big House" Gaines, a Paducah native, attended Morgan State on a football scholarship. He gained his nickname there due to his impressive physical size. After graduating from Morgan State, Gaines became a football and basketball coach at Winston-Salem State University. Gaines had a record of 828-447 and was inducted into the Naismith Memorial Basketball Hall of Fame in 1982. Gaines died at the age of 81 in 2005. Changing the name of this portion of South 7th Street would affect 21 property owners and 41 separate parcels. Once the petition was submitted by the NAACP, the City worked to contact all property owners. Three of the property owners did not support the change, and eight could not be reached after numerous attempts.

Quick Highlights

- Mayor Gayle Kaler read a proclamation proclaiming July 18 as Love Paducah Day. Pastor Joel Cauley with Relevant Church says the goal for this Saturday is to create a day that everyone will come together and give back to Paducah in ways such as helping the recent flood victims. If you would like to help, meet at Relevant Church (3425 Oak Street) this Saturday at 8:30 a.m.
- Nancy Duff appointed to the Board of Adjustment.



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- Municipal order approved to increase the user fee for the radios associated with the 800 MHz radio system. The fee has not been increased since 2001. There are approximately 750 units using the City's system including city departments, 911, Barkley Regional Airport, Mercy Regional EMS, JSA, and the County among others. Currently the monthly user fee is \$10.84 per month per unit. This municipal order increases the monthly fee to \$12.00 per unit effective October 1 with annual increases that will bring the fee to \$18.00 per unit effective July 1, 2019.
- Municipal order approved to execute Deeds of Conveyance and all related documents for the acquisition of a small portion of 5101 Concord Avenue and a small portion of 3341 Olivet Church Road as rights-of-way and public utility easements for the Olivet Church Road Improvement Project.
- Three ordinances introduced (vote July 21) declaring three pieces of property previously used by Paducah Water as surplus property and approving the conveyance of those parcels to the current land owners of the parent tracts from which the properties had been carved. These parcels were part of the old Hendron Water System.
- Ordinance introduced (vote July 21) for a contract with Linwood Motors for the purchase of one mini-van in the amount of \$22,996 to be used by the Parks Department. Two bids were received for this purchase. This will replace a 13-year old mini-van.
- Ordinance introduced (vote July 21) for a contract with Linwood Motors for the purchase of one compact SUV in the amount of \$24,984 to be used by the Parks Department. Two bids were received for this purchase. This will replace a 14 year old SUV.
- Ordinance introduced (vote July 21) for a contract with Jack Doheny Companies for the purchase of one sewer pump truck in the amount of \$365,000 to be used by the Engineering-Public Works Department. One responsive bid was received for this purchase. This will replace an 11 year old sewer pumper truck.
- Ordinance introduced (vote July 21) for a contract with Jim Steele Construction for the construction of a new 1400 square foot single-family home at 1532 Monroe Street in the Fountain Avenue Neighborhood. The contract amount is for \$142,700. Three bids were received for this project with the Urban Renewal Board making the recommendation for Jim Steele Construction.
- Ordinance introduced (vote July 21) accepting the grant in the amount of \$23,940 from the Kentucky Office of Homeland Security, Law Enforcement Protection Program for the purchase of 36 body armor vests for the Paducah Police Department. This grant does not require a local match.

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