



**CITY COMMISSION MEETING
AGENDA FOR JULY 14, 2026
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

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.

	I.	<u>CONSENT AGENDA</u>
	A.	Approve Minutes for June 23, 2026 Board of Commissioners Meeting
	B.	Receive & File Documents
	C.	Appointment of Carolyn Roof to the Tree Advisory Board
	D.	Personnel Actions
	E.	Approval of Lease Agreement for Probation & Parole Office Facility - C. YARBER
	F.	Authorize Payment to Clean Earth, Inc. in an amount of \$58,031.76 for Household Hazardous & Electronic Waste Collected during 2026 Clean-Up Day - C. YARBER
	G.	Adopt and Approve a Memorandum of Agreement between the City of Paducah and the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways in the amount of \$101,000 for the Levin Avenue Resurfacing Project - G. GUEBERT
	H.	Authorize Renewal Application for Local Expanded Jurisdiction. G. CHERRY

	II.	<u>ORDINANCE(S) - ADOPTION</u>	
		A.	Text Amendment of Sections 126-69 Mobile Home Parks and 126-79 Qualified Manufactured Homes of the Paducah Zoning Ordinance - J. FOWLER-SOMMER
		B.	Text Amendment of Section 126-102 Low Density Residential Zone, R-1 of the Paducah Zoning Ordinance - J. FOWLER-SOMMER
		C.	Text Amendment of Section 126-103 Low & Medium Density Residential Zone, R-2 of the Paducah Zoning Ordinance - J. FOWLER-SOMMER
		D.	Amend Code of Ordinances Chapter 2, Article VIII related to Procurement - L. PARISH
		E.	Approve the Agreement between the City of Paducah and the Professional Firefighters of Paducah, Local 168, International Association of Firefighters - S. WILCOX
	III.	<u>ORDINANCE(S) - INTRODUCTION</u>	
		A.	Approve a Telecommunications Franchise Agreement with Uniti - L. PARISH
	IV.	<u>DISCUSSION</u>	
		A.	BUILD Project Update - G. GUEBERT
	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: July 14, 2026

Short Title: Approval of Lease Agreement for Probation & Parole Office Facility - **C. YARBER**

Category: Municipal Order

Staff Work
By: Marcey
Simmons
Presentation
By: Chris
Yarber

Background Information: Request approval of a new lease agreement for the Probation & Parole Building. The current lease extension will expire on June 30, 2026. The proposed new lease term will begin July 1, 2026, and continue through June 30, 2027. The agreement includes two (2) optional one-year renewal terms. Lease payments will be based on 6,866 square feet at a rate of \$14.00 per square foot annually.

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: For the Mayor and Board of Commissioners to approve the Municipal Order authorizing the execution of a new lease agreement with the Commonwealth of Kentucky Department of Corrections for the facility located at 400 S. 6th Street, Paducah, Kentucky, for the period of July 1, 2026, through June 30, 2027, with two optional one-year renewal terms, and to authorize the Mayor to execute all related lease documents on behalf of the City.

Attachments:

1. MO - Lease - Commonwealth of KY - Probation and Parole 400 S. 6th Street
2. PR-4096 (McCracken) DOC Lease

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Authorize Payment to Clean Earth, Inc. in an amount of \$58,031.76 for Household Hazardous & Electronic Waste Collected during 2026 Clean-Up Day - **C. YARBER**

Category: Municipal Order

Staff Work
By: Latrisha
Pryor
Presentation
By: Chris
Yarber

Background Information: On April 18, 2026, the City of Paducah co-sponsored, along with McCracken County, a free Clean-Up day to assist all property owners with the disposal of various waste. Household hazardous waste and electronic waste were items collected on this day. In accordance with Kentucky requirements, a Kentucky-certified hazardous waste service is required to dispose of all hazardous waste. Clean Earth, Inc., with an office in Calvert City, Ky, is the only certified hazardous waste collector who is a vendor with the Commonwealth of Kentucky within this area. Therefore, the service of Clean Earth, Inc., was requested to collect and dispose of household hazardous waste and electronic waste during the free Clean-Up Day. This year, the collection of household hazardous waste and electronic waste totaled \$58,031.76. The partial funding of the free Clean-Up Day is provided by a grant from the Kentucky Division of Waste Management.

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: Fees/Landfill MR0106

Account Number: 50002209 - 520040

Staff Recommendation: To adopt a Municipal Order authorizing the payment of \$58,031.76 to Clean Earth, Inc., for collection and disposal of household hazardous and electronic waste collected during the free Clean-Up Day on April 18, 2026.

