

Lexington-Fayette Urban County Government

*200 E. Main St
Lexington, KY 40507*



Tuesday, February 25, 2014

3:00 PM

Packet

Council Chamber

Urban County Council Work Session

**URBAN COUNTY COUNCIL
SCHEDULE OF MEETINGS
February 24 – March 3, 2014**

Monday, February 24

No Meetings

Tuesday, February 25

Innovative Partnerships Creating Senior Housing.....9:30 am
Conference Room – 5th Floor Government Center

Council Workshop – HBA.....10:00 am
Caucus Room – 2nd Floor Government Center

Social Services & Community Development Committee.....11:00 am
Council Chamber – 2nd Floor Government Center

Budget & Finance Committee.....1:00 pm
Council Chamber – 2nd Floor Government Center

Council Work Session.....3:00 pm
Council Chamber – 2nd Floor Government Center

Wednesday, February 26

Commission for Citizens with Disabilities.....9:30 am
Conference Room – Central Library Room C

Parks Advisory Board.....4:30 pm
Picadome Golf Course – 469 Parkway Drive

Thursday, February 27

No Meetings

Friday, February 28

No Meetings

Monday, March 3

Rural Land Management Board.....3:00 pm
Conference Room – 12th Floor Government Center

**URBAN COUNTY COUNCIL
WORK SESSION
TABLE OF MOTIONS
February 18, 2014**

Mayor Gray called the meeting to order at 3:00pm. All council members were present.

Motion by Gorton to enter closed session pursuant to KRS 61.810(1)(c) for the purpose of discussing pending litigation. Seconded by Ellinger. Motion passed without dissent.

Motion by Akers to return from closed session. Seconded by Farmer. Motion passed without dissent.

- I. Public Comment – Issues on Agenda
- II. Requested Rezonings/Docket Approval

Motion by Ellinger to approve the docket for the February 20, 2014 Council meeting. Seconded by Scutchfield. Motion passed without dissent.

Motion by Lane to place on the docket for the February 20, 2014 Council meeting, a resolution, pursuant to code of ordinances section 18-66, designating the speed limit on Blackford Parkway as 25 miles per hour and authorizing and directing the Division of Traffic Engineering to install proper and appropriate signs in accordance with the designation. Seconded by Myers. Motion passed without dissent.

- III. Approval of Summary

Motion by Beard to approve the February 11, 2014 work session summary. Seconded by Myers. Motion passed without dissent.

- IV. Budget Amendments

Motion by Gorton to approve budget amendments. Seconded by Myers. Motion passed without dissent.

- V. New Business

Motion by Beard to approve new business. Seconded by Ellinger. Motion passed without dissent.

- VI. Continuing Business/Presentations

Motion by Myers to approve Neighborhood Development Funds. Seconded by Ellinger. Motion passed without dissent.

Motion by Stinnett to schedule as amended a Special Economic Development COW to discuss the JOBS fund before budget, March 6, 2014 at 4:00pm. Seconded by Myers. Motion passed without dissent.

Motion by Gorton to amend and schedule the Special Economic Development COW on March 6, 2014 at 4:00pm. Seconded by Ellinger. Motion passed without dissent.

Motion by Mossotti to place an update on the Emergency Operations Center (EOC) into the Public Safety committee. Seconded by Farmer. Motion passed without dissent.

- VII. Mayor's Report
- VIII. Public Comment – Issues Not on Agenda
- IX. Adjournment

Motion by Gorton to adjourn. Seconded by Scutchfield. Motion passed without dissent.

**Lexington-Fayette Urban County Government
Work Session Agenda
February 25, 2014**

- I. Public Comment - Issues on Agenda**
- II. Requested Rezoning/ Docket Approval – No**
- III. Approval of Summary – Yes, p. 1-2**
- IV. Budget Amendments – No**
- V. New Business – Yes, p. 6-32**
- VI. Continuing Business/ Presentations**
 - a** Neighborhood Development Funds, February 25, 2014, p.33
 - b** Public Safety Committee, January 21, 2014 summary, p. 34-38
 - c** General Government Committee, 2-11-14 Summary, p. 39-42
 - d** Presentation: Lexington's Affordable Housing Challenge and Potential Strategy; By: Charles Buki and Karen Beck-Pooley, czb, LLC, p. 43-64
- VII. Council Reports**
- VIII. Mayor's Report – No**
- IX. Public Comment - Issues Not on Agenda**
- X. Adjournment**

- a **0129-14** Authorization to amend Section 21-5 of the Code of Ordinances, creating one (1) position of Payroll Analyst (115E) in the Division of Accounting. (L0129-14) (Maxwell/Graham)
This is a request to amend Section 21-5 of the Code of Ordinances, creating one (1) position of Payroll Analyst (115E) in the Division of Accounting. The impact for FY 2014 (7 pay periods) will be a cost of \$18,125.34. p. 7
- b **0146-14** Authorization to add Polydyne, Inc. to the Polymer Flocculants price contract established in Resolution # 8-2013. (L0146-14) (Slatin/O'Mara)
This is a request to add Polydyne, Inc. to the Polymer Flocculants price contract established in Resolution # 8-2013 so purchases for the Division of Water Quality can continue on an "as needed" basis. p. 8
- c **0147-14** Authorization to execute Memorandum of Understanding (MOU) with the Kentucky State Police (KSP) to establish an agreement for KSP to host network equipment owned by the Lexington Division of Police (LDP) in a KSP data center in Frankfort and for the LDP to host network equipment owned by KSP in a data center in Lexington. (L0147-14) (Bastin/Mason)
This is a request to execute MOU with the KSP to establish an agreement for KSP to host network equipment owned by the LDP in a KSP data center in Frankfort and for the LDP to host network equipment owned by KSP in a data center in Lexington. There is no budgetary impact. p. 9
- d **0158-14** Authorization to accept Deeds of Easement and property acquisition for the Hillenmeyer Pump Station Decommissioning gravity line. (L0158-14) (Martin)
This is a request to accept Deeds of Easement and property acquisition for the Hillenmeyer Pump Station Decommissioning gravity line. Estimated cost of the easements is \$8,472. Funds are budgeted. p. 10-25
- e **0160-14** Authorization to accept one parcel dedication for greenway at 1700 Bryant Road in the Brighton Place Subdivision for use as a bike/walking trail. (L0160-14) (Frazier/Paulsen)
This is a request to accept one parcel dedication for greenway at 1700 Bryant Road in the Brighton Place Subdivision for use as a bike/walking trail. There is no budgetary impact. p. 26

- f **0166-14** Authorization to execute Change Order #1 with EOP Architecture for the replacement Senior Citizen Center Design Contract #8-2014. (L0166-14) (Reed)
This is a request to execute Change Order #1 with EOP Architecture for an amount of \$5,950.00 for the replacement Senior Citizen Center Design Contract #8-2014. This increase brings the new contract total to \$164,915.00. Funds are budgeted. p. 27-32

NEW BUSINESS ITEMS REQUIRING BUDGET AMENDMENTS

6

If the New Business item listed below is on the Agenda, approval includes approval of the attached Budget Amendment. These Budget Amendments are not voted upon as part of section IV on the Agenda and are for information only.

NEW BUSINESS ITEM	BUDGET JOURNAL	DIVISION	DESCRIPTION OF REQUEST
129-14	75772	Accounting	To provide funds for one position of Payroll Analyst (115E) in the Division of Accounting by decreasing operating accounts. 1101 18,125.00 1101 18,125.00CR .00

EFFECT ON FUND BALANCES

FUND 1101	.00	NO IMPACT TO:	GENERAL SERVICES DISTRICT FUND
-----------	-----	---------------	--------------------------------



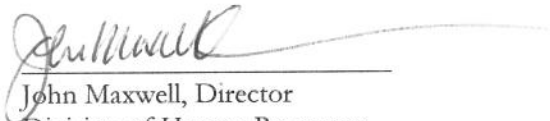
Lexington-Fayette Urban County Government
DIVISION OF HUMAN RESOURCES

Jim Gray
Mayor

Janet Graham
Commissioner

M E M O R A N D U M

TO: Jim Gray, Mayor
Sally Hamilton, Chief Administrative Officer
Council Members

FROM: 
John Maxwell, Director
Division of Human Resources

DATE: February 5, 2014

SUBJECT: Create position – Division of Accounting

The attached action amends Section 21-5 of the Code of Ordinances by creating one (1) position of Payroll Analyst (115E) in the Division of Accounting, effective upon passage of Council.

The Division of Accounting requests this action to increase the Payroll staffing by adding the position of a payroll analyst. It would allow LFUCG to strengthen internal controls by cross training, as well as reduce the overtime required to meet payroll processing deadlines. It would also ensure a predictable, accurate, and dependable payroll process.

The fiscal impact for FY 2014 (7 pay periods) will be \$18,125.34 and will be funded by the Department of Finance operating account. All costs include benefits.

If you have questions or need additional information, please contact Alisha Lyle at (859) 258-3957.

Attachments

Log #14-0041




Lexington-Fayette Urban County Government
DEPARTMENT OF FINANCE & ADMINISTRATION

Jim Gray
Mayor

William O'Mara
Commissioner

MEMORANDUM

TO: Jim Gray, Mayor

FROM: Todd Slatin, Director 
Division of Central Purchasing

RE: Price Contract for Polymer Flocculants #8-2013

DATE: February 19, 2014

This memo is requesting that Polydyne Inc. be added to the existing contract for Polymer Flocculants #8-2013 so that purchases for the Division of Water Quality can continue on an "as needed" basis.

Polydyne Inc. has agreed in writing to honor their price as quoted in Bid #123-2012 which is \$1.85 per pound. This chemical is needed for our Town Branch WWTP Facility.



LEXINGTON DIVISION OF POLICE

150 East Main Street • Lexington, KY 40507 • (859) 258-3600

TO: Mayor Jim Gray
Urban County Council

FROM: Chief Ronnie Bastin
Division of Police

DATE: February 10, 2014

RE: Memorandum of Understanding – Kentucky State Police

Please find attached Memorandum of Understanding (MOU) with the Kentucky State Police (KSP).

The purpose of the attached MOU is to establish an agreement for the Kentucky State Police to host network equipment owned by the Lexington Division of Police in a KSP data center in Frankfort. Also, the Lexington Division of Police agrees to host network equipment owned by the Kentucky State Police in a data center in Lexington. No cost will be incurred.

Upon Mayor Gray signing, please return a complete sign document to the Chief's Office.

If you have any questions or require additional information, please contact my office.

A handwritten signature in cursive script that reads "R. Bastin".

Ronnie Bastin
Chief of Police

RB/rmh

Attachment

cc: Clay Mason, Commissioner of Public Safety



Lexington-Fayette Urban County Government
DEPARTMENT OF ENVIRONMENTAL QUALITY AND PUBLIC WORKS

Jim Gray
Mayor

Charles H. Martin, P.E.
Acting Commissioner

TO: Mayor Jim Gray
Urban County Council

FROM: Charles Martin, P.E., Director
Division of Water Quality *CHM*

DATE: February 12, 2014

SUBJECT: Hillenmeyer Pump Station Decommissioning
Property Acquisition for New Gravity Line

The purpose of this memorandum is to request a resolution authorizing the acceptance of Deeds of Easement and property acquisition for the Hillenmeyer Pump Station Decommissioning gravity line.

This project will allow the LFUCG to decommission and remove the Hillenmeyer pump station and replace it with approximately 1500 feet of 12" gravity line. The subject acquisitions will provide the sanitary sewer easements to construct the new gravity line.

The sanitary sewer easements are located at:

2551 Leestown Road
2451 Leestown Road
2601 Leestown Road

Approximate cost of the easements will be \$8,472.00

Memorandums of Understanding and related exhibits are attached.

Funds budgeted in:

4003-303410-3472-92811
BudRef: 2014
Project: SSREHAB
Activity: CONSTRUCT

If you have any questions or need additional information, please let us know.

C: Steve Farmer, PE

Lexington Fayette Urban County Government
Department of Environmental Quality and Public Works
Division of Water Quality

MEMORANDUM OF UNDERSTANDING

County: FAYETTE	Item No.	Parcel No.
Project No:	Project Name: Hillenmeyer Pump Station Decomission	Property Address: 2601 Leestown Road

Property Owner(s): Whitesburg Redevelopment Co., Ltd
300 W Vine Street, Suite 2200
Lexington, Kentucky 40507

This Memorandum of Understanding contains all the representations, terms, conditions, and agreements made between the Property Owner and the Lexington Fayette Urban County Government ("LFUCG") and upon which the Property Owner and the LFUCG will rely in completing the proposed transaction. THE LFUCG IS NOT BOUND BY THIS MEMORANDUM OF UNDERSTANDING UNLESS, AND UNTIL, IT IS APPROVED BY THE URBAN COUNTY COUNCIL.

The deed conveys a permanent and a temporary construction easement as shown on the attached Exhibit A (20' proposed sanitary sewer easement), Exhibit B (50' temporary construction easement), and the legal description for the proposed sanitary sewer easement and the temporary construction easement. The total compensation to be paid for the easements is \$8,472.00.

The temporary construction easement within this agreement is for the sole purpose of providing the LFUCG contractor and/or subcontractor the necessary area to accomplish their work. The temporary construction easement does not include rights for utility relocations outside of the right-of-way limits. Any property that is disturbed will be restored to as good a condition or better than when the construction began. The temporary easement shall terminate at the completion of the project.

