



**CITY COMMISSION MEETING  
 AGENDA FOR MAY 26, 2026  
 5:00 PM  
 CITY HALL COMMISSION CHAMBERS  
 300 SOUTH FIFTH STREET**

*Any member of the public who wishes to make comments to the Board of Commissioners is asked to fill out a Public Comment Sheet and place it in the box located at the end of the Commissioner's desk on the left side of the Commission Chambers. The Mayor will call on you to speak during the **Public Comments** section of the Agenda.*

**ROLL CALL**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATION** Paducah Main Street Month - Blaine McDonald

**ADDITIONS/DELETIONS**

**PUBLIC COMMENTS**

**MAYOR'S REMARKS**

*Items on the Consent Agenda are considered to be routine by the Board of Commissioners and will be enacted by one motion and one vote. There will be no separate discussion of these items unless a Board member so requests, in which event the item will be removed from the Consent Agenda and considered separately. The City Clerk will read the items recommended for approval.*

	<b>I.</b>	<b><u>CONSENT AGENDA</u></b>
	A.	Approve Minutes for May 11 & 12, 2026, Board of Commissioners Meeting
	B.	Receive & File Documents
	C.	Appointment of Michael Yungmann to the PJC Foundation Board
	D.	Personnel Actions
	E.	Authorize the Mayor to Execute Purchase Agreement with DWA Recreation for Shade Canopies in Noble Park - <b>A. CLARK</b>
	F.	Authorize Mayor to Execute Purchase Agreement with Miracle Playground of KY and TN for Playground Equipment in Kolb Park - <b>A. CLARK</b>
	G.	Authorize Contract Renewal with Rightway Janitorial for Custodial Services in the City's Public Restroom Facilities - <b>A. CLARK</b>
	H.	Authorize the Application and Acceptance of a Kentucky Office of the Attorney General Stand by the Badge: Peer Support for Law Enforcement Grant in the amount of \$5,000 - <b>B. LAIRD</b>

		I.	Authorize Memorandum of Understanding between Paducah Independent School District and Paducah Police - <b>B. LAIRD</b>
		J.	Approve Sole Source Purchase from Hannan Supply of Light Fixtures for Marine Way Improvement Project in the amount of \$86,757. - <b>G. GUEBERT</b>
		K.	Approve contract with World Tower to complete E911 Tower Remediation in the amount of \$42,665.00 - <b>B. LAIRD</b>
		L.	Authorize a Contract with Allied Contracting for the City Hall Administration Renovation in an amount not to exceed \$249,491 - <b>C. YARBER</b>
		M.	Authorize a Contract with Window Energy for the Window Security Film in an amount not to exceed \$175,360 - <b>C. YARBER</b>
		N.	Authorize a Contract with Ray Black and Son in the Amount of \$499,028.00 for Capital Improvements to the Hotel Metropolitan - <b>H. REASONS</b>
	<b>II.</b>	<b><u>ORDINANCE(S) - ADOPTION</u></b>	
		A.	Text Amendment of Section 126-104 Medium Density Residential Zone, R-3 - <b>C. GAULT</b>
		B.	Approve Budget Amendment - <b>A. KYLE</b>
	<b>III.</b>	<b><u>ORDINANCE(S) - INTRODUCTION</u></b>	
		A.	FY2027 Budget Ordinance (July 1, 2026 to June 30, 2027) - <b>A. KYLE</b>
	<b>IV.</b>	<b><u>DISCUSSION</u></b>	
		A.	AI Update - <b>E. STUBER</b>
	<b>V.</b>	<b><u>COMMENTS</u></b>	
		A.	Comments from the City Manager
		B.	Comments from the Board of Commissioners
	<b>VI.</b>	<b><u>EXECUTIVE SESSION</u></b>	

May 11, 2026

At a Special Called Meeting of the Paducah Board of Commissioners held on Monday, May 11, 2026, at 2:00 p.m., in the Board of Commissioners Chambers, City Hall, 300 South 5<sup>th</sup> Street, Paducah, Kentucky, 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).

**EXECUTIVE SESSION**

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

- Proposed or pending litigation, as permitted by KRS 61.810(1)(c).

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

**RECONVENE IN OPEN SESSION**

Commissioner Henderson offered motion, seconded by Commissioner Wilson, that the Board of Commissioners reconvene in Open Session.

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

**ADJOURN**

Commissioner Wilson offered motion, seconded by Commissioner Henderson, that the meeting be adjourned.

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

**TIME ADJOURNED:** 3:42 p.m.

**ADOPTED:** May 26, 2026.

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George Bray, Mayor

ATTEST:

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Lindsay Parish, City Clerk

May 12, 2026

At a Regular Meeting of the Paducah Board of Commissioners held on Tuesday, May 12, 2026, at 5:00 p.m. in the Commission Chambers of City Hall located at 300 South 5th Street, Mayor Bray presided. Upon call of the roll by City Clerk, Lindsay Parish, the following answered to their names: Commissioners Henderson, Smith, Wilson, and Mayor Bray (4). Commissioner Thomas arrived at 5:03 p.m. (1)

**INVOCATION**

Commissioner Henderson led the Invocation.

**PLEDGE OF ALLEGIANCE**

Mayor Bray led the pledge.

**PROCLAMATION**

Mayor George Bray presented the following proclamations:

National Public Works Week to Chris Yarber, Public Works Director  
National Police Week and Police Officers Memorial Day – Police Chief Brian Laird

**PRESENTATION**

Staci Drake, Chairperson of the Civic Beautification Board, presented the following 2026 Dogwood Award Winners:

**ON TRAIL AWARDS**

3426 Forest Circle	John M. Park and Matthew Turley (Dolly McNutt Award)
2330 Jefferson Street	Shannon and Shanna Crockett (Baby Dogwood Award)
1104 Olde Friedman Lane	Chris and Ginny Hutson
4160 Rustic Avenue	Patrick and Janet Weeks
2856 Broadway	Paul and Colleen Stovesand
334 North 8th Street	Anita Stamper
141 Valley Drive	Ashlea McMillan
4240 Pines Road	Austin Martin and Sara Bradley
3822 Londonderry Lane	Dr. Brian and Carol Vanderbough
2414 Jefferson Street	Doug and Linda Painter
612 Woodland Drive	Blake and Robin King

**OFF TRAIL AWARDS**

4024 Hillcrest Avenue	Bill and Connie Byrd
502 North 6th Street	Steve Hennings and Nancy Plesha

**PUBLIC COMMENTS:**

- Betty Dobson and Rosa Scott – Comments about Hotel Metropolitan

May 12, 2026

- Philip Rowland – Comments regarding South 19<sup>th</sup> Street Sidewalk Project
- Josh Massey, Jacob Inkle, and Erica Moore – all voiced concern and opposition to the nuclear facility being built 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. Mayor Bray asked the City Clerk to read the item on the Consent Agenda.

I(A)	Approve Minutes for the April 28, 2026, Board of Commissioners Meeting
I(B)	Receive and File Documents: <u>Minute File:</u> 1. Letter to Sprocket – from Mayor Bray Re: forgivable loan agreement (Reference ORD 2020-12-8666) <u>Deed File:</u> 1. Special Warranty Deed – City of Paducah and Westwood Development, LLC – 1501 Broadway (Katterjohn Property) – MO #3211 <u>Contract File:</u> 1. Fleet Maintenance Contract – City of Marion, KY MO #3222 2. Contract with Municipal & Contractors Sealing Products – Pump Station #5 Pipe Lining Project – MO #3226 3. Change Order #2 – Jim Smith Contracting – BUILD Grant – MO #3227 4. Purchase Quote – Pitney Bowes Postage Machine for City Hall – no Commission Action PO #2026 3761- Signed by Lindsay Parish <u>Financials:</u> 1. Paducah Water Works – Month ending March 31, 2026
I(C)	Personnel Actions
I(D)	A MUNICIPAL ORDER APPROVING A CONTRACT AMENDMENT WITH TYLER TECHNOLOGIES IN THE AMOUNT OF \$7,850 ANNUALLY FOR ACFR STATEMENT BUILDER, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME <b>(MO #3236; BK 14)</b>
I(E)	A MUNICIPAL ORDER APPROVING A MEMORANDUM OF AGREEMENT WITH DR. JOHN KENNEY FOR CERTAIN INCENTIVES AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME <b>(MO #3237; BK 14)</b>
I(F)	A MUNICIPAL ORDER ADOPTING CONTRACT MODIFICATION NO. 3 TO THE CONTRACT WITH SPRINTURF, LLC, FOR REPLACEMENT BATTER BOXES FOR THE PADUCAH SPORTS PARK IN THE AMOUNT OF \$66,406.44, AND AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT MODIFICATION AND ALL OTHER DOCUMENTS RELATED TO SAME <b>(MO #3238; BK 14)</b>

May 12, 2026

I(G)	A MUNICIPAL ORDER AUTHORIZING THE SUBMISSION OF THE COMMUNITY DEVELOPMENT BLOCK GRANT ANNUAL ACTION PLAN AND AUTHORIZING THE MAYOR TO EXECUTE SAME <b>(MO #3239; BK 14)</b>
I(H)	A MUNICIPAL ORDER APPROVING A CONTRACT WITH ATLANTIC EMERGENCY SOLUTIONS FOR PURCHASE OF TURNOUT GEAR IN THE TOTAL AMOUNT OF \$43,949.04, AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO SAME <b>(MO #3240; BK 14)</b>

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

#### **INVITATION TO BID FOR THE FY2026 CDBG SIDEWALK REPLACEMENT PROJECT**

Commissioner Smith offered Motion seconded by Commissioner Henderson, that the Board of Commissioners adopt a Municipal Order entitled, “a Municipal Order authorizing and directing the Engineering Department to release an invitation to bid for the community development block grant (CDBG) sidewalk replacement project.”

Adopted on call of the roll yeas, Commissioners Henderson, Smith, Thomas, Wilson and Mayor Bray (5). **(MO #3241; BK 14)**

### **ORDINANCE INTRODUCTIONS**

#### **TEXT AMENDMENT SECTION 126-104 MEDIUM DENSITY RESIDENTIAL ZONE, R-3**

Commissioner Thomas offered Motion seconded by Commissioner Wilson, that the Board of Commissioners introduce an Ordinance entitled, “AN ORDINANCE AMENDING CHAPTER 126, 'ZONING,' SECTION 104 'MEDIUM DENSITY RESIDENTIAL ZONE, R-3' OF THE CODE OF ORDINANCES OF THE CITY OF PADUCAH, KENTUCKY.” This Ordinance is summarized as follows: This Ordinance amends the R-3 Medium Density Residential Zone to create a more appropriate transition to the R-4 High Density Residential Zone by expanding permitted residential and neighborhood-serving uses. The amendments reduce minimum lot size and width requirements to better reflect the historic development patterns found in established neighborhoods such as the Southside and Northside Historic Districts, while also encouraging infill development and reducing nonconformities. The Ordinance further introduces

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neighborhood corner stores as a permitted use to provide walkable access to goods and services, encourage community interaction, and support neighborhood revitalization. The Paducah Planning Commission held a public hearing on April 6, 2026, and subsequently forwarded a favorable recommendation that the City Commission approve the proposed text amendment.

## **BUDGET AMENDMENT**

Commissioner Wilson offered Motion seconded by Commissioner Thomas, that the Board of Commissioners introduce an Ordinance entitled, “AN ORDINANCE AMENDING ORDINANCE NO. 2025-06-8847, ENTITLED, ‘AN ORDINANCE ADOPTING THE CITY OF PADUCAH, KENTUCKY, ANNUAL OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2025, THROUGH JUNE 30, 2026, BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT.” This Ordinance is summarized as follows: That the annual budget for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as adopted by Ordinance No. 2025-06-8847, be amended by the following re-appropriations:

- Increase revenue and expenditures for the General Fund by \$58,901
- Increase revenue and expenditures for the Capital Projects Fund by \$2,471,988
- Increase revenue and expenditures for the Grant Fund by \$638
- Increase expenditures for the Debt Service Fund by \$772,843
- Increase revenue and expenditures for the Bond Fund by \$572,757
- Increase revenue and expenditures for the Health Insurance Fund by \$247,475

## **DISCUSSION ITEM**

Communications Manager Pam Spencer provided the following summary:

### **Fiscal Year 2026-2027 Budget Overview**

For the past several City Commission meetings, the Finance Department has presented updates on the development of the Fiscal Year 2026–2027 budget, which takes effect July 1, 2026. At this meeting, Finance Director Audra Kyle provided another update on the budget process. Over the past several weeks, the Finance Team and the City Manager’s Office have met with each member of the Paducah Board of Commissioners to develop the proposed budget that will be introduced at the next Commission meeting, with approval in June.

Kyle provided an overview of the Investment Fund, which is dedicated to economic development, community development, and capital projects. Each year, one-quarter of payroll tax revenue is allocated to this fund. Proposed appropriations for the next fiscal year total \$7.9 million, with funding priorities including Southside revitalization and assistance for development related to the Meharry Medical College project. The Investment Fund also includes \$2.1 million for the street rehabilitation program as well as funding for the maintenance and improvement of city-owned facilities, including the design of a new Police Department headquarters.

With the City receiving Community Development Block Grant (CDBG) funding, several projects will be completed using those funds. Planned projects include new playground

May 12, 2026

equipment for Kolb Park, design work for a parking lot at the Noble Park pickleball courts, sidewalk improvements, and canopies for the Noble Park tennis courts and swimming pool.

Kyle also noted that General Fund revenue remains stable and continues to show modest growth. However, she explained that annual expenditure growth is continuing to outpace revenue growth, creating an ongoing challenge. Proposed appropriations for the upcoming fiscal year total \$51.7 million, which is approximately \$500,000 more than the current fiscal year's budget. To help manage pressure on the General Fund, nine unfilled positions were frozen, resulting in an estimated savings of \$800,000.

Additional pressures within the FY2027 budget include inflationary increases in fuel and fuel-related commodities, rising software maintenance costs, and increased demand for legal services. Furthermore, several projects identified in the City's five-year Capital Improvement Plan currently remain unfunded.

Another topic studied recently is the amount of money the City holds in its reserve fund. Currently, the City sets aside 10 percent of General Fund appropriations, which equals \$5.17 million for the current fiscal year. The recommendation is to increase the reserve to 25 percent, equivalent to approximately three months of operating expenses.

Kyle concluded the presentation by stating, "I believe the proposed FY2027 budget reflects a thoughtful and balanced approach to a challenging financial environment. The budget continues to support the Commission's priorities in the areas of economic development, neighborhood reinvestment, infrastructure, and quality of life, while also recognizing the increasing pressure that rising operational costs are placing on local governments across the country. Despite these pressures, the City remains in a stable financial position. Core revenues continue to show positive growth, debt levels remain manageable, and the proposed increase in reserve levels represents another important step toward strengthening the City's long-term financial resiliency."

### **CITY MANAGER COMMENTS**

The City Manager and Commissioner Wilson had the opportunity to visit the University of Kentucky Paducah Campus and participate in a panel discussion.

### **COMMISSION COMMENTS**

He also commented that the Southside Door Knocking Campaign was a success. He has gotten feedback from residents who have newly moved into the neighborhood.

### **ADJOURN**

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

May 12, 2026

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

**MEETING ADJOURNED:** 6:09 p.m.

**ADOPTED:** May 26, 2026

\_\_\_\_\_  
GEORGE BRAY, MAYOR

ATTEST:

\_\_\_\_\_  
LINDSAY PARISH, CITY CLERK

May 26, 2026

RECEIVE AND FILE DOCUMENTS:

Deed File:

- 1, General Warranty Deed – City of Paducah to C.I.R.CO PROPERTIES, LLC  
318 Broadway – MO #2907

Contract File:

1. S&K Equipment Company, Inc. – Flood Pump #3 – Island Creek Flood Station – no Commission Action – signed by City Manager Daron Jordan
2. ALTA Owner’s Policy of Title Insurance Issued by First American Title Insurance Company – 3047 Jackson Street – MO #3145
3. HVAC Cleaning and Ductwork Sealing – Hugh’s Environmental - MO #3175
4. Household Hazardous Waste Management Grant Agreement – MO #3217
5. Mainstream Commercial Divers, Inc. – bathymetric soundings – river bottom topography – No Commission Action – signed by City Engineer Greg Guebert

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPOINTING MICHAEL YUNGMANN TO FILL THE VACANCY CREATED BY DEATH OF JOHN D. WILLIAMS AS A MEMBER OF THE BOARD OF TRUSTEES FOR THE OPERATION OF A MUNICIPAL COLLEGE IN THE CITY OF PADUCAH, KENTUCKY, FOR A PERIOD OF FOUR YEARS:

BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. Pursuant to KRS 165.160 and KRS 165.200, it is hereby ordered that Michael Yungmann be appointed as a member of the Board of Trustees of Paducah Junior College, to fill the vacancy created by the death of John D. Williams that said Board of Trustees shall be composed of the following members:

Guthrie Allen III	Teresa Spann
Chris Black	Eric Straub
Ann Denton	Bill Wheeler
Joe Frampton	Michael Yungmann
Anne Gwinn	Andy Wilson
Sidonie Hancock	Susan Ybarsabal
J. P. Kelly	Mayor George Bray (Ex Officio)
Anton Reece	Judge Craig Clymer (Ex Officio)

SECTION 2. In accordance with the By-Laws of Paducah Junior College, Inc., Section 4, this term shall be for a period of four years and shall expire May 26, 2030.

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

\_\_\_\_\_  
George Bray, Mayor

ATTEST:

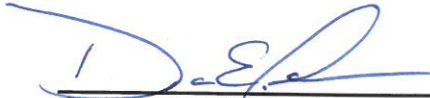
\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
\mo\appointment – PJC – Mike Yungmann - 2026

CITY OF PADUCAH  
May 26, 2026

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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.



