

Lexington-Fayette Urban County Government

*200 E. Main St
Lexington, KY 40507*



Tuesday, November 10, 2015

3:00 PM

Packet

Council Chamber

Urban County Council Work Session

**URBAN COUNTY COUNCIL
SCHEDULE OF MEETINGS
November 9 – November 16, 2015**

Monday, November 9

No Meetings

Tuesday, November 10

Workshop-Recreational ZOTA.....10:00 am
Caucus Room – 2nd Floor Government Center

Planning & Public Safety Committee.....1:00 pm
Council Chamber – 2nd Floor Government Center

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

Wednesday, November 11

Transportation Technical Committee.....9:00 am
Conference Room – 7th Floor Phoenix Building

Tree Board.....10:30 am
Conference Room – 5th Floor Government Center

Infill & Redevelopment Steering Committee.....10:30 am
Conference Room – 7th Floor Phoenix Building

Thursday, November 12

Tree Board.....10:30 am
Conference Room – 5th Floor Government Center

Friday, November 13

Bicycle Pedestrian Advisory Committee.....12:00 pm
Conference Room – 7th Floor Phoenix Building

Monday, November 16

No Meetings

**Lexington-Fayette Urban County Council
Work Session Agenda
November 10, 2015**

- I. Public Comment - Issues on Agenda**
- II. Requested Rezoning/ Docket Approval – No**
- III. Approval of Summary – Yes**
 - a** Table of Motions: Work Session, November 3, 2015, p. 1-2
- IV. Budget Amendments – No**
- V. New Business – Yes, p. 3-12**
- VI. Continuing Business/ Presentations**
 - a** Committee Summary: Planning & Public Safety, October 13, 2015, p. 13-16
 - b** Proclamation: Nurse Practitioner Week
 - c** Presentation: Commercial Corridor Study, p. 17-38
- VII. Council Reports**
- VIII. Mayor's Report - No**
- IX. Public Comment - Issues Not on Agenda**
- X. Adjournment**

Administrative Synopsis - New Business Items

- a** **1354-15** Authorization to execute a three-year (with automatic two-year renewal, unless terminated) ecological restoration maintenance services agreement between LFUCG and Advanced Mulching Technologies, Inc. DBA: EcoGro to provide maintenance services for the Green Acres Stream Corridor Vegetative Buffer, RFP #31-2014. This agreement is in response to the post construction maintenance requirements of RFP #31-2014. The cost for FY 16 will be \$20,075.00. Funds are budgeted. (L1354-15)(Martin/Holmes) p. 3-4
- b** **1356-15** Authorization to accept award of federal funds in the amount of \$100,000 from the Kentucky Office of Homeland Security for purchase and installation of a multi-purpose training prop for use by the Division of Police and other first responders under the 2015 State Homeland Security Grant Program. No matching funds are required. A budget amendment is in process. (L1356-15)(Gooding/Bastin) p. 5
- c** **1359-15** Authorization to establish a sole source provider contract with Pictometry International for the lease of oblique aerial photography, viewing software, hosting services, traditional aerial photography, and supporting maintenance for three flight deliverables (2016, 2018 and 2020) funded over a six-year period. FY16 budget impact is \$63,969.50. Funds are budgeted. (L1359-15)(Nugent/Valicenti) p. 6
- d** **1361-15** Authorization to accept award of federal funds in the amount of \$7,000 from the Kentucky Office of Homeland Security for purchase of anti-virus software and network firewall device for the Division of Fire and Emergency Services under the 2015 State Homeland Security Grant Program. This grant will support the protection of the Division of Fire and Emergency Services computer systems against external cyber threats. No matching funds are required. A budget amendment is in process. (L1361-15)(Gooding/Bastin) p. 7
- e** **1362-15** Authorization to accept award of federal funds in the amount of \$34,000 from the Kentucky Office of Homeland Security for purchase of key card entry systems and a video monitoring system at selected properties for the Division of Fire and Emergency Services under the 2015 State Homeland Security Grant Program. This will enhance security for several fire stations and the Fire Training Academy. No matching funds are required. A budget amendment is in process. (L1362-15)(Gooding/Bastin) p. 8

- f** **1365-15** Authorization to accept award of state funds in the amount of \$7,750 from the Kentucky Fire Commission for purchase of a forcible door entry training prop for the Division of Fire and Emergency Services. The prop contains a variety of door security systems in use and can be rigged to simulate non-standard systems. No matching funds are required. A budget amendment is in process. (L1365-15)(Gooding/Bastin) p. 9
- g** **1371-15** Authorization to accept and execute the Collective Bargaining Agreement between LFUCG and Fraternal Order of Police, Town Branch Lodge #83, on behalf Community Corrections Officers and Sergeants. Negotiated collective bargaining agreements are required to be placed before the Council for acceptance. The cost for this fiscal year is estimated to be \$786,000. The cost for future fiscal years will be \$1,680,300. Funds are budgeted. (L1371-15)(Barberie/Graham) p. 10-11
- h** **1383-15** Authorization to execute an agreement between the Lexington-Fayette Urban County Government and RubinBrown LLP for Accounting Services for the Historic Fayette County Courthouse Rehabilitation Project. The rehabilitation project will require specialized historic tax credit accounting expertise to complete. The contract amount is \$36,000. Funds are budgeted (L1383-15)(Hamilton) p. 12

**URBAN COUNTY COUNCIL
WORK SESSION
TABLE OF MOTIONS
November 3, 2015**

Mayor Gray called the meeting to order at 3:00pm. Council Members Kay, Stinnett, Moloney, Gibbs, Lamb, Farmer, Evans, Scutchfield, F. Brown, Mossotti, Bledsoe, Henson and Hensley were present. Council Members J. Brown and Akers were absent.

I. Public Comment – Issues on Agenda

II. Requested Rezoning/Docket Approval

Motion by Henson to approve the November 5, 2015 Council meeting docket. Seconded by Kay. Motion passed without dissent. Council Member Farmer voted no on item 11.