The LFUCG requests permission to access the property, within the temporary construction easement, for the purposes of performing rock soundings associated with a Geotechnical Investigation.

As owner of the property to be conveyed, we request payment be made as follows:

Whitesburg Redevelopment Co., Ltd
300 W Vine Street, Suite 2200
Lexington, Kentucky 40507

This Memorandum of Understanding, together with the Construction Plans, the Deed of Conveyance and any other documents referenced in these instruments, represent all the terms and conditions of the agreement between the Lexington-Fayette Urban County Government and the Property Owner(s), which was reached without coercion, threats or other promises by either party. By their signature on this document, the agent representing the Lexington Fayette Urban County Government certifies that they have no direct, indirect, present or contemplated interest in this property and in no way will benefit from this acquisition.

This Memorandum of Understanding was signed this _____ day of _____, 2014

Signature of agent(s) for Lexington Fayette Urban County Gov.		Signature of Property Owner(s)



EXHIBIT "A"

20' PERMANENT SANITARY SEWER EASEMENT
WHITESBURG REDEVELOPMENT COMPANY, LTD.
2601 LEESTOWN ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY

JUNE 2013



SCALE 1" = 100'

E&A Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (606) 295-8899
FACSIMILE (606) 295-9987



SA Partners, PLLC
 CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
 311 WALL STREET
 LEXINGTON, KENTUCKY 40513
 PHONE (502) 262-9889
 FACSIMILE (502) 262-9887

EXHIBIT "B"

50' TEMPORARY CONSTRUCTION EASEMENT
 WHITESBURG REDEVELOPMENT COMPANY, LTD
 2601 LEESTOWN ROAD
 LEXINGTON, FAYETTE COUNTY, KENTUCKY
 JUNE 2013

SCALE 1" = 100'

June 13, 2013

20' Permanent Sanitary Sewer Easement
Whitesburg Redevelopment Company, LTD
2601 Leestown Road
Lexington, Fayette County, Kentucky

BEGINNING AT A POINT in the existing southeastern right of way of Robinson Way approximately 350 feet south of Mercer Road; thence with said right of way North 39 degrees 51 minutes 24 seconds East, 20.07 feet to a point; thence leaving said right of way with the proposed sanitary sewer easement South 45 degrees 20 minutes 02 seconds East, 814.21 feet to a point in the proposed western right of way of Future Citation Boulevard; thence with said right of way South 33 degrees 45 minutes 46 seconds West, 57.59 feet to a point; thence leaving said right of way with the proposed sanitary sewer easement North 42 degrees 46 minutes 39 seconds West, 20.56 feet to a point; thence North 33 degrees 45 minutes 46 seconds East, 36.29 feet to a point; thence North 45 degrees 20 minutes 02 seconds West, 796.02 feet to the **POINT OF BEGINNING** and containing 0.39 acres.

June 13, 2013

50' Temporary Construction Easement
Whitesburg Redevelopment Company, LTD
2601 Leestown Road
Lexington, Fayette County, Kentucky

BEGINNING AT A POINT in the existing southeastern right of way of Robinson Way approximately 375 feet south of Mercer Road; thence with said right of way North 39 degrees 51 minutes 24 seconds East, 50.18 feet to a point; thence leaving said right of way with the proposed construction easement South 45 degrees 20 minutes 02 seconds East, 812.60 feet to a point in the proposed western right of way of Future Citation Boulevard; thence with said right of way South 33 degrees 45 minutes 46 seconds West, 88.29 feet to a point; thence leaving said right of way with the proposed construction easement North 42 degrees 46 minutes 39 seconds West, 35.99 feet to a point; thence North 33 degrees 45 minutes 46 seconds East, 35.74 feet to a point; thence North 45 degrees 20 minutes 02 seconds West, 782.372 feet to the **POINT OF BEGINNING** and containing 0.97 acres.

Lexington Fayette Urban County Government
Department of Environmental Quality and Public Works
Division of Water Quality

MEMORANDUM OF UNDERSTANDING

County: FAYETTE	Item No.	Parcel No. 2551
Project No:	Project Name: Hillenmeyer Pump Station Decomission	Property Address: Leestown Road

Property Owner(s): DLJS Properties, Inc.
c/o Steve Haydon
1421 Lakewood Drive
Lexington, Kentucky 40502

This Memorandum of Understanding contains all the representations and agreements made between the parties hereto and upon which they relied in completing the proposed transaction. The deed conveys a permanent and a temporary construction easement as shown on the attached Exhibit A (20' proposed sanitary sewer easement), Exhibit B (50' temporary construction easement), and the legal description for the proposed sanitary sewer easement and the temporary construction easement. There shall be no compensation for the easements.

The temporary construction easement within this agreement is for the sole purpose of providing the LFUCG contractor and/or sub-contractor the necessary area to accomplish their work. The temporary construction easement does not include rights for utility relocations outside of the right-of-way limits. Any property that is disturbed will be restored to as good a condition or better than when the construction began. The temporary easement shall terminate at the completion of the project.

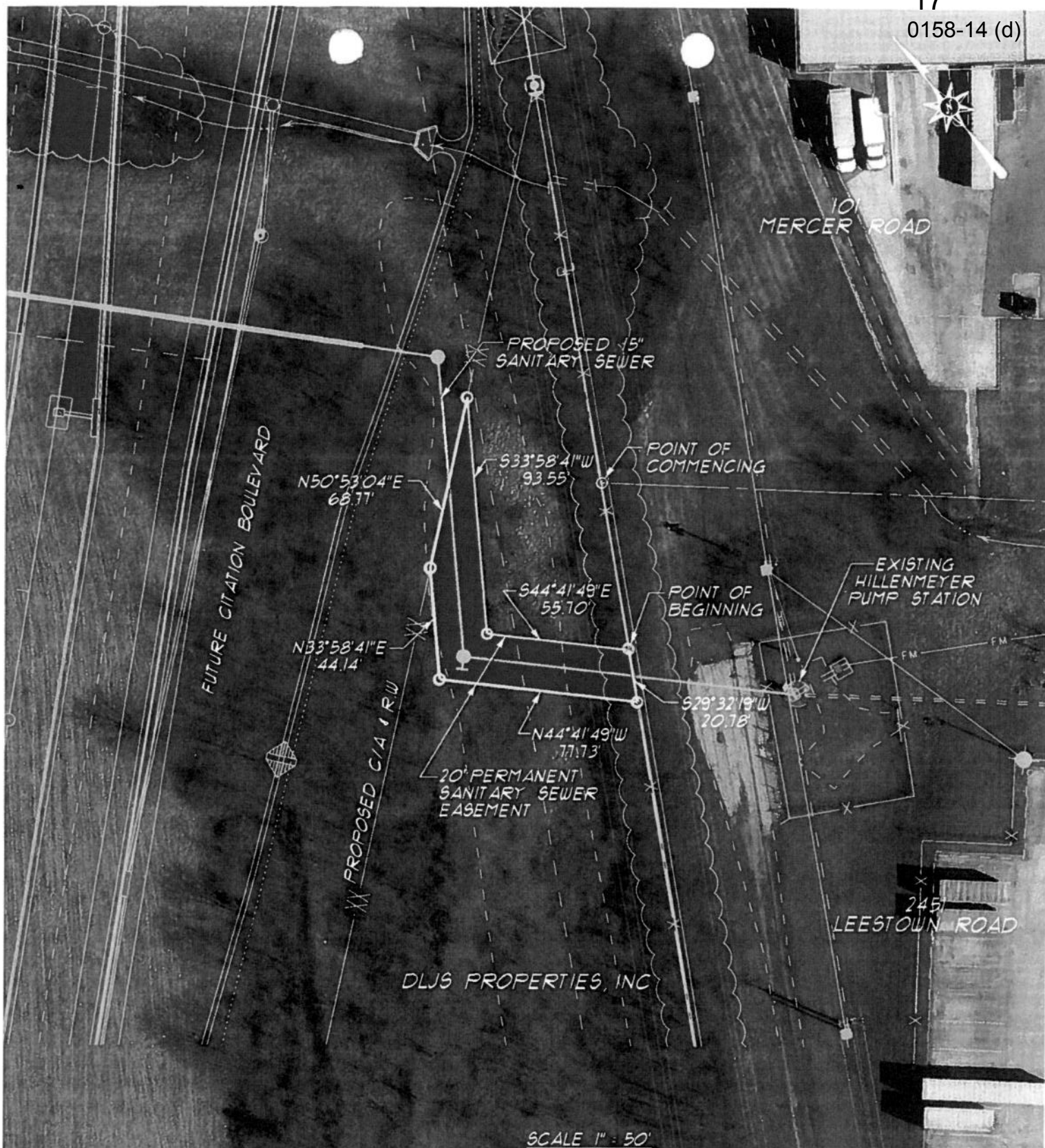
The LFUCG requests permission to access the property, within the temporary construction easement, for the purposes of performing rock soundings associated with a Geotechnical Investigation.

This Memorandum of Understanding, together with the Construction Plans, the Deed of Conveyance and any other documents referenced in these instruments, represent all the terms and conditions of the agreement between the Lexington-Fayette Urban County Government and the Property Owner(s), which was reached without coercion, threats or other promises by either party.

By their signature on this document, the agent representing the Lexington Fayette Urban County Government certifies that they have no direct, indirect, present or contemplated interest in this property and in no way will benefit from this acquisition.

This Memorandum of Understanding was signed this 20th day of June, 2013

Signature of agent(s) for Lexington Fayette Urban County Gov.		Signature of Property Owner(s)

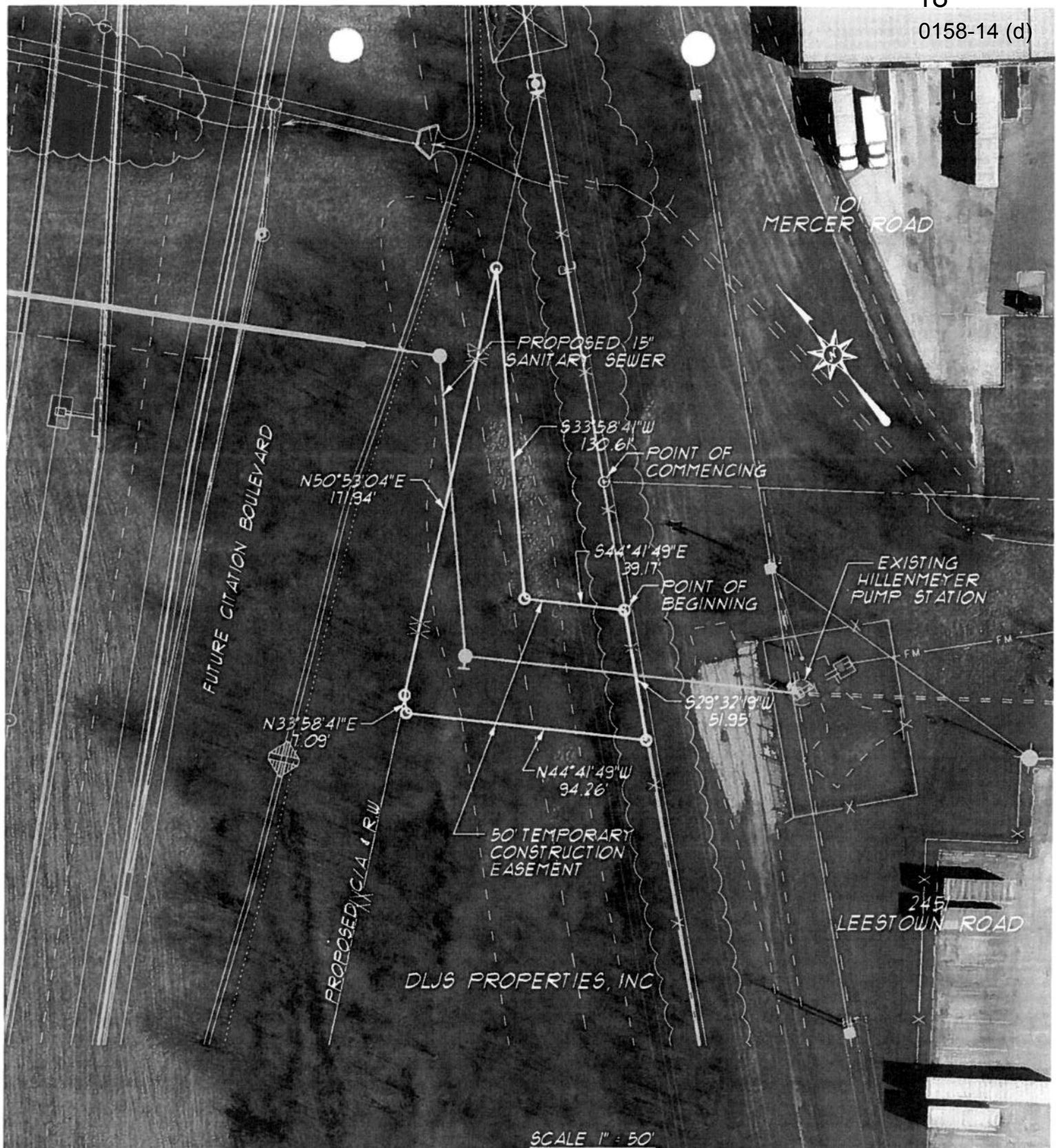


EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 256-9259
FACSIMILE (859) 293-9057

EXHIBIT "A"
20' PERMANENT SANITARY SEWER EASEMENT
DLJS PROPERTIES, INC
LEXINGTON, FAYETTE COUNTY, KENTUCKY
JUNE 2013



EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

311 WALL STREET
LEXINGTON, KENTUCKY 40503
PHONE (859) 266-9380
FACSIMILE (859) 266-0987

EXHIBIT "B"
50' TEMPORARY CONSTRUCTION EASEMENT
DLJS PROPERTIES, INC
LEXINGTON, FAYETTE COUNTY, KENTUCKY
JUNE 2013

June 13, 2013

20' Permanent Sanitary Sewer Easement
DLJS Properties, Inc.
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the grantor's southeastern property line, said point lying in the common line of 101 Mercer Road and 2451 Leestown Road; thence with the grantor's southeastern property South 29 degrees 32 minutes 19 seconds West, 66.68 feet to the **TRUE POINT OF BEGINNING**; thence continuing with the grantor's southeastern property line South 29 degrees 32 minutes 19 seconds West, 20.78 feet to a point; thence leaving said property line with the proposed sanitary sewer easement North 44 degrees 41 minutes 49 seconds West, 77.73 feet to a point; thence North 33 degrees 58 minutes 41 seconds East, 44.14 feet to a point in the proposed right of way of Citation Boulevard; thence with said right of way North 50 degrees 53 minutes 04 seconds East, 68.77 feet to a point; thence leaving said right of way with the proposed sanitary sewer easement South 33 degrees 58 minutes 41 seconds West, 93.55 feet to a point; thence South 44 degrees 41 minutes 49 seconds East, 55.70 feet to the **POINT OF BEGINNING** and containing 2,711 square feet.