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City Manager's Office Signature

5/21/2026

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Date

**CITY OF PADUCAH  
PERSONNEL ACTIONS  
May 26, 2026**

**NEW HIRES - FULL-TIME (F/T)**

<b><u>POLICE</u></b>	<b><u>POSITION</u></b>	<b><u>RATE</u></b>	<b><u>NCS/CS</u></b>	<b><u>FLSA</u></b>	<b><u>EFFECTIVE DATE</u></b>
Ramsey, Addison N.	Records Clerk	\$20.09/hr	NCS	Non-Ex	May 28, 2026

**NEW HIRES - PART-TIME (P/T)**

<b><u>PARKS &amp; RECREATION</u></b>	<b><u>POSITION</u></b>	<b><u>RATE</u></b>	<b><u>NCS/CS</u></b>	<b><u>FLSA</u></b>	<b><u>EFFECTIVE DATE</u></b>
Arnold, Sloan B.	Lifeguard	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Barabas, Harper G.	Lifeguard	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Bolen, LeZharia	Rec Leader - Camp Counselor	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Campbell, Eastyn Lee	Rec Leader - Camp Counselor	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Denfip, Kensley R.	Lifeguard	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Hill, Jr., Antwain	Recreation Leader	\$12.50/hr	NCS	Non-Ex	June 1, 2026
Reed, Jayda M.	Pool Attendant	\$11.50/hr	NCS	Non-Ex	May 14, 2026
Kirklen, Justyce M.	Pool Attendant	\$11.50/hr	NCS	Non-Ex	May 14, 2026
Ragan, Andrew J.	Park Ranger	\$14.00/hr	NCS	Non-Ex	May 25, 2026
Schmidt, Lillian G.	Lifeguard	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Schmidt, Olivia R.	Lifeguard	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Sheppard, Warren	Lifeguard	\$12.50/hr	NCS	Non-Ex	May 14, 2026
Tate, Makella	Rec Leader - Camp Counselor	\$12.50/hr	NCS	Non-Ex	May 21, 2026
Ulrich, Joseph A.	Lifeguard	\$12.50/hr	NCS	Non-Ex	May 14, 2026
White, Naarah L.	Recreation Leader	\$12.50/hr	NCS	Non-Ex	June 1, 2026

**PUBLIC WORKS**

Cagle, Elijah K.	Temp - Fleet Mechanic	\$12.50/hr	NCS	Non-Ex	June 1, 2026
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**PAYROLL ADJUSTMENTS/TRANSFERS/PROMOTIONS/TEMPORARY ASSIGNMENTS (FULL-TIME)**

<b><u>ENGINEERING</u></b>	<b><u>PREVIOUS POSITION AND BASE RATE OF PAY</u></b>	<b><u>CURRENT POSITION AND BASE RATE OF PAY</u></b>	<b><u>NCS/CS</u></b>	<b><u>FLSA</u></b>	<b><u>EFFECTIVE DATE</u></b>
Walker, Darrell	Equipment Operator \$26.29/hr	Floodwall Operator \$26.03/hr	NCS	Non-Ex	May 28, 2026

**GENERAL GOVERNMENT**

Puckett, Ian	Asst. to Mayor and Commissioners \$26.44/hr	Asst. to Mayor and Commissioners \$27.10/hr	NCS	Ex	May 28, 2026
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**TERMINATIONS - PART-TIME (P/T)**

<b><u>PARKS &amp; RECREATION</u></b>	<b><u>POSITION</u></b>	<b><u>REASON</u></b>	<b><u>EFFECTIVE DATE</u></b>
Travis, Gabrielle	Camp Counselor	Termination	May 15, 2026
Williams, Priscilla M.	Park Ranger	Resignation	March 30, 2026

**TERMINATIONS - FULL-TIME (F/T)**

<b><u>E911</u></b>	<b><u>POSITION</u></b>	<b><u>REASON</u></b>	<b><u>EFFECTIVE DATE</u></b>
Parks, Emily L.	Telecommunicator	Resignation	May 23, 2026

# Agenda Action Form Paducah City Commission

Meeting Date: May 26, 2026

**Short Title:** Authorize the Mayor to Execute Purchase Agreement with DWA Recreation for Shade Canopies in Noble Park - **A. CLARK**

**Category:** Municipal Order

Staff Work  
By: Amie Clark  
Presentation  
By: Amie Clark

**Background Information:** The BOC approved a Municipal Order for the release of a Request for Proposals for new shade canopies for Noble Park on April 28, 2026. A request for proposals was advertised to the public on Thursday, April 30 for new shade canopies to be purchased and installed at the public pool facility and tennis court facility located in Noble Park. Shade canopies will provide UV protection and shade for pool visitors and needed shade for the spectators at the tennis court facility.

One proposal was received. Recommendation to approve a contract with DWA Recreation in the amount of \$87,202.00 for the purchase and installation of 4 shade canopies for the Noble Park Pool and 2 shade canopies for the Tennis Courts.

Project is fully funded utilizing CDBG allocations in FY26.

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

If yes, please list the Commission Priority: Facility Improvements

**Communications Plan:**

**Funds Available:** Account Name: CDBG Funds - CD0114

Account Number: 21000212 523070

**Staff Recommendation:** Approve

**Attachments:**

1. MO contract - DWA Recreation - Shade Canopies
2. Purchase Agreement

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING A CONTRACT WITH DWA RECREATION IN THE AMOUNT OF \$87,202 FOR THE PURCHASE AND INSTALLATION OF NEW SHADE CANOPIES FOR THE PUBLIC POOL AND TENNIS COURT FACILITIES IN NOBLE PARK, AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO SAME

WHEREAS, on April 28, 2026, the Paducah Board of Commissioners approved Municipal Order 3231, authorizing the release of a Request for Proposals for new shade canopies for Noble Park; and

WHEREAS, one proposal was submitted, reviewed, and deemed acceptable and responsive by the review Committee; and

WHEREAS, DWA Recreation’s proposal was in the amount of \$87,202 for the purchase and installation of four shade canopies for the Noble Park Pool and two shade canopies for the Tennis Courts.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners approves the contract with DWA Recreation in the amount of \$87,202 for the purchase and installation of four shade canopies for the Noble Park Pool and two shade canopies for the Tennis Courts and hereby authorizes the Mayor to execute all documents related to same.

SECTION 2. This expenditure shall be paid from the CDBG Funds CD0114, Account Number 2100 0212 523070.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MODWA Recreation – Shade Canopies – Noble Park

# QUOTE

108993-01-04 • 05/06/2026



## BID - Pool and Bleacher Superior Shades - Option 1

**Customer:**

City of Paducah Parks & Recreation  
1400 HC Mathis Drive  
Paducah, KY 42001  
United States

Ship to Zip: 42001

**Prepared for:**

Amie Clark  
Phone: 270-444-8508 Ext. 2  
Fax: 270-444-8627  
aclark@paducahky.gov

**Prepared by:**

DWA Recreation  
P.O. Box 208 Harrison, OH 45030  
Toll Free 800-762-7936  
Fax 513-788-1825  
www.dwarec.com  
info@dwarec.com

Quantity	Part #	Description	Unit Price	Amount
1	Hanging Cantilever	Superior - <b>QTY 2</b> - Hanging Cantilever (Shade: 24x14x10) PROFILE: Hanging Cantilever (Shade: 24x14x10) L:24 x W:14 x H:10 DOME: 1 Item #: Custom COLUMNS: QTY: 2 10"x6"x1/4", Embedded RAFTER: Ø2.875" 12-Ga ELBOW: Glide FABRIC COLOR: _____ STEEL COLOR: _____	\$18,638.00	\$18,638.00
1	RDU	Superior - ***Install of 24x14 Cantilever Shades	\$14,786.00	\$14,786.00
1	Umbrella Square	Superior - <b>QTY 4</b> - Umbrella Square (Shade: 20x20x8) PROFILE: Umbrella Square (Shade: 20x20x8) L:20 x W:20 x H:8 DOME: 1 Item #: SU202008IG COLUMNS: QTY: 1 Ø6.6" Sch-40, Embedded RAFTER: Ø3.5" 11-Ga ELBOW: Glide FABRIC COLOR: _____ STEEL COLOR: _____	\$29,665.00	\$29,665.00
1	RDU	Superior - ***Install of 20x20 Umbrella Shades	\$19,577.00	\$19,577.00
2	Calcs	Superior - SIGNED & SEALED DRAWINGS and CALCULATIONS	\$1,178.00	\$2,356.00
1	RDU	Superior - Freight	\$2,180.00	\$2,180.00

**Installation Notes:**

- Installation of four umbrella shades. Sawcut and demo hammer concrete around pool area. Dig four 6'x5'x3' depth footers with rebar cages.
- Installation of two cantilever shades. Dig four footers over natural earth with rebar cages.
- Installation priced using prevailing wages.

Sub Total \$87,202.00

**Grand Total \$87,202.00**

**Comments**

Installation is priced using prevailing wages.  
TAX IS NOT INCLUDED.

**Pricing on Equipment is valid for 30 days. Please request a new price after that time.** Our quotation is based on shipment of all items at one time to a single destination, unless otherwise noted, and changes are subject to price adjustment.

**Due to volatility of fuel prices, freight charges may change at time of delivery.**



# QUOTE

108993-01-04 • 05/06/2026



## Payment terms:

Payment in full, net 30 days subject to credit approval. A 1.5% per month finance charge will be imposed on all past due accounts. Equipment will be invoiced separately from other services and shall be payable in advance of those services and project completion.

**Force Majeure:** No Party to this Agreement shall be responsible for any delays, price increases, or failure to perform any obligation under this Agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbance, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

**To order:** Please complete the acceptance portion of this quotation and provide color selections, purchase order copy and other key information requested.

**This quote does not include any state or local sales taxes. Sales tax will be added to the order if required, unless otherwise noted.**

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

## Purchase Orders must be made out to:

DWA Recreation, Inc.  
P.O. Box 208  
Harrison, OH 45030

Equipment and replacement parts will be invoiced at time of order separately from other services and shall be payable in advance of those services and project completion.

Payment via credit card: If you elect to pay by credit card, DWA charges a 2.5% processing fee that is assessed on the amount of your payment. This fee is included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.

Once equipment is ordered, the owner assumes that the equipment is being installed according to the ASTM standards for layout and design. Additionally, the owner shall check to make sure that all appropriate fall zones are current and compliant. In the event that the owner has to return the equipment, both inbound and outbound freight will be charged along with a 25% restocking fee.

## Exclusions:

"Unless otherwise indicated in the pricing issued above, this quotation does NOT included the cost(s) or fee(s) associated with (and thusly, DWA Recreation, Inc. & its subcontractors do not anticipate provision of) the following:

- any/all registrations, e.g. Vendor or Contractor Registrations with local City and/or County
- any/all professional licensing, e.g. occupational licensing with local City and/or County
- an/all permitting, e.g. building or zoning permits
- lift-gate service by courier at time of delivery
- acceptance of delivery and offloading by DWA Recreation, Inc., or its subcontractors
- any/all waste management services, e.g. provision of a dumpster
- any/all site restoration, e.g. removal of spoils, rough grading, seeding and/or other reclamation
- any/all inspections

We are NOT responsible for building permits and/or any other fees, including hauling away of spoils or reclamation of disturbed areas unless otherwise indicated on quote.



# QUOTE

108993-01-04 • 05/06/2026



**Bill To:**

Business/Company: City of Paducah - Parks  
Contact: Amie Clark  
Address: 2701 Park Ave  
City, State, Zip: Paducah, KY 42001  
Office Phone: 270-444-8508

**(For Accounts Payable)**

Cell Phone: 270-331-8699  
Email: aclark@paducahky.gov  
Fax: \_\_\_\_\_

**Ship To:**

Same as Bill To

Business/Company: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Office Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

**(For Delivery)**

Email: \_\_\_\_\_  
Fax: \_\_\_\_\_

**Project/Site Location:**

Same as Bill To  Same as Ship To

Business/Company: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Office Phone: \_\_\_\_\_  
Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_



# QUOTE

108993-01-04 • 05/06/2026



Purchasing Information:

Purchase Amount: **\$87,202.00**

Sales Tax Exemption Certificate #: \_\_\_\_\_

P.O. No: \_\_\_\_\_

**Please provide a copy of Tax Exemption Certificate, P.O., Copy of Check, or any other applicable payment information with this quote.**

## Acceptance of quotation:

Please Initial:

\_\_\_\_\_ I hereby acknowledge that I have received a copy of this quote and agree to all terms set forth within.

\_\_\_\_\_ I confirm that I have had the opportunity to review and ask questions regarding the terms detailed in this quote. I agree to all terms as stated.

\_\_\_\_\_ I certify that I have carefully read and comprehended the contents of this quote and contract. By signing below, I signify my consent and agreement to all terms specified, including the payment terms.

Accepted By (printed): \_\_\_\_\_ Date: \_\_\_\_\_

Accepted By (signature): \_\_\_\_\_

Title: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

Quote prepared by: Taylor Laughlin

**Sales Representative: Bryan Noel**



# Agenda Action Form Paducah City Commission

Meeting Date: May 26, 2026

**Short Title:** Authorize Mayor to Execute Purchase Agreement with Miracle Playground of KY and TN for Playground Equipment in Kolb Park - **A. CLARK**

**Category:** Municipal Order

Staff Work By: Amie  
Clark  
Presentation  
By: Amie Clark

**Background Information:** The BOC approved a Municipal Order for the release of a Request for Proposals for new playground equipment for Kolb Park on April 28, 2026. A request for proposals was advertised to the public on Thursday, April 30 for new playground equipment to be purchased and installed at Kolb Park. This equipment will replace the existing playground equipment that was installed in 2005.

The City received four (4) proposals. Recommendation to approve a contract with Miracle Playgrounds of KY and TN, deemed the best bid and in the best interests of the city as stated in the request for proposals, in the amount of \$198,743.00 for the purchase and installation of new playground structures, swings, and certified playground mulch surfacing at Kolb Park in the City's Southside region.

Project is fully funded utilizing CDBG allocations in FY26.

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

If yes, please list the Commission Priority: Southside Revitalization, Facility Improvements

**Communications Plan:**

**Funds Available:** Account Name: CDBG Funds - CD0114

Account Number: 21000212 523070

**Staff Recommendation:** Approve

**Attachments:**

1. MO Miracle Playground of KY and TN – playground equipment – Kolb Park
2. Purchase Agreement

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING A CONTRACT WITH MIRACLE PLAYGROUNDS OF KY AND TN IN THE AMOUNT OF \$198,743.00 FOR THE PURCHASE AND INSTALLATION OF NEW PLAYGROUND EQUIPMENT AT KOLB PARK, AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO SAME

WHEREAS, on April 28, 2026, the Paducah Board of Commissioners approved Municipal Order 3230, authorizing the release of a Request for Proposals for new playground equipment at Kolb Park; and

WHEREAS, the City received four proposals, with Miracle Playgrounds of KY and TN submitting a bid in the amount of \$198,743, for the purchase and installation of new playground structures, swings, and certified playground mulch surfacing at Kolb Park in the City's southside.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners approves the contract with Miracle Playground of KY and TN in the amount of \$198,743 for the purchase and installation of new playground structures, swings, and certified playground mulch surfacing at Kolb Park in the City's southside and authorizes the Mayor to execute all documents related to same.

SECTION 2. This expenditure shall be paid from the CDBG Funds CD0114, Account Number 2100 0212 523070.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MO\Miracle Playgroud of KY and TN – playground equipment – Kolb Park

**Miracle of KY & TN**

931 Commerce Drive  
 Leitchfield, KY 42754  
 Phone: (800) 251-5578  
 Email: Josh@miraclekytn.com  
 Prepared By: Josh Wagner

**Customer**

Paduch Parks and Recreation

[aclark@paducahky.gov](mailto:aclark@paducahky.gov)

**Quote**

<b>Date:</b>	5/14/2026
<b>Quote #</b>	26/0511-20
<b>Project:</b>	Kolb Park
<b>Contact:</b>	Amie Clark

QTY	Part Number	Description	Total
1	Custom	5-12 Play Structure	\$ 106,765.00
1	718S252J	2-5 Play Structure (Sales Flyer)	\$ 19,399.00
1	4636CHAML	Physics Crescent/Phaze Slide	\$ 37,332.00
1	MR	3 Bay Arch Swing 2 Belt 2 Tot and 2 Inclusive Seats	\$ 10,398.00
1	304	Ten Spin	\$ 4,710.00
110	MIR	4' Long 12" Tall Surface Timbers	\$ 4,400.00
1 & 2	MIR	14' Spinner Mat and 2 Swing Mats	\$ 1,700.00
320yds	AM	Certified Wood Playground Mulch	\$ 9,050.00
		Dumpster	\$ 1,000.00
		<b>Freight:</b>	\$ 3,566.00
		<b>Install (Prevailing Wage):</b>	\$ 45,000.00
		<b>Non Sales Flyer Discount:</b>	\$ (44,577.00)
		<b>Total Due:</b>	\$ 198,743.00
		<b>Optional 2% Cash In Advance Equipment Discount:</b>	\$ (2,680.54)

**Terms and Conditions**

Installation prices will assume normal soil conditions and does not include rock excavation \$75 per foot for rock break minimum plus equipment rental fees. Installation charges are not included in quote unless stated. Unless otherwise noted quote does not include prevailing wages, taxes, freight, permits, state or local approvals, performance bond, engineering seals, testing, site preparation, borders, safety surfacing, unloading, storage, security, fencing, landscaping, trash removal or soils. (We are not responsible for the seed and straw of disturbed areas.) Must be given clear path 10' to playground area. Not responsible for damage to existing concrete or asphalt. Not responsible for underground utilities or drain pipes. Any product that is coming from a vendor, other than Miracle, needs to be inspected when shipment is received. Please note any damage on the freight bill before signing for the shipment. This quotation, after acceptance by the buyer and when thereafter approved by an authorized official of the seller, in writing, will become a contract. Until so approved, is not a contract and is not binding on the seller in any way. If buyer does not give acceptance within 30 days, this quotation is subject to possible price revision. Replacment Parts are non-returnable.

Name of Buyer: \_\_\_\_\_ Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Seller: Miracle of KY & TN Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

Short Title: Authorize Contract Renewal with Rightway Janitorial for Custodial Services in the City's Public Restroom Facilities - **A. CLARK**

Category: Municipal Order

Staff Work By: Amie  
Clark  
Presentation  
By: Amie Clark

Background Information: Contract for Services with Rightway Janitorial LLC was approved by the BOC July 8, 2025 with one (1) two (2) year renewal option pending mutual agreement by both parties.

Authorize the Mayor to approve the Amendment to the Contract for Services to enact the two (2) year renewal option with an increase to compensate for the additional cleanings required for the Coleman Park restroom facilities. Contract term expires June 30, 2028.

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: Operations

Account Number: 10002402 523070

Staff Recommendation: Approve

Attachments:

1. MO Rightway Janitorial – Custodial Services Restroom Facilities
2. Contract for Services Executed
3. Contract Amendment

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING THE FIRST AMENDMENT TO A CONTRACT FOR SERVICES WITH RIGHTWAY JANITORIAL TO PROVIDE CERTAIN JANITORIAL SERVICES AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO SAME

WHEREAS, the Paducah City Commission authorized a Municipal Order 3065 approving a Contract For Services with Rightway Janitorial Services, LLC; and

WHEREAS, according to Section 1 of the Agreement, the terms can be extended for one additional two-year term; and

WHEREAS, the parties desire to exercise this renewal option with an Amendment to include janitorial services for two (2) restrooms at Coleman Park, seven (7) days per week, fifty-two (52) weeks per year; and

WHEREAS, these additional services will increase the contract amount from \$165 per day to \$178 per day.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners approves the Contract Renewal and First Amendment to the contract with Rightway Janitorial, to include additional janitorial services for two restrooms at Coleman Park, seven days per week, fifty-two weeks per year, and the increased contract amount from \$165 per day to \$178 per day, according to Sections 3 and 4 of the original contract. All other provisions of Section 4 shall remain in full force and effect.

SECTION 2. This expenditure shall be paid from Operations Account Number 1000 2402 523070.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

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Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MO\Rightway Janitorial – Custodial Services Restroom Facilities

**CONTRACT FOR SERVICES**

This Contract for Services, effective this 10<sup>th</sup> day of July, 2025 by and between the City of Paducah ("City") and Rightway Janitorial Services, LLC ("Contractor").

**WITNESSETH:**

\_\_\_\_\_ WHEREAS, the City desires to contract with Contractor for the services to be described herein under the terms and conditions set forth in this Contract for Services; and

\_\_\_\_\_ WHEREAS, the City provides a service to the community through the provision and use of public restroom facilities in city parks and public spaces;

\_\_\_\_\_ WHEREAS, the City Commission desires to encourage and promote events and tourism in public spaces and downtown Paducah.

