



City Commission Meeting Highlights

Tuesday, May 20, 2014 at City Hall



City Hall Conditional Assessment and Conceptual Plan

The Mayor and Commissioners heard a presentation from Baccus Oliver, a professional engineer with Marcum Engineering, regarding the study conducted by Marcum Engineering; Bacon, Farmer, Workman Engineering; and Peck, Flannery, Gream, Warren on City Hall. Over the past few months, the companies have worked together to conduct a needs assessment of the building's structure, layout, security, seismic upgrade requirements, and renovations. Specifically the study included an architectural spatial analysis, a structural analysis, mechanical and electrical assessments, and a

conceptual cost estimate. City Manager Jeff Pederson says, "Fifty years is typically a design life for a public building. It's been well used and well maintained, but it's certainly showing the effects of 50 years of use." Oliver says, "Really you have avoided a major capital improvement, a major overhaul or rehabilitation, of the facility. It should not be understated how well the City has done to make the building last 50 years. You have been good stewards of the building."

City Hall was designed by renowned architect Edward Durell Stone in 1962-1963. City Hall opened in 1964. However, in just 14 years, the building started showing structural issues regarding its massive concrete canopy which is sagging five to nearly 9 inches at each of its corners. In 1978 an engineering assessment indicated that the underside of the large roof canopy was showing deterioration. A 1979 study recommended replacing the roof. A 2010 study by Apex Engineering sited similar roof problems. In the building's 50 year lifespan, there have been improvements in the HVAC system and the elevator; however, very little has been done to the building structurally including its roof or to its interior. Regarding seismic concerns, Oliver says, "The building does not meet modern seismic standards. Those standards did not exist when the building was designed." One positive note is that City Hall is nearly 61,000 square feet in size which is more than enough space. The spatial analysis indicates that City Hall activities need a space for departments and storage that totals nearly 51,000 square feet in size.

The immediate recommendation is to restrict employee and visitor access under the canopy area. The analysis also recommends initiating the removal of the concrete roof canopy and replacing it with a lighter material. To remove the canopy, the building would have to be evacuated while the work took place. If the City wants to bring the facility up to seismic standards, it would involve reinforcing the structure by strengthening approximately 50 percent of the exterior walls and removing the floor to ceiling windows. A conceptual cost estimate and general timeline were provided. The cost for the demolition of the roof canopy, structural repair, and roof replacement including seismic upgrades totals more than \$5 million. Renovating the interior including building layout and functionality, electrical and mechanical upgrades, contingency, and engineering costs would bring the total project to an estimated \$15.6 million. The planning and design for the project could take 9 months with a construction time of 13 to 16 months. The City Commission would like to have general cost estimates for a new facility. City Manager Pederson asked the City Commission to forward their questions to him, and he will forward to the companies that conducted the analysis in an effort to gather as much information as possible before a decision is made. Pederson also says temporary City Hall locations are being researched.

Downtown Summer Entertainment

Special Events Coordinator Molly Tomasallo provided an outline of the downtown entertainment the community can look forward to this spring and summer. Tomasallo started with the Downtown Farmers' Market which is open Monday through Saturday, 7:30 a.m. until 3:30 p.m. She says the "Paducah Farmers' Market can provide a gathering place to help nurture a sense of community between our growers, producers, artisans, and our customers." This year the community can expect various farmers, growers, and other vendors, fitness classes, acoustic music, family friendly activities including balloon animals, and food demonstrations. Tomasallo says, "Variety always attracts more people and benefits the entire community."



Pam Spencer, Public Information Officer

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Tomasallo says all 20 market spots at the Farmers' Market have been rented, and the Parks Department is looking at ways to expand. Even though the Farmers' Market already is open, there will be a grand opening event on Saturday, May 31.

Tomasallo also provided information about the LIVE on the RIVER Sounds of the Summer event which will be held from 6 until 9 p.m. on June 21, July 19, and August 2. A different theme will be featured on each of these three Saturdays including Sounds of the Classics, Sounds of Paducah, and Sounds of the South. The event will be from 3rd Street to the river with a featured act or acts on Wilson Stage. LIVE on the RIVER is fresh arrangement of the former Live on Broadway event. Also, this year the RIVERfront Concert Series will be held on the following Thursdays: June 26, July 10, and July 24. Concerts will be held on Wilson Stage from 6 until 8 p.m. on those Thursdays.

Refinancing 2010 Build America Bond Issue

The Commissioners approved an ordinance to refinance the 2010 Build America Bonds general obligation bonds originally issued in March 2010. At that time, the City issued a 20-year \$6.645 million bond with the funds used to finance various public projects including the Greenway trail, the replacement of the Noble Park parking lot, street resurfacing, the installation of generators and traffic signals, and the purchase of the Executive Inn, pavilion, and property on Sheehan Bridge Road. Refinancing the bond will save the City an estimated \$210,000 in interest over the life of the loan. City Manager Jeff Pederson says, "It's always good when we can refinance and save taxpayers the interest costs." At this time, the remaining principal on the bond is approximately \$5.765 million. The bonds will be sold May 27, 2014. A municipal order was approved authorizing the advertising for the sale of the bonds.

Olivet Church Roadway Improvement Project

The Commissioners approved ordinances for reimbursement agreements between the City and Paducah Power System and between the City and the Joint Sewer Agency for utility work related to the Olivet Church Road Improvement Project. The electric utility work is estimated to cost \$225,000 while the sewer relocation work is estimated to cost \$304,240. The property acquisition and utility relocations are funded using \$2 million allocated from the State. City Engineer-Public Works Director Rick Murphy says, "The utility relocations are getting underway. Paducah Power already has pole locations marked." The project widens Olivet Church Road from a two-lane road to a three-lane road from U.S. 60 to James Sanders Boulevard. The project also involves the construction of a new stretch of road from the mall entrance toward Olivet Church Road.

Quick Highlights

- A badge pinning ceremony was held for Anthony Copeland who is being promoted from Detective to Operations Sergeant with the Paducah Police Department.
- Municipal order approved executing a mutual release of all claims with Infiniti Plastic Technologies, Inc. and Infiniti Media, Inc. by the City and County. Earlier this year, Infiniti ceased operations at the facility located at 5400 Commerce Drive in Industrial Park West. Infiniti subleased the facility from the Industrial Development Authority (IDA). The facility is owned by the City of Paducah and McCracken County. This municipal order releases all claims since all parties have reached an agreement to terminate the sublease and surrender the facility to IDA. The facility now will be available for use by another industry.
- Municipal order approved to apply for a grant through the Kentucky Housing Corporation's GAP Financing Pool in the amount of \$108,000. If awarded, these funds would help construct four additional homes in the Fountain Avenue Neighborhood.
- Ordinance approved authorizing the \$23,065.40 payment to AES Environmental, LLC for the collection and disposal of household hazardous waste collected during the April 2014 Spring Clean Up Day for Paducah and McCracken County residents. A \$27,000 Kentucky Division of Waste Management Grant helps fund the event.
- Ordinance approved to close a portion of Ridgewood Street between Topeka Avenue and Olympia Avenue. This closure is requested by adjacent property owners. The Paducah Planning Commission held a public hearing on February 17, 2014 and is making a positive recommendation for the closure. This is an unimproved, unpaved section of right-of-way.
- The City Commission and staff will hold a budget workshop on Tuesday, May 27 at 4 p.m. at the Julian Carroll Convention Center.

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