June 13, 2013

50' Temporary Construction Easement
DLJS Properties, Inc.
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the grantor's southeastern property line, said point lying in the common line of 101 Mercer Road and 2451 Leestown Road; thence with the grantor's southeastern property South 29 degrees 32 minutes 19 seconds West, 51.09 feet to the **TRUE POINT OF BEGINNING**; thence continuing with the grantor's southeastern property line South 29 degrees 32 minutes 19 seconds West, 51.95 feet to a point; thence leaving said property line with the proposed construction easement North 44 degrees 41 minutes 49 seconds West, 94.26 feet to a point; thence North 33 degrees 58 minutes 41 seconds East, 7.09 feet to a point in the proposed right of way of Citation Boulevard; thence with said right of way North 50 degrees 53 minutes 04 seconds East, 171.94 feet to a point; thence leaving said right of way with the proposed construction easement South 33 degrees 58 minutes 41 seconds West, 130.61 feet to a point; thence South 44 degrees 41 minutes 49 seconds East, 39.17 feet to the **POINT OF BEGINNING** and containing 0.16 acres.

Lexington Fayette Urban County Government
Department of Environmental Quality and Public Works
Division of Water Quality

MEMORANDUM OF UNDERSTANDING

County: FAYETTE	Item No.	Parcel No.
Project No:	Project Name: Hillenmeyer Pump Station Decomission	Property Address: 2451 Leestown Road

Property Owner(s): FedEx Freight, Inc.
c/o Mr. Cameron Parsons
6900 Alcoa Road
Benton, Arkansas 72015

This Memorandum of Understanding contains all the representations and agreements made between the parties hereto and upon which they relied in completing the proposed transaction. The deed conveys a permanent and a temporary construction easement as shown on the attached Exhibit A (20' proposed sanitary sewer easement), Exhibit B (temporary construction easement), and the legal description for the proposed sanitary sewer easement and the temporary construction easement. There shall be no compensation for the easements.

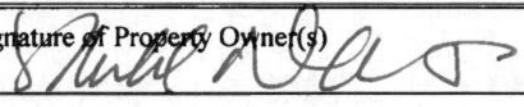
The temporary construction easement within this agreement is for the sole purpose of providing the LFUCG contractor and/or sub-contractor the necessary area to accomplish their work. The temporary construction easement does not include rights for utility relocations outside of the right-of-way limits. Any property that is disturbed will be restored to as good a condition or better than when the construction began. The temporary easement shall terminate at the completion of the project.

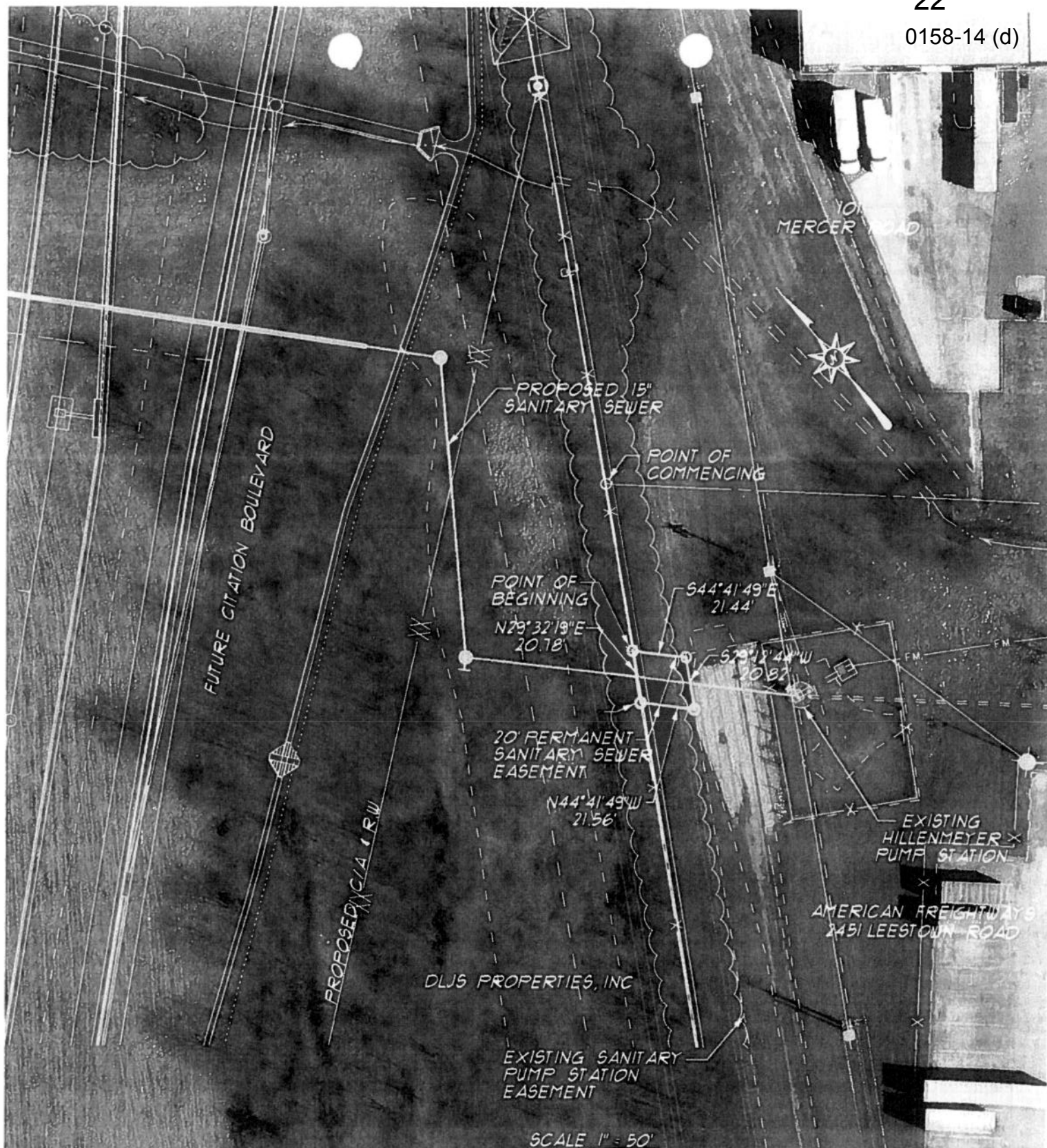
The LFUCG requests permission to access the property, within the temporary construction, for the purposes of performing rock soundings associated with a Geotechnical Investigation.

This Memorandum of Understanding, together with the Construction Plans, the Deed of Conveyance and any other documents referenced in these instruments, represent all the terms and conditions of the agreement between the Lexington-Fayette Urban County Government and the Property Owner(s), which was reached without coercion, threats or other promises by either party.

By their signature on this document, the agent representing the Lexington Fayette Urban County Government certifies that they have no direct, indirect, present or contemplated interest in this property and in no way will benefit from this acquisition.

This Memorandum of Understanding was signed this _____ day of _____, 2013

Signature of agent(s) for Lexington Fayette Urban County Gov.		Signature of Property Owner(s) 



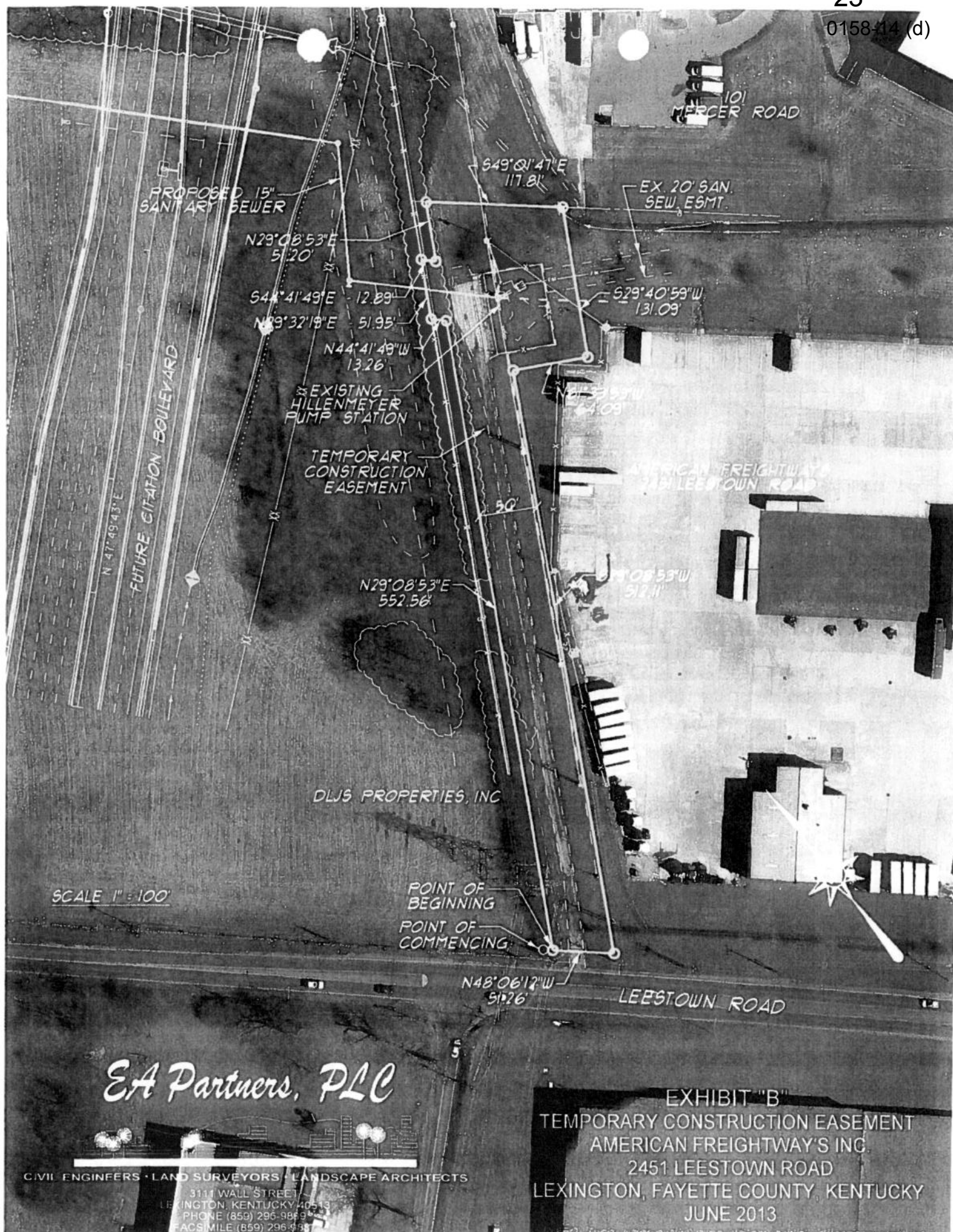
EA Partners, PLLC

CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

331 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (859) 250-9889
FACSIMILE (859) 250-9887

EXHIBIT "A"

20' PERMANENT SANITARY SEWER EASEMENT
AMERICAN FREIGHTWAYS, INC.
2451 LEESTOWN ROAD
LEXINGTON, FAYETTE COUNTY, KENTUCKY
JUNE 2013



June 13, 2013

20' Permanent Sanitary Sewer Easement
American Freightway's Inc.
2451 Leestown Road
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the grantor's northwestern property line, said point also lying in the common line of 101 Mercer Road and 2451 Leestown Road; thence with the grantor's northwestern property line North 29 degrees 32 minutes 19 seconds West, 66.68 feet to the **TRUE POINT OF BEGINNING** ; thence leaving said property line with the proposed sanitary sewer easement South 44 degrees 41 minutes 49 seconds East, 21.44 feet to a point in the existing pump station easement; thence with said easement South 29 degrees 12 minutes 44 seconds West, 20.82 feet to a point; thence with the proposed sanitary sewer easement North 44 degrees 41 minutes 49 seconds West, 21.56 feet to a point in the grantor's northwestern property; thence with said property line North 29 degrees 32 minutes 19 seconds East, 20.78 feet to the **POINT OF BEGINNING** and containing 430 square feet.