\_\_\_\_\_ NOW THEREFORE, in consideration of the foregoing premises and the mutual covenants as herein set forth, the parties do covenant and agree as follows:

\_\_\_\_\_ **SECTION 1: TERM** The term of this contract for services is effective August 1, 2025 thru June 30, 2026, with one (1) additional two (2) year renewal option pending agreement by both parties.

\_\_\_\_\_ **SECTION 2: TERMINATION** Either party may terminate this Contract for Services upon failure of any party to comply with any provision of this agreement provided any such party notifies the other in writing of such failure and the breaching party fails to correct the breach within thirty (30) calendar days of the notice.

\_\_\_\_\_ **SECTION 3: CONTRACTOR RESPONSIBILITIES** Contractor will be responsible for providing the City with quality, daily custodial services, as described herein, for the following facilities:

**Noble Park** – 3 locations, seven (7) days per week for fifty-two (52) weeks

- Skate Park
- Tennis Courts
- Boundless Playground

**Arts and Crafts Building** – seasonally and as requested, weekends only

**Anna Baumer Building** – seasonally and as requested, weekends only.

**Downtown Restrooms** – front and back restroom facilities; front restrooms seven (7) days per week, fifty-two (52) weeks; back restrooms, Saturdays, April – October, and as required for special events in downtown.

**Brockenborough Rotary Health Park** - seven (7) days per week, fifty-two (52) weeks

**Kolb Park** – seasonally, March 15 – October 31

**Coleman Park** – seasonally, March 15 – October 31

Daily Cleaning - Contractor shall be responsible for daily cleaning as described herein.

- Clean and sanitize all touchable surfaces with cleaning solution
- Clean all interior walls to include stalls, doors, dispensers, switches, handles, etc.
- Clean windows and mirrors with glass cleaner.
- Remove, clean, and sanitize all floor mats.
- Sweep and mop floors with sanitizing cleaning solution.
- Remove trash and replace with new liners.
- Refill all dispensers with paper and soap products as applicable.
- Properly clean and disinfect all cleaning equipment and supplies to include rags, brooms, mops, vacuum cleaners, shop vacs, etc.
- All treatment solutions should be safe for use on all steel, stainless steel, aluminum, concrete, fiber board, PVC, glass, ceramic, wood, vinyl, painted surfaces, plastic, etc.
- Should be performed two (2) times per day as agreed upon by the owner and the contractor.
- Daily restock of all toiletries and liquid soaps, paper towels, etc.

Daily cleaning shall be completed as follows:

Downtown Restrooms - before 6:00 am

Noble Park – Tennis Courts – before 7:00 am

Noble Park – Skate Park – before 7:00 am

Noble Park - Boundless Playground Restrooms – before 7:00 am

Brockenborough Rotary Health Park – before 8:00 am

Kolb Park – before 9:00 am

Coleman Park – before 9:00 am

Building Reservation Cleanings, as requested and scheduled - Contractor shall be responsible for cleaning, as scheduled, as described herein.

- Dust, clean, and sanitize all tables, chairs, kitchen surfaces, appliances, touchable surfaces, etc.
- Clean all interior walls to include walls, windows, doors, switches and covers, dispensers, handles, etc.
- Clean and sanitize all restroom facilities, as applicable.
- Remove, clean, and sanitize all floor mats.
- Sweep and mop floors with sanitizing cleaning solution
- Clean windows and mirrors with glass cleaner.
- Remove trash and replace with new liners.
- Refill all dispensers with paper and soap products as applicable.
- Properly clean and disinfect all cleaning equipment and supplies to include rags, brooms, mops, vacuum cleaners, shop vacs, etc.
- All treatment solutions should be safe for use on all steel, stainless steel, aluminum, concrete, fiber board, PVC, glass, ceramic, wood, vinyl, painted surfaces, plastic, etc.
- Should be performed as scheduled, and prior to and after each rental, as agreed upon by the owner and the contractor.
- Restock of all toiletries and liquid soaps, paper towels, etc.

Cleaning will occur as scheduled to accommodate facility rentals and will be completed before 8:00 am on the scheduled day, at the unit pricing as described herein.

Special Events - City Sponsored Events, as scheduled – Contractor shall be responsible for additional cleaning service as scheduled and as described herein.

- Independence Day Celebration – July 4, 2<sup>nd</sup> cleaning at the Downtown Restroom location, to be completed after 4:00 pm and before 6:00 pm
- August 8<sup>th</sup> Celebration – August 9 – 11, 2<sup>nd</sup> cleaning each day at Coleman Park restroom location, to be completed after 12:00 pm and before 2:00 pm
- BBQ on the River – September 19 – 21, 2<sup>nd</sup> cleaning each day at Downtown restroom location, to be completed after 2:00 pm and before 4:00 pm;
- Christmas Parade – December 7, 2<sup>nd</sup> cleaning at the Downtown Restroom location, to be completed after 2:00 pm and before 4:00 pm
- Iron Mom ½ Marathon – May (specific date TBA), 2<sup>nd</sup> cleaning at Downtown Restroom location, to be completed after 12:00 pm and before 2:00 pm

Contractor will supply all their own cleaning chemicals, products, and equipment in compliance with Kentucky state guidelines and OSHA regulations.

Contractor will provide a copy of their liability insurance, a copy of their business license, a completed W9 form, in addition to this signed contractual agreement.

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**SECTION 4: OPERATIONS PAYMENT** Contractor will submit invoices for services provided as described herein for the agreed proposed bid amounts as follows:

For Public Restroom Facilities:

- One-Time per day Daily Cleaning Services in the amount of \$165 per day
- Two-Times per day Daily Cleaning Services, as requested and specified herein in the amount of \$300 per day
- One-Time per day Daily Cleaning Services on Holidays in the amount of \$330 per day
- Reservation Facilities as requested and specified herein in the amount as follows:
  - Picnic Shelters - \$25 per day
  - Anna Baumer Bldg - \$35 per day
  - Arts and Crafts - \$35 per day
  - Robert Cherry Civic Center - \$65 per day
- City-Sponsored Special Events in the amount of \$35 per hour
- Call-In Services (Must report for duty to qualify) in the amount of \$35 per hour

Invoices should be submitted by the 15<sup>th</sup> of each month for the services provided the month prior to the Director of Parks and Recreation at [aclark@paducahky.gov](mailto:aclark@paducahky.gov)

Checks from the City will be made payable to Rightway Janitorial Services, LLC and will be paid within 2 weeks of receipt of the invoice.

In the event that this contract for services is terminated, the City shall not be obligated to make any further payments.

**SECTION 5: CITY'S RESPONSIBILITIES** The City will provide customer used consumables to include paper products and liquid soap products, which will be stored at the Parks and Recreation Dept and/or onsite at facilities, as appropriate.

The City will provide Contractor with keys to access facilities included in this agreement. The City will pay invoices within 2 weeks of receipt of the invoice.

**SECTION 6: ACCOUNTING** Contractor shall conduct all accounting, payroll, and financial management in accordance with all City of Paducah municipal orders and ordinances and state law.

**SECTION 7: HOLD HARMLESS** City shall be held harmless by Contractor against all claims for bodily injury, sickness, disease, death or personal injury or damage to property or loss of use resulting therefrom, arising out of the agreement, contract or lease, unless such claims are a result of the City's sole negligence.

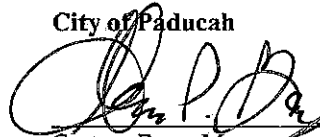
**SECTION 8. EMPLOYEES: WORKERS' COMPENSATION** Contractor shall furnish all employees and shall be employed by Contractor. Contractor shall purchase and maintain workers' compensation insurance for all workers' compensation obligations imposed by state law and employer's liability limits of at least \$100,000 each accident and \$100,000 each employee/\$500,000 policy limit for disease. Contractor shall also purchase any other coverage required by law for the benefit of employees.


**SECTION 9. NOTICES** Any and all notices and/or other information to be delivered to the Parties shall be delivered to the following:

CITY OF PADUCAH:  
Daron Jordan  
Paducah City Hall  
300 South 5<sup>th</sup> Street  
Paducah, KY 42001

RIGHTWAY JANITORIAL  
SERVICES, LLC:  
326 Carson Way  
Paducah, KY  
42003

**SECTION 10: ENTIRE AGREEMENT** This contract for services embodies the entire agreement between the parties and all prior negotiations and agreements are merged in this agreement. This agreement shall completely and fully supersede all other prior agreements, both written and oral, between the parties.

City of Paducah  
  
George Bray, Mayor  
7/10/2025  
Date

Rightway Janitorial Services, LLC  
  
Owner Signature  
6-29-25  
Date  
Richard Greene  
Name (Print)

## FIRST AMENDMENT TO CONTRACT FOR SERVICES

THIS FIRST AMENDMENT TO THE CONTRACT FOR SERVICES made and entered into on this \_\_\_\_ day of \_\_\_\_\_, 2026 (the "Effective Date") by and between the **CITY OF PADUCAH, KENTUCKY ("City")** and **RIGHTWAY JANITORIAL SERVICES, LLC ("Contractor")**.

### WITNESSETH:

WHEREAS, the City and Contractor entered into that certain Contract for Services dated July 10, 2025 wherein Contractor agreed to provide certain janitorial services to City, the term of which agreement ends on June 30, 2026; and

WHEREAS, according to Section 1 of the Agreement, the term of the Agreement can be extended for one additional two (2) year term upon agreement of the parties; and

WHEREAS, the parties desire to exercise the renewal option as stated in the Contract for Services, as well as to make certain amendments to the services provided thereunder;

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by all parties, and the mutual covenants and conditions contained herein the parties agree as follows:

1. **Extension of the Term.** City and Contractor expressly agree to exercise the two (2) year renewal option as stated in Section 1 of the Contract for Services. The Contract for Services shall expire on June 30, 2028.

2. **Amendment to Section 3 "Contractor Responsibilities"** The parties acknowledge that recent renovations to the Coleman Park facilities require an amendment to the services provided at that location. Therefore, the provision in Section 3 of the Agreement specifically regarding Coleman Park is amended to read as follows:

**Coleman Park** – Two (2) restrooms seven (7) days per week, fifty-two (52) weeks

3. **Amendment to Section 4 "Operations Payment"**. As consideration for the additional services being provided at Coleman Park, the rate for One-Time per day Daily Cleaning Services is hereby changed from \$165 per day to \$178 per day. All other provisions of Section 4 shall remain in full force and effect.

4. **City Facility Maintenance Expectations and Best Practices.** Contractor shall implement best practices in the performance of the services described in the Contract for Services and herein and shall ensure that all products and cleaning solutions used in the performance of the services are used in accordance with the applicable manufacturer specifications and recommendations. Contractor shall further use best practices to avoid damage

to existing fixtures and finishes within the facilities being cleaned.

5. **Reaffirmation of the Contract.** Except for the modifications set forth herein, all other terms and provisions of the Contract for Services entered into between the parties are expressly acknowledged, reaffirmed, and ratified by all parties hereto. All parties hereby agree to perform in strict accordance with the terms and provisions as set forth under the Agreement.

6. **Miscellaneous Provisions.** This Agreement shall be fully binding upon the parties hereto and their successors, and assigns as of the Effective Date.

IN WITNESS WHEREOF, the parties have respectively caused this First Amendment to be executed on the day and year first above written.

**CITY OF PADUCAH, KENTUCKY**

By: \_\_\_\_\_  
George Bray, Mayor

**RIGHTWAY JANITORIAL SERVICES, LLC**

By: Richard Greene

Name: Richard Greene (owner)

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

Short Title: Authorize the Application and Acceptance of a Kentucky Office of the Attorney General Stand by the Badge: Peer Support for Law Enforcement Grant in the amount of \$5,000 - **B. LAIRD**

Category: Municipal Order

Staff Work By: Jordan  
Murphy, Hope Reasons  
Presentation By: Brian Laird

**Background Information:** The Office of the Kentucky Attorney General (KYOAG) seeks proposals from law enforcement agencies to develop or enhance peer support programs that address chronic stress and promote officer mental health and wellness. Funding will support costs associated with developing and implementing a new peer support team (PST) or supporting an existing team. The Police Department is requesting \$5,000 toward the establishment of and training for a department peer support group. No match is required for this grant.

Does this Agenda Action Item align with a Commission Priority? No  
If yes, please list the Commission Priority: [Commission Priorities List](#)

Communications Plan:

Funds Available: Account Name:  
Account Number:

**Staff Recommendation:** Authorize the application and acceptance of the KOAG Stand by the Badge grant and the Mayor to sign all documents related to same.

**Attachments:**

1. MO app & award – Kentucky Office of the Attorney General Stand By the Badge – Peer Support

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER AUTHORIZING THE MAYOR TO EXECUTE AN APPLICATION FOR A KENTUCKY OFFICE OF THE ATTORNEY GENERAL STAND BY THE BADGE PEER SUPPORT FOR LAW ENFORCEMENT GRANT IN THE AMOUNT OF \$5,000, TO DEVELOP OR ENHANCE PEER SUPPORT PROGRAMS THAT ADDRESS CHRONIC STRESS AND PROMOTE OFFICER MENTAL HEALTH AND WELLNESS, ACCEPTING ANY GRANT FUNDS AWARDED, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME

BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. The Mayor is hereby authorized to execute an application to obtain a Kentucky Office of the Attorney General Stand by the Badge: Peer Support for Law Enforcement Grant in the amount of \$5,000. Any funds received will be used to support costs associated with developing and implementing a new peer support team (PST) or supporting an existing team. There is no local match required for this grant.

SECTION 2. That the City of Paducah hereby authorizes the acceptance of any and all grant funds awarded by the Kentucky Office of the Attorney General and authorizes the Mayor to execute the Grant Agreement and all related documents.

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

\_\_\_\_\_  
George Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026

Recorded by Lindsay Parish, City Clerk, May 26, 2026

\\mo\grants\app & award – Kentucky Office of the Attorney General Stand By the Badge – Peer Support

# Agenda Action Form Paducah City Commission

Meeting Date: May 26, 2026

Short Title: Authorize Memorandum of Understanding between Paducah Independent School District and Paducah Police - **B. LAIRD**

Category: Municipal Order

Staff Work  
By: Brian Laird  
Presentation  
By: Brian Laird

**Background Information:** The Paducah Independent School District operates its own police department and appoints police officers pursuant to Kentucky Revised Statutes 158.471. Their jurisdiction is currently limited by KRS to "any real property owned or occupied by the local board of education, including any streets passing through and adjacent thereto. Said powers may be exercised where the local board of education owns, uses, or occupies property." KRS 158.473 states "additional jurisdiction may be established by agreement with the chief of police of the municipality or sheriff of the county or the appropriate law enforcement agency where the property is located, dependent upon the jurisdiction involved."

This MOU will allow School District Resource Offices to conduct law enforcement activities beyond school property to fulfill official duties, which include: home visits, service of summonses (truancy), follow-up investigations, and mutual aid responses.

The MOU has been approved/authorized by the School Board and reviewed by the City Attorney.

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: Authorize the Mayor to execute the MOU.

Attachments:

1. MO MOU-Paducah Independent School District – School District Resource Officers power
2. MOU City and PISPD

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER AUTHORIZING THE MAYOR TO EXECUTE A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF PADUCAH POLICE DEPARTMENT AND THE PADUCAH INDEPENDENT SCHOOL DISTRICT TO ALLOW SCHOOL DISTRICT RESOURCES OFFICERS TO CONDUCE LAW ENFORCEMENT ACTIVITIES BEYOND SCHOOL PROPERTY TO FUFILL OFFICIAL DUTIES.

WHEREAS, the Paducah Independent School District operates its own police department and appoints police officers pursuant to Kentucky Revised Statutes 158.471. Their jurisdiction is currently limited by KRS to “any real property owned or occupied by the local Board of Education, including any streets passing through and adjacent thereto. Said powers may be exercised where he local Board of Education owns, uses or occupies property; and

WHEREAS, KRS 158.473 states “additional jurisdiction may be established by agreement with the Chief of Police of the Municipality or Sheriff of the County, or the appropriate law enforcement agency where the property is located, dependent upon the jurisdiction involved;” and

WHEREAS, the execution of this MOU will allow School District Resources Officers to conduct law enforcement activities beyond school property to fulfill official duties, which include home visits, services of summonses for truancy, follow-up investigations and mutual aid responses; and

WHEREAS, the MOU has been approved/authorized by the School Board and reviewed by the City Attorney.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH,  
KENTUCKY

SECTION 1. That the City of Paducah hereby authorizes the Paducah Chief of Police, Brian Laird, to execute a Memorandum of Understanding, in substantially the form attached hereto and made part hereof (Exhibit A), between the City of Paducah Police and the Paducah Independent School District.

SECTION 2. This Order shall be in full force and effect from and after the date of its adoption.

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Mayor George Bray

ATTEST:

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Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026

Recorded by Lindsay Parish, City Clerk, May 26, 2026

\mo\MOU-Paducah Independent School District – School District Resource Officers power

# MEMORANDUM OF UNDERSTANDING (MOU) BETWEEN

**Paducah Independent Schools Police Department (PISPD)**  
and  
**Paducah Police Department (PPD)**

## I. PURPOSE

The purpose of this Memorandum of Understanding (MOU) is to establish a cooperative working relationship between the Paducah Independent Schools Police Department (PISPD) and the Paducah Police Department (PPD). This agreement defines roles, responsibilities, communication protocols, and operational coordination to ensure public safety, effective law enforcement services, and the safety of students, staff, and visitors on Paducah Independent Schools (PIS) property and at school-sponsored events.

---

## II. AUTHORITY

This MOU is entered into pursuant to applicable provisions of the Kentucky Revised Statutes (KRS), including but not limited to KRS 95.019, KRS Chapter 527, KRS Chapter 508, KRS Chapter 431, and KRS Chapter 432, as well as other applicable federal, state, and local laws governing law enforcement authority, school safety, and interagency cooperation.

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## III. DEFINITIONS

- **School Property:** Any building, grounds, vehicle, or facility owned, leased, or operated by Paducah Independent Schools.
  - **School-Sponsored Event:** Any event sanctioned by Paducah Independent Schools, whether occurring on or off school property.
  - **School Resource Officer (SRO):** A sworn law enforcement officer employed or contracted by PISPD and assigned to a school or district function.
- 

## IV. JURISDICTION AND AUTHORITY

1. PISPD officers are duly sworn law enforcement officers under Kentucky law and possess full police powers as authorized by statute, including the authority to enforce state laws and local ordinances.
2. While PISPD officers are primarily assigned to Paducah Independent Schools property and school-sponsored events, this MOU expressly recognizes and authorizes PISPD

officers to operate outside of school property when acting in furtherance of official law enforcement duties.

3. Authorized off-campus duties include, but are not limited to:
    - a. Conducting home visits related to school investigations, truancy matters, student welfare checks, or follow-up investigations;
    - b. Serving criminal summonses, subpoenas, or other lawful court documents;
    - c. Assisting Paducah Police Department officers upon request or when exigent circumstances exist;
    - d. Responding to traffic crashes, disabled vehicles, or roadway hazards when encountered while on duty;
    - e. Providing mutual aid during emergencies, disasters, or large-scale incidents.
  4. Paducah Police Department retains primary jurisdiction within the City of Paducah; however, nothing in this MOU shall be construed to prohibit or restrict PISPD officers from exercising lawful authority citywide, including within properties of the Paducah Independent School District, when acting within the scope of their employment.
  5. PISPD officers may operate marked school police vehicles off campus for legitimate law enforcement purposes, including patrol, response, assistance, or mutual aid.
- 

## **V. ROLES AND RESPONSIBILITIES**

### **A. Paducah Independent Schools Police Department**

PISPD shall:

1. Provide law enforcement services on school property and at school-sponsored events.
2. Conduct law enforcement activities beyond school property as necessary to fulfill official duties, including home visits, service of summonses, follow-up investigations, and mutual aid responses.
3. Assist Paducah Police Department officers upon request, including providing backup, scene security, traffic control, and preliminary investigation.
4. Maintain communication with Paducah Police Department when operating off campus in support or assistance roles.
5. Ensure officers remain subject to PISPD supervision, policies, and training requirements at all times.
6. All PISPD officers will have been trained through an accredited police academy and will be certified law enforcement officers as determined by the Kentucky Law Enforcement Council.

