



**CITY COMMISSION MEETING
 AGENDA FOR DECEMBER 9, 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

ADDITIONS/DELETIONS

NEW EMPLOYEE INTRODUCTIONS LaMiira Askew, Recreation Specialist and Kobin Gray, Parks Supervisor - A. CLARK

PRESENTATION Christmas Parade Awards - Taylor Morsching

PRESENTATION Paducah Power Audit Report - Doug Handley

EMPLOYEE GRIEVANCE APPEAL - Brandy Garrett

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 November 25, 2025
	B.	Receive & File Documents
	C.	Reappointment of Greg McKeel to the Brooks Stadium Commission
	D.	Personnel Actions
	E.	Approve a Professional Services Contract with Bacon Farmer Workman Engineering and Testing, Inc. for the Greenway Trail Phase VII Project - M. TOWNSEND
	F.	Ratifying the Mayor's signature on an Access Agreement and Addendum with Terracon Consultants, Inc. - M. TOWNSEND
	II.	<u>MUNICIPAL ORDER(S)</u>

		A.	Employment Agreement with Audra Kyle to be the Director of Finance for the City - D. JORDAN
	III.	<u>ORDINANCE(S) - ADOPTION</u>	
		A.	Adopt an Ordinance Creating a New Article of Chapter 106 related to Taxation of Abandoned Urban Properties - L. PARISH
		B.	Adopt Southside Revitalization Plan Housing Incentives - C. GAULT & P. STROUP
	IV.	<u>ORDINANCE(S) - INTRODUCTION</u>	
		A.	Rental Occupancy Ordinance Amendment - G. CHERRY
	V.	<u>COMMENTS</u>	
		A.	Comments from the City Manager
		B.	Comments from the Board of Commissioners
	VI.	<u>EXECUTIVE SESSION</u>	

November 25, 2025

At a Regular Meeting of the Paducah Board of Commissioners held on Tuesday, November 25, 2025, at 5:00 p.m. in the Commission Chambers of City Hall located at 300 South 5th Street, Mayor George Bray presided. Upon call of the roll by City Clerk, Lindsay Parish, the following answered to their names: Commissioners Henderson, Smith, Thomas, Wilson, and Mayor Bray (5).

INVOCATION

Commissioner Henderson. led the Invocation.

PLEDGE OF ALLEGIANCE

The Mayor led the pledge.

PRESENTATION:

Stacey Drake from the Civic Beautification Board presented the following Annual Business Awards:

- Pipers Tea and coffee, 3100 Broadway St.
- Be Happy Pie Company, 110 Lone Oak Rd. Suite 112
- Vue Magazine, 2507 Broadway St.
- Advanced Internal Medicine, 2005 Broadway St.
- Hernandez Painting, 1643 Broadway St.
- Goodwill Opportunity Center, 1601 Broadway St.
- Golden Carrot Natural Foods, 433 Jefferson St.
- Innovations Branding House, 609 Jefferson St.
- Primax Composit Home Systems, 444 North 8th St.
- Hotel Metropolitan, 724 Oscar Cross Ave.
- Solace Salon, 2614 Bridge St. Suite 104
- JT's Sports Bar and Grill, 548 North 32nd St.
- Office Pride Commercial Cleaning Services of Paducah, 801 Joe Clifton Dr.
- Chicken Salad Chick, 2670 New Holt Rd.
- West Park Plaza, West Park Dr.
- West Kentucky Community & Technical College, 4810 Alben Barkley Dr.

PUBLIC COMMENTS

- Parker Jaco commented on the need for increased Paducah Infrastructure updates
- Kimberly Yates commented on the need for a “breeding” Ordinance in Paducah

CONSENT AGENDA

Mayor Bray asked if the Board wanted any items on the Consent Agenda removed for separate consideration. No items were removed. He then asked the City Clerk to read the items on the Consent Agenda.

November 25, 2025

I(A)	Approve Minutes for the November 4, 2025, Special Called Meeting of the Board of Commissioners.
I(B)	<p>Receive and File Documents:</p> <p><u>Minute File:</u></p> <ol style="list-style-type: none"> 1. Notice of Special Called Meeting of Board of Commissioners November 4, 2025 with attached Agenda <p><u>Deed File:</u></p> <ol style="list-style-type: none"> 1. Permanent Right of Way easement for Pump Station #14 – David Warren Giltner, Lisa Rudolph and Robert B. Rudolph, Jr. DB 1531, pages 452-457 – MO #3146 2. Special Warranty Deed – City of Paducah to National Hospitality, LLC – Aloft Property 2.335 acres between Executive Blvd., Harrison Street and North Loop <p><u>Contract File:</u></p> <ol style="list-style-type: none"> 3. Transfer of rights to repairs, restorations and minor alterations to the Dafford Murals (in the event of death) dated November 10, 2025 4. Access Consent and Release – VFW 1191 – Mill and pave city ROW between 1730 and 1742 Kentucky Avenue – dated November 6, 2025 5. Contract Agreement with Pyro Shows, Inc. – Year three – MO #2840 6. Real Estate Sale and Purchase Agreement – 1302 Tennessee Street – MO #3128 7. Permanent Right of Way easement for Pup Station #14 – David Warren Giltner, Lisa Rudolph and Robert B. Rudolph, Jr. – MO #3146 (SEE DEED FILE) 8. Renewal Application For Local Expanded Jurisdiction - MO #3147 9. Health Risk Advisor and Strategic Benefit Placement Services with HUB – MO #3150 10. Stop Loss Insurance with Voya Financial Advisors – MO #3153 11. Coverage Possibilities for Life-Changing Therapies – Strategic Benefit Resources – (Gene Therapies) – MO #3153 12. Fire Boat Change Order – MO #3159 13. Memorandum of Understanding – Paducah Independent School District – Police and Fire access to Security Cameras – MO #3160 14. Contract For Services – Empty Bowls of Paducah – signed by City Manager Jordan 15. Contract With VectorSolutions – TargetSolutions Learning, LLC - signed by City Manager Jordan
I(C)	Joint Appointment of Jessica Housman to the Joint 911 Parcel Fee Appeals Board to replace Jewel Jones, who resigned. This term shall expire November 27, 2026.
I(D)	Appointment of Valerie Pollard, Bob Wade, Brian Wyatt, Jewel Jones and Douglas McClure to the Urban Renewal and Community Development Agency (URCDA). These terms shall expire October 8, 2029, October 8, 2026, October 8, 2028, and October 8, 2027, respectively.
I(E)	Appointment of Mark McGregor to the Board of Adjustment to replace Erna Boykin, whose term has expired. This term shall expire August 31, 2029.
I(F)	Personnel Actions
IG)	A MUNICIPAL ORDER ADOPTING CONTRACT MODIFICATION NO. 4 TO THE CONSTRUCTION CONTRACT WITH A&K CONSTRUCTION, FOR A PURCHASE CREDIT IN THE AMOUNT OF \$1,341,242.08 FOR ITEMS REMOVED FROM THE CONTRACT (MO #3161; BK 14)
I(H)	A MUNICIPAL ORDER AUTHORIZING THE FACILITY MAINTENANCE DIVISION OF PUBLIC WORKS TO ADVERTISE FOR SEALED BIDS FOR WINDOW TINT AND FILM FOR CITY HALL WINDOWS (MO #3162; BK 14)

Commissioner Henderson offered Motion, seconded by Commissioner Smith, that the items

November 25, 2025

on the consent agenda be adopted as presented. Adopted on call of the roll yeas, Commissioners Henderson, Smith, Thomas, Wilson and Mayor Bray (5).

MUNICIPAL ORDERS

AUTHORIZE A FUNDING AGREEMENT WITH PADUCAH COOPERATIVE MINISTRY FOR AN EMERGENCY SHELTER

Commissioner Smith offered Motion, seconded by Commissioner Henderson, that the Board of Commissioners adopt a Municipal Order entitled, “A MUNICIPAL ORDER APPROVING A FUNDING AGREEMENT WITH THE PADUCAH COOPERATIVE MINISTRY IN AN AMOUNT NOT TO EXCEED \$200,000 FOR AN EMERGENCY SHELTER, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME.”

Adopted on call of the roll yeas, Commissioners Henderson, Smith, Thomas, Wilson and Mayor Bray (5). (MO #3163; BK 14).

TRANSFER OF PROPERTIES FROM CITY OF PADUCAH TO URCDA

Commissioner Thomas offered Motion, seconded by Commissioner Wilson, that the Board of Commissioners adopt a Municipal Order entitled, “A MUNICIPAL ORDER AUTHORIZING THE TRANSFER OF CERTAIN PROPERTIES FROM THE CITY OF PADUCAH TO THE URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY (URCDA), AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME.”

Adopted on call of the roll yeas, Commissioners Henderson, Smith, Thomas, Wilson and Mayor Bray (5). (MO #3164; BK 14).

TRANSFER OF PROPERTIES FROM URCDA TO THE CITY OF PADUCAH

Commissioner Wilson offered Motion, seconded by Commissioner Thomas, that the Board of Commissioners adopt a Municipal Order entitled, “A MUNICIPAL ORDER AUTHORIZING THE TRANSFER OF CERTAIN PROPERTIES FROM THE URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY (URCDA), TO THE CITY OF PADUCAH AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME.”

Adopted on call of the roll yeas, Commissioners Henderson, Smith, Thomas, Wilson and Mayor Bray (5). (MO #3165; BK 14).

ORDINANCE ADOPTION

November 25, 2025

AMEND CODE OF ORDINANCES TO AUTHORIZE BOARD MEMBER PAYMENTS

Commissioner Henderson offered Motion, seconded by Commissioner Smith, that the Board of Commissioners adopt an Ordinance entitled, “AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF PADUCAH, KENTUCKY, TO ENACT PAYMENTS FOR BOARD MEMBERS .” This ordinance is summarized as follows: This ordinance amends the City of Paducah Code of Ordinances to establish consistent compensation for voting members of various City boards, commissions, councils, and advisory bodies, at a rate of \$100 per meeting for Chairpersons and \$75 per meeting for members. Payments authorized by this Ordinance will begin on January 1, 2026.

Adopted on call of the roll yeas, Commissioners Henderson, Smith, Thomas, Wilson and Mayor Bray (5). (ORD. #2025-11-8862; BK 37).

ORDINANCES – INTRODUCTIONS

AMEND CODE OF ORDINANCES TO AUTHORIZE GOLF CARTS

Commissioner Smith offered Motion, seconded by Commissioner Henderson, that the Board of Commissioners introduce an Ordinance entitled, “AN ORDINANCE CREATING A NEW ARTICLE OF CHAPTER 110, TRAFFIC AND VEHICLES, OF THE CODE OF ORDINANCES OF THE CITY OF PADUCAH, KENTUCKY, RELATED TO GOLF CARTS.” This ordinance is summarized as follows: This Ordinance allows golf carts to operate on City of Paducah streets with posted speed limits of 25 mph or less. Golf carts must be inspected by the McCracken County Sheriff’s Office, permitted by the Paducah Police Department, insured, and operated only between sunrise and sunset. Operators must hold a valid driver’s license, display a slow-moving vehicle emblem, and follow all traffic laws. Golf carts may cross roadways where the speed limit is 35 mph or less, but cannot be driven along those roadways. A \$25 permit is required, valid until the golf cart changes ownership. The Police Department may deny, suspend, or revoke permits for safety or compliance violations, with appeal rights through the City Manager. Exemptions are provided for city-owned golf carts, riverboat tourism shuttles at the riverfront, and carts used within permitted special events. Violations are misdemeanors punishable by fines of \$20 to \$500, and/or imprisonment for a period not to exceed thirty (30) days.”

ADOPT AN ORDINANCE CREATING A NEW ARTICLE OF CHAPTER 106 RELATING TO TAXATION OF ABANDONED URBAN PROPERTIES

Commissioner Thomas offered Motion, seconded by Commissioner Wilson, that the Board of Commissioners introduce an Ordinance entitled, “AN ORDINANCE CREATING A NEW ARTICLE OF CHAPTER 106, TAXATION, OF THE CODE OF ORDINANCES OF THE CITY OF PADUCAH, KENTUCKY, RELATED TO ABANDONED URBAN PROPERTIES.” This Ordinance is summarized as follows:

This Ordinance would create a new tax category for properties classified as “abandoned urban property” under Kentucky law. This tool, authorized by KRS 92.305 and KRS 132.012, is

November 25, 2025

intended to address long-term vacant and neglected properties that create safety hazards and negatively affect neighborhoods. An "abandoned urban property" means any vacant structure or vacant or unimproved lot or parcel of ground in a predominantly developed urban area which has been vacant or unimproved for a period of at least one (1) year and which:

- a) Because it is dilapidated, unsanitary, unsafe, vermin-infested, or otherwise dangerous to the safety of persons, it is unfit for its intended use;
- b) By reason of neglect or lack of maintenance has become a place for the accumulation of trash and debris, or has become infested with rodents or other vermin;
- c) Has been tax delinquent for a period of at least three (3) years;
- d) Has had a methamphetamine contamination notice posted as provided in KRS 224.1-410 for a period of at least ninety (90) days, and the owner has neither appealed the notice nor provided a certificate of decontamination during the ninety (90) days; or
- e) Is located within a development area established under KRS 65.7049, 65.7051, and 65.7053.

The Ordinance would apply a tax rate of \$1.50 per \$100 of assessed value to qualifying properties. Further, the Fire Prevention Division shall adopt a policy for compiling the list of Abandoned Urban Property. The Code Enforcement Board shall be responsible for reviewing Fire Prevention's recommended list each year and determining which properties legally meet the definition of Abandoned Urban Property. The Code Enforcement Board will also hear and decide all owner appeals, and its certified list shall become the official list used for applying the Abandoned Urban Property Tax rate.

ADOPT SOUTHSIDE REVITALIZATION PLAN HOUSING INCENTIVES

Commissioner Wilson offered Motion, seconded by Commissioner Thomas, that the Board of Commissioners introduce an Ordinance entitled, "AN ORDINANCE ABOLISHING ORDINANCE NO. 2023-06-8782 AND ESTABLISHING AND APPROVING SIMPLIFIED SOUTHSIDE INCENTIVES FOR HOMEOWNERS AND DEVELOPERS AND AUTHORIZING THE DIRECTOR OF PLANNING AND URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY TO ADMINISTER THE INCENTIVE PROGRAMS AND PROVIDE FINANCIAL ASSISTANCE TO ELIGIBLE APPLICANTS FOR IMPROVEMENTS, REPAIR, REMODEL, RECONSTRUCTION OF EXISTING HOMES AND CONSTRUCTION OF NEW HOMES TO SUPPORT THE SOUTHSIDE REVITALIZATION PLAN." This Ordinance is summarized as follows:

This Ordinance repeals the existing pilot Southside Housing and Business Incentive Grants and their corresponding Ordinance and introduces the expanded Homeowner and Developer Incentive Grants for new housing redevelopment and construction as part of the Southside Revitalization Plan.

DISCUSSION

Commission Priorities Update

November 25, 2025

Communications Manager Pam Spencer provided the following summary:

Assistant City Manager Michelle Smolen presented an update on the work underway on the 2025-2026 Commission Priorities. After holding strategic planning sessions in February, the Board determined 10 Commission Priorities and three Continuous Improvement items. The Board will hold a Commission Priorities Affirmation Retreat on January 16.

The 2025-2026 Commission Priorities are Quality Housing, Rental Property Occupancy Permitting, Downtown/Economic Development, Southside Revitalization, Growth, Quality of Life, City Facilities, City Staffing Needs, Revenue Equity, and Support for Human and Social Services. The Board selected the following continuous improvement action items: Stormwater, Trails and Bike Lanes, and Mental Health Awareness.

CITY MANAGER COMMENTS:

- City Offices (including City Hall) will be closed Thursday and Friday for the Thanksgiving holiday. Trash pickup for Thursday and Friday routes will occur on Monday.

COMMISSIONERS' COMMENTS:

- Commissioner Thomas noted that he had received from misleading ads that misrepresented the Pet Ordinance. He just wanted the public to be aware of that.
- Commissioner Thomas commented on the first edition of "Inside the Job" and thanked everyone that made this series happen.

EXECUTIVE SESSION

Commissioner Henderson offered motion, seconded by Commissioner Smith, that the Board of Commissioners go into closed session for discussion of matters pertaining to the following topic:

- Collective bargaining with public employees, as permitted by KRS 61.810(1)(e);
- Issues which might lead to the appointment, dismissal or disciplining of an employee, as permitted by KRS 61.810(1)(f); and
- A specific proposal by a business entity where public discussion of the subject matter would jeopardize the location, retention, expansion or upgrading of a business entity, as permitted by KRS 61.810(1)(g)

Adopted on call of the roll yeas, Commissioners Guess, Henderson, Smith, Wilson and Mayor Bray (5)

RECONVENE IN OPEN SESSION

November 25, 2025

Commissioner Smith offered motion, seconded by Commissioner Henderson, that the Paducah Board of Commissioners reconvene in open session.

Adopted on call of the roll yeas, Commissioners Guess, Henderson, Smith, Wilson and Mayor Bray (5)

ADJOURN

Mayor Bray offered Motion, seconded by Commissioner Smith, that the meeting be adjourned.

Adopted on call of the roll yeas, Commissioners Henderson, Smith, Thomas, Wilson and Mayor Bray (5).

TIME ADJOURNED: 7:39 p.m.

ADOPTED: December 9, 2025

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

December 9, 2025

RECEIVE AND FILE DOCUMENTS:

Deed File:

1. Right-of-Way Easement – 2270 North 8th Street - from Stephen Sevenski and Deloris Sevenski to City of Paducah – Access to Pump Station #14 - MO #3111
2. Deed of Conveyance – Keith Mayo, single, to City of Paducah – 1302 Tennessee Street – MO #3128
3. Commissioner’s Deed – 709 and 720 Jones Street

Contract File:

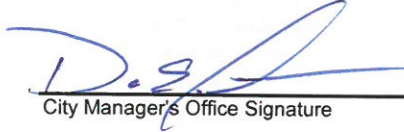
1. Contract For Services – Yeiser Art Center - \$12,500 – signed by City Manager Jordan

Financials:

1. Paducah Water Works – Month ended October 31, 2025

CITY OF PADUCAH
December 9, 2025

Upon the recommendation of the City Manager's Office, the Board of Commissioners of the City of Paducah order that the personnel changes on the attached list be approved.



City Manager's Office Signature

12/4/2025

Date

**CITY OF PADUCAH
PERSONNEL ACTIONS
December 9, 2025**

NEW HIRES - FULL-TIME (F/T)

POLICE	POSITION	RATE	NCS/CSS	FLSA	EFFECTIVE DATE
Taggett, Bodie R.	Police Officer	\$28.24/hr	NCS	Non-Ex	February 19, 2025

PAYROLL ADJUSTMENTS/TRANSFERS/PROMOTIONS/TEMPORARY ASSIGNMENTS (FULL-TIME)

E911	PREVIOUS POSITION AND BASE RATE OF PAY	CURRENT POSITION AND BASE RATE OF PAY	NCS/CSS	FLSA	EFFECTIVE DATE
Kitty, Ariana R.	Division Manager \$52.94/hr	Division Manager \$54.53/hr	NCS	Ex	December 11, 2025
Lauderdale, Kimberly J.	Telecommunicator \$21.83/hr	Telecommunicator \$23.48/hr	NCS	Non-Ex	December 11, 2025

CUSTOMER EXPERIENCE / CLERKS OFFICE

Bryant-Quimby, Cathy M.	Senior Customer Experience Rep. \$26.90/hr	Senior Customer Experience Rep. \$27.71/hr	NCS	Ex	December 11, 2025
Meeks, Claudia S.	Assistant City Clerk \$35.57/hr	Assistant City Clerk \$36.64/hr	NCS	Non-Ex	November 27, 2025

ENGINEERING

Guebert, Gregory	City Engineer \$68.53/hr	City Engineer \$70.59/hr	NCS	Ex	December 11, 2025
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FINANCE

Warfield, Gina A.	Revenue Auditor \$35.21/hr	Revenue Auditor \$36.09/hr	NCS	Ex	October 30, 2025
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HUMAN RESOURCES

Wilcox, Stefanie E.	Human Resources Director \$63.75/hr	Human Resources Director \$65.66/hr	NCS	Ex	December 11, 2025
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PARKS & RECREATION

Kearney, Ashley M.	Recreation Supervisor \$30.46/hr	Recreation Supervisor \$31.37/hr	NCS	Ex	November 27, 2025
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POLICE

Jaimet, Nathan C.	Captain \$43.86/hr	Captain \$44.96/hr	NCS	Ex	December 11, 2025
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TERMINATIONS - FULL-TIME (F/T)

E911	POSITION	REASON	EFFECTIVE DATE
Curry, Harlie N.	Telecommunicator	Resignation	December 8, 2025
Coursey, Jason	Street Superintendent	Retirement	December 31, 2025
Hester, Tre	Fleet Mechanic II	Termination	December 2, 2025

Agenda Action Form Paducah City Commission

Meeting Date: December 9, 2025

Short Title: Approve a Professional Services Contract with Bacon Farmer Workman Engineering and Testing, Inc. for the Greenway Trail Phase VII Project - **M. TOWNSEND**

Category: Municipal Order

Staff Work
By: Melanie
Townsend
Presentation
By: Melanie
Townsend

Background Information: On June 27, 2023, the City of Paducah, through approval of Municipal Order #2752, accepted the National Parks Service - Rivers, Trails and Conservation Program Technical Assistance Grant to aid in the planning and community input for further expansion of the Greenway Trail. Through a series of steering committee and public input meetings, a general scope and route for expanding the Greenway Trail were developed.

On Friday, September 26, 2025, the City of Paducah Engineering Department opened sealed Requests for Qualification for the Greenway Trail Phase 7 — Southside Expansion Project — Design, Engineering, and Construction Inspection.

The City received two (2) submittals. After careful deliberation, the review team selected Bacon Farmer and Workman Engineering and Testing, Inc. (BFW) as the most qualified, responsive, and responsible firm. The two (2) firms were BFW and GAI Consultants as ranked below:

Paducah Greenway Trail Phase 7 Project

RFQ-2025 GWT 7

RFQ DUE FRIDAY, SEPTEMBER 26, 2025 @ 2:30 p.m. CST

Selection Matrix

Criteria	Value	Firm	
		#1	#2
Project Experience	30	17	30
Past Performance	10	9	10
Key Personnel	30	26	29
Method of Approach	30	22	28
TOTAL	100	74	97

Average scores by 5-member selection team: Greg Guebert, Michelle Smolen, Hope Reasons, Brandy Topper-Curtiss, and Melanie Townsend

On November 17, 2025, BFW submitted a Not-To-Exceed proposal cost of \$153,000.00. After deliberation, the selection team recommends accepting BFW's cost proposal.

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: GWT 7- Southside Expansion

Account Number: PA0138

Staff Recommendation: Authorize the Mayor to execute an agreement with Bacon Farmer Workman Engineering and Testing, Inc. for a Not-To-Exceed amount of \$153,000 for the Design and Engineering Services for the Greenway Trail Phase 7 - Southside Expansion Project.

Attachments:

1. MO - contract-BFW Greenway Trail Phase 7
2. GWT 7 Initial Fee Proposal Packet_11-17-25
3. BFW Proposal for GWT Design
4. GAI Consultants Proposal for GWT Design
5. RFQ 2025 GWT Selection Criteria Matrix_FINAL
6. Paducah_GWT-7_RFQ

MUNICIPAL ORDER NO. _____

A MUNICIPAL ORDER AUTHORIZING AND APPROVING A CONTRACT FOR SERVICES BETWEEN THE CITY OF PADUCAH AND BACON, FARMER WORKMAN ENGINEERING & TESTING, INC., FOR A NOT TO EXCEED AMOUNT OF \$153,000 FOR THE DESIGN AND ENGINEERING SERVICES FOR THE GREENWAY TRAIL PHASE 7 – SOUTHSIDE EXPANSION PROJECT, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME

WHEREAS, on Friday, September 26, 2025, the City of Paducah Engineering Department opened sealed Requests For Qualification for the Greenway Trail Phase 7 – Southside Expansion Project – Design, Engineering and Construction Inspection; and

WHEREAS, the City received two submittals, one from Bacon Farmer Workman Engineering and Testing, Inc., and one from GAI Consultants. After careful consideration, the Review Team selected Bacon Farmer Workman Engineering and Testing, Inc. (BFW) as the most qualified, responsive, and responsible firm.

BE IT ORDERED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PADUCAH, KENTUCKY, AS FOLLOWS:

SECTION 1. The City hereby authorizes and approves a Professional Service Contract with Bacon, Farmer Workman Engineering & Testing, Inc., in an amount not to exceed \$153,000, for the design, engineering and construction inspection of the Greenway Trail Phase 7 – Southside Expansion Project, and authorizes the Mayor to execute all documents related to same.

SECTION 2. The expenditure shall be charged to GWT7 Southside Expansion, Account Number PA0138.

SECTION 3. This order shall be in full force and effect from and after the date of its adoption.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk



November 17, 2025

Melanie Townsend
Engineering Project Manager
City of Paducah, Kentucky
300 South 5th Street
Paducah, Kentucky 42002

**Re: Greenway Trail Phase 7
Paducah, Kentucky
BFW Project No. 25508**

Dear Ms. Townsend:

Bacon Farmer Workman Engineering & Testing, Inc. (BFW) is excited to provide you with a fee proposal and scope for Engineering services for the referenced project. Per the October 22, 2025, scoping meeting, we have developed breakdown of services with supporting documentation. Please feel free to contact us if you have any questions or if you need any further information.

LIST OF SERVICES

Survey	\$30,000.00
Preliminary Engineering/Utility Coordination	\$35,000.00
Right of Way Plans	\$ 8,000.00
Final Plans Bid Package Preparation	\$70,000.00
Meetings/Public Involvement	\$10,000.00

ENGINEERING FEE: \$153,000.00

This fee does not include the following items in the scope of work:

- Environmental Services
- Construction Administration and Resident Inspection Services
- Architectural Activities

If you have any questions regarding our qualifications, please feel free to contact me at 270-443-1995 or at mmcgregor@bfwengineers.com.

Respectfully Submitted,
Bacon Farmer Workman Engineering & Testing, Inc.

Michael P. McGregor
Project Manager

Enclosure: Supporting Documentation

INITIAL PHASE:
**Riverfront
to Bridge St**

Streetscape
by KYTC

GWT 6

PROPOSED
RIVERFRONT
TRAILHEAD

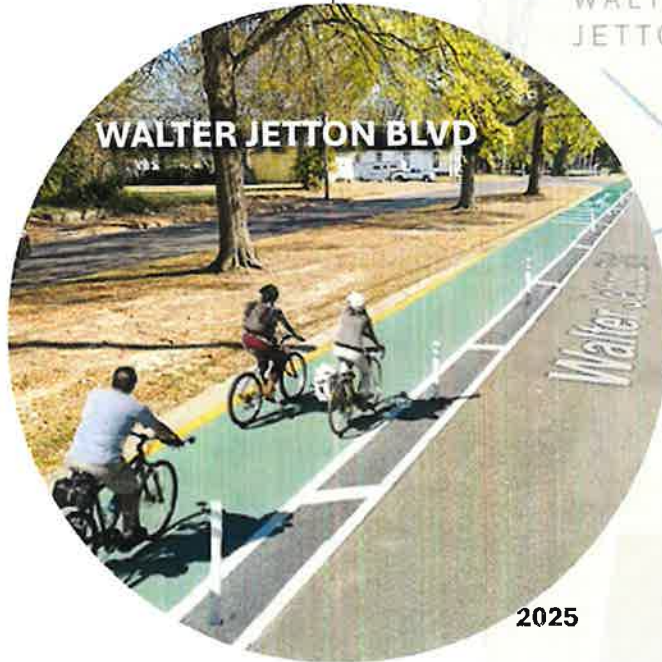


RIVERFRONT
TRAILHEAD

BROADWAY
KENTUCKY AVE

Loops of varying lengths

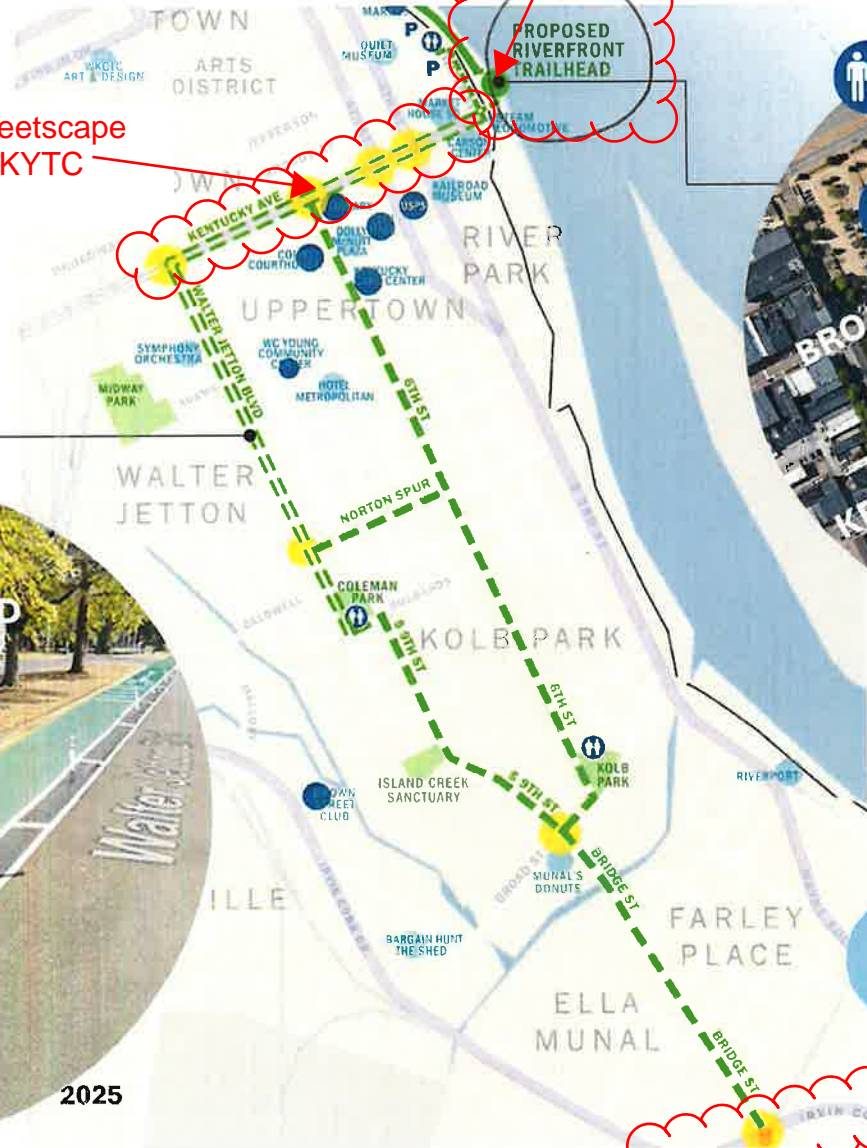
**2.0
& 4.5**
miles or more



WALTER JETTON BLVD

2025

Streetscape
by KYTC



Greenway Trail Phase 7

Basis of Units for Survey:

<u>Roadway</u>	<u>Length</u>	<u>Survey Length</u>	<u>SUE C/D</u>
Walter Jetton	4,270	4,270	4,270
Norton Spur	1,600	1,600	1,600
Husbands Street	420	420	420
S. 9 th Street	3,225	3,225	3,225
Bridge Street	3,770	3,770	3,770
Broad Street	540	540	540
6 th Street	7,125	7,125	7,125
Total	20,950 LF	20,950 LF	20,950 LF
Total	3.97 Miles	3.97 Miles	3.97 Miles

Survey Will Utilize Conventional and Mobile LiDAR Activities

Tie-ins: 5 (Kentucky, Norton, Husbands, Broad, Irvin Cobb,)

Bridge: 1 (Bridge Street)

Right of Way: 189 Parcels (approximate that are adjacent to Rights of Way for all streets. Intent is to utilize existing R/W as much as possible)

- Deed Research
- Establish Property & Ownership
- Field Tie Property Lines/Corners

Utilities: 7 (water, sewer, gas, power, telephone, cable, telecommunications)

Coordination:

- Assume meetings are held alongside regularly scheduled stakeholder outreach every 6 weeks between 1/1/26-11/1/26
- Additional Virtual Utility Coordination Meetings required as a result of simultaneous design of roadway and relocation plans
- Assist City of Paducah with agreement execution for impacted utilities and their design firms – Paducah Power; Paducah Water; JSA; Atmos; AT&T; Comcast; Fiber Provider

Basis of Units for Design:

- Provide technical support to city as they seek grant funding for project
- Coordination with KYTC on Kentucky Avenue and Irvin Cobb Drive Streetscape projects
- General philosophy is to repurpose existing pavement when possible
 - 10-ft Multi-use Path
 - Bike Lane
 - 5-ft Sidewalk
- Develop strategies to convey multi-use traffic over the structure on Bridge Street without structural modifications
- Consider improvements to median and on-street parking along Walter Jetton Blvd
- Consider buffered bike lanes for safety enhancements
- Consider new concrete path (with pattern) design/construction along Norton Street ROW between Walter Jetton and S. 9th Street
- Drainage: Assess existing drainage throughout project; Based on multi-use path/bicycle lane design, physical barriers could be utilized to separate trail users from vehicles.

- Consider future maintenance of path during design and construction
- Consider signage and pavement markings along the trail; Ensure MUTCD compliance; Include wayfinding signage and tailor the signage plan to give users the feel that GWT Phase 7 is connected with the other GWT Phases.
- Consider amenities along the trail such as shelters, bike racks, flipper bollards, security cameras, additional street lighting (pedestrian lighting vs. vehicle lighting).
- Develop conceptual tree planting plan; Locate at back of ROW; Include specification of 1 year guarantee; Submit to City by 6/30/2026
- Consider alternative intersection signalization at Walter Jetton and Kentucky Avenue to accommodate trail users

Meetings:

- Include regular coordination meetings with city departments of planning, parks, engineering, and public works
- Coordinate with Paducah Area Transit System (PATs)
- Include at least two update presentations for the City Commission

DESCRIPTION OF ITEMS

PRODUCTION-HOUR WORKSHEET

(V2.12 Revised 1/7/2025)

SURVEY

RECONNAISSANCE

Control (existing)

A field and record search for any existing control that may be utilized, including controls established for aerial photogrammetry. Sources of any existing control shall be identified.

Utilities (data gathering, identification, & contact)

Identify all utility companies within the project corridor and maintain a current contact list of those utility companies and their representatives. Contact utility companies, Kentucky 811, KYTC District Utilities Staff and any other sources for utility facility mapping or other information concerning the location of any utilities. Collect all available GIS data pertaining to utility locations.

Drainage (sink holes, streams, pipes, etc.)

Identify drainage features within the survey limits.

CONTROL

Horizontal

Establish any new or additional horizontal coordinate control including the monumentation. All control information, including pre-established, shall be documented in a survey report and submitted to the KYTC Project Manager and KYTC Survey Coordinator.

Vertical

Establish any new or additional vertical control including the monumentation. All control information, including pre-established, shall be documented in a survey report and submitted to the KYTC Project Manager and KYTC Survey Coordinator.

Additional LiDAR Control

Establish any new or additional control necessary for LiDAR collection. The frequency of additional LiDAR control shall be dependent on the type of LiDAR method used for collection and will meet all KYTC survey requirements. All control information, including pre-established, shall be documented in a survey report and submitted to the KYTC Project Manager and KYTC Survey Coordinator.

Note: A unit of Acre or No. can be used when using Aerial / UAS LiDAR.

Process Survey Control data

Process data obtained from field survey and check for accuracy and closure. Prepare a survey report containing all new Horizontal and Vertical control.

UTILITY SURVEY

Subsurface Utility Engineering, Quality Level C & D

Utilize reconnaissance utility data to depict utility facilities on plans. Locate all visible utility facility features (e.g., poles, valves, manholes, markers, etc.) and depict them on the plans. Utilize both the reconnaissance data and field located data to depict the approximate location of the utility facilities within the project corridor.

Process Utility Survey data

Process all data to produce a planimetric map and submit electronic files to the designer. A 3D model of all existing utility facilities using best known elevation data should be submitted to the designer and KYTC Project Manager.

TERRAIN SURVEY

Prepare Statewide LiDAR

Download, clean up, trim, and adjust statewide LiDAR necessary for the project.

Mobile LiDAR

Mobile LiDAR is a vehicle mounted system that is light based. This item includes mobilization of the equipment, set up or break down time, and effort required to collect LiDAR.

Note: The limits of Static LiDAR can vary greatly and a detailed discussion of expectations should occur at the Predesign Conference.

Determine Roadway Elevations (Crown and EP)

When the terrain model is developed from aerial photogrammetry and accurate pavement elevations are required, the surveyor shall locate and depict the crown lines, edge of pavement lines, shoulder lines and other similar longitudinal features to provide a more detailed terrain model suitable for overlay and widening design. These features shall be depicted on the plans, replacing photogrammetry drawn features as needed.

Planimetric Pickup

Locate and/or identify all necessary planimetric features. This should require only identification of planimetric features, such as ditch lines, buildings, tree lines, ponds, and any other item necessary in plan view, in areas where statewide LiDAR is used.

Verify terrain model accuracy

Check for accuracy of LiDAR, breaklines, random points, contours, etc., including terrain model. Rectify any errors to ensure tolerances meet KYTC Standards.

Note: The density of points taken in the field to check the terrain will be determined at the Predesign Conference.

Additional necessary Terrain data

Collect other necessary data to produce an accurate digital terrain model (obscured areas, field checked areas, areas needing greater accuracy, etc.).

Process Terrain Survey data

Process all pertinent data necessary to generate a single terrain model, merging terrains as necessary. Submit the terrain model to the designer and the KYTC Project Manager.

Process LiDAR data

Process all pertinent data necessary to generate LiDAR data.

Note: The breaklines to be generated from the LiDAR data shall be discussed and documented at the Predesign Meeting. UAS / Mobile / Aerial LiDAR collection shall be accounted for as a direct cost. A breakdown shall be included that documents the mobilization cost, the number of working days including staff time and salaries, and travel time.

Prepare existing manuscripts

Depict locations of all existing facilities. Manipulation/addition of text and notes identifying topography, planimetrics, and drainage structures. Submit the manuscript to the designer and the KYTC Project Manager.

ESTABLISH PROPERTY LINES & OWNERSHIP

Develop Contact Letter

Develop Contact Letter **prior** to any field work is performed. The contact letter shall include the name of a person from the consultant that may be contacted in case of problems and the KYTC Project Manager.

Note: The project manager shall decide if the letter will be sent to property owners or carried with field personal.

Contact & Interview Property Owners

Contact property owners requesting permission for access and discuss general scope of project, locations of property lines, septic system, drainage, and any other pertinent information. A report is to be generated with a copy of the contact letter and all completed contact information forms from property owners, upon request.

Field tie property lines/corners

Locate all monuments (rebars, pins, etc.) and other evidence of property lines (fences, tree lines, drains, etc.) and depict these on the plans.

PRELIMINARY LINE AND GRADE

Computer setup

Load and organize project data (manuscripts, mapping, ortho-rectified photographs, etc.) into computer system, the establishment and maintenance of a file management system for project data, including the storage and manipulation of all project files required for project development. Adhere to current CADD standards and file naming conventions.

Establish preliminary property lines and ownership

Using PVA data or documents, establish approximate existing right of way and property lines and denote the property ownership, parcel numbers, and lines on the manuscript.

Develop preliminary pavement design

Analyze and document a preliminary proposed pavement design for each roadway.

Develop typical sections

Develop and document all necessary typical sections (including alternatives) for the mainline and all other roadways.

Develop horizontal alignments

Develop and document all horizontal alignments including approaches. Depict these alignments on the manuscripts with appropriate labels.

Develop vertical alignments

Develop and document the vertical alignments for each horizontal alignment including approaches.

Preliminary Mainline Backbone

Create a proposed model from paved shoulder to paved shoulder for the mainline roadway. The Preliminary Model should be modeled to a point to allow for accurate quantifying of the project. This will require, but is not limited to, modeling super elevation, accurate pavement block, all lane widths and tapers, and shoulder widths. Depict the pavement and shoulder lines on the manuscripts.

Note: Unless noted by the project manager, it is not expected that milling and leveling and wedge be included.

Preliminary Mainline Grading

The preliminary model should convey all design intent and be modeled to a point necessary to measure accurate impacts and calculate a preliminary estimate for each alternative. It is recommended to model the guardrail locations, side slopes, berms, ditches, and walls. It is not necessary to transition slopes, design or tie in ditches, and model headwalls, unless requested by the project manager. Depict the disturb limits on the manuscripts.

Note: Grading can be combined in one model with the mainline backbone or generated separately. The length of the Grading item will be the length along centerline and include both the right and left side of the roadway.

Conduct Traffic Engineering Analysis (Basic; HCM Procedures)

Conduct and document traffic engineering analysis for each roadway section and each major intersection, using the appropriate Highway Capacity Manual/Highway Capacity (HCM/HCS) procedures. This analysis will

determine the appropriate lane configuration to meet the desired performance of the roadway. Production hours will be based on the number of intersections for the project. Roadway lengths between intersections will be considered incidental to the overall analysis.

Note: Number of major intersections to be analyzed, along with appropriate analysis scenarios and roadway sections will be determined and documented at the Predesign Conference.

Study and develop Maintenance of Traffic plan

Develop and document alternative traffic control scheme including construction phasing and/or detour routes.

Print copies of project

Print, Plot, or pdf copies of project including the necessary copies for distribution at project milestones (inspections, meetings, etc.).

Note: The format and number of plans for meetings and inspections shall be determined at the Predesign Conference.

Calculate preliminary quantities and develop cost estimates

Develop and document cost estimates for each alternate, including calculating preliminary quantities for each alternative. Place cost estimates in a format to weigh all alternatives. Matrix should include Construction cost (consisting of, at minimum, Pavement, Earthwork, Drainage Features, and Structures), Utility Cost, and Right of Way Cost.

Revise design and estimates

Revise design and estimates as directed from reviews and inspections. Upon completion of the Preliminary Line and Grade Inspection, the Consultant shall incorporate all significant comments into the preliminary design and submit the revised manuscripts and electronic files to the KYTC Project Manager.

Project Scheduling

Prepare and maintain a Project Development Schedule (example, using Microsoft Project to create a Gantt Chart). Create initial schedule, including relevant milestones and critical path, and provide an updated PDF to the Project Manager monthly, quarterly or another schedule as directed.

Highway Safety Analysis

Perform a safety analysis for a specific location or various segments of a project, to help evaluate the effectiveness of proposed improvements. At minimum, gather, analyze, and report on the crash history. Depict crash diagrams and a report discussing benefit/costs of proposed options at the Preliminary Line & Grade meeting, or other milestone outlined in the Pre-Design Conference minutes. For more complex projects, may require the use of Highway Safety Manual or IHSDM software for analysis.

Prepare KMZ files

Prepare a proposed KMZ for all alternates. The Google Earth files shall include custom line styles and shall all necessary features to depict the alternate (should include, but not limited to, centerlines, pavement lines, drainage features, disturb limits, right of way, etc.)

UTILITY COORDINATION

Utility Coordination Meeting

The intent of this type of meeting is to identify critical conflicts and easement needs, discuss avoidance possibilities, consider relocation placements and costs, phasing, and schedule, and identify Quality Level A or Quality Level B location needs. This meeting shall take place prior to the joint inspection but for complex projects and projects with a prevalence of utilities, it is recommended to hold at least two meetings.

RIGHT OF WAY PLANS

Deed research

Research of all documents necessary to determine property lines, existing easements, encumbrances, and ownership including a copy of the deed with deed book and page number and available plats.

Establish property and ownership

Using field evidence and research documentation to accurately establish property lines, existing Right of Way, existing easements, owner names, lessee names, and parcel numbers. Document on plans.

Calculate Right of Way

Calculate lines and areas of all proposed right of way and easement takings for each parcel. Depict all right of way and easements, including metes and bounds, on plans.

FINAL PLANS**PREPARATION / UPDATES****Develop pavement design**

Analyze, document, and submit for review and approval the proposed pavement design folder for each roadway, including pavement calculations, life cycle costs, typical sections, and pavement details.

Refine alignments (horizontal & vertical)

Refine, adjust, and document the preferred horizontal and vertical alignments, incorporating, as needed, greater detail in tie-down points, approaches, detours, etc.

Final Roadway Modeling**Mainline Backbone**

Create a proposed model from paved shoulder to paved shoulder (or sidewalk hinge point to for the mainline roadway. The Final Model should be modeled to meet KYTC CADD Standards. This will require, but is not limited to, modeling super elevation, accurate pavement block including milling and leveling and wedging, all lane widths and tapers, and shoulder widths. Depict the pavement and shoulder lines on the plans.

Mainline Grading

The final model should convey all design intent and be modeled to a point necessary to measure accurate impacts and calculate each alternative. It is required to model the guardrail locations, end conditions, side slopes, slope transitions, berms, ditches, and walls. If parking lots are impacted, pavement, curbing, and slopes shall be modeling. Depict the disturb limits on the plans.

Note: Grading can be combined in one model with the mainline backbone or generated separately. The length of the Grading item will be the length along centerline and include both the right and left side of the roadway.

Entrances - Low

Model each entrance accurately, with pavement block, all lane widths and tapers, and shoulder widths. Low Modeled Entrances are for simple entrances with minimal modeling effort and no radii. Depict the pavement edges and the disturb limits on the plans.

Develop drainage system map

Create a comprehensive map describing the proposed drainage system and delineates drainage areas.

FINAL PLAN SET**Prepare layout sheet**

Prepare layout sheet for the Construction Plans.

Prepare typical sections

Prepare all typical sections including the proposed pavement design and other necessary details for each roadway, detour, and entrance.

Generate plan sheets

Perform necessary work to create individual plan sheets, including creation of named boundaries, associated drawing, and sheet models, annotation of plan elements, placing of construction notes, reference masking as applicable, manipulation of text and notes, and completing sheet title blocks.

Generate profile sheets

Perform necessary work to create individual profile sheets, including creation of named boundaries, associated drawing, and sheet models, annotation of proposed grade line, annotation of proposed ditch lines, depiction, and annotation of cross drains with applicable flood data boxes, and completing sheet title blocks.

Note: The depiction of longitudinal storm sewers is not to be included on the roadway profile sheets.

Detail cross sections

Perform necessary work to create cross section sheets, including creation of named boundaries, associated drawing, and sheet models, annotation including proposed roadway, special ditches, superelevation, guardrail, embankment benching, depiction and annotation of cross drains with applicable flood data boxes, and completing sheet title blocks.

Note: The majority of work required for the development of cross sections is under Item 102-112 (Modeling).

Prepare coordinate control sheet

Develop all coordinate control information, including proposed centerlines, event points, control points, and benchmarks with appropriate descriptions, and place into the plans in tabular form and generate individual sheets.

Prepare elevation development sheets

Prepare elevation development sheets including all geometric data and elevation data necessary.

Prepare striping plans

Prepare details for striping plans as outlined in the Predesign Conference.

Calculate final quantities

Calculate and document all quantities required for the construction of the final roadway and maintenance of traffic during construction, including permanent and temporary items.

Complete general summary

Complete paving summary

Complete drainage summary

Prepare cost estimate

Prepare and document cost estimates including bid prices for each item, using best engineering judgement, for inspections, meetings, and final plan submittal. The estimate must utilize the Standard Highway Design Estimator Template as outlined in the AASHTOWare Project Estimator Manual for Design.

Prepare KMZ files

Prepare a proposed and existing Google Earth file. The Google Earth files shall include custom line styles and shall contain all data as described in the CADD Standards.

MAINTENANCE OF TRAFFIC

Write maintenance of traffic notes (TCP)

Write and submit the required Traffic Control Plan, including the construction phasing for the project.

Prepare construction phasing plans

Prepare plans for maintenance of traffic, construction phasing, and/or detours necessary for the construction of the project, including all phasing, barrier locations, special notes, signs, temporary pavement markings, and

quantities. When maintenance of traffic details has been completed, a Traffic Control Plan shall be prepared and submitted to the KYTC Project Manager to obtain the necessary approval signatures. Once approved, the notes and phasing details will be incorporated into the final construction plans.

FINAL PLANS MISCELLANEOUS

Print copies of plans

Print, Plot, or pdf copies of plans including the necessary copies of plans for distribution at project milestones (inspections, meetings, etc.).

Note: The format and number of plans for meetings and inspections shall be determined at the Predesign Conference.

Plan revisions

Complete any necessary and unexpected plan revisions that arise during the project that are beyond the control of the consultant, including revisions to plans required due to Right of Way Revisions that are not directly shown on the Right of Way Plans.

Prepare final construction plans submittal

Prepare electronic submittal of final plans and required files according to the Final Plan Submittal checklist. Also includes submittal of a set of Review Plans and making any necessary changes identified by the roadway plan review.

MEETINGS

Early Alignment Review

To be held at the request of the project manager. If many alternatives are considered, an Early Alignment Review can be held before PL&G to allow the project team to see a high-level view of the alternatives and eliminate any that do not need to be taken forward.

Note: Travel to and from, if in person, will be taken into consideration

Preliminary Line and Grade inspection

Attend the preliminary line and grade inspection.

Note: Travel to and from, if in person, will be taken into consideration

Final inspection

Attend the final inspection.

Note: Travel to and from, if in person, will be taken into consideration

Project team meetings

Attend any project team meeting scheduled by the Project Manager.

Note: The number of project team meetings shall be determined at the Predesign Conference.

Prepare for meetings

Prepare for any meeting scheduled and prepare meeting minutes / documents if necessary.

PUBLIC INVOLVEMENT

Note: The level of Public Involvement shall be discussed in the Predesign Conference and documented in the minutes.

Develop and maintain mailing list

Prepare and maintain an up-to-date mailing list consisting of all potential property owners, local officials, and other interested individuals.

Prepare for city commission meetings

Prepare and deliver all necessary materials (project plans, photographs, exhibits, maps, handouts, etc.) to facilitate advisory committee and local officials meetings.

Attend city commission meetings

Attend the required meetings and prepare the meeting minutes.

