

NOTICE OF SPECIAL CALLED MEETING OF THE
BOARD OF COMMISSIONERS
OF THE
CITY OF PADUCAH, KENTUCKY

TO: Commission/Media/Public

There will be a Special Called Meeting of the Board of Commissioners of the City of Paducah at 5:00 p.m., on Tuesday, March 4, 2025, held in the Commission Chambers of City Hall located at 300 South Fifth Street, Paducah, KY 42003. The Agenda for the meeting is attached to this notice.

George Bray, Mayor

CERTIFICATE OF SERVICE

Executed by electronic mail and facsimile of a copy to
the Commission/Media on March 3, 2025 at 12:00 p.m.

Lindsay Parish, City Clerk



Amended March 3, 2025

**SPECIAL CALLED CITY COMMISSION MEETING
AGENDA FOR MARCH 4, 2025
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

DELETIONS

PROCLAMATION Paducah Craft Beer Day - Cory Greene & Todd Blume

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.

	I.	<u>CONSENT AGENDA</u>
	A.	Approve Minutes for the February 11, 2025, Regular Meeting & Special Called Meeting of the Board of Commissioners
	B.	Receive & File Documents
	C.	Appointment of Storm Wilson and Kathleen McHaney to the Paducah Civic Beautification Board
	D.	Personnel Actions
	E.	Authorize the Application and Acceptance of a Kentucky Highway Safety Grant in the Amount of \$30,000 - B. LAIRD
	F.	Approve the Hdl Contract - J. PERKINS
	G.	Approval of Contract Modification for increase of Scope in Contract with A&K Construction, Inc for the re-roof and renovation of the Technology Department in an amount of \$28,404.00 - C. YARBER
	II.	<u>RESOLUTION(S)</u>

		A.	Adopt the Findings of Fact and Conclusion of Law for the Rezoning Petition of 200 Fountain Avenue - C. GAULT
	III.	<u>MUNICIPAL ORDER(S)</u>	
		A.	2020A GOB Arbitrage Payment - J. PERKINS
		B.	<u>Approve the Hotel Metropolitan Co-stewardship Agreement</u> - H. REASONS
	IV.	<u>ORDINANCE(S) - ADOPTION</u>	
		A.	Authorizing the Closure of 15,460 square feet of North 3rd Street between Harrison Street and Executive Boulevard - G. GUEBERT
		B.	Approve a Memorandum of Understanding Between the City of Paducah and Trails End Development, LLC for a Residential Infill Agreement for Trails End Subdivision - G. GUEBERT
		C.	Amend Code of Ordinances Chapter 106 related to Gross Receipts for Medicinal Cannabis Businesses - L. PARISH & J. PERKINS
		D.	Amend Code of Ordinances Chapter 2 to abolish 911 Landline Fees - D. JORDAN
	V.	<u>COMMENTS</u>	
		A.	Comments from the City Manager
		B.	Comments from the Board of Commissioners
	VI.	<u>EXECUTIVE SESSION</u>	

Agenda Action Form Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Authorize the Application and Acceptance of a Kentucky Highway Safety Grant in the Amount of \$30,000 - **B. LAIRD**

Category: Municipal Order

Staff Work
By: Joseph
Hayes
Presentation
By: Brian Laird

Background Information: The Kentucky Transportation Cabinet's Highway Safety Program has a competitive, discretionary grant program for reimbursement of overtime work involved with traffic safety and for equipment for officers. The program covers several categories of overtime projects (impaired driving, occupant protection, police traffic services, and other traffic safety problems areas) that include DUI arrests, speeding citations, seat belt citations, and child restraint citations.

The PPD has been a successful applicant to this program for several years and is currently implementing this program from the most recent funding cycle. PPD is requesting approval to apply for \$30,000 in grant funds for overtime pay.

No match is required for this grant.

Does this Agenda Action Item align with a Commission Priority? No
If yes, please list the Commission Priority:

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation: Authorize the application and acceptance of the Highway Safety Grant and for the Mayor to sign all documents related to same.