## **B. Paducah Police Department**

PPD shall:

1. Recognize PISPD officers as sworn law enforcement officers authorized to act within the City of Paducah.
2. Request assistance from PISPD when appropriate, including patrol support, traffic assistance, or emergency response.
3. Coordinate investigative responsibilities when PISPD officers are involved in off-campus incidents or joint responses.
4. Provide access to records, reports, and information as permitted by law.

## **VI. INCIDENT RESPONSE AND INVESTIGATIONS**

### **INCIDENT RESPONSE AND INVESTIGATIONS**

1. Minor offenses occurring on school property may be handled by PISPD consistent with law and district policy.
2. Serious or violent crimes shall be reported immediately to PPD, and investigative responsibility shall be determined collaboratively, with PPD generally serving as the lead agency.
3. Both agencies agree to cooperate fully in the sharing of information, evidence, and investigative resources.

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## **VII. EMERGENCY AND CRITICAL INCIDENTS**

1. In the event of an emergency or critical incident, PISPD and PPD shall operate under the Incident Command System (ICS).
2. Command authority shall be determined by the nature and scope of the incident, consistent with local and state emergency management protocols.
3. Joint training and after-action reviews are encouraged to improve coordinated response.

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## **VIII. COMMUNICATION AND INFORMATION SHARING**

1. Both agencies agree to maintain open and timely communication.
2. Information sharing shall comply with all applicable federal and state laws, including FERPA and Kentucky open records laws.
3. Each agency shall designate a liaison officer for coordination purposes.

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## IX. TRAINING AND COOPERATION

1. The agencies may conduct joint training exercises when feasible.
  2. Each agency remains responsible for the training, supervision, and discipline of its own personnel.
- 

## X. LIABILITY AND INDEMNIFICATION

Each party shall be responsible for the acts and omissions of its own employees in accordance with Kentucky law. Nothing in this MOU shall be construed as a waiver of sovereign or governmental immunity.

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## XI. TERM, AMENDMENT, AND TERMINATION

1. This MOU shall become effective upon execution by both parties and shall remain in effect for three (3) years unless terminated earlier.
  2. This MOU may be amended by mutual written agreement of both parties.
  3. Either party may terminate this MOU upon thirty (30) days written notice to the other party.
- 

## XII. NON-BINDING AGREEMENT

This MOU is intended to reflect the cooperative intent of the parties and does not create any contractual or employment rights.

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## XIII. SIGNATURES

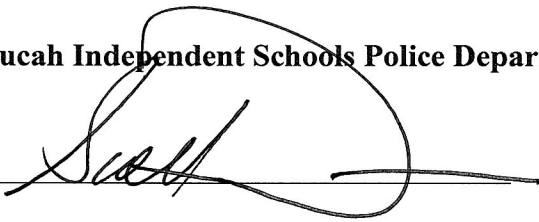
**Paducah Independent Schools Police Department**

By: Donna D. Bissett

Name/Title: Superintendent

Date: 3/17/26

**Paducah Independent Schools Police Department**

By: 

Name/Title: Scotty Davis Chief SRO

Date: 3-16-26

**Paducah Police Department**

By: \_\_\_\_\_

Name/Title: \_\_\_\_\_

Date: \_\_\_\_\_

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

**Short Title:** Approve Sole Source Purchase from Hannan Supply of Light Fixtures for Marine Way Improvement Project in the amount of \$86,757. - **G. GUEBERT**

**Category:** Municipal Order

**Staff Work By:** Brandy Topper-Curtiss

**Presentation By:** Greg Guebert

**Background Information:** The Engineering Department plans to continue the rehabilitation of Marine Way with street lighting that matches the existing lighting. The lights are available sole source per manufacturer. The cost of lights for the entire project is \$86,757.00

**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: Marine Way Project

Account Number: ST0043

**Staff Recommendation:** Approve sole source purchase of street lights for Marine Way Improvement Project for approximately \$86,757.00.

**Attachments:**

1. MO contract – Hannan Supply – Marine Way Lighting
2. Sole Source\_Hannan Supply\_MarineWay lights

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING A CONTRACT WITH HANNAN SUPPLY FOR PURCHASE OF LIGHT FIXTURES FOR THE MARINE WAY IMPROVEMENT PROJECT IN THE AMOUNT OF \$86,757 AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO SAME

WHEREAS, the Engineering Department plans to continue rehabilitation of Marine Way with street lighting that matches the existing lighting; and

WHEREAS, Hannan Supply is the sole-source provider of this lighting.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners approves the contract with Hannan Supply in the amount of \$86,757 to provide sole source lighting to complete the Marine Way Improvement Project and hereby authorizes the Mayor to execute all documents related to same.

SECTION 2. This expenditure shall be paid from the Marine Way Project, City-Account Number ST0043.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MO\contract – Hannan Supply – Marine Way Lighting



**CITY OF PADUCAH**

300 South 5th Street

P. O. Box 2267

Paducah, KY 42002-2267

Phone: (270) 444-8530

Daron E. Jordan, CEcD  
City Manager

Michelle Smolen  
Assistant City Manager

**May 20, 2026**

The City plans to continue improving Marine Way in conjunction with Crouse Corporation's plans to build a new facility within the 500 block of Marine Way. As part of the improvements, curbs, gutters, sidewalks, and decorative lighting will be installed to match the 400 block of Marine Way. These improvements will continue along Adams Street toward S. 3<sup>rd</sup> Street.

To facilitate this improvement, it is necessary to purchase decorative street lighting identical to the surrounding fixtures. The existing decorative lighting in the surrounding area is a black, twin-mount "Solitaire"- style light, manufactured by KIM Lighting, sold by Lumenation Inc., and distributed locally through Hannan Supply.

The Solitaire fixtures contain the following specifications:

- black
- twin mount
- vertical lamp
- 12ft posts, 5" diameter, straight
- multi-tap voltage, 200 pulse start photocell
- receptacle at the top of the post at 90 degrees from the fixtures

As this exact Solitaire fixture cannot be purchased from any other local vendor, additional orders for the lighting fixtures and replacement parts should be placed with Hannan Supply to keep the decorative street lighting consistent in this area of downtown. Therefore, in accordance with KRS 45A.380 (2), the Solitaire Decorative Street Lighting and replacement parts distributed locally through Hannan Supply are hereby considered a sole source item.



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Daron Jordan, City Manager

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

Short Title: Approve contract with World Tower to complete E911 Tower Remediation in the amount of \$42,665.00 - **B. LAIRD**

Category: Municipal Order

Staff Work  
By: William  
Hodges  
Presentation  
By:

**Background Information:** As part of the radio project, it was determined that the old equipment (including the antennas for the old system) should be removed from the tower at the conclusion of the project. With the new equipment, the tower is under a load that can only be maintained temporarily. World Tower provides maintenance for the tower and is familiar with both old and new equipment. World Tower will remove the old equipment, remove 50 feet of the tower, and install a security camera on the tower. The contract also provides for the sections to be hauled off and disposed of.

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: City-Wide Radio Purchase

Account Number: EQ0036

Staff Recommendation:

Attachments:

1. MO contract – World Tower – E911 Tower Remediation
2. World Tower Contract
3. World Tower Sole-Source

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING A CONTRACT WITH WORLD TOWER COMPANY, INC. TO COMPLETE E911 TOWER REMEDIATION IN THE AMOUNT OF \$42,665 AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO SAME

WHEREAS, as part of the radio project, it was determined that the old equipment should be removed from the tower at the conclusion of the project; and

WHEREAS, World Tower Company, Inc., provides maintenance for the tower and is familiar with both the old and new equipment; and

WHEREAS, World Tower will remove the old equipment, remove fifty feet of the tower, and install a security camera on the tower.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners approves the contract with World Tower Company, Inc., in the amount of \$42,665.00 and hereby authorizes the Mayor to execute all documents related to the same.

SECTION 2. This expenditure shall be paid from the City-Wide Radio Purchase Account Number EQ0036.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MO\contract – World Tower – E911 Tower Remediation

**Quotation**

To: City of Paducah

Date: 5/19/2026



Attn: William Hodges

Location: Paducah, KY  
Site Name: 911 Dispatch Center

No. Q-      26-0125

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1213 Compressor Drive  
P.O. Box 508  
Mayfield, KY 42066  
Phone: 270-247-3642  
Fax: 270-247-0909  
worldtower@worldtower.com  
www.worldtower.com

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**World Tower Co. to Supply Labor and Equipment for the Following:**

Remove dipole antenna at the 270' elevation. No coax to be removed

Remove (ICALL) antenna and 1 5/8" coax at the 257' elevation and salvage for future install at Elmdale Tower.

Remove VHF antenna and 1/2" coax at the 188' elevation

Remove 800 backup antenna and 1/2" coax at the 185' elevation

Remove UHF backup antenna and 1/2" coax at the 166' elevation

Remove antenna and 1/2" coax at the 90' elevation

Remove unused antenna and 1/2" coax at the 90' elevation

Remove unused low band antenna and 3/8" coax at the 80' elevation

Antennas, mounts, coax, and hardware will be hauled off and removed from the tower site

Remove existing 800 mhz equipment

Remove 50' of tower from the existing 300' self supporting tower. Tower sections will be hauled off and disposed.

Install one camera and one feedline

**Total Price: \$42,665**  
(Any applicable sales tax will be added to final invoice.)

**Note:** World Tower Co. terms and conditions shall apply  
Site must be clear and accessible for all necessary equipment



To: City of Paducah  
0  
0

Date: 05/19/26

No. Q- 26-0125

Attention: William Hodges

Location: Paducah, KY  
911 Dispatch Center

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Terms and Conditions of Sales

Quoted prices apply ONLY under the following conditions unless otherwise stated within this quotation.

Unless otherwise noted all quotations are based on normal soil conditions defined as: Dry cohesive soil having an allowable bearing capacity of 4000 PSF; clear of above ground or below ground obstruction; free from surface or subsurface water that would impede or restrict normal construction equipment; free of rock or frozen ground; area must be accessible by tractors, backhoes, concrete trucks, and any other equipment required by seller to complete the project as described on the face of this quote. It shall be the responsibility of the Purchaser to supply soil bearing capacity and Seller shall have an absolute right to rely on written test reports furnished by Purchaser in the preparation of foundation drawings and in the installation of foundations. If any of the aforementioned conditions are encountered, the price shall be increased to include the additional cost incurred. The price does not include clearing or grading of tower site, unless otherwise noted.

**It is the responsibility of the purchaser to provide access to the tower site and to all foundation locations. Site must be accessible to 2-wheel drive concrete trucks, crane, and all WORLD TOWER CO. construction vehicles.**

Adequate conditions for unobstructed guying. Property boundaries are the responsibility of the customer and must be clearly defined and staked. WORLD TOWER CO. INC. assumes no responsibility for anchor placement outside said boundaries. All survey, layout, and as-builds are by others.

If a concrete pump is required due to site access or space constraints the pump cost + 25% will be added to our invoice.

WORLD TOWER CO. INC. cannot and will not assume responsibility for 24 hour jobsite security. All material is considered to be in the care and custody of the customer upon delivery. Customer is solely responsible for the replacement cost of any stolen or vandalized material regardless of the ratio to project completion. WORLD TOWER CO. INC. will cooperate fully with jobsite security measures undertaken and designated by the customer.

WORLD TOWER CO. INC. will not be responsible for any lighting or electrical systems which could not be checked due to lack of adequate power.

Waiting time for inspection or any other delays caused by others will be billed per man-hour at WORLD TOWER'S prevailing rate. These expenses shall be in addition to the prices quoted on the face of this Quotation.

Purchaser shall obtain all necessary permits required and pay any local engineering costs.

WORLD TOWER CO. INC. is not responsible for any local permits, taxes, inspectors, business license, contractors license, etc.

Prices quoted are based on all fieldwork being performed during one continuous construction period.

WORLD TOWER CO. INC. is not responsible for any removal, damage, restoration, or replacement to driveways, culverts, sidewalks, curbs, sod, bushes, trees, rock or slag, etc...

Quote is based on all work being accomplished by WORLD TOWER CO. INC. crews and does not include the use of any union labor.

The cost of any special engineering, special insurance coverage, or performance bonds will be additional.

No federal, state, or local taxes, or other government charges are included in quote prices. Such taxes or charges shall be added to final invoice.

Invoicing will be outlined on the face of this quotation.

In the event seller has to institute legal action in the form of a lawsuit or arbitration, for collection of any sums due and owing under this agreement, the purchaser agrees to pay to the seller the amount of any loss, liability, damage, cost or expense (including attorney's fees) incurred by the seller.

All claims, disputes and other matters in question arising out of or relating to this Quotation or the breach thereof, shall be decided by arbitration, which shall be conducted in accordance with the rules of the American Arbitration Association, unless the Parties mutually agree otherwise. The arbitration shall be conducted in Mayfield, Kentucky, the place where both Parties agree that this contract was made and entered into. If the Parties cannot agree upon an arbitrator(s) to decide this dispute, then either Party may petition the Graves County, Kentucky Circuit Court for appointment of an arbitrator by the Court. Both Parties agree that the contract laws of the State of Kentucky shall apply to the interpretation of this agreement.

This arbitration provision shall not be deemed a limitation of any rights or remedies which the seller may have under any federal or state mechanic's lien laws or under any applicable payment bonds unless such rights or remedies are expressly waived by the seller.

To: City of Paducah  
0  
0

Date: 05/19/26

No. Q- 26-0125

Attention: William Hodges

Location: Paducah, KY  
911 Distpatch Center

During the course of the performance of this Contract, the seller may, in his sole discretion, determine that further assurances regarding payment by the purchaser in accordance with this agreement is required, then purchaser covenants and agrees that it will promptly execute and deliver to the seller such further assurances, instruments and documents (including but not limited to payment bonds, letters of credit, etc.) as the seller may require to assure purchaser's payment hereunder.

Every effort will be made to maintain shipping schedules, either on World Tower equipment or via common carrier. World Tower cannot be responsible for delays in shipping caused by state or local agencies with regard to permits, routing, weather, detours, etc. All deliveries and schedules are contingent on availability of raw materials, fuel and transportation. World Tower will not be liable for damages on account of any delays or abnormalities caused in shipping due to causes beyond our reasonable control. World Tower reserves the right to make partial shipments and to submit invoices accordingly.

**World Tower will not be responsible for back charges due to a delayed delivery.**

**Purchaser must carefully inspect and inventory all materials when received and make all claims for damage or loss within 48 hours of receipt.**

**Final payment, including all retainage and extras, to be paid within 30 days after we complete our portion of the work or any phase thereof. Payments to World Tower Company, Inc. will not be contingent upon you receiving payment from the owner.**

Orders are not subject to cancellation by buyer except by written agreement with seller. Any order canceled, after any work has been done by World Tower, such as drawings, engineering, production, etc., will have a cancellation charge, to be determined solely at the discretion of World Tower for whatever work has been performed with a minimum of 20% of the purchase order price. If customer so chooses, he shall have the right to receive the material already performed at the time of cancellation at the quoted price. If an order is canceled before any work has been done by World Tower, a \$200 cancellation charge will apply.

Storage charges of \$350 per month will apply starting 60 days after original scheduled delivery date.

Material received may not be returned by buyer except by written agreement with seller. In all cases, permission must be secured from World Tower prior to the returning of any goods for credit. All returned goods are subject to a minimum service charge of 20%, plus all transportation charges, and are subject to inspection by World Tower. Returned goods will be offered and paid for only upon proof of purchase (i. e. invoice no.) and credit will be issued against invoice value. World Tower reserves the sole right to determine amount of credit to be issued on all goods returned for credit. Only standard, currently manufactured World Tower products may be considered for return or credit. Unsaleable products will be scrapped and no credit will be received. If returned goods are determined to have no value and buyer wishes them returned, the buyer will be charged return freight. Safety equipment, erection equipment, insulators, transformers, nuts and bolts are not returnable.

No proposal, order, quotation or acceptance may be changed or varied by verbal agreement, and all orders are accepted only under the provisions set forth herein.

World Tower reserves the right to apply all remittances and credit memos to the oldest outstanding balance in your account, including prior separate agreements. No credits will be issued for any reason against a purchase order whose billing is more than 90 days old. Customer corrections or complaints must be made within this period of time.

**A 3.25% service fee will be added to all credit card purchases over \$3,000.**

This proposal is based on the terms and conditions proposed above.

No other terms are valid unless signed by an authorized officer of World Tower Co.

Purchaser's Acceptance:

Company \_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_ Title \_\_\_\_\_

If above price meets your approval, please sign and return with  
Terms: 100% on completion  
**Acct. over 30 days subject to 1 1/2% monthly charge.**  
Quote is based on acceptance within 10 days of above date.  
Delivery date (estimate) .30/45days

Respectfully submitted,

**World Tower Company**

By \_\_\_\_\_ Title \_\_\_\_\_



5/19/26

City of Paducah  
300 South 5<sup>th</sup> St.  
Paducah, KY 42003

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1213 Compressor Drive  
P.O. Box 508  
Mayfield, KY 42066  
Phone: 270-247-3642  
Fax: 270-247-0909

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RE: Sole Source Justification – Tower Modification and Partial Tower Dismantling

To Whom It May Concern:

This letter is provided in support of a sole source procurement request for tower modification and partial dismantling services associated with the City of Paducah's 911 communications system upgrade project.

World Tower has been actively involved in the installation and integration of antennas and related infrastructure for the City's new 911 communications system. As part of the final phase of the project, a portion of the existing communication tower must now be dismantled and removed in order to complete the system deployment and ensure proper long-term operation of the site.

World Tower is uniquely qualified to perform this work for the following reasons:

1. **Existing Project Knowledge and Site Familiarity**

World Tower has already performed substantial work associated with this communications project and possesses direct knowledge of the tower structure, existing equipment configuration, antenna placements, structural considerations, and overall project requirements. This familiarity significantly reduces project risk and minimizes the likelihood of operational disruption to critical emergency communications infrastructure.

2. **Continuity of Critical Infrastructure Work**

The work involves modifications to an active public safety communications site supporting the City's 911 system. Maintaining continuity with the contractor already engaged in the project helps ensure system integrity, coordination efficiency, and compliance with engineering and operational requirements throughout the completion of the project.

**3. Specialized Tower Modification Expertise**

The dismantling scope requires specialized experience in communication tower modification, rigging, structural sequencing, and safe removal procedures while working around active communications equipment. Improper sequencing or handling by an unfamiliar contractor could negatively impact existing infrastructure, public safety communications, or tower structural integrity.

**4. Schedule and Coordination Considerations**

Utilizing World Tower for the final dismantling phase allows the City to avoid delays associated with onboarding a new contractor, conducting additional site evaluations, transferring engineering and project information, and coordinating access and safety procedures with another vendor.