Note: Travel to and from, if in person, will be taken into consideration

Highway Design Production Hour Worksheet

V2.10 - Rev 8/22/24

County McCracken	Project GWT 7
Route Greenway Trail Phase 7	Consultant Bacon Farmer Workman Engineering & Testing, Inc.
Desc Survey, Design, Bidding and Construction Consultation Services	Reviewed By Doug Hawes
	Prepared By Mike McGregor
Item No N/A	Date 11/11/2025

No.	Item	Crew	Unit	Amount	Hr / Unit	Hours
Survey						
1	Control - (existing)	1	Mile	3.97	1	4
2	Utilities - (data gathering, identification & contact)	1	No.	7	1.5	11
3	Drainage - (sink holes, streams, pipes, etc.)	1	Mile	3.97	1	4
4	Horizontal Control	2	Mile	3.97	0.5	4
5	Vertical Control	2	Mile	3.97	0.5	4
6	Additional LiDAR Control	2	Mile	3.97	0.5	4
7	Process Survey Control data	1	Mile	3.97	0.5	2
8	Subsurface Utility Engineering, Quality Levels C & D	1	Mile	3.97	1	4
9	Process Utility Survey data	1	Mile	3.97	1	4
10	Prepare Statewide LiDAR	1	Tile	2	0.5	1
11	Mobile LiDAR	2	Acre	10	0.8	16
12	Determine roadway elevations (Crown and EP)	2	Mile	3.97	1	8
13	Planimetric Pickup	2	Acre	10	0.25	5
14	Verify terrain model accuracy	1	Mile	3.97	1	4
15	Tie-ins	2	No.	5	0.5	5
16	Additional necessary Terrain data	2	Acre	2.5	0.75	4
17	Process Terrain Survey data	1	Mile	3.97	1.5	6
18	Process LiDAR data	1	Mile	3.97	3	12
19	Prepare Existing Manuscript	1	Mile	3.97	3	12
20	Develop Contact Letter	1	LS	1	2	2
21	Contact & Interview Property Owners	1	Parcel	189	0.085	16
22	Field tie property lines/corners	2	Parcel	189	0.05	19
23	Existing Drainage System Inventory (Locations/Depths/Condition)	2	LS	1	4	8
Survey TOTAL						159
Preliminary Line & Grade						
24	Computer setup	1	LS	1	2	2
25	Establish approximate property lines and ownership	1	LS	1	8	8

26	Develop preliminary pavement design	1	No.	2	1	2
27	Study and develop typical sections	1	No.	6	2.5	15
28	Study and develop horizontal alignments	1	Mile	3.97	6	24
29	Study and develop vertical alignments	1	Mile	3.97	2	8
30	Preliminary Mainline Backbone	1	Mile	3.97	10	40
31	Preliminary Mainline Grading	1	Mile	3.97	5	20
32	Conduct Traffic Engineering Analysis (Basic Hwy Capacity Manual Procedures)	1	Intersection	3	4	12
33	Study and develop Maintenance of Traffic plan	1	LS	1	8	8
34	Plot/print copies of project	1	LS	1	2	2
35	Calculate preliminary quantities and develop cost	1	Alt.	4	3	12
36	Revise Design and Estimates	1	LS	1	12	12
37	Project Scheduling	1	LS	1	10	10
38	Highway Safety Analysis	1	LS	1	12	12
40	Prepare KMZ files	1	Alt.	4	0.5	2
Preliminary Line & Grade TOTAL						189
Utility Coordination						
41	Utility Coordination Meeting	2	No.	3	2	12
Utility Coordination TOTAL						12
Right Of Way Plans						
42	Deed research	1	Parcel	189	0.075	14
43	Establish property and ownership	1	Parcel	189	0.125	24
44	Calculate Right of Way	1	Parcel	189	0.05	9
Right Of Way Plans TOTAL						47
Final Plans						
48	Develop pavement design	1	No.	2	1.5	3
49	Refine alignments (horizontal & vertical)	1	Mile	3.97	3	12
50	Mainline Backbone	1	Mile	3.97	8	32
51	Mainline Grading	1	Mile	3.97	4	16
52	Entrances - Low complexity	1	No.	95	0.125	12
53	Develop drainage system map	1	Mile	3.97	3	12
54	Prepare layout sheet	1	LS	1	3	3
55	Prepare typical sections	1	No.	6	1.25	8
56	Generate plan sheets	1	Sheet	33	1	33
57	Generate profile sheets	1	Sheet	33	1	33
58	Detail cross sections	1	No.	800	0.05	40
59	Prepare coordinate control sheet	1	Sheet	1	2	2

60	Prepare striping plans	1	Sheet	16	1	16
61	Calculate final quantities	1	Mile	3.97	3	12
62	Complete general summary	1	LS	1	3	3
63	Complete paving summary	1	LS	1	2	2
64	Complete drainage summary	1	LS	1	2	2
65	Prepare cost estimate	1	LS	1	8	8
66	Prepare KMZ files	1	No.	1	2	2
67	Write maintenance of traffic notes (TCP)	1	LS	1	6	6
68	Prepare construction phasing plans	1	Mile	3.97	1.5	6
69	Plot/Print copies of plans	1	LS	1	2	2
70	Plan revisions	1	Mile	3.97	6	24
71	Prepare final construction plans submittal	1	LS	1	40	40
Final Plans TOTAL						329
Meetings						
72	Early Alignment Review	2	No.	1	2	4
73	Preliminary Line and Grade inspection	2	No.	1	2	4
74	Final inspection	2	No.	1	2	4
75	Project team meetings	2	No.	5	1	10
76	Prepare for Meeting	1	No.	8	1	8
Meetings TOTAL						30
Public Involvement						
77	Develop and maintain mailing list	1	LS	1	3	3
78	Prepare for city commission meetings	1	No.	2	2	4
79	Attend city commission meetings	3	No.	2	1.5	9
Public Involvement TOTAL						16
Survey						159
Preliminary Line & Grade						189
Utility Coordination						12
Right of Way Plans						47
Final Plans						329
Meetings						30
Public Involvement						16



September 26, 2025

Melanie Townsend, Engineering Project Manager
City of Paducah, KY
300 South 5th Street
Paducah, KY 42002

Dear Selection Committee:

Bacon Farmer Workman Engineering & Testing, Inc. (BFW), in conjunction with our teaming partners Marcum Engineering, LLC., and Peck Flannery Gream Warren (PFGW), is pleased to submit our qualifications for the Paducah Greenway Trail Phase 7 project. Our team is committed to delivering a safe, accessible, and sustainable trail extension that reflects the City's vision and enhances connectivity for all users. BFW is proud to have partnered with the City on earlier phases of this effort, including the design and delivery of Phase V, which successfully advanced the trail system and created meaningful connections for residents and visitors.

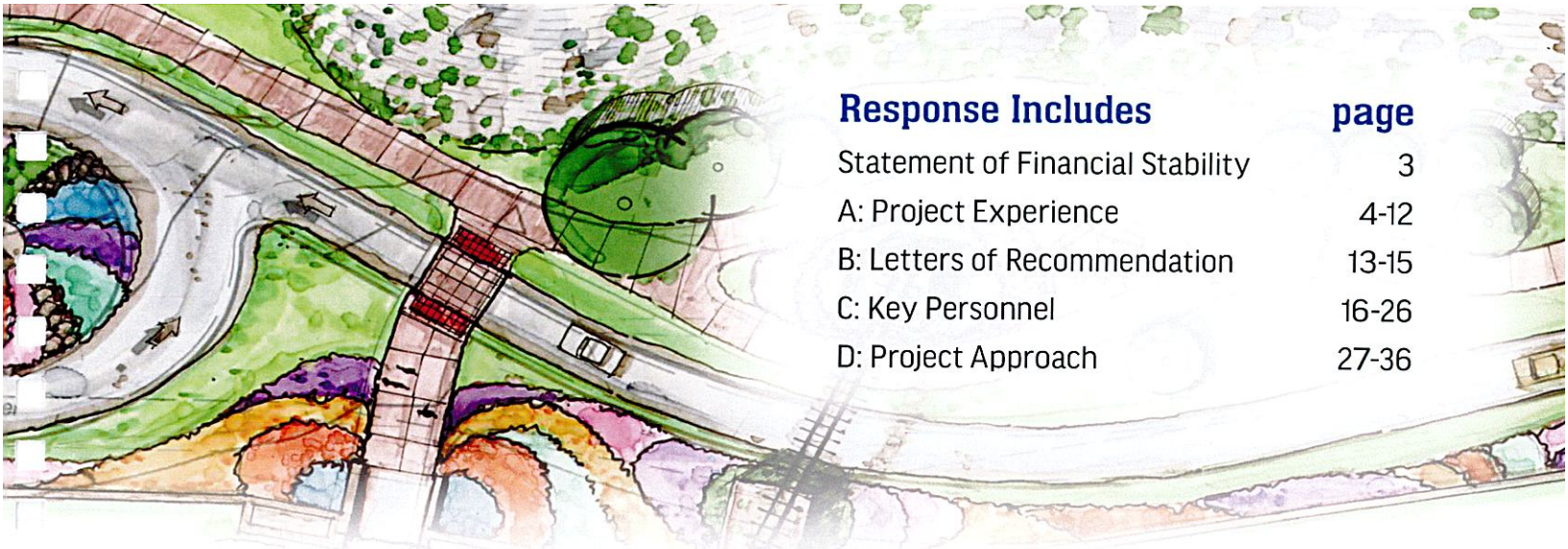
We recognize that Phase 7 will require careful coordination of preliminary and final design tasks, including survey, environmental documentation, and permitting, as well as the preparation of detailed construction plans, specifications, and cost estimates. Our team also understands the importance of delivering an ADA-compliant facility that integrates seamlessly with existing trail segments, addresses drainage, grading, and utility considerations, and follows KYTC's Complete Streets guidance and local design standards. Public involvement and stakeholder coordination will be critical to ensuring the trail alignment and amenities reflect community needs. Our approach will emphasize safety, connectivity, and long-term durability to maximize the City's investment.

- BFW maintains a current Paducah business license and acknowledges that it is a requirement for performing this work. We will keep our license active and in good standing throughout the duration of the contract to ensure full compliance with city requirements.
- If awarded the Greenway Trail Phase 7 project, we acknowledge complete responsibility for the successful performance of the entire contract, including the payment of all charges and obligations associated with its execution.
- BFW Engineering & Testing, Inc. confirms that there are no current litigation, claims, or disputes pending against our firm that would affect our ability to successfully perform the requested services.
- BFW Engineering & Testing, Inc. confirms that we are fully authorized to submit this proposal and make the representations contained herein.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mike McGregor", is written over a white background.

Mike McGregor
Project Manager
Bacon Farmer Workman Engineering & Testing, Inc.
FEIN: 61-1310314



Response Includes	page
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B: Letters of Recommendation	13-15
C: Key Personnel	16-26
D: Project Approach	27-36

Statement of Financial Stability

As of September 17, 2025, Bacon Farmer Workman Engineering & Testing, Inc. affirms its stable financial position, supported by a long-standing history of responsible fiscal management and sustained growth.

Founded in 1996, the company has built a diverse client base across multiple industries and states, with over 70% of business derived from repeat customer relationships—demonstrating both client satisfaction and operational reliability.

Key indicators of financial stability include

- **Positive Cash Flow:** Regular and reliable inflows consistently exceed operating expenses.
- **Debt Management:** Outstanding liabilities remain within manageable limits, with a strong and consistent repayment history.
- **Reserves:** The company maintains adequate emergency and contingency funds to cover unexpected costs.
- **Sustainability:** Long-term financial planning supports continued operations and growth without reliance on unsustainable borrowing.
- **Banking Relationship:** The company has maintained its primary banking relationship for approximately 15 years, further reflecting financial consistency and trustworthiness.

This statement reflects our commitment to sound financial practices and our ability to meet all ongoing and future obligations under normal business conditions.

BACON FARMER WORKMAN ENGINEERING & TESTING, INC.



Paducah Riverfront Trails

Paducah's Clyde F. Boyles Greenway is a culturally significant piece of Paducah. It has been an example of BFW's commitment to promoting health, connectivity, and economic development in Paducah.

Through the various phases of trail design the firm has worked closely with the City Engineering, Planning, and Parks departments to achieve maximum experience with minimal cost. Together with the City of Paducah, the company has assisted in the development of Greenway Trail Phase V, Riverfront Phase I-B, multiple small area master plans for the Paducah Commons (former Executive Inn site), cultural design concepts related to the Trail of Tears National Historic Trail, redevelopment concepts for the historic Foot of Broadway, recreational trails like the Peck Education Trail. Most recently, BFW took a leading role in the design

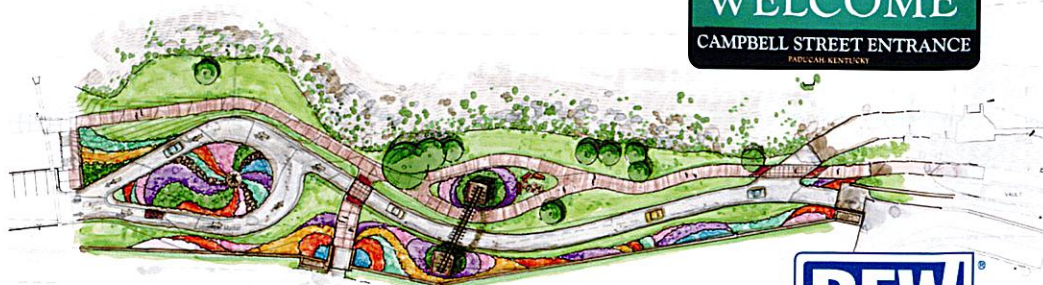
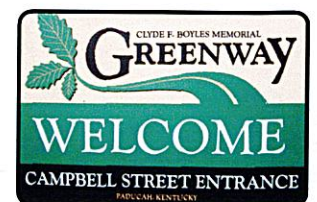


of various public spaces, and expansion and replacement of portions of the existing Boyles Greenway Trail for the Paducah Riverfront Improvement Project.

Historically, as opportunities have arisen to work on various portions of Paducah's trail system, BFW has provided guidance on funding mechanisms, environmental and cultural evaluations, geotechnical engineering, civil engineering, landscape architecture, and electrical engineering.

The Greenway Trail Phase V project, which was completed in 2020, was located on a former gravel yard site on Paducah's riverfront through the portion of the riverfront known as Schultz Park. The project included a multi-modal trail connector 10-foot wide that wound through existing trees, roadways, and large concrete columns. The columns served as a significant design consideration as they were found to be a historical component of a former conveyor system that was integral in off-loading barges and moving stone over the floodwall. The project was required to improve vehicular traffic flow, improve lighting and landscape aesthetics, provide safe travel by cyclists and pedestrians simultaneously, and to provide a trail connection through the floodwall opening at Monroe St.

Conceptually the project integrated the concrete columns into the trail design as a "gateway" feature to be designed and installed in later phases by local artists from the Paducah arts community. BFW initially created 3D graphic concepts which were presented to the community as placeholders for a final design to be developed through the proposal process.

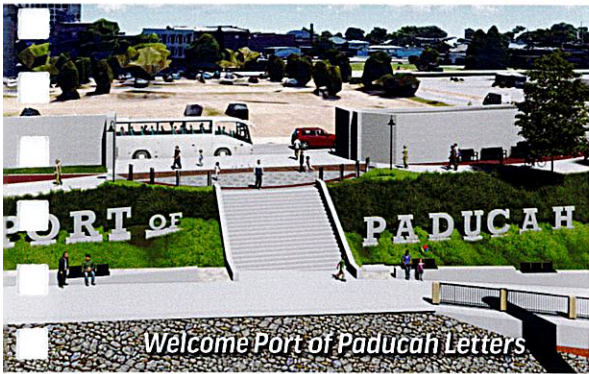


Greenway Trail Phase V





Greenway Trail Phase V Graphic Concepts

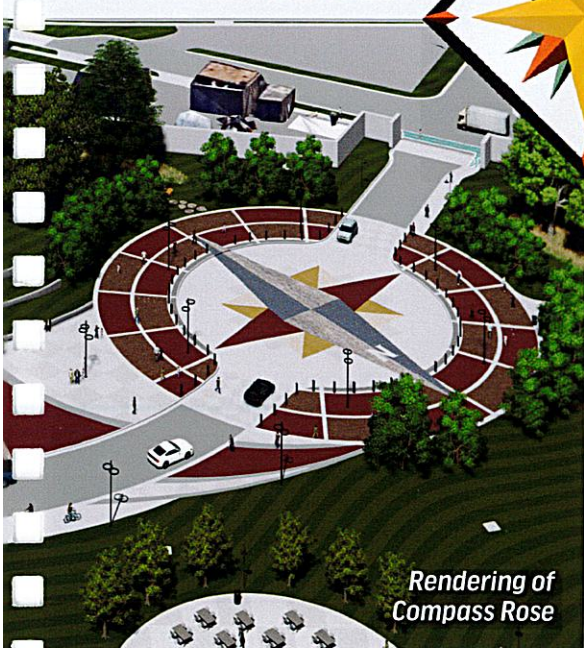


Welcome Port of Paducah Letters

For various portions of Paducah's trail system, BFW has provided guidance on

- funding mechanisms
- environmental & cultural evaluations
- geotechnical engineering
- civil engineering
- landscape architecture
- electrical engineering

Mariner's Compass



Rendering of Compass Rose

The trail project budget was approximately \$480,000 and was funded through a Transportation Enhancement Grant (TEP) and matching funds from the Boyle's Estate Fund. This Phase was designed to be a continuation of the 2015 Phase I-B project which included large amounts of native trees and grasses in lieu of riprap and turfgrass with a stamped concrete finish resembling a boardwalk as would be found in other river and ocean-front communities.

Constraints to the project included working around existing structures and vegetation, restricting the flow of automobiles to one way traffic, and working on top of feet-thick concrete paving left over from the site's past life—particularly challenging for trees.

The Paducah Riverfront Infrastructure Improvement project was a substantially more challenging project as it pertains to funding, permitting, design, and construction means and methods. The project was funded primarily through a federal \$10.4 million transportation grant program known as a BUILD (Better Utilizing Investments to Leverage Development) as well as City of Paducah funding. The overall budget for the project is \$20.4 million, where state and local matches contribute.

In 2020, BFW led the initial phase of the BUILD grant, which included environmental consulting and an environmental assessment meeting federal standards for grant compliance. The original fee for this effort was \$250,000.

The second phase was let after federal grant authorities approved the Environmental Assessment, contingent upon final drawings, and on this portion BFW was a subconsultant to HDR, and continued to support the environmental and cultural assessments, permitting, construction administration, and engineering design. BFW led all landside development features building on Greenway Trail Phase V and creating multiuse pathways for vehicular and pedestrian traffic. This included blending intersection improvements, trails, and roadway design.

The site was formerly the home of Paducah's once-prized Executive Inn which was demolished beginning in 2010. At the point of redevelopment this site contained more than 80 concrete footings that were exposed and had to be designed around with the new amenities.

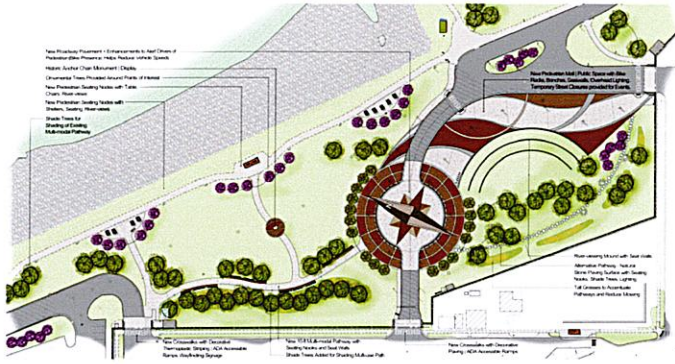
The intent of the new Paducah Commons site was to create a community-friendly and attractive site with a park-like atmosphere where community interaction and interaction with the Ohio River and transient boat dock could take place.

The site was also devoid of any plant materials, especially shade trees and of places to sit to view the river or to simply "people-watch". The BFW design team created multiple great lawns, interesting site lighting, large public plazas with decorative brick paving intended to emulate the movement of a paddlewheel with turbulent wake, river overlook areas, concrete seat walls, shaded landscape areas and even large letters bearing "Port of Paducah" welcoming visitors from the various riverboats to the City. A large decorative brick paving compass rose designed to mimic a "mariner's compass" was also designed to pay homage to Paducah's rich heritage as Quilt City, USA.

Connectivity of the Paducah Commons site to the existing Greenway Trail was a major function of the design as well as improved aesthetics. BFW created multiple connections from the new Commons sidewalks to the existing greenway trail encouraging the flow of cyclists and pedestrians throughout the redeveloped site. The new connectors matched the size, finishes, and colors of the existing greenway while maintaining ADA accessibility and ease of access for maintenance. The project was



Paducah Riverfront Trails, continued



designed to connect an otherwise discontinuous series of spaces from the historic foot of Broadway through to the Julian Carroll convention center and to do it through the blending of all the various design styles seen in downtown Paducah and along the Riverfront.

Summary of Steering Committee Meetings & Process

The Greenway Steering Committee consisted of approximately 25 hand-picked members of the Paducah community chosen both for their interest or expertise in the areas of community health and transportation and/or community planning. Three members of the BFW team were initially chosen as representatives of the community: Kenny McDaniel, Jonathan Perkins and Jeff Canter.

In June 2023, the City accepted the National Park Service – River, Trails, and Conversation Assistance Program Technical Assistance Grant. Through this grant, National Park Service (NPS) team, which included 2 Landscape Architects, assisted the City with the creation of a trail master plan to extend the Boyle’s Greenway Trail into Paducah’s Southside neighborhoods.

Through multiple public input surveys (approx. 400 respondents) and public input meeting/presentations, the Committee gathered input for an urban bike/pedestrian plan and moved toward preparation for a future application for Paducah to become a designated Kentucky Trail Town.

Prior to the 2 public engagement meetings, the Steering Committee met to discuss focus groups, potential routes, potential user groups, and trail feasibility. Often, these committee meetings concluded with guided tours by the NPS-Paducah Planning Dept. team or with self-guided, ground-truthing trips. Typically, a proposed route was shared with the group, discussed, verified, and then revised for the next committee meeting.

Upon engagement with the public both through meetings and surveys, the master planning team developed multiple route alternatives that were reviewed again by the Committee and recommended for presentation to the Mayor and Board of Commissioners. The final Master Plan was then presented by Russ Clark of NPS on August 12th at a City Commission meeting.

Public Input Results

2 Phases of development: 4.5 miles of trail, 2 routes

Phase 1 Riverfront to Irvin Cobb Drive

- Add some fun things
- Security & Lighting
- Trail along levee/flood wall

Phase 2 Irvin Cobb as “Complete Street”

- Add shade trees
- Lighting below tree level
- Loop in Old Mayfield Road

Next Steps

- » RFQ Process
- » Preliminary Engineering Design, Probable Cost Estimates, & Phasing Plans
- » Coordination with KYTC
- » Funding, Final Engineering, Construction
- » Update Bike/Ped master plan
- » Engage with the *Regional Trails Initiative* with the Purchase Area Development District

Survey Results

- **50%** of respondents said safety measures were the most needed improvements for the existing & expanded trail system.
- **29%** of respondents said personal safety concerns would hinder their use of the trail.
- **33%** of respondents said better barriers were needed between vehicles and bike lanes on streets.
- **64%** of respondents said they would like to have restrooms along the trail
- **29%** of respondents said shade trees along the trail would make them more likely to use the greenway trail.
- **58%** of respondents said they would like to have drinking fountains and/or water bottle filling stations along the trail.
- **41%** of respondents said adding more trails to the greenway system was the most important aspect of the project.
- **27%** of respondents said creating more connections between neighborhoods, community features and daily necessities was also an important benefit of the project.

Wants

- Restrooms - 62%
- Trail Maps - 56%
- Educational/Interpretive Signage - 33%

Needs

- Emergency Call Stations
- Shade & Shelters
- Water Stations

Desired Regional Expansion

- **51%** West to Ballard County
- **31%** South to Mayfield
- **30%** Southeast to Farley/Husband Road
- **49%** East to Reidland/Calvert City
- North to Brookport
- **35%** Want future trail loop on levee/floodwall (south side)

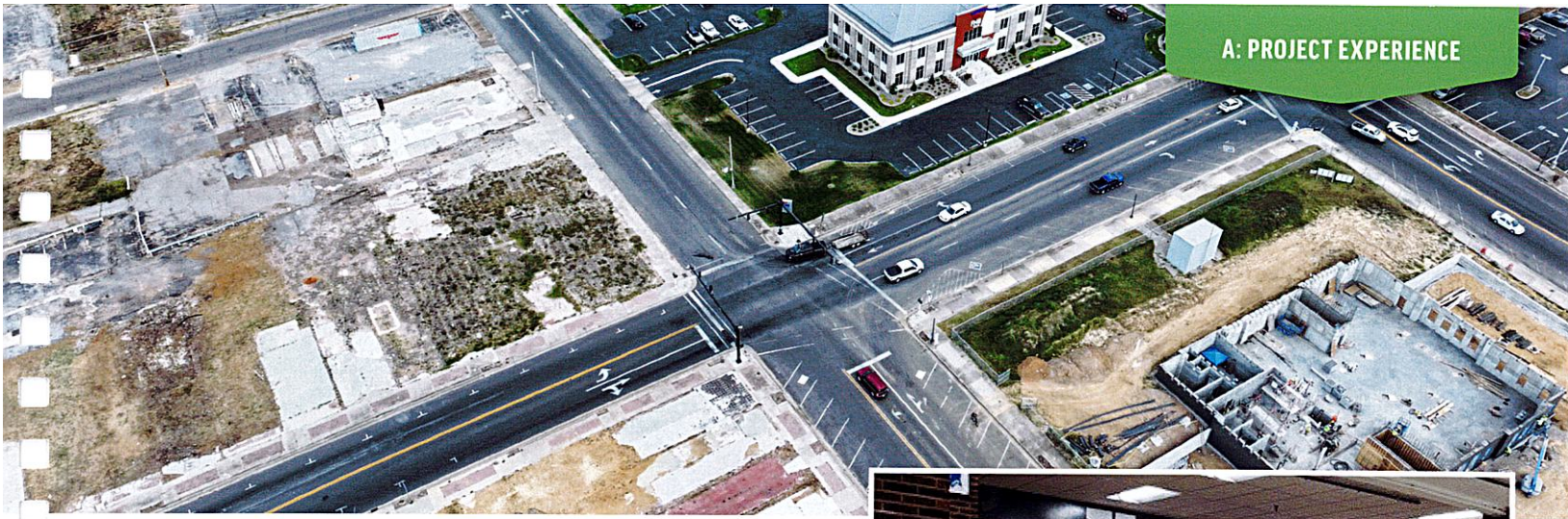
Phase V

Pre-Project Fee Estimate
\$491,553.90

Construction Contract Award Amount
\$479,350.50

Final Project Cost
\$516,935.60 (The City opted for an elective change order.)



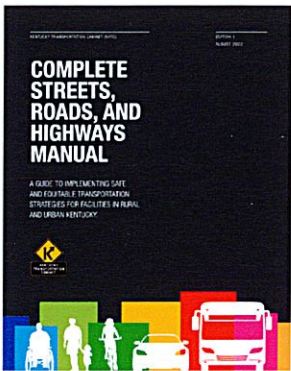


Rebuild Mayfield

The **Rebuild Mayfield** initiative is more than a construction program; it is a commitment to restore, reconnect, and reimagine the community fabric of a city devastated by the December 2021 tornado. BFW is performing the work and providing technical leadership for the entire program, ensuring that design and implementation uphold the highest standards of safety, accessibility, and resilience. Guided by inclusivity and long-term vision, the project prioritizes safe and accessible movement for all residents through multi-use paths, ADA-compliant sidewalks, enhanced pedestrian crossings, utility and roadway reconstruction, upgraded drainage and stormwater systems, new landscape features, and a comprehensive wayfinding program.

Our team approaches this work with deep familiarity in federally funded transportation and redevelopment projects, ensuring that every phase from concept planning to construction administration meets the highest standards of accountability, transparency, and technical excellence.

Complete Streets in Action



The project embraces the *Kentucky Transportation Cabinet's Complete Streets Manual*, which calls for corridors that serve motorists, pedestrians, cyclists, and transit riders safely and comfortably. In Mayfield, this means every rebuilt street is more than pavement; it is designed to accommodate multiple modes of travel with features such as ADA-compliant sidewalks, safe crosswalks, wider multi-use paths, and integrated streetscape enhancements. Where utilities and drainage systems are reconstructed, their design is coordinated with above-ground improvements to ensure that surface and subsurface infrastructure support one another.

By embedding Complete Streets principles throughout, Mayfield's rebuilt corridors are not just compliant but future-ready multimodal facilities that will support growth and livability long after construction is complete.

Connectivity for Equity

The tornado's impact was most profound on those with the fewest resources. For many residents who lack access to reliable vehicles, walking and biking are daily necessities. Rebuild Mayfield responds to this reality by providing direct, safe connections between neighborhoods and the places people need most: schools, jobs, grocery stores, medical care, and downtown services.



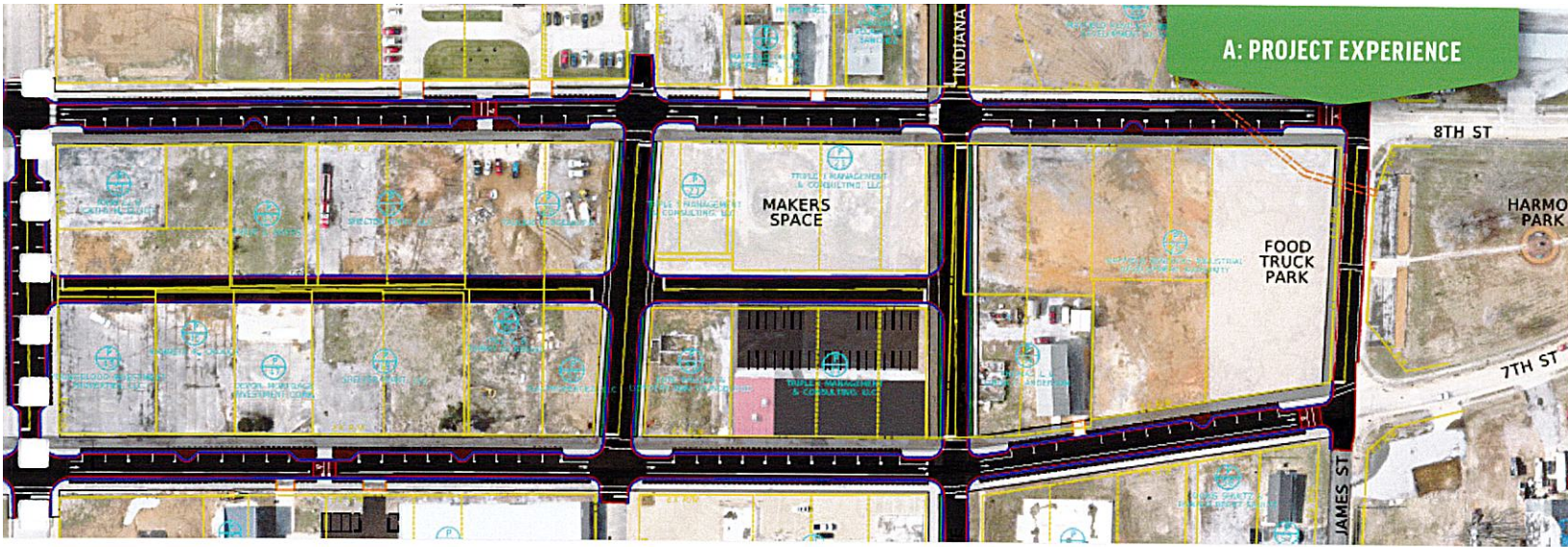
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“Rebuild Mayfield is not simply replacing infrastructure; it is creating a safer, healthier, and more equitable city for generations to come.”

Mike McGregor, PE
BFW Project Manager

12.4%
of Mayfield households
lack access
to a vehicle





Rebuild Mayfield, continued

The integration of new sidewalks, upgraded crossings, and multi-use paths ensures that lower-income households and transit-reliant residents can move safely through the community. Streetscape features such as benches, shade structures, and improved lighting restore both dignity and safety to everyday mobility.

Multi-Use Paths and Walkability

The multi-use paths proposed under this program are ten feet wide and meet both ADA and AASHTO standards. They serve as more than recreational amenities; they are lifelines connecting neighborhoods with schools, parks, commercial corridors, and civic destinations. In a community where more than one in ten households has no vehicle, these facilities provide reliable, everyday access.

Design challenges posed by the post-disaster environment, disrupted grades, drainage problems, and aging surfaces are addressed through careful grading and stormwater design. This ensures that paths remain dry, durable, and usable for years to come.

ADA-Compliant Walkways and Sidewalks

Accessibility is at the heart of the rebuild. Every walkway and sidewalk has been designed to incorporate continuous curb ramps with tactile warnings, crosswalks aligned to natural pedestrian patterns, and smooth, consistent surface finishes with appropriate cross-slopes. Wayfinding cues are provided to assist visually impaired users. Together, these measures ensure that accessibility is not an afterthought but a core design principle.

Roadway and Utility Reconstruction

Rebuild Mayfield is comprehensive in scope. Roadway corridors that were damaged or disrupted are resurfaced or reconstructed in full depth, with intersections redesigned to enhance safety for both drivers and pedestrians. Lighting and traffic calming elements are incorporated where appropriate to improve visibility and reduce speeds.

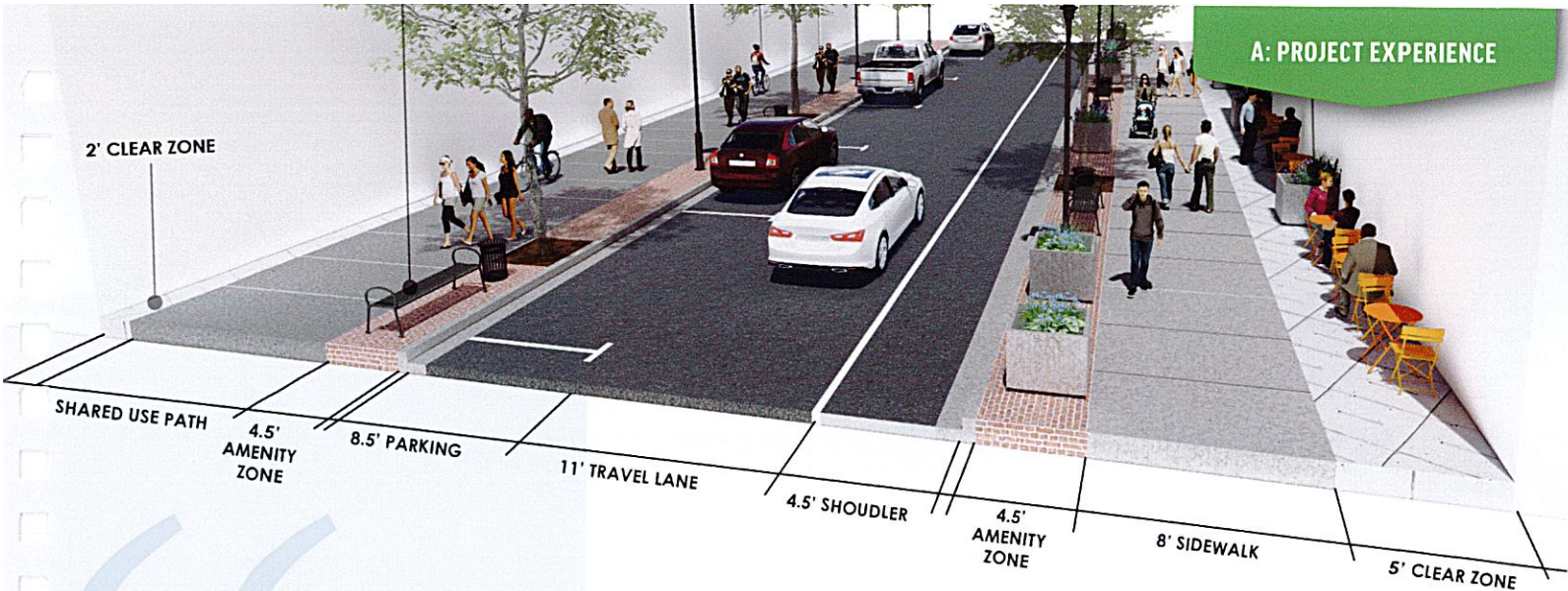
Beneath the surface, utilities displaced by tornado recovery work are realigned and modernized. Water, sewer, and electrical systems are upgraded in tandem with the surface improvements, ensuring that the City's essential infrastructure is not only restored but prepared to support future growth.

Stormwater and Drainage Improvements

Stormwater management plays a central role in the rebuild. New storm sewers, culverts, and detention facilities are constructed to reduce localized flooding, while bioswales and rain gardens are introduced as both functional and educational features. These green infrastructure elements manage runoff, protect property, and demonstrate the City's commitment to sustainable design.

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“Landscape architecture is not decoration—it is a tool for resilience, education, and civic pride.”

Jonathan Perkins, PLA
BFW Landscape Architect

Rebuild Mayfield, continued

Landscape Architecture and Placemaking

The project's pedestrian corridors and downtown streets are designed as places for gathering as well as passage. Native plantings reduce maintenance and strengthen the local ecology. Pocket parks, shaded rest areas, and new seating nodes create opportunities for pause and community interaction. Streetscape features such as lighting, trees, and signage reinforce a renewed civic identity and offer visible proof of Mayfield's recovery.

Wayfinding and Signage

A consistent wayfinding system ensures that residents and visitors can easily navigate new corridors. Directional signage uses universal symbols, interpretive displays tell the story of Mayfield's recovery, and branding elements unify the network. These signs function both as practical guides and as symbols of renewal.

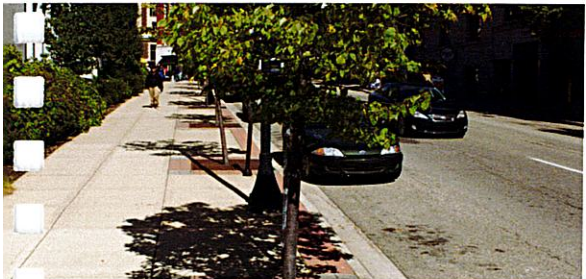
Federal Funding Familiarity

Our team has decades of experience with federal and state programs, including TAP, RAISE, BUILD, and CDBG-DR. We are well-versed in NEPA compliance, Section 404/401 permitting, DBE participation, and Buy America requirements. This ensures that Rebuild Mayfield will be delivered transparently, efficiently, and in full compliance with funding requirements.

Conclusion

The *Rebuild Mayfield* project is both a symbol of recovery and a framework for renewal. By combining multi-use paths and ADA accessibility with roadway and utility upgrades, stormwater improvements, landscape architecture, and wayfinding systems, it delivers a community-wide vision of resilience and mobility.

Anchored in equity and backed by proven funding expertise, the project not only restores what was lost but redefines Mayfield's identity as a safe, inclusive, and connected city for generations to come.



Pre-Project Fee Estimate
Design Fee for Phase 1: \$300,000

Construction Contract Award Amount
Not publicly disclosed due to use of KYTC master agreements.

Final Project Cost
Construction In Progress

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Calvert City Multi Use Trail

BFW contracted with the City of Calvert City to perform preliminary engineering and a feasibility study for the construction of a multi-use path. The project, completed in three phases, provides a safer route for pedestrians and bicyclists. The phases include sections from Memorial Park on 5th Avenue, from East 5th Avenue to Lone Valley Road, and from Lone Valley Road to US 62, which then connects to Kentucky Dam Village State Park (KDVSP).

BFW also provided final design services for three sections of the path, along with construction administration and inspection. Services included trail alignment development, signage design and plans, pavement design, and landscape architecture to ensure the corridor was functional, durable, and aesthetically integrated into the community. Calvert City boasts three beautiful parks and two additional facilities totaling 85 acres. These facilities are conveniently located along East 5th Avenue and within walking distance of the City's population center. The path is intended to connect all three parks.

In recognition of its engineering excellence and positive impact on the community, this project was awarded a **2019 American Council of Engineering Companies (ACEC) Engineering Award of Excellence**. The award reflects not only the project's technical achievement and innovation, but also its contribution to community health, quality of life, and sustainability. As Calvert City Administrator John Ward noted:



ACEC *Excellence* AWARDS



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“BFW worked diligently with Calvert City staff, our contractor, and other stakeholders to produce a project that complements the City's goals. This project not only improves the health of our citizens; it is a huge step toward building a sustainable community by providing a quality of life that attracts people to live in our great city.”

John Ward
Calvert City Administrator

Importantly, our proposed Project Manager, Mike McGregor, was directly involved in this effort from the Kentucky Transportation Cabinet (KYTC) side. In his District 1 role, Mike provided oversight and review throughout the LPA process, ensuring that project elements met KYTC standards, ADA accessibility requirements, and environmental compliance. His firsthand knowledge of the project and KYTC procedures adds depth of experience and continuity to BFW's team today.





Calvert City Multi Use Trail, continued

Trail Alignment

The 3.25-mile trail section was carefully designed to minimize impacts on right-of-way, the environment, and utilities. The alignment begins at the western limits of Memorial Park, turning south to meet ADA accessibility requirements and passing by the amphitheater. From there, the path parallels the main parking lot before crossing the tributary that bisects the park. It then proceeds eastward, running parallel to 5th Avenue, and crosses Oak Park Boulevard (KY 1523) while remaining primarily within the right-of-way of 5th Street. Continuing east, the alignment shifts through Old Park to the eastern limits before crossing 5th Avenue. Beyond this crossing, the trail follows the existing right-of-way along 5th Avenue adjacent to the Calvert City Country Club and Golf Course.

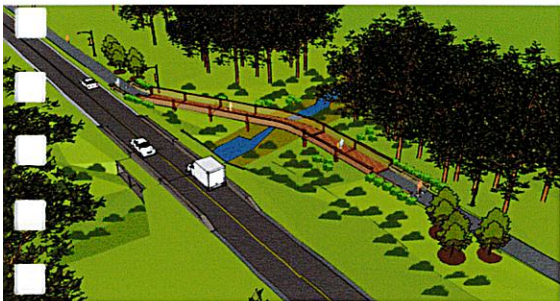
Pre-Project Fee Estimate
\$500-650,000

Construction Contract Award Amount
\$660,000

Final Project Cost
\$675,000 (City elected to perform a Change Order for adjacent property.)

Design Challenges

Design challenges within this corridor centered on the flat floodplain terrain the path was required to traverse. The goal was to construct a trail slightly above the existing ground to maintain usability while avoiding water ponding alongside the path after significant rainfall. To meet this challenge, the grading plans incorporated defined collection areas and cost-effective drainage facilities to support positive drainage along the entire alignment.



A walkway with benches and a fence was also incorporated, creating rest and gathering opportunities along the corridor. Signage and wayfinding elements were included to provide users with clear navigation and enhance safety, while landscape architecture treatments helped soften edges and provide a natural, welcoming aesthetic.

The City of Calvert City is responsible for maintaining the path. The City required a low-maintenance landscape that could be easily mowed shortly after a rain event. A drainage analysis was performed on pre- and post-construction conditions relative to the water surface profiles along 5th Avenue from Maple Street to Old Park to ensure that fills along 5th Avenue did not impact existing properties.

Permits and Compliance

BFW obtained all required permits for the project, including floodplain permits, water quality permits, and Kentucky Transportation Cabinet (KYTC) Encroachment Permits. Additionally, two major permits were required: one for a multi-use path bridge over a tributary of Cypress

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CABINET



Calvert City Multi Use Trail, continued

Creek and another for a concrete box culvert extension on Cypress Creek. NEPA environmental reviews and reports were also required, including wetlands and endangered species assessments.

BFW coordinated with adjacent property owners, drafting easements and fee simple right-of-way descriptions for the city attorney. BFW also prepared right-of-way plans for the project. The path was designed in accordance with the *AASHTO Guide for the Development of Bicycle Facilities*, current ADA accessibility requirements, and the Architectural Barriers Act.

Community Impact

While recreation was a central focus of this project, the trail also provides meaningful transportation benefits to residents. Its alignment along East 5th Avenue and Lone Valley Road passes through residential neighborhoods and lies within easy reach of the City's population center. This makes the trail a safe, reliable route not only for walkers, joggers, and cyclists seeking leisure or exercise, but also for those traveling to work, school, community parks, the golf course, and local businesses.

- **Population access:** More than 1,200 residents live within a half-mile of the trail, giving them a safe walking and biking option for daily trips.
- **Connectivity reach:** The path links three city parks, two recreation facilities, and multiple neighborhoods into one continuous corridor.
- **Linear connectivity:** The trail establishes over 3 miles of continuous ADA-compliant corridor, tying directly into US 62 and setting the stage for future regional trail extensions.
- **Parks and amenities access:** The system provides direct non-motorized access to 85 acres of city parkland and community amenities along 5th Avenue.
- **Transportation benefit:** The corridor provides direct, ADA-compliant non-motorized access to schools, the industrial park, and employment centers along US 62, reducing dependence on vehicular travel.

By reducing reliance on vehicular travel and offering an ADA-compliant, non-motorized alternative, the trail enhances safety and connectivity for all ages. It supports healthier lifestyles, provides access to employment centers and amenities, and contributes to Calvert City's identity as a connected and forward-looking community.

Connectivity

The City received a Transportation Alternatives Program (TAP) Grant to complete the third phase of the project from the intersection of 5th Avenue and Lone Valley Road to US 62. This phase provided a direct connection to the 10-foot-wide multi-use path built as part of the I-69/I-24 Interchange upgrade at Exit 27. The path was later extended with the widening of US 62 from I-24 to Kentucky Dam Village State Resort Park (KDVSRP).

Today, approximately five miles of continuous 10-foot-wide multi-use path have been completed from Memorial Park to KDVSRP. Looking ahead, Calvert City envisions connecting this system to the City of Cadiz trail network through the Land Between the Lakes (LBL), ultimately creating more than 43 miles of interconnected trail. The City has also discussed connectivity to Livingston County, Grand Rivers, and recreational amenities along Kentucky Dam, all of which tie into LBL, a 170,000-acre National Recreation Area that welcomes over 1.5 million visitors annually from across the nation and abroad.

The ACEC award further demonstrates how this project has become more than a local amenity; it is now recognized as a model of thoughtful planning and innovative engineering that advances regional connectivity, encourages active transportation, and supports long-term community growth.





September 10, 2025

To Whom It May Concern:

It is with great pleasure and honor that I provide this letter of recommendation for Bacon Farmer Workman Engineering & Testing, Inc. for their work on the "Calvert City Multi-Use Path" project. This project was completed in multiple phases over several years. Phase III opened to users in November 2024. The completion of this project is vital to the fulfillment of the vision of providing safe, ADA compliant amenities to our citizens. Calvert City prides itself on showcasing what our area has to offer through our natural landscape and ample recreational opportunities.

Bacon Farmer Workman Engineering & Testing, Inc. (BFW) located in Paducah, KY was the engineering design consultant on this project. BFW worked diligently with Calvert City staff, our contractors, and other stakeholders to produce a project that compliments the City's goals. This type of project not only improves the health of our citizens; it also is a huge step toward building a sustainable community by providing a quality of life that attracts people to live in our great city. Currently, the city is looking at extending the path system beyond nearby KY Dam Village State Resort Park to connect with the existing path on top of Kentucky Dam that when the new lock and dam is finished will provide amenities to view barges locking through the new facilities. Discussions have also been ongoing to provide connectivity to Livingston County, Grand Rivers, KY, and beyond to the Land Between the Lakes, a 170,000-acre US National Recreation Area maintained by the US Forrest Service of the United States Department of Agriculture. LBL hosts over 1.5 million visitors each year from all over the nation and from more than 30 foreign countries.

This project presented various design challenges including the flatness of the existing floodplains that this path was to traverse. It was the desire to construct an aesthetically pleasing yet low maintenance path that we could mow in a short time after a rainstorm event. The BFW team developed plans that solved every issue and by linking all three of our city parks together, added value to our community. Throughout construction, BFW provided consistent support to the city allowing the project to progress smoothly and finish on time.

For the above stated reasons, Calvert City is pleased to provide this letter of recommendation for BFW for your proposed project.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Ward', is placed below the word 'Sincerely,'.

John Ward
City Administrator
Calvert City, KY





September 10, 2025

To Whom It May Concern:

I write in support of Bacon Farmer Workman Engineering and their dedication to “Rebuild Downtown Mayfield.”

On December 10, 2021, a violent EF4 tornado ripped through Mayfield, causing unimaginable loss, grief, trauma, and damage. In the aftermath, the community is working together to rebuild.

Completion of the “Rebuild Downtown Mayfield” project will complement ongoing significant investment in the community and help revitalize and enhance an historic downtown that forms the lifeblood of Mayfield. The project is designed to welcome people back to the city’s center and help catalyze future economic development, while providing equitable access and mobility to disadvantaged populations. The project offers improved pathways to many destinations, services, and potential employers. It will provide a much-needed transportation network to aid families, homes, and businesses rebuild and recover in the aftermath of the devastating tornado that struck in December 2021.

BFW has been instrumental in our community’s efforts to seek federal funding for recovery efforts. Their design team authored the successful RAISE Grant which brought a \$25 Million award to Mayfield. BFW has also worked with KYTC to design critical access to the reconstruction of our Central Business District. Currently, BFW’s engineers are designing our downtown area to accommodate multiple modes of travel with features such as roundabouts, ADA-compliant sidewalks, safe crosswalks, wider multi-use paths, and integrated streetscape enhancements. We appreciate the partnership that BFW and our city has as we rebuild and revitalize a precious rural community in the heart of west Kentucky.

Sincerely,

Kathy S. O’Nan, Mayor
City of Mayfield, Kentucky





McCracken County

McCracken County Courthouse
300 Clarence Gaines Street
Paducah, KY 42003
Office (270) 444-4707
Fax (270) 444-4737

Dear Sir/Madam,

It is my privilege to recommend Bacon Farmer Workman and Marcum Engineering to your organization for all planning, design, and construction observation services related to civil, structural, transportation, mechanical, and electrical projects. I can confidently attest to their professionalism, technical expertise, and commitment to quality.

BFW/Marcum has assisted McCracken County with many projects, from Carson Park Master Planning to serving as civil, structural, and mechanical engineers on the \$70 million Paducah Sports Park. Throughout the design and construction of the Paducah Sports Park, BFW/Marcum Engineering has demonstrated technical excellence. Their designers and engineers have applied creative and effective solutions to complex challenges. BFW/Marcum has worked seamlessly with Paducah Sports Park design team members, contractors, and stakeholders, fostering a positive and productive working environment.

BFW/Marcum is a dedicated partner in local government parks projects. They have partnered with the City of Paducah in developing Greenway Trail Phase V, Riverfront Phase 1-B, and multiple small-area master plans.

Based on my experience, I have no hesitation in recommending BFW/Marcum Engineering for any future engineering projects. They are a reliable partner who brings technical strength and integrity to every project.

Best Regards,

A handwritten signature in blue ink that reads "Stephen Ervin". The signature is fluid and cursive.