Attachments:

1. MO - app and award FY2026 Highway Safety Grant

Agenda Action Form

Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Approve the Hdl Contract - **J. PERKINS**

Category: Municipal Order

Staff Work By: Stephanie Millay, Jonathan Perkins, Daron Jordan

Presentation By: Jonathan Perkins

Background Information: In order for the City of Paducah to be more effective and intentional in the manner in which it seeks non-compliant occupational license entities, a contract with 'Hdl Companies' is recommended.

Hdl will utilize publicly available data to research and identify businesses currently not paying business license fees, gross receipt fees (business license), occupation tax fees and employer's quarterly withholding (payroll tax) for the City of Paducah, Kentucky.

The agreement remains in force for 1-year from the last date of execution and will automatically continue for subsequent 1-year terms unless either party gives a 60-day written notice to cancel.

The City will pay Hdl 50% of any such business license and/or payroll taxes and penalties collected by the efforts of Hdl Company. This sharing agreement will remain in place for said collections for 24 months.

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

If yes, please list the Commission Priority: Revenue Equity

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation: Staff recommends that the Hdl Contract be approved.

Attachments:

1. MO contract-HdL Companies - Finance
2. Hdl Contract (Bobby Monroe)

Agenda Action Form

Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Approval of Contract Modification for increase of Scope in Contract with A&K Construction, Inc for the re-roof and renovation of the Technology Department in an amount of \$28,404.00 - **C. YARBER**

Category: Municipal Order

Staff Work By: Chris Ferrell, Marcey Simmons
Presentation By: Chris Yarber

Background Information: Background information: On April 23, 2024, the Board of Commission approved Municipal Order #2887 giving permission to execute a contract for Technology Department renovations totaling \$779,104.00.

During the renovation, several unknowns had to be addressed for the project to continue, as well as one modification at the request of city staff.

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

If yes, please list the Commission Priority: City Facilities - Continuous Improvement

Communications Plan:

Funds Available: Account Name: Allie Morgan Rehab - Tech

Account Number: PF0084

Staff Recommendation: Authorize the Mayor to accept and to execute Contract Modification #1-#6 listed on attached page which increases A&K Construction's contract by \$28,404.00.

Attachments:

1. MO contract Modifications 1-6 - A&K Construction - IT Department
2. Contract Modification #1 Asbestos abatement \$ 2,530
3. Contract Modification #2 Suspended floor framing for server room relocation \$ 1,999
4. Contract Modification #3 Tankless water heater installed to free up electrical capacity \$ 7,848
5. Contract Modification #4 Asbestos abatement \$ 11,672
6. Contract Modification #5 Electrical Panel upgrade (Undersized ground wire) \$ 2,630
7. Contract Modification #6 Drinking fountain change to meet current standard \$ 1,725

Agenda Action Form Paducah City Commission

Meeting Date: March 4, 2025

Short Title: 2020A GOB Arbitrage Payment - **J. PERKINS**

Category: Municipal Order

Staff Work
By: Jonathan
Perkins
Presentation
By: Jonathan
Perkins

Background Information:

2020A GOB Arbitrage Payment –

A prior Board of Commissioners (BOC) for the City of Paducah issued a General Obligation Bond (GOB), called GOB 2020A in January 2020, seeking funding for an aquatic facility with proceeds derived from a bond sale for \$20 million. A subsequent BOC decided not to build an aquatic facility and instead chose to use the bond proceeds for other capital items, including the Paducah-McCracken County Sports Plex, Barkley Regional Airport terminal, 911 Radio System, Paducah Civic Center, and other capital items.

Under federal law, a municipal debt-issuer is given 2 years to disburse bond proceeds without concern for arbitrage liability. Funds not expended within the prescribed time period are subject to Section 148 of the Internal Revenue Code of 1986 arbitrage computations. For the time period subsequent to the initial grace period of 2 years, the issuer may invest bond proceeds to create earnings, but the entity is restricted to not more than the arbitrage yield, in Paducah's case 2.442733%. Basically, the City earned interest on the available bond proceeds during the past 5 years, but in the more recent 3 years any funds earned in excess of the arbitrage yield must be remitted to the Internal Revenue Service (IRS).