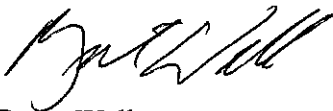
**5. Efficiency and Cost Effectiveness**

Because World Tower is local and familiar with the site conditions and project scope, the City benefits from improved efficiency, reduced administrative burden, and minimized project interruption compared to procuring and coordinating a separate contractor for the remaining work.

Based upon the factors above, we respectfully request approval for sole source procurement of the remaining tower dismantling and modification services to World Tower.

Please feel free to contact me should additional information be required.

Sincerely,



Brent Walker  
President  
World Tower  
1213 Compressor Dr.  
Mayfield, KY 42066  
[brent@worldtower.com](mailto:brent@worldtower.com)  
270-705-2827

# Agenda Action Form Paducah City Commission

Meeting Date: May 26, 2026

**Short Title:** Authorize a Contract with Allied Contracting for the City Hall Administration Renovation in an amount not to exceed \$249,491 - **C. YARBER**

**Category:** Municipal Order

**Staff Work By:** Chris Ferrell, Marcey  
Simmons

**Presentation By:** Chris Yarber

**Background Information:** On April 2, 2026, sealed bids were opened for City Hall Administration Renovation. Two bids were received, with Allied Contracting submitting the lowest responsive evaluated bid in accordance with the specifications, at a price of not to exceed \$249,491.00.

**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: City Hall Admin Office Reno

Account Number: PF0090

**Staff Recommendation:** For a Municipal Order allowing the Mayor to authorize a contract with Allied Contracting for the City Hall Administration Renovation project in accordance with the specifications at a price not to exceed of \$249,491.00.

**Attachments:**

1. MO contract – Allied Contracting – City Hall Admin Reno
2. City Hall - Mayors Office Alterations - Bid Tab

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING A CONTRACT WITH ALLIED CONTRACTING IN AN AMOUNT NOT TO EXCEED \$249,491.00, FOR THE CITY HALL ADMINISTRATION RENOVATION AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME

WHEREAS, the Paducah Board of Commissioners approved Municipal Order 3179 on January 27, 2026, authorizing the Public Works Department to release a Request for Bids for the City Hall Administration Renovation; and

WHEREAS, on April 2, 2026, sealed bids were opened for City Hall Administration Renovation; and

WHEREAS, two bids were received, with Allied Contracting submitting the lowest responsive evaluated bid in accordance with the specifications, at a price not to exceed \$249,491.00.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners approves the contract with Allied Contracting in an amount not to exceed \$249,491.00 and hereby authorizes the Mayor to execute all documents related to same.

SECTION 2. This expenditure shall be paid from the City Hall Administration Office Renovation Account Number PF0090.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MO\contract – Allied Contracting – City Hall Admin Reno



**PROJECT: City of Paducah - Mayor's Office Alterations**

	A&K	Allied Contracting			
<b>BASE BID</b>					
<b>Division Zero &amp; Division One</b>					
General Conditions	\$ 103,191.00	\$ 51,079.00	\$ -	\$ -	\$ -
<b>Division Two</b>					
Sitework	\$ 14,378.00	\$ 9,900.00	\$ -	\$ -	\$ -
<b>Division Three</b>					
Concrete	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Four</b>					
Masonry	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Five</b>					
Metal	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Six</b>					
Woods & Plastics	\$ 7,645.00	\$ 9,882.00	\$ -	\$ -	\$ -
<b>Division Seven</b>					
Thermal/Moisture	\$ -	\$ 12,215.00	\$ -	\$ -	\$ -
<b>Division Eight</b>					
Doors and Windows	\$ 46,957.00	\$ 69,026.00	\$ -	\$ -	\$ -
<b>Division Nine (Flooring, Interior Painting, Ceilings, Insulation)</b>					
Finishes	\$ 28,179.00	\$ 17,117.00	\$ -	\$ -	\$ -
<b>Division Ten (Signage)</b>					
Specialties	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Eleven</b>					
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Twelve</b>					
Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Thirteen</b>					
Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Fourteen</b>					
Conveying Systems	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Fifteen</b>					
Mechanical	\$ 4,750.00	\$ -	\$ -	\$ -	\$ -
<b>Division Sixteen</b>					
Electrical	\$ 11,900.00	\$ 21,500.00	\$ -	\$ -	\$ -
OH&P	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Base Bid</b>	<b>\$ 217,000.00</b>	<b>\$ 190,719.00</b>	\$ -	\$ -	\$ -
<b>Alternate #1 (UL Level 7)</b>	<b>\$ 14,100.00</b>	<b>\$ 15,042.00</b>	\$ -	\$ -	\$ -
<b>Alternate #2 (Replace Grid)</b>	<b>\$ 4,300.00</b>	<b>\$ 5,230.00</b>	\$ -	\$ -	\$ -
<b>Alternate #3 (After Hours Work)</b>	<b>\$ 25,900.00</b>	<b>\$ 38,500.00</b>	\$ -	\$ -	\$ -

**Apparent Low Bidder**

**( )** Numbers within parenthesis means deduct



**i5 design group, inc.**

## BID TABULATION

**PROJECT: City of Paducah, Mayor's Office Alterations**

*April 02, 2026; 2:00pm*

	A&K	Allied Contracting		
<b>Base Bid</b>	\$ 235,400.00	\$ 210,991.00	\$ -	\$ -



**i5 design group, inc.**

### **BID TABULATION**

**PROJECT: City of Paducah, Mayor's Office Alterations**

*April 02, 2026; 2:00pm*

	A&K	Allied Contracting				
<b>Submitted on Time</b>	✓	✓				
<b>Attended Pre-Bid Meeting</b>	✓	✓				
<b>Kentucky Bidder</b>	✓	✓				
<b>Bidder Certifications</b>	✓	✓				
<b>Received Addendum 1</b>	✓	✓				
<b>Schedule Provided</b>	✓	✓				
<b>Bid Bond - 5%</b>	✓	✓				

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

**Short Title:** Authorize a Contract with Window Energy for the Window Security Film in an amount not to exceed \$175,360 - **C. YARBER**

**Category:** Municipal Order

**Staff Work By:** Chris Ferrell, Marcey Simmons

**Presentation By:** Chris Yarber

**Background Information:** On Thursday, March, 26, 2026, sealed bids were opened for the City Hall window film project. Two bids were received, with Window Energy submitting the lowest responsive evaluated bid in accordance with the specifications, at a price of not to exceed \$175,360.00.

**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: Facilities Maintenance

Account Number: PF0070

**Staff Recommendation:** Approve a Municipal Order allowing the Mayor to authorize a Contract with Window Energy for the City Hall security window film project in accordance with the specifications, at the price of not to exceed \$175,360.00.

**Attachments:**

1. MO contract – Window Energy – City Hall window tint
2. City Hall window film
3. 2026-04-03 City Hall - Security Window Film - Bid Tab

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING A CONTRACT WITH WINDOW ENERGY IN AN AMOUNT NOT TO EXCEED \$175,360, FOR THE CITY HALL WINDOW FILM PROJECT, AND AUTHORIZING THE MAYOR TO SIGN ALL DOCUMENTS RELATED TO SAME

WHEREAS, the Paducah Board of Commissioners approved Municipal Order 3162 on November 25, 2025, authorizing the Facility Maintenance Division of Public Works to advertise for sealed bids for window tint and film for City Hall windows; and

WHEREAS, on Thursday, March 26, 2026, sealed bids were opened for the City Hall Window Film Project; and

WHEREAS, two bids were received, with Window Energy submitting the lowest evaluated bid in accordance with the specifications.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners hereby accepts the bid submitted by Window Energy as Film Option 3, including the base bid, approved after-hours work alternate and exterior tint alternate, in accordance with the plans, specifications, and bid documents for the City Hall Security Window Film Project, in an amount not to exceed \$175,360, and authorizes the Mayor to execute all contracts and documents related to same.

SECTION 2. This expenditure shall be paid from Facilities Maintenance, Account Number PF0070.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MO\contract – Window Energy – City Hall window tint

Admin Renovation

A&K \$235,400 / \$25,900 (after hours option)

Allied \$210,991 / \$38,000 (after hours option)

City Hall window film

Midstates \$255,597 / \$10,000 (after hours option)

Window Energy \$337,513 / \$7,000 (after hours option)

Window Energy \$168,360 / \$7,000 (after hours option)



**PROJECT: City of Paducah - Security Window Film**

	Midstates	Window Energy Film Option 1	Window Energy Film Option 3		
<b>BASE BID</b>					
<b>Division Zero &amp; Division One</b>					
General Conditions	\$ 9,100.00	\$ -	\$ -	\$ -	\$ -
<b>Division Two</b>					
Sitework	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Three</b>					
Concrete	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Four</b>					
Masonry	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Five</b>					
Metal	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Six</b>					
Woods & Plastics	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Seven</b>					
Thermal/Moisture	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Eight</b>					
Doors and Windows	\$ 149,098.00	\$ 269,852.00	\$ 100,699.00	\$ -	\$ -
<b>Division Nine (Flooring, Interior Painting, Ceilings, Insulation)</b>					
Finishes	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Ten (Signage)</b>					
Specialties	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Eleven</b>					
Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Twelve</b>					
Furnishings	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Thirteen</b>					
Special Construction	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Fourteen</b>					
Conveying Systems	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Fifteen</b>					
Mechanical	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Division Sixteen</b>					
Electrical	\$ -	\$ -	\$ -	\$ -	\$ -
OH&P	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Base Bid</b>	<b>\$ 158,198.00</b>	<b>\$ 269,852.00</b>	<b>\$ 100,699.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Alternate #1 (After Hours Work)</b>	<b>\$ 10,000.00</b>	<b>\$ 7,000.00</b>	<b>\$ 7,000.00</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Alternate #2 (Exterior Tint)</b>	<b>\$ 97,399.00</b>	<b>\$ 67,661.00</b>	<b>\$ 67,661.00</b>	<b>\$ -</b>	<b>\$ -</b>

Midstates alternate film and Window Energy Alternate Film #2 did not meet specifications and were removed

	<b>Apparent Low Bidder</b>
	<b>Second Low Bidder</b>
()	<i>Numbers within parenthesis means deduct</i>

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

Short Title: Authorize a Contract with Ray Black and Son in the Amount of \$499,028.00 for Capital Improvements to the Hotel Metropolitan - **H. REASONS**

Category: Municipal Order

Staff Work  
By: Hope  
Reasons  
Presentation  
By: Hope  
Reasons

**Background Information:** The City of Paducah received a grant from the Mellon Foundation in August 2024 for capital improvements and capacity building for the Hotel Metropolitan and Purple Room (MO 2949). The City and Uppertown Heritage Foundation entered into a Co-Stewardship Agreement for the management of the Mellon Grant and City funding in March 2025 (MO 3021). As part of the Agreement, the City became the lead agency to facilitate the capital improvements to the Hotel Metropolitan and Purple Room. This is a sole source contract with Ray Black and Son for the design and renovations to the exterior and interior of the Hotel Metropolitan. This contract is the result of the Mellon funding and Co-Stewardship Agreement.

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: Mellon Grant Project

Account Number: MR0102-000-70000-70008

**Staff Recommendation:** Approve the contract between the City and Ray Black and Son for capital improvements to the Hotel Metropolitan and for the Mayor to sign all documents related to same.

Attachments:

1. MO Contract – Ray Black and Son – Hotel Metropolitan Improvements
2. Ray Black and Son Contract
3. PFGW Purple Room Hotel Metropolitan- Sole Source

MUNICIPAL ORDER NO. \_\_\_\_\_

A MUNICIPAL ORDER APPROVING A CONTRACT WITH RAY BLACK & SON, INC. IN THE AMOUNT OF \$499,028 FOR CAPITAL IMPROVEMENTS TO THE HOTEL METROPOLITAN AND PURPLE ROOM, AND AUTHORIZING THE MAYOR TO EXECUTE ALL DOCUMENTS RELATED TO SAME

WHEREAS, the City of Paducah received a grant from the Mellon Foundation in August 2024 for capital improvements and capacity building for the Hotel Metropolitan and Purple Room pursuant to Municipal Order No. 2949; and

WHEREAS, the City and Uppertown Heritage Foundation entered into a Co-Stewardship Agreement in March 2025 pursuant to Municipal Order No. 3021 for the management of the Mellon Grant and related City funding; and

WHEREAS, pursuant to the Co-Stewardship Agreement, the City of Paducah serves as the lead agency to facilitate the capital improvements to the Hotel Metropolitan and Purple Room; and

WHEREAS, a written determination has been made that Ray Black & Son, Inc. possesses the specialized experience, in-house capabilities, historic restoration expertise, and project management capacity necessary to complete the required rehabilitation work, and that competition is not feasible for this procurement pursuant to KRS 45A.380(2), as Ray Black & Son, Inc. is the only firm within a reasonable geographic area identified as capable of performing the required historic restoration services for this project; and

WHEREAS, Ray Black & Son, Inc. has submitted a proposal in the amount of \$499,028 for exterior and interior repairs, renovations, and restoration work for the Hotel Metropolitan and Purple Room; and

WHEREAS, the Board of Commissioners finds that approval of the contract with Ray Black & Son, Inc. is necessary and in the best interest of the City of Paducah to complete the improvements associated with the Mellon Foundation grant project.

NOW, THEREFORE, BE IT ORDERED BY THE CITY OF PADUCAH, KENTUCKY:

SECTION 1. That the Board of Commissioners hereby approves the contract with Ray Black & Son, Inc. in the amount of \$499,028 for capital improvements, restoration, exterior renovations, and interior repairs to the Hotel Metropolitan and Purple Room, in

accordance with the contract documents and proposal attached thereto, and authorizes the Mayor to execute all contracts and documents related to same.

SECTION 2. This expenditure shall be paid from Mellon Grant Project, Account Number MR0102-000-70000-70008.

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

\_\_\_\_\_  
George P. Bray, Mayor

ATTEST:

\_\_\_\_\_  
Lindsay Parish, City Clerk

Adopted by the Board of Commissioners, May 26, 2026  
Recorded by Lindsay Parish, City Clerk, May 26, 2026  
MO\Contract – Ray Black and Son – Hotel Metropolitan Improvements



# AIA® Document A101® – 2017

## Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

**AGREEMENT** made as of the Fifteenth day of April in the year Two Thousand Twenty-Six  
*(In words, indicate day, month and year.)*

**BETWEEN** the Owner:  
*(Name, legal status, address and other information)*

City of Paducah  
300 South 5<sup>th</sup> Street  
P.O. Box 2267  
Paducah, KY 42002-2267

and the Contractor:  
*(Name, legal status, address and other information)*

Ray Black & Son, Inc.  
368 S. 31<sup>st</sup> Street  
Paducah, KY 42001

for the following Project:  
*(Name, location and detailed description)*

Hotel Metropolitan; Purple Room Addition and Restoration, Exterior Renovation and Interior Repairs

The Architect:  
*(Name, legal status, address and other information)*

i5 Design Group, Inc.  
401 Broadway  
Paducah, KY 42001  
(for the Purple Room Improvements)

The Owner and Contractor agree as follows.

### ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®-2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

**TABLE OF ARTICLES**

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

**EXHIBIT A INSURANCE AND BONDS**

**ARTICLE 1 THE CONTRACT DOCUMENTS**

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

**ARTICLE 2 THE WORK OF THIS CONTRACT**

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

**ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION**

§ 3.1 The date of commencement of the Work shall be:

*(Check one of the following boxes.)*

- The date of this Agreement.
- A date set forth in a notice to proceed issued by the Owner.
- Established as follows:  
*(Insert a date or a means to determine the date of commencement of the Work.)*  
November 11, 2026

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

**§ 3.3 Substantial Completion**

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

*(Check one of the following boxes and complete the necessary information.)*

Init.

Not later than One Hundred Eighty ( 180 ) calendar days from the date of commencement of the Work.

By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
-----------------	-----------------------------

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

#### ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be Four Hundred Ninety-Nine Thousand, Twenty-Eight Dollars and Zero Cents (\$ 499,028.00 ), subject to additions and deductions as provided in the Contract Documents.

#### § 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
None	

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement. *(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)*

Item	Price	Conditions for Acceptance
None		

§ 4.3 Allowances, if any, included in the Contract Sum: *(Identify each allowance.)*

Item	Price
None	

§ 4.4 Unit prices, if any: *(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)*

Item	Units and Limitations	Price per Unit (\$0.00)
None		

§ 4.5 Liquidated damages, if any: *(Insert terms and conditions for liquidated damages, if any.)*

N/A

§ 4.6 Other: *(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)*

## ARTICLE 5 PAYMENTS

### § 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 20th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 20th day of the following month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty ( 30 ) days after the Architect receives the Application for Payment.

*(Federal, state or local laws may require payment within a certain period of time.)*

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™–2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

### § 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

*(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)*

Ten percent until the Work is 50% complete.

Init.

§ 5.1.7.1.1 The following items are not subject to retainage:  
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

N/A

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:  
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

Total retainage withheld shall not exceed 5% of the total contract amount.

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:  
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 5.1.9 Except with the Owner’s prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

## § 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor’s responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner’s final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect’s final Certificate for Payment, or as follows:

N/A

## § 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.  
(Insert rate of interest agreed upon, if any.)

%

## ARTICLE 6 DISPUTE RESOLUTION

### § 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.  
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

**§ 6.2 Binding Dispute Resolution**

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

*(Check the appropriate box.)*

- Arbitration pursuant to Section 15.4 of AIA Document A201–2017
- Litigation in a court of competent jurisdiction
- Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

**ARTICLE 7 TERMINATION OR SUSPENSION**

**§ 7.1** The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201–2017.

**§ 7.1.1** If the Contract is terminated for the Owner’s convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Contractor a termination fee as follows:

*(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner’s convenience.)*

**§ 7.2** The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017.

**ARTICLE 8 MISCELLANEOUS PROVISIONS**

**§ 8.1** Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

**§ 8.2** The Owner’s representative:

*(Name, address, email address, and other information)*

Hope Reasons, Director of Planning  
City of Paducah  
300 South 5<sup>th</sup> Street  
Paducah, KY 42001  
hreasons@paducahky.gov

**§ 8.3** The Contractor’s representative:

*(Name, address, email address, and other information)*

David Black, President  
Ray Black & Son, Inc.  
368 S. 31<sup>st</sup> Street  
Paducah KY 42001  
270-443-3513  
david@rayblackson.com

Init.

§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

**§ 8.5 Insurance and Bonds**

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, if completed, or as otherwise set forth below:

*(If other than in accordance with AIA Document E203-2013, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)*

§ 8.7 Other provisions:

**ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS**

§ 9.1 This Agreement is comprised of the following documents:

.1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor  
*(Paragraph deleted)*

.3 AIA Document A201™-2017, General Conditions of the Contract for Construction

.4 AIA Document E203™-2013, Building Information Modeling and Digital Data Exhibit, dated as indicated below:  
*(Insert the date of the E203-2013 incorporated into this Agreement.)*

Exhibit A – Certificate of Insurance

Exhibit B – RBS Proposal Letter Dated March 27, 2026 for extent of work included in this contract.

.5 Drawings

Number	Title	Date
--------	-------	------

.6 Specifications

Section	Title	Date	Pages
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.7 Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

*(Check all boxes that apply and include appropriate information identifying the exhibit where required.)*

Init.

