

Lexington-Fayette Urban County Government

*200 E. Main St
Lexington, KY 40507*



Tuesday, April 21, 2026

3:00 PM

Packet

Council Chamber

Urban County Council Work Session

Lexington-Fayette Urban County Council
Schedule of Meetings
April 20 - 27, 2026

Monday, April 20

Environmental Quality and Public Works FY27 Budget Link.....12:30 p.m.
Government Center – Caucus Room, 2nd Fl.

Tuesday, April 21

Budget Committee of the Whole (COW).....1:00 p.m.
Government Center – Council Chamber, 2nd Fl.

Council Work Session.....3:00 p.m.
Government Center – Council Chamber, 2nd Fl.

Wednesday, April 22

CAO and Housing Advocacy and Community Development FY27 Budget Link.....1:30 p.m.
Government Center – Caucus Room, 2nd Fl.

Thursday, April 23

Boards and Commissions Subcommittee.....10:30 a.m.
Government Center – Conference Room, 5th Fl.

Social Services and Public Safety FY27 Budget Link.....1:30 p.m.
Government Center – Caucus Room, 2nd Fl.

Friday, April 24

Social Services and Public Safety FY27 Budget Link.....12:30 p.m.
Government Center – Caucus Room, 2nd Fl.

Monday, April 27

No Meetings

Lexington-Fayette Urban County Council
Work Session Agenda
April 21, 2026

- I. Public Comment - Issues on Agenda**
- II. Requested Rezoning/ Docket Approval - No**
- III. Approval of Summary - Yes**
 - a. Table of Motions: Council Work Session, April 14, 2026, p. 1-2
- IV. Budget Amendments - No**
- V. Budget Adjustments - For Information Only - No**
- VI. New Business - Yes, p. 3-13**
- VII. Communications From the Mayor – Appointments - No**
- VIII. Communications From the Mayor – Donations - No**
- IX. Communications From the Mayor – Procurements - No**
- X. Continuing Business/ Presentations - Yes**
 - a. Council Capital Projects, April 21, 2026, p. 14
 - b. Presentation: Opioid Abatement Funds Spending Plan, p. 15-23
 - c. Presentation: Lexington & Fayette County Parking Authority FY27 Proposed Budget, p. 24-36
- XI. Council Reports**
- XII. Public Comment - Issues Not on Agenda**
- XIII. Adjournment**

Administrative Synopsis - New Business Items

- a** **0264-26** Authorization to approve an agreement with Kona Ice for mobile frozen treat vending concessions at Lexington Parks & Recreation aquatic facilities and splash pads during the 2026 season, for one (1) year with two (2) optional renewals. The vendor will pay 30% of gross sales (minus sales tax) to LFUCG, with a minimum guarantee of \$5,000 or 30% of total sales, whichever is greater. (L0264-26)(Conrad/Ford), p. 3
- b** **0284-26** Authorization to initiate the attached Statement of Work (SOW) with I/O Solutions, Inc., a sole source provider, for the police promotional process in the Division of Police at a cost not to exceed \$81,000. Funds are requested in the FY 2027 Budget. (L0284-26) (George/Hamilton), p. 4
- c** **0292-26** Authorization to approve a 3-year AED Lease renewal agreement with CINTAS utilizing an Omnia Partners Cooperative Contract. The annual rental cost for the lease of the AED Units is \$13,716.00. Funds are included in FY 2027 Mayor's Proposed Budget. (L0292-26)(Sanders/Martin), p. 5
- d** **0293-26** Authorization to approve Change Order No.1 for Future North Elkhorn Pump Station Survey & Easement Services (R-493-2025). Increasing the contract amount with Banks Engineering Inc. by \$4,500 from \$37,900 to \$42,400. Funds are budgeted. (L0293-26)(Sanders/Martin), p. 6-9
- e** **0306-26** Authorization to declare LFUCG property located at 2002 Family Circle as surplus property, and to convey ownership of the property to Liberty Station, LLC. The parcel located at 2002 Family Circle is approx. 0.52 acres and is referenced in the LFUCG Vacant Land & Greenspace Inventory as ID# 1710. Transferring ownership will reduce landscaping maintenance costs to LFUCG. LFUCG agrees to transfer ownership of the property at the cost of \$1.00. (L0306-26)(Ford), p. 10-11
- f** **0309-26** Authorization to execute an agreement with ESPN Radio Lexington, KY for radio advertising for LFUCG golf courses at a cost of zero (\$0.00) dollars, in exchange for providing rounds of golf, from the date of execution through October 31st, 2026. (L0309-26)(Conrad/Ford), p. 12
- g** **0310-26** Authorization to execute a second amendment to the agreement with REACH, Inc. under the HOME Investment Partnerships Program (Reso. 256-2023) to further improve affordability for first-time homebuyers, by increasing the subsidy amount to \$50,000 per household and loans will be deferred as long as households remain in the home during the required period of affordability, determined by HUD. No budgetary impact. (L0310-26)(Reynolds/Lanter), p. 13