June 13, 2013

Temporary Construction Easement
American Freightway's Inc.
2451 Leestown Road
Lexington, Fayette County, Kentucky

COMMENCING AT A POINT in the existing northern right of way of Leestown Road, said point also being the grantor's southwestern property corner; thence with the existing right of way of Leestown Road South 48 degrees 06 minutes 12 seconds East, 8.06 feet to the **TRUE POINT OF BEGINNING**; thence leaving said right of way with the proposed construction easement North 29 degrees 08 minutes 53 seconds West, 552.56 feet to a point; thence North 44 degrees 41 minutes 49 seconds East, 13.26 feet to a point in the grantor's western property line; thence with said property line North 29 degrees 32 minutes 19 seconds East, 51.20 feet to a point; thence leaving said property line with the proposed construction easement South 44 degrees 41 minutes 49 seconds East, 12.89 feet to a point; thence North 29 degrees 08 minutes 53 seconds East, 51.20 feet to a point in the grantor's northern property line; thence with the grantor's northern property South 49 degrees 01 minutes 47 seconds East, 117.81 feet to a point; thence leaving said property line with the proposed construction easement South 29 degrees 40 minutes 59 seconds West, 131.09 feet to a point; thence North 61 degrees 33 minutes 53 seconds West, 64.09 feet to a point; thence South 29 degrees 08 minutes 53 seconds West, 512.11 feet to a point in the existing northern right of way of Leestown Road; thence with said right of way North 48 degrees 06 minutes 12 seconds West, 51.26 feet to the **POINT OF BEGINNING** and containing 0.97 acres.

**LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT**

Department of Planning, Preservation & Development
Division of Engineering

Jim Gray
Mayor

Derek J. Paulsen, Ph.D.
Commissioner

MEMORANDUM

To: Mayor Jim Gray
Urban County Council

From: James R. Wray *JRW*
Engineering Technician Principal

Date: February 11, 2014

Re: Resolution Authorizing Acceptance of One Greenway Parcel Dedication
At 1700 Bryant Road

The purpose of this memorandum is to request a resolution authorizing the acceptance of one parcel dedication at no cost to LFUCG for greenway at 1700 Bryant Road in the Brighton Place Subdivision. This parcel was identified in the development plats for use as a bike/walking trail. This trail is already constructed and in use. Parks and Recreation has been maintaining this trail and property.

Acceptance of the deed is recommended.

Approved by:

Derek J. Paulsen, Ph.D.
Commissioner, Department of
Planning, Preservation & Development

A. Bradley Frazier
Director, Division of Engineering

14.P308.406.blue sheet req 1700 bryant road

H O R S E C A P I T A L O F T H E W O R L D

101 East Vine Street, Suite 400

Lexington, KY 40507

(859) 258-3410

FAX (859) 258-3458

www.lexingtonky.gov



Lexington-Fayette Urban County Government
DEPARTMENT OF GENERAL SERVICES

Jim Gray
Mayor

Geoff Reed
Commissioner

TO: Jim Gray, Mayor
Sally Hamilton
Urban County Council

FROM: Geoff Reed, Commissioner of General Services

DATE: February 18, 2013

SUBJECT: Request Council Authorization to Execute Change Order #1 with EOP Architecture in the Amount of \$5,950.00 for the Replacement Senior Citizen Center Design Contract #8-2014

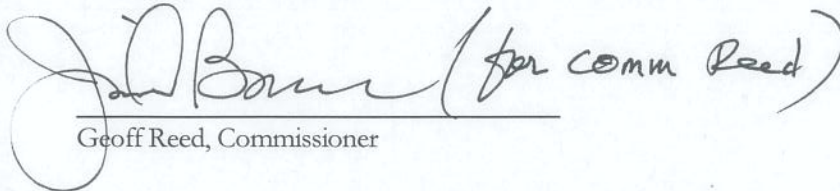
The Department of General Services is recommending the execution of change order No. 1 for \$5,950.00 with EOP Architecture, Lexington, Kentucky for the Replacement Senior Citizen Center Design project. The new contract total is \$164,915.00.

It was not known at the time of the bid there was inadequate water service to the new senior citizen center site. It was also unknown that a large amount of storm water runoff flowed onto Idle Hour Park at the new building site. The change order increases the architect's scope of work in order to bring water service to the site and to redirect storm water runoff from an adjacent property.

Sufficient funds are budgeted in the following account:

FUND	DEPT ID	SECTION	ACCOUNT	AMOUNT
2603	606102	6081	90511	\$5,950.00

Council authorization to execute Change Order No. 1 to the agreement with EOP Architecture in the amount of \$5,950.00 is hereby requested.


Geoff Reed, Commissioner

Cc: Beth Mills, Commissioner, Department of Social Services
Jamshid Baradaran, Director, Facilities and Fleet Management
Joyce Thomas, Project Manager, General Services



14 February 2014

Joyce Thomas
LFUCG Project Manager
200 East Main Street
Lexington, Kentucky

Re: **A/E Additional Services Request**
LFUCG Senior Citizen Center
Lexington, Kentucky

Joyce,

As you know, during the recent LFUCG Senior Citizen Center design charrette we all learned that the Idle Hour Park site has at least two significant utility issues that were previously unknown. These utility issues will require additional design, documents and contract administration time by the design team.

Adequate water service is not currently available at the site. Clint Abbott, civil engineer with Element Design, has indicated that the nearest KAWC water main with sufficient capacity is at New Circle Road which is about 800' away from the project site. It appears that we need to extend a new 6" (possibly 8") water line to the site at a potential cost of \$80,000 - \$100,000. Such a line would probably follow the existing access road and cross property owned by Southland Christian Church and Home Depot.

There might be a less expensive water service alternative. An existing 12" water main serves the Southland property. This main runs north from Richmond Road along the east side of the Church and turns east towards the New Circle Road access to the property (see attached drawings). It probably ties into the KAWC system at New Circle. Southland Church has indicated that the 12" line is privately owned by them. Southland will consider allowing a tap serving the Senior Citizen Center site if the city or Kentucky American would take over the existing 12" line (Southland doesn't really want it as a private line as that puts maintenance responsibility on them). The design team will explore this option if so requested by LFUCG. Meetings with LFUCG, Kentucky American and Southland would be necessary.

On site storm water will need to be addressed as part of the Senior Citizen Center project and is included as part of our current site development scope. However, we learned during the charrette that a significant portion of the adjacent Freedom Dodge dealership lot surface drains directly onto the proposed Senior Citizen Center site. It appears that the design team must design a storm system that addresses not only water from our site but also water from the adjacent site. We are not yet sure what the exact implications of this are but it will vastly increase the runoff that must be mitigated.

EOP Architects and Element Design have estimated the scope of work and time associated with addressing the water service and storm water issues. A breakout estimate of additional services scope and time is as follows:

Waterline Main Extension:

- 1.) Meet & Coordinate with LFUCG, KAWC and possibly Southland Christian Church for water main extension – 6 hours
- 2.) Run hydraulic model verifying minimum velocity and pressure – 4 hours
- 3.) Produce construction documents and specifications for water main extension – 24 hours
- 4.) Submit drawings, report, and model to KY Division of Water for permit – 8 hours
- 5.) Architect supervision and coordination – 2 hours

Total Additional Design Work to extend water main to LFUCG site: 44 hours

Storm Water Runoff from Adjacent Site:

1. Visit Site/ research GIS to confirm amount and direction of stormwater runoff from Freedom Dodge, define watershed from Freedom Dodge to SCC site – 6 hours
2. Develop stormwater quantity model for Freedom Dodge Runoff – 4 hours
3. Design and detail diversion swale to capture runoff from Freedom Dodge and re-route to City Storm Sewer system, reroute existing storm line from Freedom Dodge around new building – 8 hours.
4. Coordinate with LFUCG and Parks for location of pipes and outfall – 6 hours
5. Architect supervision and coordination – 2 hours

Total Additional Design Work to address run-off from Freedom Dodge to LFUCG SCC site: 26 hours

Total Proposed Additional Services – 70 hours @ \$85 / hour = \$5,950

Please consider this request for additional services compensation as per Consultant Services Agreement, Section 2 – Additional Services by Consultant. Feel free to give me a call if you have any questions.

Thank you,



Richard Polk, Jr., AIA, LEED AP
Principal EOP Architects

Cc: Jamshid Baradaran / LFUCG
Rick Ekhoﬀ / EOP
Harding Dowell / EOP

CONTRACT HISTORY FORMContractor: EOP ArchitectureProject Name: Replacement Senior Citizen Center DesignContract Number and Date: R-8-2014Responsible LFUCG Division: General Services**CHANGE ORDER DETAILS**

<u>Summary of Previous Change Orders To Date</u>	<u>Dollar Amount</u>	<u>Percent Change to Original Contract</u>
A. Original Contract Amount:	\$ <u>158,965.00</u>	
B. Cumulative Amount of Previous Change Orders:	\$ <u>0.00</u>	<u>0%</u> % (Line B / Line A)
C. Total Contract Amount Prior to this Change Order:	\$ <u>158,965.00</u>	
<u>Current Change Order</u>		
D. Amount of This Change Order:	\$ <u>5,950.00</u>	<u>4%</u> % (Line D / Line A)
E. New Contract Amount Including this Change Order:	\$ <u>164,915.00</u>	<u>104%</u> % (Line E / Line A)

SIGNATURE LINESProject Manager: Joyce LinnDate: 2/14/14

Grant Manager: _____

Date: _____

Division Director: J. D. BrownDate: 2-14-14

CONTRACT CHANGE ORDER

To (Contractor):
EOP Architecture

You are hereby requested to comply with the following changes from the contract plans and specification;

[illegible]

Total decrease	\$ -	
Total increase		\$ 5,950.00
Net increase/(decrease) in contract price		\$ 5,950.00

New Contract Amount: \$164,915.00

Recommended by Joyce Thomas (Project Manager) Date 2/14/14
Accepted by _____ (Contractor) Date _____
Approved by _____ (Grant Manager) Date _____
Approved by John Brown (for Comm Road) (Commissioner) Date 2/14/14
Approved by _____ (Mayor or CAO) Date _____

CHANGE ORDER: 1

- Recommended by Joyce L. Mayor Date _____ (Project Manager)
- Approved by _____ (Grant Manager)

**Neighborhood Development Funds
February 25, 2014
Work Session**

Amount	Recipient	Purpose
\$ 250.00	Winburn Neighborhood Association, Inc. 1267 Winburn Drive Lexington, KY 40511 Mary Cloyd	To provide support for the 11th Annual Winburn Weekend Bash.
\$ 3,125.00	Lexington Music Alliance 543 Laketower Drive, Unit 141 Lexington, KY 40502 Tom Martin	To provide support for the "Best of the Bluegrass" festival.
\$ 2,150.00	Bluegrass.org 1351 Newtown Pike, Building 3 Lexington, KY 40511 Jan Chumley	To provide support for the Keep It Real campaign.



Public Safety Committee

January 21st, 2013

Summary and Motions

1. Approval of Summary - summary was approved

This meeting started at 1:30 pm due to the State of the Merged Government Address. There were two presentations from the Department of Public Safety.

2. Community Corrections: Staffing Level & Inmate/Officer Ratio

Stinnett announced before the presentations began that the Town Branch FOP Lodge 83 was in attendance and requested to present on the staffing level and inmate to officer ratio. This presentation was not part of the agenda. Lodge 83's presentation took place following Director Rodney Ballard's presentation.

Motion by Ellinger to allow the union's presentation to take place during this committee meeting. Seconded by Scutchfield. Motion passed without dissent.

Ballard started the first presentation and explained how the work load of the jail never changes. Their daily routine does not stop and there is no slow time. He compared staffing numbers from 2009 when there were 298 officers to 2014 with 263 officers. The work load has not changed since then so the officers are working harder to get the job done. Based on these numbers, that leaves Community Corrections about 35 officers short. Ballard said they are considering increasing the number of officers in preparation for the FY15 budget. He said the supervisor staffing level is as good as it has been in years, the shortfall is at the entry level. Currently, there is a 23% turnover rate. About 24% of all the people who have left Community Corrections since Ballard has been the director were terminated. Overtime would lessen or be eliminated if the jail was fully staffed, which some officers rely on. Ballard suggests a two-pronged approach to increase the amount of officers and change the level of the entry level officer position therefore increasing the starting wage. He said that if you hire all 35 positions, many officers would leave because they would not get the overtime they rely on.

Ballard explained there is no Federal law, Kentucky law, Kentucky Administrative Regulation, nor national or stat standards in this industry that sets an inmate to officer ratio. He compares the jail to a hospital in comparison to nurse and patient ratio. The number of nurses in the ICU ward is higher than a general floor of the hospital because those patients are in most serious condition. The jail is the same way, inmates who are the most dangerous and worst behaved need more officers monitoring them. Staffing is determined by the number of inmates, type of inmate classification and the housing design. They recently added a second officer to housing unit: GG to increase safety because these inmates were only one step down from maximum security and they were having some problems there. The Division plans to do the in same change in FY15 to housing units: HH, II and EE, which is strictly based on inmates' behavior. Ballard explained every housing unit does not require the same staffing needs and that number of officers is based on incident mapping. Incident mapping is a system that tracks the incidents that occur and determines the staffing level based on those numbers.