[ ] AIA Document E204™–2017, Sustainable Projects Exhibit, dated as indicated below:  
(Insert the date of the E204-2017 incorporated into this Agreement.)

[ ] The Sustainability Plan:

Title	Date	Pages
-------	------	-------

[ ] Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
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- 9 Other documents, if any, listed below:  
(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™–2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor’s bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

Exhibit B – RBS Proposal Letter Dated March 27, 2026.

This Agreement entered into as of the day and year first written above.

\_\_\_\_\_  
**OWNER** (Signature)

George Bray, Mayor  
(Printed name and title)

  
\_\_\_\_\_  
**CONTRACTOR** (Signature)

David Black President  
(Printed name and title)

Init.



Exhibit A  
**CERTIFICATE OF LIABILITY INSURANCE**

RAYBLA-C01

SRUST

DATE (MM/DD/YYYY)  
 4/6/2026

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 Houchens Insurance Group 1240 Fairway Street Bowling Green, KY 42103	CONTACT NAME: Sarah Rust, MLIS, CRIS, CISR, QPIS, PCIA, QCLS
	PHONE (A/C, No, Ext): (270) 467-1222 4202      FAX (A/C, No): (270) 467-1222 E-MAIL ADDRESS: srust@higusa.com
INSURED  Ray Black & Son, Inc. 348 South 31st Street Paducah, KY 42001	INSURER(S) AFFORDING COVERAGE INSURER A : <b>Cincinnati Insurance Company</b> NAIC # <b>10677</b>
	INSURER B : Kentucky Associated General Contractors Self Insurers' Fund
	INSURER C : <b>Columbia Casualty Company</b> <b>31127</b>
	INSURER D :
	INSURER E :
	INSURER F :

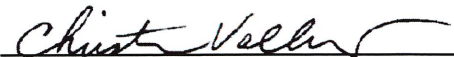
**COVERAGES      CERTIFICATE NUMBER:      REVISION NUMBER:**

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  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:			EBA/EPP0716646	5/31/2025	5/31/2026	EACH OCCURRENCE \$ <b>1,000,000</b> DAMAGE TO RENTED PREMISES (Ea occurrence) \$ <b>300,000</b> MED EXP (Any one person) \$ <b>10,000</b> PERSONAL & ADV INJURY \$ <b>1,000,000</b> GENERAL AGGREGATE \$ <b>2,000,000</b> PRODUCTS - COMP/OP AGG \$ <b>2,000,000</b> EMPLOYEE BENEFIT \$ <b>3,000,000</b>
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			EBA/EPP0716646	5/31/2025	5/31/2026	COMBINED SINGLE LIMIT (Ea accident) \$ <b>1,000,000</b> BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ <b>0</b>			EBA/EPP0716646	5/31/2025	5/31/2026	EACH OCCURRENCE \$ <b>10,000,000</b> AGGREGATE \$ Aggregate \$ <b>10,000,000</b>
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y / N If yes, describe under DESCRIPTION OF OPERATIONS below		N / A	606	1/1/2026	1/1/2027	PER STATUTE    OTH-ER E.L. EACH ACCIDENT \$ <b>4,500,000</b> E.L. DISEASE - EA EMPLOYEE \$ <b>4,500,000</b> E.L. DISEASE - POLICY LIMIT \$ <b>4,500,000</b>
A	Commercial Inland Ma			EBA/EPP0716646	5/31/2025	5/31/2026	Rented Equipment \$ <b>25,000</b>
C	Commercial Professio			6043489326	5/31/2025	5/31/2026	Aggregate Limit \$ <b>5,000,000</b>

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
 Project: Hotel Metropolitan, 724 Oscar Cross Ave., Paducah, KY 42003

Certificate holder is additional insured in regards to the general liability as required by written contract, except as otherwise provided by the policy.

<b>CERTIFICATE HOLDER</b>  City of Paducah 300 South 5th Street P.O. Box 2267 Paducah, KY 42002-2267	<b>CANCELLATION</b>  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 



# Ray Black & SON

Exhibit B  
Pricing Letter

March 27, 2026

Hope Reasons  
Grants Administrator  
City of Paducah  
P.O. Box 2267  
Paducah, Kentucky 42002-2267

Re: Hotel Metropolitan Exterior Repair, Interior Repair and Purple Room Restoration & Addition

Dear Ms. Reasons,

Our estimate for repairing and replacing the existing exterior siding, window sashes, frames, and sills, rotted areas of the front porch floor, the existing handicap ramp deck and rail, installing foundation underpinning and then painting the entire exterior, including scraping, sanding, prime painting all surfaces as needed and then repainting all walls, doors, frames, windows, and trim is as follows:

General Conditions	\$12,750.00
Scaffolding	\$14,980.00
Siding Repair	\$ 39,845.00
Window Repair and Restoration	\$58,417.00
Handicap Ramp Replacement	\$19,321.00
Front Porch Deck and Rail Repair	\$9,675.00
Foundation Underpinning	\$7,941.00
All Prep and Paint as described above	\$ 52,545.00
Fee	<u>\$21,547.00</u>
Total	<b>\$ 237,021.00</b>

Our estimate for interior repairs includes areas of drywall repair and repainting, some wood floor repair, one set of storage cabinets, one locking display case, a security and fire alarm system that includes some video monitoring and associated electrical work.

General Conditions	\$4,717.00
Drywall Repair	\$2,926.00
Paint Repair	\$4,835.00
Wood Floor Repair	\$7,946.00
Locking Storage Cabinets	\$2,850.00
Locking Display Case	\$3,750.00
Security System	\$17,849.00
Electrical Work	\$8,740.00
Fee	<u>\$5,361.00</u>
Total	<b>\$58,974.00</b>

**BUILDING WITH INTEGRITY SINCE 1925**



# Ray Black & SON

Hotel Metropolitan  
page 2

Our estimate for the Purple Room Restoration and Addition is based on i5 Design Group's drawing set dated July 1, 2022, and takes into consideration minor portions of the work executed in the Fall of 2023, and additional items noted below. The estimate is broken down by construction divisions of work.

Project Management/Supervision	\$ 14,571.00
General Conditions	\$9,154.00
Demolition/Removal/Dump Fees	\$4,360.00
Concrete	\$6,002.00
Masonry	\$11,524.00
Wood & Plastics	\$17,431.00
Thermal & Moisture (Including Insulation)	\$19,919.00
Doors & Windows (Including Overhead Doors)	\$14,829.00
Finishes (Interior Painting & Sealed Concrete)	\$19,516.00
Specialties	\$511.00
Furnishings (Casework)	\$800.00
Plumbing (Including Site Utilities)	\$25,682.00
HVAC	\$17,637.00
Electrical	\$14,200.00
Earthwork (Excavation/Backfill)	\$4,714.00
Exterior Improvements (Fencing)	\$3,725.00
Fee	<u>\$18,458.00</u>
Total	<b>\$ 203,033.00</b>

Please let me know if you have any questions.

Sincerely,

Chris Black

**BUILDING WITH INTEGRITY SINCE 1925**

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

Short Title: Text Amendment of Section 126-104 Medium Density Residential Zone, R-3 - **C. GAULT**

Category: Ordinance

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

**Background Information:** On April 6, 2026 the Planning Commission forwarded a favorable recommendation to the Board of Commissioners to adopt the text amendment of Section 126-104 Medium Density Residential Zone, R-3. The goals of the text amendment are to expand the principal uses in the R-3 Zone to create a better bridge into the R-4 High Density Residential Zone, smaller lot sizes and widths to restore the pattern of historic neighborhoods such as the Southside and the Northside Historic District and to introduce corner stores which were once a hub of activity in higher-density zones.

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

If yes, please list the Commission Priority: Southside; Quality Housing; Quality of Life

Communications Plan:

Funds Available: Account Name:  
Account Number:

Staff Recommendation: Approval

Attachments:

1. 126-104 Corner Stores
2. TXT2023-0002 Staff Report R-3 Zone (BOC)
3. Signed Resolution (3)

**ORDINANCE 2026-\_\_\_\_-\_\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 126, “ZONING,” SECTION 104 “MEDIUM DENSITY RESIDENTIAL ZONE, R-3” OF THE CODE OF ORDINANCES OF THE CITY OF PADUCAH, KENTUCKY**

**WHEREAS**, the Paducah Planning Commission held a public hearing on April 6, 2026, regarding proposed amendments to Section 126-104, Medium Density Residential Zone, R-3, of the Paducah Zoning Ordinance, pursuant to KRS 100.211, and thereafter forwarded a favorable recommendation to the Board of Commissioners; and

**WHEREAS**, the proposed text amendments are intended to provide a more appropriate transition between the R-3 Medium Density Residential Zone and the R-4 High Density Residential Zone by expanding permitted residential and neighborhood-serving uses; and

**WHEREAS**, the proposed amendments support the revitalization of established neighborhoods by encouraging “missing middle” housing, reducing nonconformities related to lot size and frontage, and facilitating redevelopment and infill development opportunities; and

**WHEREAS**, the amendments would permit neighborhood corner stores designed to provide walkable access to goods and services, encourage community interaction and place-making, and preserve the historic character and neighborhood identity of Paducah’s Southside and Northside Historic Districts; and

**WHEREAS**, the City of Paducah/McCracken County Comprehensive Plan, adopted in January 2025, recommends the incorporation of zoning strategies to address nonconformities, encourage smaller lot sizes and housing diversity, and promote neighborhood-serving commercial uses; and

**WHEREAS**, the Southside Revitalization Plan, adopted by the Board of Commissioners on August 12, 2025, identifies the encouragement of commercial uses serving nearby residents, including corner stores, as a key land use and zoning objective.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PADUCAH, KENTUCKY:**

**SECTION A.** That the Code of Ordinances of the City of Paducah, Kentucky is hereby amended as follows:

**Sec. 126-104. Medium Density Residential Zone, R-3.**

(1) *Principal permitted uses.*

- a. Single-family dwellings.
- b. Two-family dwellings.
- c. Multi-family dwellings.
- d. Park, playground or community center owned and operated by a governmental agency.
- e. Special event short-term rentals.

- f. Corner stores.
- g. Daycares (yard requirements shall be the same as the B-1 Zone).
- h. Places of worship (yard requirements shall be the same as the B-1 Zone).

(2) *Conditionally permitted uses.*

- a. Home occupations;
- b. ~~Daycare nurseries;~~
- c. ~~Mobile home parks~~ Land-lease communities;
- d. ~~Multi-family dwellings;~~
- e. Assisted care dwellings;
- f. Bed and breakfast;
- g. ~~Places of worship;~~
- h. Short-term rentals.

(3) *Single-family dwellings.*

- a. Minimum ground floor area: No building shall be erected for residential purposes having a ground floor area of less than ~~eight hundred (800)~~ six hundred (600) square feet, exclusive of porches, breezeways, terraces, garages and ~~exterior and secondary~~ stairways.
- b. Minimum yard requirements.
  - 1. Front yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.
  - 2. Side yard: ~~Six (6) feet.~~ Five (5) feet.
  - 3. Rear yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.
- c. Minimum area requirements.
  - 1. Minimum lot area: ~~Eight thousand (8,000)~~ Six thousand (6,000) square feet.
  - 2. Minimum lot width: ~~Fifty (50) feet~~ Forty (40) feet.
- d. Maximum building height: Thirty-five (35) feet.
- e. Parking shall be per section 126-102 (2) (e).

(4) *Two-family dwellings.*

- a. Minimum yard requirements.
  - 1. Front yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.
  - 2. Side yard: ~~Six (6) feet.~~ Five (5) feet.
  - 3. Rear yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.
- b. Minimum area requirements.
  - 1. Minimum lot area: ~~Four thousand (4,000)~~ Three thousand (3,000) square feet per unit.

2. Minimum lot width: ~~Fifty (50)~~ Forty (40) feet (per structure).
- a. Maximum building height: Thirty-five (35) feet.
- b. Parking shall be per section 126-102 (2) (e).

(5) *Multi-family dwellings.*

- a. Minimum yard requirements.
  1. Front yard: Twenty-five (25) feet.
  2. Side yard: Six (6) feet.
  3. Rear yard: Twenty-five (25) feet.
- b. Minimum area requirements.
  1. Minimum lot area: Three thousand (3,000) square feet per unit.
  2. Minimum lot width: ~~Sixty (60)~~ Fifty (50) feet.
- c. Maximum building height. None.

(6) *Public parking areas.*

- a. A public parking area is permitted where ~~the area abuts a business~~ one (1) or more lots abut a commercial or industrial zone, provided the Commission finds the public parking area not to be detrimental to the adjoining residential area.
- ~~b. The public parking area shall be developed as required by section 126-71.~~
- c. ~~Provisions for a public parking area shall adhere to the setback requirements as listed in the zone in which it is to be located, however, no setback is required along a rear property line where the residential zone and the business or industrial zone join.~~ The public parking area shall be setback twenty (20) feet from the front and rear property lines and five (5) feet from the side yard property lines. However, no setback is required along the property lines where the R-3 Zone meets the commercial or industrial zone.
- d. Screening requirements for a public parking area shall be the same as section 126-83.
- e. The Commission shall require a landscape plan that includes provisions that at least ten (10) percent of the entire site shall be landscaped. Parking lot lighting may be approved provided that pole heights do not exceed fourteen (14) feet; lighting be directed inward to the property and that no off-target lighting be allowed.

(7) *Assisted care dwelling.*

- a. Minimum yard requirements.
  1. Front yard: Twenty-five (25) feet.
  2. Side yard: Six (6) feet.
  3. Rear yard: Twenty-five (25) feet.
- b. Minimum area requirements.
  1. Minimum lot area: Fifteen thousand (15,000) square feet.
  2. Minimum lot width: One hundred (100) feet.
  - ~~3. Maximum floor area ratio: Twenty-five (25) to one (1)~~
- c. Maximum building height: Thirty-five (35) feet.
- d. Maximum pervious cover: ~~Sixty (60)~~ Seventy (70) percent.
- e. Parking shall be per section 126-71 and shall follow the group home formula. Additionally, all parking areas and drives shall be paved and screened from adjoining residential property. ~~There shall be no parking in any side yard.~~

- f. Landscaping. The open area on the lot not used for parking or building shall be landscaped with grasses, vegetative groundcover, flowers, gardens, trees and shrubs; provided that not more than seventy-five (75) percent of the open area is put into grass. Trees and shrubs shall be installed at the following rate: One (1) tree and two (2) shrubs for every one thousand (1,000) square feet of floor area.
- g. Site lighting. Any outdoor light shall be directed inward to the property and there shall be no off-target lighting. The maximum light pole height shall be ten (10) feet.

(8) Corner stores

- a. Minimum yard requirements.
  - 1. Front yard: None.
  - 2. Side yard: None.
  - 3. Rear yard: None.
  - 4. A ten (10) foot maximum front or side yard setback may be implemented in order to provide:
    - a. A wider sidewalk; or
    - b. A public gathering area that offers seating, dining, landscaping, hardscape enhancement, public displays, art installations or other pedestrian amenities.
- b. Minimum area requirements.
  - 1. Minimum lot area: Two thousand (2,000) square feet.
  - 2. Minimum lot width: Twenty (20) feet.
- c. Maximum building height. Forty-five (45) feet. A corner store shall be no more than two (2) stories tall and may include a basement.
- d. Minimum sight distance. The visibility requirements of Section 126-65 shall not apply to corner stores.
- e. Front ground floor use. At least the front two-thirds (2/3) of the ground floor shall be of a following use. No drive-throughs shall be permitted for any of the following uses.
  - 1. Retail
  - 2. Restaurant
  - 3. Office
  - 4. Financial institution
  - 5. Medical
  - 6. Daycare
  - 7. Places of amusement or recreation
  - 8. Fitness center
  - 9. Education
  - 10. Artist studio
  - 11. Personal services
  - 12. Similar uses to the above with Planning Director approval
- f. Rear ground floor, second story and basement use. The rear one-third (1/3) of the ground floor or any floor above or below the ground floor may be other permitted uses. The number of residential dwelling units may follow the density set forth by the Kentucky Building Code.
- g. Liquor stores and bars/ lounges may be permitted with a Conditional Use permit.
- h. Automotive uses are expressly prohibited.

- i. Corner entrance. If a public entrance is at the corner of the building, the angular façade containing the entrance may be recessed a maximum of eight (8) feet from the intersection of the right-of-way lines.
- j. Hours of operation. Hours of operation may be from 5:00 a.m. to 11:00 p.m.
- k. Signage. Wall, canopy, awing or projecting signage shall be permitted for a corner store. Wall, canopy or awning signs shall not exceed twenty (20) percent of the face of the wall to which they are attached. Wall signs may be directly, indirectly or internally lit. Projecting signs shall be subject to the following:
  - One (1) projecting sign per building façade on each street frontage shall be allowed, provided that such signs may project from the building no more than four (4) feet horizontally and have a maximum area of six (6) square feet.
  - Sandwich board signs are allowed if the corner store does not have a projecting sign.
  - Neon and electronic message signs are prohibited.
- l. Approval. Approvals per section 126-75 apply to this subsection
- m. Exterior materials. Architectural plans shall be submitted to the Director of Planning for a cursory review prior to an official submittal. Exterior treatments of predominately metal, vinyl or aluminum are expressly prohibited. Pole-barn type construction is expressly prohibited.
- n. Exterior maintenance. It shall be the expressed responsibility of the property owner to secure access around the building for maintenance.

**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 Lindsay Parish, City Clerk, \_\_\_\_\_

Published by The Paducah Sun, \_\_\_\_\_

ORD\Plan\126-104 Corner Stores



**TEXT AMENDMENT  
PADUCAH BOARD OF COMMISSIONERS**

CASE NO.	TXT2025-0001
TITLES	126-104 Medium Density Residential Zone
DESCRIPTION	<p>Text change to provide for:</p> <ul style="list-style-type: none"> <li>• Expanded principal uses for a better transition between the R-3 and R-4 Zones.</li> <li>• Smaller principally permitted lot size, which we hope will help facilitate development on the Southside of Paducah and also the Northside Historic District to an extent.</li> <li>• The introduction of corner stores, which were once the hub of activity for neighborhoods. The revitalization of corner stores is a nationwide planning activity taking place as planners have realized the importance of fostering community and place-making. This is another targeted approach to enhance Paducah’s Southside as well the Northside Historic District.</li> </ul>

**PROCEDURAL NOTE**

---

Zoning text amendments are first heard before the Paducah Planning Commission at a public hearing, pursuant to KRS 100.211 (2). The Planning Commission met and forwarded a favorable recommendation to the Board of Commissioners on April 6, 2026.