Attachments:

1. MO - household haz waste-Clean Earth 2026
2. Clean Earth Invoice and Manifests

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Adopt and Approve a Memorandum of Agreement between the City of Paducah and the Commonwealth of Kentucky, Transportation Cabinet, Department of Highways in the amount of \$101,000 for the Levin Avenue Resurfacing Project - **G. GUEBERT**

Category: Municipal Order

Staff Work By: Melanie
Townsend, Hope Reasons
Presentation By:

Background Information: The Kentucky State Legislature appropriated \$20M in the 2024-2026 biennial state budget to fund projects within the Local Assistance Road Program (LARP). Cities are eligible to apply for Local Assistance Road Program funds for a maximum of \$500,00 project cost, with 17.5% being a city match. For a \$500,000 project, the City match would be \$87,500. These funds will be used for street resurfacing and repair. The Legislature will select projects in the 2026 session and fund them in FY27.

Municipal Order #3131, adopted by the Paducah Board of Commissioners on September 15, 2025, approved the application for a grant through the Local Assistance Road Program (LARP), previously entitled the County Priority Program Grant, for projects to supplement the Paducah Street Rehabilitation Program.

The Engineering Department applied for a \$122,087.00 project for Levin Avenue. Paducah has been awarded a \$101,000.00 grant for the resurfacing of Levin Avenue. The City is responsible for a 17.5% match, totaling \$21,087.00, to be paid from the MAP Fund.

The Board of Commissioners does hereby ratify and adopt all statements, representations, warranties, covenants, and agreements contained in said Agreement and does hereby accept the funds provided in said Agreement and by such acceptance agrees to all the terms and conditions therein stated.

The Mayor of the City of Paducah is hereby authorized and directed to sign said Agreement as set forth on behalf of the Board of Commissioners of the City of Paducah, and the City Clerk of Paducah is hereby authorized and directed to certify thereto.

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: MAP

Account Number: 23002217 542270

Staff Recommendation: Adopt and approve the execution of a Memorandum of Agreement with the Commonwealth of Kentucky in the amount of \$101,000 for the Levin Avenue Resurfacing Project and authorize the Mayor to sign the same.

Attachments:

1. MO - MOU-Kentucky Transportation Cabinet - Levin Avenue resurfacing project
2. Paducah_LARP_2026 MOA
3. Award List-McCracken County

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Authorize Renewal Application for Local Expanded Jurisdiction. **G. CHERRY**

Category: Municipal Order

Staff Work By: Greg Cherry
Presentation By: Greg Cherry

Background Information: The City of Paducah adopted Ordinance 2017-1-8465 on January 17, 2017 authorizing an agreement between the City of Paducah and the Commonwealth of Kentucky, Department of Housing, Buildings and Construction for additional plan review and inspection responsibilities within the City of Paducah. The agreement was for a term of three years. This Municipal Order also authorizes the Mayor to execute the agreement and all other documents necessary once received from the Department of Housing, Buildings and Construction.

In order to renew the agreement, the City must comply with 815 KAR 7:110 by submitting a Renewal Application for Local Building Expanded Jurisdiction to the Department of Housing, Buildings and Construction. This Municipal Order authorizes the Mayor to sign the application.

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: To approve the expanded jurisdiction to better serve the contractors and business owners in the City and to authorize the Mayor's signature on the renewal application and to authorize the Mayor's signature on the renewal application, agreement, and all other documents necessary.

Attachments:

1. MO - Renewal Application Local Expanded Jurisdiction and HVAC Plan Review - 2026
2. Agreement 1 - HVAC
3. Agreement 2

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Text Amendment of Sections 126-69 Mobile Home Parks and 126-79 Qualified Manufactured Homes of the Paducah Zoning Ordinance - **J. FOWLER-SOMMER**

Category: Ordinance

Staff Work By: Josh Fowler-Sommer, Carol
Gault, Wes Banks

Presentation By: Josh Fowler-Sommer

Background Information: On July 1, 2026 KRS 100.348 will take effect. This new KRS states that Qualified Manufactured Homes must be allowed in all residential zones. A Qualified Manufactured Home can also be placed on nonconforming lots. Qualified Manufactured Homes must follow the same performance standards as stick-built homes in residential zones.

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

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

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation: Approval

Attachments:

1. ORD - 126-79 Qualified Manufactured Homes
2. KRS 100.348
3. TXT2026-0003 Staff Report Manufactured Housing BOC

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Text Amendment of Section 126-102 Low Density Residential Zone, R-1 of the Paducah Zoning Ordinance - **J. FOWLER-SOMMER**

Category: Ordinance

Staff Work By: Carol Gault, Josh
Fowler-Sommer
Presentation By: Josh Fowler-
Sommer

Background Information: The revised KRS 100.348 permits Qualified Manufactured Homes in all residential zones. In order to maintain neighborhood character, staff is proposing a standard 5:12 roof pitch and permanent foundation, regardless if a new single-family home is stick-built or qualified manufactured.

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

If yes, please list the Commission Priority: Quality Housing

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation: Approval

Attachments:

1. ORD - 126-102 – R-1 Zone 2026
2. TXT2023-0009 R-1 Zone BOC

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Text Amendment of Section 126-103 Low & Medium Density Residential Zone, R-2 of the Paducah Zoning Ordinance - **J. FOWLER-SOMMER**

Category: Ordinance

Staff Work By: Carol Gault, Josh Fowler-Sommer

Presentation By: Josh Fowler-Sommer

Background Information: The revised KRS 100.348 permits Qualified Manufactured Homes in residential zones. Staff is proposing a 5:12 roof pitch and permanent foundation for all single-family homes in the R-2 Zone, regardless if they are stick-built or qualified manufactured.

