



City Commission Meeting Highlights

Tuesday, June 3, 2014 at City Hall



City Hall Project Discussion

City Manager Jeff Pederson led the Mayor and Commissioners through a discussion regarding the next steps in the process regarding the future of Paducah's City Hall located at 300 South 5th Street. Pederson showed flow charts outlining the interconnected concepts that need to be managed and addressed in this process. Pederson says, "It is not a simple process to go about a potential rebuild of City Hall or a new City Hall. It is a public building." The large-scale decisions to be determined are either renovating the existing building and to what degree or determining a location and design for a new facility. Pederson recommends compiling a small group of

staff and citizens to be known as the City Hall 2050 Working Group with the responsibility of working through the decision-making process and incorporating citizen engagement. Pederson says, "This process begs for inclusiveness, but at the same time, it needs guidance and to move forward." Commissioner Sandra Wilson says, "It's a large expenditure. We need the public's input." The 2050 in the group's name refers to renovating or building a City Hall to last decades and to being ready for the future needs of the community. The group would make recommendations to the City Commission. Commissioner Richard Abraham adds, "It's insightful to think ahead regarding technology. This process is appropriate to get citizen input. It's City Hall. It's a public building." Pederson says, "It pays to think ahead intelligently, to not design a city hall for today but for the future." The process involving the City Hall 2050 Working Group could take approximately six months once the members are named.

Background: At their May 20 meeting, the Board heard a presentation about City Hall's conditions from Baccus Oliver, a professional engineer with Marcum Engineering. Over the past few months, Marcum Engineering; Bacon, Farmer, Workman Engineering; and Peck, Flannery, Gream, Warren have worked together to conduct an assessment of City Hall's structure, layout, security, seismic upgrade requirements, and renovation possibilities. The study shows that the 61,000 square foot building which opened in 1964 is showing significant deterioration in its concrete roof canopy and with many of its electrical and mechanical systems. The estimate, which includes a significant contingency figure, to completely renovate the building and bring it up to modern seismic standards is more than \$15 million. To protect the safety of the employees and citizens, access to the building is limited to the 5th Street entrance. Also, barricades have been placed around the building limiting access under the concrete roof canopy which is deflecting or sagging nearly 9 inches at its corners.

Memorandum of Understanding with Genova Products (vote June 10)

After meeting in closed session to discuss the project, the Mayor and Commissioners returned to open session to introduce an ordinance for a Memorandum of Understanding (MOU) between Michigan-based Genova Products, Greater Paducah Economic Development Council (GPEDC), McCracken County, and the City of Paducah. The MOU is for Genova to locate a plastics-manufacturing facility in the former Infiniti Plastics building located at 5400 Commerce Drive in Industrial Park West (also known as the I-24 Park). The City and County own the 100,000 square foot building. Genova would lease the facility. Genova is working to receive economic incentives from the Commonwealth of Kentucky.

Budget Discussion – Arts Agencies and Steam Locomotive

City Manager Jeff Pederson discussed with the Mayor and Commissioners a couple of budget items. The Fiscal Year 2015 budget will be introduced at the June 10 City Commission meeting with approval set for June 24. The City's fiscal year begins July 1. At last week's budget workshop, the Commission discussed providing additional funding to the arts agencies, an amount greater than the proposed budget of \$125,000. The arts agencies are Yeiser Art Center, Paducah Symphony, River Discovery Center, Market House Theatre, the Carson Center, the National Quilt Museum, and Maiden Alley Cinema. They



Pam Spencer, Public Information Officer

City of Paducah • P.O. Box 2267 • Paducah, Kentucky 42002

270/444-8669 • Office 270/443-5058 • Fax

Website: <http://paducahky.gov> Email: pspencer@paducahky.gov

also discussed renovating the steam locomotive on Water Street adjacent to the floodwall and the Carson Center. A cost estimate of \$80,000 was provided for the locomotive. The suggestion at this meeting is to place \$50,000 in a project account for the locomotive and provide an additional \$30,000 to the arts agencies bringing the support for the art agencies to a total of \$155,000. Commissioner Abraham says, "I think the funds [for the arts agencies] are justified. These arts groups are highly functioning. Their boards are very responsible. They work hard and are engaged." Commissioner Allan Rhodes supports the funding and says, "Your downtown is everybody's downtown." Mayor Kaler in addition to Commissioners Wilson and Gault expressed their support of the arts agencies as economic drivers for the City.

Noble Park Lake Bank Stabilization Project

The Mayor and Commissioners approved an ordinance for a contract with Mayfield-based YEC, Inc. in the amount of \$192,414 for the Noble Park Lake Bank Stabilization Project. At the May 27 budget workshop, City Engineer Public Works Director Rick Murphy and Parks Services Director Mark Thompson made a presentation regarding the need to stabilize the bank erosion occurring at the lake. The project was placed out to bid with a bid opening held May 6. The project consists of using metal sheet piling to create a retaining wall to stabilize the erosion on 665 linear feet of the southern and eastern side of the Noble Park Lake. The project also includes earthwork, drainage, seeding and the construction of new sidewalks. In the bid package, there were two choices of retaining walls: a metal sheet pile wall system and a vinyl system. The metal system is the lower cost version. Construction will begin this summer.

Zone Change and Final Annexation for 3025 Olivet Church Road

The Mayor and Commissioners approved an ordinance to change the zoning of 3025 Olivet Church Road to Highway Business District (HBD) as recommended by the Paducah Planning Commission. The Mayor and Commissioners also approved an ordinance for the final annexation of the property. On May 13, the Paducah Board of Commissioners approved an ordinance for an intent to annex the 4.9 acre tract that contains the Hucks Food and Fuel. The property owner requested the annexation. Mayor Gayle Kaler says, "We are always glad to welcome new folks into the City of Paducah."

Change Order #1 for Construction of TeleTech Building

The Mayor and Commissioners approved an ordinance for change order #1 with A&K Construction regarding its contract for the construction of the TeleTech Building on McCracken Boulevard in Paducah Commerce Park (formerly Information Age Park). The change order is for a reduction in the contract cost by \$41,275. With this change order, the contract will decrease to \$3,254,725. The cost reductions mainly are due to changes in curb construction and changes to the entrance road to the parking area. The decision has been made to construct a new access road to TeleTech's parking lot that would be a dual purpose access road for the adjacent undeveloped site. City Engineer Public Works Director Rick Murphy says, "It prepares the adjacent lot for construction without the need to build a road in the future." The City of Paducah in addition to the County and Paducah Economic Development (PED) will take on the cost of the access road construction.

As announced in November 2012, TeleTech is bringing a call center to Paducah and will employ 450 full-time employees. The majority of the employees will be housed in the new facility in Paducah Commerce Park with the remaining employees at the Commerce Center facility located at 401 Kentucky Avenue. The City and County are each contributing \$1.35 million toward the construction of the building in Paducah Commerce Park. PED will provide \$300,000 for the building for a total commitment of \$3 million. Costs above the \$3 will be covered TeleTech and PED. The building will be owned by the City and County.

Edward Byrne Memorial Grant Award and Interlocal Agreement (vote June 10)

The Mayor and Commissioners introduced an ordinance for an interlocal agreement between the City and McCracken County for the 2014-2015 Edward Byrne Memorial grant through the Department of Justice. The grant award in the amount of \$13,117 is for the purchase of radios for the Paducah Police Department.

###



Pam Spencer, Public Information Officer
City of Paducah • P.O. Box 2267 • Paducah, Kentucky 42002
270/444-8669 • Office 270/443-5058 • Fax
Website: <http://paducahky.gov> Email: pspencer@paducahky.gov