Stephen Ervin
Deputy Judge Executive

Established 1821 • Over 190 Years of Progress





Education

BS, Civil Engineering,
University of Kentucky,
1996

MS, Business
Administration, Murray
State University, 2003

Years with BFW: 5

Years with other firms
(KYTC): 20

Registrations

KY PE #22289-2001

IN PE #11900101

MO PE #2019011813

IL PE #062.071160

TN PE #122368

Technical Training

- KYTC Utility Training
2022
- Traffic Control Design
Training 2024
- Geometric Design
Training
- Roadside Design
Guidance
- Field Traffic Control
Technician &
Supervisor
- Project Manager
Bootcamp XPRESS
Training, KYTC-2018

Mike McGregor, PE

Project Manager | Point of Contact

Professional Practice

Mike brings nearly 30 years of transportation and civil engineering experience, highlighted by a distinguished career with the Kentucky Transportation Cabinet (KYTC), where he retired as Chief District Engineer for District 1. In this role, and in previous positions as Project Development, Project Delivery & System Preservation, and Construction Branch Manager, he oversaw programs and employees across 12 western Kentucky counties, directing roadway design, public involvement, utility coordination, right-of-way acquisition, environmental assessments, construction oversight, roadway maintenance, and contract administration. His leadership encompassed projects ranging from major highway improvements to community-focused infrastructure.

Since joining BFW, Mike has continued to apply his expertise to both roadway and multi-use trail projects, including work that advances connectivity, ADA accessibility, and community safety. His direct involvement in trail design has complemented his extensive background in highway planning and construction, reinforcing his ability to guide projects that balance technical requirements with user-friendly, sustainable solutions.

A lifelong resident of Paducah, Mike has a personal connection to the region and a deep appreciation for how infrastructure shapes the daily lives of its residents. His career has provided him with a thorough knowledge of current KYTC policies, specifications, and regulations. This deep understanding, paired with his leadership experience, local insight, and practical design expertise, ensures that projects under his direction meet the highest standards of quality and community benefit.

Relevant Project Experience

Rebuild Mayfield LPA Project, Mayfield, KY

Mike coordinated the development of the federal RAISE grant application on behalf of the City of Mayfield as part of a KYTC LPA assignment, securing a \$25 million award to fund critical infrastructure improvements. He and the BFW team were subsequently assigned Phase I of the Rebuild Downtown Mayfield initiative, which included survey, environmental services, and preliminary design to support the revitalization of the Central Business District. This effort delivered an approved CE Level 1 environmental document and plans for alleyway access to serve new development, while also advancing the design of ADA-compliant sidewalks and multi-use paths that will improve accessibility, mobility, and connectivity for residents and businesses throughout the community.

Oldham County Mattingly Multi-Use Trail, LaGrange, KY

Mike serves as Project Manager for the federally funded Mattingly Multi-Use Trail project, which will construct a 10-foot-wide ADA-compliant path extending from North Camden Lane along Old LaGrange Road to the KY 329 Bypass, ultimately connecting to KY 146. The trail will provide a safe and accessible corridor for pedestrians and cyclists, linking neighborhoods, schools, and businesses while supporting Oldham County's long-term vision for connectivity and recreation. Mike oversees all aspects of project delivery, including topographic surveying, preliminary and final design, environmental documentation, utility coordination, drainage design, erosion and sediment control planning, and permitting. He will also lead construction administration, ensuring compliance with federal and state requirements while balancing community needs, safety, and sustainability.





Education

BS, Civil Engineering
Southern Illinois University,
1993

Years with BFW: 20

Years with other firms: 11

Registrations

KY PE #21911-1998

IL PE #062052463

LEED Accredited Professional
Certified IL CDB Project
Manager

Kenneth McDaniel, PE, LEED AP

Project Engineer | Civil Engineering Lead

Professional Practice

Kenny is a licensed professional engineer with 31 years of experience leading a wide range of civil and site design projects. Throughout his career, he has successfully managed project coordination, cost estimation, specifications, design scheduling, budget oversight, billing, reporting, and quality control deliverables. In Paducah, Kenny has applied these skills on several key initiatives, where his technical expertise and project management capabilities have supported the City's long-term infrastructure and community development goals.

Kenny's expertise includes wetland and stream delineation, closed conduit forced flow design, hydrology analysis for detention and retention structures, and hydraulic analysis for storm sewer systems and culverts. He is skilled in applying the Rational Method with critical duration analysis modifications, FHWA computations for HGL/EGL, and the SCS method for varying durations and frequencies. His work also covers gutter spread calculations, EPSC plan development, land development layout and grading, and ADA accessibility compliance. Additionally, Kenny has prepared project specifications and procurement documents, managed construction services procurement, and addressed permit requirements across local, state, and federal funding processes. His background further includes retaining wall analyses, making him a versatile engineer with strong technical and managerial capabilities.

Relevant Project Experience

PMCRA, Riverfront Development Phase 1B & Transient Dock, Paducah, KY

Kenny served as the Project Manager for this project which included the design and construction of the landmass and transient dock portions of the Riverfront Re-Development Project. Phase 1B completed the stone and soil fill for the park and dock protection portion, as well as initial amenities of the park such as cascading steps to the river, stone seat walls, stone seating areas, parking and access, walks, and lighting. The transient dock portion included design and construction of the three-section gateway access to the fueling dock and overall 340-foot transient dock facility which provides amenities of fueling station, water, sewer, and electrical service for transient boaters. The facility as constructed provides for another tie between the river and City of Paducah.

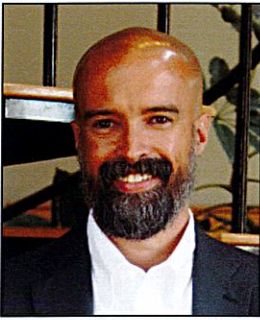
Rebuild Mayfield LPA Project, Mayfield, KY

Served as Project Engineer on the \$25M USDOT RAISE Grant project to reconstruct 2.5 miles of downtown streets destroyed by the December 2021 EF-4 tornado. Assisted with roadway, sidewalk, drainage, and utility design, ensuring compliance with KYTC's complete streets methodology as outlined in the *Complete Streets, Roads, and Highways Manual*. Responsibilities included preparing cost estimates, design schedules, and specifications while incorporating ADA-compliant pedestrian routes, separated bicycle facilities, traffic calming features, and green infrastructure to improve safety, accessibility, and long-term resiliency.

Paducah Greenway Trail Phase V, Paducah, KY

Assisted as Project Engineer with the design and development of Phase V of the Greenway Trail, a multi-use path connecting previous phases of the trail to the downtown area of the city. Responsibilities included preparing final grading plans and associated civil/site design. Also contributed to planning and specification preparation supporting project delivery.





Education

University of Tennessee
Knoxville, Bachelor of
Architecture, 1999

Years with PFGW: 8

Years with other firms: 6

Registrations

KY AIA #7894 (3/6/2018)

Certified Interior Designer:

KY #0348

NCARB #90908

Affiliations

- American Institute of Architects
- Columbia Art House
- Leadership Paducah Class 32
- Tennessee RiverLine

Jeff Canter, NCARB, AIA

Project Architect

Professional Practice

Jeff is involved in all aspects of the design process, including schematic design, design development, construction documents, and construction administration of small and large-scale projects throughout the region. He is actively involved in client development and the marketing efforts of PFGW Architects. Jeff has a particular interest in historic preservation and urban design.

Currently, Jeff is the project architect and manager for numerous projects through the region, including the Paducah Sports Park for the McCracken County Sports Tourism Commission.

Jeff recently served on the steering committee for the Greenway Trail Expansion for the City of Paducah.

Relevant Project Experience

Paducah Sports Park, McCracken County Sports Tourism Commission, Paducah, KY

PFGW Architects is currently providing Construction Administration Services to the McCracken County Sports Tourism Commission for the completion of a new athletic complex that will serve the regional sports tourism market as well as the recreation needs of the local community. Jeff is serving as the Project Architect for this outdoor facility that will provide tournament quality diamond and soccer fields for the region and community. Our team provided site analysis for several potential sites and schematic design. Jeff serves as the primary point of contact for the Owner and coordinates all work by all design team members.

Paducah Parks Master Plan, City of Paducah, Paducah, KY

PFGW assisted BFW with architectural assessments of all park buildings and structures for the City of Paducah which also included a series of public input meetings designed to gain insight from the community with respect to their desires for the future of the Paducah parks system.

Facility Survey & Plan, City of Paducah, Paducah, KY

PFGW worked with Marcum Engineering to perform facility assessments for 14 buildings for the City of Paducah to help them with facility planning and budget development in the coming years. Work included site visits, generation of reports, scope of work narratives for period of 1-3 years and 4-10 years, as well as opinions of cost for those time periods.

Robert Cherry Civic Center Facility Assessment/Building Renovation, City of Paducah, Paducah, KY

PFGW Architects along with Marcum and BFW worked together to complete a feasibility study in July of 2021 for the renovation of the Robert Cherry Civic Center to include administrative offices for the City of Paducah Parks and Recreation Department and a community space for hosting local events. Conceptual plans were developed that meet the program needs of the facility along with an opinion of cost.





Susannah Campbell, PMP

Environmental Manager

Professional Practice

Susannah has over 20 years of experience in the environmental field and currently serves as the Environmental Manager for BFW. She has worked on a wide range of transportation, government, federal, and private sector projects, bringing extensive expertise in wetlands and stream delineation and mitigation, NEPA environmental assessments and categorical exclusions, and KPDES permitting DMR oversight. Her background also includes remedial and Phase I/II site investigations, HAZMAT response, groundwater protection planning, and stormwater sampling.

Susannah is well-versed in Section 401/404 compliance, Section 10 permitting, Section 7 consultations, and air permitting, as well as archaeological and cultural historic compliance. In addition, she is certified in asbestos inspections and lead inspections/risk assessments, making her a highly experienced and versatile environmental professional.

Importantly, Susannah's expertise extends to understanding the specific environmental conditions of the region, particularly as they apply to environmental assessments (EA) and permitting. She has successfully navigated the unique ecological, hydrological, and regulatory challenges of the area in support of EA work, ensuring compliance while balancing environmental stewardship with development needs. Her work on previous city projects has further strengthened her knowledge of municipal requirements and processes, allowing her to anticipate challenges and efficiently coordinate with local stakeholders. This combination of technical expertise and on-the-ground experience makes her especially effective in managing complex projects with environmental components at the city level.

Relevant Project Experience

PMCR A Lookback Permit, McCracken County, KY

Environmental lead for this project, in which BFW reviewed old records and prepared a lookback permit for the PMCR A. This process involved evaluating current port operational activities and future planned activities to ensure all operational activities were properly permitted. BFW obtained old records and drawings; reviewed previous permitted activities to ensure all distances and survey data were correct; and prepared new fleeting drawings for all three operational areas, which included the general cargo facility, liquid cargo dock, and the bulk cargo facility.

City of Paducah Infrastructure BUILD Project, McCracken County, KY

Environmental lead responsible for SHPO coordination and archaeological and historic compliance development. The BUILD grant focuses on the west end of Paducah's riverfront, which is the center of tourism, conventions, and festival activity. Infrastructure improvements consist of a riverboat excursion pier and plaza; riverfront park; and multi-modal pedestrian corridor with intersection improvements, including traffic signals, thermoplastic crosswalks, bus shelters, wayfinding signage, sidewalks, intersection reconfiguration, and curb modifications.

ERIDA Inlet Project, Lyon County, KY

Environmental lead for this project to construct an inlet for up to three barges for the Riverport. BFW has led all work for this project, and developed the EA in compliance with USACE, USDOT, United States Fish & Wildlife Service (USFWS), local tribes, and SHPO.

Education

BS, Mechanical Engineering
University of Kentucky, 2010

BS, Business Finance
Murray State University, 2003

Years with BFW: 5

Years with other firms: 15

Registrations

Project Management
Professional (PMP) # 3270417

Technical Training

- Prequalified with IDOT, MODOT, and KYTC for NEPA EA
- Project Managers Bootcamp XPRESS Training, KYTC, 2020
- 40-hour HAZWOPER
- OSHA Supervisor
- OSHA, 30-hour
- E-Rail Safety
- Wetlands Delineation Certification
- Permit Writing
- NEPA OHIO LTAP
- OES Categorical Exclusions
- OES Noise Analysis
- OES Public Involvement
- OES Purpose and Need
- OES Section 4f/6f
- OES Section 106
- Stream Restoration Physics





Jonathan Perkins, PLA, LEED AP, CLARB

Landscape Architect

Professional Practice

Jonathan is a seasoned professional landscape architect with 17 years of experience, bringing a wealth of expertise and passion for creating functional, sustainable, and aesthetically pleasing outdoor environments. He earned his bachelor's degree from the University of Kentucky, where he developed a strong foundation in design principles, environmental sustainability, and site planning.

Throughout his career, Jonathan has provided arborist consulting and landscape design services across the Commonwealth of Kentucky, contributing to a diverse array of projects. His portfolio includes higher education campuses, municipal improvements, commercial developments, educational facilities, parks, and recreational spaces. Notably, he has been involved in several of the City of Paducah's hallmark projects, including the Greenway Trail Phase V, the Downtown BUILD project, and transformative Riverfront endeavors. These projects highlight his ability to shape spaces that connect communities, enhance mobility, and strengthen civic identity.

Jonathan's design philosophy emphasizes sustainability, environmental stewardship, and creating spaces that are not only visually appealing but also highly functional. He is adept at integrating natural elements with urban settings, ensuring that each project respects the local ecosystem while meeting the needs of the community. With a deep commitment to improving public and private spaces through thoughtful, sustainable design, Jonathan continues to leave a lasting impact on every project he leads, enriching communities and enhancing the natural environment.

Relevant Project Experience

City of Calvert City Multi-Use Path, Calvert City, KY

Jonathan provided landscape architecture leadership for the three-phase design and delivery of Calvert City's multi-use path, integrating planting design, signage, and user-focused amenities into the 10-foot-wide ADA-compliant trail system. His work balanced functionality with aesthetics, addressing environmental constraints, drainage, and trailhead connectivity while creating a safe, inviting corridor that enhances community mobility and recreational access.

Paducah Greenway Trail Phase V, Paducah, KY

As part of the Paducah Greenway Trail Phase V, Jonathan contributed to the integration of landscape architecture elements that elevate the trail's character and user experience. His efforts included planting and site design, wayfinding enhancements, and the coordination of trailhead and streetscape features, ensuring the extension not only met technical standards but also provided a cohesive, welcoming, and sustainable public space.

Paducah Riverfront Small Area Master Plan, Paducah, KY

Jonathan led landscape architecture for the master planning effort, developing conceptual site layouts, streetscape treatments, and waterfront improvements that balanced ecological sensitivity with urban placemaking. His work included recommendations for green space connections, pedestrian circulation, native planting strategies, and aesthetic enhancements to strengthen the area's cultural and historic identity.

Education

BS, Landscape Architecture/Minor, Plant & Soil Science, University of Kentucky, 2003

Years with BFW: 10

Years with other firms: 7

Registrations

KY PLA #780-2009

IL PLA #157.001598

MO PLA #2023000164

OH PLA #1601384

TN PLA #1097

International Society of Arboriculture (ISA) Certified Arborist, KY-0778A

ISA Tree Risk Assessment Qualification (TRAQ)

LEED Accredited Professional





Melinda Winchester

Grants Coordinator-Historic Preservation Specialist

Professional Practice

Melinda has 26 years of experience in the historic preservation field, providing expert guidance on preservation issues and helping communities establish local incentive programs to support economic development. She has developed extensive expertise in the application of the Secretary of the Interior's Standards for Historic Preservation to both residential and commercial properties, working with communities throughout Missouri and Kentucky, Certified Local Governments, state and federal agencies, and Historic Preservation Commissions. Her experience includes preparing individual and district National Register nominations, conducting architectural surveys and photography studies, and completing State and Federal Historic Tax Credit applications. She also holds certifications in Kentucky, Illinois, Missouri, and Ohio under Code of Federal Regulations, 36 CFR Part 61, qualifying her to perform Section 106 Review Architectural Resource Assessments. These reviews encompass identifying historic properties, evaluating project effects, and preparing documentation and reports for state and federal review.

In addition to her preservation expertise, Melinda has significant experience in grant funding administration and writing, assisting municipalities and nonprofit organizations in securing and managing funds to advance preservation, revitalization, and community development projects. She has also guided the preparation of Design Guidelines for residential and commercial areas, establishing architectural character, historical context, and consistent decision-making frameworks for municipalities, businesses, architects, and local historic commissions.

As both a professional and a community stakeholder, Melinda brings a unique perspective. She is a longtime resident of Paducah and owner of the Belle Louise Historic Bed & Breakfast, where she experiences firsthand the importance of walkability, ADA accessibility, and multi-use paths in strengthening the vitality of historic districts. She understands that safe, connected pedestrian infrastructure not only enriches daily life for residents but also drives tourism, enhances visitor experiences, and supports local businesses, making investments in these projects critical to economic growth and cultural preservation.

Relevant Project Experience

Paducah McCracken County Riverport Bulk Yard Expansion PIDP Grant

Melinda has direct experience with federal grant application and administration through her work with the Paducah-McCracken County Riverport Authority (PMCR). In 2021, she played a key role in preparing a successful \$3.32 million United States Department of Transportation, MARAD Port Infrastructure Development Program (PIDP) grant application, which supported a total project budget of \$3.82 million. The project included replacement of mechanical and operating equipment and critical infrastructure improvements. Building on this success, in 2023 Melinda was engaged to provide ongoing grant administration, engineering and procurement coordination, and environmental compliance services. Her work ensured that project delivery remained aligned with federal requirements while advancing Riverport's long-term operational and infrastructure goals.

Education

MS, Business Administration
University of Phoenix, 2012

BS, Historic Preservation
Southeast Missouri State
University, 2008

Certificate, Professional Grant
Proposal Writing
St. Louis University

Years with BFW: 3

Years with other firms: 23

Affiliations

- Board Member, Paducah Art House Alliance
- Board Member, Rotary Club of Paducah
- Board Member, City of Paducah Code Enforcement Board
- Board Member, City of Paducah HARC Board
- Member, Honor Society of Sigma Pi Kappa for Historic Preservation
- Member, National Trust for Historic Preservation
- Former Member, Old Town Cape, Design Guidelines Committee



Education

BS, Civil Engineering,
Southern Illinois University,
2014

Years with BFW: 3

Years with other firms: 7

Registrations

KY PE #39556-2024

IL PE #062-076207

IN PE #12400548

KY PE #39556

AR PE #22637

MO PE #2021004731

Professional Transportation
Operations Engineer #5807

Technical Training

- Traffic Radar Detection
(Jamar Technology-
Blackcat II)
- STARneXT software
- OWL Camera & TDS
Ultra (Video)
- Synchro software
- Highway Capacity
Analysis software
- AASHTO HSM
- VISSIM
- IHSDM software
- KYTC Traffic Impact
Study Course

David Johnson, PE, PTOE

Senior Traffic Engineer | Traffic Specialist

Professional Practice

David brings over 10 years of specialized experience in transportation and traffic operations engineering, with a proven track record of successfully integrating traffic considerations into multimodal infrastructure projects. Formerly serving as a Senior Traffic Specialist with the Missouri Department of Transportation, David has developed expertise in highway capacity and safety analysis, work zone traffic control, crash analysis, and the design of intersection improvements.

He has extensive experience incorporating traffic operations into pedestrian and roadway improvements, ensuring that sidewalk and multi-use path projects meet ADA standards while maintaining safe, efficient traffic flow. His background includes the design and evaluation of crosswalks, traffic signal upgrades with accessible pedestrian features, lighting systems, drainage adjustments, and roadway modifications such as turn lane additions. By balancing technical requirements with user safety and accessibility, David consistently delivers solutions that enhance both mobility and safety for all roadway users.

David's experience extends beyond design to include development review, permitting, and stakeholder coordination. As an area traffic specialist, he has overseen permitting for private and municipal development requests, working closely with core teams to resolve complex access and development issues. His knowledge of traffic engineering tools, ranging from Synchro intersection analysis to Highway Safety Manual applications, positions him as an expert in balancing mobility, safety, and accessibility in pedestrian-focused projects.

Relevant Project Experience

MO 25 & US 60, Dexter, MO

Provided data collection services at the MO 25 & BUS 60 interchange in southeast Missouri. Data collection was performed to collect turning movements at the interchange as part of a larger traffic impact study for a proposed commercial development nearby. Davis also analyzed historic traffic growth rates and used current traffic data to model future capacity of the interchange. Vehicle count data, pedestrian data, bicycle data, turning movements, and vehicle classification were also included in the project.

Kingshighway Intersection and Sidewalk Project, Cape Girardeau, MO

Provided engineering and environmental permitting services to the City of Cape Girardeau for the construction of ADA-compliant sidewalks from Kingshighway to Marie Louise. Work included crosswalk installation, traffic signal upgrades, drainage system improvements, construction and enlargement of right-turn lanes, and highway lighting upgrades. The intersection was improved to meet current MoDOT standards, with accessible pedestrian signals, expanded turn lanes to reduce congestion, and new crosswalks to increase pedestrian safety and accessibility.

Jackson East Main Street Sidewalk Project, Jackson, MO

This TAP grant funded a 2515-foot project running along East Main Street between Bellevue Street and Shawnee Street in Jackson. The project includes grading, sidewalks, curb ramps, paved approaches, retaining walls, pedestrian handrails, and drainage structure modifications necessary to provide an ADA-compliant facility.





Doug Hawes, PE

Maintenance of Traffic | Multi-Use Trail Design

Professional Practice

Doug has extensive experience in the design and coordination of multi-use trails, sidewalks, and transportation infrastructure projects. His work includes developing trail and sidewalk alignments, grading, and drainage solutions, with an emphasis on ADA accessibility, user safety, and long-term durability. He has delivered sidewalk improvements through Safe Routes to School programs, helping communities create safer pedestrian connections for students and neighborhoods. Doug has also successfully integrated trail and sidewalk systems with adjacent roadways, intersections, and access points, ensuring safe multimodal connections for pedestrians, cyclists, and motorists.

In addition to active transportation projects, Doug has contributed to roadway and transportation improvements involving alignment studies, intersection safety enhancements, and multimodal connectivity features. His background includes preparing construction plans, specifications, and cost estimates, as well as coordinating with municipal clients, transportation agencies, and community stakeholders to deliver projects that improve mobility and promote sustainable transportation solutions.

Relevant Project Experience

Rebuild Mayfield LPA Project, Mayfield, KY

Doug has been an integral member of the engineering team supporting the comprehensive reconstruction of Mayfield, Kentucky, following the devastating December 2021 tornado. His work has focused on designing and coordinating critical infrastructure improvements to restore and modernize the city's transportation and utility systems. Responsibilities have included roadway and sidewalk design to improve safety and accessibility, integration of multiuse paths to enhance community connectivity, and upgrades to drainage and stormwater systems to build resilience against future flooding events. Doug has applied his experience in ADA-compliant design and multimodal planning to ensure the new infrastructure serves residents of all ages and abilities. He has also worked closely with municipal officials, utility providers, and state agencies to coordinate project elements and maintain compliance with regulatory requirements. His contributions are helping deliver a safer, more connected, and future-ready community as part of the city's long-term recovery and revitalization effort.

Safe Routes to School, Metropolis & Brookport, IL (with previous firm)

This project was part of the Illinois SRTS Infrastructure Improvements Funding. The project involved the Headstart building and the elementary school in Metropolis, as well as the elementary school in Brookport. Improvements included sidewalk repair, new sidewalks, sidewalk curb ramps, drainage replacement, crossing improvements, new/upgraded signs, and new pavement markings. Several existing sidewalks and street crossings needed to be upgraded to meet current ADA requirements, while other locations needed sidewalks to improve access to the schools. The streets on the north and south sides of Metropolis Elementary School were converted to one-way traffic to improve traffic flow for vehicles and safety for pedestrians crossing streets to access the school. Doug was involved in the overall site development during the design phase. During construction, his duties included assisting with contractor coordination, site layout, construction observation, and contract administration.

Education

BS, Civil Engineering,
University of Illinois, 1998

Years with BFW: 4

Years with other firms: 19

Registrations

KY PE #24549

IL PE #062-062282

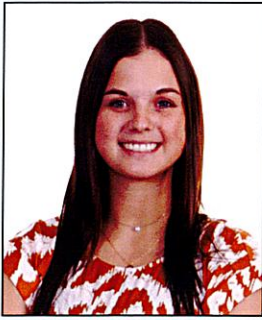
TN PE # 113482

MO PE #2021031668

Technical Training

- Traffic Noise Modeling w/FHWA TNM 2.5
- Roadside Design Guidance
- Highway Capacity Analysis with Signal Capacity Analysis
- Traffic Management Planning
- Water Surface Profile Computations using HEC-RAS





Education

BS, Civil Engineering,
Murray State University,
2022

Years with BFW: 3

Years with other firms:
n/a

Registrations

KY EIT #16465-2022

Nikki Gregory, EIT

Civil/Site Design

Professional Practice

Nikki is a civil and sustainability engineer with three years of professional experience delivering impactful site design projects across the city. She holds a Bachelor of Science in Engineering from Murray State University, where she served as a Civil and Sustainability Engineering Ambassador and President of the American Society of Civil Engineers Murray State Student Chapter.

Throughout her career, Nikki has played a central role in projects throughout Paducah, particularly along the riverfront and adjacent public corridors. Her work includes designing sustainable stormwater management systems, improving pedestrian and cycling accessibility, and integrating resilient infrastructure into community-focused spaces. She is well recognized within the city for her collaborative approach, frequently working with municipal agencies, local stakeholders, and interdisciplinary design teams to ensure projects meet both technical standards and community goals.

Nikki is Procore certified and proficient in AutoCAD, applying her technical expertise to produce efficient, innovative, and sustainable site design solutions. Her passion for sustainability drives her to integrate green infrastructure and low-impact development strategies into every project, ensuring long-term benefits for both the environment and the community.

Relevant Project Experience

Flood Protection Works Modifications Project, Paducah, KY

As a Civil Designer with BFW, Nikki Gregory has played an integral role in delivering engineering and permitting services for the City of Paducah in support of projects requiring Section 408 approval within the city's extensive flood protection system. She has contributed to the design and detailing of improvements to levees and floodwalls, including concrete repair, sill elevation adjustments on closure structures, and utility crossings through and over the flood protection infrastructure. Nikki has assisted in the development of design documents for pressure pipelines, gravity-fed utilities, and electrical conduits, coordinating closely with structural, surveying, and geotechnical teams to ensure constructability and compliance with USACE standards. In addition, Nikki has supported Section 408 permitting activities, helping to prepare documentation and submittals that ensure regulatory approval and federal compliance.

Paducah Sports Park, Paducah, KY

As lead civil and site designer for the Paducah Sports Park, Nikki Gregory directed all aspects of site planning and design for this large-scale recreational facility. She developed grading, drainage, and utility layouts to support multi-field athletic complexes, parking, pedestrian circulation, and associated amenities, while ensuring ADA compliance and incorporating sustainable stormwater management solutions. Nikki prepared detailed construction documents, coordinated permitting with local and state regulatory agencies, and worked closely with project stakeholders to balance technical requirements with community priorities. She integrated traffic flow and safety considerations into the overall design, providing safe and efficient access for vehicles and pedestrians. Her leadership ensured that the project advanced with a cohesive vision, delivering a functional, resilient, and community-centered recreational space that meets both present needs and long-term growth of the region.





Education

BS, Electrical Engineering
University of Tennessee at
Martin, 2018

Years with Marcum: 8

Years with other firms: 12

Registrations

KY PE #37688-2022

MO PE #2023021295

Matt Morgan, PE

Electrical Engineer

Professional Practice

Matt is an accomplished electrical engineer with more than 20 years of experience designing and implementing reliable, efficient electrical systems for public facilities and community-focused projects. A licensed master electrician, Matt brings both hands-on technical knowledge and design expertise, making him a valuable resource for projects that serve local governments and the public.

His portfolio includes work across municipal, educational, and civic facilities, where he has designed lighting, power distribution, emergency backup, and specialized systems that enhance safety, accessibility, and long-term functionality. Matt's background ensures that city infrastructure, whether parks, trails, community centers, or public buildings, meet modern standards for efficiency and public safety while also supporting ease of maintenance for local government staff.

Matt's years of experience in various applications have honed his ability to design electrical systems for complex, highly regulated environments. This skill translates directly to community projects where safety, compliance, and reliability are equally critical. His designs integrate advanced electrical solutions to strike a balance between innovation and practicality, ensuring lasting value for the communities they serve.

Relevant Project Experience

The City of Paducah Fire Station No. 5, Paducah, KY

Matt provided electrical engineering design services for upgrades at Fire Station No. 5, located on Broadway in Paducah. His scope of work included service and distribution design with surge protection, a Level-1 emergency generator with automatic transfer switches to support life-safety, communications, and station support systems, and code-compliant fire alarm and station alerting integration. He designed LED lighting and automated controls throughout the facility, apparatus bay power and shore-line systems, and dedicated, conditioned power for radio/IT equipment. The project also included monitored branch circuits and alarm integration for the station's Safe Haven Baby Box, ensuring continuous operation and compliance with notification requirements.

Paducah Riverfront BUILD Infrastructure Project, Paducah, KY

As part of the Paducah Riverfront Infrastructure Improvement (BUILD Grant) project, Matt Morgan served as the Electrical Design Lead for Marcum Engineering. His responsibilities included designing the site power distribution and LED lighting systems that support new riverfront amenities between the Convention Center and Broadway, including the excursion pier, multi-use paths, plazas, and landscaped commons areas. He engineered electrical service and controls for two new PATS bus shelters, coordinated with City and transit operations staff, and developed photometric layouts to ensure pedestrian safety and compliance with IES standards. Matt also incorporated durable, corrosion-resistant luminaires suitable for the waterfront environment and provided power provisions for wayfinding, emergency communications, and event use. His role extended through preparation of construction documents, submittal reviews, and construction-phase coordination, ensuring seamless integration of new electrical systems with existing waterfront utilities and floodwall infrastructure.



C: KEY PERSONNEL

Project Manager/Single Point of Contact
Mike McGregor, PE

Project Engineer/Lead Civil/Site Engineer
Kenneth McDaniel, PE, LEED AP

Surveying/Mobile LIDAR
Jett Wood, PLS
Jacob Cash, FAA Drone Pilot

Utility Inventory & Coordination
Diana Radcliffe, PE

Landscape & Streetscape Design
Jonathan Perkins, PLA, LEED AP

Architecture
Jeff Canter, NCARB, AIA

Grant Administration/Public Engagement
Melinda Winchester

Environmental & Additional Services
Susannah Campbell, PMP
Laura Darnall, PWS
Leigh Ann Liddell, PWS

ADA Design/Site Design
Stacey Earnhart, PE
Nikki Gregory, EIT

Drainage Design/Analysis
Shannon Hayes, PE
Matt Voss, PE

Pedestrian and Bicycle Facility Planning & Design
Kenneth McDaniel, PE, LEED AP
Jonathan Perkins, PLA, LEED AP
Stacey Earnhart, PE

Traffic Analysis/Engineering Services
David Johnson, PE, PTOE
Kevin Crider PE, PTOE

Lighting Design
Matt Morgan, PE

Signs & Wayfinding Signage
Jonathan Perkins, PLA, LEED AP

Structure Design
Brad Rotherham, PE, SE
Justin Holt, PE

Geotechnical Services Design/Laboratory/Geotechnical Drilling
Chris Farmer, PE
Chris Mathews, PE
Boston Fodor, PG, PMP

Maintenance of Traffic Constructability & QA/QC
Ken Bowen, PE
Doug Hawes, PE

Construction Inspection
Danny Dowell
Keaton Wooley

Construction Administration
Kip Kessler, CWI, ASNT II
Jason Shafer





Project Approach

Deep Roots in Paducah, Lasting Commitment to Its Future

BFW and Marcum originated in Paducah and have grown alongside the City for decades. Headquartered here, our firms are woven into the fabric of this community, bound by a lasting connection and an unwavering commitment to serving Paducah. From trail design and advanced surveying to environmental coordination and construction administration, our multidisciplinary team brings technical expertise and personal investment, ensuring the success of the Greenway Trail Phase 7-Southside Expansion Project.

For us, every project in Paducah is more than a contract; it is a continuation of a relationship we have nurtured for generations. Many of our staff have served directly within the City, shaping the very infrastructure we now seek to expand, including key contributions to the Greenway Trail system. We live here, we work here, and we walk these trails with our families, neighbors, and friends. This connection makes our approach deeply personal: what we design is not just for Paducah, it's for our own hometown.

We share the City's passion for connecting downtown to its southside neighborhoods, because we believe this trail is more than just infrastructure; it is a lifeline of accessibility, safety, and community pride. Every step along the trail will carry the stories of families, neighbors, and visitors who use it to come together, explore, and enjoy the best of Paducah. With proven experience on nearly all of Paducah's trails, including Greenway Trail Phase V, Phase VI planning, and the BUILD Grant-funded Riverfront Infrastructure Improvement Project, we are ready to deliver a continuation of the Greenway Trail that reflects the City's vision and strengthens Paducah's legacy as a place where infrastructure and quality of life meet. This next phase

of the trail is an opportunity to deepen that legacy, connecting people not just to places, but to one another.

BFW Engineering is proud to collaborate with its affiliate firm, Marcum Engineering, to provide comprehensive mechanical, electrical, and plumbing (MEP) design services for Greenway Trail Phase 7. Marcum Engineering offers specialized expertise in MEP systems and supports BFW on an as-needed basis to ensure seamless integration of infrastructure components into the trail environment. Together, BFW and Marcum have successfully delivered a wide range of municipal projects for the City of Paducah, including multi-use trails, public facilities, and recreational infrastructure. This partnership brings a proven track record of interdisciplinary coordination and technical excellence, ensuring that all aspects of the trail—from lighting and electrical systems to water management and utility coordination—are designed to meet the highest standards of safety, accessibility, and long-term performance.

Services Provided

Greenway Trail Phase 7 will be led by BFW's Mike McGregor, former Chief District One Engineer for the Kentucky Transportation



We will provide the vision and expertise needed to ensure the trail and supporting facilities are not only functional and sustainable but also context-sensitive and aligned with the City's character.

Cabinet (KYTC). Mike brings unmatched expertise in multimodal transportation design, with decades of experience in both vehicular and pedestrian infrastructure. His deep institutional knowledge and familiarity with KYTC priorities will be especially valuable for this phase, which will involve significant coordination with KYTC due to the trail's alignment through urban corridors. His leadership will ensure that the project is informed by both technical expertise and practical state-level insight.

In addition to Marcum Engineering, our team is partnered with our architectural subconsultant Peck Flannery Gream and Warren (PFGW), which adds additional leadership and depth in trail planning and design. PFGW will provide architectural design for any vertical elements associated with the trail, including restrooms, shelters, kiosks, and other facilities. Their expertise in civic and recreational architecture ensures these amenities are functional, durable, and aesthetically aligned with the trail's character and Paducah's identity. The PFGW team is led by Jeff Canter, a longtime community leader who served on the steering committee for the Greenway Trail Phase 7 planning. The project's proposed Landscape Architect, Jonathan Perkins, also served on the steering committee and brings decades of experience in landscape architecture and trail design. Together, Jeff and Jonathan provide the vision and expertise needed to ensure the trail and supporting facilities are not only functional and sustainable but also context-sensitive and aligned with the City's character. Their contributions will be critical in integrating native plantings, shade trees, seating areas, facilities, and visual buffers that enhance both environmental quality and user experience.

Our team can also deliver civil and structural engineering expertise for trail alignment, grading, drainage, and structural components, including retaining walls, pedestrian bridges, shelters, and restroom facilities. Our prior experience includes work on Greenway Trail Phase V, where BFW provided engineering design and construction oversight in flood-prone areas, coordinated with FEMA, and integrated new trail segments with existing infrastructure. We also led upgrades to the Peck Education Trail at Noble Park, one of Paducah's most active recreational areas, where we implemented ADA improvements and drainage enhancements. That project, designed in collaboration with PFGW, earned the 2021 Outstanding Facility Award from the Kentucky Recreation & Parks Society.

Our surveying capabilities combine conventional methods with advanced 3D Mobile LiDAR mapping using the Trimble MX9 system and Faro Focus 3D laser scanning, enabling sub-centimeter accuracy and efficient data collection across the corridor. This precision supports seamless integration with our transportation engineering expertise, which applies roadway design principles, intersection improvements, and multimodal planning to ensure safe, efficient connections between trails and existing transportation networks. These capabilities were critical in previous trail design efforts, where alignments intersected with vehicular corridors, which required careful coordination of traffic flow, signage, and pedestrian safety. Our transportation design and survey technologies have supported more than twenty shared-use trail and sidewalk projects throughout Kentucky, Missouri, and Illinois, demonstrating our ability to scale services across both urban and rural environments.

Services Provided Include

- landscape architecture
- architectural design
- transportation engineering
- civil and structural engineering
- surveying capabilities
- 3D Mobile LiDAR mapping
- comprehensive construction administration
- inspection services
- environmental coordination
- public engagement services
- mechanical & electrical design
- project management





BFW can also provide comprehensive construction administration and inspection services through KY-certified inspectors and resident engineers. With extensive experience managing trail and transportation projects, our staff will oversee contractor performance, materials testing, and schedule adherence to safeguard quality and compliance. Our project managers offer deep local knowledge and a long-standing history of coordination with municipal staff, stakeholders, and regulatory agencies. We also provide in-house environmental services, with professional wetland scientists and environmental managers to support ecological assessments, permitting, and mitigation strategies. We are well-versed in utility coordination, with proven expertise in identifying, relocating, and protecting utilities to minimize disruption during construction. We have successfully navigated permitting and compliance processes at all levels, including KPDES, USACE approvals, and other federal and state requirements. Our experience in multimodal trail design ensures that shared-use paths are accessible to all pedestrians, cyclists, and mobility-device users, with full attention to ADA standards and user safety.

To support community involvement, we offer public engagement services to facilitate public meetings as needed, incorporating community feedback into design refinements, and ensuring the trail reflects local priorities and safety concerns.

Marcum provides specialized electrical and lighting design, including trail lighting, safety beacons, and signage systems that will enhance visibility and user experience. Together, these efforts can create a trail that is not only safe and functional but also a lasting community asset that reflects Paducah's vision for connectivity, recreation, and quality of life.

Capacity and Project Manager Commitment

BFW confirms that we have the capacity and commitment to fully deliver the design, project management, and construction administration services outlined in the scope of services for Greenway Trail Phase 7 Southside Expansion Project. While our firms are actively engaged in multiple regional projects, we have strategically allocated resources to prioritize this

initiative, recognizing its importance to the City of Paducah and the community we serve.

Our team of engineers, inspectors, and project managers live and work in Paducah, and many of us utilize the Greenway Trail system ourselves. Our local presence allows us to be highly responsive, deeply informed, and personally invested in the success of the project. Our staff has already contributed to Phase 7-related activities through local organizations, steering committees, and community conversations, helping shape the vision for this next phase of the trail system.

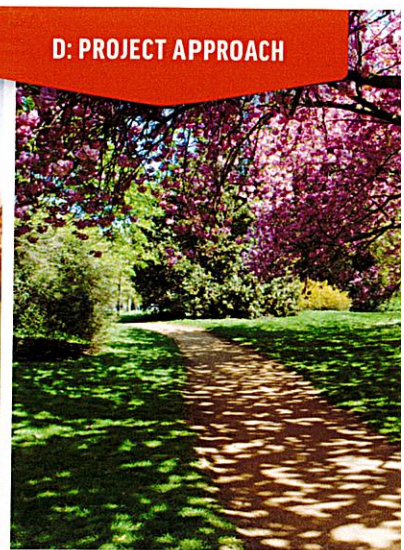
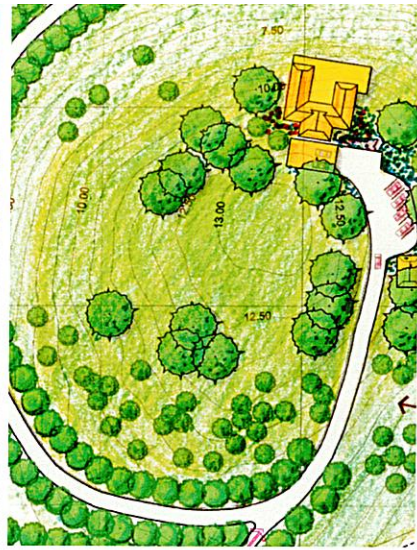
Having led design efforts for Phase V and as the lead designer for all multimodal, pedestrian, and bicycle infrastructure components of the BUILD Riverfront Infrastructure Improvement Project, the BFW team is not starting from scratch; we are building on a trajectory we helped define. This familiarity allows us to streamline services, reduce onboarding time, and move quickly into design and coordination with full awareness of existing conditions, stakeholder expectations, and long-term goals.

A key differentiator of our team is our flexibility, adaptability, and commitment throughout the design process. We have consistently shown up for the City of Paducah, delivering projects both large and small with the same level of commitment. With the heart of Paducah at the center of our work, we pride ourselves on being a responsive partner, ready to assist the City whenever challenges arise. We routinely provide early-stage planning support and pre-design coordination at minimal cost, recognizing that collaboration and responsiveness are essential to successful public projects. This proactive approach enables us to anticipate design changes, respond quickly to evolving priorities, and keep momentum strong on the trail initiatives without delay.

Division of Services

The services offered by BFW, Marcum, and PFGW are outlined in detail in the opening section of our Services Provided. To summarize: BFW will lead landscape architecture, transportation engineering, civil engineering, surveying, environmental coordination, construction administration, and project management;





Marcum Engineering will manage mechanical and electrical design, including trail lighting and safety systems; and PFGW will provide architectural design for vertical elements.

Method of Approach

BFW brings a structured, collaborative approach to the Greenway Trail Phase 7-Southside Expansion Project. Our 35-week schedule is built around multimodal design, stakeholder engagement, grant readiness, and regulatory compliance.

From the start, we will coordinate closely with the City of Paducah, KYTC, and project stakeholders to set clear goals and expectations under the direction of a dedicated project manager. Early survey and LiDAR data will shape alignment, cross-sections, and multimodal connections with an emphasis on safety and accessibility. Key design milestones at 30%, 60%, and 90% will undergo QA/QC review, agency feedback, and public input. We will also provide 3D renderings to aid decision-making. Our environmental team will address USACE, KPDES, and SHPO requirements (as applicable), while our grant planning support will include narratives, cost opinions, and funding coordination. The project will conclude with Certified for Construction drawings and specifications, with BFW assisting through bidding, permitting, inspection, and closeout.

The Greenway Trail Phase 7 proposes a critical extension of Paducah's multi-modal trail network, connecting Kentucky Avenue to the intersection of US 60 (Irvin Cobb Drive), the Beltline Highway, and KY 284 (Bridge Street) in Southside Paducah. This corridor will traverse a variety of urban contexts and will be designed to accommodate three distinct corridor types: in-street, adjacent, and separated alignments. Each corridor type presents unique design challenges and opportunities that will be addressed through a context-sensitive, ADA-compliant, and community-integrated approach.

This effort will require a strong application of KYTC's Complete Streets methodology. Our design will prioritize safe, accessible options for pedestrians, cyclists, motorists, and transit users while reflecting Paducah's urban character. Sidewalks, shared-use paths, safe crossings, and multimodal connectivity will be integrated throughout. We will also align with FHWA's Safe System Approach and programs such as Safe Streets and Reconnecting Communities. Our team is fully versed in the 2023 Public Right-of-Way Accessibility Guidelines (PROWAG),

ensuring ADA-compliant facilities for all users. To enhance safety further, our traffic specialist, David Johnson, PE, PTOE, will lead an Intersection Control Evaluation (ICE) to assess intersection alternatives. This process, combined with a review of historical crash data, will identify ways to reduce conflicts, calm traffic, and improve overall safety.

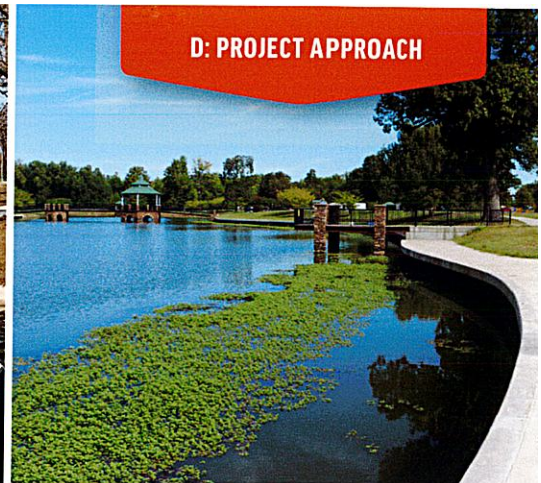
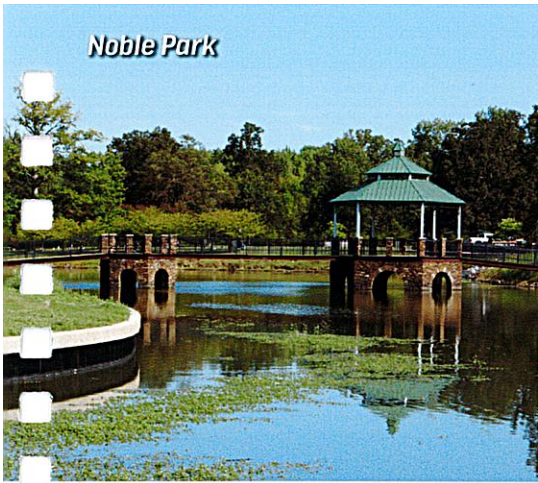
In-street corridors will require particular attention to ADA accessibility due to the City of Paducah's known street crown conditions, which often exceed the maximum allowable two percent cross slope. To address this, the design team will evaluate several alternatives, including offset alignments and raised trail pads that can mitigate excessive

cross slopes while preserving the structural integrity and drainage function of the existing roadway. Visual and physical separation between vehicular traffic and trail users will be critical in these segments. Preliminary concepts include the use of flexible delineators or bollards, modeled after successful implementations in similar projects, to enhance user safety and visibility without compromising emergency vehicle access or snow removal operations.

For corridors adjacent to existing roadways, new concrete trail construction may be required. These segments will be designed to tie into the existing roadway cross-section to ensure proper drainage and surface continuity. Special attention

Our design will prioritize safe, accessible options for pedestrians, cyclists, motorists, and transit users while reflecting Paducah's urban character. Sidewalks, shared-use paths, safe crossings, and multimodal connectivity will be integrated throughout.





will be given to grading transitions, curb ramps, and driveway crossings to maintain ADA compliance and minimize disruption to adjacent properties. The design will also consider the use of decorative scoring or surface treatments to visually distinguish the trail from standard sidewalks and enhance the user experience. These designs will weave in the existing Greenway Trail designs, where boardwalk and stamped delineations have been constructed.

In areas where the trail alignment can be fully separated from the roadway, the design will utilize available public right-of-way to create a buffered, off-street trail experience. These corridors will incorporate natural or constructed buffers such as landscaping, fencing, and aesthetic enhancements that also contribute to environmental performance. Utility conflicts, right-of-way constraints, and potential easement needs will be evaluated early in the design process to ensure constructability and long-term maintainability.

A key design consideration along the corridor is the Bridge Street Bridge crossing. The design team will conduct a feasibility analysis to determine whether a shared-use configuration on the existing bridge is viable or if a separate pedestrian bridge is warranted. This analysis will include traffic volume studies,

resin-based leaf stamps proposed in Phase IV for shared-use pavement areas will be evaluated for inclusion in Phase 7 to provide visual cues for trail users and reinforce branding.

As the trail weaves through residential neighborhoods, the project presents an opportunity to enhance community connectivity and quality of life. Public engagement will be a cornerstone of the design process, with targeted outreach to neighborhood residents to gather input on alignment preferences, safety concerns, and desired amenities. This feedback will inform design decisions and help foster community ownership of the trail.

Security considerations will also be addressed. While the high visibility of this corridor is expected to deter illicit activity, the design will incorporate passive surveillance strategies such as lighting, clear sightlines, and strategic landscaping. Coordination with the Parks Department, which currently manages trail security via golf cart patrols on less visible areas, will ensure that operational needs are met and that the trail remains a safe and welcoming space for all users.

Beyond technical expertise, our team offers strong local commitment. With a large team of engineers, surveyors, and construction administrators, we have the capacity to manage this project alongside others without compromising quality. Our

core values of community, relationships, excellence, and courage align seamlessly with Paducah's vision for Southside revitalization. This project is about more than trail construction; it is part of a broader strategy for connectivity, health, and economic growth. With both the resources and the local presence to see it through, we are fully invested in the success of this project and in Paducah's future.

The Greenway Trail Phase 7 project is more than trail construction; it is part of a broader strategy for connectivity, health, and economic growth. With both the resources and the local presence to see it through, we are fully invested in the success of this project and in Paducah's future.

structural assessments, and cost-benefit comparisons. The goal is to ensure safe and efficient multimodal connectivity across this critical infrastructure node.

Integration with existing trail segments is essential to maintain continuity and reinforce the Greenway Trail's identity. The design will incorporate thematic elements from previous phases, such as the boardwalk-style concrete stamping used in Phase V to reflect Paducah's river heritage. Additionally, the

Value-Based Design & Engineering

BFW and Marcum have a long-standing commitment to value-based design, where engineering decisions are driven not only by cost efficiency but also by long-term performance, constructability, and community impact. Our approach is rooted in early collaboration, lifecycle analysis, and a practical understanding of how infrastructure must function in real-world conditions. In Paducah Greenway Trail





Noble Park Pickleball Courts



D: PROJECT APPROACH

BFW introduced innovative construction methods at Noble Park's Pickleball Courts, where we implemented post-tensioned concrete surfacing, a system rarely used in the region for sports facilities. This choice extended the courts' service life, reduced long-term maintenance costs, and delivered superior performance, offering a lower total cost of ownership over time.

Phase V, we identified a critical segment where pedestrian and vehicular traffic converged near a floodwall entrance. By recommending a modified curb profile, we enhanced

pedestrian mobility, introduced traffic calming geometry, and improved visibility without additional right-of-way and at minimal cost. At the same time, we incorporated native flood-tolerant landscaping to reduce long-term maintenance and enhance ecological resilience, while preserving historical features within Schultz Park and along the Riverfront to honor the site's heritage and community identity.

At Noble Park's Peck Education Trail, BFW deliberately designed a route that minimized disturbance to existing drainageways, minimized earthwork, and protected existing trees while maintaining ADA accessibility throughout the site. The trail's surface was also chosen to match the existing limestone trail surface found on the first phase of the Greenway Trail. This innovation reduced construction costs, improved water quality, enhanced accessibility, and preserved the park's natural character, while simplifying long-term maintenance.

Our value-driven approach also defined the BUILD Riverfront Infrastructure Project, where we applied rigorous material and lifecycle evaluations to plazas, paths, and intersections. By substituting high-cost finishes with stamped concrete, pavers, and painted markings, we preserved design intent and accessibility while achieving significant savings. At the riverfront landing plaza, alternative material selections such as textured concrete, modular seating, and locally sourced brick were used to balance durability and cultural continuity with affordability, reinforcing the corridor's connection to downtown Paducah.

BFW also introduced innovative construction methods at Noble Park's Pickleball Courts, where we implemented post-tensioned concrete surfacing, a system rarely used in the region for sports facilities. This choice extended the courts' service life, reduced long-term maintenance costs, and delivered superior per-

formance, offering a lower total cost of ownership over time. Shared infrastructure, including restrooms, parking, and lighting, was integrated with adjacent

facilities, further reducing redundancy and maximizing site value.