III. Approval of Summary

Motion by Stinnett to approve the October 27, 2015 summary. Seconded by Mossotti. Motion passed without dissent.

IV. Budget Amendments

Motion by Scutchfield to approve budget amendments. Seconded by Stinnett. Motion passed without dissent.

V. New Business

Motion by Scutchfield to approve new business. Seconded by Farmer. Motion passed without dissent.

VI. Continuing Business/Presentations

Motion by Stinnett to approve neighborhood development funds. Seconded by Kay. Motion passed without dissent.

Motion by Lamb to approve the vacation time carry over policy. Seconded by Henson. Motion passed without dissent.

VII. Council Reports

Motion by Bledsoe to place on the docket for the council meeting scheduled for November 5, 2015, a resolution authorizing the Mayor to execute change order No.

1 to the contract with Johnson Controls for the Fayette County Clerk HVAC Controls Renovation Project, increasing the contract price by the sum of \$14,921.00. Seconded by Farmer. Motion passed without dissent.

Motion by Bledsoe to place on the docket for the council meeting scheduled for November 5, 2015, a resolution authorizing the Mayor to execute Change Order No. 7 to the contract with Churchill McGee, LLC for the Public Safety Operations Center Phase 1B Renovation Project, increasing the contract price by the sum of \$29,274.86 and adding three additional calendar days to the construction schedule. Seconded by Henson. Motion passed without dissent.

Motion by Hensley to place on the docket for the council meeting scheduled for Thursday, November 5, 2015, a resolution naming the unnamed street that leads to the Council of Government's State Headquarters "Avenue of States". Seconded by Bledsoe. Motion passed without dissent.

Motion by Farmer refer the issue of electronic advertising devices to Planning & Public Safety committee. Seconded by F. Brown. Motion passed without dissent.

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

Motion by Mossotti to adjourn at 3:54pm. Seconded by Scutchfield. Motion passed without dissent.

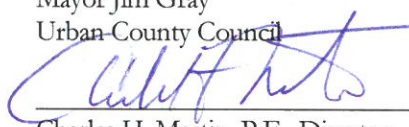


Lexington-Fayette Urban County Government
DEPARTMENT OF PUBLIC WORKS & ENVIRONMENTAL QUALITY

Jim Gray
Mayor

David Holmes
Commissioner

TO: Mayor Jim Gray
Urban-County Council

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

DATE: October 20, 2015

SUBJECT: Increasing the Contract Amount, Amending the Funding Source and Resolution #518-2014, to Include an Agreement with Advanced Mulching Technologies, Inc. DBA: EcoGro for Ecological Restoration Maintenance Services - Green Acres Stream Buffer Project.

Request

This is to request authorization to execute a three-year (with automatic two-year renewal, unless terminated) ecological restoration maintenance services agreement between LFUCG and Advanced Mulching Technologies, Inc. DBA: EcoGro to provide maintenance services for the Green Acres Stream Corridor Vegetative Buffer, RFP #31-2014. This agreement is in response to the post construction maintenance requirements of RFP #31-2014.

Purpose of Request

On September 11, 2014, by Resolution #518-2014, EcoGro was awarded a contract to complete the Green Acres Stream Corridor Ecological Restoration Project using grant funding provided by the Kentucky Infrastructure Authority for the purpose of improved water quality in the Green Acres area. This project and grant is now substantially complete except for the maintenance portion of the project which was included in the original scope of work but not funded in the awarded contract amount due to the "to be defined" maintenance requirement. This request is to authorize an amended agreement to include up to five years of maintenance and USACE permit reporting that will be managed by the Division of Water Quality.

Project Cost in FY16 and in Future Budget Years

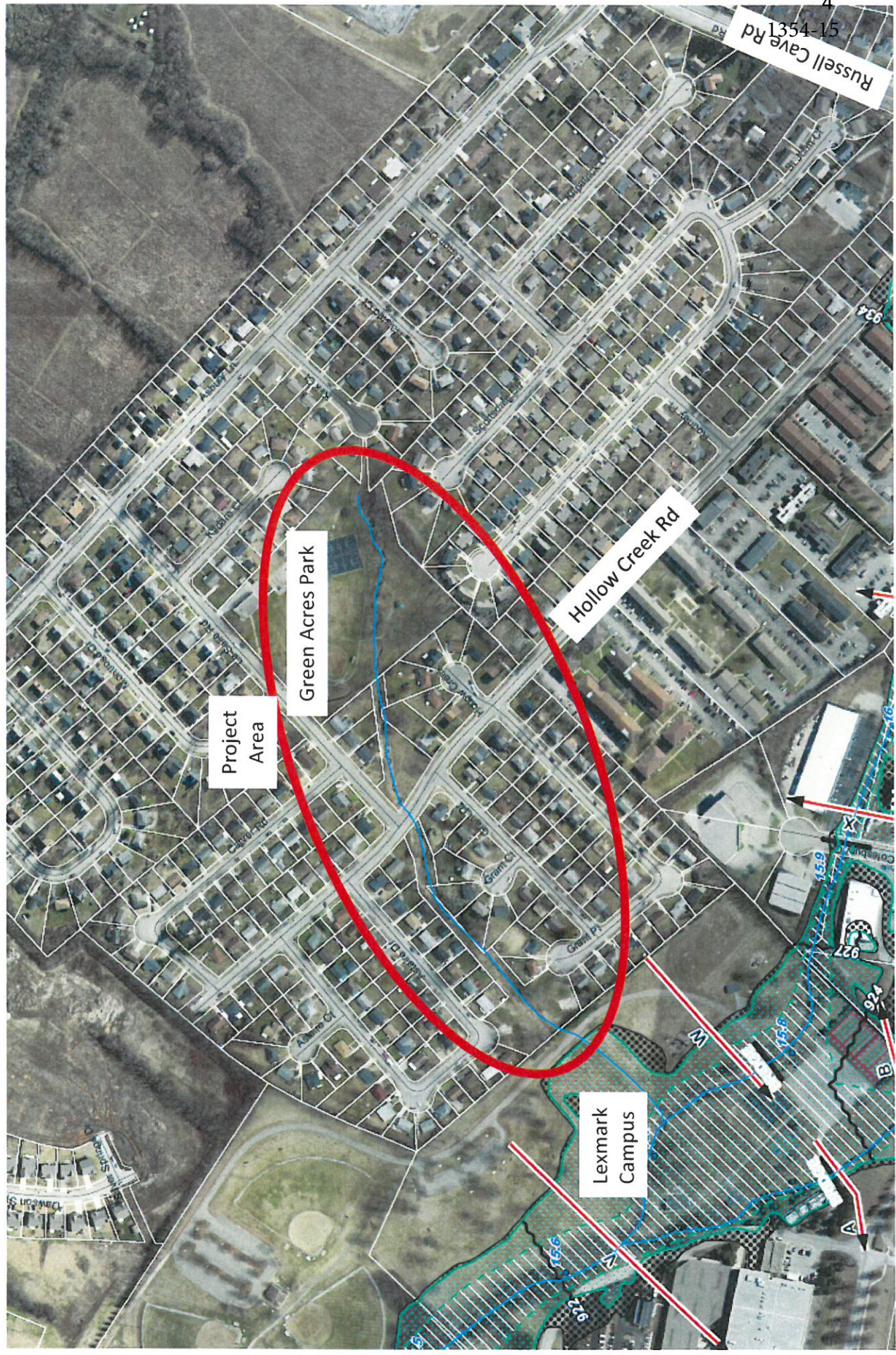
The quoted total fee for the first three years of maintenance services is \$49,325. The 2016 calendar year cost is \$20,075 and then yearly costs will decline. The final two calendar years (2019/2020) costs will be for an amount not to exceed \$12,870 per year. Total funding through FY21 is not to exceed \$75,065.