**URBAN COUNTY COUNCIL
WORK SESSION
TABLE OF MOTIONS
April 14, 2026**

Mayor Gorton called the meeting to order at 3:31 p.m. Vice Mayor Wu and Council Members Brown, Ellinger II, Morton, Lynch, Eblen, Curtis, Sheehan, Higgins-Hord, Hale, Beasley, Baxter, Sevigny, Reynolds, and Boone were present.

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

Motion by Sheehan to approve the April 16, 2026 Council Meeting Docket. Seconded by Ellinger. Motion passed without dissent (as amended).

Motion by Baxter to place on the docket for the April 16, 2026, Council meeting a Resolution authorizing the Mayor to execute a Site-Specific Agreement with the Jessamine-South Elkhorn Water District, Fuqua Acquisitions II, LLC and Gateway Lofts Stonedale, LLC, to provide sanitary sewer conveyance and treatment capacity to portions of property in Jessamine County. Seconded by Reynolds. Motion passed without dissent.

Motion by Eblen to place on the docket for the April 16, 2026 Council Meeting, an Ordinance modifying the conditional zoning restrictions to allow additional principal, accessory, and conditional uses in the existing Corridor Business (B 3) zone for 1.16 net (1.88 gross) acres, for property located at 532 and 550 South Broadway and 659 Plunkett St., without a public hearing. Seconded by Wu. Motion passed without dissent.

- III. Approval of Summary

Motion by Baxter to approve the March 24, 2026 Table of Motions. Seconded by Reynolds. Motion passed without dissent.

- IV. Budget Amendments

Motion by Wu to approve Budget Amendments. Seconded by Baxter. Motion passed without dissent (as amended).

Motion by Brown to amend the list of budget amendments on pages 3-5 of the Work Session packet to add additional budget amendments to clean up budget overages and provide for needed expenditures as we near year-end. These BAs are all budget neutral (no fund balance impact) and will provide funds for risk insurance in the General, Urban, Sewer and Water Quality Funds; provide funds for General Funds for Acella software, conference support, fleet welding and other fleet repair equipment; and provide funds for art maintenance by recognizing funds from Bluegrass Community Foundation. Seconded by Baxter. Motion passed without dissent.

- V. Budget Adjustments – For Information Only

VI. New Business

Motion by Wu to approve New Business. Seconded by Baxter. Motion passed without dissent.

VII. Communications from the Mayor- Appointments

Motion by Wu to approve Communications from the Mayor- Appointments. Seconded by Baxter. Motion passed without dissent.

VIII. Communications from the Mayor- Donations

Motion by Reynolds to approve Communications from the Mayor- Donations. Seconded by Curtis. Motion passed without dissent.

IX. Communications from the Mayor- Procurements

Motion by Baxter to approve Communications from the Mayor- Procurements. Seconded by Curtis. Motion passed without dissent.

X. Continuing Business/Presentations

Motion by Wu to approve Council Capital Projects, April 14, 2026. Seconded by Ellinger. Motion passed without dissent.

Councilmember Reynolds provided a summary of the March 17, 2026 Social Services and Public Safety Committee meeting. There were no motions to report.

Motion by Boone to authorize and direct the Division of Water Quality to proceed with negotiations for easements and take other preliminary related steps towards implementing the proposed Mint Lane Pump Station sewer project at its existing location (adjacent to Dunbar High School). Seconded by Brown. Motion failed 4-9 (yes: Brown, Ellinger, Eblen, and Boone; no: Wu, Lynch, Curtis, Sheehan, Higgins-Hord, Hale, Baxter, Sevigny, and Reynolds; Morton abstained; Beasley was absent for the vote).

Motion by Boone to place the Mint Lane Pump Station Study in the Environmental Quality & Public Works Committee for further review. Seconded by Morton. Motion failed 4-9 (yes: Brown, Ellinger, Morton, and Boone; no: Wu, Lynch, Eblen, Curtis, Sheehan, Higgins-Hord, Baxter, Sevigny, and Reynolds; Hale abstained; Beasley was absent for the vote).

Council agreed to have a second *Mint Lane Pump Station Relocation Study* presentation at Work Session on April 28, 2026.

XI. Council Reports

XII. Public Comment – Issues Not on Agenda

XIII. Adjournment

Vice Mayor Wu adjourned the meeting at 6:25 p.m.