At the Paducah Sports Complex, our team delivered a comprehensive value engineering effort that aligned scope with budget while preserving long-term vision. Strategic decisions included reducing plantings to code minimums, adjusting fencing specifications, replacing modular dugouts with standard fence-built structures, and redesigning the grandstand area as a pavilion entrance to lower costs without sacrificing functionality. Recreational amenities such as additional courts, playgrounds, and upgrades were phased to prioritize core infrastructure, while site furnishings were procured through owner-direct purchase to give the Sports Commission greater control over cost and quality. Minor adjustments to paving, signage, and lighting further streamlined construction. Across these projects, value-based engineering was not reactive but integral to the process. By challenging assumptions, modeling alternatives, and working side by side with clients, we ensured that every dollar invested delivered maximum return in terms of functionality, safety, and community benefit. Our record demonstrates that thoughtful engineering can elevate public infrastructure while maintaining fiscal responsibility and honoring community values.

Specialized Knowledge in Construction Administration

BFW and Marcum are uniquely positioned to deliver successful construction administration for the Greenway Trail Phase 7 project, thanks to the depth and strength of our in-house team. Our Paducah office houses a fully integrated Construction Administration and Testing & Inspection division that has overseen nearly every design project we have completed for the City of Paducah. Construction administration is not a peripheral service for our team; it is a core pillar





of our delivery model, embedded from the earliest stages of design through project closeout.

Our experience includes the successful design and administration of trail systems, park improvements, streetscapes, multimodal corridors, recreational complexes, civic buildings, and specialized facilities such as the Lori Center for Autism. Each of these projects required careful coordination across civil, MEP, and structural disciplines, and our team has consistently provided the technical expertise and management needed to ensure smooth execution. A defining strength of our approach is the technical feedback loop between our design engineers and field personnel. Because our inspectors and construction administrators work side by side with our designers, lessons learned in the field are incorporated back into our design process. This cycle provides immediate insights into constructability, bid pricing, and contractor performance, leading to value engineering that is practical, cost-conscious, and schedule sensitive.

Between BFW and Marcum, we maintain a team of more than twelve certified construction inspectors supported by experienced construction administrators who assist project managers and engineers in the field. Our staff is trained in KPDES compliance, erosion control, materials testing, and contractor coordination, ensuring rigorous quality assurance and adherence to regulatory requirements throughout the construction phase. This combination of technical expertise, integrated processes, and locally based staff ensures that we can successfully administer construction for Greenway Trail Phase 7 with precision, responsiveness, and care.

Anticipated Schedule and Grant Alignment

Our team combines technical expertise with strategic insight to position projects for competitive funding, and we remain engaged throughout the entire lifecycle of the grant to ensure compliance, reporting accuracy, and milestone delivery. What

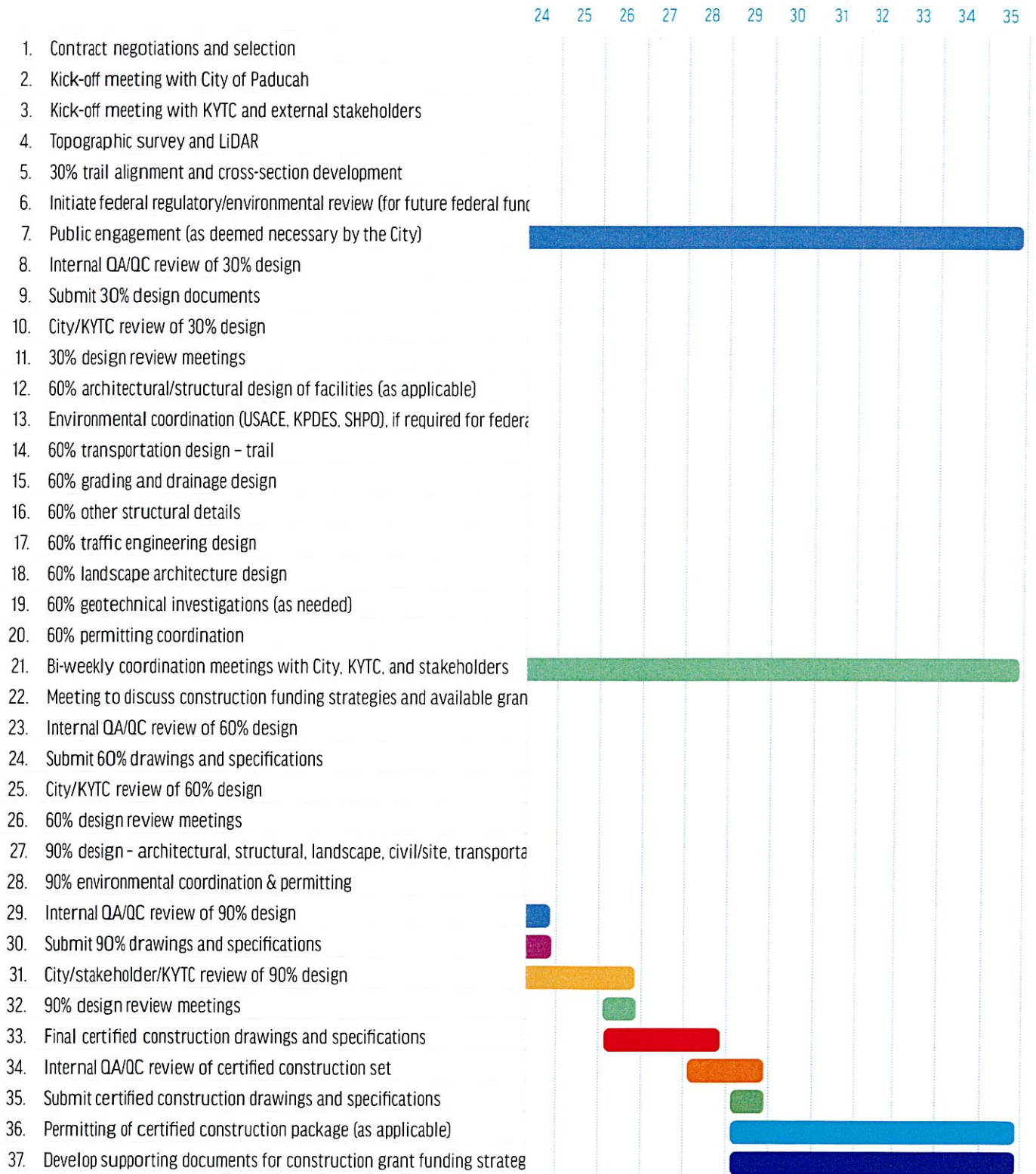
sets us apart is our ability to integrate engineering design with grant strategy. From the outset, our planners, engineers, and grant specialists work collaboratively to tailor applications that meet funding criteria while maintaining real-world constructability. This alignment has helped secure millions of dollars in federal, state, and regional funding for communities across Kentucky and the surrounding region, including support from programs such as RAISE (formerly BUILD/TIGER), the Port Infrastructure Development Program, Kentucky Riverport Improvement Grants, Delta Regional Authority initiatives, the National Park Service Historic Preservation Fund, Kentucky Infrastructure Authority loans, USDA Rural Development programs, and TVA Performance Grants.

For Greenway Trail Phase 7, our anticipated schedule is designed to align with both design milestones and grant planning/requirements. Upon notice to proceed, survey and data collection will occur during the first two months, with a 30 percent design submittal completed by Month 3. A 60 percent submittal will follow in Month 5, with 90 percent plans and bid documents finalized by Month 7. Bidding and award are anticipated in Month 8, with construction beginning in Month 9. This 35-week timeline has been structured to allow the City of Paducah to pursue construction grant funding opportunities while maintaining flexibility for stakeholder engagement and regulatory reviews. By embedding grant readiness into our schedule, we ensure that the City is not only prepared to deliver this phase of the trail on time but also strategically positioned to compete for future funding opportunities.

See Project Schedule on the following page.



Project Schedule



Management Tools, Techniques, and Procedures

BFW employs a comprehensive and proactive management approach to ensure that schedules and budgets are maintained throughout the lifecycle of Greenway Trail Phase 7. Our methodology integrates industry-standard tools, regional expertise, and strategic planning aligned with the City of Paducah's expectations. Project management software such as Microsoft Project and Primavera P6 is used to develop detailed Gantt charts, monitor dependencies, and allocate resources efficiently. These tools provide real-time tracking of critical path activities, ensuring the timely delivery of design milestones. Our team includes PMP-certified professionals who apply best practices in planning, execution, and control, bringing transparency and discipline to scope, time, and cost management.

Schedule control is maintained through the establishment of a baseline schedule at project initiation, with design deliverables clearly aligned at the 30, 60, 90, and CFC stages. Progress is tracked weekly and reviewed in bi-weekly coordination meetings with the City, KYTC, and stakeholders, while deviations from the baseline are promptly analyzed and corrected to maintain momentum. Budget management is equally rigorous. Cost estimates and forecasts are prepared at each design phase using current market data and historical pricing from similar regional projects. Value engineering is introduced early to identify cost-saving opportunities without compromising quality, and our ongoing regional work gives us real-time insight into contractor availability, material pricing, and permitting timelines, allowing us to implement practical price controls and scope alignment strategies. Budgets are tracked through internal accounting systems and reconciled monthly, with all scope changes documented, reviewed, and approved through a formal process to ensure transparency.

Communication and reporting are central to our management philosophy. Bi-weekly stakeholder meetings ensure open dialogue and early identification of risks, while status reports summarize schedules, budgets, and action items to keep all parties aligned. A risk register is maintained throughout the project to proactively identify and mitigate potential impacts to schedule or cost. Regulatory processes, including USACE, KPDES, and SHPO permitting, are incorporated only as needed to align with funding strategies, ensuring compliance without unnecessary expenditure. Our team also integrates grant administration into project planning, dedicating schedule time for funding strategy meetings, supporting documentation, and agency coordination to ensure compliance and eligibility. Finally, our leadership structure provides added assurance.

Communication and reporting are central to our management philosophy. Bi-weekly stakeholder meetings ensure open dialogue and early identification of risks, while status reports summarize schedules, budgets, and action items to keep all parties aligned.

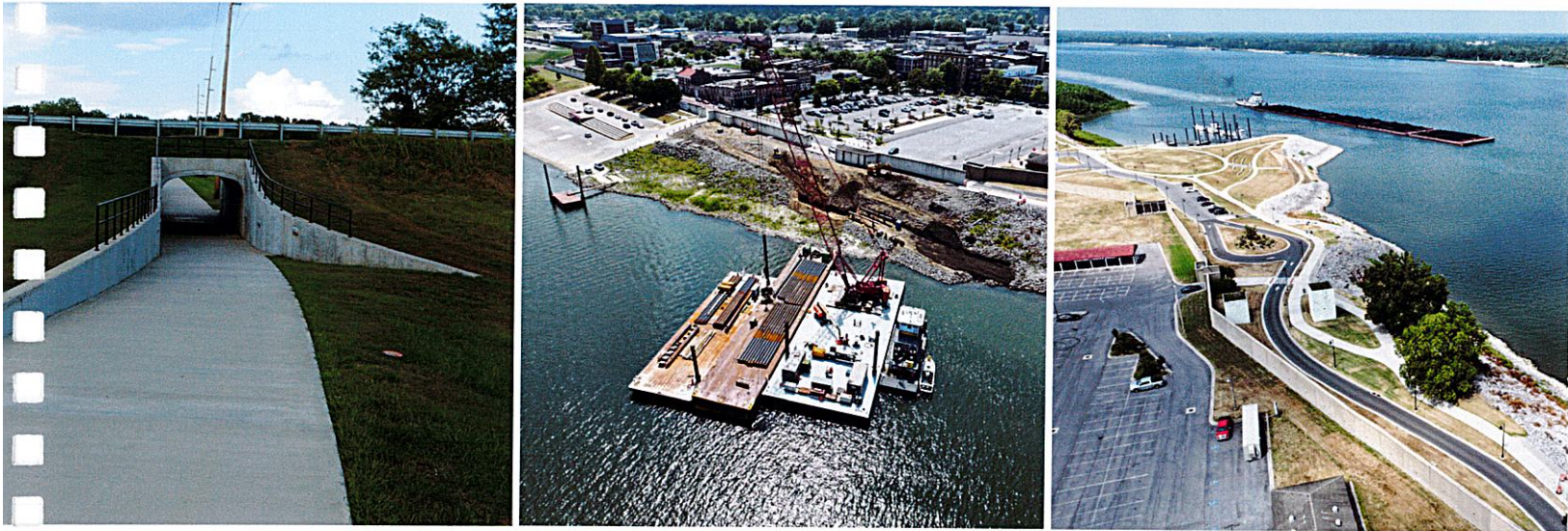
Approach to Identifying Key Issues & Recommending Corrective Actions

BFW approaches issue identification and resolution with a proactive, field-informed, and solution-driven mindset. Our team's deep involvement in construction administration means we are often the first to identify design discrepancies, constructability challenges, or control issues. Because we are headquartered in Paducah, our field staff can respond quickly, often visiting sites multiple times a day, which allows us to troubleshoot in real time and resolve issues before they escalate. Our culture is fundamentally solution-oriented; we take pride in having never delivered a project without adapting designs or resolving field challenges to meet community needs.

Our QA/QC process is designed to evolve continuously as our firm grows, with senior staff conducting early-stage reviews and constructability assessments informed by our active construction portfolio. This ensures that potential issues are addressed long before they impact cost or schedule. Direct communication with clients is a hallmark of our service. When issues do arise, we act quickly, often resolving them with a phone call and site visit the same day. This responsiveness

has been critical to maintaining trust and efficiency in our long-standing partnership with the City. Our design process also encourages flexibility and creativity, allowing us to pivot when needed and develop context-sensitive solutions that balance engineering best practices with community values. With our leadership and the added perspective of former City staff on our team, we bring deep institutional knowledge that allows us to anticipate challenges, navigate regulatory requirements, and recommend corrective actions that are both practical and aligned with agency expectations.

Our design process encourages flexibility and creativity, allowing us to pivot when needed and develop context-sensitive solutions that balance engineering best practices with community values.



For BFW, **every project in Paducah** is more than a contract; it is a continuation of a relationship we have nurtured for generations. **We live here**, we work here, and we walk these trails **with our families**, neighbors, and friends. This connection makes our approach **deeply personal**: what we design is not just for Paducah, it's for **our own hometown**.



09.26.2025



RFQ 2025-GWT 7

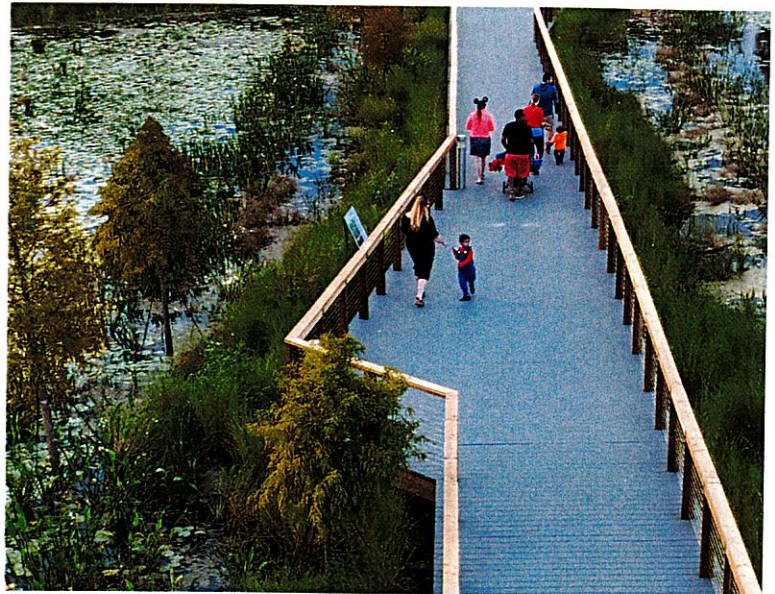
Greenway Trail Phase 7 – Southside Expansion Project

Design, Engineering, and Construction Inspection

CITY OF PADUCAH, KENTUCKY

Submitted by: GAI Consultants, Inc./Community Solutions Group

COPY 3 OF 5





^ Kanawha Boulevard Bikeway | Charleston, West Virginia



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September 26, 2025



City of Paducah
Melanie Townsend
Engineering Project Manager
300 South 5th Street
P.O. Box 2267
Paducah, KY 42002

RE: Statement of Qualifications – RFQ 2025-GWT7 | Greenway Trail Phase 7 – Southside Expansion Project

Dear Ms. Townsend and Members of the Selection Committee,

GAI Consultants' (**GAI**) Community Solutions Group (**CSG**) is pleased to submit our Statement of Qualifications for the Paducah Greenway Trail Phase 7 – Southside Expansion Project. Our team is passionate about enhancing community connectivity, health, and quality of life through thoughtful trail design and implementation. We understand the importance of this expansion in linking downtown Paducah to the city's southside neighborhoods, and are excited about the opportunity to contribute to this transformative initiative.

We bring a proven track record of success in designing and delivering multimodal urban pathways—with a strong emphasis on community engagement, environmental stewardship, and constructability. Our recent work on the Westmoreland Heritage Trail Middle Gap and Route 66 Tunnel in Westmoreland County, Pennsylvania, demonstrates our ability to deliver federally funded trail infrastructure that connects regional systems and meets rigorous safety and environmental standards. Our team includes Cornerstone Engineering as a trusted subconsultant for geotechnical services, ensuring comprehensive coverage of all technical requirements.

GAI is deeply committed to Complete Streets principles, ensuring that our designs support safe, accessible, and equitable transportation options for all users—pedestrians, cyclists, transit riders, and motorists alike. We integrate these principles into our trail and streetscape projects to enhance connectivity, safety, and community livability.

We understand the scope of work outlined in the RFQ, which includes permitting, design renderings, construction documentation, cost estimation, grant application support, and construction administration. Our team is prepared to provide consistent communication, attend public meetings, and deliver a high-quality final product that meets all regulatory and grant requirements.

We confirm our understanding that a Paducah Business License will be required to perform work under this contract and that it must be kept current throughout the duration of the contract. Additionally, we acknowledge full responsibility for performing the entire contract, including payment of all charges associated with the work.

At this time, there are no active litigation matters or claims against our firm that would impact our ability to perform the services requested.

I am authorized to make this offer on behalf of GAI Consultants, Inc., and we appreciate the opportunity to be considered for this important project. Please feel free to contact me should you have any questions or require additional information.

Sincerely,

GAI Consultants, Inc./Community Solutions Group

A handwritten signature in blue ink that reads 'Douglas J. Schultz'.

Douglas J. Schultz, PLA, LEED AP
Director of Planning and Landscape Architecture

Legal Name (KY): G-A-I Consultants, Inc.

Doing Business As: GAI Consultants, Inc.

Federal Tax ID No. (EIN): 25-1260999

Website: www.gaiconsultants.com

GAI Louisville Office:

11400 Commonwealth Drive, Suite 300
Louisville, Kentucky 40299
502.213.9620 (PHONE)

Project Manager Contact Information:

Doug Schultz, PLA, LEED AP | Director of
Planning and Landscape Architecture
502.213.9620 (PHONE)
d.schultz@gaiconsultants.com (EMAIL)

Business/Financial Information

GAI Business/Financial Information Table	
Legal Company Name (KY)	G-A-I CONSULTANTS, INC.
Doing Business As	GAI Consultants, Inc.
Firm Website	gaiconsultants.com
Office Responsible for Contract	GAI – Louisville 2550 Eastpoint Parkway Suite 210, Louisville, KY 40223
Project Manager/Point of Contact	Doug Schultz, PLA, LEED AP Director of Planning and Landscape Architecture 502.213.9620 d.schultz@gaiconsultants.com
Type of Organization	GAI is a Corporation, Incorporated on August 28, 1958 in Pittsburgh, PA
Ownership	In October 2022, GAI became a wholly owned subsidiary of GAI Consultants Holdings, LLC, an equity partner. GAI management, technical operations, and administrative functions remain unchanged. Kevin Leadbetter, PE serves as GAI's CEO and Chairman of the Board.
Federal Tax Id Number (EIN)	25-1260999
Firm Website	gaiconsultants.com
Paducah Business License Confirmation	GAI Consultants, Inc. confirms that it will obtain a Paducah Business License to perform work and maintain a current status throughout the contract.
Contract Performance Confirmation	GAI Consultants, Inc. confirms that if awarded the contract, it will acknowledge complete responsibility to perform the entire contract, including any payments of all charges associated with the contract.
Financial Stability Statement	GAI Consultants, Inc. will provide a copy of our financial statements upon request. Below is a summary of our financial stability by a third-party auditor: GAI Consultants, Inc., has RSM US LLP conduct an audit of our financial statements that comprise the balance sheets as of December 31, 2024 and 2023, and the related statements of income, stockholders' equity, and cash flows for the years then ended. From 2023 to 2024, GAI saw an increase in revenues, with \$1.13 million in net income. GAI's current assets were \$61.01 million, current liabilities were \$35.67 million, with a current ratio of 1.71. According to RSM US LLP, "In our opinion, the financial statement in all material respects...in accordance with accounting principles generally accepted in the United States of America."
Litigation Statement	GAI Consultants, Inc. (GAI) has been in business for more than sixty-seven years. During its operation GAI has been involved in limited legal claims. GAI has successfully defended or settled on favorable terms, all such claims. Furthermore, for the protection of GAI and its clients, GAI always maintains a comprehensive insurance program which includes professional liability, workers compensation, comprehensive general liability, automobile, cyber and umbrella policies, with limits sufficient to cover the defense and payment of all outstanding claims against GAI. If you have any questions or require additional information, please feel free to contact Eric D. Ridings, P.E., Esq., Corporate Counsel at (412) 399-5047.
Addendum Acknowledgment	GAI Consultants, Inc. acknowledges receipt of Addendum Numbers 1 and 2.

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Thompson Road Trail | Beech Grove, Indiana



^ Herbert and Gloria Jones Woodlands Trail System | Charleston, West Virginia



Westmoreland Heritage Trail (WHT) Middle Gap and Route 66 Tunnel

WESTMORELAND COUNTY | SALEM TOWNSHIP, PENNSYLVANIA

CLIENT

Westmoreland County, Pennsylvania

SERVICES

- Trail Design
- Structural Engineering
- Environmental
- Surveying
- Transportation Engineering
- Utility Coordination
- ROW and Acquisitions

COMPLETION DATE

Ongoing (NTP September 2025)

PROJECT COSTS

\$1.5M (Estimated)

Pre-Project Fee Estimate: \$1.8M

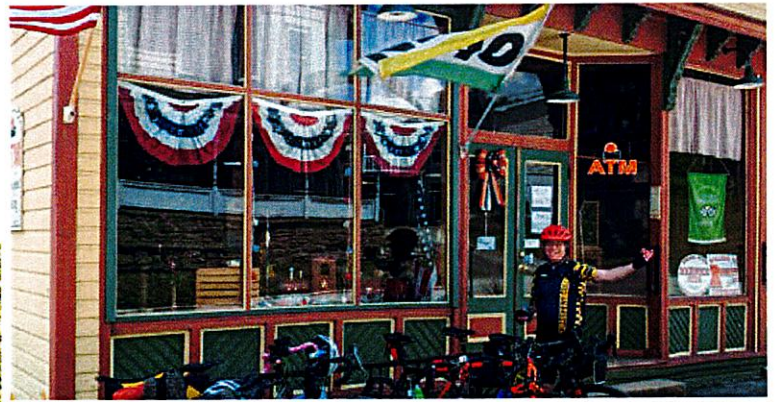
Construction Contract: Unknown*

Final Project Costs: Unknown*

*Construction has not yet started.

GAI Consultants' Civil, Structural, Transportation, Environmental, and Survey teams are providing preliminary and final trail design documents for the construction of a pedestrian-bicycle tunnel under State Route 66 in Salem Township, Westmoreland County, Pennsylvania.

The project is being administered by the County and funded with federal money through PennDOT District 12-0. Compliance with federal and state standards for transportation safety as well as local and county conservation district approvals are part of GAI's services. The successful completion of this 1.5-mile trail and tunnel project will safely connect more than 40-miles of trail system, linking together trail systems from Indiana County to Westmoreland County and Allegheny County, Pennsylvania.





Saxton Trail Connectivity Study

BEDFORD COUNTY | SAXTON BOROUGH, PENNSYLVANIA

CLIENT

Southern Alleghenies Planning and Development Commission (SAP&DC)

SERVICES

- Trail Planning and Connectivity Study
- Structure Review
- Traffic Safety
- Trail Design
- Trail Town Coordination
- Public Outreach and Focus Groups

COMPLETION DATE

August 2025

PROJECT COSTS

Pre-Project Fee Estimate: Top 10 projects ranged from \$500,000 to \$1.2M and \$3M

Construction Contract: Unknown*

Final Project Costs: Unknown *

*Project was a study. Final design has not began.

The Southern Alleghenies Planning and Development Commission (SAP&DC) Board of Directors selected GAI Consultants to perform a trail connectivity study in and around Saxton Borough, Bedford County, Pennsylvania. Saxton Borough sits in proximity to three regional trails: the Huntingdon and Broad Top (H&BT) Rail Trail, the Terrace Mountain Trail, and the H&BT Mountain Railroad Trail. GAI will assist SAP&DC and the community by evaluating the feasibility of connecting these trails through and around Saxton Borough—effectively designating Saxton as a hub “trail town” and potentially spurring economic development through tourism.

As a trail town, Saxton can provide rail-trail accommodations and services, promote itself as a focal point for outdoor recreation, spur the local economy through tourism, and enhance and develop community spaces and businesses. The Plan developed 11-miles of preliminary waling route/trail alignments including connections to an existing water trail along the Juniata River. The project is 75% complete with 4-priority routes selected, planned, budgeted, and vetted with the committee. Next is the pre-final public meeting and drafting of final documents for committee review.





Sunrise Bicycle and Pedestrian Greenways and Trails Master Plan

BROWARD COUNTY | SUNRISE, FLORIDA

CLIENT

City of Sunrise, Florida

SERVICES

- Trail Design
- Data Collection
- Master Planning
- Landscape Architecture

COMPLETION DATE

2017 (Master Plan)

Implementation was Set for Ten-year Build Out

PROJECT COSTS

Pre-Project Cost Estimate Fee: Various sites around City of Sunrise (each ran as independent projects)

Construction Contract: Each project has been/will be implemented independently.

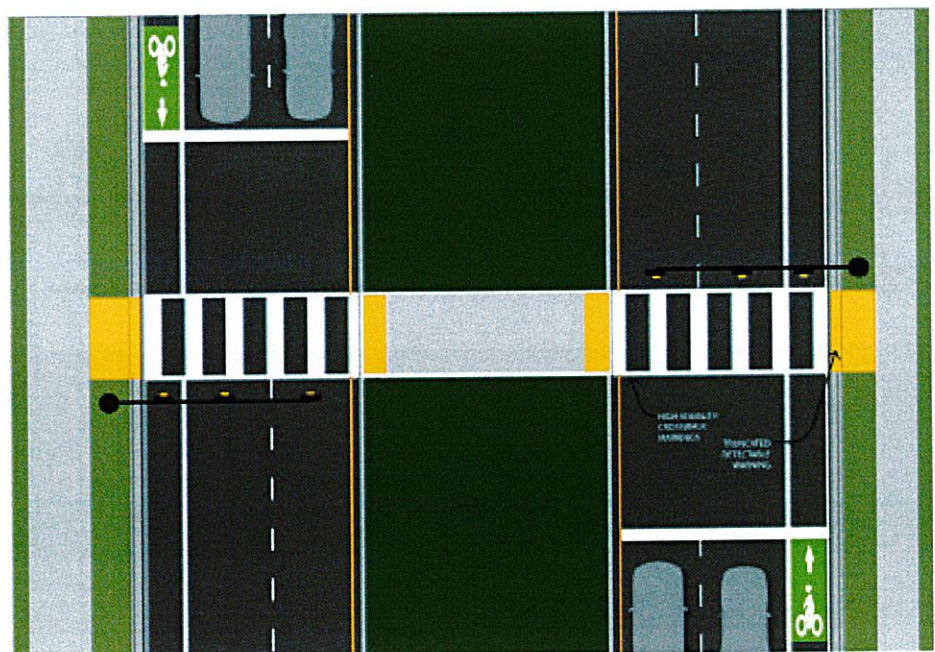
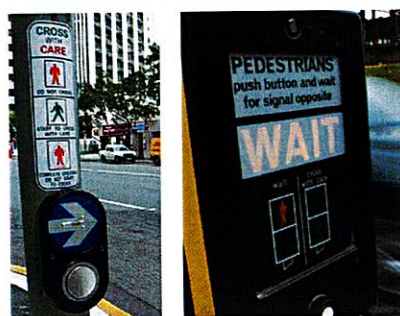
Final Project Costs: Projects were completed by City services and not put out to bid. Monetary value and cost installation is not known.

Working for the City of Sunrise, Florida, along with its Leisure Services and Community Development Department and the Bicycle and Pedestrian Advisory Board, Doug Schultz was part of a team that developed a bicycle and pedestrian greenways and trails plan for the City. The purpose of the Plan is to provide a clear framework for the development of new facilities, renovations to existing infrastructure, programs, and policies that will support safe and convenient walking, biking, and access to transit service.

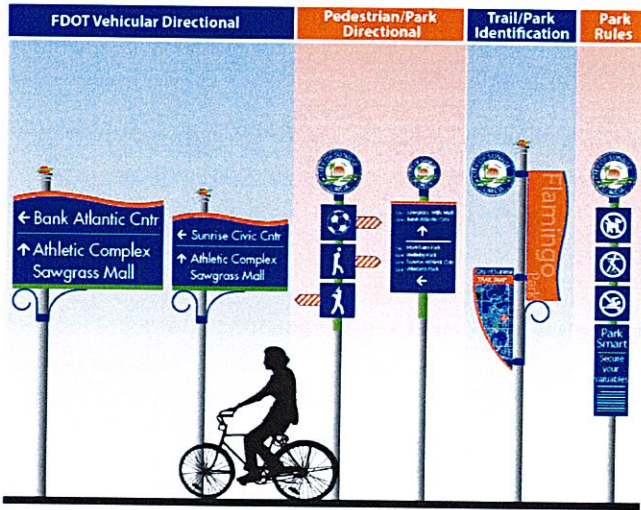
The final master plan and guidelines define a system of sidewalks, bike lanes, paths, greenways, and trails within the City of Sunrise that provides integrated and continuous corridors for non-motorized transportation and recreation throughout the City. The Plan is sensitive to the needs of various user groups, the natural and built environment, the management and maintenance, and potential funding capabilities of local government. Doug served as Project Manager, conducted all field data collection, designed the trail system along with the lane diets, and formatted the final design guideline booklet.

The Sunrise Bicycle and Pedestrian Greenways and Trails Master Plan provided guidance for strategic intersections for complete street applications and multi-modal access; as well as trail systems and greenways. Various projects from the masterplan have been installed over the past 7 years, but they have been completed by City services and not put out to bid. The monetary value and cost for installation is not known.

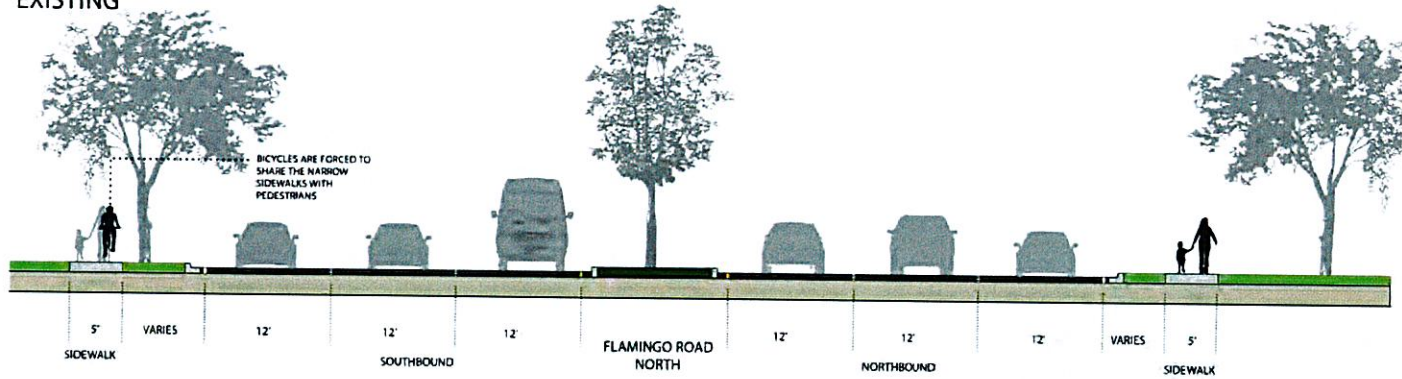
Doug Schultz experience prior to joining GAI.



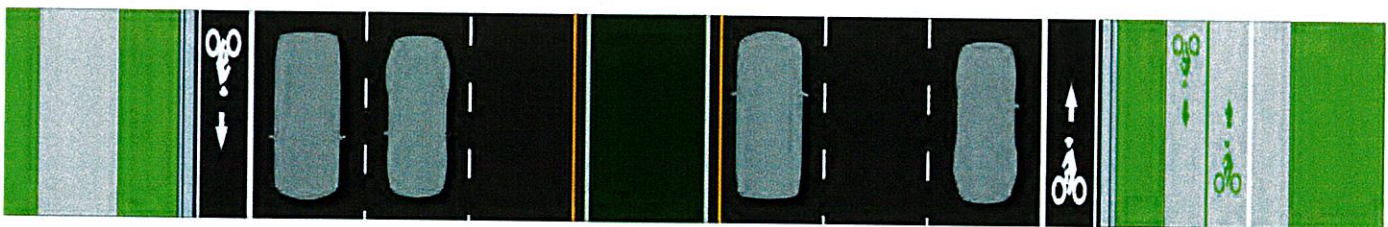
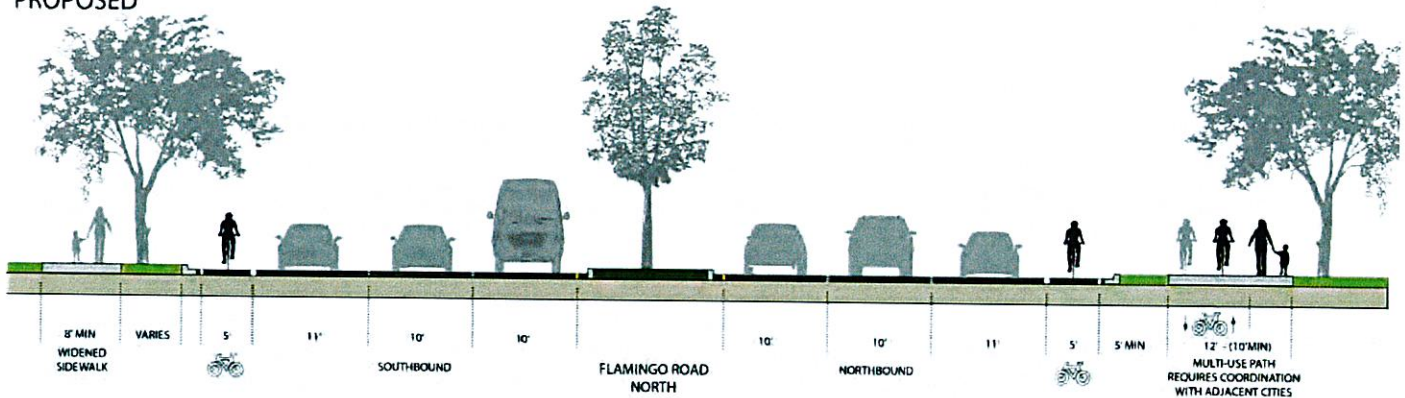
SUNRISE BICYCLE AND PEDESTRIAN GREENWAYS AND TRAILS MASTER PLAN (CONTINUED)



EXISTING



PROPOSED



DIRECTIONAL PAVEMENT MARKING AND LANE SEPARATION IS OPTIONAL



Riverplace Boulevard Complete Street | Jacksonville, Florida



^ Huntington and Broad Top (H&BT) Trail Design and Engineering | Broad Top Township, Pennsylvania

Past Performance

At GAI, we pride ourselves on service and satisfaction, particularly in delivering great outcomes for our clients. This begins with collaborative scoping with our clients so that we can align your needs for deliverables and products with funding and schedule. We track our products with our clients with regular team meetings to review progress and schedule benchmarks. We are engaged with our clients so that we can be flexible regarding any external factors that may affect the project or schedule.

Letters of recommendations for clients listed are included on the following pages

WESTMORELAND COUNTY DEPARTMENT OF PUBLIC WORKS

Brandon Simpson | Assistant Director
194 Donohoe Road | Greensburg, PA 15601
724.830.3960 | bsimpson@westmorelandcountypa.gov

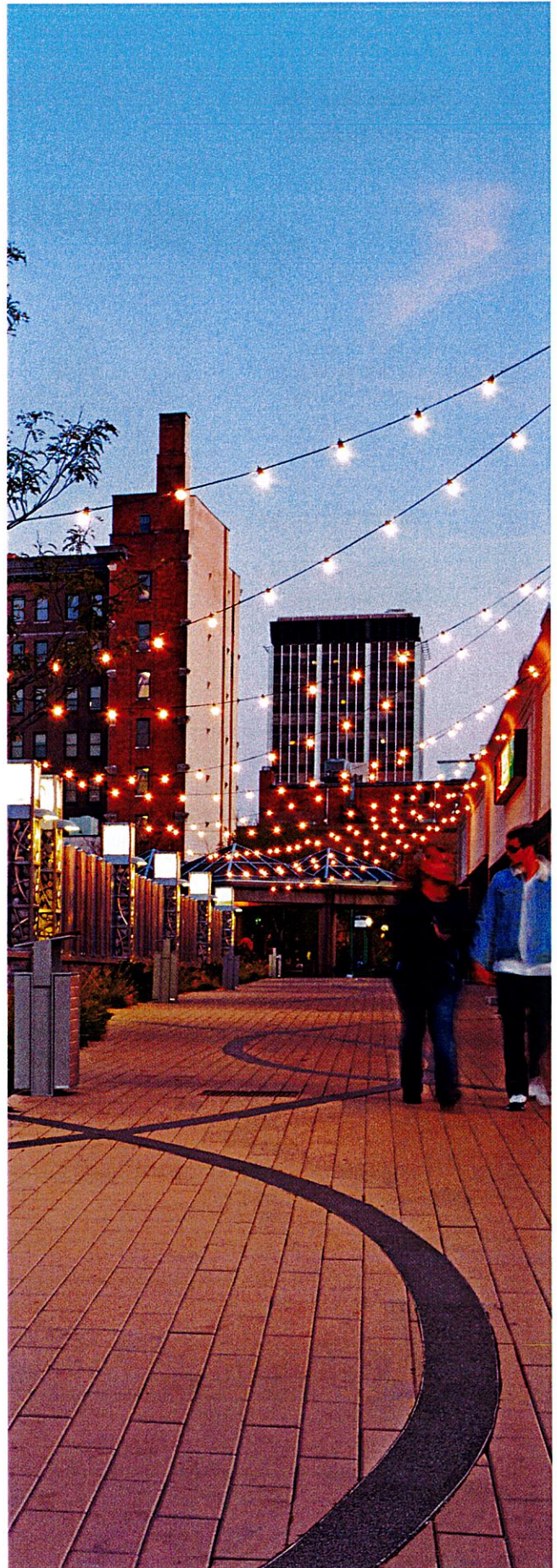
SOUTHERN ALLEGHENIES PLANNING & DEVELOPMENT COMMISSION (SAP&DC)

Matthew Bjorkman | Transportation Program Manager
3 Sheraton Drive | Altoona, PA16601
814.949.6553 | mbjorkman@sapdc.org

CITY OF SUNRISE, FLORIDA*

Kevin Pickard, CPRE | Director of Leisure Services
10610 West Oakland Park Boulevard | Sunrise, FL 33351
954.747.4600 | kpickard@sunrisefl.gov

***Doug Schultz Reference Prior to Joining GAI**



^ Brawley Walkway | Charleston, West Virginia

Douglas W. Chew
Vice-Chairman

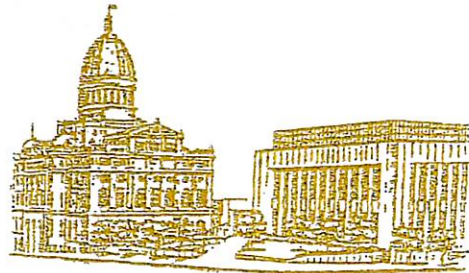
Sean Kertes
Chairman

Ted Kopas
Secretary

Westmoreland County

Pennsylvania

Westmoreland County
Department of Public Works
Dante DeCario, Director
194 Donohoe Road
Greensburg, PA 15601



Telephone:
724-830-3950

September 10, 2025

GAI Consultants Inc.
385 East Waterfront Drive
Homestead, PA 15120

Dear Sir or Madam:

Over the past twenty years GAI Consultants has completed numerous trail feasibility, design and engineering, and construction projects for Westmoreland County. As the Assistant Director of Public Works, and previously as the Parks and Recreation Director, I had the opportunity to work with the GAI team on some of these projects. Their experience and knowledge have been crucial in completing projects in a timely and professional manner.

Presently GAI is developing the design and engineering for our "Middle Gap" of the Westmoreland Heritage Trail, through the communities of Delmont and Export. This project will include a trail tunnel that will go under State Route 66 in Delmont. We chose the GAI team because of their experience and commitment to excellent design, leading to user friendly facilities.

GAI brings together a unique blend of professional engineering, trail design and recreational services to form the ideal team to complete our projects. GAI's familiarity with DCNR, PennDOT, DEP, and CDBG, and their regulations and requirements, has been instrumental to project success.

GAI has been instrumental in helping us to put together an excellent trail system in Westmoreland County including the completed Five Star Trail (Greensburg) and the Westmoreland Heritage Trail from Trafford to Saltsburg.

The GAI team is an asset to have in the completion of your trail project or any other park or greenway project or other future endeavor you may undertake. If you have any questions, please contact me at 724.830.3960.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'BSimpson', written over a horizontal line.

Brandon Simpson, Assistant Director
Westmoreland County Department of Public Works

SAP&DC

SOUTHERN
ALLEGHENIES
PLANNING &
DEVELOPMENT
COMMISSION

September 11, 2025

Robert Genter
GAI Consultants
600 Cranberry Woods Drive, Suite 250
Cranberry Township, PA 16066

RE: Letter of Recommendation

Dear Mr. Genter,

The Southern Alleghenies Planning & Development Commission (SAP&DC) is eager to provide this Letter of Recommendation to GAI Consultants.

SAP&DC solicited GAI Consultants to complete the Saxton Trail Connectivity Study, which was completed in August of 2025. The study provided a detailed analysis of the feasibility of creating a trail network through, and around, Saxton Borough in Bedford County, PA. The study looked at various routes and options for the trail network and included a detailed breakdown of the estimated costs associated with each route. Funding strategies for future trail development were also thoroughly laid out in the study. GAI Consultants was also instrumental in the public engagement effort by arranging public meetings and soliciting input from key stakeholders.

Beyond the work in the field and completion of the study, GAI Consultants proved easy to work with. GAI Consultants consistently communicated project needs and regularly updated SAP&DC on the study's progress. SAP&DC highly recommends GAI Consultants to entities that are looking to complete projects similar to the Saxton Trail Connectivity Study, as we would gladly work with them again.

Sincerely,



Matthew Bjorkman
Transportation Program Manager

c: File

LEISURE SERVICES DEPARTMENT
Sunrise Civic Center & Athletic Club
Administrative Offices



Phone: (954) 747-4600
Fax: (954) 572-2476

February 20, 2025

To Whom It May Concern:

Please accept this letter as confirmation that the City of Sunrise worked with Craven Thompson & Associates on a variety of park projects over the course of many years. At that time, Doug Schultz represented Craven Thompson & Associates and served as the design lead and/or construction project manager on the park projects below:

- Welleby Park
- Cypress Preserve Park
- Oak Hammock Park
- Sunrise Sportsplex
- Veterans Park
- Shotgun Road Linear Park

These parks have become some of our busiest parks in our park system, drawing rave reviews from both Sunrise residents and the broader community. As with all construction projects, there were hurdles that had to be overcome, but Doug was always a pleasure to work with. He brought both a calm demeanor and professional expertise to the table, and was always instrumental in getting us to the finish line with high quality end products that will benefit our community for decades.

If you have any additional questions, please don't hesitate to contact me directly.

Sincerely,

Kevin Pickard, CPRE
Director of Leisure Services
City of Sunrise
(954) 747 – 4600
KPickard@SunriseFL.gov

10610 West Oakland Park Boulevard • Sunrise, Florida 33351



Gordon River Greenway Wayfinding Workshop | Naples, Florida



▲ Monon 16 - 16th Street and Monon Development | Indianapolis, Indiana

Our Team for the City of Paducah's Greenway Trail

GAI is pleased to introduce our team for the City of Paducah's Greenway Trail project. Our team has vast expertise across the full spectrum of planning, design, engineering, and implementation for public, private, and institutional clients.

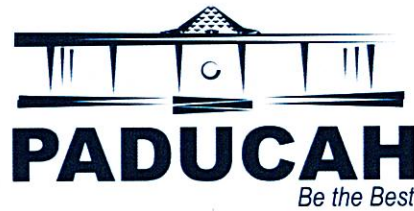


Doug Schultz, PLA, LEED AP, will serve as Project Manager and Primary Point of Contact. Doug is a registered state of Kentucky Landscape Architect with over 23 years of experience. He has a demonstrated history of managing teams on dozens of built projects of varying sizes for both public- and private-sector clients. His project experience encompasses large-scale master planning and detailed design for streetscapes, neighborhoods, mixed-use and multi-family residential developments, hotels, campuses, offices, and neighborhood parks. As a full-scope designer who integrates creativity and functionality, Doug has designed and/or led projects from concept through implementation, including site selection and conceptualization, public involvement, construction drawings, site observation, and construction administration.

Doug's strong problem solving and communication skills have enabled him to develop and maintain long-term client relationships at all levels. He consistently coordinates between clients, project teams, contractors, and design consultants to develop quality projects that meet the design intent, criteria, and are delivered on schedule and on budget. As Project Manager, Doug will be responsible for overall management of GAI and subconsultant staff, and ensure that procedures are in place to maintain control of the project scope, budgets, and regulatory approvals. He will work closely and meet regularly with staff to review the status of the project and adjust as needed.

ORGANIZATIONAL CHART

RESUMES ARE INCLUDED ON THE FOLLOWING PAGES FOR TASK LEADS AND OTHER KEY STAFF



PROJECT MANAGER & PRIMARY POINT OF CONTACT
Doug Schultz, PLA, LEED AP*

PLANNING & LANDSCAPE ARCHITECTURE

Doug Schultz, PLA, LEED AP
Task Lead
 James Yost, PLA, ASLA
 Jacob Burns, PLA, ASLA
 Gracety Carper, ASLA

CIVIL ENGINEERING STRATEGY & ENVIRONMENTAL RESTORATION

Mary Beth Berkes, PE
Task Lead
 Trenton Kastensmidt, PE

PUBLIC OUTREACH

CSG/GAI Team

CIVIL/SITE & TRANSPORTATION ENGINEERING

Darrell Smith, PE
Task Lead
 Shannon Lohr, PE

WAYFINDING & ENVIRONMENTAL GRAPHICS

Ana Kimelton, SGED
Task Lead
 Emma Thalasnios

BRIDGE & STRUCTURAL ENGINEERING

Shaun Long, PE
Task Lead

ENVIRONMENTAL & SITE ANALYSIS

Adam Mann, MS
Task Lead
 Edward Sciulli, PG, PMP

SURVEY

Vince Paparella, PLS, PS
Task Lead

GEOTECHNICAL Cornerstone Engineering

Amin Mohammadzadeh,
 Ph.D. Candidate, PE
Task Lead
 Adam Collins, PE



Doug Schultz, PLA, LEED AP

Director of Planning and
Landscape Architecture

PROJECT ROLE

Project Manager; Architect of Record;
Landscape Architect Lead

YEARS OF EXPERIENCE

23 Total | 1.5 with GAI

EDUCATION

BS, Landscape Architecture, 2002,
University of Kentucky

LICENSES + CERTIFICATIONS

Professional Landscape Architect (PLA): KY –
2018, #958; IN – #LA22500004; FL – 2009,
#LA6666937

Leadership in Energy and Environmental
Design Accredited Professional (LEED AP)

SPECIALIZED SKILLS

Business Development
Scope Planning
Policy Planning
Client Coordination
Landscape Architecture
Land Use Planning
Site Planning
Comprehensive Planning
Construction Detailing and Administration
Geographic Information Systems
AutoCAD
Adobe Suite
Microsoft Office
Hand Drawing/Rendering

Doug is a LEED AP-certified and Kentucky-registered Landscape Architect, who brings more than 2 decades of experience. He has a demonstrated history of managing teams on dozens of built projects of varying sizes for both public- and private-sector clients. His project experience encompasses masterplanning for trails and greenways, large-scale master planned parks to small neighborhood parks, masterplanning and detailed design for neighborhoods, mixed-use and multi-family residential developments, hotels, streetscapes, campuses, and office parks. As a full-scope designer who integrates creativity and functionality, Doug has designed and/or led projects from concept through implementation, including site selection and conceptualization, public involvement, construction drawings, site observation, and construction administration.

HIGHLIGHTED EXPERIENCE

- **Owensboro Riverfront Smothers Park, Owensboro, KY.** The Owensboro Riverfront District spans approximately 1.4 miles along the southern edge of the Ohio River, including the downtown, residential neighborhoods, and major civic open spaces. The intent of the Riverfront District Master Plan is to reclaim the riverfront as a major public area and icon for the City of Owensboro. The master plan includes a riverwalk promenade connection from the downtown area to a signature park along the river; the creation of a major downtown public space; marina facilities including seasonal docks and an inland harbor marina; streetscape improvements; and pocket parks overlooking the riverwalk promenade. Doug served as the project manager, finalized design drawings, oversaw construction and participated in the detailing and production of the larger than life elements on the fully accessible playground.
- **Sunrise Bicycle and Pedestrian Greenways and Trails Master Plan, Sunrise, FL.** Project Manager and Lead Designer. This project consisted of an 18 square mile City-Wide analysis of existing pedestrian and bicycle connectivity. The plan proposed a multitude of complete streets initiatives, narrower lanes, shared bike/vehicle zones, safety islands on wide crossings, and provide connectivity to parks. Doug's tasks included conducting all field data collection, designing the trail system along with the lane diets, and formatting the final design guideline booklet.
- **Nova Southeastern University 36th Street Realignment, Davie, FL.** Project Manager and Lead Designer. Project included redesigning the 36th Street Corridor on campus taking it from a straight two-lane speed zone to a meandering fluid entry point for the SW access to the campus. The project integrated curvilinear alignment to slow traffic, wide sidewalks, tree lined access; and converted a section of internal campus roadway to pedestrian use only.
- **2nd Street Retail District, Fort Lauderdale, FL.** Lead Designer. The 2nd Street Bar and Retail District was re-imagined to function as a festival/market street. Parallel parking was introduced with widened sidewalk cafe space, removable bollards and specialty pavers. Unified site furnishings, new light fixtures and street tree planting enhanced the user experience.
- **Welleby Park Flex Trail, Sunrise, FL.** Project Manager. At nearly 29 acres, Welleby Park is one of the largest parks in the City of Sunrise, Florida, and one of its most popular. The City hired Doug Schultz while at a previous employer to masterplan a 1.3 mile multi-use trail for the existing park. This plan included public engagement from stakeholders and the public, multiple rounds of design, and full design documents for the installation of the trail.
- **Plantation Walk, Plantation, FL.** The Plantation Fashion Mall was the biggest mall in Broward County in the 1990's, but the emergence of competition eventually forced the closing of this mall in the early 2000's. The new owner has re-imagined the area as a mixed-use lifestyle center that will provide four residential towers surrounded by vibrant retail shopping, office and a hotel. This space will truly be mixed-use and provide a village feel with a main street concept in a pedestrian oriented design. Doug is the site planner for the project and provides detail design for all exterior hardscape, landscape and streetscape elements.





