



**CITY COMMISSION MEETING  
AGENDA FOR AUGUST 27, 2024  
5:00 PM  
CITY HALL COMMISSION CHAMBERS  
300 SOUTH FIFTH STREET**

*Any member of the public who wishes to make comments to the Board of Commissioners is asked to fill out a Public Comment Sheet and place it in the box located at the end of the Commissioner's desk on the left side of the Commission Chambers. The Mayor will call on you to speak during the **Public Comments** section of the Agenda.*

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC HEARING** 2024-2025 Proposed Tax Rate

**NEW EMPLOYEE INTRODUCTION** Police Department Employees: Deflection Specialist- Allison Blackwell and Deflection Officer- Matthew Wentworth. B. LAIRD

**PROCLAMATION** September is Attendance Awareness Month - Troy Brock, Director of Pupil Personnel, Paducah Public Schools

**PROCLAMATION** September - City Government Month

**PRESENTATION** Paducah Power System Update - Dave Carroll

**ADDITIONS/DELETIONS**

**PUBLIC COMMENTS**

**MAYOR'S REMARKS**

*Items on the Consent Agenda are considered to be routine by the Board of Commissioners and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent Agenda and considered separately. The City Clerk will read the items recommended for approval.*

	<b>I.</b>	<b><u>CONSENT AGENDA</u></b>
	A.	Approve Minutes for the August 13, 2024, Board of Commissioners Meeting
	B.	Receive & File Documents
	C.	Reappointment of Bob Wade to the Paducah Planning Commission.
	D.	Reappointment of Anthony Walton and Appointment of Charles Gurley to the Paducah Human Rights Commission
	E.	Personnel Actions
	F.	Purchase of Solid Waste Dumpsters for FY2024-2025 from Wastequip Utilizing the HGABuy Purchasing Group in a Not-to-Exceed amount of \$150,000.

		G.	Accept Donation of Properties located at 1128 N 13th Street and 1104 Ellis Street
		H.	Declaration and Sale of Surplus Property 1314 Oscar Cross Ave
		I.	Approve Contract Modification #2 to Professional Services Contract with HDR, Inc. for the Paducah Riverfront Infrastructure Improvement Project (BUILD Grant) for \$30,000.00
	<b>II.</b>	<b><u>ORDINANCE(S) - ADOPTION</u></b>	
		A.	Medical Cannabis Zoning Text Amendment - <b>J. SOMMER</b>
	<b>III.</b>	<b><u>ORDINANCE(S) - INTRODUCTION</u></b>	
		A.	City of Paducah Proposed Tax Rates - FY2025 - <b>J. PERKINS</b>
		B.	Paducah Independent School District Tax Rates to be collected by City of Paducah - <b>J. PERKINS</b>
	<b>IV.</b>	<b><u>DISCUSSION</u></b>	
		A.	Street Paving Program - <b>G. GUEBERT</b>
	<b>V.</b>	<b><u>COMMENTS</u></b>	
		A.	Comments from the City Manager
		B.	Comments from the Board of Commissioners
	<b>VI.</b>	<b><u>EXECUTIVE SESSION</u></b>	

## Agenda Action Form Paducah City Commission

Meeting Date: August 27, 2024

**Short Title:** Purchase of Solid Waste Dumpsters for FY2024-2025 from Wastequip Utilizing the HGABuy Purchasing Group in a Not-to-Exceed amount of \$150,000.

**Category:** Municipal Order

Staff Work  
By: Latrisha  
Pryor  
Presentation  
By: Chris  
Yarber

**Background Information:** Utilizing the HGACBuy Purchasing Group, vendor number 04 0621-WQ1, Public Works Solid Waste Division is to purchase solid waste dumpsters from Wastequip. Every year, an amount is allocated toward dumpster purchases in the annual commercial refuse replacement budget. Therefore, we are requesting authorization to order the required dumpsters, along with additional replacement parts and lids, during the 2024-2025 Fiscal Year in an amount not to exceed the budgeted amount of \$150,000.

**Does this Agenda Action Item align with a Commission Priority?** No

If yes, please list the Commission Priority: Commission Priorities List

**Communications Plan:**

**Funds Available:** Account Name: Solid Waste Fund - Equipment Other

Account Number: 50002210 - 542190

**Staff Recommendation:** To have a Municipal Order authorizing the purchase of solid waste dumpsters for the FY2024-2025 from Wastequip utilizing the HGACBuy Purchasing Group vendor number 04 0621-WQ1 in an amount not to exceed \$150,000.

**Attachments:**

1. MO - dumpsters 08-2024

## Agenda Action Form Paducah City Commission

Meeting Date: August 27, 2024

Short Title: Accept Donation of Properties located at 1128 N 13th Street and 1104 Ellis Street

Category: Ordinance

Staff Work  
By: Greg  
Cherry  
Presentation  
By: Greg  
Cherry

**Background Information:** The property owners Christopher Helm, Thomas Eric and Elizabeth Helm would like to donate 1128 N 13th Street and 1104 Ellis Street to the City of Paducah. This will benefit the City to receive these properties versus foreclosure expenses. The properties will be turned over to Planning for future re-development.

