



City Commission Meeting Highlights

Tuesday, June 22, 2010

Search for Permanent City Manager

Interim City Manager Jon Perkins updated the Commission on the search for a permanent City Manager. Today Perkins talked with Jim Mercer of the Mercer Group, the company conducting the executive search. Applications are due July 9, and Mercer says approximately 70 applications already have been received. Mercer plans to screen the applicants and present a list of 12-15 city manager candidates to the Commission July 13. The Commission will narrow the list to 5-8 candidates. Then, Mercer will conduct background and reference checks. He plans to provide the Commission with a final summary of the candidates August 3. The Commission hopes to interview candidates August 5-6.

LowerTown Arts and Music Festival Report

Stefanie Graves, co-director of the 2010 LowerTown Arts and Music Festival, provided the Commission a report about this year's festival. Graves thanked the City Commission for its support. Graves says the festival had more than 13,000 attendees from 191 zip codes. Graves says, "This was not just a fun event, it was a way to stimulate the economy. Graves outlined the following festival statistics:

- ❖ Sponsorship dollars for the festival totaled more than \$63,000 with an additional \$19,000 in in-kind donations;
- ❖ Festival expenses were \$62,000 with \$12,300 used for marketing;
- ❖ Juried artists' sales totaled approximately \$51,000;
- ❖ LowerTown galleries' sales totaled approximately \$19,200; and
- ❖ Food vendors' sales totaled approximately \$61,100.
- ❖ More than 120 volunteers helped to make the festival a success

Graves says plans already in the works for the 2011 festival.

Updates from Cal Ross

Cal Ross with the Housing Authority of Paducah updated the Commission on the progress of the Scholar House. He says the Housing Authority has been funded for 1/2 of the project, and he says it is likely to receive full funding. Scholar House is a proposed 48 apartment housing facility with an on-site daycare facility that would be built on 5.8 acres next to West Kentucky Community & Technical College. For people to live in the facility, one member of the family must be a full-time college student at an area college.

Cal Ross also updated the Commission on the progress of the former Paducah Day Nursery property located across from the Parks Services Building on H.C. Mathis Drive. The Housing Authority plans to build 32 new senior citizen/handicap accessible housing units. Ross says at last week's bid opening, the bids came in ranging from \$3.8 to \$4.9 million. The Housing Authority was hoping the bids would be less than \$3.2 million. Ross says a scaled-down version of the project will be re-bid. In 2009, the City of Paducah approved an option to swap the Paducah Day Nursery property with property owned by the Housing Authority near the intersection of M.L. King and 13th Street.

Pavilion Project Change Orders (vote July 13)

Commissioners introduced two ordinances for change orders for pavilion project. The first change order reduces the contract price with Arizon Corporation by \$2776 for a cable that was not used and



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for mechanical work completed by another contractor. The new contract price with Arizon is \$825,250. The second ordinance reduces the contract price with M.P. Lawson Construction for the second phase of the pavilion project to prepare the site. The new contract price is \$529,539.57, which is a reduction of \$164,694.96. The reduction is due to the City's purchasing electrical and concrete materials directly from the contractor's suppliers. Purchasing the materials directly instead of by M.P. Lawson saved the City money by reducing mark-up costs and applied taxes.

Economic Development Incentives for H.T. Hackney

H.T. Hackney, a wholesale U.S. distributor with 117 Paducah employees, plans to expand its operations in Paducah by building a new office and warehouse facility on 23.42 acres in Industrial Park West. As an incentive, the Industrial Development Authority (IDA) will sell the property for \$1.00. The company is currently located on Shelbourne Street in Paducah. Commissioners approved an ordinance for a memorandum of understanding (MOU) with H.T. Hackney. In the MOU, the City would provide the following economic development incentives: funds to offset the cost of utility extensions and permits and a rebate in property taxes for five years after a certificate of occupancy has been issued by the City inspector. In exchange for the incentives, H.T. Hackney would build a new facility and work to hire an additional 25-40 new employees within five years.

Economic Development Incentives for Paducah & Louisville Railway

Paducah & Louisville Railway (P&L) has proposed establishing a new headquarters by constructing a building in downtown Paducah. The location for the new headquarters is property owned by the City located at the intersection of Marine Way (formerly 2nd Street) and Clark Street. Commissioners approved an ordinance for a memorandum of understanding (MOU) with P&L. After building the new headquarters, P&L would move its 46 employees from its current location on Kentucky Avenue to the downtown location and relocate a minimum of 12 full-time employees to the downtown Paducah headquarters for at least two years. P&L also is conveying property to the City for the greenway trail. In return, the City will convey a portion of the downtown property to P&L and will build a parking lot for use by P&L and the Carson Center. The City will provide a \$350,000 grant and will work to relocate utilities underground near the new headquarters. P&L President Tom Garrett says, "We are right now in the design process and hope to break ground late this summer." Garrett anticipates moving into the new headquarters late next year.