Darrell Smith, PE

Senior Engineering Manager

PROJECT ROLE

Civil/Site & Transportation Engineering Lead

YEARS OF EXPERIENCE

21 Total | 2 with GAI

EDUCATION

BS, Civil Engineering, 2005, West Virginia University Institute of Technology

LICENSES + CERTIFICATIONS

Professional Engineer (PE): KY – 2015, #30964;
WV – 2011, #019201

SPECIALIZED SKILLS

Highway Design & Analysis
Horizontal & Vertical Alignments
Drainage Design
Stormwater Management
Right-of-Way
Grading
Field Surveying
Construction Inspection
Bridge Inspections
Oil Containment
Erosion and Sediment Control
Pipeline Engineering
Cost Estimating
Design-Build
Transportation Planning

Darrell is a Kentucky-registered professional engineer with 20+ years' experience working as a consultant for state, local, and private organizations. His varied experience has focused on highway design and analysis, and includes horizontal and vertical alignments, interchange design, drainage design, stormwater management, right-of-way (ROW), minimizing environmental impacts, grading, field surveying, construction inspection, bridge inspections, oil containment, erosion and sediment control design, pipeline engineering services, cost estimating, design-build projects, transportation planning, and project management.

HIGHLIGHTED EXPERIENCE

- **Safe Routes to School Russell Sidewalk, Greenup County, KY.** Project Engineer/Task Manager. The project's purpose was to construct a safe route to school pedestrian facility along Kenwood Drive, to Gesling Road to connect the existing sidewalks which were approximately 1 mile in length. Tasks included pedestrian bridge layout, developing horizontal and vertical alignments, minimizing ROW and environmental impacts, creating cross-sections, superelevation, drainage, MOT, and plan preparation.
- **150 and Parkway Drive Roadway Improvements, KYTC, Nelson County, KY.** Project/Design Engineer. Provided Phase I and Phase II Design services for the improvements to US 150 and Parkway Drive in Nelson County. The project starts at the Bluegrass Parkway interchange with US 150 and extends through the Parkway Drive intersection to Leslie Ballard Road. US 150 is classified as an urban arterial route and the corridor is located on the Defense Highway Network and is a Federal Designated Truck Route. Mr. Smith was responsible for coordinating the project design with KYTC. Tasks included interchange design, developing horizontal and vertical alignments, minimizing ROW, drainage, MOT, plan preparation, and cost estimating
- **Apple Patch Park and Ride, KYTC-LPA, Oldham County, KY.** Project Engineer for the design of a Park and Ride facility near the interchange of I-71 and KY 329 near Crestwood, Kentucky. This project is being administered by Oldham County as a KYTC-LPA project. Included in the project is the utilization of green infrastructure to minimize stormwater runoff. Sidewalks will be included, as well as the possibility of a TARC bus stop.
- **River Road Widening and Storm Sewer Design, KYTC, Jefferson County, KY.** Engineer for this widening project, which extends from Beargrass Creek to Zorn Avenue. It includes Phase I and Phase II Design services for the preparation of final plans for an ultimate 4-lane section that will have an elevation above the 10-year storm flood level. This section of roadway will be the entrance to the city of Louisville from Jefferson County's only Scenic Byway.
- **Bottleneck Study, Lexington-Fayette Urban County Government (LFUCG), Fayette/Jessamine Counties, KY.** Project Engineer. The purpose of the Bottleneck study was to reduce congestion, improve safety, identify critical transportation projects, prioritize projects for programming, and develop conceptual designs. The study identified roadway bottlenecks on the two-county network, evaluated conditions, ranked the bottlenecks, proposed mitigation improvements for congestion relief, and to provide preliminary engineering cost estimates for each concept improvement. Mr. Smith led the alternative development to identify practical, affordable solutions along the corridor. Project sheets were developed from the models designed from OpenRoads and ConceptStation.





Adam Mann, MS

Environmental Director
& Endangered Species
Biologist

PROJECT ROLE

Environmental Consultant Lead

YEARS OF EXPERIENCE

24 Total | 13 with GAI

EDUCATION

MS, Biology, 2007, Marshall University
BA, Biology, 1997, Thomas More College

LICENSES + CERTIFICATIONS

Federally permitted bat biologist
State-permitted bat biologist and approved bat surveyor: CT, GA, IN, IL, KY, MD, MO, NJ, NY, OH, PA, TN, VA, and WV
Qualified Indiana Bat Surveyor: PA
Approved Surveyor of Bats: VA
Rosgen I: Applied Fluvial Geomorphology, Asheville, NC, 2004
Rosgen II: River Morphology and Applications, Franklin, NC, 2005
PADI Advanced Open-Water Diver
Wildlife Acoustics – Bat Acoustics Training Course
ODOT Ecological Training
USFWS – Interagency Consultation for Endangered Species
USFWS – Acoustical Monitoring for Indiana Bats

SPECIALIZED SKILLS

Biology and Wildlife Zoology
Endangered Species Surveys
Habitat Assessments

Adam specializes in wildlife zoology with a diverse background in herpetology, ornithology, ichthyology, and mammalogy. He has been involved in a variety of aquatic and terrestrial ecology research positions, working closely with bats, amphibians, reptiles, fish, mussels, birds, and aquatic invertebrates. He is familiar with the physiology, taxonomy, and ecology of many extant vertebrates and terrestrial plants. Adam has completed surveys for a wide variety of species in the eastern United States.

Adam's project management experience includes coordinating multiple field survey teams, maintaining contact with clients and regulatory agencies, and producing all necessary follow-up documentation. Many of these projects concern federally listed or proposed bat species as well as state listed species. Adam is a federally permitted bat biologist and has held state permits and conducted projects within numerous states in the ranges of Indiana bats (*Myotis sodalis*), northern long-eared bats (*Myotis septentrionalis*), and tricolored bats (*Perimyotis subflavus*).

Since 2003, He has managed and conducted a diverse array of field studies for bats and possesses expertise in the following areas:

- Mist net and harp trap surveys: site reconnaissance, mist net set up, bat handling, eastern bat species identification (including all threatened and endangered species), and morphometric processing
- Radio-telemetry surveys: transmitter attachment, diurnal roost and nocturnal foraging telemetry, aerial radio-telemetry via fixed-wing aircraft, roost tree assessments, and emergence surveys
- Acoustic monitoring: detector set up, detector monitoring and maintenance, and data compilation and analysis
- Habitat assessments: evaluation of summer and winter habitat suitability, identification of potential roost trees, bridges, and other roost structure surveys
- Winter hibernacula surveys: Indiana bat, northern long-eared bat, and tricolored bat hibernacula population inventories
- Mitigation and Conservation Measures: design, construction, installation, and monitoring of artificial roosts

HIGHLIGHTED EXPERIENCE

- **Kentucky Department of Fish & Wildlife Resources, Vertebrate Inventory, Western KY.** Managed an all-inclusive vertebrate taxa inventory on five land tracts of two Wildlife Management Areas in Western Kentucky. Focal taxa included amphibians, reptiles, birds, terrestrial mammals, and bats. Performed and organized all field efforts and directed teams of field biologists. Documented new location records for endangered Indiana bats.
- **Confidential Generating Station Special Waste Landfill Project, Confidential Client, KY.** Assisted with production of a Biological Assessment to fulfill Endangered Species Act Section 7 formal consultation. Biological Assessment included considerations for Indiana bats, gray bats, and northern long-eared bats. Performed summer habitat assessments, document editing, and coordination with the client and United States Fish and Wildlife Service (USFWS).
- **Confidential Transmission Line Rebuild Project, Confidential Client, KY and VA.** Managed three independent utility projects: one rebuild included portal searches and Rare, Threatened, and Endangered (RTE) plant surveys in Kentucky; a rebuild and Right-of-Way (ROW) Expansion included portal searches, RTE plant surveys, and summer mist netting in Virginia; and another rebuild included portal searches, RTE plant surveys, summer mist netting, and production of a Biological Evaluation for the USFWS in Kentucky and Virginia.





Ana Kimelton,

SEGD

Director of Wayfinding

ROLE

Wayfinding Lead

YEARS OF EXPERIENCE

15 Total | 7 with GAI

EDUCATION

BFA, Industrial Design, 2013, Savannah College of Art and Design

BS, Graphic Design, 2010, Instituto de Diseño de Caracas

BS, Industrial Design, 2007, Instituto de Diseño de Caracas

SPECIALIZED SKILLS

Industrial and Graphic Design

Adobe Creative Cloud (Photoshop, Illustrator, InDesign, Flash, After Effects, Premier)

AutoCAD

3ds Max

Rhino

SketchBook Pro

KeyShot

SketchUp

AFFILIATIONS

The Society for Experiential Graphic Design (SEGD)

University of South Florida Digital Marketing Advisory Board

Ana is the Director of Wayfinding and Environmental Graphics in GAI's Community Solutions Group (CSG). With 15 years of experience, including in wayfinding design and planning, she is a passionate Graphic and Industrial Designer, who is vastly skilled with product design and development, branding, and corporate identity. Ana is self-motivated, creative, versatile, and knowledgeable in both 2D and 3D design work. Her background in industrial design gives her extensive knowledge of fabrication and materials, as well as experience with construction documents for retail commercial interior renovations and build-out supervision. She has both analytic and creative thinking—allowing her concepts to be data driven and data oriented. Her designs are well thought out and consider the project character and goals. Research plays a big part in her design methodology.

HIGHLIGHTED EXPERIENCE

- **Heritage Trail, Gainesville, FL.** Wayfinding Senior Planner and Designer for wayfinding and streetscape improvements to a historic trail in Gainesville. Ana aided in the creation of the historic trail route and is currently developing schematic design for a family of interpretive signage to help tell the story of the first African-American neighborhood added to the national registry in Florida.
- **Maitland Bike-Ped Plan, Maitland, FL.** Wayfinding Senior Planner and Designer. Ana provided the City with a Bicycle and Pedestrian Master Plan that includes a variety of facilities to support the City's community goals. This master plan will serve as the "go-to" document for implementing bicycle and pedestrian projects and programs within the City. The master plan will include measurable performance milestones, so that the City can monitor its progress over time. Ana aided in the creation of poster to show the final product of the master plan.
- **Riverplace Boulevard Bicycle and Pedestrian Improvements, Jacksonville, FL.** Wayfinding Senior Planner and Designer. Ana redesigned the Riverplace Boulevard gateway to match the wayfinding system created for Jacksonville's Riverwalk. Ana is currently assisting with construction administration to make sure the design intent is respected on the implementation phase.
- **Gordon River Greenway Design Workshop, Naples, FL.** Wayfinding Senior Planner and Designer Role. Ana led a 2-day workshop through the City of Naples, on a pro-bono base. The goal was to produce a family of signs to reflect the Greenway's brand and demonstrate key stakeholders how each one can still have ownership and be co-branded on the signs. At the end of the workshop, four different schematic design families were created. The stakeholders all agreed to create a partnership in order to preserve and create consistency throughout the Greenway.
- **Gainesville Park Wayfinding, Gainesville, FL.** Wayfinding Senior Planner and Designer responsible for creating a wayfinding master plan for the City of Gainesville, Florida parks. Ana created a unique system that unifies the different parks within the city. The wide palette of signs takes into consideration the needs and challenges presented in all park types, while leaving room for customization in order to highlight the unique brand and/or features of each park.
- **Oklahoma Trails Wayfinding, Oklahoma City, OK.** Wayfinding Planner and Designer responsible for developing a comprehensive wayfinding system for Oklahoma City's vibrant and vast trails network. A character workshop was conducted with key stakeholders to help determine design direction and theming. After many in-depth discussions, three key elements were identified to genuinely reflect the area's character. These themes were heritage, iconic, and artistic. Ms. Kimelton developed a conceptual design that incorporated each of these themes while keeping the scenic value of each trail.





James Yost,

PLA, ASLA

Senior Landscape Architect
Manager

PROJECT ROLE

Planning & Landscape Architecture

YEARS OF EXPERIENCE

15 Total | 9 with GAI

EDUCATION

BLA, Landscape Architecture, 2011,
West Virginia University

LICENSES + CERTIFICATIONS

Professional Landscape Architect (PLA): PA
– 2019, #LA003329; WV – 2019, #419; OH –
2024, #LA.2401673

SPECIALIZED SKILLS

Landscape Architecture
Urban Planning + Design
Graphic Design
Comprehensive + Master Planning
Community + Redevelopment Planning
Geographic Information Systems (GIS)

AFFILIATIONS

American Society of Landscape Architects,
Member 2009–Current
West Virginia Chapter – American Society of
Landscape Architects
– Member, 2009–Current
– Public Relations Chair, 2013–2015
Religious Coalition for Community Renewal,
Board Member – 2015–2018
East End Community Associations, Board
Member – Current
Charleston Main Street – East End Board
Member
Kanawha Valley Leadership Class 2018
West Virginia Leadership Class 2021



With over 15 years of experience, James specializes in landscape architecture and urban planning. He has the strong ability to communicate project knowledge to the public and clientele to accomplish a collaborative design approach for each project. His further skills include use of rendering and graphics tools, such as the Adobe Suite, SketchUp, Lumion, ArcMap, and AutoDesk software. By utilizing these programs, James provides visual assistance in all areas of project development, such as project presentation, project funding, advertisements, proposal and qualification statement documentation, rendered master plans, and site-specific renderings.

HIGHLIGHTED EXPERIENCE

- **Charleston Capital Connector, Charleston, WV.** Project Manager. The City of Charleston selected GAI to perform the planning, landscape design, and engineering for this significant infrastructure improvement and safety enhancement project. This project will enhance safety, pedestrian and bicyclist accessibility, transit access, transportation efficiency, and streetscapes along 3.5 miles of Kanawha Boulevard East from Magic Island and Charleston's economically distressed West End neighborhoods, past downtown and key civic hubs including the West Virginia Capital complex, to the 35th Street Bridge.
- **Upper Kanawha Valley Trails Master Plan, Smithers and Montgomery, WV.** Lead Landscape Architect. The River Cities Trail Master Plan was prepared for the Strategic Initiatives Council for the Cities of Smithers and Montgomery, West Virginia. This master plan was developed as a guide for future development of a trail system that would link the two municipalities via their existing trails—Cannelton Hollow Trail, Morris Creek Trail, and the Montgomery Mountain Trail. The proposed trail network also connects many community amenities, such as the YMCA, Valley School Complex, and the Montgomery Marina, delineated along existing sidewalks, in addition to a proposed rails-with-trails alignment along the Kanawha River. The River Cities Trail network will provide a safe recreational connection between Smithers and Montgomery, completing a missing link to their existing trail network.
- **South Charleston Trail Systems Study, South Charleston, WV.** Landscape Designer responsible for completing on-site inventory and analysis to assess the ability to develop new sidewalks, bicycle lanes, cycle tracks, and sharrows throughout the community of South Charleston. Generated a conceptual master plan and individual neighborhood plans to be presented for approval. Used skill sets in graphics and land planning to compile a completed study for the City to have for future development.
- **Stonewall Jackson Resort Park Pathway Project, West Virginia Division of Natural Resources (WVDNR), Roanoke, WV.** Landscape Designer for development of a new pedestrian pathway along the main park road from the intersection with the park office/marina road to a trailhead parking area near the cabin area, totaling more than 1 mile in length. This phase of the project will allow pedestrians to safely hike along the main park road away from vehicular traffic.
- **Hatfield Cemetery Park and Trail Master Plan, Hatfield McCoy Convention and Visitors Bureau, Sarah Ann, WV.** As Landscape Designer, developed a concept master plan for the new tourist destination centered around the Hatfield Cemetery for the Hatfield McCoy Convention and Visitors Bureau. The developed master plan consisted of a new access bridge, parking with a bus loop, and nature trails leading to the cemetery site. The imagery was used to successfully gain grant and private funding toward the project. The first phase of development has been funded, and construction will begin in the near future.



Mary Beth Berkes, PE

Assistant Civil Technical Leader

PROJECT ROLE

Civil Engineering Strategy & Environmental Restoration

YEARS OF EXPERIENCE

20 Total | 5 with GAI

EDUCATION

MS, Civil Engineering, Concentration in Coastal and Ocean Engineering, 2010, Oregon State University

BS, Civil Engineering, 2008, University of Pittsburgh

LICENSES + CERTIFICATIONS

Professional Engineer (PE): PA – 2014, #PE081857; KY – 2019, #34451; OH – 2019, #84306; WV – 2015, #021468

Rosgen I: Applied Fluvial Geomorphology, MT, 2016

Rosgen II: River Morphology and Applications, NC, 2017

Rosgen III: River Assessment and Monitoring, WV, 2018

Rosgen IV: River Restoration and Natural Channel Design, CO, 2019

SPECIALIZED SKILLS

Civil Engineering

Hydrology and Hydraulics

Dam Design and Hydraulic Analysis

Stream and Wetland Mitigation Design

Coastal and Ocean Engineering

Mary Beth specializes in stream restoration design, hydrologic and hydraulic (H&H) analyses, inundation studies and investigations, coastal engineering, and design of hydraulic structures. Mary Beth was recently named 2018 Young Professional of the Year by the Society of American Military Engineers (SAME) Pittsburgh Post. She has completed training on Stream Restoration and Natural Channel Design (Rosgen Level I-III), hydrologic and hydraulic permitting and procedures, and advanced HEC-RAS and scour analyses. She is proficient in HEC-RAS, HY-8, HEC-HMS, Hydraflow Hydrographs, DamSites, PondPack, StormCAD, and AutoCAD.

HIGHLIGHTED EXPERIENCE

- **SR 303 Sidewalk Improvement Project, Hudson, OH.** Floodplain Coordination Lead. GAI is designing a new 5-ft-wide sidewalk for the City of Hudson, Ohio, along a portion of W. Streetsboro Road (SR 303) on the west side of the city. This project will help address the City's goal of improving pedestrian safety and connectivity near the central business district, local neighborhoods, a church, small commercial plaza, and an industrial park. GAI's services included survey, investigation, preparation of engineering plans, specifications, estimates (100% PS&E), and other miscellaneous services. The project also included installation of a retaining wall to avoid impacting wetlands, a FEMA-delineated floodway and floodplain, and other areas of environmental concerns. GAI designed the sidewalk to comply with City of Hudson engineering standards, ODOT design standards, the Ohio Manual of Uniform Traffic Control Devices, and the American with Disabilities Act (ADA).
- **SR 61/SR 229 Intersection Roundabout and Widening, Ohio Department of Transportation (ODOT) District 6, Bennington Township, OH.** Hydraulic Engineering Lead. ODOT District 6 selected GAI to design construction plans for a roundabout at the intersection of SR 61 and SR 229 to reduce the number of car accidents in this area. In addition to the roundabout, the project includes widening the 24-ft span, non-composite box beam bridge located on the south leg of SR 61 over Bunker Run and replacing the corrugated metal arch culvert structure located on SR 229. As part of the initial feasibility study, GAI's hydraulics team evaluated several options to replace the culvert and widen the bridge structure. The recommended bridge and culvert alternatives were selected considering cost, constructability, and hydraulic performance. As part of the project, GAI also evaluated channel clearing and hydraulic improvements to reduce flooding of the intersection.
- **Culvert Rehab/Replacement, ODOT District 12, Cuyahoga and Geauga Counties, OH.** Hydraulic Engineering Lead. GAI was selected by ODOT District 12 to repair or replace three deficient culverts along various routes throughout the District. The first culvert, located on SR 252 (Columbia Road) at in Cuyahoga County, was originally a slab top culvert that was modified in 1947 by installing footers and an 84-inch corrugated metal pipe (CMP) arch on the top of the inside of the existing culvert. Currently, the culvert is in poor condition, and GAI conducted a hydraulic analysis to size a replacement structure. The second culvert is located on US 6 (Chardon Road, aka, Grand Army of the Republic Highway) in Chardon Township, Geauga County. The culvert was installed in 1923 and modified in 1931. GAI sized a replacement culvert using hydraulic modeling that also accounted for a roadside ditch that provides relief during large storm events. The third culvert is located on US 322 (Mayfield Road) in Munson Township, Geauga County. The culvert was extended in 1927 and is a 12-inch vitrified clay pipe with full height headwalls. GAI's hydraulic analysis investigated extending the culvert and mitering the culvert ends to eliminate the existing steep drop-off that is close to the road.





Shaun Long, PE

Engineering Director

ROLE

Bridge Design Lead

YEARS OF EXPERIENCE

21 Total | 10 with GAI

EDUCATION

MSE, Engineering, Focus in Transportation and Structures, 2011, Marshall University

BSCE, Civil Engineering, 2005, West Virginia University Institute of Technology

LICENSES + CERTIFICATIONS

Professional Engineer (PE): KY – 2020, #35530; WV – 2010, #18674; FL – 2017, #82526; OH – 2017, #PE.82987; VA – 2020, #0402061948; NC – 2021, #052594

SPECIALIZED SKILLS

Structural Engineering

Bridge Design

Bridge Inspection

Plan Preparation

AFFILIATIONS

American Society of Civil Engineers

Prestressed Concrete Institute, 93675

Shaun has over two decades of civil engineering experience, along with multiple years of project management experience. He has demonstrated talent for designing and managing various projects. He is a resourceful leader possessing exceptional communication, problem solving, and organizational skills. He is skilled at performing bridge inspection, bridge design, and plan preparation. He is proficient in design based on the Load and Resistance Factor Design (LRFD) code and has designed various components using steel, reinforced concrete, prestressed concrete, post-tensioned concrete, and timber. He is very skilled at using various bridge analysis and design software programs. Shaun's experience gained during his graduate studies includes various structural designs and methodologies, evaluating transportation systems, transportation planning, and traffic analysis. He is knowledgeable in some of the latest traffic analysis and vehicle emissions software packages.

HIGHLIGHTED EXPERIENCE

- **Rehabilitation of Whipple Bridge for Railroad Conversion, Charleston, WV.** Civil Engineer. The project included rehabilitation of the city's historical Whipple bridge to convert to a rail to trail. Responsibilities included inspection, design of structural repairs and timber deck, and generating plans for the client.
- **Houston Metro Northern Intermodal Transit, Transportation and Traffic Study and Conceptual Designs, Metropolitan Transit Authority of Harris County, Houston, TX.** Project Engineer. GAI was selected to work with a contractor and an architecture firm to provide a 30% design on a CIP post-tensioned box bridge. The box was to have alternating concave and convex spans and section was driven by the architecture firm. Mr. Long primarily worked with the architect and contractor to provide design feedback on box details and tendon layouts. GAI also assisted in the design of a multimodal center which is located immediately north of Downtown Houston. Transportation modes included bus, light rail transit (LRT), bus rapid transit (BRT), private auto and bus, commuter rail, Amtrak, bicycle, and pedestrian connections. We led the planning and design of traffic, roadway, drainage, and floodplain mitigation.
- **Fulton Road Bridge Replacement, Ohio Department of Transportation (ODOT), Cleveland, OH.** Project Engineer as part of the team that created and reviewed finite element models for components of the bridge. Our design team provided preliminary and final design engineering services for the replacement of a concrete arch bridge in a culturally and architecturally significant section of the City of Cleveland. The bridge goes over the Big Creek Valley and crosses the Cleveland Metroparks Zoo, Big Creek, Norfolk Southern and CSX Railroads, and John Nagy Boulevard. Context-sensitive design approaches were followed in structure-type selection and final design, and included significant project stakeholder and public involvement. The proposed bridge was 1,568-ft long and included six 210-ft concrete deck arch spans. Precast, post-tensioned concrete construction was proposed for the arches, pier and spandrel columns, and girders to speed construction and provide long-term durability.
- **I-90 Central Viaduct, ODOT-District 12, Cleveland, OH.** Project Engineer responsible for 3D analysis and truss member load rating for rehabilitation work to the existing I-90 Inner Beltway Bridge. The team provided bridge type selection and preliminary and final engineering design services for the new I-90/Central Viaduct Bridge in Cleveland, Ohio, crossing over the Cuyahoga River Valley. An extensive public involvement initiative was launched to determine a bridge type that satisfied both the residents of the area and the functional needs of the structure.





Vince Papaella,

PLS, PS

Assistant Survey Technical
Director

PROJECT ROLE

Surveying Lead

YEARS OF EXPERIENCE

36 Total | 2 with GAI

EDUCATION

AS, Engineering, 1997 Hagerstown Junior
College

LICENSES + CERTIFICATIONS

Professional Land Surveyor (PLS): PA – #SU-
052933E; NC – #L-5551; KY – #4547; TN
– #3541

Professional Surveyor (PS): WV – #2385

SPECIALIZED SKILLS

Route Surveys
Topographical Survey
Boundary Surveys
ALTA Surveys
Construction Stakeout
Pipeline Surveys

Vince is a Professional Surveyor (PS) and Professional Land Surveyor (PLS) with extensive experience managing survey projects, from small boundary surveys to large oil and gas projects. His expertise includes the construction management, routing, surveying, and mapping of major water body crossings for energy and transportation clients. His project experience ranges from utility work, pipeline work, transmission lines, oil and gas pads, Topographic Surveys, Boundary Surveys, American Land Title Act (ALTA) Surveys, Route Surveys, Utility Surveys, Control Surveys, Volumetric Surveys, and Construction Stakeout. Vince is also experienced at providing AutoCAD Drafting (topographic mapping and subdivision plans), preparing legal descriptions, reducing and plotting survey data, and providing boundary determination and calculations.

HIGHLIGHTED EXPERIENCE

- **I-77 and I-79 Bridge Bundle Contract, WVDOH, Kanawha County, WV.** Survey Manager. The project consisted of 13 bridge rehabilitations along the I-77 and I-79 corridors throughout the Charleston area in Kanawha County. GAI's services for the bridge rehabilitations included reviewing current inspection reports; performing fieldwork, obtaining permits for all recommended and approved repairs; conducting surveys; traffic engineering services; and preparing construction plans, contract plans, and related documents, along with providing regularly scheduled bridge inspection services.
- **Confidential Conservation Easement Survey, Pennsylvania Confidential Client.** Lead Surveyor. GAI performed a conservation easement survey for this environmental non-profit organization, registered as a 501(c)3 in Pennsylvania. GAI performed courthouse research of the parcel using previously completed surveys of the parcel to dedicate a 3.5-acre conservation easement from the parent 5.05-acre parcel. Performed the field stakeout of the proposed conservation easement. GAI then provided a drawing showing the conservation easement.
- **SR 0023 Corridor Study, PennDOT District 8-0, Lancaster County, PA.** Project Manager. Vince was responsible for field crew coordination and supervision, determining right-of-way, deed plots, reduction and plotting of field survey data, and final preparation of survey drawings for this 23-mile corridor study. One of the firm's largest survey projects, it extended from the City of Lancaster east to the Chester County line.
- **SR 0041, Section 002, PennDOT District 8-0, Lancaster County, PA.** Project Manager. Vince was responsible for field crew coordination and supervision on this roadway rehabilitation project. He reduced and plotted field survey data and completed final preparation of survey drawings, including topographic mapping and existing conditions surveys.
- **I-83, Business Route 83, Dead Man's Curve, PennDOT District 8-0, York County, PA.** Project Manager. Vince directed surveying using GPS, highway and topographic surveying, and mapping via Microstation for the Dead Man's Curve roadway reconstruction and interchange improvements south of York, in Leader Heights.
- **US Route 15, Sections D52 and D53, PennDOT District 3-0, Tioga County, PA.** Project Manager. Vince was responsible for deed plots and reduction of all field survey data for this project involving 11 miles of new construction and roadway reconstruction near Mansfield. He completed the final survey drawings, including existing conditions surveys and topographic mapping.
- **State-Wide P3 Rapid Bridge Replacement, PennDOT, PA.** Project Manager. Vince managed the survey effort and r/w plan preparation and review efforts on a total of 30+ bridges assigned.





Jacob Burns, PLA, ASLA

Landscape Architect Manager

PROJECT ROLE

Planning & Landscape Architecture

YEARS OF EXPERIENCE

12 Total | 11 with GAI

EDUCATION

BS, Landscape Architecture, 2013, West Virginia University

LICENSES + CERTIFICATIONS

Professional Landscape Architect (PLA): IN - 2019, #LA21900004; WV - 2019, #417; VA - 2024, 2334

As a Landscape Architect Manager in GAI's Community Solutions Group (CSG), Jacob specializes in landscape architecture, master planning, and graphic visualization. He previously worked in the surveying and construction monitoring field; this experience assists in his ability to bring a concept from drawings to reality. Jacob has been involved in a large variety of projects during his professional career, which has helped him develop a diverse skillset and create high-quality work and projects. Jacob is proficient with Adobe Creative Suite, AutoCAD, SketchUp, and ArcGIS, and utilizes his hand rendering skills to quickly express design intent

HIGHLIGHTED EXPERIENCE

- **Kanawha Boulevard Walk and Bikeway Trail Master Plan, Charleston, WV.** Landscape Designer
- **Upper Kanawha Valley Trails Master Plan, Montgomery and Smithers, WV.** Landscape Architect
- **Charleston Capital Connector, Charleston, WV.** Landscape Architect
- **Civic Center Elk River Park and Trail, Charleston, WV.** Landscape Designer
- **Brawley Walkway, Charleston, WV.** Landscape Designer
- **Dupont Road Widening and Streetscape, Fort Wayne, IN.** Landscape Architect
- **Greenbrier Street Corridor Master Plan, Charleston, WV.** Landscape Designer
- **Court Street Streetscape Improvements, Charleston, WV.** Landscape Designer
- **Terre Haute Gateway Design, Terre Haute, IN.** Landscape Designer



Gracety Carper, ASLA

Landscape Designer

PROJECT ROLE

Landscape Design

YEARS OF EXPERIENCE

6 Total | 1 with GAI

EDUCATION

BS, Landscape Architecture, 2019, West Virginia University

As a Landscape Designer in GAI's Community Solutions Group (CSG), Land Planner, and Freelance Artist, Gracety has diverse experience in the field of landscape architecture. Gracety draws from her artistic background to develop deliverables such as color renderings and aerial perspectives. Additionally, Gracety brings over 5 years of experience in successful proposal and grant writing, drafting, construction documentation and thoughtful planting design to the project team. She is currently serving as the President of the West Virginia Chapter of the American Society of Landscape Architects.

HIGHLIGHTED EXPERIENCE

- **Charleston Capital Connector, Charleston, WV.** Landscape Designer
- **Capital Sports Complex, Charleston, WV.** Sketchup Modeler
- **West Virginia School of Osteopathic Medicine Schematic Design, Lewisburg, WV.** Site Design, Masterplan Rendering, and Model Rendering
- **Hinton Green Infrastructure, Hinton, WV.** Site Design, Native Planting Plan, Cost Estimating, Construction Documentation, and Conceptual Rendering
- **Bluefield Safe Streets for All Grant Graphics and Study, Bluefield, WV.** Landscape Designer
- **Hinton Rail Depot District Master Plan, Hinton, WV.** Landscape Designer.
- **Ronceverte Parks and Recreation Master Plan, Ronceverte, WV.** Landscape Designer
- **Clendenin Town Planning Feasibility Study, Clendenin, WV.** Landscape Designer



Trenton Kastensmidt, PE

Project Engineer

PROJECT ROLE

Environmental Restoration

YEARS OF EXPERIENCE

8 Total | 1 with GAI

EDUCATION

ME, Civil & Environmental Engineering, 2021, University of Louisville

BS, Civil & Environmental Engineering, 2020, University of Louisville

LICENSES + CERTIFICATIONS

Professional Engineer (PE): KY, 2024, #39887

Trenton serves as Project Engineer for GAI. He is a Licensed Professional Engineer in the state of Kentucky specializing in civil engineering. He has experience completing civil engineering designs, monitoring construction activities, generating engineering reports, and generally supporting the engineering design process. Trenton's primary services include completing grading and drainage designs in AutoCAD Civil 3D and completing drainage calculations and modeling in software such as Hydrographs. His design experience covers a broad variety of industries (education, commercial, industrial, distillery) and clients (JCPS, Berea College, University of Louisville, Louisville Gas & Electric – Kentucky Utilities (LG&E–KU), UPS, Ford, Honda, Woodford Reserve). Trenton is also proficient in completing development and stormwater permitting processes, particularly with the Louisville Metropolitan Sewer District (MSD). This includes generating submittals, communicating with the authority, and addressing comments.

HIGHLIGHTED EXPERIENCE

- **Grading and Drainage Designs, Confidential Operations Center Project, Confidential Client, KY.** Project Engineer
- **Site and Civil Related Construction Progress, Perry Elementary School, Jefferson County, KY.** Project Engineer
- **Grading and Drainage Designs, Edwards Building – Brea College, KY.** Project Engineer
- **Hydrologic and Hydraulic (H&H) Calculations, Student Success Building, University of Louisville, KY.** Project of Engineer



Emma Thalasnios

Wayfinding Designer

PROJECT ROLE

Wayfinding & Graphic Design

YEARS OF EXPERIENCE

2 Total | <1 with GAI

EDUCATION

AA, General Studies, 2023, Valencia College

Emma is a Wayfinding and Environmental Graphic Designer in GAI's Community Solutions Group (CSG). She is committed to creating sustainable, inclusive, and functional designs that focus on the needs of each location and its users. Emma excels in branding, corporate identity, design brief templates, and graphics that guide and inform users. Currently pursuing a BFA in Emerging Media with a focus on Graphic Design, she continues to expand her knowledge and experience, using a combination of creative and analytical thinking to deliver impactful designs.

HIGHLIGHTED EXPERIENCE

- **Hobet Site Master Plan, Dickinson Group, Morrisvale, WV.** Wayfinding and Environmental Graphic Designer
- **Capital Connector, Charleston, WV.** Wayfinding and Environmental Graphic Designer
- **I-Drive Wayfinding Implementation, Orange County, Orlando, FL.** Wayfinding and Environmental Graphic Designer
- **Winter Springs Central Winds Park, Winter Springs, FL.** Wayfinding and Environmental Graphic Designer
- **St. Cloud Wayfinding, St. Cloud, FL.** Wayfinding and Environmental Graphic Designer
- **Port Orange Parks Bond, Port Orange, FL.** Wayfinding and Environmental Graphic Designer
- **City of Jacksonville Beach Citywide Signage, Jacksonville, FL.** Wayfinding and Environmental Graphic Designer



Ed Schuilli, PG, PM

Geological Director

PROJECT ROLE

Environmental & Site Analysis

YEARS OF EXPERIENCE

31 Total | 13 with GAI

EDUCATION

BS, Geosciences, 1986, Pennsylvania State University

LICENSES + CERTIFICATIONS

Professional Geologist (PG): PA-1994, NY-2018

Project Management Professional (PMP), Project Management Institute, 2009

Ed has more than 30 years of environmental due diligence experience conducting Phase I and Phase II Environmental Site Assessments (ESAs) related to the transportation industry, oil and gas industry, commercial/ industrial facilities, municipal facilities, and brownfields. He specializes in managing small and large-scale remedial and site investigations, feasibility studies, and geophysical surveys. He has been instrumental in designing and implementing site investigations to guide former industrial sites through state Voluntary Remediation Programs. His diverse skill set includes experience in soil and groundwater evaluation, remediation, aquifer testing, contaminant fate and transport evaluations, hazardous and solid waste regulation, and environmental health and safety.

HIGHLIGHTED EXPERIENCE

- **Oakwood Road Improvements – Phase 1 Environmental Assessment, WVDOH, Charleston, WV.** Task Manger responsible for management of a Phase I Environmental Assessment (ESA)
- **Fourth Street Arch Bridge Replacement – Environmental Due Dilligence Evaluation, Lewis County, WV.** Task Manager responsible for management of an Environmental due diligence evaluation
- **McMillan Marsh In-Lieu-Fee (ILF) Mitigation, Wisconsin Department of Natural Resources (WDNR), Marathon County, WI.** Responsible for input regarding long-term water level monitoring for the proposed new wetland areas.
- **Open-End Contract for Environmental Technical Assistance – Impacted Site, Confidential Client, PA.** Project Manager
- **Confidential Phase I ESA Projects, Various Confidential Commercial Sites, OH, MD, PA, and WV.** Project Manager for Phase I ESAs of approximately 150 commerical sites



Shannon Lohr, PE

Project Engineer

PROJECT ROLE

Transportation Engineering

YEARS OF EXPERIENCE

8 Total | 7 with GAI

EDUCATION

BS, Civil Engineering, 2017, West Virginia University

LICENSES + CERTIFICATIONS

Professional Engineer (PE): KY #40503

Shannon is a Kentucky registered Professional Engineer specializing in civil engineering projects. His experience includes onsite construction monitoring and management for large scale earthwork projects, regulatory compliance groundwater and surface water sampling, civil site design, Coal Combustion Residual (CCR) landfill permitting and design, project management, and Owner's Engineer design support.

HIGHLIGHTED EXPERIENCE

- **Kentucky Generation Station/CCR Landfill Groundwater Sampling Project, Confidential Cleint, KY.** Project Engineer
- **Semiannual and Other Groundwater Sampling of 15+ wells Projects, Confidential Utility Client.** Project Engineer
- **CCR Landfill Phase 1A Construction Project, Confidential Client, KY.** Project Engineer
- **CCR Landfill Phase I Development Engineering Support Project, Confidential Generating Station, Confidential Client, KY.** Project Engineer
- **Confidential Generating Station East Bottom Ash Pond Retrofit Project, Confidential Client.** QA/QC inspector
- **Confidential Fleet Impoundment Landfill Inspections and Engineering Support (FLIES) Project, Confidential Client, KY.** Senior EIT



Amin Mohammadzadeh, Ph.D. Candidate, PE

ROLE: Senior Geotechnical Engineer

Amin is a highly accomplished and detail-oriented geotechnical engineer with a strong background in both consulting and academia. With over a decade of experience and licensure as a PE in Kentucky, he specializes in subsurface investigations, slope stability, foundation design, and geothermal applications. Amin excels in both technical execution and project management, offering advanced proficiency in a wide range of design, modeling, and analysis software. His academic contributions, award-winning research, and strong communication skills make him a well-rounded asset in multidisciplinary engineering environments. His areas of expertise include subsurface exploration, slope stability, foundation systems, and geothermal ground improvement technologies. He is a Ph.D. (candidate) in Geotechnical Engineering from the University of Louisville, an M.Sc. in Civil Engineering (Hydraulic Structures) from Sharif University of Technology, and a B.Sc. in Civil Engineering (Structural) from Jundishapoor University. His PhD research was supported by grants from the Kentucky Transportation Cabinet (KYTC), National Science Foundation (NSF), and U.S. Department of Transportation (USDOT).

Education

- Ph.D. Candidate, Geotechnical Engineering | University of Louisville, Louisville, KY | Expected Graduation 2025
- M.Sc., Civil Engineering – Hydraulic Structures | Sharif University of Technology | 2013
- B.Sc., Civil Engineering - Structural Engineering | Jundishapoor University | 2011

Years of Experience

10+

Professional Certifications

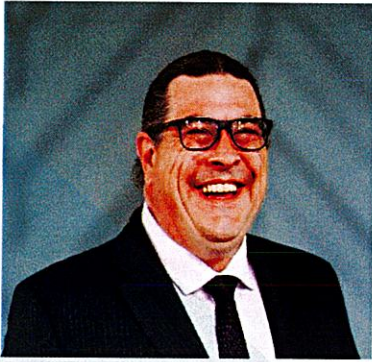
- Professional Engineer (KY), PE# 40196
- Licensed Professional Structural Engineer (Iran), # 25-300-01686

Professional Organizations

- National Society of Professional Engineers (NSPE-KY) (#301136992)
- Deep Foundation Institute (DFI) (#44481)
- Geo-Institute (G-I) (#12271597)
- American Water Works Association (AWWA) (#03730623)
- American Society of Civil Engineers (ASCE) (#12271597)

Professional Experience Amin Mohammadzadeh has over a decade of experience in geotechnical and structural engineering across academic, consulting, and regulatory roles. He currently serves as a Senior Geotechnical Engineer at Cornerstone Engineering, Inc., where he leads the technical execution of complex subsurface investigations and foundation design projects throughout the Midwest. His background combines deep technical knowledge with hands-on project execution, academic instruction, and a strong commitment to safety, quality, and innovation.

- **Ashton Park Subdivision – Section 8 – Elizabethtown, KY.** Role: Lead Geotechnical Engineer and Report Author Complex residential development involving multiple lots with undocumented fill, requiring strategic boring layouts and detailed guidance for slab-on-grade construction.
- **Noblewood Blvd Site (Karst/Cavern Investigation) – Jeffersonville, IN.** Role: Lead Geotechnical Engineer and Report Author Emergency investigation to evaluate a deep crevice encountered during residential excavation. Required detailed karst risk assessment and recommendations for remedial action.
- **Highland Ave Alley – MSD Rehabilitation – Louisville, KY.** Role: Lead Geotechnical Engineer and Report Author Subgrade failure investigation for a permeable paver alley with severe rutting and drainage issues. Required subgrade reconstruction strategies.
- **Denise Rogers PEMB Site – Buffalo, KY.** Role: Lead Geotechnical Engineer and Report Author Shallow foundation design project challenged by highly plastic clays and shallow groundwater. Involved undercut strategies and moisture management and designing composite pole foundation.



Adam Collins, PE

Regional Director of Engineering

ROLE: Geotechnical Engineer

Profile

Adam Collins is a seasoned Geotechnical Engineer and Project Manager with over two decades of experience leading high-impact geotechnical, environmental, and construction testing projects across the continental United States. With a strong foundation in soil mechanics, slope stability analysis, and earthwork construction, Adam has contributed to critical infrastructure and environmental initiatives spanning nuclear waste disposal cells, water treatment facilities, coal ash ponds, and levee rehabilitation.

He holds a Bachelor of Science in Civil and Environmental Engineering from the University of Cincinnati and maintains professional licensure in more than 20 states, supported by an active NCEES file. Adam is recognized for his technical expertise in subsurface investigations, laboratory oversight, and field inspections, as well as his leadership in managing multidisciplinary teams. His experience includes navigating complex regulatory environments, solving site-specific challenges, and delivering data-driven recommendations to support safety, quality, and performance on large-scale civil projects.

Professional Experience

As a highly capable Geotechnical Engineering Lead, Adam has successfully directed multimillion dollar projects from field investigations through construction oversight. His work includes advancement of deep rock core borings, geophysical studies, laboratory testing, and performance analysis for facilities with sensitive environmental or structural demands. Adam has led teams of engineers, geologists, and technicians on projects involving karst terrain, irradiated soils, slope stabilization, and complex foundation systems.

He has provided special inspection services and quality control for deep foundation systems, embankment structures, retaining walls, and geosynthetic liner installations. His resume includes key roles on projects such as a 30 million dollar water treatment facility, a 10 million gallon EQ basin, and the Portsmouth nuclear disposal site. Adam also supports environmental compliance through groundwater modeling, Phase I and II ESAs, and SPCC planning. His project leadership ensures coordination across stakeholders while maintaining rigorous technical standards and delivering reliable, cost-effective solutions.

Education

B.S. Civil & Environmental Engineering, University of Cincinnati 2000

Years of Experience

20+

Professional Certifications

Licensed Professional Engineer in 20 States

Active NCEES

Professional Affiliations

ACI Aggregate Testing Technician

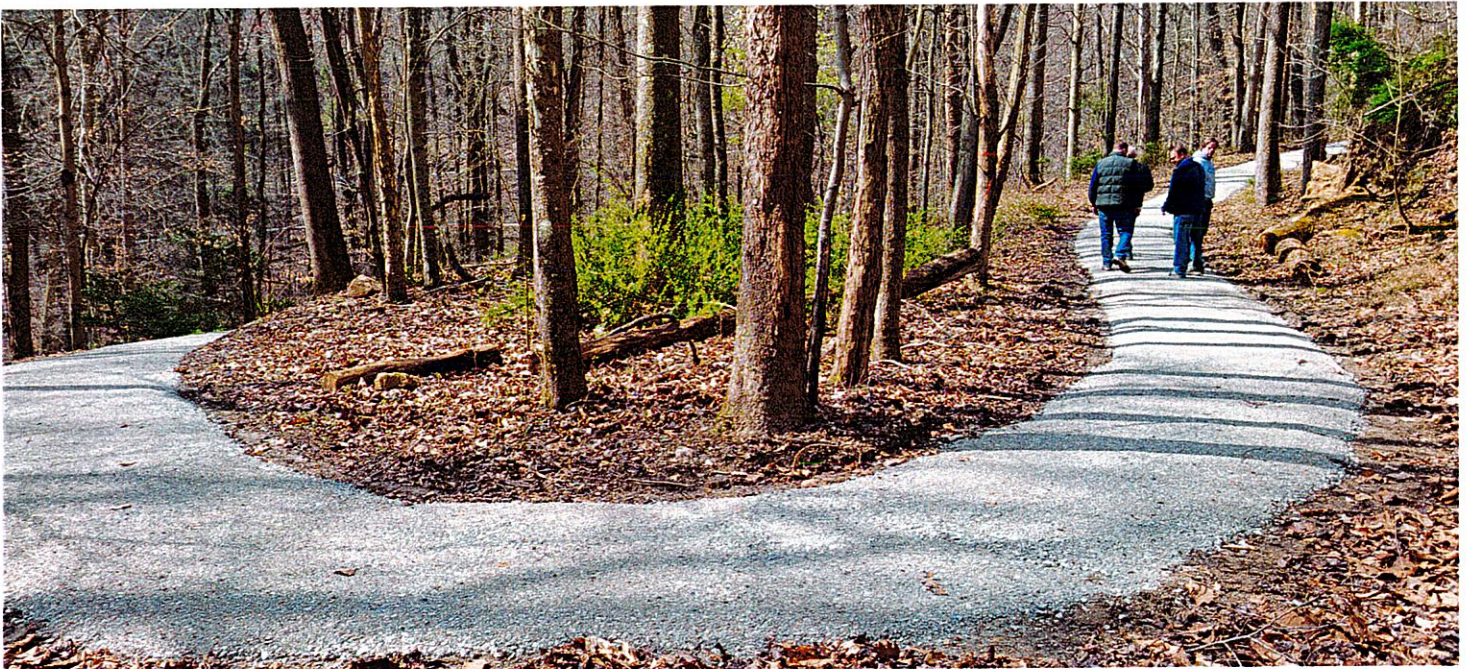
Member of American Society of Civil Engineers



Madison Avenue Road Diet and Complete Street | Greenwood, Indiana



^ Oklahoma City Trails Wayfinding Master Plan | Oklahoma City, Oklahoma



^ Herbert and Gloria Jones Woodland Trail System | Charleston, West Virginia

Method of Approach

At GAI Consultants, we're excited about the opportunity to help Paducah bring the Greenway Trail Phase 7 to life. This isn't just another trail project—it's a chance to connect downtown with the vibrant neighborhoods of the southside, creating a safe, accessible, and inspiring corridor for residents and visitors alike.

Our team has deep experience in urban trail design, multimodal planning, and sustainable landscape architecture. We understand the importance of blending technical precision with community values, and we're ready to guide this project from preliminary design through construction and closeout.

GAI will lead all planning, design, and construction administration services. We are supported by Cornerstone Engineering, our geotechnical subconsultant, who will provide specialized services including subsurface investigations, slope stability analysis, and foundation recommendations. Their team, led by Amin Mohammadzadeh, PE, brings deep regional experience and will coordinate closely with GAI throughout the design and construction phases.

We'll begin by meeting with the City's Engineering Department and project team to confirm goals and expectations. Depending on the City's preference, we can engage local stakeholders—neighborhood groups, businesses, and trail advocates—to ensure the design reflects Paducah's unique character and needs.

Using existing GIS data and the preliminary design developed through the National Park Service RTCA program, we'll assess the corridor's infrastructure, utilities, and environmental conditions. This will help us refine the alignment and develop alternatives that balance cost, connectivity, and community impact.

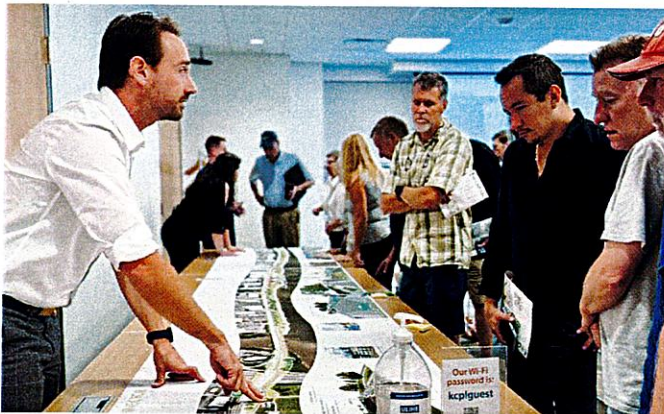
Our experience includes leading the Sunrise Bicycle and Pedestrian Greenways and Trails Master Plan in Florida, where our team developed a comprehensive network of sidewalks, bike lanes, and trails utilizing Complete Street guidelines. Doug Schultz, now with GAI, served as Project Manager, conducting field data collection and designing the trail system. This plan emphasized connectivity, safety, and long-term maintenance—principles we will apply in Paducah.

We also bring expertise from the Westmoreland Heritage Trail project in Pennsylvania, where we designed a pedestrian/bicycle tunnel under State Route 66 to link regional trail systems. This complex infrastructure project required coordination with transportation agencies and environmental review, showcasing our ability to manage multi-jurisdictional trail development.

In Saxton Borough, Pennsylvania, we conducted a trail connectivity study to evaluate 11 miles of new walking/biking trails. The plan focused on regional connectivity and economic development—key themes that align with Paducah's goals for community impact and trail accessibility.