Mossotti asked about the safety concerns mentioned in Lodge 83's meeting not long ago, particularly for the officers transporting inmates. Ballard explained the two types of vests they have looked at and that he plans to make a request for vests in the FY15 budget.

Clarke asked how full that jail was currently, in terms of occupancy. Ballard said they have about 1,266 beds that are full, 175 of those are paying customers, which increases revenue. If the population maintained a significant number over 1,300, he would request permission from the Commissioner to reduce the number of paying customers. Clarke asked how much Corrections is spending on overtime. Ballard said overtime is about 30% remaining. Overall it's not doing very well and that it's still an issue. The budget was cut about \$140,000 from last year. It is still an issue.

Scutchfield asked how many posts are there with only one officer. Ballard said 16.

Akers asked for clarification regarding the recommended staffing increase and entry level changes. Ballard explained when you increase the staff level, that amount of overtime will decrease, which will cause some officers to leave because they relied on the compensation from overtime. He said it will take a combination of increasing the staffing level as well as increasing the level of the entry level officer positions. Akers asked what the current hourly rate is. Ballard said \$14.34 per hour. Akers asked what Ballard would like to see it at. Ballard said this is an issue in all the urban environments because you have to compete with the community for jobs. Ballard reminded the Council this is a very demanding job. Akers asked if he has considered other cities as an example. Ballard explained that is fairly complicated because a town like West Liberty, Kentucky has very low turnover as that is a very good paying job, being in a small town where jobs are more limited. The Louisville area and surrounding counties have much higher competition. Akers was stunned by the lack of industry standards or laws to regulate the ratio. Ballard said the classification of inmates is much more important than the ratio itself. Ballard said we have about 75 federal prisoners and about 100 Class D inmates.

Motion by Mossotti to use the remaining surplus from the general fund to purchase ten (10) safety vests at a cost between \$4,200 – \$4,500 for officers that do transport duty. Seconded by Myers. Motion passed without dissent.

Ballard explained they are considering using a shared vest that goes overtop of your clothes instead fitted vests that go under your uniform, which are more expensive. The shared vests have more flexibility for the officer. He said they surveyed the auxiliary service team, who transfers inmates every day, with the parameters that if vests were purchased, they would be required to wear them everyday and the offices chose not to have vests.

Stinnett asked what the authorized budget strength is. Ballard said 267 sworn officers. They are requesting 10 new positions in the upcoming budget cycle. Stinnett asked why he wasn't asking for more. Ballard feels this is a significant amount of people and hours to work with.

Ellinger mentioned how the Mayor said we are at 98% capacity today at the State of the Merged Government Address and asked how that is possible with 35 needed officers. Ballard said he believed that percentage came from the current level being 263, out of 267. He understands that in the years following 2009, budget cuts lowered the number of officer positions within Community Corrections.

Jim Capillo, president of Town Branch FOP Lodge 83 gave a continued presentation about Community Corrections staffing levels. He said Ordinance 25-2012 abolished 41 officer positions and 12 sergeant positions, all of which were vacant and unfunded in March of 2012 for housekeeping purposes. Through an open records request, Capillo learned that a position analysis had not been done so his presentation

provides that analysis. There are two types of officer positions, one that works a regular work week and one the 24/7 post officers. There are currently 16 transportation staff, there used to be 23, which is where the Lodge 83 would like the staffing level to be. Capillo explained there are now three additional intake officers to help during peak hours, bringing the work week staff level to 48. The 24/7 posts positions are made up of lobby master control staff, who operate the doors and deal with the public, intake staff, who accepts and releases inmates and custody staff, who work in the cells and housing units. Capillo's staffing analysis is based on the National Institute of Corrections. He determined they need 23 bodies to fully cover the lobby master control. Intake needs 42 employees to be fully staffed. Custody positions need 174 employees to be adequately staffed. Those three sections of 24/7 posts equal 239, plus the needed 48 employees for the regular work week totals 287, which is what the Lodge 83 believes to be a full staff for the jail. Capillo said there are currently 257 authorized officers. Stinnett requested clarification on the correct number of authorized personnel for Community Corrections because the number given by the Director was different than the number he just referenced.

Capillo said there is no law mandating the staffing to inmate ratio but based on the square footage, there is a regulation that says the maximum number of inmates allowed in one unit is 80. Based on the direct supervision model, his interpretation of the maximum is 70. He said 501 KAR 3:050 Section 10 limits ten inmates per one commode, one lavatory and one drinking fountain but also requires sufficient tables and benches to handle the number of prisoners. The jail was constructed when 501 KAR 3:050 Section 10 had the same requirements but for only eight inmates, which was upgraded to ten after construction was complete leaving two inmates to eat at their beds. Additional beds were added in July, which makes for 12 people sharing the one commode, lavatory and drinking fountain. Lodge 83 believes 96 inmates to one officer is a safety issue. 501 KAR 3:010 does state that a "direct supervision area" can house a maximum of 70 inmates or fewer. Currently our units house 80, up to 96 inmates. Capillo said our jail is not a true direct supervision facility, which allows for the interpretation.

Ellinger asked for clarification on the union's position regarding the number of inmates in one unit in relation to the number of officers. Capillo said they want two officers in the unit when there are 81 or more inmates in the unit. Our current staffing level does not allow for this to happen.

Stinnett said if the number of inmates was reduced to the eight per commode, lavatory and drinking fountain, then you don't need the second officer and if two officers staffed a unit, the inmate number is still a problem. He asked which is the better. Capillo explained when the state moved Class D inmates to the local jails to save money, the jails could not house the increase in inmates at a 64 to one ratio, they needed it to increased to 80 to 1, so 501 KAR 3:050 Section 10 was increased from eight inmates to ten per the afore mentioned requirements.

Akers asked how many inmates participate in the CAP program. Capillo said CAP has seven officers. Ballard said last year they did about 38,000 drug tests. The program consists of drug testing and electronic monitoring. The number of tests and how often varies based on the court order. Akers clarified that we do not have control of expanding this program and that is up to the courts. Ballard said the new contract, just approved last week, has enhanced electronic monitoring capabilities that they are demonstrating the new technology to the judges now to encourage them to use it more.

Ballard confirmed the correct authorized strength for Community Corrections is 263 and they probably have 262 positions full.

Mossotti asked what Capillo feels is the necessary staff needed to operate the jail. Capillo said 287, which is what Lodge 83 would like to see as the authorized staff. Mossotti does not find the current staffing level

acceptable. Ballard clarified that 96 inmates in one unit does not mean that they are all out of their cell at once. The officer has the ability to determine how many people are allowed out of their cell at one particular time. Mossotti asked how Ballard felt about the situation. Ballard said it is unrealistic to have two officers in a unit with “otis the town drunk” type inmates, he doesn’t believe the threat level is there. He does believe there are other units with high threat levels that should have two officers all the time, whether the unit has 35 inmates or 40 inmates or more. Mossotti asked, in those high threat level units, how many officers you would need to make the officers feel safe. Ballard said he would get that number for her.

Clarke asked how many new officers could we hire using overtime money that we normally spend on overtime. Ballard said the average employee uses 120 hours of sick hours per year, which is three weeks per year that is not vacation or holiday time. The budget for overtime was a little over \$800,000. Salary and benefits for an entry level officer is about \$44,000. Clarke asked how many hours a day are there with no inmates in the common area. Capillo said about 11pm to 7am.

Kay asked if it was fair to say that if the staffing level is not where Capillo suggests it is, that gap is what is covered by the overtime. Capillo confirmed that was accurate. He asked if there has been a detailed analysis done to compare staffing up to continuing to pay overtime. Ballard said not in any depth. He said there are two key components, first he agrees the jail is short staffed and second is the work force coming to work. They have a lucrative sick policy and officers are taking 120 hours of sick time in one year. Officers also have required training. Both of these require employees to work overtime to cover these hours. Ballard does not believe the overtime budget could be used to hire all the employees he needed to cover all the shifts and hours and therefore not need overtime. Kay understands there is not an analysis of staffing up versus overtime and he believes that would be useful. He asked if there was mandated overtime because of the shortfall. Capillo said Corrections employees negotiated that certain days an employee would be available for overtime and certain days they would not be. Kay asked if it was fair to say mandated overtime is not positive for morale. Cappilo said some employees rely on overtime but overall he would agree with Kay’s statement.

Akers asked about the hours referenced for the position analysis. Capillo said the actual uses are the blue numbers; the other numbers are what the contract allows for. She asked if the ten vests would be enough for all officers that transport inmates. Ballard said no, the vests we discussed earlier are mainly for officers that transport inmates to and from the hospital. Hospitals are public places with a lot less security where as the courts are much more secured. Akers asked if Ballard will request the balance in his budget to cover every officer. Ballard said he could but the poll of the workers, with the caveat that if we purchased the vests, they had to where them, showed officers did not want them. Akers asked about the liability if an incident occurred and they were not wearing the vests. Capillo said the only liability there would be is if you did not allow the officers to wear a vest, which is not the case. Workers Compensation covers most everything else.

Mossotti motioned to keep this item in committee. Seconded by Scutchfield. Motion passed without dissent. Mossotti clarified asking Corrections to come back with the correct authorized strength number and the number to cover the high risk areas with two officers as well as the data analysis of officers versus overtime and the staffing for high risk situations.

3. E911 Structural Imbalance

Commissioner Clay Mason said this presentation is to place some forecasting on where the 911 fund is headed in the next few years due to the structure of revenue from land line phones verse wireless phones. The methodology used for the spreadsheet in the packet looked at the trends from 2009 to 2013 and

projected revenues for 2014 through 2019. The landline fees have decreased about 10% per year. The wireless fees are growing about 1.5% per year. The expenditures seem to increase about 2% and connectivity is increasing at about 5% per year. Mason pointed out this is a state regulated environment. The generally assembly controls how the fees are set up. This is the number two priority for Kentucky League of Cities (KLC) because every locality is facing this same situation. The KLC plans to propose a bill to increase the wireless fee from \$0.70 to \$1.00 and that is basically a catch up on consumer price index since the fee has not increased since 1998. There will be an attempt to end the disparity between pre-paid and post-paid mobile wireless subscribers, which requires the pre-paid people to pay the equivalent to CRMS that the others pay.

Mason explained he was in Frankfort last week speaking about Smart 911 because there is effort to make this program statewide. He got the impression legislators understood the 911 deficit in funds and he hopes the generally assembly will address the issue this session.

Myers asked what the advantages are for Smart 911 becoming a state wide program and is there a cost savings. Mason said we are currently paying \$75,000 per year. If they are successful, there would be a statewide roll out of about \$1.5 million and we would anticipate recouping the \$75,000 because the state would pick up that bill. It would decrease our expenses annually.

Stinnett asked who tracks the wireless fees and do we get that money from the state or do we collect it locally. He also asked why have the 911 fees gone down in terms of revenue when the number of people that have cell phones have increased 34% nationwide from 2009 to 2013. David Lucas, who is contracted with LFUCG, said the wireless fees are collected by the state. Every carrier is required to submit it to the state on a quarterly basis, then that money goes through a formula that is set by KRS and then we get our portion, which is the third largest portion in the state. The fee is split between every 911 center in the state so when the number of centers went from 90 to 112, the piece of the pie gets a little smaller. The formula share is called a "house and senate" formula so everyone gets an equal share on one side and the other is based on number of subscribers in the county. Stinnett asked about the capital expenditure in 2016 and what that was for, which seems to almost puts us in the red. Lucas said that is for the plan to replace the current computerized dispatch and the mapping systems, knowing the life of the system is coming to an end. They anticipate using the fund balance for that.

4. Items in Committee

Motion by Akers to remove Project Life Saver from the list of Items in Committee. Seconded by Farmer. Motion passed without dissent.

Motion by Farmer to remove Smart 911 from the list of Items in Committee. Seconded by Akers. Motion passed without dissent.

Motion by Akers to remove DEM Emergency Preparedness from the list of Items in Committee e. Seconded by Farmer. Motion passed without dissent.

Motion by Clarke to remove E911 Structural Imbalance from the list of Items in Committee. Seconded by Ellinger. Motion passed without dissent.

Motion by Akers to adjourn. Seconded by Farmer. Motion passed without dissent.

Meeting adjourned at 2:45 pm.

Submitted by Hilary Angelucci, Legislative Aide.

General Government Committee

February 11, 2014

Summary and Motions

Chair Kay called the meeting to order at 11:07am. All Committee members were present except Lane. Farmer, Stinnett, Henson and Mossotti also attended.

1. **Approval of Summary for the January 14, 2014**

Motion by Scutchfield to approve the summary. Seconded by Clarke. Motion passed without dissent.

2. **Move Human Resources**

CAO Hamilton made the presentation about reorganizing Human Resources. She indicated the process improvements are needed in Hiring, Grievances, Training and Protection and Privacy of Personal Information.

Hamilton stated that numerous comparable cities have independent Human Resources departments. She stated that to bring a new Commissioner it would cost \$ 143,500 at a minimum. She stated that she would like to see what the Compensation Study brings before taking further action. She stated that after the budget is presented in April she and her staff can concentrate efforts to improve Human Resources without the added expense of a new Department.