The Yield Restriction Liability (arbitrage liability) of \$946,515.49 was calculated by Dinsmore for the City of Paducah for the five years ended January 28, 2025 (report attached) and payment must be received by the IRS, Department of Treasury, on or before March 29, 2025.

Another Yield Restriction Liability (arbitrage liability) re-calculation must be prepared no later than the earlier of (i) January 28, 2030; or (ii) the date of the final disbursement or discharge of the Bond proceeds.

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

If yes, please list the Commission Priority:

Communications Plan:

Funds Available: Account Name: Bond Fund

Account Number: 42000216 523070

Staff Recommendation: Staff recommends that the Payment for the 2020A GOB arbitrage payment to the IRS be approved.

Agenda Action Form

Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Approve the Hotel Metropolitan Co-stewardship Agreement - H. REASONS

Category: Municipal Order

Staff Work By: Michelle
Smolen, Hope Reasons
Presentation By: Hope Reasons

Background Information: On April 23, 2024, the Board of Commissioners approved Municipal Order No. 2886, authorizing the submission of a Mellon Foundation Humanities in Place Grant, which was awarded to the City of Paducah. On August 13, 2024, the Board approved Municipal Order 2949 to accept the grant award in the amount of \$1.3 million.

The City also received approval from the Board of Commissioners to provide \$250,000 a year for three years (with budget approval), to help ensure the structure of the Hotel and Purple Room are stabilized and renovated. Funding will also be used for capacity building to help ensure the sustainability of the Hotel Metropolitan and Purple Room for years to come.

As a condition of the acceptance of the Mellon Grant and of the City funding for the Hotel Metropolitan and Purple Room, the City and Uppertown Heritage Foundation agreed to enter into a Co-Stewardship Agreement, which defines a public and private partnership for the Hotel Metropolitan and Purple Room. The City contracted with Brent Leggs to help facilitate the Agreement between the two parties. The Agreement has received legal approval and has been reviewed by both City employees and the Uppertown Heritage Foundation Board of Directors. We are now requesting that the Commission approve the Agreement so that the next steps for this project can begin.

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

If yes, please list the Commission Priority: Protecting Key Historical and Cultural Resources

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation:

Attachments:

1. MO agree- Hotel Metropolitan Co-Stewardship
2. Co-Stewardship Agreement with Betty's Signature

Attachments:

1. MO 2025 Arbitrage Payment 2020A GOB
2. Rebate Report with Attachment - City of Paducah \$20,520,000, Series 2020A (5 Year)

Agenda Action Form

Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Authorizing the Closure of 15,460 square feet of North 3rd Street between Harrison Street and Executive Boulevard - **G. GUEBERT**

Category: Ordinance

Staff Work By: Josh Sommer, Melanie Townsend, Greg Guebert
Presentation By: Daron Jordan

Background Information: The City Manager's Office has requested that a portion of N. 3rd Street between Harrison Street and Executive Boulevard be closed.

On November 4, 2024, the Paducah Planning Commission held a public hearing and made a positive recommendation to the City Commission for closure. All utility companies agreed to the closure.

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

If yes, please list the Commission Priority:

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation: To adopt an ordinance authorizing the closure of a portion of North 3rd Street between Harrison Street and Executive Boulevard and authorizing the Mayor to execute the closure plat and all necessary documents to complete the closure of the street.

Attachments:

1. ORD - North Third Street between Harrison Street and Executive Boulevard
2. PLAT_Aloft Paducah_ROW Closure_013125
3. N 3rd St-519_closure_application
4. N 3rd St-519_closure_PC Resolution

Agenda Action Form Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Approve a Memorandum of Understanding Between the City of Paducah and Trails End Development, LLC for a Residential Infill Agreement for Trails End Subdivision - **G. GUEBERT**

Category: Ordinance

Staff Work
By: Melanie
Townsend
Presentation
By: Greg Guebert

Background Information: On September 7, 2023, the Planning Commission passed a Resolution providing a positive final report for approval of the Trails End subdivision.