^ Highland Ave/East Liberty Safety Improvements | Pittsburgh, PA



^ Charleston Capital Connector Public Meeting | Charleston, WV



^ Thompson Road Trail | Beech Grove, IN



^ Rail Trail Phase 4B & 5 | Volusia County, FL

SCOPE-SPECIFIC SERVICES

Grant Application Assistance

GAI has extensive experience supporting clients in securing federal, state, and local funding for trail and infrastructure projects. For example, our team assisted Westmoreland County, PA in preparing documentation for federal funding through PennDOT District 12 for the Westmoreland Heritage Trail tunnel project. We provided cost estimates, environmental documentation, and narrative support that aligned with grant criteria and compliance requirements.

For Paducah, we will:

- Identify applicable funding sources such as TAP, CMAQ, RAISE, and RTP.
- Prepare compelling grant narratives that align with federal priorities (e.g., equity, climate resilience, multimodal access).
- Develop supporting materials including maps, renderings, cost breakdowns, and community impact summaries.
- Coordinate with City of Paducah staff to ensure timely submission and alignment with grant cycles.

Public Meeting Participation

GAI understands the importance of transparency and stakeholder engagement. In alignment with the RFQ, our team will participate in public meetings at the following milestones:

- **Design Development Phase:** Present 30%, 60%, and 90% design updates to the Board of Commissioners and community stakeholders.
- **Pre-Bid Phase:** Present final design and bid documents before release.
- **Construction Phase:** Attend quarterly progress meetings and provide updates to the Board.
- **Substantial Completion:** Present final inspection findings and punch list resolution.
- **Project Closeout:** Deliver final report and “As-Built” documentation, and confirm grant compliance.

We will prepare presentation materials tailored to each audience, including renderings, cost updates, and construction timelines.

Construction Cost Estimates

GAI will provide **Interim Opinions of Probable Cost (IOPC)** at each design milestone (30%, 60%, 90%, and 100%). These estimates will include:

- Unit pricing based on recent bid data and regional cost trends.
- Contingency allowances adjusted by design phase.
- Separate line items for amenities, signage, lighting, and stormwater infrastructure.
- Optional alternates for value-based design decisions.

During our development of the construction plans, we will incorporate **Value-Based Design** wherever applicable to ensure that the project is utilizing the existing infrastructure and assets. These measures may include:

- Shared use paths on existing roadways, where restriping can facilitate pedestrian/cyclist rather than removal and rebuild.
- Utilizing and expanding existing pedestrian access ways.
- Avoidance of costly infrastructure relocations.

We use industry-standard tools and historical bid data to ensure accuracy. A sample cost estimate table will be included in the final SOQ.



▲ Charleston Capital Connector | Charleston, WV

Bid Development

GAI will lead the bid development process, including:

- Preparation of bid documents and technical specifications.
- Coordination of the **pre-bid meeting**, including agenda, contractor Q&A, and site walkthrough.
- Review and qualification of bids based on responsiveness, experience, and cost.
- Recommendation of award to the City of Paducah based on scoring criteria and compliance.

Our team has facilitated dozens of successful bid processes for municipal trail and infrastructure projects, ensuring clarity and competitiveness.

SCHEDULE AND KEY MILESTONES – TWELVE MONTH DESIGN TIMELINE

Phase	Key Milestones	Timing (Months)												
		1	2	3	4	5	6	7	8	9	10	11	12	
Project Initiation	Kickoff Meetings; Inventory/Analysis	█												
Survey Services	Survey of Site		█	█	█									
Construction Documentation	Provide 30, 60, 90 and 100% Documents Provide Design Renderings Cost Estimates Public Meeting Attendance Geotech as Deemed Necessary				█	█	█	█	█	█	█			
Bid Development	Assist City with Bid Process Grant Application Assistance											█	█	█
Construction	Construction Administration, Observation, and Closeout													TBD

Project Closeout

GAI will manage all closeout procedures to ensure a smooth transition and compliance with grant requirements. Deliverables will include:

- **“As-Built” Drawings:** Digitally formatted and hard copy sets showing final construction conditions.
- **Final Inspection Reports:** Including punch list resolution and contractor performance summary.
- **Grant Compliance Documentation:** Including DBE participation, environmental certifications, and financial reconciliation.
- **Maintenance Recommendations:** For trail surfaces, signage, landscaping, and stormwater features.

We will also provide a final presentation to the Board of Commissioners summarizing project outcomes and community impact.

FROM KICKOFF TO CLOSEOUT, WE’LL BE YOUR PARTNER IN DELIVERING A TRAIL THAT’S NOT ONLY FUNCTIONAL BUT TRANSFORMATIVE—CONNECTING PEOPLE, PLACES, AND POSSIBILITIES ACROSS PADUCAH.



▲ Dupont Road Improvements | Fort Wayne, IN

PROJECTIONS

COLOR APPLICATION

TYPOGRAPHY & TYPEFACES

Capital Connector

Gateway Sign 1
Trail Entry Marker

Gateway Sign 2
Trail Entry Marker

Directional Sign
at key decision points

Directional Kiosk
at key decision points

Mile Marker
Every 0.25 miles

Mile Marker Pavement Treatment

▲ Capital Connector Branding and Wayfinding | Charleston, WV



^ Wauwatosa Villa Streetscapes and Parks | Wauwatosa, Wisconsin



GAI Consultants, Inc.

2550 Eastpoint Parkway
Suite 210
Louisville, Kentucky 40223
502.213.9620

gaiconsultants.com

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Paducah Greenway Trail Phase 7 Project
 RFQ-2025 GWT 7
 RFQ DUE FRIDAY, SEPTEMBER 26, 2025 @ 2:30 p.m. CST

Selection Matrix

Criteria	Value	Firm #1	Firm #2	Firm #3	Firm #4
		GAI	BFW		
Project Experience	30	17	30		
Past Performance	10	9	10		
Key Personnel	30	26	29		
Method of Approach	30	22	28		
TOTAL	100	74	97		

Average scores by 5-member selection team: Greg Guebert, Michelle Smolen, Hope Reasons, Brandy Topper-Curtiss, and Melanie Townsend



**City of Paducah, Kentucky
REQUEST FOR QUALIFICATIONS**

RFQ: 2025-GWT 7

**Greenway Trail Phase 7 – Southside Expansion Project
Design, Engineering and Construction Inspection**

CONTACT PERSON

Melanie Townsend
Engineering Project Manager
270-444-8511, option 2
mtownsend@paducahky.gov

SCHEDULE OF EVENTS

Date Issued:	Thursday, August 28, 2025
Last Day for Questions:	Thursday, September 11, 2025, at 12 noon CST
RFQ Proposal Due Date:	Tuesday, September 18, 2025, at 4:30 p.m. CST

PLEASE NOTE: IF DOCUMENTS ARE DOWNLOADED FROM THE CITY OF PADUCAH WEBSITE, RESPONDENT IS RESPONSIBLE FOR OBTAINING ANY ADDENDA EITHER THROUGH UPDATES ON THE WEBSITE, OR BY CONTACTING THE CITY CONTACT PERSON LISTED ABOVE.

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE NO.</u>
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EXHIBITS

<u>EXHIBIT</u>	<u>DESCRIPTION</u>	<u>PAGE NO.</u>
A	Conceptual Site Map.....	9

SECTION NO. 1- INVITATION

The City of Paducah, Kentucky, is seeking sealed Statements of Qualification (SOQ) from qualified professional design services firms (Firm) to prepare and provide appropriate engineering contract documents (Project Documents) for complete NEPA satisfaction, permitting, design, bidding, and construction administration, observation, and inspection. The firm will provide a project manager to oversee and update the city project team consistently. These services are for the Paducah Greenway Trail Southside Expansion Project, referred to hereafter as the “GWT 7 Project.” The GWT 7 Project will consist of the aforementioned engineering services for extending the Paducah Greenway Trail from the end of the current trail to the intersection of Bridge Street and Irvin Cobb Drive.

Submitting firms should ideally have extensive experience designing urban multimodal pathways. They should also be able to demonstrate and discuss previous projects with a very high level of customer satisfaction with the design and construction oversight services. Principals of interested firms must be appropriately licensed and registered in the Commonwealth of Kentucky to provide the requested services.

SECTION NO. 2- BACKGROUND

In Fall 2023, the City of Paducah was awarded a technical assistance grant from the National Park Service’s Rivers, Trails, and Conservation Assistance (RTCA) Program to support the planning and development of an expanded Greenway Trail. This extension aims to connect downtown Paducah with neighborhoods in the city’s southside, enhancing accessibility and recreational opportunities for residents and visitors alike. A steering committee comprised of city staff and community stakeholders was formed to guide this initiative. The committee convened for the first time in late 2023 to initiate strategic planning and develop a comprehensive master plan for the trail expansion.

Between the project’s inception and May 2025, the planning process has included multiple steering committee meetings, public input sessions, and community surveys to ensure broad-based engagement and alignment with community needs. This collaborative effort culminated in creating a preliminary design for Greenway Trail Segment 7, extending from the foot of Broadway Street to the intersection of Bridge Street and Irvin Cobb Drive. In August 2025, the Paducah Board of Commissioners reviewed and approved the preliminary design, authorizing the project to advance into the formal design phase.

SECTION NO. 3- PROJECT DESCRIPTION

The proposed GWT 7 Project has three components:

1. Evaluation of the current transit infrastructure in the project area.
2. Design multimodal pathways along the defined routes, considering safety, connections, and amenities.
3. Assistance with a future grant application for construction funding, as necessary.

SECTION NO. 4- SCOPE OF SERVICES

1. **Permitting:** Coordinate and file regulatory permits for all project components.
2. **Design Renderings:** Three-dimensional design renderings for each section of the trail, showing amenities, usage, and design features.
3. **Construction Documents:** Provide preliminary and final construction design (30%, 60%, 90%, 100%) documents and services for the project.
4. **Construction Costs:** Provide necessary interim opinions of project cost during development. These opinions are essential for the owner to make critical financial decisions regarding overall project resources and budgeting.
5. **Grant Application Assistance:** Help identify appropriate funding sources and prepare documents and narratives for the application process.
6. **Public Meetings:** The selected firm is expected to participate in City Commission and other public meetings as requested to present the project design. The selected firm is expected to make presentations/updates to the Board of Commissioners during critical project thresholds. At a minimum, these will occur at project milestones through the design development phase, before the construction bid phase, before awarding the construction bid, every quarter during construction of the project, before substantial completion, and before close-out.
7. **Bid development:** Prepare and issue all bid documents for construction. Facilitate the pre-bid meeting. Review and qualify the bids received for the project
8. **Construction Administration:** The project manager will maintain regular communications with the construction contractor to ensure the project is built to the approved plans, within budget, and in compliance with all grant requirements if applicable. Coordinate monthly progress meetings during the construction process. Review and approve all submittals, prepare field reports, review requests for contract modifications, respond to Request for Information (RFI), prepare the punch list, and provide other traditional construction administration services. Daily oversight and management of the project are required.
9. **Construction Observation, Inspection & Testing:** The project manager will provide appropriate pre-qualified field inspection personnel to inspect the work during all construction phases. The manager will prepare daily inspection reports and perform all necessary field testing. Daily oversight and management of the project are required.
10. **Project Closeout:** Complete necessary closeout procedures to ensure successful project delivery, including delivery of “As-Built” documents and all grant requirements.

SECTION NO. 5- TIME LINE

1. RFQ Issued

This RFQ is officially issued on **Thursday, August 28, 2025.**

2. Question and Answer Period and Protocol

Please direct all inquiries about this project via email only to Melanie Townsend, Engineering Project Manager at mtownsend@paducahky.gov. Please mark your email inquiries as “RFQ 2025-GWT 7 Inquiry” in the subject line. The City Project Team will respond to your questions in writing as soon as possible. The deadline for questions is set for **September 11, 2025, at 12 noon CST**. All inquiries and the responses provided about each inquiry will be available on the City’s website (<http://paducahky.gov/request-bids-or-proposals>) and will be updated as needed. All responses will come from **Melanie Townsend, Engineering Project Manager**. All addenda will be

posted to the City's website, and the respondent must check for addenda before submission of the SOQ.

3. Statement of Qualifications (SOQ) Due

Your completed SOQ is due to the City of Paducah by the end of business day **(4:30 p.m. CST)** on **Thursday, September 18, 2025**. Please submit five (5) hard copies of your submittal for our review. Please mail or hand deliver your submittal to:

**City of Paducah
Attn: RFQ 2025-GWT7
City Clerk's Office
300 South 5th Street
P.O. Box 2267
Paducah, KY 42002**

NO ELECTRONIC SUBMITTALS WILL BE ACCEPTED. No late submissions will be accepted.

4. Oral Presentation Interviews

Interviews will be conducted for short-listed firms. The interviews will be limited to one (1) hour per firm. The firm will be required to provide an oral presentation supplemented with PowerPoint, demonstrating its related experience and outlining its strategy to meet the City of Paducah's needs successfully. All of the firm's members who are essential to the project should be in attendance for the interview. The interviews will be conducted at Paducah City Hall, 300 South 5th Street, Paducah, KY 42003.

5. Board of Commissioners Presentation and Project Award

The selected firm will be required to present to the Paducah Board of Commissioners at a regularly scheduled meeting outlining its qualifications and plan for designing the City's GWT7 Project.

SECTION NO. 6- CITY SELECTION TEAM

The following is a listing of all members of the Selection Team:

1. Michelle Smolen, Assistant City Manager
2. Greg Guebert, P.E., City Engineer
3. Melanie Townsend, Engineering Project Manager
4. Hope Reasons, Projects and Grants Coordinator
5. Brandy Topper-Curtiss, Engineering Technician III

SECTION NO. 7- SUBMITTAL REQUIREMENTS

Firms interested in this project should submit a Statement of Qualifications (SOQ) in five (5) hard copies **by 4:30 p.m. CST on Thursday, September 18, 2025**. Comb binding is preferred. Firm's submission must conform to the following: All sets must be appropriately labeled. Each set shall be organized using the

tabs specified below. Firm(s) will be selected through a qualifications-based selection process based on the criteria below.

Submittals must be received by the specified date and time. On the submittal package, please display: **Firm Name, Project Title, and RFQ number.** All submittals shall be addressed to:

**City of Paducah
Attn: RFQ 2025- GWT 7
City Clerk's Office
300 South 5th Street
P.O. Box 2267
Paducah, KY 42002**

REQUIRED FORMAT, PAGE REQUIREMENTS

Submittal Cover Letter: one (1) page cover letter, two (2) pages of financial information

TAB A: Project Experience (three (3) pages per project, maximum of three (3) projects)

TAB B: Past Performance Letters of Recommendation (maximum one per project identified in TAB A)

TAB C: Key Project Personnel Resumés (one page per resumé, **plus organizational chart**)

TAB D: Method of Approach (**maximum 10 pages**)

Adherence to the maximum page criterion is critical: each page side (maximum 8 ½" x 11") with criteria information will be counted. Pages with project photos, charts, and/or graphs will be counted towards the maximum number of pages. Front and back covers, Table of Contents, and divider (tab) pages will not be counted unless they include qualification information that the selection panel could consider. Resumés should provide information for key project staff (no company profiles) and not include project pictures or general firm details. Any additional company or non-key staff information in the resumé section will be counted against the maximum page allowance. Do not submit additional information not listed herein. Font size may not be less than 11 point.

COVER LETTER

Within the one-page cover letter, include:

- Firm's full legal company name and DBA (if applicable)
- Address
- Phone number
- Website
- Firm's Federal tax identification number (EIN)
- Name & contact information of the project manager who will be tasked with the completion of the scope of services described herein
- Brief statement of your understanding of the scope of work to be performed
- Confirmation that you understand that you will be required to obtain a Paducah Business License to perform work, and the business license will need to be kept current throughout the contract.
- Confirmation that, if awarded the contract, you acknowledge the complete responsibility to perform the entire contract, including any payments of all charges associated with the contract.
- Any litigation and/or claims currently against your firm.
- Confirmation that you are authorized to make the proposed offer.

TAB A: PROJECT EXPERIENCE (30 POINTS)

Identify at least one (1) but no more than three (3) relevant projects. Demonstrate the experience your firm and/or proposed team, including key sub-consultants, has on projects same/similar to that described in the solicitation for the same/similar services. Identical and/or similar services are defined as the following:

1. Design and/or construction of multimodal urban transportation as described in the project description.
2. Projects procured using the Design-Bid-Build method will be considered more than projects using alternative delivery methods.
3. Projects involving federal funding obligations for local governments will be considered more.
4. Please include graphic examples of completed work on the identified projects (gate-folded 11" x 17" pages are acceptable and count toward the three (3) page maximum for each project).
5. Please include pre-project fee estimate, construction contract award amount, and final project costs for each project.

TAB B: PAST PERFORMANCE LETTERS OF RECOMMENDATION (10 POINTS)

Please provide letters of recommendation from the projects listed in TAB A.

TAB C: EXPERIENCE OF KEY PERSONNEL (30 POINTS)

The Firm must provide resumé data for the following key project personnel: Lead Project Manager, Civil/Site Engineer, Architect of Record (if different from the lead), Environmental Consultant, and Landscape Architect. All applicable positions noted must be licensed in the Commonwealth of Kentucky.

The Firm may also include resumé data for other personnel that they consider key for a successful project. Resumé information to be provided shall be limited to no more than one (1) page per person and shall include the following information at a minimum:

- a) Name and title
- b) Project assignment
- c) Name of firm with which associated
- d) Years' experience with this firm and with other firms
- e) Active professional registrations, year first registered, if applicable
- f) Other experience and qualifications relevant to the identical/similar described in TAB A or other relevant projects/work required under this contract
- g) Education: degree(s), year, specialization, if applicable

Include an organizational chart (maximum two (2) pages) at the end of this tab; a chart may be submitted in 11"x17". Provide an organizational chart that depicts the project team organization and lines of authority. Indicate superior/subordinate reporting relationships; provide names and titles of key project personnel. Include, if applicable, key project personnel from major sub-consultants who would contribute to significant portions of any work associated with this project.

TAB D: METHOD OF APPROACH (30 POINTS)

Project Approach and Schedule

1. Provide a list of services to be provided by your team.

2. Confirm that you have sufficient capacity to take on the design, project management, and construction administration services described in the scope of services herein and a project manager to inform the city project team.
3. Identify services provided by your firm and services provided by an outside consultant on behalf of your firm. Please ensure the firm's qualifications are substantiated in your SOQ and your interview, if your firm is selected as a finalist.
4. Clearly describe your unique approach, methodologies, knowledge, and capability to perform the scope of services described herein.
5. Please provide examples of any value-based design/engineering your firm has successfully recommended for adoption.
6. Describe any experience supporting your ability to handle the proposed work successfully.
7. Describe any specialized knowledge you may possess for successfully designing and administering the project's construction.
8. Include a detailed anticipated schedule, particularly as it relates to grant timeline requirements (11"x17" may be used.)
9. Outline management tools, techniques, and procedures to maintain project schedules and budgets.
10. Describe your firm's approach to identifying key issues and your approach to recommending corrective actions.

SECTION NO.8- SELECTION PROCESS

Review: The Selection Committee will consist of the Project Team previously identified in this RFQ. The Selection Committee will review, evaluate, and score the RFQ responses per the standards and evaluation criteria established above. The City anticipates awarding a Professional Services Contract to the firm it considers to be most qualified for the successful execution of this project.

Finalists: This Request for Qualifications (RFQ) is being conducted pursuant to 40 U.S. Code §1101 et seq. The process will be to evaluate and score the qualifications submitted in response to this RFQ, then rank the firms in descending order of score into a short list of finalists.

Interviews: The short-listed firms will be asked to make a presentation and answer questions related to the project. The Selection Committee will focus on ensuring that the successful firm's experience and qualifications match the City's GWT 7 project.

Selection: The Selection Committee will determine the most qualified firm from the short list of finalists based on the criteria referred to herein.

Contract Negotiations: The City of Paducah will enter into contract negotiations with the preferred firm soon after the selection process is completed. The finalists not selected will be placed on standby pending the successful completion of contract negotiations and the ratification of the contract by all parties.

Recommendation: After the contractual negotiations are completed, the selection committee will recommend the selected firm to the Board of Commissioners.

Approval: The City of Paducah Board of Commissioners must approve the contract before the City ratifies it.

SECTION NO. 9- ADDITIONAL INFORMATION

City Rights. The City of Paducah reserves the right to accept any proposals. All proposals become the property of the City of Paducah. At its sole discretion, the City of Paducah reserves the right to terminate this process at any time or reject any proposals without penalty before executing an agreement with the selected firm. Any agreement from this process shall be made in the City's best interests.

Acceptance of Evaluation Methodology. By submitting its Statement of Qualifications in response to this RFQ, the respondent acknowledges and accepts the evaluation process, the established criteria and associated point values, and that the determination of the "most qualified" firm will require subjective judgments by representatives of the City of Paducah.

Release of Project Information. After the deadline for SOQ submission, the City shall release all public information concerning this project, including selection announcements and contract awards, other than any information. Those desiring to release information to the public must receive prior written approval from the City.

Contact with City Employees and Elected Officials. All firms interested in this project (including the firm's employees, representatives, agents, lobbyists, attorneys, and subconsultants) will refrain, under penalty of disqualification, from direct or indirect contact for the purpose of influencing the selection or creating bias in the selection process with any person who may play a part in the selection process, including the Selection Committee, City Elected Officials, Department Directors and other City staff. This policy is intended to create a level playing field for all potential firms, assure that contract decisions are made in public and to protect the integrity of the selection process. All contact on this selection process should be addressed to the authorized representative identified below.

Compliance with Law. The selected firm agrees to be bound by all Federal, State, and local laws, regulations, and directives as they pertain to the performance of the agreed-upon contract and the Paducah GWT7 project. All parties associated with the grant project must follow all federal grant requirements.

Equal Employment Opportunity. The selected firm shall ensure that employees and applicants for employment are not discriminated against because of their race, religion, color, sex, national origin, age or disability.

Drug Free Workplace. The City of Paducah has adopted a Drug and Alcohol Free Workplace Policy in compliance with 803 KAR 25.280, in which drug and alcohol use and abuse in the workplace is prohibited. All consultants, contractors and subcontractors doing business for the City of Paducah shall adhere to this policy.

License Requirements. All firms doing business in the City of Paducah are required to be licensed in accordance with the City of Paducah's Code of Ordinances. The successful firm shall be required to obtain a City of Paducah Business License at the time the professional services contract is signed. Information regarding business license can be obtained at the City's website: www.paducahky.gov.

Examination of Specifications and Project Site. Before submitting a Statement of Qualifications, each firm should carefully examine the specifications and visit the project site. Each firm should fully inform

themselves prior to submittal as to all existing details of the project and the grant program. The submission of a SOQ will be construed as conclusive evidence that the submitter has made such an examination.

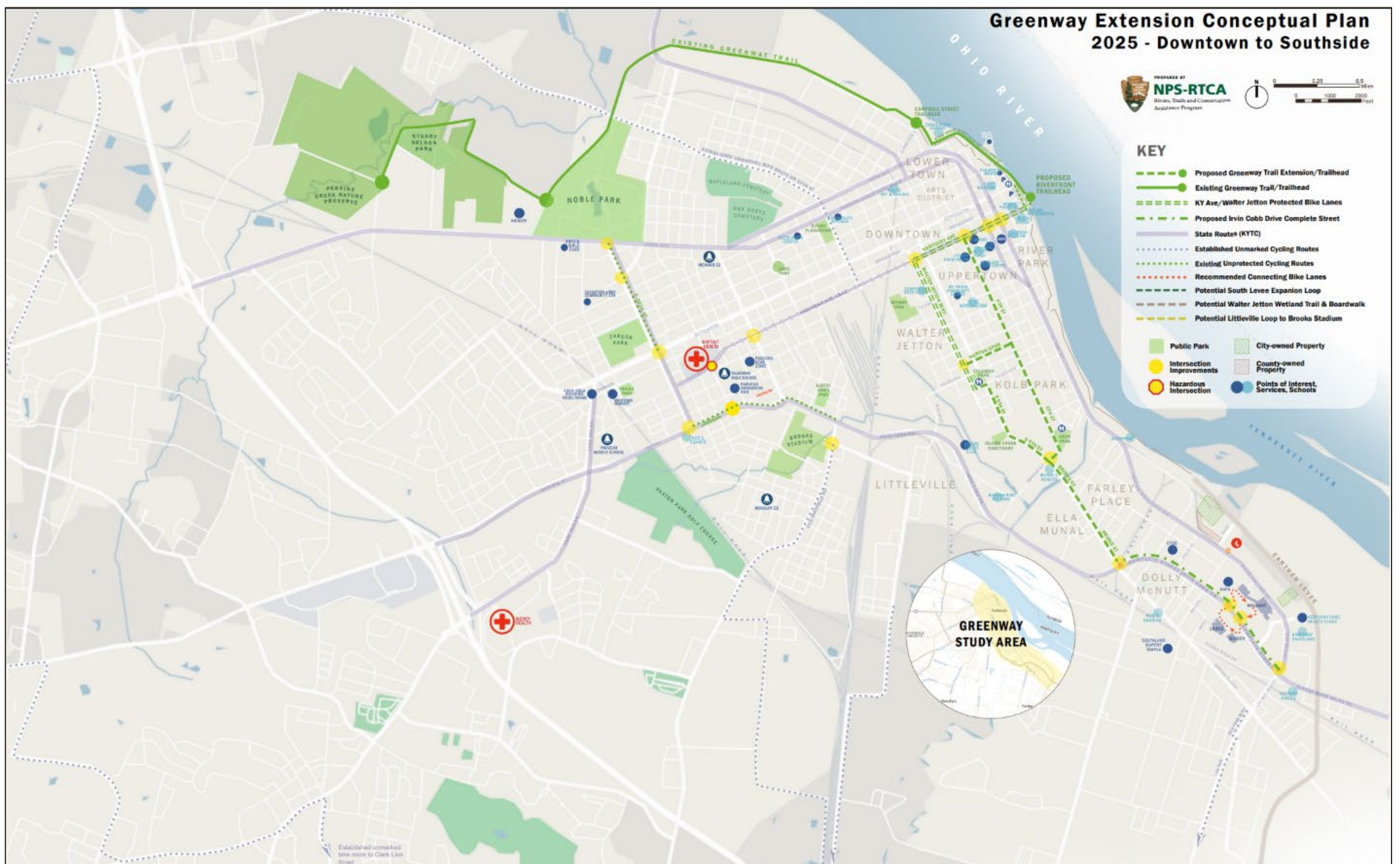
Questions. Questions pertaining to this selection process or contract issues should be directed **VIA EMAIL ONLY** to **Melanie Townsend, Engineering Project Manager** at mtownsend@paducahky.gov. All questions must be received by **Thursday, September 11, 2025, at 12 noon CST**. Please clearly mark your email inquiries as **“RFQ 2025- GWT 7 Inquiry”** in the subject line. Responses to questions that materially change the scope or intent of this RFQ will be issued via addendum on the City of Paducah’s website. The City will not notify respondents of posting of addenda. Therefore, it is the respondents’ sole responsibility to check the website periodically for all issued addenda. Failure to include acknowledgement of all addenda may be cause for rejection of the proposal.

Greenway Extension Conceptual Plan 2025 - Downtown to Southside



KEY

- Proposed Greenway Trail Extension/Trailhead
 - Existing Greenway Trail/Trailhead
 - - - KY Ave/Walter Jetton Protected Bike Lanes
 - - - Proposed Irvin Cobb Drive Complete Street
 - State Routes (KYTC)
 - - - Established Unmarked Cycling Routes
 - - - Existing Unprotected Cycling Routes
 - - - Recommended Connecting Bike Lanes
 - - - Potential South Levee Expansion Loop
 - - - Potential Walter Jetton Wetland Trail & Boardwalk
 - - - Potential Littleville Loop to Brooks Stadium
-
- Public Park
 - Intersection Improvements
 - Hazardous Intersection
 - City-owned Property
 - County-owned Property
 - Points of Interest, Services, Schools



Established unmarked blue route to Clark Lane Road

Agenda Action Form

Paducah City Commission

Meeting Date: December 9, 2025

Short Title: Ratifying the Mayor's signature on an Access Agreement and Addendum with Terracon Consultants, Inc. - **M. TOWNSEND**

Category: Municipal Order

Staff Work By: Melanie
Townsend, Greg Guebert
Presentation By: Melanie
Townsend

Background Information: Terracon Consultants, Inc., contractor for GROWMARK, Inc., requested an access agreement with the City of Paducah to perform monitoring activities on city property adjacent to the GROWMARK, Inc. property located at 110 Locust Dr. The Kentucky Division of Waste Management requires GROWMARK, Inc. to monitor groundwater after a prior urea ammonium nitrate (UAN) release. .

After consultation with the City Manager's Office, the Engineering Department worked with KKHB to draft an Access Agreement allowing Terracon Consultants, Inc. to construct four (4) additional monitoring wells. Terracon provided the most recent groundwater monitoring report, the work plan provided to the Kentucky Department of Environmental Protection, KDEP's approval of the work plan, and the GPS coordinates of the proposed wells. The Engineering Department consulted the US Army Corps of Engineers about the placement of the wells. The wells were determined to be outside the Influence Zone of the Paducah levee.

As part of the Access Agreement, Terracon must return the site to pre-construction condition, carry workers' comp insurance, maintain liability insurance naming the city as an additional insured, and ensure that Terracon and all subcontractors have a valid City of Paducah business license. The City Manager must be supplied with all reports generated as part of the monitoring.

KKHB subsequently prepared an addendum to address the discovery of archeological or human remains as per KRS 72.020.

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 the ratification of the Mayor's signature on the Access Agreement and Addendum with Terracon Consultants, Inc., and authorize the Mayor to sign all other documents related to same.

Attachments:

1. MO - Access Agreement and Addendum - Terracon Consultants, Inc.
2. 2025-08-11_Access Agreement_Terracon
3. 2025-12-02_Addendum_executed

4. AI 39242 Growmark Paducah_Site Characterization Plan_2.6.2025
5. AI-39242-GROWMARK August 2024 Groundwater Monitoring Report_9.30.2024 - signed
6. CITY OF PADUCAH KENTUCKY 22259219
7. KDEP_workplan-approval

MUNICIPAL ORDER NO. _____

A MUNICIPAL ORDER OF THE CITY OF PADUCAH AUTHORIZING AN ACCESS AGREEMENT AND ADDENDUM WITH TERRACON CONSULTANTS, INC., AND RATIFYING THE MAYOR'S EXECUTION OF SAID AGREEMENT AND ADDENDUM

BE IT ORDERED BY THE BOARD OF COMMISSIONERS OF THE CITY OF PADUCAH, KENTUCKY, AS FOLLOWS:

SECTION 1. The City Commission hereby authorizes an Access Agreement and Addendum with Terracon Consultants, Inc.

SECTION 2. That the City Commission hereby ratifies the Mayor's execution of the Access Agreement dated August 11, 2025, and the Addendum to Access Agreement dated December 2 2025.

SECTION 3. This Municipal Order shall be effective from and after the date of its adoption.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

Adopted by the Board of Commissioners December 9, 2025
Recorded by Lindsay Parish, City Clerk, December 9, 2025
\\mo\Access Agreement and Addendum – Terracon Consultants, Inc.

ACCESS AGREEMENT

DEFINITIONS

The property to which access is granted is: Parcel no. 120-14-00-001 ("Property").

The legal owner(s) of the Property or person/entity with legal authority to grant access to the Property is: City of Paducah, Kentucky ("Grantor").

The services to be conducted on the Property are generally described as follows: Drilling for soil sampling and installation of monitoring wells for groundwater sampling as required by the Kentucky Department for Environmental Protection (KDEP) and as outlined in the KDEP approved Site Characterization work plan dated February 6, 2025. The monitoring wells will be installed with surface protection for an unknown amount of time as required by KDEP ("Services").

The entity granted access for the purposes of performing the Services is Terracon Consultants, Inc., which shall include its employees, agents, and subcontractors ("Grantee").

The Services are performed for the benefit of GROWMARK ("Client"), pursuant to the Agreement for Services between Terracon Consultants, Inc. and Client, date and reference number January 28, 2025 57247070.

AGREEMENTS

By its signature below, Grantor represents it has authority to, and does, grant access to the Property to Grantee for the purpose of performing the Services. Grantor agrees that:

- Grantee may drill exploration borings on the Property, using drill rigs, trucks and other equipment, recover and collect soil, water, and other samples, and perform other actions related to the exploration of surface or subsurface conditions on the Property, as necessary to perform the Services.
- Grantee may use large truck or track-mounted equipment in the performance of the Services, which is normal and customary in the performance of these kinds of Services, and that this equipment may leave depressions, wheel tracks, ruts or other marks in the ground surface.
- Grantor will not interfere with any of the activities of Grantee or undertake any actions regarding the use of Property that would endanger the health, safety, or welfare of the Grantee employees, agents, or subcontractors, or damage their equipment, materials, or property.
- Grantor may terminate this Access Agreement at any time without cause upon 30 days' written notice to Grantee or if it is determined that the terms of this Access Agreement have been or are being violated, Grantor may immediately terminate this Access Agreement with notice to Grantee and Grantee does not promptly cure such violation.

By its signature below, Grantee agrees:

- That upon completion of Services and activities authorized by this Access Agreement, Grantee will remove all material and equipment utilized by Grantee from the Property, with the exception of ground markers that may be placed on the premises to designate sampling areas,
- Grantee will remove boring spoils that accumulate around the bore holes, or, where allowable, spread the spoils across the area, if acceptable to Grantor.
- Grantee will make reasonable efforts to restore the property and leave it in a condition suitable for its previous use. Landscaping restoration, including seeding or sodding, will be performed if necessary to prevent drainage into the Grantor's nearby pump plant.
- Grantee represents that it now carries, and will continue to carry: (i) workers' compensation insurance in accordance with the laws of the states having jurisdiction over Grantee's employees who are engaged in the Services, and employer's liability insurance (\$1,000,000); (ii) commercial general liability insurance (\$2,000,000 occ / \$4,000,000 agg); (iii) automobile liability insurance (\$2,000,000 B.I. and P.D. combined single limit); and (iv) professional liability insurance (\$1,000,000 claim / agg). Certificates of insurance will be provided upon request.
- Grantee shall relieve the Grantor from all suits, actions, or claims brought because of injury or damages sustained by any person or property due to Grantee's negligent operations in performance of the work or in any negligent operations in connection with this Access Agreement.

- Grantee and all contractors and subcontractors shall be required to obtain a business license from the City of Paducah before performing any work.
- Grantee shall ensure all personnel employed by it are fully qualified and competent to perform the work properly.
- Work performance shall comply with the Federal Occupational Safety and Health Act and the Kentucky Occupational Safety and Health Act (OSHA).

The City Manager shall be provided with copies of all reports generated by the Grantee relating to the Grantor's property, for informational purposes only, as long as monitoring continues of the sites on the Grantor's property.

The Services and field activities authorized under this Access Agreement may begin after signature of Grantor. Access is granted until Services are completed, which should not exceed 1 days following commencement of Services, except for period of access necessary for monitoring equipment, if applicable, after which time all rights of access given by Grantor shall cease. In the event a dispute arises between the parties, the laws of the Commonwealth of Kentucky shall be applicable and venue shall be in the courts of McCracken County, Kentucky.

SIGNATURES

Grantee: **Terracon Consultants, Inc.**
 By: W.D. Trusty Date: **8/1/2025**
 Name/Title: **William D. Trusty / Senior Project Manager**
 Address: **5111 Commerce Crossings Dr, Ste 120**
Louisville, KY 40229-2192
 Phone: **(502) 456-1256** Fax: **(502) 456-1278**
 Email: **Doug.Trusty@terracon.com**

Grantor: **City of Paducah, Kentucky**
 By: [Signature] Date: **8/11/25**
 Name/Title: **George P. Bravor, Mayor**
 Address: **300 E. 5th St**
Paducah, KY 42003
 Phone: **270.444.8504** Fax:
 Email: **bunderwood@paducahky.gov**

ADDENDUM TO
ACCESS AGREEMENT

This Addendum is made and entered into this 2nd day of December, 2025, by and between **The City of Paducah** (hereinafter referred to as Grantor), and **Terracon Consultants, Inc.** (hereinafter referred to as Grantee).

WHEREAS, Grantor and Grantee are parties to an Access Agreement dated August 11, 2025 (the "Agreement");

WHEREAS, pursuant to the Agreement, Grantee shall have access to property owned by Grantor, otherwise known as Parcel No. 120-14-00-001 (hereinafter "Property");

WHEREAS, after entering into the Access Agreement, it was learned that a cemetery and/or human remains may be located on the Property at issue;

WHEREAS, Grantor and Grantee must ensure the protection of any such cemetery and/or human remains.

NOW, THEREFORE, in consideration of the terms, covenants, and conditions contained herein, the parties do agree as follows:

1. Protection of Cemetery/Human Remains. The parties hereby revise the Access Agreement to include the following language:

In the event of the unanticipated discovery of an archaeological site or object of antiquity, the discovery shall be immediately reported to the City Manager. If human remains are encountered during the project activities, all work shall be immediately stopped and the area shall be cordoned off, and, in accordance with KRS 72.020, the county coroner and local law enforcement shall be contacted immediately. Grantee shall not be liable for any damages, claims, or losses arising from or related to such discoveries or the presence of archaeological sites, objects of antiquity, or human remains on the Property.

2. Reaffirmation of Agreement and Force Majeure. The rights, duties and obligations of the parties in and to the Access Agreement shall remain in full force and effect. The execution of this Addendum is not intended to discharge any of the commitments or obligations of any party provided in the Agreement. By executing this Addendum, Grantor and Grantee hereby ratify and confirm the terms of the Access Agreement and acknowledge they remain fully bound therein subject only to the modifications contained in this Addendum. Neither party shall be liable for any failure or delay in performance due to circumstances beyond its reasonable control, including but

not limited to acts of God, war, strikes, labor disputes, civil disturbances, governmental requirements, or the discovery of archaeological sites, objects of antiquity, or human remains.


3. Governing law. The Access Agreement and this Addendum shall be governed by and construed in accordance with the substantive laws of the Commonwealth of Kentucky (without reference to conflict of law principles). The forum for any lawsuit arising under the Agreement or Addendum shall be filed in the state courts located in McCracken County, Kentucky. The parties consent to the personal jurisdiction of such courts.

IN TESTIMONY WHEREOF, witness the signatures of the parties hereto this day and date first hereinabove written.

TERRACON CONSULTANTS, INC.

By: W. AD ID
Title: Senior Geologist
Date: 12/2/2025

CITY OF PADUCAH

By: 
Title: Mayor
Date: 12/2/25



13050 Eastgate Parkway, Suite 101
Louisville, Kentucky 40223
P 502-365-9704
Terracon.com

February 6, 2025

Kentucky Department for Environmental Protection
Division of Waste Management – Superfund Branch
300 Sowe Boulevard
Frankfort, Kentucky 40601

Attn: Mr. Philip C. Siguenza
E: philip.siguenza@ky.gov

Re: Site Characterization Work Plan
Growmark – Paducah
110 Locust Avenue
Paducah, McCracken County, Kentucky

Dear Mr. Siguenza:

On behalf of our client (GROWMARK), and in response to your office's December 11, 2024 correspondence, Terracon Consultants, Inc. (Terracon) is submitting this proposed work plan to Kentucky Department for Environmental Protection (KDEP) to conduct monitoring well installation and groundwater monitoring at the above-referenced site. The purpose of the proposed activities is the addition of monitoring wells per Kentucky Division of Waste Management (KDWM) request and groundwater monitoring subsequent to a prior urea ammonium nitrate (UAN) release at the subject facility.

We appreciate the opportunity to provide this site characterization work plan and look forward to working with you on this project. If you have any questions or comments regarding this site characterization work plan or require additional services, please give us a call.

Sincerely,

Terracon Consultants, Inc.

Doug Trusty, PG
Senior Geologist

Sean Vanderhoff
Senior Staff Geologist

Attachments: Site Characterization Work Plan
Proposed Monitoring Well Locations

DETAILED SCOPE OF SERVICES

1.0 PROJECT INFORMATION

We understand the site consists of an agricultural chemical (fertilizer) facility, including two bulk aboveground storage tanks (ASTs) for the storage of liquid urea ammonium nitrate (UAN). The site is located at 110 Locust Avenue Paducah, McCracken County, Kentucky. The proposed site characterization work plan activities presented herein are in response to address a calendar year (CY) 2017 UAN release (estimated at between 2,500 and 2,600 gallons) at one of the facility's aboveground storage tanks (ASTs). Historical soil sampling and groundwater monitoring data (including installation of eight existing groundwater monitoring wells with multiple episodes of groundwater sampling) related to the CY 2017 UAN AST release have been documented historically under separate cover. The existing monitoring wells were last sampled in August 2024 (report dated September 30, 2024 report). The Kentucky Department for Environmental Protection (KDEP) requested a work plan for additional characterization of groundwater impacts resulting from the 2017 UAN release in correspondence dated December 11, 2024.

2.0 SCOPE OF SERVICES

2.1 Monitoring Well Installation and Groundwater Sampling

Terracon will conduct the field work under a safety plan developed for this project. Work will be performed using Occupational Health & Safety Administration (OSHA) Level D work attire consisting of hard hats, safety glasses, protective gloves, and protective boots. Terracon will contact Kentucky 811 and request location and markings for all utilities that the service is responsible for before commencing intrusive activities at the site. Additionally, Terracon will contract a private utility location contractor to assist in further identifying potential underground utility infrastructure at the site, as well as confirm relevant facility subsurface infrastructure at the locations proposed herein.

Based on the August 30, 2024 monitoring well sampling event, the groundwater nitrite and nitrate concentrations detected in MW1 are above the concentrations detected in previous groundwater monitoring events. The concentrations at MW2 have continued to indicate elevated levels above the USEPA Maximum Contaminant Level (MCL) as regulated by the Kentucky Department for Environmental Protection (KDEP). Monitoring wells MW7 and MW8 (installed in August 2024) identified nitrate and nitrite levels above tap water USEPA Regional Screening Levels (RSL) and MCLs.

Per KDEP letter dated December 11, 2024, KDEP requested a plan to further characterize the documented impacts at the site. This proposed site characterization plan includes the installation of an additional eight (8) permanent monitoring wells at the site and adjoining properties, and groundwater sampling of the eight proposed and the eight existing monitoring wells. This work plan proposes two rounds of groundwater sampling events to be conducted. Four of the proposed wells are to be installed up-gradient of the existing wells, and four are proposed to be installed in cross- to down-gradient directions, including three monitoring wells on the adjoining property to the east, currently owned by the City of Paducah. Right of way permits and/or tree clearing permits will need to be obtained for access to a subset of the proposed monitoring well locations.

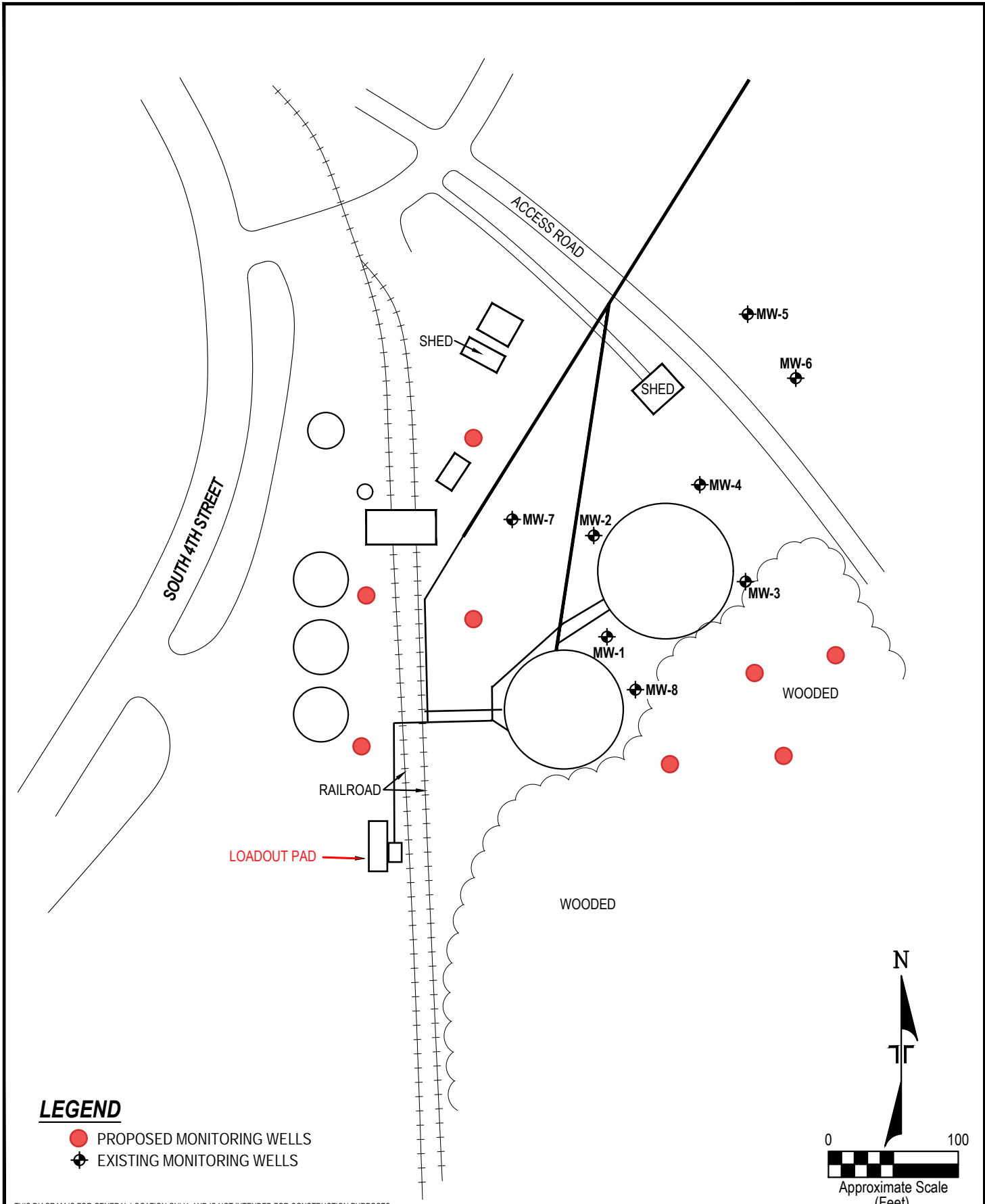
Monitoring wells will be installed via conventional hollow stem auger methods to a proposed depth of 15 feet below ground surface, with hot high pressure wash for decontamination before project initiation and between each drilling location.

Monitoring wells will be constructed of two-inch diameter Schedule 40 PVC with 10 feet of screen (0.010-inch slotted screen). The wells will be completed with flush mounted manhole surface protection after placement of annular materials (sand filter pack and seal). The newly installed wells will be developed and purged prior to sampling. Newly installed monitoring wells will be developed via surge and overpumping methods if sufficient groundwater is present; development will be completed by surge and bailing methods in the event of limited groundwater production.

Groundwater sampling episodes will include all 16 monitoring wells installed in response to the 2017 UAN release for nitrate and nitrite via previous project sampling methods and analytical parameters, utilizing typical industry practices for groundwater investigation.

The newly installed well tops of casing will be surveyed for vertical elevation to the nearest 0.01 foot in reference to the existing site datum previously established for the 2017 UAN release; depth to groundwater at each well will be measured via an electrical conductivity. Survey data and depth to water/groundwater elevation data will be used to evaluate groundwater flow direction in the vicinity of the 2017 UAN release.

Pursuant to each of the two proposed groundwater sampling events, a report will be prepared and submitted to KDEP documenting the performance of the site characterization activities conducted under this work plan (or as revised as required/approved by KDEP). The first of the two reports will document the additional monitoring well installation and first episode of groundwater sampling for the existing site wells and wells proposed in this work plan; the second report will consist of another episode of groundwater sampling from existing and proposed wells.



THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr:	SMV	Project No.	57247070
Drawn By:	RLW	Scale:	AS SHOWN
Checked By:	SMV/MRF	File No.	57247070-2
Approved By:	SMV	Date:	AUG. 2024

13050 Eastgate Park Way, Ste.101 Louisville, KY 40223
(502) 456-1256 (502) 456-1278

PROPOSED BORING LOCATIONS
SITE CHARACTERIZATION PLAN
GROWMARK PADUCAH
110 LOCUST DRIVE
PADUCAH, KY

EXHIBIT
1

September 30, 2023



Division of Waste Management
Superfund Branch
300 Sower Boulevard
Frankfort, Kentucky 40601

Attn: Mr. Nathan Hancock
E: nathan.hancock@ky.gov

Re: August 2024 Groundwater Monitoring Event
GROWMARK, Inc.
110 Locust Drive
Paducah, Kentucky
Agency Interest No. 39242
Terracon Project No. 57247070

Dear Mr. Hancock:

On behalf of our client (GROWMARK), Terracon Consultants, Inc. (Terracon) is submitting this report of August 2024 groundwater monitoring well installation and groundwater monitoring at the subject site. This document presents a brief narrative for the August 2024 groundwater monitoring well installation, and the results for the sampling event.

On August 9, 2024 Terracon directed GeoLogic, Inc. to complete the addition of two (2) groundwater monitoring wells per Kentucky Division of Waste Management (KDWM) request and client directive, after which Terracon performed a single groundwater monitoring episode subsequent to a prior urea ammonium nitrate (UAN) release at the subject facility. The monitoring wells were constructed of two-inch diameter Schedule 40 PVC with 10 feet of screen [0.010-inch slotted screen]. Groundwater was encountered at depths ranging from 9-10 feet below ground surface (bgs) in the boreholes at the time of drilling. Monitoring wells were installed to a total depth of 15 feet bgs. After screen installation, risers were connected to the top of the well screen and brought to slightly below grade for flush mounted surface completions with a manhole and concrete pad. Each monitoring well was completed with a locking watertight expandable cap and flush mounted manhole surface completion. The newly installed groundwater monitoring wells were designated as MW-7 and MW-8. Refer to Exhibit 2 for monitoring well locations.

On August 15, 2024 monitoring wells MW-7 and MW-8 were developed with disposal bailers to at least three well casing volumes. Subsequent to well development, monitoring wells MW-7 and MW-8 were surveyed into the existing site monitoring well network. On August 16, 2024, Terracon collected one episode of groundwater samples from site monitoring wells (MW-1 through MW-8, inclusively).

Prior to groundwater sampling, Terracon removed well caps to allow for atmospheric equilibration of groundwater elevation, then measured the depth to static water level (in reference to previously-established monitoring well top of casing reference points) in the wells using an electronic water level indicator. The water level indicator was decontaminated at the start of the project, and between each well, by washing in a laboratory grade detergent (Alconox) and water solution followed by rinsing in distilled water. Terracon purged each well of approximately 3 standing well casing volumes from each well using dedicated disposal polyethylene bailers and nylon twine. After purging of each well, samples were collected and placed in laboratory-provided containers. It should be noted that MW-2 was unintentionally buried below approximately 8 inches of soil as site landscaping maintenance to control surficial erosion. MW-2 was found by a recreational grade metal detector and uncovered. It appeared that the well had shifted during the burial and slightly upheaved, but was still intact for purging and sampling.