Are Funds Budgeted

Funds are budgeted in: 4052-303204-3321-71223.

Martin/Holmes

Green Acres Stream Corridor - Ecological Restoration Project





Lexington-Fayette Urban County Government
DIVISION OF GRANTS AND SPECIAL PROGRAMS

Jim Gray
Mayor

Sally Hamilton
CAO

TO: JIM GRAY, MAYOR
URBAN COUNTY COUNCIL

FROM: IRENE GOODING, DIRECTOR
DIVISION OF GRANTS AND SPECIAL PROGRAMS

DATE: October 27, 2015

SUBJECT: Grant for Purchase and Installation of a Multi-purpose Training Prop for
Division of Police

Request:

Request Council authorization to accept award of federal funds in the amount of \$100,000 from the Kentucky Office of Homeland Security for purchase and installation of a multi-purpose training prop for use by the Division of Police and other first responders under the 2015 State Homeland Security Grant Program.

Why are you requesting?

On June 18, 2015 (Resolution 380-2015), Council authorized submission of an application to the Kentucky Office of Homeland Security requesting federal funds for purchase of a multi-purpose training prop for the Hazardous Devices Unit in the Division of Police. The state agency is offering the LFUCG federal funds in the amount of \$100,000 for the purchase of a training prop. The modular training prop will be assembled from 40 foot steel cargo shipping containers and can be reconfigured to satisfy training needs (both residential and commercial), specifically for the use of robotics, explosive breaching and other bomb response tools. The Division of Police will partner with Bluegrass Airport who will provide space for the prop in their existing training facility.

What is the cost in this budget year and future budget years?

\$100,000 in grant funds is budgeted for Fiscal Year 2016. No matching funds are required. There is minimal cost for maintenance in future budget years.

Are the funds budgeted: BA 6979 is in process.

File Number: 1356-15

Director/Commissioner: Barnard/Bastin

Irene Gooding, Director



Lexington-Fayette Urban County Government
CHIEF ADMINISTRATIVE OFFICE

Jim Gray
Mayor

Sally Hamilton
CAO

TO: Mayor Jim Gray
Urban County Council

FROM: Phillip Stiefel *P.S.*
Director, Enterprise Solutions

CC: Chad Cottle
Deputy CIO

DATE: October 28, 2015

SUBJECT: Oblique/Aerial Imagery, Council approval for sole source provider

Request: To request Council approval for sole source provider (Pictometry International) for the lease of oblique aerial photography, viewing software, hosting services, traditional aerial photography, and supporting maintenance for three flight deliverables (2016, 2018, and 2020) funded over a six-year period (FY16 – FY21).

Why are you requesting? Multiple UCG businesses processes require on-going, updated geospatial information obtainable via aerial imagery. Examples include emergency response, storm water utility assessment, asset management, land use planning, permitting, and enforcement. Lexington's most recent deliverable was in 2013. Updated imagery is required to facilitate these processes.

Department needs this action completed because: Approval to enter an agreement with Pictometry will allow LFUCG to: acquire updated imagery, provide access to previously acquired imagery (2004, 2007, 2010, and 2013), and eliminate the possibility of reconfiguring multiple enterprise systems.