Beard commented on moving Risk Management.

Lawless stated that she wanted Human Resources from under Law because of the potential of conflict.

In response to questions from Stinnett, Hamilton stated that she and her staff need to completely analyze Human Resources.

Scutchfield discussed the need for efficiency. She agreed that adding a Commissioner will not make the system more efficient and transparent.

In response to a question from Ford, Gorton stated that the Links recommended the move out of Human Resources because Human Resources impact all of the Government and its employees. Clarke responded that it has never been clear to him why Human Resources was moved to Law.

In response to a question from Ford, Glenda George stated that Human Resources was under Finance and Administration in the Newberry administration.

Myers stated that he thought Human Resources should be moved to the CAO's Office because it should be viewed as a service to all divisions/departments/employees.

Mossotti stated that Human Resources should be moved from Law because of the potential for conflict between Law and Human Resources.

Motion by Ford to move Human Resources to the CAO's Office after the FY 15 budget is adopted. Seconded by Clarke. Motion passed 7-1 (No- Clarke).

In response to a question from Gorton, Hamilton stated that she and her office are ready to accept this plan.

Kay discussed the ultimate structure for Human Resources and Risk Management as well as other timetable.

In response Hamilton stated that she and her office will bring information back to the Committee during spring.

Clarke explained his vote.

3. Enterprise Programming in Parks

Brian Rogers discussed Enterprise programming within Parks. Rogers stated that Enterprise includes Aquatics, Extended School Program, Golf, Concessions, Rentals and External Special Events, Web Assistance, Volunteers and Tubby's Clubhouse.

Rogers discussed aquatics in detail. He stated that the General Fund subsidizes aquatics by approximately \$ 800,000 annually.

Rogers described golf in detail. He stated that the subsidy for golf was approximately \$ 1 million in FY 11, \$ 600,000 in FY 12 and \$ 900,000 in FY 13.

Rogers stated that golf usage is declining nationally.

Rogers described the Extended School Program in detail.

Rogers also described special; events, website services, and Tubby's Clubhouse.

Rogers stated that Enterprise serves 350,000 participants annually; they employ 750 people each summer; it generates approximately \$ 6 million annually.

Beard discussed the golf cart debt service.

Scutchfield commented on ESP. She also commented on the return on investment for new aquatics facilities. In addition she asked about number of unique golfers.

Akers commented on ESP, rental program, the 1st Tee Program and beer sales at golf courses.

Myers commented on ESP expansion. In response to a question from Myers Mike Fields stated that golf cart revenue brought in approximately \$ 600,000 annually. Myers also commented on expanding enterprise to include extreme sports.

Clarke commented on golf expenditures. In response Rogers stated that the FY 13 budget better reflects actual expenditures. Clarke also commented on the FY 15 aquatics capital request.

Akers comments on extreme sports. She challenged the division to think about newer activities.

Ford commented on ESP and aquatics.

Lawless commented on Enterprise programming.

Myers discussed the need to refocus efforts in Parks & Recreation. In response Commissioner Reed discussed the future of Parks and the vacant Director position.

4. Coroner's Office Classification and Salaries

Henson introduced the issue.

Coroner Gary Ginn discussed the duties of the Coroner and Deputy Coroner. He stated that Human Resources conducted a study of their salaries in 2007 but no action was taken. He also stated that while the duties qualify staff as a hazardous duty they are not classified in such a manner.

Ginn recommended that the Assistant Coroner position move from the 113N pay grade to the 119N. He recommended that two Chief Deputy Coroner positions be created at the 121N pay grade. He also recommended that the Coroner position be elevated to the 124E pay grade.

Lawless discussed the duties of the Coroner's Office, including the emotional stress of the job. She also asked about other Coroner's who don't transport bodies.

Ginn discussed the chain of custody when transporting bodies.

In response to a question from Gorton, John Maxwell stated that the compensation study would include the Coroner's Office.

Maxwell stated that he will have a budget number to implement the compensation study to CAO Hamilton by Mid March.

Motion by Gorton to ask Human Resources to examine the issue of hazardous duty classification for the Coroner and Deputy Coroner positions by July 1. Seconded by Scutchfield. Motion passed without dissent.

5. Items Referred

Kay discussed the items referred list.

Motion by Ford to remove the Parks Enterprise presentation from items list. Seconded by Beard. Motion passed without dissent.

Kay stated that the March Committee may be cancelled to accommodate a Special Budget & Finance Committee meeting to discuss the Homelessness Commission recommendations.

Motion by Beard to adjourn. Seconded by Gorton. Meeting was adjourned at 1:05 PM.

Lexington's Affordable Housing Challenge and Potential Strategy

czb for the City of Lexington, KY





Lexington, Kentucky

One of the Best Value Cities
in America - Kiplinger 2011



And for low-wage workers one
with real challenges

Lexington, Kentucky



Lexington, Kentucky

Affordable for most and very
UNAFFORDABLE for others

Presentation Elements

- Overview
- Scale of the Problem
- Cause of the Problem
- Cost of “Solving” the Problem
- Local/Non-Local Share
- Recommended Approach
- Building a System

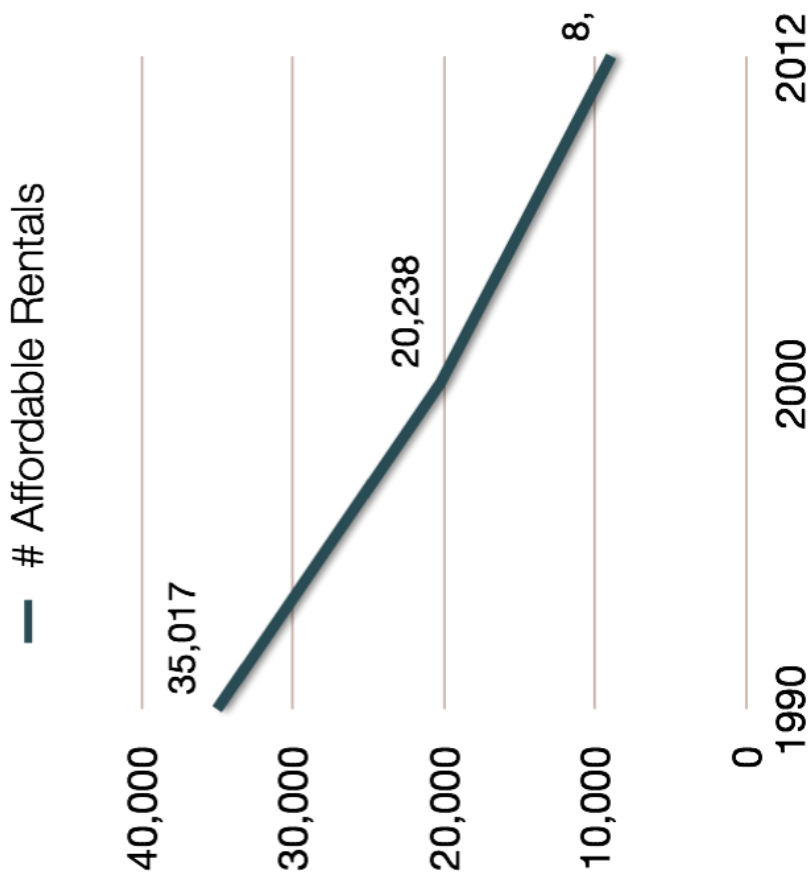
Overview

czb

- Big affordable housing problem in the form of a NON-STUDENT rental unit shortage
 - -6,000 units today, and losing an additional -400 each year
- This is a result of success (prosperity) combined with a sizable percent of your workforce being unable to compete for higher wages in your new, high-tech Lexington economy (legacy)
- To remedy this will cost about \$6,000 per unit per year *forever*, or until your wage appreciation rate is the same as your housing cost appreciation rate for low-wage households
- That's ultimately a \$36M/year cost to catch up AND and additional \$2.4M/year to keep up
- **Catching up** can be done by creating a system of rental subsidies tied to property upgrades, along with some new construction, the financing mechanism for which could be a TRUST FUND
- **Keeping up** can be done by creating a system of integrated planning tools that generate revenue, and re-orienting some current programs
- Both catching and keeping up should be coordinated by an enhanced Department of Planning, Preservation, and Development, reporting to the Mayor

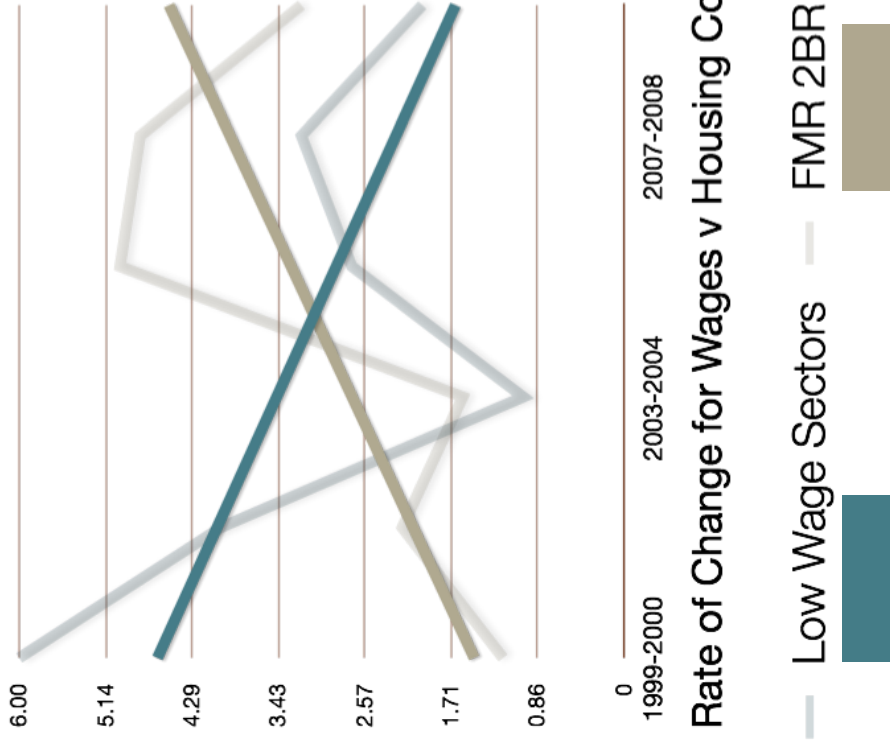
How Acute?

- In 1990 there were 35,017 apartments that someone working at minimum wage could afford; or about 88% of Lexington's rental inventory
- In 2000 this number became 20,238 (44%)
- By 2010 it had fallen to 8,945 just 17%)



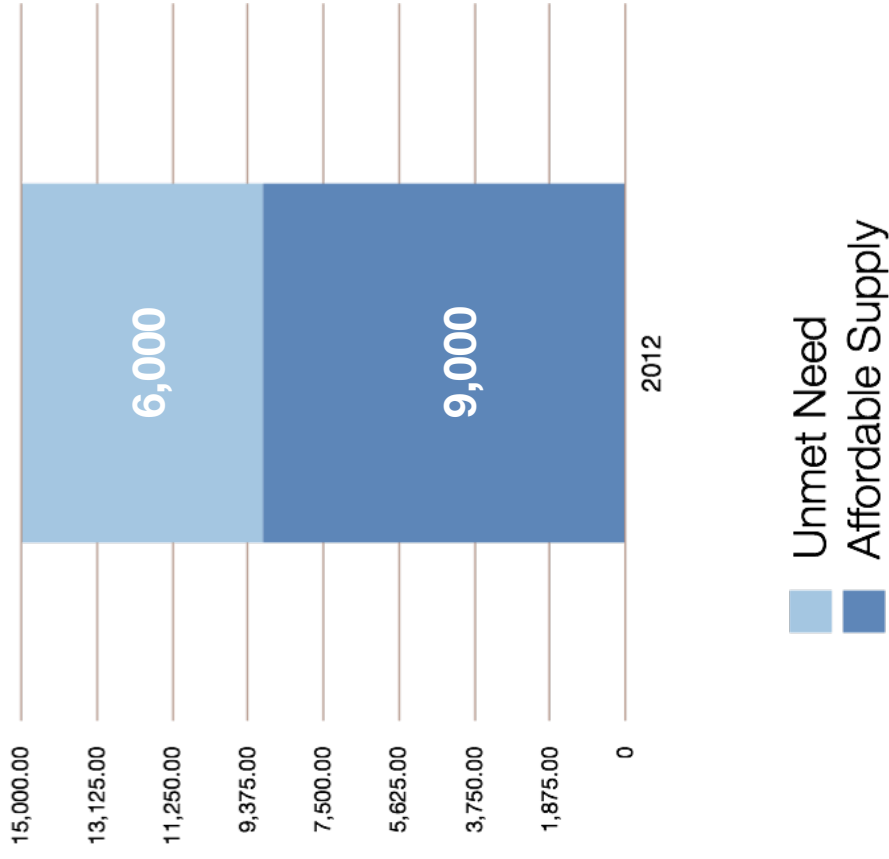
Why Unaffordable for Some?