After collecting each sample in laboratory-provided containers, the groundwater samples were labeled in a manner that records the sample time on each container label in permanent ink, and placed in an ice-filled cooler for transport to the analytical facility via overnight courier under standard chain-of-custody protocols/documentation. The soil and groundwater samples were analyzed for nitrate and nitrite, consistent with prior investigative activities, via USEPA SW846 Method 9056.

The groundwater sampling activities generated approximately 26 gallons of aqueous investigation derived wastes (IDW), consisting of groundwater monitoring event purge water and water level meter decontamination fluids. The drummed purge water was staged onsite pending disposal by the facility.

KDWM regulates groundwater impacts by comparison to USEPA tapwater regional screening levels (RSLs) for nitrate and nitrite individually, and/or the USEPA Maximum Contaminant Level (MCL) for nitrate/nitrite (combined) for drinking water. Groundwater analytical results are summarized in Table 1.

Nitrate was detected in the groundwater samples above laboratory detection levels. Nitrate detections did not exceed their corresponding tapwater RSL, with the exception of MW-1 and MW-8 at a concentration of 254 milligrams per liter (mg/l) at MW-1 and 43.2 mg/l at MW-8. Nitrate did not exceed MCL except for MW-2, MW-7, and MW-8. Nitrate-Nitrite exceeded MCL at MW-1 at 197 mg/l. Nitrite was detected above laboratory detection levels at MW-4 and MW-8, but were below RSLs and MCL.

If you have any questions or comments regarding this information, please feel free to contact us.

Sincerely,
Terracon Consultants, Inc.

A handwritten signature in black ink, appearing to read 'S. Vanderhoff'.

Sean Vanderhoff
Senior Staff Geologist

A handwritten signature in black ink, appearing to read 'D. Trusty'.

Doug Trusty
Senior Geologist

Attachments:

Table 1 – Historical Groundwater Analytical Data Summary

Exhibit 1 – Topographic Map

Exhibit 2 – Monitoring Well Location Map

Exhibit 3 – Groundwater Potentiometric Surface Map

Analytical Report and Chain of Custody

Tables

Table 1 – Historical Groundwater Analytical Data Summary

Table 1
 Historical Groundwater Analytical Data Summary
 GROWMARK, Inc.
 Paducah, Kentucky
 Terracon Project No. 57247070

Sample ID and Depth		MW1	MW1	MW1	MW1	MW1	MW1	MW1	MW1	MW2	MW2	MW2	MW2	MW2	MW2	MW2	MW2	MW3	MW3	MW3	MW3	MW3	MW3	MW3		
Collect Date		2/2017	7/2017	11/2/2018	9/9/2020	5/5/2021	8/3/2022	4/21/2023	8/2024	2/2017	7/2017	11/2/2018	9/9/2020	5/5/2021	8/3/2022	4/21/2023	8/2024	2/2017	7/2017	11/2/2018	9/9/2020	5/5/2021	8/3/2022	4/21/2023	8/2024	
Parameter	Tapwater RSLs (mg/l)	MCL (mg/l)	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	
Nitrate - Nitrite	NE	10	63.5	63.3	33	38.4	59.2	46.6	109	197	4.35	6.21	6.38	10.3	7.73	13.00	7.15	8.02	6.45	0.534	2.1	1.61	NE	1.71	0.585	0.620
Nitrate	32	10	NA	NA	37.3	38.4	59.2	46.6	109	254	NA	NA	6.68	10.3	7.73	13.00	7.15	10.2	NA	NA	2.05	1.61	NE	1.71	0.585	0.385
Nitrite	2	1	NA	NA	ND	ND	ND	ND	0.168	ND	NA	NA	ND	ND	ND	ND	ND	NA	NA	ND	ND	NE	ND	ND	ND	
Collect Date		MW4	MW4	MW4	MW4	MW4	MW4	MW4	MW4	MW5	MW5	MW5	MW5	MW5	MW5	MW5	MW5	MW6	MW6	MW6	MW6	MW6	MW6	MW6	MW6	
Collect Date		2/2017	7/2017	11/2/2018	9/9/2020	5/5/2021	8/3/2022	4/21/2023	8/2024	2/2017	7/2017	11/2/2018	9/9/2020	5/5/2021	8/3/2022	4/21/2023	8/2024	2/2017	7/2017	11/2/2018	9/9/2020	5/5/2021	8/3/2022	4/21/2023	8/2024	
Parameter	Tapwater RSLs (mg/l)	MCL (mg/l)	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	mg/l	
Nitrate - Nitrite	NE	10	1.58	0.941	2.06	2.33	2.23	2.74	0.119	1.54	2.51	1.61	2.58	3.75	1.5	2.41	1.73	2.13	2.66	4.7	5.29	1.81	1.67	2.89	2.95	2.49
Nitrate	32	10	NA	NA	1.98	2.33	2.23	2.74	0.119	1.10	NA	NA	2.6	3.75	1.5	2.41	1.73	2.09	NA	NA	5.26	1.81	1.67	2.89	2.95	2.39
Nitrite	2	1	NA	NA	ND	0.217	NA	ND	ND	0.108	NA	NA	ND	ND	ND	ND	ND	ND	NA	NA	ND	ND	ND	ND	ND	
Collect Date		MW7	MW8																							
Collect Date		8/2024	8/2024																							
Parameter	Tapwater RSLs (mg/l)	MCL (mg/l)	mg/l	mg/l																						
Nitrate - Nitrite	NE	10	21.7	36.7																						
Nitrate	32	10	25.5	43.2																						
Nitrite	2	1	ND	0.129																						

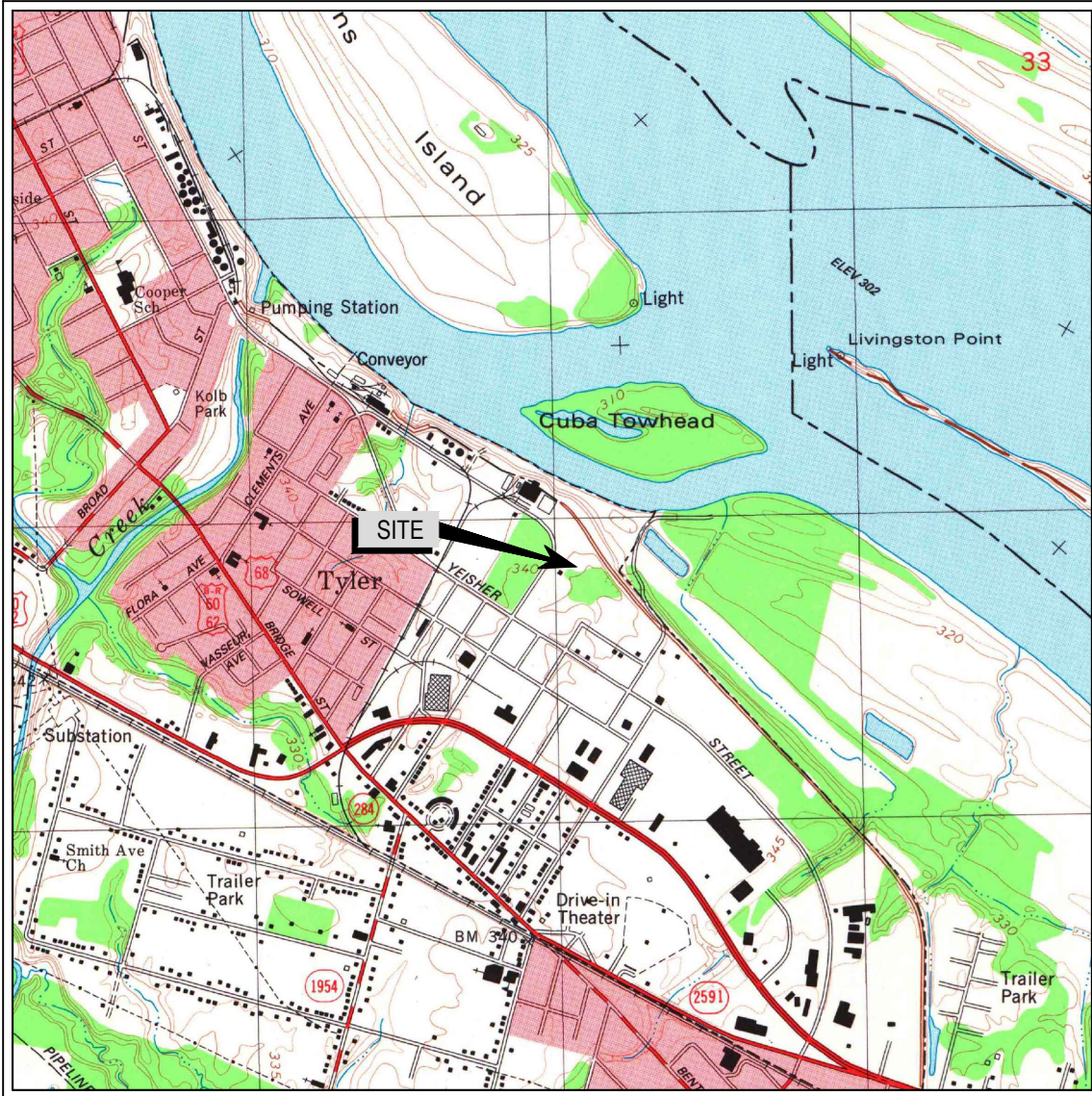
RSL = USEPA Regional Screening Level (May 2024)
 MCL = USEPA Maximum Contaminant Level
 ND = Not Detected
 NE = Not Established
 NA = Not Analyzed

Exhibits

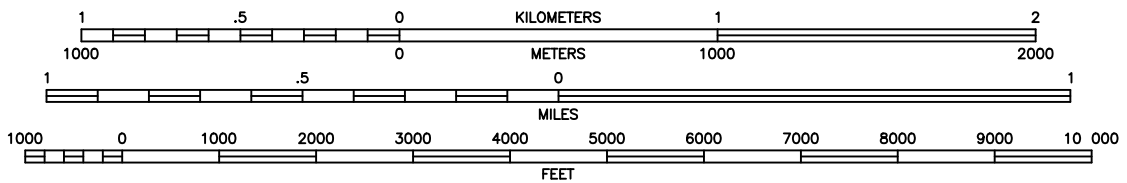
Exhibit 1 – Topographic Map

Exhibit 2 – Monitoring Well Location Map

Exhibit 3 – Groundwater Potentiometric Surface Map



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929

QUADRANGLE
PADUCAH EAST, KY
1982
7.5 MINUTE SERIES (TOPOGRAPHIC)



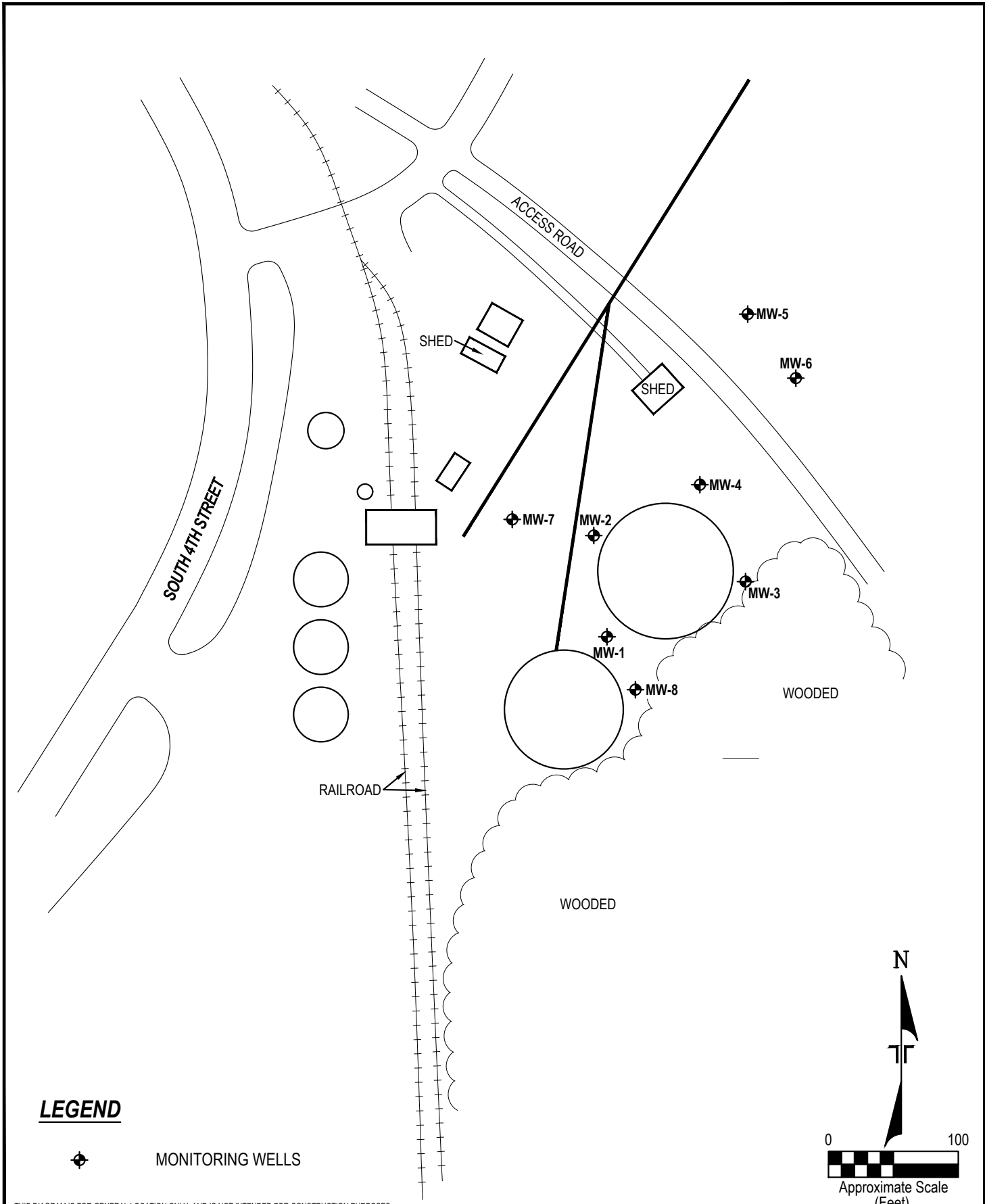
*INDICATES WHICH MAP SITE IS LOCATED ON

Project Mngr:	SMV	Project No.	57247070
Drawn By:	RLW	Scale:	AS SHOWN
Checked By:	SMV/MRF	File No.	57247070-1
Approved By:	SMV	Date:	AUG. 2024

Terracon
13050 Eastgate Park Way, Ste. 101 Louisville, KY 40223
(502) 456-1256 (502) 456-1278

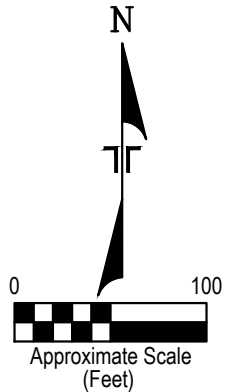
TOPOGRAPHIC VICINITY MAP
LIMITED SITE INVESTIGATION
GROWMARK PADUCAH DIG & HAUL INVESTIGATION
110 LOCUST DRIVE
PADUCAH, KY

EXHIBIT
1



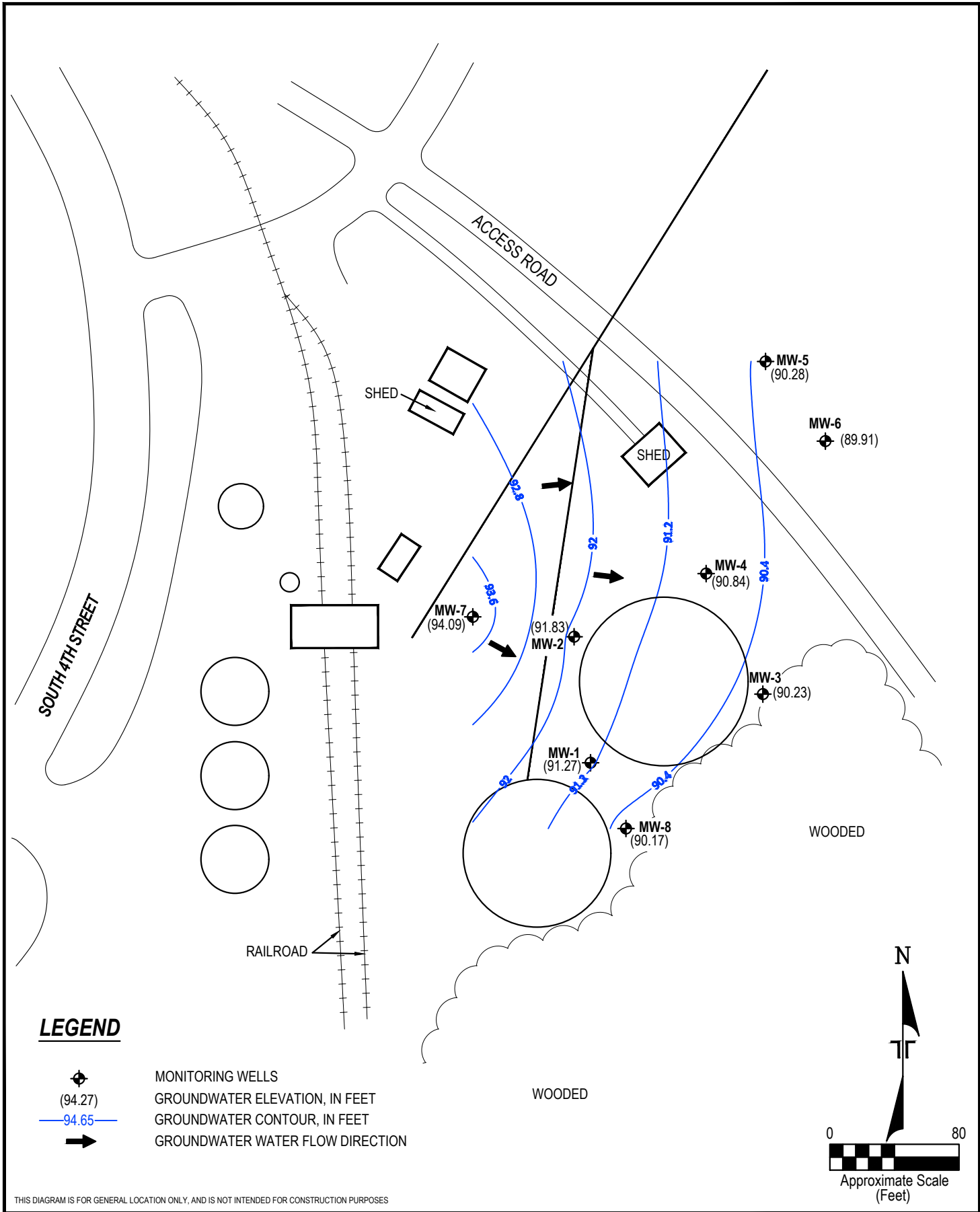
LEGEND

⊕ MONITORING WELLS



THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr: SMV	Project No. 57247070	 13050 Eastgate Park Way, Ste.101 Louisville, KY 40223 (502) 456-1256 (502) 456-1278	BORING LOCATION DIAGRAM LIMITED SITE INVESTIGATION GROWMARK PADUCAH DIG & HAUL INVESTIGATION 110 LOCUST DRIVE PADUCAH, KY	EXHIBIT
Drawn By: RLW	Scale: AS SHOWN			2
Checked By: SMV/MRF	File No. 57247070-2			
Approved By: SMV	Date: AUG. 2024			



THIS DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Mngr: SMV	Project No. 57247070	 13050 Eastgate Park Way, Ste.101 Louisville, KY 40223 (502) 456-1256 (502) 456-1278	GROUNDWATER POTENTIOMETRIC SURFACE MAP LIMITED SITE INVESTIGATION GROWMARK PADUCAH DIG & HAUL INVESTIGATION 110 LOCUST DRIVE PADUCAH, KY	EXHIBIT 3
Drawn By: RLW	Scale: AS SHOWN			
Checked By: SMV/MRF	File No. 57247070-3			
Approved By: SMV	Date: AUG. 2024			

Analytical Report and Chain of Custody

Terracon - Louisville, KY

Sample Delivery Group: L1768704
Samples Received: 08/17/2024
Project Number: 57247070
Description: Growmark Paducah

Report To: Sean Vanderhoff
13050 Eastgate Park Way; Ste 101
Louisville, KY 40223

Entire Report Reviewed By:



John Hawkins
Project Manager

Results relate only to the items tested or calibrated and are reported as rounded values. This test report shall not be reproduced, except in full, without written approval of the laboratory. Where applicable, sampling conducted by Pace Analytical National is performed per guidance provided in laboratory standard operating procedures ENV-SOP-MTJL-0067 and ENV-SOP-MTJL-0068. Where sampling conducted by the customer, results relate to the accuracy of the information provided, and as the samples are received.

Pace Analytical National

12065 Lebanon Rd Mount Juliet, TN 37122 615-758-5858 800-767-5859 mydata.pacelabs.com

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SAMPLE SUMMARY

MW-1 L1768704-01 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 10:30
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	50	08/19/24 22:02	08/19/24 22:02	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 21:36	08/17/24 21:36	DLH	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	20	08/21/24 17:45	08/21/24 17:45	JDG	Mt. Juliet, TN

1 Cp

2 Tc

3 Ss

MW-2 L1768704-02 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 11:30
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	2	08/19/24 22:03	08/19/24 22:03	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 22:02	08/17/24 22:02	DLH	Mt. Juliet, TN

4 Cn

5 Sr

6 Qc

MW-3 L1768704-03 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 12:30
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	1	08/19/24 22:04	08/19/24 22:04	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 22:15	08/17/24 22:15	DLH	Mt. Juliet, TN

7 Gl

8 Al

9 Sc

MW-4 L1768704-04 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 13:30
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	1	08/19/24 22:06	08/19/24 22:06	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 22:27	08/17/24 22:27	DLH	Mt. Juliet, TN

MW-5 L1768704-05 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 08:30
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	1	08/19/24 22:11	08/19/24 22:11	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 22:40	08/17/24 22:40	DLH	Mt. Juliet, TN

MW-6 L1768704-06 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 09:15
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	1	08/19/24 22:12	08/19/24 22:12	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 22:53	08/17/24 22:53	DLH	Mt. Juliet, TN

MW-7 L1768704-07 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 14:30
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	5	08/19/24 22:13	08/19/24 22:13	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 23:06	08/17/24 23:06	DLH	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	5	08/21/24 17:58	08/21/24 17:58	JDG	Mt. Juliet, TN

SAMPLE SUMMARY

MW-8 L1768704-08 GW

Collected by: Sean Vanderhoff
 Collected date/time: 08/16/24 15:30
 Received date/time: 08/17/24 09:00

Method	Batch	Dilution	Preparation date/time	Analysis date/time	Analyst	Location
Wet Chemistry by Method 353.2	WG2345568	10	08/19/24 22:15	08/19/24 22:15	RTW	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	1	08/17/24 23:19	08/17/24 23:19	DLH	Mt. Juliet, TN
Wet Chemistry by Method 9056A	WG2345070	10	08/21/24 18:11	08/21/24 18:11	JDG	Mt. Juliet, TN

- ¹Cp
- ²Tc
- ³Ss
- ⁴Cn
- ⁵Sr
- ⁶Qc
- ⁷Gl
- ⁸Al
- ⁹Sc

CASE NARRATIVE

All sample aliquots were received at the correct temperature, in the proper containers, with the appropriate preservatives, and within method specified holding times, unless qualified or notated within the report. Where applicable, all MDL (LOD) and RDL (LOQ) values reported for environmental samples have been corrected for the dilution factor used in the analysis. All Method and Batch Quality Control are within established criteria except where addressed in this case narrative, a non-conformance form or properly qualified within the sample results. By my digital signature below, I affirm to the best of my knowledge, all problems/anomalies observed by the laboratory as having the potential to affect the quality of the data have been identified by the laboratory, and no information or data have been knowingly withheld that would affect the quality of the data.



John Hawkins
Project Manager

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	197		5.00	50	08/19/2024 22:02	WG2345568

¹ Cp

² Tc

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	254	Q	2.00	20	08/21/2024 17:45	WG2345070
Nitrite as (N)	ND		0.100	1	08/17/2024 21:36	WG2345070

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	8.02		0.200	2	08/19/2024 22:03	WG2345568

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	10.2		0.100	1	08/17/2024 22:02	WG2345070
Nitrite as (N)	ND		0.100	1	08/17/2024 22:02	WG2345070

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	0.620		0.100	1	08/19/2024 22:04	WG2345568

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	0.385		0.100	1	08/17/2024 22:15	WG2345070
Nitrite as (N)	ND		0.100	1	08/17/2024 22:15	WG2345070

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	1.54		0.100	1	08/19/2024 22:06	WG2345568

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	1.10		0.100	1	08/17/2024 22:27	WG2345070
Nitrite as (N)	0.108		0.100	1	08/17/2024 22:27	WG2345070

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	2.13		0.100	1	08/19/2024 22:11	WG2345568

¹ Cp

² Tc

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	2.09		0.100	1	08/17/2024 22:40	WG2345070
Nitrite as (N)	ND		0.100	1	08/17/2024 22:40	WG2345070

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	2.49		0.100	1	08/19/2024 22:12	WG2345568

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	2.39		0.100	1	08/17/2024 22:53	WG2345070
Nitrite as (N)	ND		0.100	1	08/17/2024 22:53	WG2345070

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	21.7		0.500	5	08/19/2024 22:13	WG2345568

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	25.5	Q	0.500	5	08/21/2024 17:58	WG2345070
Nitrite as (N)	ND		0.100	1	08/17/2024 23:06	WG2345070

- 1 Cp
- 2 Tc
- 3 Ss
- 4 Cn
- 5 Sr
- 6 Qc
- 7 Gl
- 8 Al
- 9 Sc

Wet Chemistry by Method 353.2

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate-Nitrite	36.7		1.00	10	08/19/2024 22:15	WG2345568

1 Cp

2 Tc

Wet Chemistry by Method 9056A

Analyte	Result	Qualifier	RDL	Dilution	Analysis date / time	Batch
Nitrate as (N)	43.2	Q	1.00	10	08/21/2024 18:11	WG2345070
Nitrite as (N)	0.129		0.100	1	08/17/2024 23:19	WG2345070

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

Method Blank (MB)

(MB) R4108935-1 08/19/24 21:39

Analyte	MB Result	MB Qualifier	MB MDL	MB RDL
Nitrate-Nitrite	U		0.0500	0.100

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

L1768532-10 Original Sample (OS) • Duplicate (DUP)

(OS) L1768532-10 08/19/24 21:48 • (DUP) R4108935-6 08/19/24 21:49

Analyte	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
Nitrate-Nitrite	0.183	0.184	1	0.545		20

L1768532-13 Original Sample (OS) • Duplicate (DUP)

(OS) L1768532-13 08/19/24 21:54 • (DUP) R4108935-7 08/19/24 21:55

Analyte	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
Nitrate-Nitrite	ND	ND	1	0.000		20

Laboratory Control Sample (LCS)

(LCS) R4108935-2 08/19/24 21:40

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Nitrate-Nitrite	2.50	2.70	108	90.0-110	

L1768480-01 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1768480-01 08/19/24 21:41 • (MS) R4108935-3 08/19/24 21:43 • (MSD) R4108935-4 08/19/24 21:44

Analyte	Spike Amount	Original Result	MS Result	MSD Result	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Nitrate-Nitrite	2.50	0.839	3.25	3.25	96.4	96.4	1	90.0-110			0.000	20

L1768481-01 Original Sample (OS) • Matrix Spike (MS)

(OS) L1768481-01 08/19/24 21:45 • (MS) R4108935-5 08/19/24 21:47

Analyte	Spike Amount	Original Result	MS Result	MS Rec.	Dilution	Rec. Limits	MS Qualifier
Nitrate-Nitrite	2.50	0.790	3.15	94.4	1	90.0-110	

Method Blank (MB)

(MB) R4109607-1 08/17/24 17:58

Analyte	MB Result	MB Qualifier	MB MDL	MB RDL
Nitrate as (N)	U		0.0884	0.100
Nitrite as (N)	U		0.0794	0.100

1 Cp

2 Tc

3 Ss

4 Cn

5 Sr

6 Qc

7 Gl

8 Al

9 Sc

L1768676-02 Original Sample (OS) • Duplicate (DUP)

(OS) L1768676-02 08/17/24 18:50 • (DUP) R4109607-3 08/17/24 19:03

Analyte	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
Nitrate as (N)	ND	ND	1	0.000		15
Nitrite as (N)	ND	ND	1	0.000		15

L1768676-04 Original Sample (OS) • Duplicate (DUP)

(OS) L1768676-04 08/17/24 19:41 • (DUP) R4109607-6 08/17/24 19:54

Analyte	Original Result	DUP Result	Dilution	DUP RPD	DUP Qualifier	DUP RPD Limits
Nitrate as (N)	ND	ND	1	0.000		15
Nitrite as (N)	ND	ND	1	0.000		15

Laboratory Control Sample (LCS)

(LCS) R4109607-2 08/17/24 18:11

Analyte	Spike Amount	LCS Result	LCS Rec.	Rec. Limits	LCS Qualifier
Nitrate as (N)	8.00	8.60	107	80.0-120	
Nitrite as (N)	8.00	8.08	101	80.0-120	

L1768676-02 Original Sample (OS) • Matrix Spike (MS) • Matrix Spike Duplicate (MSD)

(OS) L1768676-02 08/17/24 18:50 • (MS) R4109607-4 08/17/24 19:15 • (MSD) R4109607-5 08/17/24 19:28

Analyte	Spike Amount	Original Result	MS Result	MSD Result	MS Rec.	MSD Rec.	Dilution	Rec. Limits	MS Qualifier	MSD Qualifier	RPD	RPD Limits
Nitrate as (N)	8.00	ND	8.64	8.75	108	109	1	80.0-120			1.22	15
Nitrite as (N)	8.00	ND	8.05	8.11	101	101	1	80.0-120			0.735	15

L1768676-04 Original Sample (OS) • Matrix Spike (MS)

(OS) L1768676-04 08/17/24 19:41 • (MS) R4109607-7 08/17/24 20:07

Analyte	Spike Amount mg/l	Original Result mg/l	MS Result mg/l	MS Rec. %	Dilution	Rec. Limits %	<u>MS Qualifier</u>
Nitrate as (N)	8.00	ND	8.65	108	1	80.0-120	
Nitrite as (N)	8.00	ND	8.06	101	1	80.0-120	

¹Cp

²Tc

³Ss

⁴Cn

⁵Sr

⁶Qc

⁷Gl

⁸Al

⁹Sc

GLOSSARY OF TERMS

Guide to Reading and Understanding Your Laboratory Report

The information below is designed to better explain the various terms used in your report of analytical results from the Laboratory. This is not intended as a comprehensive explanation, and if you have additional questions please contact your project representative.

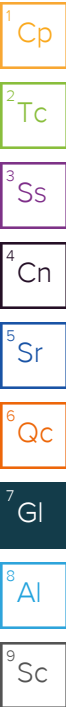
Results Disclaimer - Information that may be provided by the customer, and contained within this report, include Permit Limits, Project Name, Sample ID, Sample Matrix, Sample Preservation, Field Blanks, Field Spikes, Field Duplicates, On-Site Data, Sampling Collection Dates/Times, and Sampling Location. Results relate to the accuracy of this information provided, and as the samples are received.

Abbreviations and Definitions

MDL	Method Detection Limit.
ND	Not detected at the Reporting Limit (or MDL where applicable).
RDL	Reported Detection Limit.
Rec.	Recovery.
RPD	Relative Percent Difference.
SDG	Sample Delivery Group.
U	Not detected at the Reporting Limit (or MDL where applicable).
Analyte	The name of the particular compound or analysis performed. Some Analyses and Methods will have multiple analytes reported.
Dilution	If the sample matrix contains an interfering material, the sample preparation volume or weight values differ from the standard, or if concentrations of analytes in the sample are higher than the highest limit of concentration that the laboratory can accurately report, the sample may be diluted for analysis. If a value different than 1 is used in this field, the result reported has already been corrected for this factor.
Limits	These are the target % recovery ranges or % difference value that the laboratory has historically determined as normal for the method and analyte being reported. Successful QC Sample analysis will target all analytes recovered or duplicated within these ranges.
Original Sample	The non-spiked sample in the prep batch used to determine the Relative Percent Difference (RPD) from a quality control sample. The Original Sample may not be included within the reported SDG.
Qualifier	This column provides a letter and/or number designation that corresponds to additional information concerning the result reported. If a Qualifier is present, a definition per Qualifier is provided within the Glossary and Definitions page and potentially a discussion of possible implications of the Qualifier in the Case Narrative if applicable.
Result	The actual analytical final result (corrected for any sample specific characteristics) reported for your sample. If there was no measurable result returned for a specific analyte, the result in this column may state "ND" (Not Detected) or "BDL" (Below Detectable Levels). The information in the results column should always be accompanied by either an MDL (Method Detection Limit) or RDL (Reporting Detection Limit) that defines the lowest value that the laboratory could detect or report for this analyte.
Uncertainty (Radiochemistry)	Confidence level of 2 sigma.
Case Narrative (Cn)	A brief discussion about the included sample results, including a discussion of any non-conformances to protocol observed either at sample receipt by the laboratory from the field or during the analytical process. If present, there will be a section in the Case Narrative to discuss the meaning of any data qualifiers used in the report.
Quality Control Summary (Qc)	This section of the report includes the results of the laboratory quality control analyses required by procedure or analytical methods to assist in evaluating the validity of the results reported for your samples. These analyses are not being performed on your samples typically, but on laboratory generated material.
Sample Chain of Custody (Sc)	This is the document created in the field when your samples were initially collected. This is used to verify the time and date of collection, the person collecting the samples, and the analyses that the laboratory is requested to perform. This chain of custody also documents all persons (excluding commercial shippers) that have had control or possession of the samples from the time of collection until delivery to the laboratory for analysis.
Sample Results (Sr)	This section of your report will provide the results of all testing performed on your samples. These results are provided by sample ID and are separated by the analyses performed on each sample. The header line of each analysis section for each sample will provide the name and method number for the analysis reported.
Sample Summary (Ss)	This section of the Analytical Report defines the specific analyses performed for each sample ID, including the dates and times of preparation and/or analysis.

Qualifier Description

Qualifier	Description
Q	Sample was prepared and/or analyzed past holding time as defined in the method. Concentrations should be considered minimum values.



ACCREDITATIONS & LOCATIONS

Pace Analytical National 12065 Lebanon Rd Mount Juliet, TN 37122

Alabama	40660	Nebraska	NE-OS-15-05
Alaska	17-026	Nevada	TN000032021-1
Arizona	AZ0612	New Hampshire	2975
Arkansas	88-0469	New Jersey–NELAP	TN002
California	2932	New Mexico ¹	TN00003
Colorado	TN00003	New York	11742
Connecticut	PH-0197	North Carolina	Env375
Florida	E87487	North Carolina ¹	DW21704
Georgia	NELAP	North Carolina ³	41
Georgia ¹	923	North Dakota	R-140
Idaho	TN00003	Ohio–VAP	CL0069
Illinois	200008	Oklahoma	9915
Indiana	C-TN-01	Oregon	TN200002
Iowa	364	Pennsylvania	68-02979
Kansas	E-10277	Rhode Island	LA000356
Kentucky ^{1,6}	KY90010	South Carolina	84004002
Kentucky ²	16	South Dakota	n/a
Louisiana	AI30792	Tennessee ^{1,4}	2006
Louisiana	LA018	Texas	T104704245-20-18
Maine	TN00003	Texas ⁵	LAB0152
Maryland	324	Utah	TN000032021-11
Massachusetts	M-TN003	Vermont	VT2006
Michigan	9958	Virginia	110033
Minnesota	047-999-395	Washington	C847
Mississippi	TN00003	West Virginia	233
Missouri	340	Wisconsin	998093910
Montana	CERT0086	Wyoming	A2LA
A2LA – ISO 17025	1461.01	AIHA-LAP,LLC EMLAP	100789
A2LA – ISO 17025 ⁵	1461.02	DOD	1461.01
Canada	1461.01	USDA	P330-15-00234
EPA–Crypto	TN00003		

¹ Drinking Water ² Underground Storage Tanks ³ Aquatic Toxicity ⁴ Chemical/Microbiological ⁵ Mold ⁶ Wastewater n/a Accreditation not applicable

* Not all certifications held by the laboratory are applicable to the results reported in the attached report.

* Accreditation is only applicable to the test methods specified on each scope of accreditation held by Pace Analytical.

¹ Cp

² Tc

³ Ss

⁴ Cn

⁵ Sr

⁶ Qc

⁷ Gl

⁸ Al

⁹ Sc

Company Name/Address: Terracon - Louisville, KY 13050 Eastgate Park Way; Ste 101 Louisville, KY 40223		Billing Information: Accounts Payable 13050 Eastgate Park Way; Ste 101 Louisville, KY 40223		Pres Chk	Analysis / Container / Preservative					Chain of Custody Page 1 of 1	
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MT JULIET, TN
12065 Lebanon Rd Mount Juliet, TN 37122
Submitting a sample via this chain of custody constitutes acknowledgment and acceptance of the Pace Terms and Conditions found at: <https://info.pacelabs.com/hubs/pas-standard-terms.pdf>

Report to: Sean Vanderhoff	Email To: Sean.Vanderhoff@terracon.com
--------------------------------------	--

Project Description: Growthmark Paducah	City/State Collected: PADUCAH, KY	Please Circle: PT MT CT ET
---	--	--------------------------------------

Phone: 502-456-1256	Client Project # 57247070	Lab Project # TERRKY-57247070
----------------------------	-------------------------------------	---

Collected by (print): SEAN VANDERHOFF	Site/Facility ID #	P.O. #
---	--------------------	--------

Collected by (signature): <i>[Signature]</i>	Rush? (Lab MUST Be Notified) Same Day ___ Five Day ___ Next Day ___ 5 Day (Rad Only) ___ Two Day ___ 10 Day (Rad Only) ___ Three Day ___	Quote #	Date Results Needed
---	---	---------	---------------------

Immediately Packed on Ice N ___ Y X	No. of Cntrs
--	--------------

Sample ID	Comp/Grab	Matrix *	Depth	Date	Time	Cntrs	NITRATE, NITRITE 125mlHDPE-NoPres	NO2NO3 250mlHDPE-H2SO4	Remarks	Sample # (lab only)
MW-1	G	GW		8-16-24	10:30	2	X	X		-01
MW-2	G	GW			11:30	2	X	X		-02
MW-3	G	GW			12:30	2	X	X		-03
MW-4	G	GW			13:30	2	X	X		-04
MW-5	G	GW			8:30	2	X	X		-05
MW-6	G	GW			9:15	2	X	X		-06
MW-7	G	GW			14:30	2	X	X		-07
MW-8	G	GW			15:30	2	X	X		-08
		GW SV				2	X	X		
		GW				2	X	X		

* Matrix:
SS - Soil AIR - Air F - Filter
GW - Groundwater B - Bioassay
WW - WasteWater
DW - Drinking Water
OT - Other

Remarks:
ANALYZE NITRATE-NITRITE, NITRATE, NITRITE

pH _____ Temp _____
Flow _____ Other _____

Sample Receipt Checklist	
COC Seal Present/Intact: NP	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
COC Signed/Accurate:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Bottles arrive intact:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Correct bottles used:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Sufficient volume sent:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
If Applicable	
VOA Zero Headspace:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Preservation Correct/Checked:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
RAD Screen <0.5 mR/hr:	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N

Samples returned via: ___ UPS ___ FedEx ___ Courier	Tracking # 410291654741
--	--------------------------------

Relinquished by: (Signature) <i>[Signature]</i>	Date: 8-16-24	Time: 17:00	Received by: (Signature)	Trip Blank Received: Yes/No HCL / MeOH TBR
Relinquished by: (Signature)	Date:	Time:	Received by: (Signature)	Temp: 34.0-33.7 Bottles Received: 110 EDAB
Relinquished by: (Signature)	Date:	Time:	Received for lab by: (Signature) CRORBERA	Date: 08-17-24 Time: 09:00 Hold: Condition: NCF / OK

PH-10BDH0941
TRC-3223A22e



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

4/1/2026

8/5/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Lockton Companies, LLC DBA Lockton Insurance Brokers, LLC in CA CA license #0F15767 444 W. 47th St., Ste. 900 Kansas City MO 64112-1906 (816) 960-9000 kcasu@lockton.com	CONTACT NAME: PHONE (A/C. No. Ext): E-MAIL ADDRESS:	FAX (A/C. No):	
	INSURER(S) AFFORDING COVERAGE		NAIC #
INSURED 1312891 TERRACON CONSULTANTS, INC. 10841 S. RIDGEVIEW ROAD OLATHE KS 66061	INSURER A: Travelers Property Casualty Company of America		25674
	INSURER B: Allied World Assurance Company (U.S.) Inc.		19489
	INSURER C: The Travelers Indemnity Company		25658
	INSURER D: The Travelers Indemnity Company of America		25666
	INSURER E: Lloyds of London		
	INSURER F:		

COVERAGES **CERTIFICATE NUMBER:** 22259219 **REVISION NUMBER:** XXXXXXXX

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CONTRACTUAL LIAB <input checked="" type="checkbox"/> XCU COVERAGE GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	Y	N	TC2J-GLSA-9P529930	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 25,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY	Y	N	TC2J-CAP-131J3858	4/1/2025	4/1/2026	COMBINED SINGLE LIMIT (Ea accident) \$ 3,000,000 BODILY INJURY (Per person) \$ XXXXXXXX BODILY INJURY (Per accident) \$ XXXXXXXX PROPERTY DAMAGE (Per accident) \$ XXXXXXXX \$ XXXXXXXX
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ \$0	Y	N	CUP-4W208814	4/1/2025	4/1/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 \$ XXXXXXXX
D C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	UB-1T88663A (AOS) UB-1T885681 (AZ, MA, WI)	4/1/2025 4/1/2025	4/1/2026 4/1/2026	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
B E	CONTRACTORS POLLUTION LIAB PROFESSIONAL LIABILITY	N	N	0312-6506 LDUSA2505180	4/1/2025 4/1/2025	4/1/2027 4/1/2026	\$10,000,000 EACH OCCURANCE/AGGREGATE \$1,000,000 EACH CLAIM/\$1,000,000 AGGREGATE

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 THIS CERTIFICATE SUPERSEDES ALL PREVIOUSLY ISSUED CERTIFICATES FOR THIS HOLDER, APPLICABLE TO THE CARRIERS LISTED AND THE POLICY TERM(S) REFERENCED.
 RE: ACCESS AGREEMENT PARCEL NO. 120-14-00-001. CITY OF PADUCAH, KENTUCKY IS ADDITIONAL INSURED AS RESPECTS TO GENERAL, AUTO, AND EXCESS/UMBRELLA LIABILITY IF REQUIRED BY WRITTEN CONTRACT.

CERTIFICATE HOLDER**CANCELLATION**

22259219
 CITY OF PADUCAH, KENTUCKY
 300 SOUTH 5TH STREET
 PO BOX 2267
 PADUCAH KY 42002-2267

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ANDY BESHEAR
GOVERNOR

REBECCA W. GOODMAN
SECRETARY

**ENERGY AND ENVIRONMENT CABINET
DEPARTMENT FOR ENVIRONMENTAL PROTECTION**

TONY HATTON
COMMISSIONER

300 SOWER BOULEVARD
FRANKFORT, KENTUCKY 40601
TELEPHONE: 502-564-2150
TELEFAX: 502-564-4245

February 6, 2025

Randy Tomic
GROWMARK, Inc.
1701 Towanda Avenue
Bloomington, Illinois 61701

Re: *Site Characterization Work Plan (Work Plan, dated February 6, 2024)*
GROWMARK, Inc.
110 Locust Drive
Paducah, Kentucky
Agency Interest #39242

Dear Mr. Tomic:

The Superfund Branch has reviewed the *Work Plan* prepared by Terracon Consultants, Inc. and submitted on behalf of GROWMARK. The plan proposes additional site investigation measures to define the nature and extent of any related groundwater contamination.

The Branch approves the Work Plan as submitted. Please initiate the work plan at your earliest opportunity. The Work Plan includes measures for submittal of a summary report upon completion of the field work. Please provide monthly email updates on the project with estimates for completion of the work and submittal of the report.

Thank you for your continued cooperation. Please call me at 502-782-3196 if you have any questions or comments.

Sincerely,

Philip Siguenza

Philip C. Siguenza, Geologist II
State Section, Superfund Branch

NCH/pcs
cc: Sean Vanderhoff, Senior Staff Geologist

Agenda Action Form Paducah City Commission

Meeting Date: December 9, 2025

Short Title: Employment Agreement with Audra Kyle to be the Director of Finance for the City - **D. JORDAN**

Category: Municipal Order

Staff Work By: Stefanie Wilcox
Presentation By: Daron Jordan

Background Information: Authorize the Mayor to sign an Employment Agreement with Audra Kyle to move her from Interim Finance Director to full-time Finance Director for the City.

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 the Employment Agreement with Audra Kyle for full-time Finance Director.

Attachments:

1. MO - agree-employment – Audra Kyle - Director of Finance
2. 12 02 2025 Signed Agreement

MUNICIPAL ORDER NO. _____

A MUNICIPAL ORDER APPROVING AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF PADUCAH AND AUDRA KYLE FOR EMPLOYMENT AS DIRECTOR OF FINANCE, AND AUTHORIZING THE MAYOR TO EXECUTE SAME

BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. Authorization. The Board of Commissioners of the City of Paducah hereby approves and the Mayor of the City of Paducah, Kentucky, is hereby authorized to execute an Employment Agreement with Audra Kyle to be employed in the position of Director of Finance.

SECTION 2. Effective Date. This Order shall be in full force and effect on and after the date as approved by the Board of Commissioners of the City of Paducah, Kentucky.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, December 9, 2025
Recorded by Lindsay Parish, City Clerk, December 9, 2025
\\mo\agree-employment – Audra Kyle – Director of Finance

**AGREEMENT TO EMPLOY AUDRA KYLE
AS DIRECTOR OF FINANCE**

This Agreement made and entered into this 9th day of December 2025, by and between **the CITY OF PADUCAH, KENTUCKY**, a Municipal Corporation, hereinafter called "City", and Audra Kyle, hereinafter called "Director of Finance", both of whom understand as follow:

WITNESSETH:

WHEREAS, the Board of Commissioners of the City of Paducah desires to employ Audra Kyle as Director of Finance; and

WHEREAS, the Board of Commissioners desires to (1) secure and retain the services of Audra Kyle as Director of Finance and to provide inducement for her to remain in such employment, (2) to make possible full work productivity and independence by assuring her morale and peace of mind with respect to future security, and (3) to provide a just means for terminating her service at such time that the Board of Commissioners may desire to no longer employ her as Director of Finance; and

WHEREAS, Audra Kyle desires to accept employment as Director of Finance of the City of Paducah;

NOW THEREFORE, the parties agree as follows:

1. APPOINTMENT

The Board of Commissioners appointed Audra Kyle as Director of Finance of the City of Paducah on December 11, 2025.

2. DUTIES

Director of Finance shall serve under the direction of the City Manager. She will perform the duties of Director of Finance as prescribed by the laws of the Commonwealth of Kentucky, the Charter and Ordinances of the City of Paducah, and will perform additional tasks and functions as directed by the City Manager.

3. TERM

Director of Finance serves at the pleasure of the Board of Commissioners. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Board of Commissioners to terminate the services of the Director of Finance at any time, subject only to State Law and the "Termination of Appointment" section of this Agreement.

4. BEGINNING DATE

Director of Finance will begin her duties on December 11, 2025. The beginning date of the effect of this contract will be December 9, 2025.

5. FINANCE DIRECTOR COMMITMENTS

While serving as Director of Finance, Audra Kyle agrees to remain in the exclusive employ of the City, except that she may engage in occasional teaching, writing or speaking on her own time.

Audra Kyle recognizes that it is important for City Department Directors to be actively involved in the community and encourages residence in the City to help demonstrate a commitment to the community.

6. INDEMNIFICATION

Whenever the Director of Finance shall be sued for damages arising out of the performance of her duties, the City shall provide defense counsel for the Director of Finance in such suit and indemnify her from any judgment rendered against her, provided that such indemnity shall not extend to any judgment for damages arising out of any willful wrongdoing. Said indemnification shall extend beyond termination of employment and the otherwise expiration of this Agreement to provide protection for any such acts undertaken or committed in her capacity as Director of Finance, regardless of whether the notice of filing of a lawsuit occurs during or following employment with the City.

7. HOURS OF WORK

The minimum workweek for the Director of Finance shall be 40 hours plus any additional time reasonably required to discharge the responsibilities of the office. Since the Director of Finance must devote a great deal of time outside of normal office hours to City business, she is allowed to take compensatory time off during normal office hours.

8. SALARY

City agrees to pay Director of Finance an annual base salary of ONE HUNDRED FIFTY-SIX THOUSAND, TWO HUNDRED AND FIFTY DOLLARS (\$156,250).

9. COMPENSATION ADJUSTMENT

The Director of Finance will be eligible for any cost of living (COLA) increase on July 1st, 2026, as approved by Board of Commissioners. The City Manager will review the Director of Finance compensation beginning six-months from her date of hire, and then review annually thereafter. After successful completion of her first six-months, she is eligible for a two and one-half percent increase (2.5%) in salary. Thereafter, in considering compensation increases the City Manager will weigh the Director of Finance performance, the compensation of

Director of Finance serving comparable jurisdictions in Kentucky and neighboring states, increases granted to other employees, and the resources of the City according to the Compensation Policy.

10. RETIREMENT

The Director of Finance will participate in Kentucky's defined benefit retirement program as provided by the City for the benefit of its employees.

11. LEAVE

The Director of Finance shall accrue sick leave and vacation leave at the same rate as other general employees with the same number of years of service as she has. Leave accrual limits that apply to other administrative employees will apply to the Director of Finance.

12. PROFESSIONAL DEVELOPMENT

The City will pay the Director of Finance professional association subscriptions; memberships and participation costs, including attendance at an annual professional association conference; and within budgetary limits will support her continued professional development.

13. INSURANCE AND OTHER BENEFITS

The Director of Finance will participate in the City's health insurance and other benefits on the same terms as provided for other administrative employees. The Director of Finance will receive a cell phone stipend in accordance with the General Administration Cell Phone Policy (GA-35 Rev 2.)

14. TERMINATION OF APPOINTMENT

Non-voluntary termination of the Director of Finance must be conducted in accord with KRS 95.450 or similar legislation in effect at the time of termination.

If the Board of Commissioners decides to terminate the Director of Finance or requests her resignation, the Board of Commissioners will either give the Director of Finance three months' notice before the termination takes effect, or will offer to pay a severance payment to the Director of Finance. Such severance payment shall be a lump sum cash payment equal to three months of salary as defined in Paragraph 8 above.