Paducah Water Mixed Inflationary Rates

The Paducah Waterworks Commission requests a change in how Paducah Water's rates are determined each year. The Waterworks Commission has the authority to adjust the rates using the Consumer Price Index (Southeast Urban Region) to fund inflation and operation increases. To better reflect Paducah Water's costs, the Waterworks Commission would like to use a Mixed Inflationary Index instead of the Consumer Price Index. Paducah Water General Manager Glen Anderson says, "[The Consumer Price Index] just didn't keep up with our actual inflationary costs." The Mixed Inflationary Index uses a formula that takes into consideration the Construction Cost Index, Consumer Price Index, Utility Index, and the Chemical Manufacturing Index. The City Commission approved an ordinance to change the rate procedure to use the Mixed Inflationary Index instead of the Consumer Price Index. Anderson says Paducah Water does **not** intend to raise rates for the fiscal year beginning July 1.

Amend Façade Loan Program with Paducah Renaissance Alliance

Commissioners approved an ordinance to amend the façade loan program that the City has with Paducah Renaissance Alliance. The façade loan program provides loans to property owners to refurbish the facades of their historic buildings. The funds are loaned at a 2% interest rate for a maximum of seven years. Also, up to 25% of the loan amount may be forgivable upon timely payments and the successful completion of the project. The ordinance increases the loan amount that can be provided to a single business from \$20,000 to \$30,000.

Quick Highlights:



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- Pat Scott, Western Baptist Hospital Director of Emergency Services, thanked four Paducah fire fighters for their dedication and knowledge, which saved the life of a man suffering cardiac arrest in April. Scott recognized fire fighters Jason Leath, David Johnson, Ronnie Hines, and Heston Campbell. The fire fighters were unable to attend the hospital's annual emergency services dinner to be honored. The Police Department and Mercy Regional were honored at the dinner for their work to save the man's life.
- Boards and Commissions: Jim Smart appointed to Paducah-McCracken County Joint Sewer Agency and Shirley Trail-Lanier appointed to Paducah-McCracken County Senior Citizens Center Board of Directors.
- Spotlight: Public Information Officer Pam Spencer spotlighted the West Kentucky Disc Golf Club (www.wkdgc.com). Club members have constructed benches for use at the disc golf course at Stuart Nelson Park. Spencer also spotlighted the new bridge at hole #14 which was an Eagle Scout project.
- Municipal order approved for the conveyance to Paducah-McCracken County Joint Sewer Agency of a sanitary sewer easement across property on Commerce Drive in Industrial Park West. The City and County own the property and lease it to the Industrial Development Authority, which subleases it to Infiniti Plastic Technologies.
- Municipal order approved for cost of living raises for City employees at the following percentages: FOP 3%; IAFF 3%; AFSCME 1.5%, and non-bargaining employees 1.5%.
- Lourdes Hospital requested the City waive a penalty of \$16,572.44 that the hospital incurred by submitting its payroll tax late. With a 4-1 vote (Watkins voting yes), Commissioners did not approve a municipal order to waive the late penalty.
- Ordinance approved to purchase property located at 1437 Martin Luther King, Jr. Boulevard and 1214 North 14th Street for a total sum of \$33,500 from Myra Henderson and Sandra Neal. In exchange for the property, a federal lawsuit filed by the owners against the City will be dismissed. The City plans to revitalize the property as part of the Fountain Avenue Neighborhood Project.
- Ordinance approved for the premiums totaling \$941,716 from the Kentucky League of Cities for Workers' Compensation (\$285,923), Liability Insurance (\$521,089), and Property Insurance (\$134,704). This is approximately \$18,000 less than last year's total premiums.
- Ordinance approved to purchase the property at 431 Park Avenue in the amount of \$25,000. The property and small unoccupied home owned by Robert L. King is inside the floodwall and surrounded the City of Paducah and Convention Center Corporation property. The property is adjacent to the convention center parking lot.
- Ordinance approved for a contract with Florence & Hutcheson Consulting Engineers to provide engineering and design services in an amount not to exceed \$91,800 for the greenway trail from U.S. 45 to Noble Park.
- Ordinance approved for the fiscal year 2011 City budget. The fiscal year begins July 1, 2010. Budget ordinance and budget draft at www.paducahky.gov/paducah/city-budget.
- Ordinance introduced (vote July 13) to amend Section 126-76 of the Zoning Ordinance to permit island spanner signs and spandrel signs. An island spanner sign is a sign attached to the supports of gasoline canopies for advertising purposes. A spandrel sign is attached to the supports that cover the gasoline dispensers.
- Ordinance introduced (vote July 13) to purchase from Chambers Roofing Company, Inc. nearly 9.4 acres located at 2605 Old Cairo Road in the amount of \$60,000. The property is for Phase II of the Greenway Trail Project.

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