- Two Main Reasons
 - **Legacy** (inherited poverty and low wage earning capacity among tens of thousands of households) including 6,000 WORKING households simply not earning enough
 - **Newfound Prosperity** (rising housing prices growing faster than wages for service sector workers)



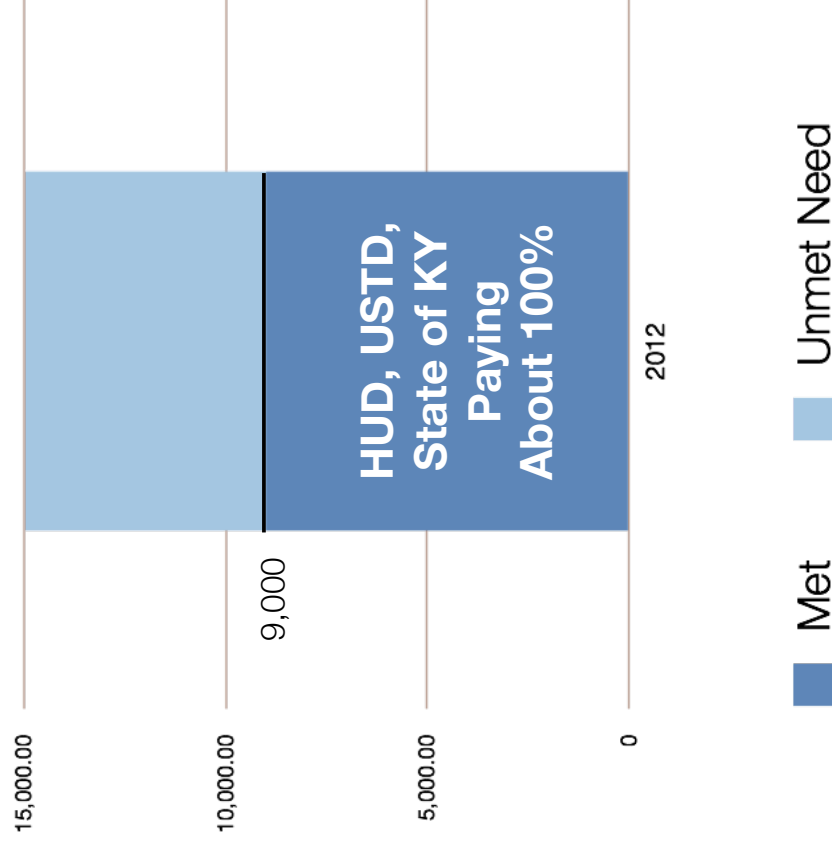
Breakdown

- 15,000 NON STUDENT households in Lexington with incomes < \$20,000, and thus unable to afford fair market rents in Lexington (\$750)
- 9,000 of these households are being adequately assisted by the Lexington Housing Authority, Habitat, the Urban League, etc. and the market
- 6,000 are not being assisted



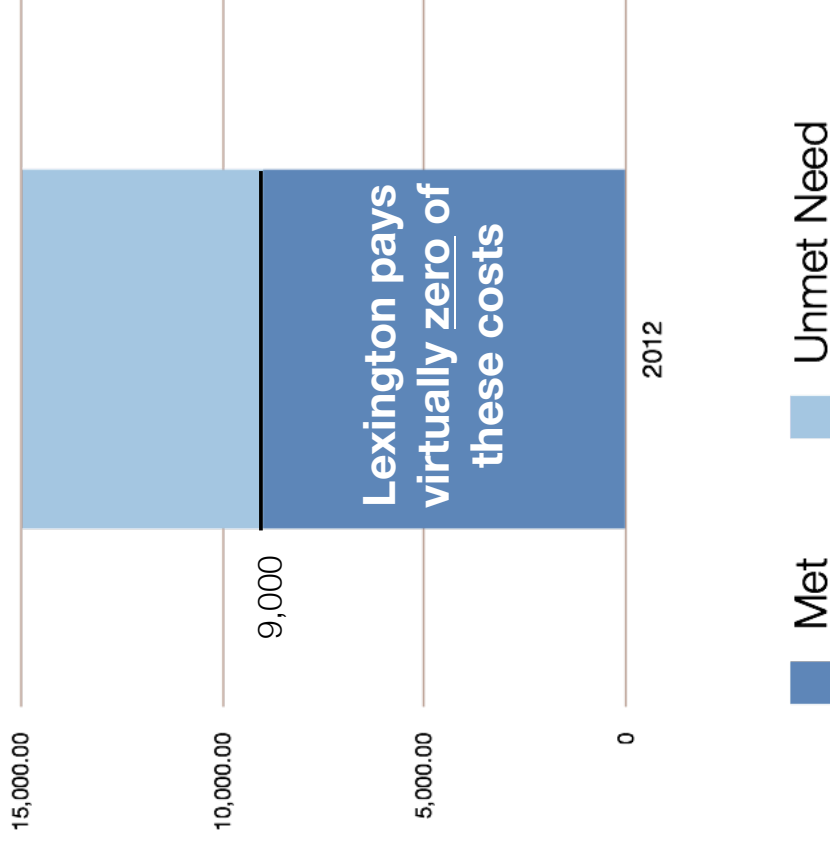
Who is Paying?

- Nearly 100% of the costs of helping the 9,000 households now being assisted are being paid by the federal government and in some small instances, the State of Kentucky (state housing trust fund)
- Nearly 0% of the costs of helping the 9,000 households now being assisted are being paid by the City of Lexington



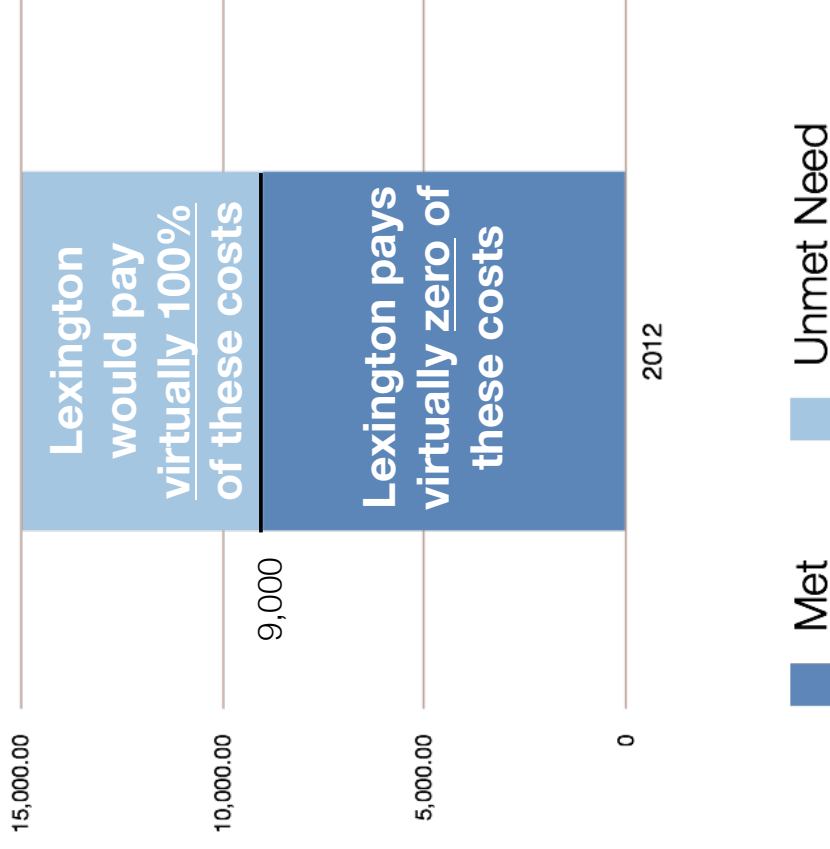
How Much?

- A scalable annual variable is about \$6,000 per household per year (sooner or later)
- Those in Lexington being helped cost the US taxpayer about \$20M annually (plus eventual capital improvement costs), of which Lexington pays about \$20,000....a 1,000:1 leverage ratio (nearly infinite)



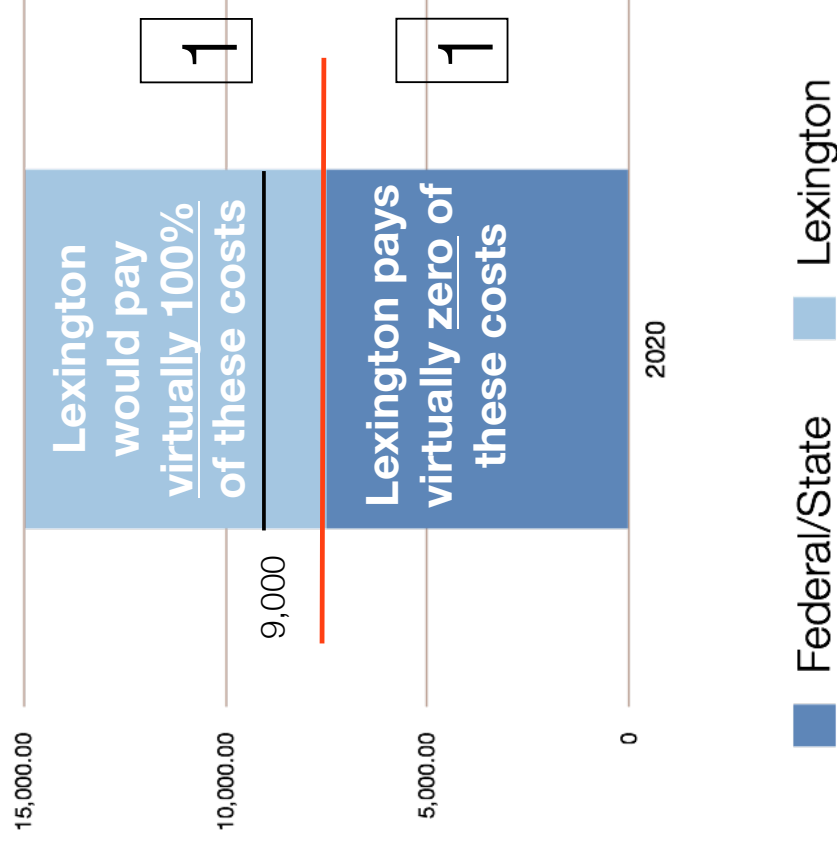
How Much?

- A scalable annual variable is about \$6,000 per household per year (sooner or later)
- Those in Lexington not being helped now, if helped by Lexington, will cost Lexington \$20-30M a year (depending on the methods), of which the state or federal government will likely contribute zero



Combined Leverage

- A scalable annual variable is about \$6,000 per household per year (sooner or later)
- Over the life of the units and the duration of a housing cost-wage gap, about \$50M a year is needed in Lexington, of which about half will be paid for by the federal government, and if Lexington chooses to, the other half by Lexington, a maximum leverage ratio of 1:1 under in the BEST scenario



We Recommend

- Be bold and establish an unimpeachable Lexington objective
- By 2025 and thereafter, anyone who works in Lexington can afford to live in Lexington
- Adopt two clear goals
- COMPLETELY CATCH UP: Go from -6,000 to zero by 2025
- KEEP UP: Address projected annual -400 loss

- Build the capacity needed to achieve these goals
 - To tackle the large and growing shortage of affordable rental housing in Lexington, enhance the Department of Planning, Preservation, and Development
 - To begin coordinating a response to the growing problem of homelessness, establish an Office of Homelessness

We Recommend

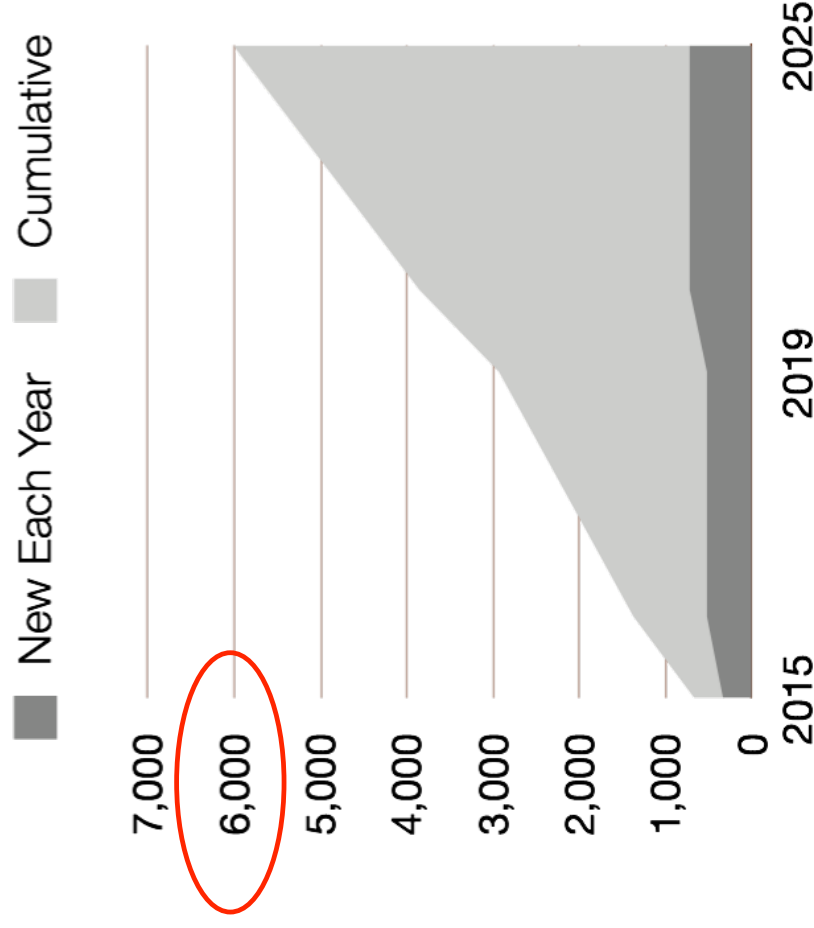
- Be bold and establish an unimpeachable Lexington objective
 - By 2025 and thereafter, anyone who works in Lexington can afford to live in Lexington
 - Adopt two clear goals
 - COMPLETELY CATCH UP: Go from -6,000 to zero by 2025
 - KEEP UP: Address projected annual -400 loss
- Shift existing orientation of local use of federal and state funds
 - Modify current emphasis on home ownership help towards rental