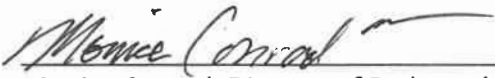
MAYOR LINDA GORTON



LEXINGTON

MONICA CONRAD
DIRECTOR
PARKS & RECREATION

TO: Linda Gorton, Mayor
Sally Hamilton, CAO
Urban County Council Members

FROM: 
Monica Conrad, Director of Parks and Recreation

DATE: April 14, 2026

SUBJECT: Agreement with Kona Ice for Mobile Frozen Treat Vending Concessions (RFP 05-2026)

Request:

This is a request for Council approval to enter into an agreement with Kona Ice for mobile frozen treat vending concessions at Lexington Parks & Recreation aquatic facilities and splash pads. Kona Ice proposes to provide concession services at multiple locations including aquatic centers and splash pads during the 2026 season. The vendor will pay 30% of gross sales (minus sales tax) to LFUCG, with a minimum guarantee of \$5,000 or 30% of total sales, whichever is greater. The agreement term will be for one (1) year with two (2) optional renewals. LFUCG, through the Mayor or the Mayor's designee, may terminate this Agreement for any reason whatsoever by providing Organization with at least thirty (30) days advance written notice.

Purpose:

The purpose of this agreement is to provide high-quality mobile frozen treat concessions at aquatic facilities and splash pads to enhance the guest experience while generating revenue for Parks & Recreation.

Budgetary Implication:

Revenue for this FY is: \$5,000 annually (or 30% of sales, whichever is greater)
Revenue for future FY is: \$5,000 annually (or 30% of sales, whichever is greater) through FY29

Are the funds budgeted?

The funds are budgeted in: 1101-707606-7601-46720-775

File Number: 0264-26

Director/Commissioner: Monica Conrad/Chris Ford



MAYOR LINDA GORTON

**LEXINGTON**GLENDA HUMPHREY GEORGE
DIRECTOR
HUMAN RESOURCES**M E M O R A N D U M**

TO: Linda Gorton, Mayor
Sally Hamilton, Chief Administrative Officer
Council Members

FROM: 
Glenda Humphrey George, Director
Division of Human Resources

DATE: April 2, 2026

SUBJECT: Authorization for Statement of Work – I/O Solutions

Request:

We request authorization to initiate the attached Statement of Work (SOW) with I/O Solutions, Inc. for the police promotional process in the Division of Police.

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

The cost is not to exceed \$81,000 and funds are requested for FY27 in the division's Professional Services/Police account (1101-160502-1821-71299).

File Number: 0284-26

Director/Commissioner:

Glenda Humphrey George/Sally Hamilton

If you have questions or need additional information, please contact Alana Morton (859) 258-3037.



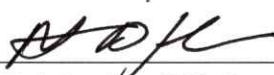
MAYOR LINDA GORTON



LEXINGTON

CHARLES H. MARTIN, P.E.
DIRECTOR
WATER QUALITY

TO: Mayor Linda Gorton
Urban County Council

FROM: 
Mark Sanders, P.E., Interim Director
Division of Water Quality

DATE: April 1, 2026

SUBJECT: AED Three Year Lease Renewal

Request

The Division of Water Quality is requesting approval to utilize an Omnia Partners Cooperative Contract to renew the lease for AED (Automatic External Defibrillator) units in the various division facilities. The annual cost to lease these AED units is \$13,716. This contract was previously held under Resolution number 345-2023.

Purpose of Request

The lease for AED units allows the Division of Water Quality to continue to provide potential lifesaving equipment for employees in various division facilities. Utilizing this lease allows for the third party vendor (Cintas) to provide the units as well as ongoing maintenance including unit testing and pad and battery replacement.

A majority of Water Quality staff receive First Aid/CPR training every two years which includes the use of AED units.

The Omnia Partners Cooperative Contract is similar to a state master agreement; the Division of Water Quality utilized this contract for the previous lease agreement.

Project Cost in FY2027 budget year and future budget years

Funds for the AED lease program were included in the FY2027 budget. The proposed lease will be \$13,716 for the next calendar year.

Are Funds Budgeted

FY2027 funds for this lease are budgeted in 4002-303401-3402-75101

Director/Commissioner

Sanders/Martin



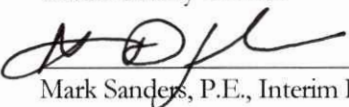
MAYOR LINDA GORTON



LEXINGTON

CHARLES H. MARTIN, P.E.
DIRECTOR
WATER QUALITY

TO: Mayor Linda Gorton
Urban County Council

FROM: 
Mark Sanders, P.E., Interim Director
Division of Water Quality

DATE: April 2, 2026

SUBJECT: Change Order No. 1 to Contract No. 306-2025
Future North Elkhorn Pump Station Survey and Easement Services (R-493-2025)

Request

The Division of Water Quality requests authorization to execute Change Order No. 1 to the agreement with Banks Engineering Inc. for the North Elkhorn Pump Station Survey and Easement Services, increasing the contract amount by \$4,500.00 from \$37,900.00 to \$42,400.00.