What is the cost in this budget year and future budget years? Total project cost is \$384,225.00

The cost for this FY is: FY 16 cost is \$63,969.50

The cost for future FY is:

FY 2017 =	\$63,105.50
FY 2018 =	\$64,287.50
FY 2019 =	\$64,287.50
FY 2020 =	\$64,287.50
FY 2021 =	\$64,287.50

Are the funds budgeted? Yes. 4204-505603-0001-71299

File Number: 1359-15

Director/Commissioner: Phillip Stiefel/Aldona Valicenti



Lexington-Fayette Urban County Government
DIVISION OF GRANTS AND SPECIAL PROGRAMS

Jim Gray
Mayor

Sally Hamilton
CAO

**TO: JIM GRAY, MAYOR
URBAN COUNTY COUNCIL**

**FROM: IRENE GOODING, DIRECTOR
DIVISION OF GRANTS AND SPECIAL PROGRAMS**

DATE: OCTOBER 29, 2015

**SUBJECT: Grant for Cyber Security Improvements for Division of Fire and
Emergency Services**

Request:

Request Council authorization to accept award of federal funds in the amount of \$7,000 from the Kentucky Office of Homeland Security for purchase of anti-virus software and network firewall device for the Division of Fire and Emergency Services under the 2015 State Homeland Security Grant Program.

Why are you requesting?

On June 18, 2015 (Resolution 380-2015), Council authorized submission of an application to the Kentucky Office of Homeland Security requesting federal funds for cyber security software to provide enhanced security against external cyber threats for the Division of Fire and Emergency Services. The state agency is offering the LFUCG federal funds in the amount of \$7,000 for this project.

What is the cost in this budget year and future budget years?

\$7,000 in federal funds is being budgeted for Fiscal Year 2016. No matching funds are required. No costs have been identified for future budget years.

Are the budget budgeted: BA 6987 is in process.

File Number: 1361-15

Director/Commissioner: Jackson/Bastin

Irene Gooding, Director



Lexington-Fayette Urban County Government
DIVISION OF GRANTS AND SPECIAL PROGRAMS

Jim Gray
Mayor

Sally Hamilton
CAO

TO: JIM GRAY, MAYOR
URBAN COUNTY COUNCIL

FROM: IRENE GOODING, DIRECTOR
DIVISION OF GRANTS AND SPECIAL PROGRAMS

DATE: OCTOBER 29, 2015

SUBJECT: Grant for Coded Key Card Entry System and video monitoring system for
Division of Fire and Emergency Services

Request:

Request Council authorization to accept award of federal funds in the amount of \$34,000 from the Kentucky Office of Homeland Security for purchase of key card entry systems and a video monitoring system at selected properties for the Division of Fire and Emergency Services under the 2015 State Homeland Security Grant Program.

Why are you requesting?

On June 18, 2015 (Resolution 380-2015), Council authorized submission of an application to the Kentucky Office of Homeland Security requesting federal funds for coded key card entry systems at Fire Stations #3 and #20 and the Fire Training Academy and for installation of video cameras to provide real time and recorded video monitoring of key points around Fire Station #1 for the Division of Fire and Emergency Services with the goal of enhancing security for property and personnel. The state agency is offering the LFUCG federal funds in the amount of \$34,000 for this project.

What is the cost in this budget year and future budget years?

\$34,000 in federal funds is being budgeted for Fiscal Year 2016. No matching funds are required. No costs have been identified for future budget years.

Are the budget budgeted: BA 6988 is in process.

File Number: 1362-15

Director/Commissioner: Jackson/Bastin

Irene Gooding, Director



Lexington-Fayette Urban County Government
DIVISION OF GRANTS AND SPECIAL PROGRAMS

Jim Gray
Mayor

Sally Hamilton
CAO

**TO: JIM GRAY, MAYOR
URBAN COUNTY COUNCIL**

**FROM: IRENE GOODING, DIRECTOR
DIVISION OF GRANTS AND SPECIAL PROGRAMS**

DATE: OCTOBER 30, 2015

**SUBJECT: Grant for Forcible Door Entry Training Prop for Division of Fire and
Emergency Services**

Request:

Request Council authorization to accept award of state funds in the amount of \$7,750 from the Kentucky Fire Commission for purchase of a forcible door entry training prop for the Division of Fire and Emergency Services

Why are you requesting?

The Kentucky Fire Commission has offered the LFUCG Division of Fire and Emergency Services state funds in the amount of \$7,750 for the purchase of a training prop designed to provide suppression personnel with hands on training regarding forcible door entry. The prop contains a variety of door security systems in use and can be rigged to simulate non-standard systems. The prop gives fire crews experience defeating actual systems they will encounter in the field.

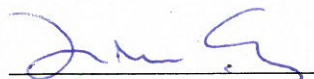
What is the cost in this budget year and future budget years?

\$7,750 in state funds is being budgeted for Fiscal Year 2016. No matching funds are required. No costs have been identified for future budget years.

Are the funds budgeted: BA 6991 is in process.

File Number: 1365 -15

Director/Commissioner: Jackson/Bastin


Irene Gooding, Director



Lexington-Fayette Urban County Government
DEPARTMENT OF LAW

Jim Gray
Mayor

Janet M. Graham
Commissioner

TO: Jim Gray, Mayor
Members, Urban County Council

FROM: Department of Law

DATE: November 2, 2015

RE: Collective Bargaining Agreement - Community Corrections Officers and Sergeants

Request:

The Department of Law, on behalf of the Division of Community Corrections, requests a Resolution accepting the Collective Bargaining Agreement between LFUCG and Fraternal Order of Police, Town Branch Lodge #83, on behalf of Community Corrections Officers and Sergeants. A copy of the Agreement which was ratified by the Lodge is attached. A final version of this document will be provided for the formal signing.

Why are you requesting?

This action is requested because the Council previously adopted Resolution No. 329-2011 (attached), which requires negotiated collective bargaining agreements to be placed before the Council for acceptance. Pursuant to the resolution, the summary statements regarding the impact of the agreement are also attached.

What is the cost in this budget year and future budget years?

This agreement, which is 4 years in length, is anticipated to cost an estimated \$786,000 in Fiscal Year 2016.

The agreement is anticipated to cost an estimated \$1,680,300 for each additional complete fiscal year.

Are the funds budgeted?

The FY2016 funds are budgeted in account #1101-14102-63811.

File Number: 1371-15.