**CONSIDERATIONS**

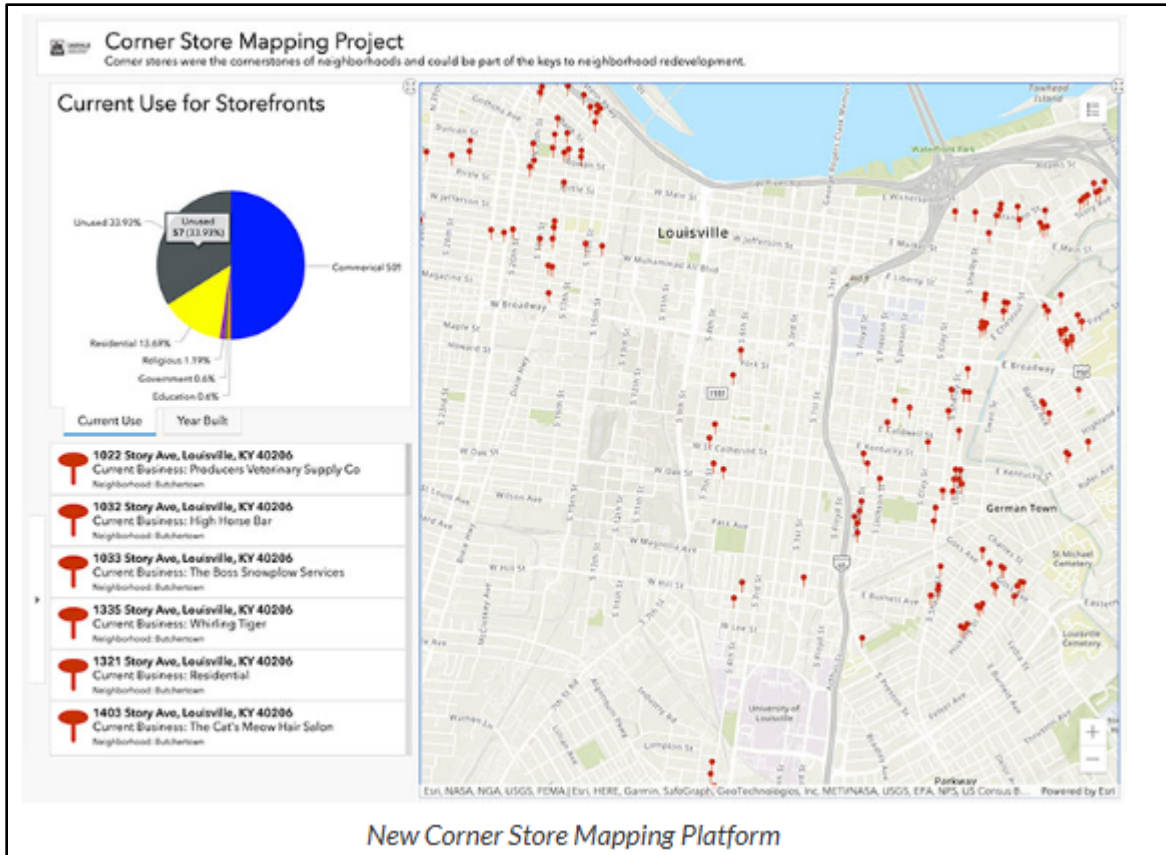
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Currently, the regulations for the R-3 Medium Density Residential Zone are much like the lower-density R-1 and R-2 Zones instead of adding uses that transition to the R-4 High Density Residential Zone. Staff is proposing to create a better bridge by moving some conditionally permitted uses to principal uses, which are multi-family dwellings, daycares and places of worship.

The introduction of corner stores is a nationwide planning effort as planners have worked diligently to bring back the focal point of specific neighborhoods. Covington and Louisville are both leaders in Kentucky for our state. Corner stores would return the availability of goods and services to local neighborhoods, which residents can walk or bike to. At the June 9, 2025; meeting of the Paducah Planning Commission to gather comments on the Southside Revitalization Plan, specific comments were made that grocery stores were needed. Additionally, the Southside Revitalization Plan, adopted by the Board of Commissioners on August 12, 2025; states under Section 6 Program Goals as follows:

- *Land Use and Zoning:*
  - Encourage a balance of commercial uses that serve nearby residents and the entire community such as corner stores.

Louisville’s corner store mapping project is shown below:



Staff would like to be diligent and thoughtful if the Board approves the text amendment. Staff has considered signage, maintenance, specific uses and materials for corner stores. We believe that the introduction of corner stores may also help to save some nonconforming uses from being removed. By doing so, Paducah’s history is kept intact. The link below talks about corner store revitalization in Louisville, as well as other cities such as Raleigh, North Carolina and Seattle, Washington.

<https://www.planning.org/planning/2025/mar/how-the-push-to-revive-ghost-stores-can-bring-back-hyperlocal-communities/>

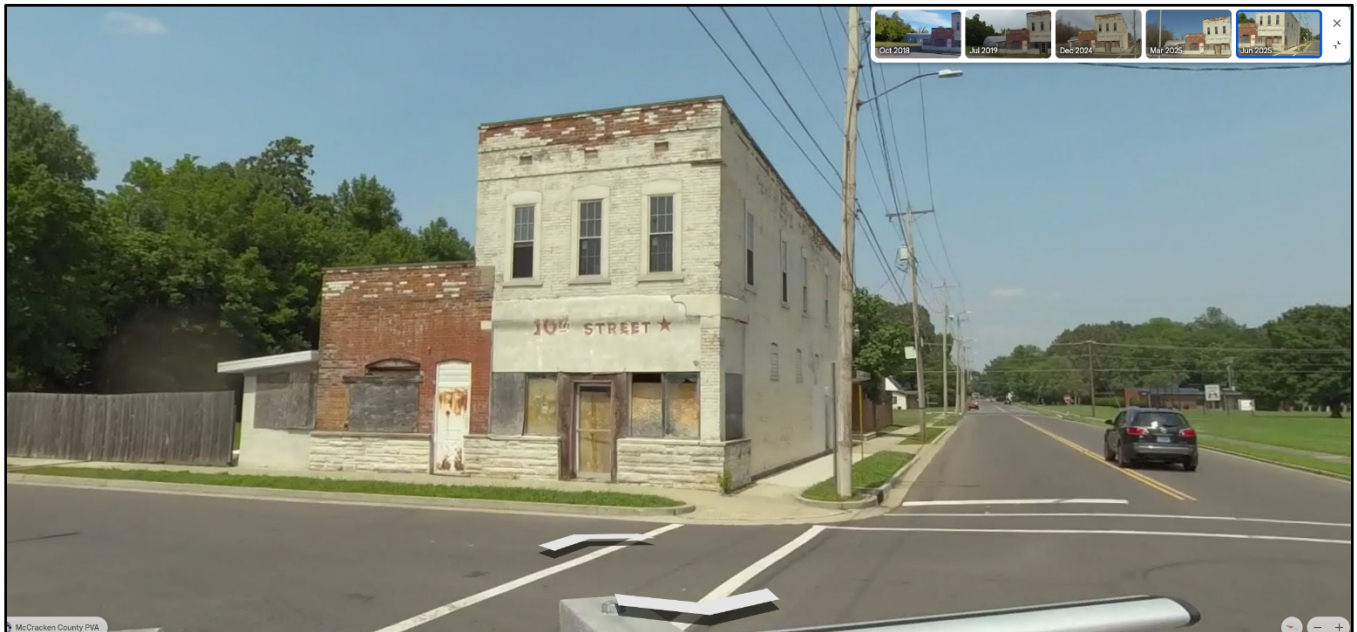
Below are two examples of corner stores that have been demolished. Both these buildings represent history that Paducah cannot ever recover. The demolition of these corner stores underscores the need to preserve our history for future generations.



Lost corner store – 734 South 13<sup>th</sup> Street



Lost corner store – 901 Tennessee Street



Existing corner store – 1034 Walter Jetton Boulevard



Existing corner store – 1201 North 12<sup>th</sup> Street

Following is a before and after of a revitalized corner store in Spokane, Washington:



A former grocery store in a residential neighborhood, this Spokane storefront stood vacant in 2016. *Source: Google Streetview*



By 2021, it had reopened as a bakery and brewpub. *Source: Google Streetview*

Most lots in R-3 Zones, including on the Northside and Southside, are nonconforming in terms of lot size and/ or frontage. As of right now, lots must have 50' of street frontage and a minimum of 8,000 square feet to be a conforming lot. Staff is proposing a minimum 40' frontage and smaller lot area. This would help to remove nonconforming lots in the R-3 Zone. Further, this text amendment could help further the construction of "missing middle" housing. The City of Paducah/ McCracken County Comprehensive Plan, adopted in January of 2025, specifically states on page HN-11:

*"Define and permit within the City and County zoning codes a range of "missing middle" housing options for each residential and mixed-use zoning district, including analysis of allowing smaller lot sizes (i.e. more units per acre), reduced setbacks and facilitation of other design elements where appropriate."*

A key planning issue and consideration, found on page HN-4 of the Comprehensive Plan, is for smaller homes – for downsizing "Boomers" and for young people wanting less house, yard and maintenance. Additionally, when the public was asked "What housing options does this area need more of", half of the 709 respondents answered "smaller homes for down-sizing and/or affordability".

The Comprehensive Plan specifically addresses nonconformities in the Land Use and Community Character Chapter as follows:

"Continue to explore zoning strategies and provisions for overcoming "nonconformities" that can stand in the way of beneficial use and re-use of property, including infill development and redevelopment activity. Nonconformities arise when a pre-existing condition does not comply with zoning regulations that were adopted or changed later, which is the case in various areas both inside Paducah and elsewhere in McCracken County. Aspects of a property that most commonly can end up nonconforming include its use; the size, width and/or depth of the lot; and the setback and/or height of buildings. The typical zoning framework prevents all nonconforming uses and buildings from expanding or being altered in certain ways, and nonconforming lots often cannot be built on feasibly. This approach usually locks nonconformities in place for the long term, sometimes contributing to disinvestment and blight.

However, mechanisms can be incorporated into local zoning to address nonconformities directly and more selectively, move non-nuisance properties into legal compliance, and free their uses and structures to expand or evolve where appropriate. At the same time, the issues and concerns that led to contemporary regulations must still be respected, requiring a balance between neighborhood protection and methods for eliminating nonconformities with minimum adverse effects. Only the most noxious uses and the most problematic buildings should remain nonconforming, with the intent of removing them over time. Without such solutions for resolving lesser nonconformities, many communities are plagued by a raft of variance requests from property owners seeking regulatory relief. In turn, a community's land use and zoning objectives can be undermined if an overly sympathetic board of adjustment approves variances profusely."

This proposed text amendment would support revitalization of the Southside area. This action would be in accordance with the Board of Commissioner's priority of Southside Revitalization, pursuant to Municipal Order 3028. Additionally, two other priorities – Quality Housing and Quality of Life – would be supported by the adoption of the proposed text amendment.

Therefore, this proposed text amendment would be in accordance with three adopted regulatory documents, specifically the City of Paducah/ McCracken County Comprehensive Plan, The Board of Commissioner's Priorities and the Southside Revitalization Plan.

As a note, the performance standards for single-family dwellings, two-family dwellings and corner stores would carry over into the R-4 High Density Residential Zone.

## TEXT AMENDMENTS

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The proposed amendments are as follows:

### **Sec. 126-104. Medium Density Residential Zone, R-3.**

(1) *Principal permitted uses.*

- a. Single-family dwellings.
- b. Two-family dwellings.
- c. Multi-family dwellings.
- d. Park, playground or community center owned and operated by a governmental agency.
- e. Special event short-term rentals.
- f. Corner stores.
- g. Daycares (yard requirements shall be the same as the B-1 Zone).
- h. Places of worship (yard requirements shall be the same as the B-1 Zone).

(2) *Conditionally permitted uses.*

- a. Home occupations;
- b. ~~Daycare nurseries;~~
- c. ~~Mobile home parks~~ Land-lease communities;
- d. ~~Multi-family dwellings;~~
- e. Assisted care dwellings;
- f. Bed and breakfast<sub>z</sub>;
- g. ~~Places of worship;~~
- h. Short-term rentals.

(3) *Single-family dwellings.*

- a. Minimum ground floor area: No building shall be erected for residential purposes having a ground floor area of less than ~~eight hundred (800)~~ six hundred (600) square feet, exclusive of porches, breezeways, terraces, garages and ~~exterior and secondary~~ stairways.
- b. Minimum yard requirements.
  1. Front yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.
  2. Side yard: ~~Six (6) feet.~~ Five (5) feet.
  3. Rear yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.

- c. Minimum area requirements.
  - 1. Minimum lot area: ~~Eight thousand (8,000)~~ Six thousand (6,000) square feet.
  - 2. Minimum lot width: ~~Fifty (50) feet~~ Forty (40) feet.
- d. Maximum building height: Thirty-five (35) feet.
- e. Parking shall be per section 126-102 (2) (e).

(4) *Two-family dwellings.*

- a. Minimum yard requirements.
  - 1. Front yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.
  - 2. Side yard: ~~Six (6) feet.~~ Five (5) feet.
  - 3. Rear yard: ~~Twenty five (25) feet.~~ Twenty (20) feet.
- b. Minimum area requirements.
  - 1. Minimum lot area: ~~Four thousand (4,000)~~ Three thousand (3,000) square feet per unit.
  - 2. Minimum lot width: ~~Fifty (50)~~ Forty (40) feet (per structure).
- a. Maximum building height: Thirty-five (35) feet.
- b. Parking shall be per section 126-102 (2) (e).

(5) *Multi-family dwellings.*

- a. Minimum yard requirements.
  - 1. Front yard: Twenty-five (25) feet.
  - 2. Side yard: Six (6) feet.
  - 3. Rear yard: Twenty-five (25) feet.
- b. Minimum area requirements.
  - 1. Minimum lot area: Three thousand (3,000) square feet per unit.
  - 2. Minimum lot width: ~~Sixty (60)~~ Fifty (50) feet.
- c. Maximum building height. None.

(6) *Public parking areas.*

- a. A public parking area is permitted where ~~the area abuts a business~~ one (1) or more lots abut a commercial or industrial zone, provided the Commission finds the public parking area not to be detrimental to the adjoining residential area.
- ~~b.—The public parking area shall be developed as required by section 126-71.~~
- ~~c. Provisions for a public parking area shall adhere to the setback requirements as listed in the zone in which it is to be located, however, no setback is required along a rear property line where the residential zone and the business or industrial zone join. The public parking area shall be setback~~

twenty (20) feet from the front and rear property lines and five (5) feet from the side yard property lines. However, no setback is required along the property lines where the R-3 Zone meets the commercial or industrial zone.

- d. Screening requirements for a public parking area shall be the same as section 126-83.
  - e. The Commission shall require a landscape plan that includes provisions that at least ten (10) percent of the entire site shall be landscaped. Parking lot lighting may be approved provided that pole heights do not exceed fourteen (14) feet; lighting be directed inward to the property and that no off-target lighting be allowed.
- (7) *Assisted care dwelling.*
- a. Minimum yard requirements.
    1. Front yard: Twenty-five (25) feet.
    2. Side yard: Six (6) feet.
    3. Rear yard: Twenty-five (25) feet.
  - b. Minimum area requirements.
    1. Minimum lot area: Fifteen thousand (15,000) square feet.
    2. Minimum lot width: One hundred (100) feet.
    - ~~3. Maximum floor area ratio: Twenty five (25) to one (1)~~
  - c. Maximum building height: Thirty-five (35) feet.
  - d. Maximum pervious cover: ~~Sixty (60)~~ Seventy (70) percent.
  - e. Parking shall be per section 126-71 and shall follow the group home formula. Additionally, all parking areas and drives shall be paved and screened from adjoining residential property. ~~There shall be no parking in any side yard.~~
  - f. Landscaping. The open area on the lot not used for parking or building shall be landscaped with grasses, vegetative groundcover, flowers, gardens, trees and shrubs; provided that not more than seventy-five (75) percent of the open area is put into grass. Trees and shrubs shall be installed at the following rate: One (1) tree and two (2) shrubs for every one thousand (1,000) square feet of floor area.
  - g. Site lighting. Any outdoor light shall be directed inward to the property and there shall be no off-target lighting. The maximum light pole height shall be ten (10) feet.

(8) Corner stores

- a. Minimum yard requirements.
  1. Front yard: None.
  2. Side yard: None.
  3. Rear yard: None.

4. A ten (10) foot maximum front or side yard setback may be implemented in order to provide:
  - a. A wider sidewalk; or
  - b. A public gathering area that offers seating, dining, landscaping, hardscape enhancement, public displays, art installations or other pedestrian amenities.
- b. Minimum area requirements.
  1. Minimum lot area: Two thousand (2,000) square feet.
  2. Minimum lot width: Twenty (20) feet.
- c. Maximum building height. Forty-five (45) feet. A corner store shall be no more than two (2) stories tall and may include a basement.
- d. Minimum sight distance. The visibility requirements of Section 126-65 shall not apply to corner stores.
- e. Front ground floor use. At least the front two-thirds (2/3) of the ground floor shall be of a following use. No drive-throughs shall be permitted for any of the following uses.
  1. Retail
  2. Restaurant
  3. Office
  4. Financial institution
  5. Medical
  6. Daycare
  7. Places of amusement or recreation
  8. Fitness center
  9. Education
  10. Artist studio
  11. Personal services
  12. Similar uses to the above with Planning Director approval
- f. Rear ground floor, second story and basement use. The rear one-third (1/3) of the ground floor or any floor above or below the ground floor may be other permitted uses. The number of residential dwelling units may follow the density set forth by the Kentucky Building Code.
- g. Liquor stores and bars/ lounges may be permitted with a Conditional Use permit.
- h. Automotive uses are expressly prohibited.
- i. Corner entrance. If a public entrance is at the corner of the building, the angular façade containing the entrance may be recessed a maximum of eight (8) feet from the intersection of the right-of-way lines.

- j. Hours of operation. Hours of operation may be from 5:00 a.m. to 11:00 p.m.
- k. Signage. Wall, canopy, awing or projecting signage shall be permitted for a corner store. Wall, canopy or awning signs shall not exceed twenty (20) percent of the face of the wall to which they are attached. Wall signs may be directly, indirectly or internally lit.

Projecting signs shall be subject to the following:  
One (1) projecting sign per building façade on each street frontage shall be allowed, provided that such signs may project from the building no more than four (4) feet horizontally and have a maximum area of six (6) square feet.

Sandwich board signs are allowed if the corner store does not have a projecting sign.

Neon and electronic message signs are prohibited.
- l. Approval. Approvals per section 126-75 apply to this subsection
- m. Exterior materials. Architectural plans shall be submitted to the Director of Planning for a cursory review prior to an official submittal. Exterior treatments of predominately metal, vinyl or aluminum are expressly prohibited. Pole-barn type construction is expressly prohibited.
- n. Exterior maintenance. It shall be the expressed responsibility of the property owner to secure access around the building for maintenance.

## STAFF RECOMMENDATION

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Based upon the above, staff recommends the following motion:

*I move that this Commission adopt a resolution recommending to the Board of Commissioners that case TXT2023-0002 pertaining to the text amendment of 126-104 Medium Density Residential Zone, R-3 of the Paducah Zoning Ordinance be adopted.*

A RESOLUTION CONSTITUTING THE FINAL REPORT OF THE PADUCAH PLANNING COMMISSION ON THE PROPOSED TEXT AMENDMENT REVISING SECTION 126-104 MEDIUM DENSITY RESIDENTIAL ZONE, R-3 OF THE CITY OF PADUCAH ZONING ORDINANCE.

WHEREAS, any change to the text of the zoning code must be referred to the Paducah Planning Commission before adoption and considered in accordance with KRS100.211, and

WHEREAS, a public hearing was held on April 6, 2026 by the Planning Commission after advertisement pursuant to law, and

WHEREAS, this Commission has duly considered said proposal and has heard and considered the objections and suggestions of all interested parties who appeared at said hearing, and

WHEREAS, this Commission adopted a proposal to revise Section 126-104 Medium Density Residential Zone, R-3 of the City of Paducah Zoning Ordinance.