On October 24, 2023, the Paducah Board of Commissioners approved Ordinance 2023-10-8793, which approved the Planning Commission's final report and accepted the dedication of the right of way and public utility easement associated with the Trails End subdivision.

The City of Paducah desires to enter a Memorandum of Understanding with Trails End Development, LLC., for a Residential Infill Agreement. The Residential Infill Agreement will encourage residential infill development for the benefit of the City through residential housing and infrastructure development.

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

If yes, please list the Commission Priority:

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation: Adopt an Ordinance authorizing the Mayor to execute the Memorandum of Understanding with Trails End Development, LLC, and any other necessary documents.

Attachments:

1. ORD - Residential Infill Agreement - Trails End Subdivision
2. MEMORANDUM OF UNDERSTANDING_Trails End
3. Trails End_Infill Agreement
4. Trails End final plat

Agenda Action Form

Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Amend Code of Ordinances Chapter 106 related to Gross Receipts for Medicinal Cannabis Businesses - **L. PARISH & J. PERKINS**

Category: Ordinance

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

Background Information: The Commonwealth of Kentucky has adopted KRS Chapter 218B, providing for the legalization of the use of medical cannabis and the operation of medical cannabis facilities in the Commonwealth pursuant to the terms and conditions of state law. The Board of Commissioners of the City of Paducah adopted Ordinance No. 2024-08-8821 that established general provisions and zoning requirements for Medical Cannabis Businesses. This ordinance addresses licensing for Medical Cannabis Businesses under Chapter 106 *Gross Receipts License Tax*, of the Code of Ordinances. This ordinance amendment defines Medicinal Cannabis Businesses, sets a minimum fee of \$500, and creates Schedule F of the general license tax schedule. Schedule F determines the amount of tax payable by multiplying the business entity location's taxable gross receipts up to \$3,500,000.00 times 0.005 and multiplying all gross receipts in excess of \$3,500,000.00 times 0.00005. In order to receive a business license, the Medicinal Cannabis Business will be required to present a valid license issued by the State, be in good standing with the City of Paducah, and be compliant with zoning code.

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

If yes, please list the Commission Priority: Revenue Equity.

Communications Plan: Staff has been and will continue to be in direct contact with the Medicinal Cannabis Business that plans to locate in the City of Paducah.

Funds Available: Account Name:
Account Number:

Staff Recommendation: Approval.

Attachments:

1. ORD 106 – Medicinal Cannabis Businesses Gross Receipts

Agenda Action Form

Paducah City Commission

Meeting Date: March 4, 2025

Short Title: Amend Code of Ordinances Chapter 2 to abolish 911 Landline Fees - **D. JORDAN**

Category: Ordinance

Staff Work
By: Lindsay
Parish
Presentation
By: Daron
Jordan

Background Information: Chapter 2, Article V, Division 4 Police Department, of the Code of Ordinances of the City of Paducah authorizes a land line fee in the amount of \$2.50 to be collected by all telephone companies providing telephone service to residents of the City of Paducah. The Board of Commissioners adopted Ordinance No. 2024-10-8827 authorizing an Agreement for Provision of Emergency 911 Services between the City of Paducah and McCracken County. As part of the Interlocal Agreement Section V(C), the City and County agreed to abolish all landline fees after parcel fees have been assessed and sufficient revenue has been collected.

This ordinance amends Chapter 2, Article V, Division 4 Police Department of the City of Paducah Code of Ordinances to remove the landline fees and make other necessary edits to align with the Interlocal Agreement.

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

If yes, please list the Commission Priority: 911 Radio Equipment Upgrade, Governance, and Revenue

Communications Plan: The City will communicate the change directly to the telephone companies impacted.

Funds Available: Account Name:
Account Number:

Staff Recommendation: Approval.

Attachments:

1. ORD Amend 911 Ordinance – Abolish Landline Fees