Mayor Gray
November 2, 2015
Page 2

Director/Commissioner: Janet M. Graham, Commissioner of Law

Joe Scholler with the law firm of Frost Brown Todd, who was the lead negotiator for LFUCG on this matter, will be available at the November 10, 2015 Council work session to answer any questions related to this matter. Please contact me or Commissioner Janet M. Graham should you have any questions.



David Barberie
Managing Attorney



Lexington-Fayette Urban County Government
CHIEF ADMINISTRATIVE OFFICE

Jim Gray
Mayor

Sally Hamilton
CAO

TO: Jim Gray, Mayor
Sally Hamilton, CAO
Council Members

FROM: 
Jenifer Wuorenmaa, Administrative Officer, Sr.

DATE: November 4, 2015

SUBJECT: Acceptance of Proposal – RubinBrown LLP

Request

Authorization to execute an agreement between the Lexington Fayette Urban County Government (LFUCG) and RubinBrown LLP for Accounting Services for the Historic Fayette County Courthouse Rehabilitation Project. This is pursuant to the recommendation of the selection committee for RFP 38-2015.

Why are you requesting?

The Office of the Chief Administrator is requesting approval to engage RubinBrown LLP to assist us with the following services for the Historic Fayette County Courthouse Rehabilitation Project: Cost Certification Attest Services, Financial Modeling Services, and Compiled Financial Forecast Services. This project will require accounting expertise in historic tax credit financing. RubinBrown LLP will express an opinion about whether the Cost Certifications are presented fairly, in all material respects, in conformity with the basis of accounting and reporting practices prescribed by the Internal Revenue Code.

What is the cost in this budget year and future budget years?

The cost for this FY is: Contract total is: \$36,000

The cost for future FY is: NA

Are the funds budgeted? Yes

Account number: 2606-133002-0001-90511-2016-OLD_COURT_2016

File Number: 1383-15

Director/Commissioner: Sally Hamilton, Chief Administrative Officer



Planning & Public Safety Committee

October 13, 2015

Summary and Motions

Vice Chair Scutchfield called the meeting to order at 1:00 p.m. Committee Members Akers, Bledsoe, Farmer, Gibbs, Henson, Kay, Lamb, Mossotti, Scutchfield and Stinnett were present. Council Members F. Brown, Hensley and Moloney were also in attendance. Chair Mossotti was absent.

I. September 8, 2015 Committee Summary

Farmer stated there are two corrections to be made to the summary on page 3. The first, that "Chief Famer" should be changed to "Chief Farmer" and the second that "Mike Scanner" should be changed to "Mike Sanner".

A motion was made by Farmer to approve corrections to the summary on page 3, seconded by Kay. The motion passed without dissent. Akers was absent for the vote.

A motion was made by Bledsoe to approve the September 8, 2015 Planning and Public Safety Committee Summary as amended, seconded by Farmer. The motion passed without dissent. Akers was absent for the vote.

II. Drones (Unmanned Aircraft Systems – UAS)

Moloney stated his desire for the Committee to discuss who is eligible to fly drones in Fayette County and who would be liable for damages occurred in drone related accidents. Moloney stated his concern for individuals using drones recklessly, noting specifically the areas around schools and airports.

CAO Sally Hamilton stated she will look into the legal ramifications of drones and email the findings to Council.

Mark Barnard, Chief of Police informed Council of their findings. Barnard noted the 5 mile radius around the airport is enforced by the FAA and that drone use in this area must be requested from and coordinated with the FAA. Barnard noted there are not many rules and regulations for the public regarding drones and that it is an evolving issue across the nation.

In response to questions from Moloney, Barnard stated there is a smaller perimeter around hospital helipads which is less than the 5 mile drone-free radius required around airports. He stated the FAA is stepping up their regulatory authority over drones and are easing into the issue. He noted there are KRS laws that apply to some situations and cautioned against drafting new legislation without a full understanding of the issue. It was noted that Traffic Engineering

has a drone which can be used to access traffic accidents and other events and that Police is looking into ways they will implement drones into their duty, also.

Moloney stated his concern for drones to fall into the wrong hands, and suggested the possibility of requiring registration and other safety measures.

Stinnett noted that there may not be drone specific regulations but there is still enforcement for using the drones irresponsibly. Chief Barnard stated this is correct. Stinnett stated citizens can report the wrongful use of a drone through the same channels they would report any criminal activity.

Stinnett inquired if there is any upcoming state legislation that will affect the Police Department's ability to use drones. Chief Barnard stated there is one which will consider the use of drones by law enforcement and other entities.

Hensley noted that this is a constantly evolving issue and that they should be cautious not to create legislation that attempts to regulate airspace, noting this is the purview of the federal government. Hensley noted he feels the best action the city could take would be to educate the public.

In response to a question from Moloney, Commissioner Janet Graham stated the Law Department would need to know specifically what the Council would like to do, and then could look into which government agency would be responsible. Graham stated she is happy to look into this.

III. Insurance for Fireworks Displays

Bledsoe gave an update of the Insurance for Firework Displays. Fire Chief Farmer gave an overview of the updates to the document, noting there were no significant changes aside from the insurance amounts. Bledsoe stated city sponsored event will now require \$5M; events on city property will require \$5M, as will events on public roadway. Private entities that have an event on private property will have a \$2M insurance requirement.

IV. Code Compliance Assistance

Jonathan Hollinger, from Planning, gave a presentation of the Code Compliance Assistance program.

Gibbs noted the number of estimates needed could be excessive. Hollinger stated they considered a housing abatement program and noted that doing work to a structure created legal concerns for the City. He further stated they have considered having homeowners submit a cost list for items such as painting and allow homeowners to complete work themselves.

Bledsoe inquired if the program would include renters, and Hollinger stated it would only apply to homeowners. Bledsoe stated she feels the income requirement may be too low. Hollinger

stated they can look at this, but noted it could be a wise policy decision to keep the amount tied to the poverty level. Bledsoe stated she would like to see what the amount would be if it were Lexington specific and stated she would like to see this item move forward.