NOW THEREFORE, BE IT RESOLVED BY THE PADUCAH PLANNING COMMISSION:

**SECTION 1.** That this Commission recommend to the Mayor and the Board of Commissioners of the City of Paducah to revise the Paducah Zoning Ordinance as follows:

**Sec. 126-104. Medium Density Residential Zone, R-3.**

**(1) Principal permitted uses.**

- a. Single-family dwellings.
- b. Two-family dwellings.
- c. Multi-family dwellings.
- d. Park, playground or community center owned and operated by a governmental agency.
- e. Special event short-term rentals.
- f. Corner stores.
- g. Daycares (yard requirements shall be the same as the B-1 Zone).
- h. Places of worship (yard requirements shall be the same as the B-1 Zone).

**(2) Conditionally permitted uses.**

- a. Home occupations;
- b. ~~Daycare nurseries;~~
- c. ~~Mobile home parks~~ Land-lease communities;
- d. ~~Multi-family dwellings;~~
- e. Assisted care dwellings;
- f. Bed and breakfast;
- g. ~~Places of worship;~~
- h. Short-term rentals.

**(3) Single-family dwellings.**

- a. Minimum ground floor area: No building shall be erected for residential purposes having a ground floor area of less than ~~eight hundred (800)~~ six hundred (600) square feet, exclusive of porches, breezeways, terraces, garages and ~~exterior and secondary~~ stairways.
- b. Minimum yard requirements.
  - 1. Front yard: ~~Twenty-five (25) feet.~~ Twenty (20) feet.
  - 2. Side yard: ~~Six (6) feet.~~ Five (5) feet.
  - 3. Rear yard: ~~Twenty-five (25) feet.~~ Twenty (20) feet.
- c. Minimum area requirements.
  - 1. Minimum lot area: ~~Eight thousand (8,000)~~ Six thousand (6,000) square feet.
  - 2. Minimum lot width: ~~Fifty (50) feet~~ Forty (40) feet.
- d. Maximum building height: Thirty-five (35) feet.
- e. Parking shall be per section 126-102 (2) (e).

(4) *Two-family dwellings.*

- a. Minimum yard requirements.
  1. Front yard: ~~Twenty-five (25) feet.~~ Twenty (20) feet.
  2. Side yard: ~~Six (6) feet.~~ Five (5) feet.
  3. Rear yard: ~~Twenty-five (25) feet.~~ Twenty (20) feet.
- b. Minimum area requirements.
  1. Minimum lot area: ~~Four thousand (4,000)~~ Three thousand (3,000) square feet per unit.
  2. Minimum lot width: ~~Fifty (50)~~ Forty (40) feet (per structure).
- a. Maximum building height: Thirty-five (35) feet.
- b. Parking shall be per section 126-102 (2) (e).

(5) *Multi-family dwellings.*

- a. Minimum yard requirements.
  1. Front yard: Twenty-five (25) feet.
  2. Side yard: Six (6) feet.
  3. Rear yard: Twenty-five (25) feet.
- b. Minimum area requirements.
  1. Minimum lot area: Three thousand (3,000) square feet per unit.
  2. Minimum lot width: ~~Sixty (60)~~ Fifty (50) feet.
- c. Maximum building height. None.

(6) *Public parking areas.*

- a. A public parking area is permitted where ~~the area abuts a business one (1) or more lots abut a commercial~~ or industrial zone, provided the Commission finds the public parking area not to be detrimental to the adjoining residential area.
- ~~b. The public parking area shall be developed as required by section 126-71.~~
- ~~c. Provisions for a public parking area shall adhere to the setback requirements as listed in the zone in which it is to be located, however, no setback is required along a rear property line where the residential zone and the business or industrial zone join. The public parking area shall be setback twenty (20) feet from the front and rear property lines and five (5) feet from the side yard property lines. However, no setback is required along the property lines where the R-3 Zone meets the commercial or industrial zone.~~
- d. Screening requirements for a public parking area shall be the same as section 126-83.
- e. The Commission shall require a landscape plan that includes provisions that at least ten (10) percent of the entire site shall be landscaped. Parking lot lighting may be approved provided that pole heights do not exceed fourteen (14) feet; lighting be directed inward to the property and that no off-target lighting be allowed.

(7) *Assisted care dwelling.*

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  1. Front yard: Twenty-five (25) feet.
  2. Side yard: Six (6) feet.
  3. Rear yard: Twenty-five (25) feet.
- b. Minimum area requirements.
  1. Minimum lot area: Fifteen thousand (15,000) square feet.
  2. Minimum lot width: One hundred (100) feet.
  - ~~3. Maximum floor area ratio: Twenty-five (25) to one (1)~~
- c. Maximum building height: Thirty-five (35) feet.
- d. Maximum pervious cover: ~~Sixty (60)~~ Seventy (70) percent.

- e. Parking shall be per section 126-71 and shall follow the group home formula. Additionally, all parking areas and drives shall be paved and screened from adjoining residential property. ~~There shall be no parking in any side yard.~~
- f. Landscaping. The open area on the lot not used for parking or building shall be landscaped with grasses, vegetative groundcover, flowers, gardens, trees and shrubs; provided that not more than seventy-five (75) percent of the open area is put into grass. Trees and shrubs shall be installed at the following rate: One (1) tree and two (2) shrubs for every one thousand (1,000) square feet of floor area.
- g. Site lighting. Any outdoor light shall be directed inward to the property and there shall be no off-target lighting. The maximum light pole height shall be ten (10) feet.

(8) Corner stores

- a. Minimum yard requirements.
  - 1. Front yard: None.
  - 2. Side yard: None.
  - 3. Rear yard: None.
  - 4. A ten (10) foot maximum front or side yard setback may be implemented in order to provide:
    - a. A wider sidewalk; or
    - b. A public gathering area that offers seating, dining, landscaping, hardscape enhancement, public displays, art installations or other pedestrian amenities.
- b. Minimum area requirements.
  - 1. Minimum lot area: Two thousand (2,000) square feet.
  - 2. Minimum lot width: Twenty (20) feet.
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- e. Front ground floor use. At least the front two-thirds (2/3) of the ground floor shall be of a following use. No drive-throughs shall be permitted for any of the following uses.
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  - 3. Office
  - 4. Financial institution
  - 5. Medical
  - 6. Daycare
  - 7. Places of amusement or recreation
  - 8. Fitness center
  - 9. Education
  - 10. Artist studio
  - 11. Personal services
  - 12. Similar uses to the above with Planning Director approval
- f. Rear ground floor, second story and basement use. The rear one-third (1/3) of the ground floor or any floor above or below the ground floor may be other permitted uses. The number of residential dwelling units may follow the density set forth by the Kentucky Building Code.
- g. Liquor stores and bars/ lounges may be permitted with a Conditional Use permit.
- h. Automotive uses are expressly prohibited.
- i. Corner entrance. If a public entrance is at the corner of the building, the angular façade containing the entrance may be recessed a maximum of eight (8) feet from the intersection of the right-of-way lines.

- j. Hours of operation. Hours of operation may be from 5:00 a.m. to 11:00 p.m.
- k. Signage. Wall, canopy, awing or projecting signage shall be permitted for a corner store. Wall, canopy or awning signs shall not exceed twenty (20) percent of the face of the wall to which they are attached. Wall signs may be directly, indirectly or internally lit.

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Sandwich board signs are allowed if the corner store does not have a projecting sign.

Neon and electronic message signs are prohibited.

- l. Approval. Approvals per section 126-75 apply to this subsection
- m. Exterior materials. Architectural plans shall be submitted to the Director of Planning for a cursory review prior to an official submittal. Exterior treatments of predominately metal, vinyl or aluminum are expressly prohibited. Pole-barn type construction is expressly prohibited.
- n. Exterior maintenance. It shall be the expressed responsibility of the property owner to secure access around the building for maintenance.

  
Bob Wade, Chairman

Adopted by the Paducah Planning Commission on April 6, 2026

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

Short Title: Approve Budget Amendment - A. KYLE

Category: Ordinance

Staff Work  
By: Audra Kyle  
Presentation  
By: Audra Kyle

**Background Information:** This agenda item presents a mid-year budget amendment to address adjustments identified since the adoption of the FY2026 budget. The proposed amendment reflects necessary changes across multiple funds and budget categories resulting from updated information, operational needs, and timing of projects. This action aligns with best practices in municipal financial management and allows staff to ensure the budget remains accurate, transparent, and aligned with Commission direction.

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: Approval.

Attachments:

1. ORD budget amend FY26 Midyear - May 2026
2. FY2026 Budget Amendment Descriptions #2

ORDINANCE NO. 2026-\_\_ - \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 2025-06-8847, ENTITLED, “AN ORDINANCE ADOPTING THE CITY OF PADUCAH, KENTUCKY, ANNUAL OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2025, THROUGH JUNE 30, 2026, BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT”

WHEREAS, general fund slippage was used for projects and contracts continuing into the next fiscal year, including parks improvements (\$7,465), parks and police camera projects (\$228,343 and \$40,000), the Albert Jones Park shelter (\$32,000), the Carbon Reduction Program grant match (\$38,000), the public works camera project (\$75,000), fire extrication tools (\$36,350), and the fire department mental health support contract (\$59,400);

WHEREAS, FEMA reimbursed the City for FY2025 flood expenses, and these FY2026 funds in the amount of \$58,901 will be applied to the outstanding temporary pumps invoice;

WHEREAS, the 2025 Bulletproof Vest Grant in the amount of \$8,589 was accepted, requiring an equal local match from the police department’s FY2026 operating budget;

WHEREAS, lien recoveries provided an additional \$18,394 for reinvestment;

WHEREAS, donations totaling \$4,140 were received to support the tree and bench memorial;

WHEREAS, the Grubbs Phelps Endowment distributed \$2,970 for City Hall landscaping, and the Boyles Endowment distributed \$45,810 for Greenway Trail projects;

WHEREAS, the FY2026 Paxton Park succession plan allocation of \$25,000 was transferred from the Investment Fund into a multi-year project;

WHEREAS, donations totaling \$638 were received for additional non-grant Warrior Wednesday expenditures;

WHEREAS, Bond Fund interest earnings exceeded the original budget by \$572,757, and bond interest totaling \$1,021,938 is to be utilized for the BUILD project;

WHEREAS, the Marine Way rehabilitation project was initiated with \$120,000 in Municipal Aid Program funds and requires an additional \$200,000 through a General Fund transfer and will carry over into FY2027.

WHEREAS, West Park Village Phase 1 was funded in FY2026 by the Investment Fund, and Phase 2 requires an additional \$500,000 through a General Fund transfer and will carry over into FY2027.

WHEREAS, expenditures increased by \$772,843 in the debt service fund to reflect the redemption of Bond Series 2013A and the defeasance of Bond Series 2018B approved by Municipal Order No. 3212.

WHEREAS, additional budget is required to reflect increased health insurance activity, with both revenues and expenditures rising by \$247,475.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF PADUCAH,  
KENTUCKY:

SECTION 1. That the annual budget for the fiscal year beginning July 1, 2025, and ending June 30, 2026, as adopted by Ordinance No. 2025-06-8847, be amended by the following re-appropriations:

- Increase revenue and expenditures for the General Fund by \$58,901
- Increase revenue and expenditures for the Capital Projects Fund by \$2,471,988
- Increase revenue and expenditures for the Grant Fund by \$638
- Increase expenditures for the Debt Service Fund by \$772,843
- Increase revenue and expenditures for the Bond Fund by \$572,757
- Increase revenue and expenditures for the Health Insurance Fund by \$247,475

SECTION 2. 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 Lindsay Parish, City Clerk, \_\_\_\_\_  
Published by *The Paducah Sun*, \_\_\_\_\_  
\ord\finance\budget amend FY26 Midyear – May 2026

# Agenda Action Form

## Paducah City Commission

Meeting Date: May 26, 2026

Short Title: FY2027 Budget Ordinance (July 1, 2026 to June 30, 2027) - **A. KYLE**

Category: Ordinance

Staff Work By: Audra Kyle, Lauren Delaney, Kamra Davenport,  
Kristi Gray, Karen Queen  
Presentation By: Audra Kyle

### Background Information:

The proposed FY2027 budget:

1. Provides funding for all annual debt service obligations and maintains manageable debt levels across all funding sources;
2. Incorporates negotiated wage and cost-of-living adjustments for represented employee groups, as well as proposed cost-of-living adjustments for non-represented full-time employees;
3. Maintains and strengthens reserve levels, including increasing the minimum reserve requirement for the General Fund and Solid Waste Fund from 10% to 25% of appropriations, while maintaining the Investment Fund reserve policy of the greater of 10% of appropriations or 50% of annual debt service requirements;
4. Advances numerous Board of Commissioners priorities through strategic investment in economic development, infrastructure, neighborhood revitalization, public safety planning, and quality-of-life initiatives;
5. Includes State-mandated pension contributions and continued funding for essential operational and contractual obligations;
6. Provides funding support for numerous external agencies and community partners;
7. Recognizes increasing operational and capital cost pressures while maintaining a disciplined and balanced financial approach;
8. Utilizes available fund balances where appropriate while recognizing the importance of continued long-term financial planning and sustainability.

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

If yes, please list the Commission Priority: [Commission Priorities List](#)

Communications Plan:

Funds Available: Account Name:  
Account Number:

Staff Recommendation: We recommend the Board of Commissioners approve the FY2027 budget.

### Attachments:

1. Budget FY2027 Ordinance
2. Annual Operating Budget by Fund FY2027

**ORDINANCE NO. 2026-06-\_\_\_\_\_**

AN ORDINANCE ADOPTING THE CITY OF PADUCAH, KENTUCKY, ANNUAL OPERATING BUDGET FOR THE FISCAL YEAR JULY 1, 2026, THROUGH JUNE 30, 2027, BY ESTIMATING REVENUES AND RESOURCES AND APPROPRIATING FUNDS FOR THE OPERATION OF CITY GOVERNMENT

WHEREAS, an Annual Operating Budget proposal has been prepared and delivered to the Board of Commissioners of the City of Paducah, KY; and,

WHEREAS, the Board of Commissioners has reviewed and discussed the proposed Annual Operating Budget and desires to adopt it for Fiscal Year 2027.

NOW, THEREFORE, BE IT ORDAINED by the City of Paducah, Kentucky as follows:

**Section 1.** The Annual Operating Budget for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027, including all sources of estimated revenues and appropriations for all City funds as set forth in Exhibit 1 attached hereto is hereby adopted.

**Section 2.** The balance of all capital construction, renovation, improvement projects, and grants currently approved and/or nearing completion are hereby approved for re-appropriation and carryover for the Fiscal Year beginning July 1, 2026 and ending June 30, 2027.

**Section 3.** The City does hereby adopt the following financial management policies:

A. The General Fund's minimum undesignated cash balance shall be 25% of the General Fund's budgeted appropriations. The Investment Fund's minimum undesignated cash balance shall be the higher of 10% of the Investment Fund's budgeted appropriations or 50% of the debt service appropriations within the fund. The Solid Waste Fund's minimum unreserved cash balance shall be 25% of the Solid Waste's budgeted operating expenses.

B. The City Manager or designee is authorized to transfer appropriated amounts within funds.

C. Funds appropriated as Administrative contingency shall be obligated at the discretion of the City Manager, however, the Board of Commissioners shall be notified five calendar days prior to obligation of the proposed expenditure. If any individual member of the Board of Commissioners requests Commission review of a proposed expenditure, the City Manager shall bring expenditure before the Commission for approval by municipal order, or not proceed.

D. The City Manager has the authority to enact a budget allocation program or to transfer funds to or from any departmental line item appropriation. Department Directors shall be responsible for keeping all appropriated accounts within their respective department positive.

E. As vehicles are acquired, the City will fully fund the Fleet Lease Trust Fund in order to replace rolling stock owned by the Fleet Lease Trust Fund as it achieves obsolescence. The Fleet Lease Trust Fund shall be funded with monthly lease charges assigned to rolling stock as determined by the Finance Director or his/her designee. All non-enterprise funded rolling stock is owned by the City's Fleet Lease Trust Fund, and leased to respective departments for use.

F. The City will maintain a self-insurance fund called Health Insurance Trust Fund through the use of user fees as set by administrative policy.

G. Funding is included within the General Fund to address the PFPF unfunded liability.

H. The City will provide to all eligible employees up to a \$872.50 per month credit (for the months of July - December 2026) to be applied to the Comprehensive Health Insurance Benefit Plan (Cafeteria Plan) as directed by the employee. In January 2027, this monthly credit may be adjusted by the Board of Commissioners as recommended by the City Manager or his designee.

I. The City will maintain a special fund called Investment Fund, and is considered an extension of the General Fund. The Investment Fund is funded with a 1/2 cent portion of the City's occupational license fee (employee payroll withholding tax). This fund is dedicated to the following expenditures: economic development, neighborhood re-development, infrastructure capital investment, and property tax relief.

J. The Oak Grove Cemetery (PF0048) project will be funded in the following manner: 30% of all cemetery lot sales, and 30% of all cemetery crypt sales will be credited to the project. Proceeds are to be used solely for the general care, maintenance, and embellishments of the cemetery.

**Section 4.** The provisions of this Ordinance are hereby declared to be severable, and if any section, phrase or provision shall for any reason be declared invalid, such declaration of invalidity shall not affect the validity of the remainder of this Ordinance.

**Section 5.** All prior Municipal Orders or Ordinances or parts of any Municipal Order or Ordinance in conflict herewith are hereby repealed.

**Section 6.** This ordinance shall be read on two separate days and will become effective upon publication in full pursuant to KRS Chapter 424.

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George Bray, Mayor

ATTEST:

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Lindsay Parish, City Clerk

Introduced by the Board of Commissioners, May 26, 2026  
Adopted by the Board of Commissioners,  
Recorded by Lindsay Parish, City Clerk,  
Published by The Paducah Sun,  
ORD\FINANCE\Budget FY2027

**City of Paducah, Kentucky**  
**Annual Operating Budget by Fund**  
**Estimated Appropriations & Expenditures**  
**Fiscal Year 2027 (July 1, 2026 to June 30, 2027)**  
**Exhibit 1**

	<b>Revenues</b>	<b>Appropriations</b>	<b>Reserves Utilized/Beg Cash</b>
General Fund	49,713,352	51,882,954	2,169,602
Rental Fund	142,513	142,513	-
911 Fund	3,491,103	3,491,103	-
CDBG Fund	574,275	574,275	-
Opioid Settlement Fund	277,957	113,397	-
Municipal Aid Program Fund	2,540,300	2,800,300	260,000
Investment Fund	8,025,000	7,917,352	-
Tax Increment Financing Fund	123,000	123,000	-
Grant Fund	-	-	-
Court Awards Fund	50,000	141,490	91,490
Room Tax Fund	1,855,000	1,855,000	-
Debt Service Fund	5,539,717	5,539,717	-
Capital Projects Fund	1,365,000	1,365,000	-
Bond Fund	5,435,000	21,012,654	15,577,654
Solid Waste Fund	7,243,500	8,543,207	1,299,707
Transient Boat Dock Fund	148,822	326,822	178,000
Fleet Maintenance Fund	1,004,000	1,033,022	29,022
Fleet Lease Trust Fund	1,664,311	2,492,345	828,034
General Insurance Fund	1,594,006	1,594,006	-
Health Insurance Fund	4,098,200	4,743,033	644,833
PFPF Pension Fund	651,850	651,850	-
Other Trust Funds	85,435	85,435	-
<b>Total</b>	<b>95,622,341</b>	<b>116,428,475</b>	<b>21,078,342</b>