We Recommend

- Be bold and establish an unimpeachable Lexington objective
- By 2025 and thereafter, anyone who works in Lexington can afford to live in Lexington
- Adopt two clear goals
 - COMPLETELY CATCH UP: Go from -6,000 to zero by 2025
 - KEEP UP: Address projected annual -400 loss
- Generate the resources needed to achieve these goals
 - Create and operate a TRUST FUND of sufficient size
 - Create and coordinate PLANNING TOOLS of sufficient focus

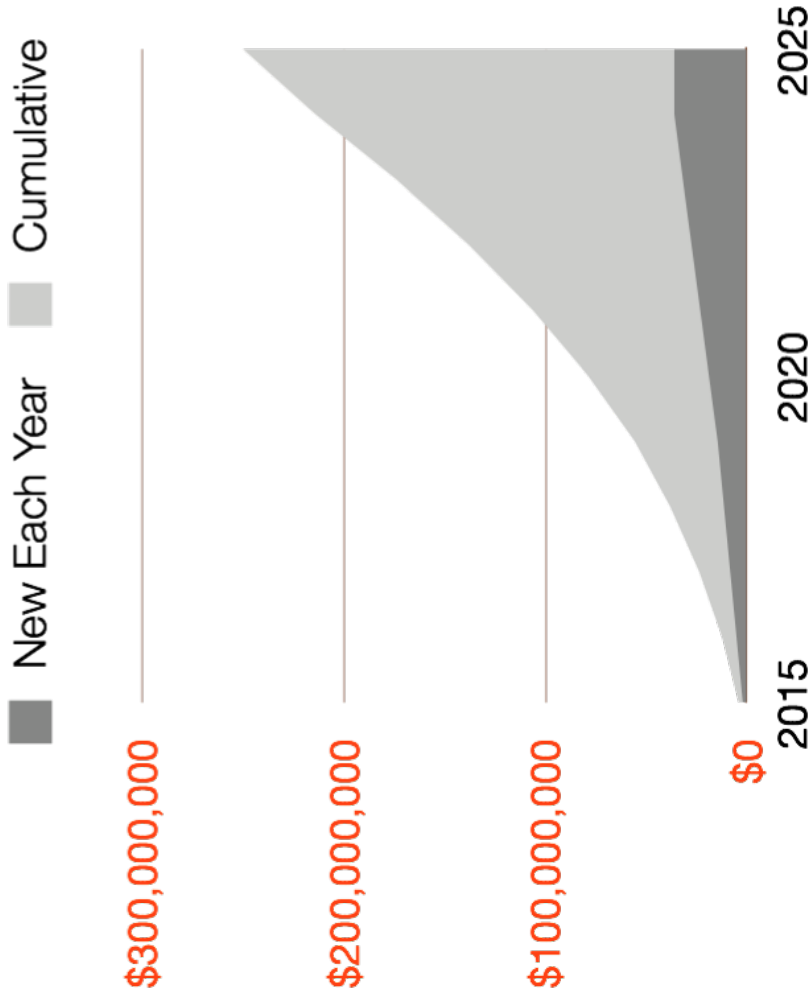
CATCHING UP: Using a Trust Fund

- Start modestly at about \$4M the first year, knowing you will have to average \$19.48M to have enough \$ to catch up (close your 6,000 unit gap)
- Allocate \$2M towards addressing homelessness each year
- An enhanced Department of Planning, Preservation, and Development would help coordinate the design and development and scaling of the Trust Fund and the system needed to use the \$



CATCHING UP: Using a Trust Fund

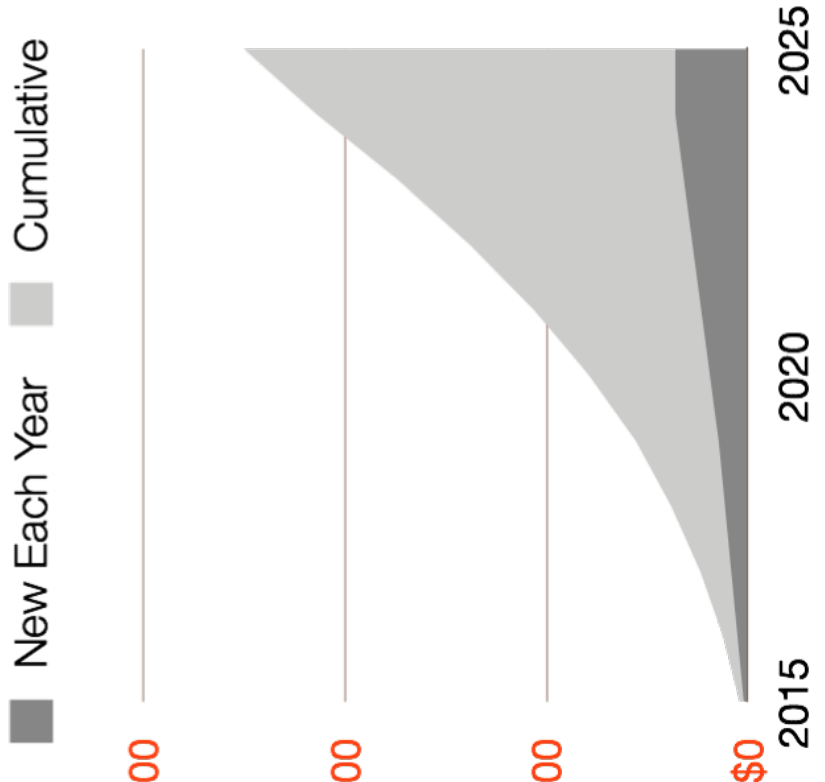
- A scalable annual variable is about \$6,000 per household per year (sooner or later)



- That works out to \$36M/yr
- Because you lack capacity, however, even if the heavens rained millions, you could not deploy it right away, so get there gradually
- By having to scale up you can aim to zero out this gap by 2025 (11 years) at an annual average cost of \$19.48M from 2015-2025

CATCHING UP: Revenue for the Trust Fund

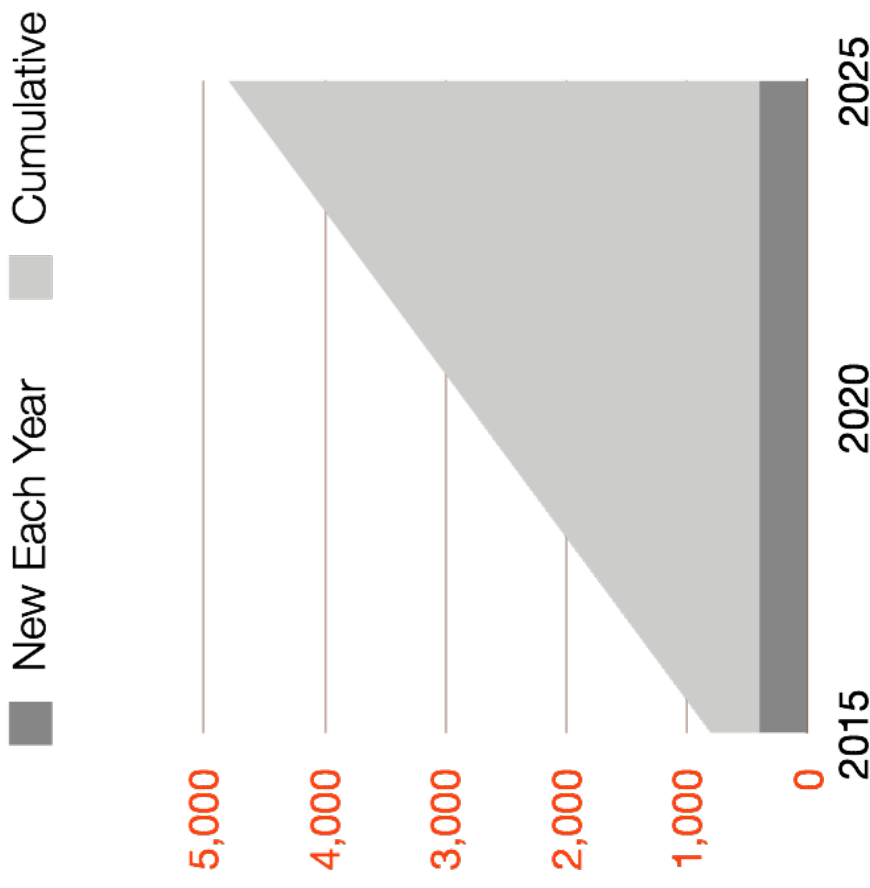
- About \$20M a year is the average needed through 2025



- Options could include
- Affordable Housing Levy (Seattle)
- General Obligation Bond (Austin)
- Local Option Sales Tax (Current KY proposal)
- Insurance Fee (Current Lexington Proposal)
- Employer Fee (Recommended Innovation)

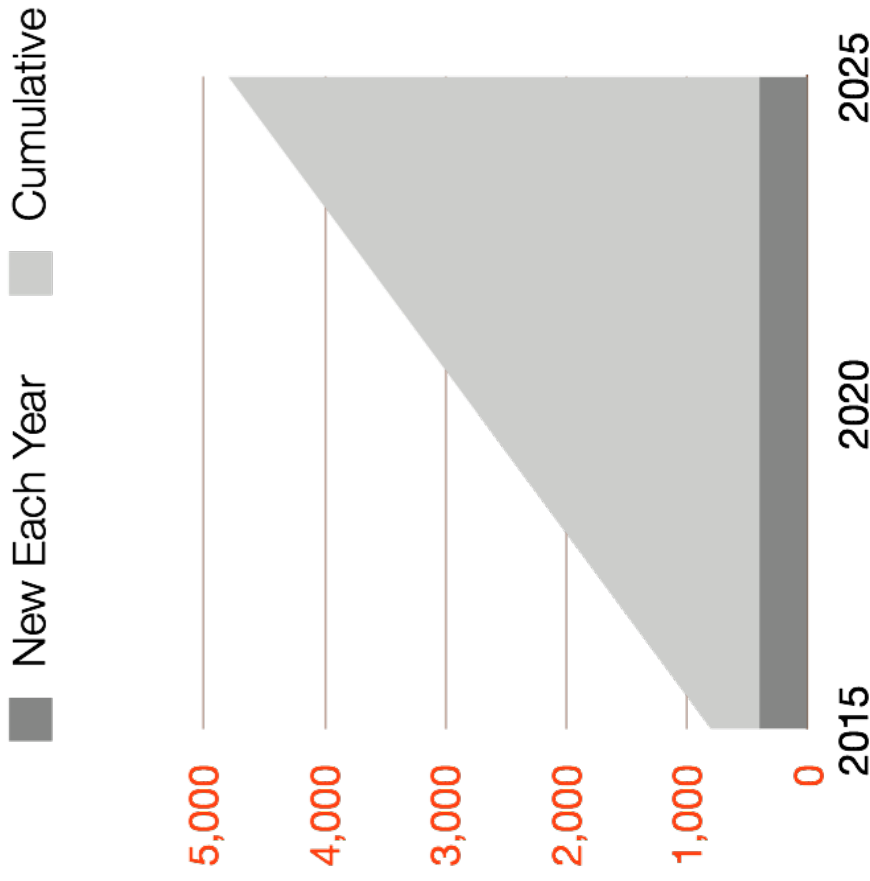
KEEPING UP: Creating + Coordinating Planning Tools

- No matter what you manage to do with a Trust Fund, Lexington will likely shed an additional -400 affordable rental units each year going forward
- To keep up, a full battery of planning tools is needed so that market activity remains fully encouraged and robust, yet accounts the affordability impacts it causes
- Done through a range of related land use regulations, zoning and development codes, and other measures



KEEPING UP: Revenue from Planning Tools

- An additional \$2.4M per year will be needed to offset to projected annual loss of another -400 affordable rentals each year
- Options could include
 - Transfer Development Rights (Park City, UT)
 - Significant Up-Zoning (New York City)
 - Impact Fees (Alexandria, VA)



RECAP

czb

- Big affordable housing problem in the form of a NON-STUDENT rental unit shortage
 - -6,000 units today, and losing an additional -400 each year
- This is a result of success (prosperity) combined with a sizable percent of your workforce being unable to compete for higher wages in your new, high-tech Lexington economy (legacy)
- To remedy this will cost about \$6,000 per unit per year *forever*, or until your wage appreciation rate is the same as your housing cost appreciation rate for low-wage households
- That's ultimately a \$36M/year cost to catch up AND and additional \$2.4M/year to keep up
- **Catching up** can be done by creating a system of rental subsidies tied to property upgrades, along with some new construction, the financing mechanism for which could be a TRUST FUND
- **Keeping up** can be done by creating a system of integrated planning tools that generate revenue, and re-orienting some current programs
- Both catching and keeping up should be coordinated by an enhanced Department of Planning, Preservation, and Development, reporting to the Mayor