Kay inquired if there are sufficient funds. Hollinger stated the proposal would have an effect on the amount of nuisance abatement that can be done. Kay stated he would not like to see the abatement funds depleted, as he feels this is an important fund. Kay further inquired about the number of civil penalties that are levied civil fines. Hollinger stated he would send this number to Kay. Kay inquired if the funds generated by these civil penalties could be used for this program. Hollinger stated he believes these funds currently roll back into the General Fund as revenue and that they could look into this possibility.

Henson inquired about the fund amount to which Hollinger replied that last year they spent slightly over \$100,000, which is the current year's budget allocation. Henson inquired if they would need to find additional funds for the nuisance abatement program. Hollinger stated they may need to find an alternative funding source. In response to a question from Henson, Hollinger stated the program will be for code violations that cannot be abated. Henson stated her concern for citizens who are disabled or elderly and cannot physically take care of their violations and she expressed her support for the program.

Akers noted research about funding options for similar programs in other cities. She inquired if individuals can lose their homes due to code violations. Hollinger replied that they can if they go unrepaired and become civil penalties and then to liens against the property. He noted that when those go unpaid the government can initiate a foreclosure of the property. Akers inquired if the nuisance abatement is income dependent and Hollinger replied that it is not. Akers inquired about people who could not afford the payment upfront. Hollinger stated that typically the reimbursements are given after the work is done, but they can look into other options. Hollinger stated they have a list of contractors who have agreed to use the same fee. Akers stated she would like to see them look at the poverty limits in other cities. Akers also noted the Vacant Property Commission will generate funds in the coming years and this program may be a good use for the funds.

Kay stated he would like the Committee to look at other issues related to code enforcement, and that he would like to have more information about homeowners and landlords and how often are penalties assessed. Kay further stated his concern about signs in medians.

Akers stated her agreement that they need to have more conversation about code enforcement and stated her desire to see the program move forward.

A motion was made by Akers to move forward with the pilot project as proposed, seconded by Henson. The motion passed without dissent.

F. Brown mentioned the 50% match program for sidewalk repairs and inquired about the dollar amount and its status. Hollinger stated it is at \$75,000 and is being exhausted. There was discussion about the process.

V. Items Referred

A motion was made by Akers to remove Assistance to Low Income Homeowners with Code Compliance from Committee, seconded by Farmer. The motion passed without dissent.

A motion was made by Henson to remove Merge DEM with Fire from Committee, seconded by Farmer. The motion passed without dissent.

A motion was made by Stinnett to remove Scrap Metal Dealers from Committee, seconded by Farmer. The motion passed without dissent.

A motion was made by Farmer to remove Armstrong Mill Small Area Plan from Committee, seconded by Akers. The motion passed without dissent.

A motion was made by Henson to remove Cardinal Valley Small Area Plan from Committee seconded by Farmer. The motion passed without dissent.

A motion was made by Bledsoe to remove Fireworks Display from Committee, seconded by Farmer. The motion passed without dissent.

A motion was made by Farmer to remove Drones from Committee, seconded by Akers. The motion passed without dissent.

A motion was made by Kay to add Code Enforcement to the Items Referred, seconded by Akers. The motion passed without dissent.

There was public comment on the issue of the Taxi Cab Ordinance.

A motion was made by Bledsoe to adjourn, seconded by Akers. The motion passed without dissent.

The meeting was adjourned at 2:12 p.m.

D.S. 10.22.2015

Commercial Corridor Study

Euclid Avenue & South Limestone

Council Work Session

November 10, 2015

Background

- Study was commissioned in 2014 by the Department of Planning, Preservation, and Development at a cost of \$75,000.
- The project team included LFUCG, the Downtown Development Authority, and the University of Kentucky.
- The consultant team included MKSK, Development Strategies, and EHL.