If the Director of Finance elects to accept the aforesaid severance payment, she will sign a severance agreement, which generally releases the City of any and all claims that the Director of Finance may have as a result of her employment and/or termination.

If the Director of Finance is terminated by the Board of Commissioners, health insurance benefits shall continue in full force and coverage, at City expense, for a period of three months or until similar coverage is provided to the Director of Finance by a subsequent employer

and is in full force and effect, whichever comes first. Such continuation of group health insurance coverage shall be in addition to any protection afforded the Director of Finance by the Consolidated Omnibus Budget Reconciliation Act of 1988 (COBRA). Coverage under COBRA shall begin on the date all coverage extended under these severance provisions expires.

In the event the Director of Finance is terminated for "just cause", then the City's only obligation to the Director of Finance is to pay all compensation and benefits accrued but unpaid at the date of termination. "Just cause" is defined as: (1) willful neglect of duty; (2) felony or misdemeanor conviction of any crime involving moral turpitude; (3) dishonesty; (4) recurrent insobriety; (5) violation of duties to the City by any other act(s) of a similar nature which bring discredit to the City.

Should the Director of Finance be permanently disabled or otherwise unable to perform her duties because of sickness, accident, injury, mental incapacity or health for a period of four successive weeks beyond any accrued leave, the Board of Commissioners shall have the right to terminate this Agreement subject to the severance provisions of this section.

15. GENERAL PROVISIONS

The text herein shall constitute the entire Agreement between the parties.

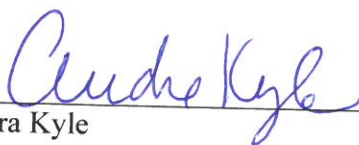
This Agreement shall be binding upon and inure to the benefit of the heirs at law and executors of the Director of Finance.

This Agreement shall become effective upon adoption and approval of the Board of Commissioners of the City of Paducah.

If any provision, or any portion thereof, contained in this Agreement is held unconstitutional, invalid or unenforceable, the remainder of this Agreement, or portion thereof, shall not be affected and shall remain in full force and effect.

IN WITNESS WHEREOF, the Board of Commissioners of the City of Paducah has caused this Agreement to be executed on its behalf by the City's Mayor, and Audra Kyle executed this Agreement as Director of Finance this _____ day of December, 2025.

George Bray, Mayor
City of Paducah, Kentucky



Audra Kyle

ATTEST:

Lindsay Parish, City Clerk

Agenda Action Form

Paducah City Commission

Meeting Date: December 9, 2025

Short Title: Adopt an Ordinance Creating a New Article of Chapter 106 related to Taxation of Abandoned Urban Properties - **L. PARISH**

Category: Ordinance

Staff Work By: Lindsay Parish, Laura Cowles, Greg Cherry, Audra Kyle,
Stephanie Millay, Eric Stuber, April Tinsman
Presentation By: Lindsay Parish

Background Information: The City of Paducah is considering an ordinance that would create a new tax category for properties classified as “abandoned urban property” under Kentucky law. This tool, authorized by KRS 92.305 and KRS 132.012, is intended to address long-term vacant and neglected properties that create safety hazards and negatively affect neighborhoods. A property is considered abandoned urban property if it has been vacant or unimproved for at least one year **and** meets at least one additional condition: being unfit for human habitation; unsafe or unsanitary; declared an unsafe structure by the City; contaminated (such as meth contamination); or tax delinquent for three or more years. These criteria apply to both residential and commercial properties, including vacant lots, if they meet the statutory definition.

If adopted, the ordinance would apply a tax rate of \$1.50 per \$100 of assessed value to qualifying properties. Each year, the City would compile a draft list of properties that meet the definition and notify affected owners. Property owners would have the opportunity to file an appeal before the rate is applied to their tax bill. Revenue from the tax would help offset the City’s costs associated with addressing unsafe structures, code enforcement, and property remediation.

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. Abandoned Urban Property Ordinance 2025

ORDINANCE NO. 2025-_____-_____

AN ORDINANCE CREATING A NEW ARTICLE OF CHAPTER 106, TAXATION, OF THE CODE OF ORDINANCES OF THE CITY OF PADUCAH, KENTUCKY, RELATED TO ABANDONED URBAN PROPERTIES

WHEREAS, the City Commission of the City of Paducah, Kentucky, finds and declares that abandoned urban property exists within the City as defined by KRS 132.012; and

WHEREAS, abandoned urban properties create fire and safety hazards, depress property values, erode the character of neighborhoods, and impose significant financial burdens on the City through code enforcement, police, fire, and demolition costs; and

WHEREAS, pursuant to KRS 92.305 and KRS 132.012, the City is expressly authorized to establish a separate classification of real property known as abandoned urban property and to levy a higher ad valorem tax rate upon such properties; and

WHEREAS, the City Commission further finds that the establishment of this separate classification and tax rate is necessary to protect the health, safety, and welfare of its citizens, to hold neglectful property owners financially accountable, and to promote the return of abandoned properties to productive use; and

WHEREAS, the City intends that revenues derived from the abandoned urban property tax rate will be used to offset the increased costs of enforcement, demolition, stabilization, and related public purposes caused by such properties.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PADUCAH AS FOLLOWS:

Section 1. Recitals and Authorizations. That a new Article of Chapter 106, Taxation, of the Code of Ordinances, of the City of Paducah, Kentucky, hereby be enacted as follows:

ARTICLE V. ABANDONED URBAN PROPERTIES

SEC. 106-201. ABANDONED URBAN PROPERTY CLASSIFIED AS REAL PROPERTY.

(A) Pursuant to KRS 92.305(1), the city hereby finds and declares that there exists abandoned urban property, as defined in KRS 132.012, within the city.

(B) Abandoned urban property is established as a separate classification of real property for the purpose of ad valorem taxation.

(C) *ABANDONED URBAN PROPERTY* means any vacant structure or vacant or unimproved lot or parcel of ground in a predominantly developed urban area which has been vacant or unimproved for a period of at least one (1) year and which:

- a. Because it is dilapidated, unsanitary, unsafe, vermin infested, or otherwise dangerous to the safety of persons, it is unfit for its intended use;
- b. By reason of neglect or lack of maintenance, has become a place for the accumulation of trash and debris, or has become infested with rodents or other vermin;
- c. Has been tax delinquent for a period of at least three (3) years;
- d. Has had a methamphetamine contamination notice posted as provided in KRS 224.1-410 for a period of at least ninety (90) days, and the owner has neither appealed the notice nor provided a certificate of decontamination during the ninety (90) days; or
- e. Is located within a development area established under KRS 65.7049, 65.7051, and 65.7053.

SEC. 106-202. RATE OF TAXATION LEVIED UPON ABANDONED URBAN PROPERTIES.

The rate of taxation levied upon abandoned urban properties is \$1.50 on each \$100 of assessed value.

SEC. 106-203. CLASSIFICATION OF PROPERTY AS ABANDONED URBAN PROPERTY; RIGHT TO APPEAL.

(A) The Fire Prevention Division shall provide a list of Abandoned Urban Property as of January 1 of each year to the Code Enforcement Board.

(B) The Fire Prevention Division shall adopt a policy for compiling the list of Abandoned Urban Property. The policy shall prioritize review of long-term vacant and unimproved properties, while avoiding unintended consequences for owners who are making good-faith efforts to renovate, sell, lease, or otherwise improve their properties. The policy shall allow the Fire Prevention Division to defer inclusion on their list when an owner can demonstrate:

- i. Active, verifiable renovation or construction, supported by current and active building permits, inspection results, or contractor invoices;
- ii. Active and verifiable listing for sale or lease, supported by an active Multiple Listing Service (“MLS”) listing or current broker agreement;
- iii. Approved redevelopment activity, including having a development plan under review, historic approvals, or financing commitments; or
- iv. That the property is subject to probate, insurance claims, or a court order which prohibit or impede improvements or use of the property.

(B) The Code Enforcement Board shall, each year, determine which properties in the city are Abandoned Urban Properties in accordance with KRS 132.012, and considering the factors in subsection (B) above, and shall prepare and furnish a final list of abandoned urban properties to

the city's Finance Department and the McCracken County Property Valuation Administrator no later than April 1 of each year.

(C) Except as otherwise provided in subsection (D) below, a property classified by the Code Enforcement Board as "abandoned urban property" as of January 1 shall be taxed as abandoned urban property for such tax year. If the owner repairs, rehabilitates or otherwise returns the property to productive use so that the property is no longer abandoned urban property, the owner shall notify the City of Paducah and Code Enforcement Board, which shall, if it finds the property no longer abandoned urban property, notify the Finance Department and the McCracken County Property Valuation Administrator to strike the property from the list of abandoned urban properties as of the succeeding January 1.

(D) (1) No later than May 1 of each year, the City of Paducah shall mail, by first-class mail, to the owner(s) of each abandoned urban property, as those names are listed in the records of the McCracken County Property Valuation Administrator, a notice that this property has been classified as abandoned urban property. The owner of any abandoned urban property who believes that the property has been incorrectly classified may request an appeal of such classification to the Code Enforcement Board. Such request for appeal shall be in writing and shall be delivered to the City Manager or his/her designee no later than June 1 of each year. The owner of the property shall be afforded the opportunity for a hearing before the Code Enforcement Board. Unless the property owner consents otherwise, the hearing shall take place no later than July 1. The general procedures for the hearing shall be those procedures in place for other hearings before the Code Enforcement Board as set out in section 42-39 and section 42-41(a)-(d), except that the issue to be decided will be whether the property has been correctly classified as abandoned urban property. The Board shall forward a written copy of its decision within seven (7) days after the conclusion of the hearing to the property owner, the Fire Prevention Division, the city's Finance Department, and the McCracken County Property Valuation Administrator in conformance with the procedures for service and notice set forth in section 42-41(b).

(2) If, after a hearing, an owner of property that has been classified as abandoned urban property demonstrates through substantial evidence that: the property was incorrectly classified as abandoned urban property; or the conditions that caused the property to be classified as abandoned urban property have been abated and the property has been returned to its intended productive use, then the Code Enforcement Board shall direct the Finance Department to remove the property from the abandoned urban property classification list.

(3) Any interested party may appeal a Board's decision to the McCracken County Circuit Court within thirty (30) days of the Board's decision.

SECTION 2. Severability. The provisions of this ordinance are severable. If any provision, section, paragraph, sentence or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of this ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence and part thereof separately and independent of each other.

SECTION 3. Effective Date. This ordinance shall be read on two separate days and will become effective upon summary publication pursuant to KRS Chapter 424.

George Bray, Mayor

ATTEST:

Lindsay Parish, City Clerk

Introduced by the Board of Commissioners _____

Adopted by the Board of Commissioners _____

Recorded by Lindsay Parish, City Clerk, _____

Published by The Paducah Sun, _____

ORD\ Abandoned Urban Property Ordinance 2025

Agenda Action Form

Paducah City Commission

Meeting Date: December 9, 2025

Short Title: Adopt Southside Revitalization Plan Housing Incentives - **C. GAULT & P. STROUP**

Category: Ordinance

Staff Work By: Carol Gault, Nancy Upchurch,
Palmer Stroup

Presentation By: Carol Gault, Palmer Stroup

Background Information: Outlines the repeal of the existing pilot Southside Housing and Business Incentive Grants and their corresponding Ordinance. Introduces the expanded Homeowner and Developer Incentive Grants for new housing redevelopment and construction as part of the Southside Revitalization Plan.

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

If yes, please list the Commission Priority: [Commission Priorities List](#)

Southside Revitalization

Quality Housing

Quality of Life

Communications Plan:

Funds Available: Account Name:
Account Number:

Staff Recommendation:

Attachments:

1. 2025 Southside Incentive Ordinance Planning - 11-17 Final Draft

ORDINANCE NO. 2025-_____

AN ORDINANCE ABOLISHING ORDINANCE NO. 2023-06-8782 AND ESTABLISHING AND APPROVING SIMPLIFIED SOUTHSIDE INCENTIVES FOR HOMEOWNERS AND DEVELOPERS AND AUTHORIZING THE DIRECTOR OF PLANNING AND URBAN RENEWAL AND COMMUNITY DEVELOPMENT AGENCY TO ADMINISTER THE INCENTIVE PROGRAMS AND PROVIDE FINANCIAL ASSISTANCE TO ELIGIBLE APPLICANTS FOR IMPROVEMENTS, REPAIR, REMODEL, RECONSTRUCTION OF EXISTING HOMES AND CONSTRUCTION OF NEW HOMES TO SUPPORT THE SOUTHSIDE REVITALIZATION PLAN

WHEREAS, the City of Paducah is presently engaged in a neighborhood redevelopment program and has adopted the *Southside Revitalization Plan* (the “Plan”); and

WHEREAS, the primary purposes of the redevelopment program and Plan are to begin with the revitalization of the Phase One area of Southside neighborhood as outlined in the Plan; with future phase areas to come, as adopted by the City Commission on August 12, 2025, through the improvements, repair, remodel, and reconstruction of existing homes and the new construction of homes which preserve the residential character of the area; and

WHEREAS, part of the Tools for Neighborhood Revitalization of the Southside Revitalization Plan are to develop additional incentives to attract more development, help with homeowner repair, and homeowner buyer incentives amongst other efforts; and

WHEREAS, the City of Paducah has committed funds for the establishment of these Southside Incentives, which will be utilized to accomplish the Program Goals of the Plan; and

WHEREAS, the City of Paducah now intends to end and repeal its previous incentive programs and to amend and replace part of Chapter 34 (Community Planning & Development) to create new incentives in support of the Southside Revitalization Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. Chapter 34 Article X (Sections 34-191 through 34-205), entitled Southside Business Improvement Grant Program, Article XI (Sections 206 through 220 entitled Southside Home Rehabilitation and New Construction Incentive Program, and Article XII (Sections 221 through 225) entitled Southside Home Repair Micro Grant Program are hereby repealed in their entirety. Further, they are to be replaced in full as set forth below.

SECTION 2. Any Applicant, contract, or incentives authorized under the previous Southside Incentive Grant Programs will be continued and completed as per the program applications and agreements, and the repeal of these sections shall not affect their validity or their ability to finish and/or complete.

SECTION 3. Eligibility, administration and approvals under the Southside Program Phase One incentive programs will be determined by the Director of Planning and/or Urban Renewal and Community Development Agency (U.R.C.D.A.) based upon the criteria outlined herein. Eligibility will be determined on a “first come, first serve basis,” until the fund is depleted. The Director of Planning and/or U.R.C.D.A. are specifically authorized to approve grant awards not to exceed Thirty Thousand Dollars (\$30,000.00) pursuant to Homeowner Grants and Seventy-Five Thousand Dollars (\$75,000.00) pursuant to Developer Grants.

SECTION 4. Article X of the City of Paducah Code of Ordinances shall be replaced as follows:

ARTICLE X. SOUTHSIDE REVITALIZATION PLAN INCENTIVES.

Section 34-191. Title.

This article shall be known as the **Southside Revitalization Plan Incentives**, and shall consist of two (2) incentive programs: **Homeowner Grants** and **Developer Grants**.

Section 34-192. Purpose.

The purpose of this article is to provide landowners, homeowners and developers within the Southside Paducah Neighborhoods, as outlined in the Plan, with incentives to improve, repair, remodel or reconstruct existing homes and construct new homes to revitalize the neighborhoods located in the Southside.

Section 34-193. General Provisions for Homeowner Grants.

General Provisions for Homeowner Grants are as follows:

- A. Applicants must reside on the premises as their primary residence, the structure must be located in the Phase One area of the Plan and Applicants must state the name or names of all person(s) claiming the property to be their primary residence. Applicants may request a waiver of this requirement for unique circumstances.
- B. Applicants must provide a copy of the deed to the premises, and every person or entity on the deed must also sign the application.
- C. Applicants must be current on property taxes.
- D. Applicants must certify whether or not they have any other southside incentive grant or development agreement for the premises, and that they acknowledge the limitations of the number of southside incentives per premise permitted.
- E. It is recommended that the real property has no liens, other than a 1st mortgage. If the property has additional liens, Applicants shall identify and state each such lien and provide a written explanation as to the nature of the lien(s), the amount and any plan to address or release such lien(s).
- F. Required permits shall be obtained for each project as applicable. Any associated permit fees may be included as a project expense.

- G. The project must be completed within one (1) year of the date on the award letter, unless a request for extension is submitted with good cause demonstrated, and an extension letter is issued. Extensions for less than thirty (30) days may be approved by city planning staff, while extensions greater than thirty (30) days will be forwarded to U.R.C.D.A. for approval. Projects that are not completed within one (1) year will have their grant award terminated, and the grants proceeds will be reallocated.
- H. Under no circumstances will funds be awarded to the Applicant prior to completion of the project. This is reimbursement only after completion of the project.
- I. Grant awards shall not exceed 30% of the verified improvement costs of the project and shall not and cannot exceed a maximum of Thirty Thousand Dollars (\$30,000.00) per address or property regardless of the investment amount.
- J. There is a minimum of Five Thousand Dollars (\$5,000.00) verified improvement cost for the project to be eligible for funding.
- K. Grant award amounts, less than Ten Thousand Dollars (\$10,000.00), shall be in the form of a grant requiring no repayment conditions.
- L. Grant Awards exceeding the Ten Thousand Dollars (\$10,000.00) threshold shall be made through a forgivable and deferred payment loan, secured and outlined herein.

Section 34-194. Homeowner Grants Exceeding Threshold.

- A. Any grant award below Ten Thousand Dollars (\$10,000.00) may be approved by the City Planning Director. Any grant award exceeding Ten Thousand Dollars (\$10,000.00) shall be reviewed by city planning staff for completeness and forwarded to U.R.C.D.A. for approval. Additionally, for any grant award exceeding the Ten Thousand Dollars (\$10,000.00) threshold, Applicant shall be required to enter into a forgivable-deferred payment loan, secured by a mortgage in favor of the City of Paducah, at 0% interest. This loan shall be evidenced by a promissory note payable to the City of Paducah. The City of Paducah will prepare the promissory note and mortgage to be recorded. The mortgage will be filed of record, but it may or may not be filed with the benefit of a title examination performed by staff or outside professionals. The promissory note and mortgage will be for the total of the grant award (not to exceed \$30,000.00) and structured to be forgiven over a period of five (5) years. If the Applicant resides in the residence for a period of 5 years, the loan shall be forgiven, and a mortgage release shall be filed of record at the City's cost. If the Applicant moves or sells the property within five (5) years, the note is to be paid by the Applicant or the seller at closing at a sliding reduced rate as outlined in the promissory note. The date of the promissory note and the mortgage shall serve as the beginning of the repayment period.
 - 1. Sale of property less than one year equals 100% repayment.

2. Sale of property after one year, but less than two years, equals 80% repayment.
 3. Sale of property after two years, but less than three years, equals 60% repayment.
 4. Sale of property after three years, but less than four years, equals 40% repayment.
 5. Sale of property after four years, but less than five years, equals 20% repayment.
 6. Sale of the property after more than five years equals 0% repayment. Additionally, Applicants may approach the City after five (5) years to initiate a mortgage release.
- B. Applicants may make more than one (1) application for a Homeowner Grant for each address or property. However, each address or property shall be limited to three (3) applications in total, and the applications shall not cumulatively exceed the \$30,000.00 limit as outlined in section 34-193(H) above.

Section 34-195. Application, Administration and Reimbursement Payment Process:

- A. Applications shall be submitted by paper or online. Applicants are solely responsible for submitting a complete application. In addition to the application the following attachments will be required:
1. Photographs showing the existing conditions of the proposed project.
 2. Detailed plans for the proposed project including but not limited to:
 - a. Detailed description of planned improvements; or
 - b. Drawings of the proposed changes.
 3. Third Party estimates for the cost of the proposed improvements.
 4. Proof of financial ability to complete the proposed improvements by providing a bank letter of credit, bank loan commitment, bank statements, credit documents or other financial instrument.
 5. Copy of the deed. All persons on the deed will be required to sign the note and mortgage for the forgivable deferred loan.
 6. Any other documentation supporting the Applicants request for program funds.

7. All Applicants must submit a W-9. All funds awarded are considered income and will be reported to the IRS at the end of the year. A 1099 will be mailed to the Applicant at the end of the year.
- B. Upon submittal of a complete application it will be reviewed by Planning Staff in the order of date as received.
1. Incomplete applications will not be accepted.
 2. Complete applications that have all the required attachments will be forwarded to the Planning Director or U.R.C.D.A. for final approval. Upon final approval, an award letter will be mailed/mailed to the Applicant.
- C. Applicant will complete the work outlined in the application and the award letter. All work must be completed after the date of the award letter.
- D. Requesting payment of approved funds:
1. To obtain funds Applicant will submit a request for payment of the incentive award.
 2. Additional documents required for the reimbursement include:
 - a. Copy of Certificate of Completion/Certificate of Occupancy issued by the Fire Prevention Division of the Fire Department if applicable. If approval is not required by the Fire Prevention Division, a site inspection and approval by a member of the Planning Staff will be required prior to the approval of the reimbursement.
 - b. Photographs of the completed project.
 - c. Proof that all expenditures have been paid in the form of:
 - An affidavit signed by all contractors certifying that they have been paid in full and that no lien will be filed against the property or,
 - Copy of all invoices with proof of payment to match each invoice
 3. The request will be reviewed for completion and once approved:
 - a. The City will issue a payment either by electronic bank transfer or check to the Applicant for incentives that do not exceed \$10,000.00;
 - b. For incentive amounts exceeding \$10,000.00 per parcel, the City will have the promissory note and mortgage prepared and order a check. The check will be delivered to the Applicant upon signing of the note and mortgage.

Section 34-196. General Provision for Developer Grants.

General Provisions for Developer Grants.

Applications for Developer Grants shall be created, administered, and reviewed by the City Planning Department. Applications shall be reviewed for completeness. After an application is deemed complete, the City Planning Department will work with the applicant to draft a formal Development Agreement that will outline all provisions and conditions of the development project in greater detail. Applications and proposed Development Agreement will be forwarded to U.R.C.D.A. for approval, denial or revision.

Section 34-197. Developer Grants Structure.

- A. All Developer Grants shall be required to enter into (a) a Developer Agreement, (b) forgivable-deferred payment loan, and (c) secured by a mortgage in favor of the City of Paducah at 0% interest. This loan shall be evidenced by a promissory note payable to the City of Paducah. The City of Paducah will prepare the Developer Agreement, promissory note and mortgage to be recorded. The mortgage will be filed of record, but it may or may not be filed with the benefit of a title examination performed by staff or outside professionals. The promissory note and mortgage will be for the total of the grant award (not to exceed \$75,000.00) and structured to be forgiven over a period of ten (10) years. If buyer resides in the residence for a period of 10 years, the loan shall be forgiven, and a mortgage release shall be filed of record at the City's cost. If the owner moves or sells the property within ten (10) years, the note is to be paid by the owner at closing at a sliding reduced rate as outlined in the promissory note. The date of the promissory note and the mortgage shall serve as the beginning of the repayment period.
- B. Applicants may not make more than one (1) application for a Developer Grant for each address or property, and no grant award shall exceed Seventy-Five Thousand Dollars (\$75,000.00).

Section 34-198. Application, Administration and Reimbursement Payment Process:

- A. Applications shall be submitted by paper or online. Applicants are solely responsible for submitting a complete application. Applications shall include but not be limited to (i) detailed description of the home to be constructed, (ii) detailed plans of the home to be constructed, (iii) detailed estimates broken down by category and (iv) proof of financial ability to complete the project and (v) any other documentation supporting the Applicant's request for program funds.
- B. Incomplete applications will not be accepted.
- C. Complete applications that have all the required attachments will be forwarded to

U.R.C.D.A. for final approval. Upon final approval by U.R.C.D.A., a Developer Agreement will be signed.

- D. Applicants will complete the work outlined in the application and per the provisions of the Developer Agreement.
- E. To obtain funds at the completion of the project, Applicant will submit a written request for payment of the incentive to city planning staff. Additional documents required for the reimbursement may include, but not be limited to (i) copy of Certificate of Completion/Certificate of Occupancy issued by the Fire Prevention Division, (ii) photographs of the completed project, (iii) proof that all expenditures have been paid and/or lien waivers signed by all contractors or subcontractors certifying that they have been paid in full and that no lien will be filed against the property.
- F. Request will be reviewed for completeness and if approved, city planning staff will work with the closing agency to have all the necessary documents ready for closing including a note and mortgage for the grant funds prepared. The City will provide funds at closing for the amount awarded in the award letter.

Section 34-199. Review/Reporting Progress to the City Commission

- A. Each year, the Planning Department shall report to the City Commission on the progress of the Southside Revitalization Plan Incentives.
- B. After five (5) years, the City Commission shall evaluate market conditions within Phase One of the Southside Neighborhood to determine whether to:
 - 1. Continue Phase One of the Southside Program as currently designated and/or extended to additional phases,
 - 2. Amend the program to better align with the current need and conditions, or
 - 3. Terminate the program and rely solely on prevailing market conditions to complete the redevelopment of the neighborhood.
- C. This program shall remain in effect for an initial period of five (5) years from its effective date. Prior to the conclusion of this term, the City Commission shall assess whether the market-rate home sale process in Phase One of the Southside Neighborhood meets or exceeds the cost of new construction. If market rates do not meet or exceed construction cost at that time, the City Commission may authorize an extension of the program for up to two (2) additional years.

SECTION 5. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION 6. The City Commission hereby finds and determines that all formal actions

relative to the adoption of this Ordinance were taken in an open meeting of this City Commission, and that all deliberations of this City Commission and of its committees, if any, which resulted in formal action, were in meetings open to the public, in full compliance with applicable legal requirements.

SECTION 7. All ordinances, resolutions, orders or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed, and the provisions of this Ordinance shall prevail and be given effect.

SECTION 8. This Ordinance shall be read on two separate days and will become effective upon summary publication pursuant to KRS Chapter.

Agenda Action Form

Paducah City Commission

Meeting Date: December 9, 2025

Short Title: Rental Occupancy Ordinance Amendment - **G. CHERRY**

Category: Ordinance

Staff Work
By:
Presentation
By:

Background Information: The updates to Paducah's Residential Rental Occupancy Permit Ordinance (Chapter 42, Article III) aim to improve safety, clarify enforcement procedures, and enhance transparency for both landlords and tenants. Changes include redefining inspection timelines, expanding the authority of the Code Official, introducing a Certificate of Compliance for code-abiding properties, and creating a public list of compliant rental units. The update emphasizes tenant privacy rights and removes the requirement for an occupancy permit before utility service can be established.

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. Rental Ordinance Amendment

**CITY OF PADUCAH
ORDINANCE _____
AMENDING SECTION 42 OF THE CODE OF ORDINANCES RELATED TO
RENTAL OCCUPANCY PERMITS AND INSPECTIONS**

WHEREAS, numerous rental dwelling units exist in the City of Paducah, many of which are single and two family dwellings; and

WHEREAS, offering dwelling units for rental is a business and must be regulated; and

WHEREAS, regulating rental dwelling units for code compliance protects the public health, safety and general welfare of citizens occupying those dwelling units; and

WHEREAS, pursuant to statutes, the City has been granted powers to enforce the state building electrical, and fire codes; and

WHEREAS, in order to enforce the building, electrical, and fire codes, the City must be permitted to regularly inspect rental dwelling units; and

WHEREAS, a rental inspection program is required to set forth when such inspections shall take place, while also maintaining constitutional protections afforded to tenants and property owners by the U.S. Constitution and the Constitution of the Commonwealth of Kentucky; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION A.: That the City of Paducah, Kentucky hereby amends Chapter 42 Article III. – Residential Rental Occupancy Permits by amending the following sections:

Sec. 42-61. Purpose and intent.

- (a) The purpose of this article is to protect the public health, safety and general welfare of the people of the City in occupied dwellings by recognizing that the offering for rental of dwelling units is a business and by classifying and regulating such business.
- (b) It is not the intention of the City to interfere with contractual relationships between tenant and landlord. The City does not intend to intervene as an advocate for either part, or act as arbiter, nor be receptive to complaints from tenants or landlords which are not related to the provisions of this article.

Sec. 42-62. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Accessory living quarters mean living quarters within an accessory building, which may not have kitchen facilities.

Bed and breakfast means a residential dwelling unit in which more than one (1) but not more than five (5) guest rooms are used to provide or offer overnight accommodations for

transient guests for compensation. A tourist home is included in the meaning of "bed and breakfast."

Building means any structure having enclosed space and a roof for the housing or enclosure of persons, animals or chattels. The term "building" includes the term "structure."

Code means the ordinances of the City that relate to the fitness for habitation construction, property maintenance, nuisances, occupancy, zoning, and use of any rental residential dwelling unit. This specifically includes the provisions of this chapter, and chapters 18, 54, and 126.

Code Official or *Code Officer* means and includes the Chief Building Inspector, Deputy Building Inspector, Code Enforcement Officers, Fire Marshal, Fire Inspector, and Police Officers, as they are empowered to act in their various capacities, including but not limited to the authority granted to them under KRS 227.200 et seq., KRS 65.8801 et seq., 815 KAR 7:070, et seq., and 815 KAR 10:060 et seq. Where authority is granted under KRS 227, 815 KAR 7, or 815 KAR 10, Code Official or Code officer shall mean Fire Code Officials.

Dwelling, assisted care, means a building, or portion thereof, and consisting of five (5) or more bedrooms, used for residential occupancy by a group. The dwelling is characterized by tenants with separate bedrooms for sleeping and that there are shared common areas for reception, recreation, living, cooking, laundry and the like. The unit is further signified by the presence of an employee that provide various services such as housekeeping, maintenance, cooking, security, personal care, and transportation. This definition is distinguished from, and is intended not to conflict with KRS 100.982 and 100.984.

Dwelling, multiple, means a building, or a portion thereof, used for occupancy by three (3) or more families living independently of each other and used for rental residential occupancy for rental occupancy lasting thirty (30) days or more.

Dwelling, one (1) family, means a building used for residential occupancy by one (1) family.

Dwelling, rental, means a building or portion thereof, used primarily for rental residential occupancy for periods of thirty (30) days or more, including one (1) family and multiple dwellings, and shall not include apartment buildings or complexes, hotels or motels.

Dwelling, two (2) family, means a building or portion thereof, used for occupancy by two (2) or more families living independently of each other, and at least one (1) of which is used for rental residential occupancy.

Dwelling unit means a residential dwelling, or portion of a dwelling, used by one (1) family for cooking, living, and sleeping purposes.

Effective date means April 1, 2000.

Hotel or motel means a building, or portion thereof, or group of buildings in which lodging is customarily provided and offered to the public typically for occupancy for not more than thirty (30) days at a time for compensation, and which is open to transient guests on a daily basis, in contradistinction to a lodging house.

Landlord means the owner of a rental residential dwelling unit who offers residential property and its dwelling units, not occupied by the owner, to other persons not related by

blood or marriage for some form of compensation through rental payments, lease payments, or some other similar contractual arrangement.

Lodginghouse means a building with more than two (2) but not more than ten (10) guest rooms where lodging with or without meals is provided for compensation.

~~*Nuisance* means a tenant's use of a rental dwelling unit, including the building and the premises relating thereto, which gives offense to or endangers the life, health, safety, or welfare of others. The term "nuisance" includes such uses as defined under State law as nuisances.~~

Nursing home means an establishment which provides full-time convalescent or chronic care, or both, for four (4) or more individuals who are not related by blood or marriage to the operator, and who, by reason of chronic illness or infirmity, are unable to care for themselves; excepting, however, establishments that predominately provide for care for the acutely ill or surgical or obstetrical services. A convalescent home and rest home are included in the meaning of the term "nursing home." A hospital or sanitarium shall not be construed to be included in the meaning of the term "nursing home."

Person means and includes a firm, association, organization, partnership, trust, company or corporation as well as an agent, and an individual.

Safety Issue means a tenant's use of a rental dwelling unit, including the building and the premises relating thereto, which constitutes a distinct fire hazard or gives offense to or endangers the life, health, safety, or welfare of others. The phrase "safety issue" includes such uses as defined under State law as life safety or fire hazards.

Tenant means a person under a rental agreement to occupy a dwelling unit for the purpose of residential occupancy for a period of thirty (30) days or more, making rent or lease payments, or other similar agreements where the tenant does not have an equitable interest in the real property.

Sec. 42-63. Enforcement.

The Fire Prevention Division shall be responsible for the administration and enforcement of the provisions of this section. Enforcement pursuant to this section shall not be interpreted to override or negate the rights of tenants or property owners with respect to inspections authorized or required by KRS 227.200 et seq., 815 KAR 7:070 et seq., or 815 KAR 10:060 et seq. Where applicable, penalties hereunder shall be in addition to, and shall not be instead of, the penalties set forth by KRS 227.200 et seq., 815 KAR 7:070 et seq., or 815 KAR 10:060 et seq.

Sec. 42-64. Rental occupancy permit required.

It shall be unlawful for any landlord to rent or lease to another or otherwise allow any person to occupy any rental dwelling unit which is subject to this article unless the landlord has first obtained and continues to hold a valid rental occupancy permit for that unit.

Sec. 42-65. Applicability and exceptions.

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- (a) The provisions of this article shall apply to the rental or leasing of rental dwelling units, and rental dwellings which contain such units, including one (1) and two (2) family rental residential dwelling units.
 - (b) The provisions of this article shall not apply to apartment buildings, hotels and motels, bed and breakfasts, nursing homes, assisted care dwelling units, residential care facilities as described by KRS 100.982, hospitals, or sanitariums.

Sec. 42-66. Application for rental occupancy permits.

- (a) The landlord of a rental dwelling unit shall make written application to the Fire Prevention Division for a rental occupancy permit to carry on the business of renting a residential dwelling unit. Such application shall be made on a form furnished by the Fire Prevention Division for such purpose and shall set forth the following information:
 - (1) Name, residence address, email address, telephone number, and date of birth of the landlord of the rental dwelling unit. If the landlord is a partnership, the name of the partnership, and the name, residence address, email address, and date of birth of the managing partner. If the landlord is a corporation or limited liability company, the name and address of the corporation or company, and the name, residence address and date of birth of the chief operating officer.
 - (2) If the landlord has appointed an agent authorized to accept service of process and to receive and give receipt for notices; the name, residence address, email address, telephone number, and date of birth of such agent;
 - (3) Every applicant, whether an individual, partnership, corporation, or limited liability company shall identify in the application, by name, residence address, email address, telephone number, and date of birth, a natural person who is actively involved in, and responsible for, the maintenance and management of the premises. A post office box is not acceptable as an address for such person. The individual designated herein may also be the landlord of the dwelling or an agent identified in subsection (2) of this section;
 - (4) Street address of the rental dwelling unit; and
 - (5) Number of rental dwelling units within the rental dwelling.
- (b) To determine compliance with this article and this Code, every applicant shall authorize an inspection of the premises annually.
- (c) It shall be unlawful for any person to make any false statements in an application for a rental occupancy permit.

Sec. 42-67. Reserved.

[...]

Sec. 42-68. Issuance of permit.

- (a) Following the filing of an application, a Code Official shall cause an inspection to be made of the rental dwelling unit and rental dwelling identified in the application. The inspection

shall be made within ~~three~~five (35) business days following the date upon which the application is filed.

- (b) Upon completion of an inspection of a rental dwelling and the rental dwelling units therein, the Code Official shall make a determination as to whether all of the standards for issuance of a permit have been met. In the event the Code Official determines that the standards have been met, the Code Official shall cause the issuance of a rental occupancy permit.
- (c) Only one (1) permit shall be required per lot; provided, however, in the case of multiple rental dwelling units on one (1) lot, the permit shall identify each rental dwelling unit for which a permit has been approved.

Sec. 42-69. Standards for issuance of permit.

The standards for the issuance and continuance of a rental occupancy permit shall be as follows:

- (1) The rental dwelling, and the rental dwelling units located therein, and the grounds and the accessories, buildings, and structures relating thereto, are in substantial compliance with the Code and all other applicable laws, statutes, and regulations including, but not limited to the International Property Maintenance Code 2012 Edition as adopted by the City of Paducah in Sec. 42-46 , all fire codes, electrical codes, plumbing codes, and building codes, and are not otherwise ~~substandard~~, hazardous, or ~~unfit~~, or presents safety issues. The Code Official may, in his discretion, confer with engineers, building, electrical, or fire inspectors as he or she deems necessary to determine compliance in any such area or expertise. In multifamily units, to promote efficiency, the Code Official may inspect as few or as many units as he or she deems necessary in consideration of the totality of the circumstances including time constraints and historical compliance by the landlord to assess the overall condition of the premises.
- (2) The landlord has been issued an occupation business license and has paid all fees and taxes as required under chapter 106.
- (3) The landlord has paid all city ad valorem taxes which are due and payable against the real property upon which the building and rental dwelling units are located.
- (4) The landlord has paid all fees as required under this article.
- (5) The landlord has paid all city nuisance and property maintenance liens on the property for which a permit is applied.
- (6) Landlord shall attest that s/he includes in his/her lease or rental agreement, provision(s) providing a mechanism under which Landlord and/or Code Officials may enter the premises with reasonable notice.

Sec. 42-70. Determination of noncompliance.

- (a) If a Code Official determines that any dwelling unit, or any part of the premises relating thereto, fails to comply with section 42-69(1) or that the landlord has failed to comply with

section 42-69(2) through (5), a written notice of the violation or violations shall be given to the landlord. The notice shall direct that the landlord shall have a period of seven (7) days to remedy the violation. The offender may be allowed a reasonable extension of time to remedy the violation, at the discretion of the Code Official. A reinspection shall take place after said period of time to determine compliance.

- (b) If the fire Code Official determines the dwelling unit, or any part of rental premises fails to comply with section 42-69(1) due to structural or distinct fire hazards as described in 815 KAR 10:060 or especially liable or likely to result in fire loss as described in KRS 227.380, the written notice of the violation or violations shall further state that the provisions of this section shall not override an owner's rights to appeal violations, as applicable, under 815 KAR 10:060 Section 6 or KRS 227.380(2).
- (c) If the fire Code Official determines that the defects create an imminent hazard to the health or safety of occupants or the public, the Code Official shall immediately suspend any previously issued rental occupancy permit for that location and order the premises be vacated, providing any occupants reasonable time to vacate, as is determined to be safe in the discretion of the Code Official.
- (d) Any time period accorded by the fire Code Official above shall not be extended by the sale or transfer of any interest in the rental dwelling unless specifically authorized by the Code Official.

Sec. 42-71. Denial; suspension.

In the event the landlord's failure to comply continues following any period accorded the landlord for compliance, the Code Official shall mail the landlord a notice of a denial of a rental occupancy permit or suspension of a previously issued rental occupancy permit. The notice shall state:

- (1) That the Code Official has determined that the landlord has failed to comply with the standards as set forth in section 42-69.
- (2) The specific reason or reasons why the standards have not been satisfied, including copies of applicable inspection reports and listing each code, statute, or regulation of which the property are in violation.
- (3) That the denial or suspension of the permit will become effective unless the landlord appeals the determination within five (5) business days after receipt of the notice in the manner provided in section 42-73.
- (4) That after denial or suspension, the rental dwelling unit or units must be vacated, and shall not be reoccupied until a rental occupancy permit is issued or is reinstated after approval by the Code Official.
- (5) The notice shall describe how an appeal may be filed under section 42-73.
- (6) The Code Official shall also cause a notice to tenants to be prominently posted on the rental dwelling. The notice shall state that the rental occupancy permit for the rental dwelling unit or units has been denied or suspended, whichever is applicable, and that the action will become final on a specific date unless the landlord appeals. The notice

shall further state that tenants will be required to vacate the rental dwelling unit when the action becomes final.

Sec. 42-72. Revocation of permit; criminal acts or nuisance.

- (a) Any landlord of a rental dwelling unit who knowingly leases or continues to lease a rental dwelling unit to any tenant who commits or allow others to commit any criminal act in violation of the State's criminal statutes relating to the illegal sale or distribution of controlled substances or to prostitution or to acts of violence to the person of another which causes physical injury or the imminent threat thereof, as determined by reference to local law enforcement or criminal records in violation of the provisions of subsection (b) of this section shall, or who otherwise creates or allows others to create a nuisance on the leased premises, in violation of the provisions of Sec. 42-48, Sec. 42-49, or Sec. 42-50(a)(1)-(7), as determined by Final Order as defined in Sec. 42-40(6) or Sec. 42-41, on five (5) or more occasions ~~subsection (b) of this section~~ shall be subject to a revocation of the landlord's rental occupancy permits as provided herein.
- (b) The landlord shall abate such activity in the manner as hereinafter provided:
- (1) In the event that the Code Official receives reasonable evidence of a criminal act or activity as described in (a) above, or of a nuisance on the leased premises of a tenant, the Code Official shall send to the landlord written notice which shall set forth the evidence and identify that the criminal act or activity or nuisance is in violation of this section, and constitutes cause for revocation of the rental occupancy permit for the leased premises.
 - (2) In the event that the Code Official sends a second such notice to the landlord regarding such a criminal act or activity or nuisance on the leased premises of the same tenant within one (1) year following the issuance of a previous notice, the notice shall instruct and require the landlord to bring eviction proceedings against the tenant with the McCracken District Court or to otherwise provide in writing to the Code Official an acceptable alternative which abates the continuance of further criminal activity or nuisance on the leased premises of such tenant. The landlord shall initiate eviction proceedings or provide an acceptable alternative within ten (10) days following the landlord's receipt of such second notice. In the event the landlord fails to initiate the eviction proceedings or otherwise provide an acceptable written alternative within ten (10) days, the Code Official may revoke the landlord's rental occupancy permit if the Code Official determines that the revocation is necessary to protect or preserve the health, safety and welfare of a resident or residents of the rental dwelling unit or neighborhood. Upon revocation of any rental occupancy permit, no application of a subsequent rental occupancy permit shall be accepted by the Code Official for such premises within six (6) months of the date of revocation.
 - (3) Any eviction proceeding brought by the landlord shall be timely and diligently prosecuted by the landlord in good faith.
 - (4) Reasonable evidence ~~shall constitute~~ means such evidence as would be probative in establishing probable cause that such criminal act has been committed or that a nuisance exists on the leased premises. Reasonable evidence may include evidence

of a lawful arrest, indictment, or conviction, or plea. Status of underlying but related criminal proceedings may be taken into consideration by the Code Officer as the Code Officer, in his/her discretion, deems appropriate.

- (c) In the event of revocation, the Code Official shall provide a notice of revocation to the landlord and tenant in the manner as provided in section 42-71.

Sec. 42-73. Appeals procedure.

- (a) Any landlord wishing to appeal the determination of a suspension, revocation, or denial shall file a written notice of appeal with the Fire Prevention Division within five (5) days after receipt of the notice of the suspension, revocation, or denial.
- (b) An appeal shall initially be heard by the Deputy Chief of Fire Prevention Division or in his/her absence, the Battalion Chief. The Deputy Chief or Battalion Chief shall sustain the decision of the Code Official unless the Deputy Chief or Battalion Chief determines that the provisions of this article have been complied with and that all of the violations have been corrected. The Deputy Chief ~~Marshal~~ of the Fire Prevention Division or Battalion Chief shall make a written determination and provide notice of same to the landlord within ten (10) days of making his/her determination.
- (c) In the event the Deputy Chief or Battalion Chief sustains the decision of the Code Official, thereby suspending, revoking, or denying a rental permit, the landlord shall have further right of appeal and may file a written notice of appeal with the Code Enforcement Board within five (5) days of the landlord's receipt of the Deputy Chief or Battalion Chief's written determination. Appeal before the Code Enforcement Board shall follow [sections 42-41, 42-41.5, 42-42](#), et seq.
- (d) In the event the landlord/property owner files an appeal pursuant to 815 KAR 10:060, or KRS 227.380 related to the same subject matter as the suspension, revocation, or denial, any appeal filed pursuant to this Section shall be held in abeyance pending final determination or order by the Local Appeals Board empowered by KRS 227.325.

Sec. 42-74. Vacation of premises.

When an application for rental occupancy permit has been denied or a rental occupancy permit has been suspended or revoked, the Code Official shall order the rental dwelling unit vacated, giving tenants a reasonable time to arrange new housing and to move their possessions. Unless otherwise prohibited by law, such order shall not otherwise prevent the premises from being occupied or used for purpose other than as a rental unit, except as otherwise required by law.

Sec. 42-75. Duration of permit.

- (a) A rental occupancy permit shall be valid until the property ceases to be used as a rental unit or until ownership of the property is transferred, whichever occurs first, unless otherwise suspended or revoked under this article.
- (b) A prospective new owner of a rental dwelling unit shall make application for a new rental occupancy permit at least ten (10) calendar days prior to the date of sale.

Sec. 42-76. Inspections.

- (a) Inspections of rental dwelling units shall be conducted by Code Officials and shall take place as follows:
- (1) Upon application for a rental occupancy permit.
 - (2) Upon receipt of a complaint by a tenant or owner of a neighboring property that the rental dwelling unit or rental dwelling is substandard, hazardous or unfit for habitation, and if in the discretion of the Code Official, probable cause exists to believe that the complaint is founded in fact and an inspection warranted.
 - (3) Upon the probable cause determination of a Code Official that the rental dwelling unit or rental dwelling is in noncompliance with subsection 42-69(1).
 - (4) Every one-year period.
- (b) Certificate of Compliance. Upon satisfactory inspection of the interior of Landlord's Rental Dwelling Landlord shall receive a "Certificate of Compliance" which may be displayed in rental listings and in marketing materials, advertising that the rental dwelling unit met applicable safety codes within the City of Paducah's jurisdiction on the date of last inspection, as identified thereon. Satisfactory inspection shall mean the Code Official finds no violations of the plumbing, electrical, building, or fire codes, to the extent visible and determinable by the Code Official.
- (c) Publicly Available List of Compliant Properties. Upon completion of first inspection, rental dwelling units with satisfactory inspections shall be included on a publicly available list of compliant properties. Such list shall provide that on the date of the last inspection, the subject property was not noted to have any visible violations of the plumbing, electrical, building or fire codes. Failed inspection resulting in condemnation or evacuation under the Fire Code, or three (3) failed follow-up inspections shall be cause for removal of the rental dwelling unit from the List of Compliant Properties until such time as that property completes a satisfactory inspection. Landlord's refusal to permit entry into rental dwelling units on two or more occasions after shall be cause for removal the list provided for herein. Tenant's refusal to consent to inspection on one occasion shall not subject Landlord from removal from the list if Landlord provides reasonable proof that Landlord provided reasonable notice of City's inspection to tenant under terms of lease or rental agreement.
- (d) The Code Official shall adopt a policy of inspecting all rental dwellings which are required to be permitted under this article. The policy shall contain objectives for the systemic inspection of all rental and priorities for the use of inspection resources. The policy guidelines shall promote an efficient inspection program based upon the following factors:
- i. Geographic distribution and concentration of rental dwellings;
 - ii. Rental dwellings with delinquent property taxes;

- iii. Landlords with properties identified by the Fire Prevention Division as having five (5) or more ~~an excessive number of housing~~ code violations, or a history of noncompliance, or slow compliance, with correction orders;
 - iv. Landlords with properties identified by the Fire Prevention Division as having a history of demolitions being ordered by the City;
 - v. Rental dwellings for which no occupation business license or occupancy permit has been applied; ~~and~~
 - vi. Rental dwellings with five (5) or more violations of Sec. 42-48, Sec. 42-49, or Sec. 42-50(a)(1)-(7), as determined by Final Order as defined in Sec. 42-40(6) or Sec. 42-41; and
 - vii. Rental dwelling with five (5) or more reports of police calls for illegal drug offenses, prostitution, violent crimes, or disorderly conduct, as reported to the Code Official by the Paducah Police Department.
- (e) Absent exigent or emergency circumstances, whenever necessary to make an inspection to enforce any of the provisions of this article, or whenever the Code Official has reasonable cause to believe that there exists in any rental dwelling or rental dwelling unit which is required to be permitted by this article, any condition or violation which makes such dwelling or unit unsafe, dangerous or hazardous, the Code Official may enter such dwelling or unit at all reasonable times to inspect the same or to perform any duty imposed by this article, provided that if such dwelling unit be unoccupied, the Code Official shall first provide notice and request entry from the landlord; and if such dwelling or unit is occupied, the Code Official shall provide notice and request entry from both the landlord and tenant. If possible, the Code Official shall first attempt to make arrangements with the landlord and tenant as to the occurrence of the inspection at least twenty-four (24) hours prior to the inspection. If such entry is refused, the Code Official shall have recourse to every remedy provided by law to secure entry. The landlord or property owner's refusal to cooperate and permit inspection following notice shall be cause for suspension, revocation, or denial of a rental occupancy permit as set forth under section 42-71.
- (f) Consent for Inspections. Absent exigent circumstances, nothing in this Section shall be interpreted to override privacy protections afforded by law to tenants.

Sec. 42-77. Fees.

There shall be a fee of \$100.00 for issuance of a rental occupancy permit and the initial inspection related thereto and a fee of \$50.00 for the renewal of a rental occupancy permit and the inspection related thereto. There shall also be a fee of \$50.00 per inspection for any further follow-up inspection related thereto. These fees shall be paid to the Fire Prevention Division.

Sec. 42-78. Display of permit.

- (a) Every landlord must show to every prospective tenant before occupancy a valid rental occupancy permit covering the rental dwelling unit to be rented. Every landlord must show to any tenant, upon demand, a valid rental occupancy permit covering the rental dwelling unit the tenant occupies.

(b) Upon demand by any Code Official, the landlord must show a valid rental occupancy permit to the Code Official.

~~(c) Upon demand by a municipal utility company, and so ordered by the Deputy Chief/Fire Marshal of the Division of Fire Prevention, a tenant or landlord, must produce a valid occupancy permit prior to establishment of utility service.~~

Sec. 42-79. Remedies in this article not exclusive.

The remedies provided in this article are not exclusive. The remedies are in addition to, and do not supersede or preempt, other remedies such as condemnation, written violation orders and warnings, criminal charges for violation of substantive provisions of any City or State code relating to housing maintenance, fire safety, building codes, zoning, health, and the like. The remedies in this article do not supersede or affect the legal rights and remedies of tenants provided under State law or this article. Where two (2) or more provisions conflict with one another, the more stringent shall apply.

SECTION B. Severability. If any section, paragraph or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

SECTION C. Compliance with Open Meetings Laws. The City Commission hereby finds and determines that all formal actions relative to the adoption of this Ordinance were taken in an open meeting of this City Commission, and that all deliberations of this City Commission and its committees, if any, which resulted in formal action, were in meetings open to the public, in full compliance with applicable legal requirements.

SECTION D. Conflicts. All ordinances, resolutions, orders or parts thereof in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed and the provisions of this Ordinance shall prevail and be given effect.

SECTION E. Effective Date. This Ordinance shall be read on two separate days and will become effective upon summary publication pursuant to KRS Chapter 424.

George Bray, Mayor
ATTEST:

Lindsay Parish, City Clerk
Introduced to the Board of Commissioners, _____
Adopted by the Board of Commissioners, _____
Recorded by the City Clerk, _____
Published by The Paducah Sun, _____