Does this Agenda Action Item align with a Commission Priority? No

If yes, please list the Commission Priority: Commission Priorities List

Communications Plan:

Funds Available: Account Name:  
Account Number:

**Staff Recommendation:** Authorize Mayor George Bray to sign 2 deeds transferring 1128 N 13th and 1104 Ellis Street to the City of Paducah.

**Attachments:**

1. MO J- prop donated –1128 N. 13th Street and 1104 Ellis Street

# Agenda Action Form Paducah City Commission

Meeting Date: August 27, 2024

Short Title: Declaration and Sale of Surplus Property 1314 Oscar Cross Ave

Category: Municipal Order

Staff Work  
By: Nancy  
Upchurch  
Presentation  
By: Carol Gault

**Background Information:** The City of Paducah acquired this property in January 2020. The structure on the lot was demolished about 1980. The intended use for the property was to market to a developer that would construct a home on the lot.

This property has been advertised several times, the last time being in May, 2022. There has never been a bid submitted on this property. KRS 82.083(5) states "If a city receives no bids for the real or personal property, either at public or electronic auction or by sealed bid the property may be disposed of, consistent with the public interest, in any manner deemed appropriate by the City. In those instances, a written description of the property, the method of disposal, and the amount of compensation, if any, shall be made."

Sharon Poat of Paducah Alliance of neighbors requests the donation of the property to construct a 2-bedroom, 2-bath single-family home. The proposed investment is \$193,950. Upon completion the home will be sold to Jarrad Hamlin, a pre-approved buyer.

Does this Agenda Action Item align with a Commission Priority? Yes

If yes, please list the Commission Priority: Commission Priorities List

HOUSING

Continued investment in the improvement in our housing stock to help grow our community

SOUTHSIDE ENHANCEMENTS

Targeted empowerment, engagement, and beautification of Southside Neighborhoods and the business community.

Communications Plan:

Funds Available: Account Name:  
Account Number:

**Staff Recommendation:** It is recommended that the Commission determine that the property is surplus and accept the request of the Sharon Poat, Paducah Alliance of Neighbors and donate the vacant lot, subject to the inclusion of a clause stating that the property would revert to the City if the owner fails to comply with the submitted proposal to substantially complete the project within one year.

Attachments:

1. MO - prop sale- 1314 Oscar Cross Avenue
2. SOA2024-0009 Staff Report 1314 Oscar Cross

## Agenda Action Form Paducah City Commission

Meeting Date: August 27, 2024

**Short Title:** Approve Contract Modification #2 to Professional Services Contract with HDR, Inc. for the Paducah Riverfront Infrastructure Improvement Project (BUILD Grant) for \$30,000.00

**Category:** Municipal Order

Staff Work By: Melanie Townsend, Greg Guebert

Presentation By:

**Background Information: Summary:** Expansion of project scope to include construction contract negotiations with Jim Smith Contracting, Inc. to identify cost-saving measures.

**Background:** On March 22, 2022, Ordinance 2022-03-8725 was approved by the Paducah Board of Commissioners, authorizing a \$2,039,500.00 professional services contract with HDR, Inc.

On June 25, 2024, Municipal Order No. 2911 approved Contract Modification No. 1 for \$40,000.00 for a Supplemental Archeology survey and other out-of-scope work required by MARAD.

On Tuesday, July 16, 2024, the City of Paducah Engineering Department opened sealed bids for the construction portion of the Paducah Riverfront Infrastructure Improvement Project. Jim Smith Contracting, Inc. (JSC) submitted the only bid, which was more than the funding available for the project.

MARAD has approved non-competitive negotiations with JSC to identify cost-saving measures to enable the City to proceed with the project within the BUILD grant requirements.

HDR, Inc. has submitted a Not To Exceed fee proposal of \$30,000.00 for additional scope to provide additional professional services during negotiations with JSC.

Does this Agenda Action Item align with a Commission Priority? No

If yes, please list the Commission Priority: Commission Priorities List

**Communications Plan:**

**Funds Available:** Account Name: BUILD grant

Account Number: DT0050

**Staff Recommendation:** Authorize and direct the Mayor to accept and execute Contract Modification #2 and any associated documents. This authorization increases HDR's contract by \$30,000.00. The approval of the contract amendment will increase the total contract amount from \$2,079,500.00 to a Not To Exceed fee of \$2,109,500.00.

**Attachments:**

1. MO - contract modification 2 BUILD Grant – HDR, Inc.
2. HDR\_BUILD\_CM 2

# Agenda Action Form Paducah City Commission

Meeting Date: August 27, 2024

Short Title: Medical Cannabis Zoning Text Amendment - J. SOMMER

Category: Ordinance

Staff Work By: Josh Sommer  
Presentation By: Josh Sommer

Background Information: This text amendment is to integrate the five types of medical cannabis land uses into Paducah's Zoning Code.