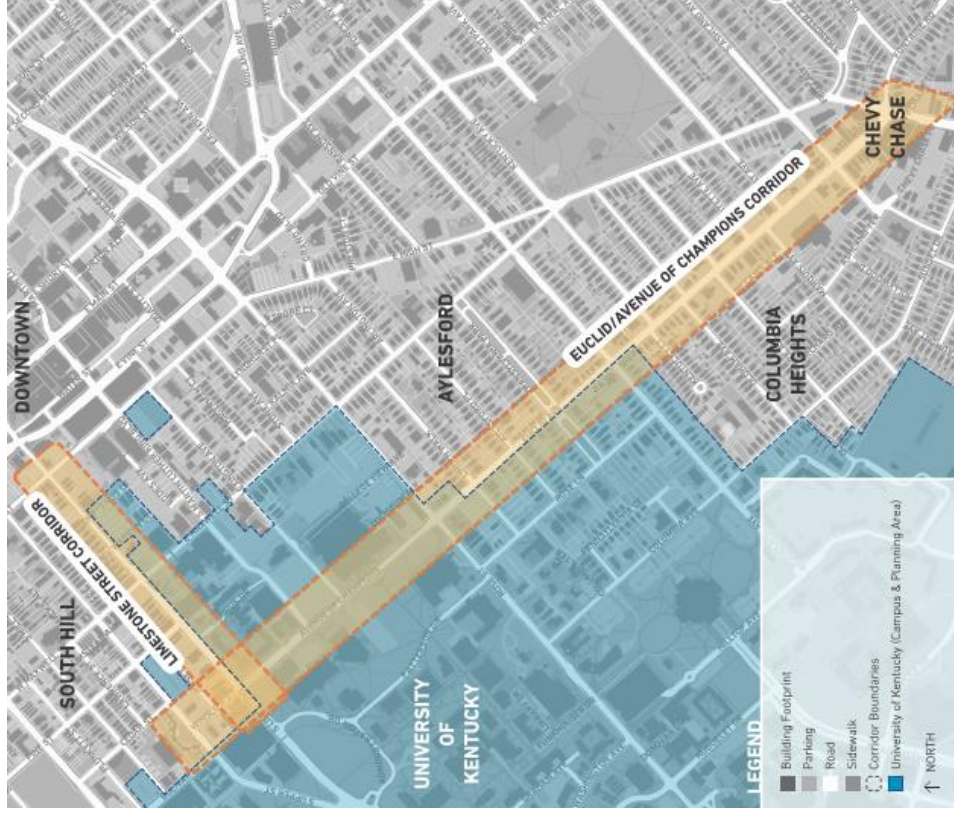
Background

- This is not a small area plan.
 - No zoning recommendations.
 - Not adopted into the Comprehensive Plan.
- Identify market and data-driven opportunities to fully realize the potential of these corridors.
- Create an actionable plan for implementation.
- Create a vibrant gateway between downtown, campus, and established close-in neighborhoods.



Study Area

- Euclid Avenue and Avenue of Champions
 - High Street to Upper Street
- South Limestone
 - Avenue of Champions to High Street



Study Outline

- Existing Conditions Analysis
 - Land and building use, infrastructure, retail and residential inventory.
- Opportunities Analysis
 - Market study, potential retail and residential opportunities, market strategies.
- Implementation Strategy
 - Key opportunities, implementation roles, and timeline.



Public Engagement

- Met with neighborhoods, students, business owners, and commercial brokers.
- Highlights:
 - Protect neighborhood character from conversion to student housing.
 - Create diverse housing options for young professionals, graduate students, and other groups.
 - Create shopping, neighborhood services, and dining destinations that serve neighborhoods and students.
 - Improve pedestrian experience on Euclid, viewed as unsafe.
 - Create parking options that prevent encroachment into neighborhoods.
 - Preserve space for local business.
 - Concern about the disruption of major construction.



Market Analysis

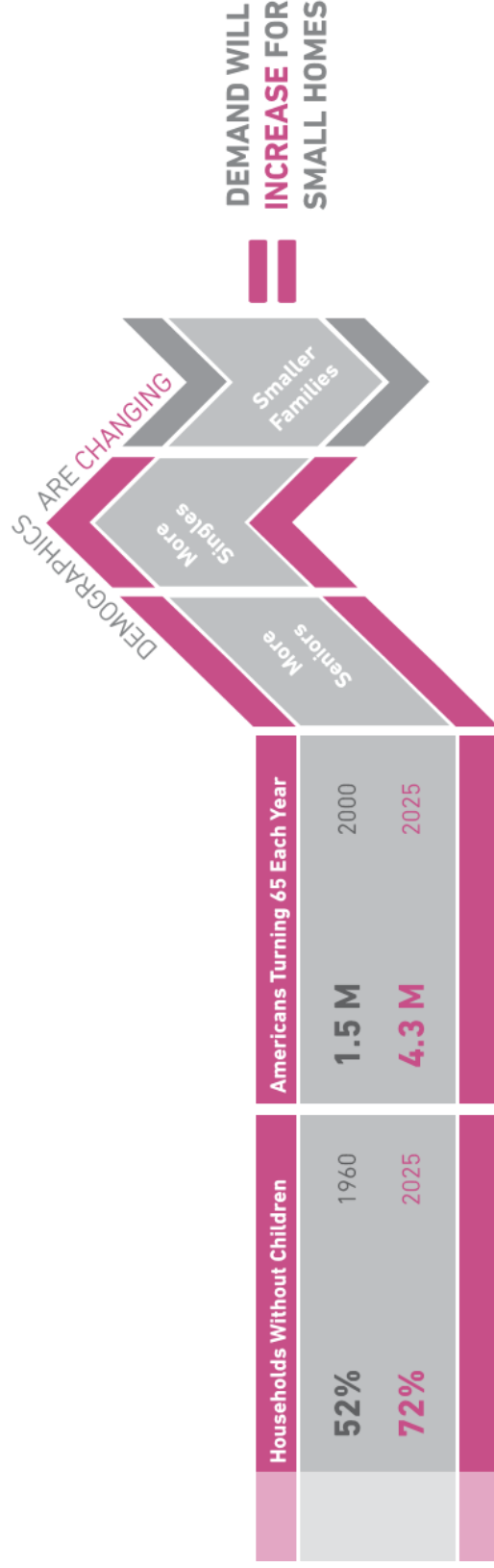
- Residential and Retail Market Study
 - Supply and Demand
 - Demographics
 - Site constraints
 - Consider primary area and other local options
- Strategies
 - Development typologies and feasibility testing.



Market Analysis

Demographics

- Demographics are changing housing preferences.



Market Analysis

Residential Opportunities

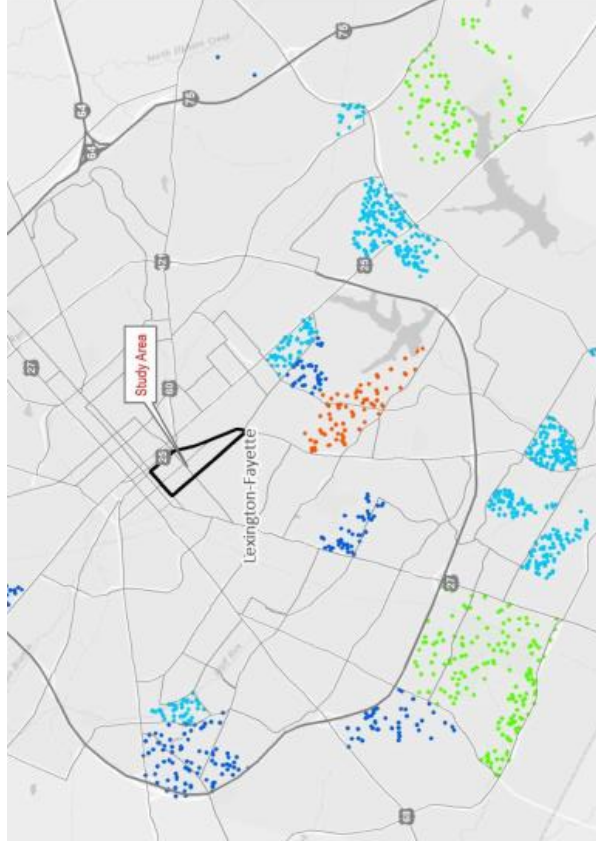
- **Established Households**
 - Reinvestment could create a more affordable alternative to nearby, highly sought after neighborhoods
- **Young professionals**
 - Owner-occupied condos
 - Rental units
- **Undergraduate and graduate students**
 - Quality housing options on or near campus