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

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

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation: Approval

Attachments:

1. ORD - 126-103 – R-2 Zone 2026
2. TXT2023-0009 R-2 Zone BOC

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Amend Code of Ordinances Chapter 2, Article VIII related to Procurement - **L. PARISH**

Category: Ordinance

Staff Work By: Lindsay Parish, Audra Kyle,
Lauren Delaney
Presentation By: Lindsay Parish

Background Information: This ordinance amends Division 3, Procurement, of Article VIII of Chapter 2 of the Paducah Code of Ordinances to update and clarify the City's procurement procedures.

The amendment is intended to align the City's procurement code with recent changes enacted by the Kentucky General Assembly relating to local public agency transactions, including changes to small purchase and bid advertising thresholds. To avoid future inconsistencies as state law changes, the ordinance replaces fixed dollar references where appropriate with references to the applicable statutory threshold.

The amendment also clarifies the distinction between small purchase procedures, administrative award authority, and contract execution authority. Small purchase procedures will continue to govern the method of procurement for purchases within the statutory small purchase threshold. Separately, the ordinance authorizes the City Manager to approve and award contracts up to \$75,000 after compliance with all applicable procurement requirements and verification of available appropriations. Contracts exceeding \$75,000 will continue to require approval by the Board of Commissioners.

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:

Attachments:

1. ORD - Procurement Update 2026

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Approve the Agreement between the City of Paducah and the Professional Firefighters of Paducah, Local 168, International Association of Firefighters - **S. WILCOX**

Category: Ordinance

Staff Work By: Stefanie Wilcox, Steve
Kyle, David Denton
Presentation By: Stefanie Wilcox

Background Information:

The proposed changes to the IAFF contract include language updates to clarify Management Rights, disciplinary action procedures, exchange of duties, and union business provisions, as well as adding positions to the Recognition Article that are not represented by the union. The clothing allowance article was revised to remove language regarding when the City will replace clothing. Acting pay for Captains was updated to align with how acting pay is administered for other positions, while including a sunset provision for employees currently receiving Captain acting pay. The grievance procedure was also revised. Compensation changes include base pay increases effective July 1, 2026, followed by 2% increases on July 1, 2027, and July 1, 2028, with additional cost-of-living adjustments tied to the Department for Local Government's maximum allowable mayoral compensation and subject to Board approval. Veterans Day was added as a recognized holiday, and retiree life insurance benefits will no longer be offered after July 1, 2026, with current participants grandfathered. The duration article was updated to revise contract dates and remove the Kentucky Labor Cabinet as a mediation option.

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: Approve and sign the proposed changes to the IAFF Agreement with an effective date of July 1, 2026.

Attachments:

1. ORD - IAFF 2026-2029
2. 2026 IAFF Contract FINAL
3. 2026 IAFF Contract REDLINED

Agenda Action Form Paducah City Commission

Meeting Date: July 14, 2026

Short Title: Approve a Telecommunications Franchise Agreement with Uniti - **L. PARISH**

Category: Ordinance

Staff Work By: Lindsay Parish,
Michelle Smolen
Presentation By: Lindsay Parish

Background Information: This ordinance accepts the bid of Windstream KDL, LLC, a Uniti company, for a non-exclusive telecommunications franchise and authorizes the Mayor to execute the related Franchise Agreement.

Chapter 108 of the Paducah Code of Ordinances requires telecommunications providers using the City's rights-of-way to obtain a franchise and comply with the City's applicable franchise, insurance, bonding, permitting, construction, and fee requirements. The purpose of this ordinance is to bring Uniti into compliance with those requirements. The City offered a non-exclusive telecommunications franchise for bid. Uniti submitted a bid for a ten-year, non-exclusive telecommunications franchise for the use and occupancy of public rights-of-way and other public spaces to construct, use, operate, maintain, repair, and remove conduits, cables, lines, fibers, wires, and related equipment.

Uniti already has telecommunications facilities located within the City of Paducah. Its bid documents identify existing fiber routes entering Paducah from multiple directions and state that there are no current projects in the area. The proposed Franchise Agreement will allow Uniti to continue operating its existing telecommunications system within the City's rights-of-way, subject to the requirements of Chapter 108.

The Franchise Agreement is for a ten-year term and incorporates Chapter 108, the bid application, and any addendum to the application. It also requires Uniti to submit applicable engineering drawings and documents to the City's Engineering Department at least ninety days before any proposed construction and to obtain written approval before performing future work in the City's rights-of-way.

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: Approve.

Attachments:

1. ORD Telecommunications Franchise Windstream Uniti 2026
2. Uniti Franchise Agreement