Does this Agenda Action Item align with a Commission Priority? Yes

If yes, please list the Commission Priority: Commission Priorities List Quality of Life

Communications Plan:

Funds Available: Account Name:  
Account Number:

Staff Recommendation: Approval

**Attachments:**

1. ORD - 126 - Medical Cannabis Land Use
2. Signed Resolution
3. Medicinal Cannabis Presentation
4. TXT2024-0003 Medical Cannabis (BOC)

# Agenda Action Form

## Paducah City Commission

Meeting Date: August 27, 2024

Short Title: City of Paducah Proposed Tax Rates - FY2025 - **J. PERKINS**

Category: Ordinance

Staff Work By: Jonathan Perkins,  
Stephanie Millay  
Presentation By: Jonathan Perkins,  
Stephanie Millay

**Background Information:** Real estate and personal property tax levies for the City's General Fund and Paducah Junior College (PJC) are proposed to be set as per the attached ordinance.

The City's General Fund real estate tax levy is proposed to be **\$.264** per \$100 assessed value (AV). The proposed FY2025 rate is 60% of what the rate was in FY1995, when the City started a conscious effort to lower real estate tax rates. The proposed FY2025 rate is less than the rate in place in January of 2021 of \$.267 per \$100 AV.

The City's General Fund personal tax levy is proposed to be **\$.356** per \$100 AV. The proposed FY2025 rate is nearly 30% less than the FY1995 rate. The proposed FY2025 rate is less than the rate in place in January of 2021 or \$.39 per \$100 AV.

The City of Paducah eliminated inventory taxes many years ago in order to encourage inventory-rich business growth in Paducah. The City's inventory rate was phased out over a four-year period, 1998 through 2002, and fully eliminated in FY2003. The inventory tax would have netted revenue nearly \$977,000 in FY2025, if it were in place today.

Staff proposes the City's tax levy be set at 26.4 cents per \$100 AV. The FY2025 compensating rate is 25.4 cents per \$100 AV and Kentucky Revised Statutes (KRS) permits a city to adjust the compensating rate upward by not more than 4%, in this case to 26.4 cents.

From FY2001 to FY2025, the City of Paducah has *lowered* its real estate tax levy by 3.6 cents, while others increased their tax levy during the same time period.

The property tax levy ordinance will be introduced on August 27, 2024 with the second and final reading on September 17, 2024. Since the City's proposed tax levy is more than the 'compensating rate' of 25.4 cents per \$100 AV, a public hearing is required; a public hearing is scheduled for August 27, 2024.

Does this Agenda Action Item align with a Commission Priority? No

If yes, please list the Commission Priority: Commission Priorities List

Communications Plan:

Funds Available: Account Name:  
Account Number:



**Staff Recommendation:** Recommend that the Mayor and Commission adopt the proposed 2024-2025 (FY2025) real estate and personal ad valorem tax levies as proposed.

**Attachments:**

1. ORD - Tax Rate FY2025. without School tax
2. How to Figure Your Tax Bill Graphic
3. Real Estate Tax Levy - history from 1995 PIO website version
4. Personal Tax Levy - history from 1995, PIO website version
5. Inventory Tax Levy - history from 1995, PIO website version

# Agenda Action Form

## Paducah City Commission

Meeting Date: August 27, 2024

**Short Title:** Paducah Independent School District Tax Rates to be collected by City of Paducah - **J. PERKINS**

**Category:** Ordinance

Staff Work By: Jonathan Perkins,  
Stephanie Millay  
Presentation By: Jonathan Perkins,  
Stephanie Millay

**Background Information:** For many years, the City of Paducah Kentucky has collected real estate and personal property taxes for the Paducah Independent School District. KRS 160.460 authorizes designated cities, like Paducah, to collect taxes assessed by independent school districts. Pursuant to this authority, the Board of Commissioners has traditionally annually authorized the Director of Finance to collect taxes assessed by the Paducah Independent School District.

The Paducah Independent School District Board of Education has indicated in the Paducah Sun newspaper public notice that they propose a real estate tax levy to be **\$.874** per \$100 assessed value (AV) for Fiscal Year 2025 (2024-2025).

The Paducah Independent School District Board of Education has indicated in the Paducah Sun newspaper public notice that they propose a personal tax levy to be **\$.874** per \$100 AV for Fiscal Year 2025 (2024-2025).

The property tax collection ordinance will be introduced on August 27, 2024 with the second and final reading on September 17, 2024.

Does this Agenda Action Item align with a Commission Priority? No

If yes, please list the Commission Priority: Commission Priorities List

**Communications Plan:**

**Funds Available:** Account Name:  
Account Number:

**Staff Recommendation:** Staff recommends that the Mayor and Commission adopt the proposed 2024-2025 (FY2025) collection of Paducah Independent School District real estate and personal ad valorem tax levies as proposed.

**Attachments:**

1. ORD - Authorization of COLLECTION of AD VALOREM TAXES for BOE FY2025