Market Analysis

Demographics

- Demographics are changing shopping preferences.
 - One-Third of suburban residents would prefer to live somewhere walkable.
 - 88% of millennials want to be in an urban setting



Market Analysis

Retail Opportunities

- Retail needs are being met by suburban shopping centers, opportunities exist to create urban shopping closer to home
- Competitive opportunities exist for an urban grocer specializing in fresh foods, apparel, and fast casual restaurants
- Near campus pharmacy and art supply stores are unmet needs



Market Strategies

Residential Development Types



**Market Rate
Undergraduate Housing**



**Graduate/Professional
Housing**



**Off-Campus University
Housing**



**Young Professional
Condo**

Rent/ Square Foot:	Rent/ Square Foot:	Rent/ Square Foot:	Sale Price/ Square Foot:
\$1.50	\$1.45	\$3.20	\$190
Avg. Unit Size (SF)	Avg. Unit Size (SF)	Avg. Unit Size (SF)	Avg. Unit Size (SF)
825	600	560	1,150
Units/Acre	Units/Acre	Units/Acre	Units/Acre
45-70	40-70	40	25-45
Parking Spaces/Unit	Parking Spaces/Unit	Parking Spaces/Unit	Parking Spaces/Unit
2.0	1.25	2.0	2.0
Development Costs/Sq. Ft. With Structure	Development Costs/Sq. Ft. With Structure	Development Costs/Sq. Ft. With Structure	Development Costs/Sq. Ft. With Structure
\$150	\$150	\$230	\$160
With Surface Parking	With Surface Parking	With Surface Parking	With Surface Parking
\$120	\$120		\$130



Market Strategies

Retail Development Types

Anchor Retail/Garage	Boutique Hotel	Retail
		
Monthly Revenue/ Space: \$120-\$240 Parking Spaces/s.f. 4/1,000 s.f. GLA Development Costs/Space With Structure \$15,000 - \$20,000	Room Rate/Night: \$150 Occupancy Rate 70% Development Costs/ s.f. With Structure \$195	Lease Rate/s.f. Chain \$20-\$25 Lease Rate/s.f. Local \$12-\$16 Development Costs/s.f. \$120-\$150 Spaces/1,000 s.f. GLA 2.0



Market Strategies

Corridor Segments

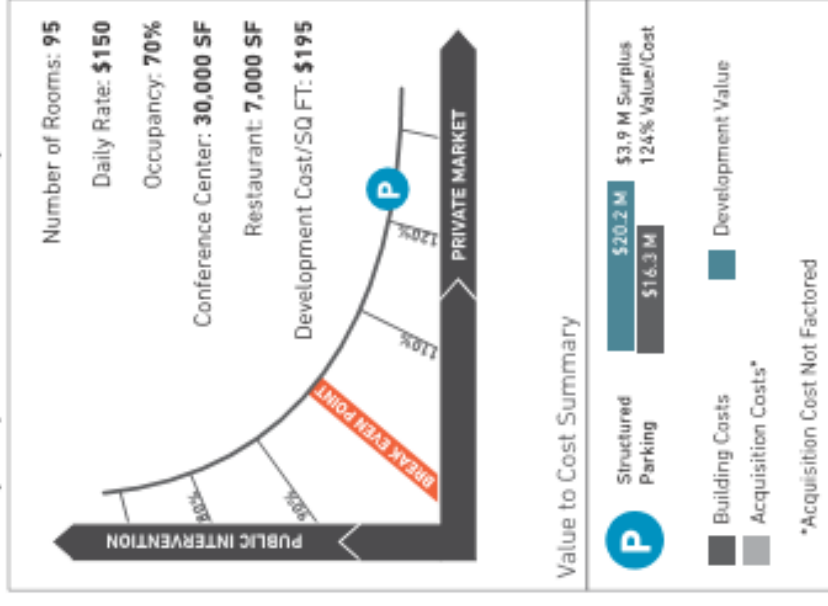


Market Strategies

Development Testing Example



Summary of Inputs & Break-Even Analysis



Implementation Recommendations

- Invest in Place
- Support Neighborhood Investment
- Create Strategic Development Opportunities



Implementation Partners

- Invest in Place
 - University of Kentucky
 - LFUCG
- Support Neighborhood Investment
 - University of Kentucky
 - LFUCG
- Create Strategic Development Opportunities
 - University of Kentucky
 - Downtown Development Authority



Invest in Place

Key Projects

- UK is developing a new student center and residence halls on Avenue of Champions
- Total investment of \$325 million.



Invest in Place

Key Projects

- Streetscape design is underway:
 - Scope of work includes public engagement, design of new streetscape, utility burial analysis, corridor branding and amenities packages.
- Sanitary sewer improvements planned for 2019.



Support Neighborhood Investment

Key Projects

- UK is examining faculty, staff, and graduate student housing programs.
- LFUCCG is examining a commercial design overlay based on the ND-1 framework.



Strategic Development Opportunities

Key Projects

- DDA is leading a strategic working group to create leasing strategies and carry out implementation of the study.
- UK and DDA are identifying strategic development opportunities near campus.
- UK and DDA are recruiting private sector development partners



Questions?