Purpose of Request

The requested change is to obtain a boundary survey for a separate Tract 2 adjacent to primary Tract 1 parcel identified for the future North Elkhorn pump station / wet weather storage complex (Consent Decree RMP Project NE-1). The additional survey work includes plat information and details needed for consolidation of Tract 1 and Tract 2, and to depict an additional 30' wide permanent sanitary sewer easement to the property line.

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

The cost for this FY is: \$4,500.00
The cost for future FY is: N/A

Are the funds budgeted?

The funds are budgeted in: 4003 303408 3466 92811 2026 PWSW_ NEPSTANK26 CONSENT_DE

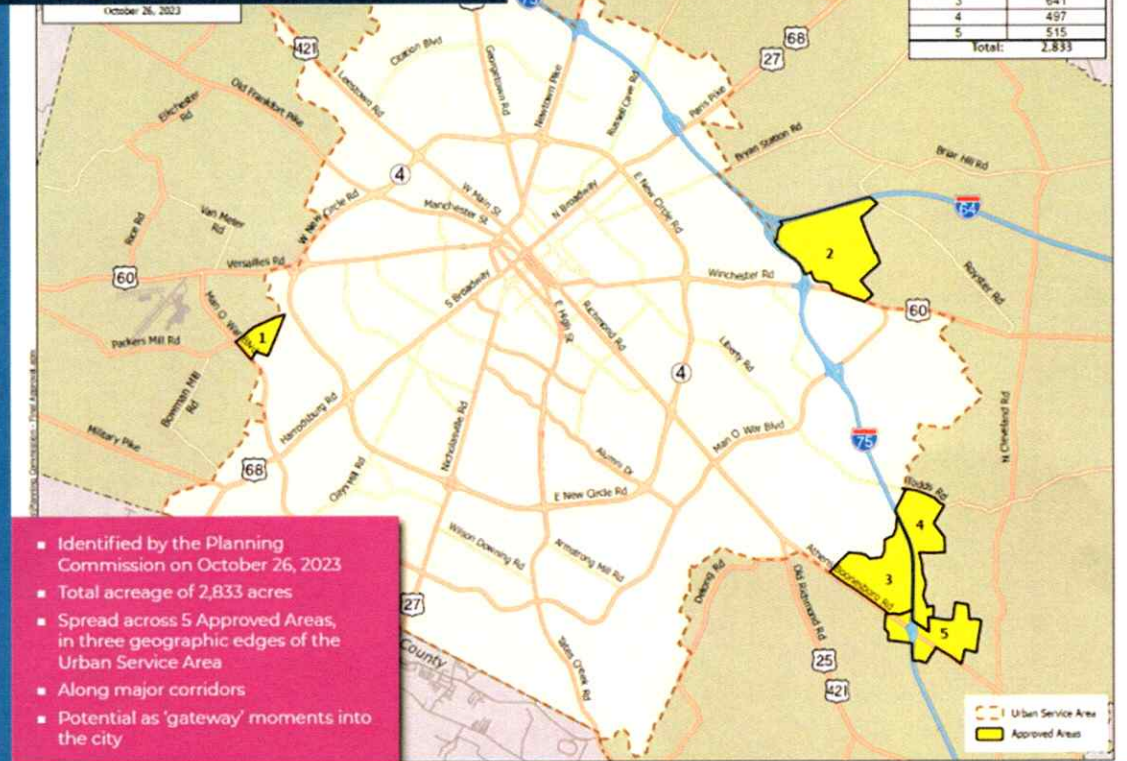
Sanders / Martin



LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT CONTRACT CHANGE ORDER Page 1 of 2			
To (Contractor): Banks Engineering Inc. 1211 Jessamine Station Nicholasville, KY 40356		Date:	March 23, 2026
		Project:	Future North Elkhorn PS Survey & Easement Services
		Location:	
		Contract No.	306-2025
		Original Contract Amt.	\$37,900.00
		Cumulative Amount of Previous Change Orders	
		Percent Change - Previous Change Orders	0.00%
		Total Contract Amount Prior to this Change Order	\$37,900.00
		Change Order No.	1
You are hereby requested to comply with the following changes from the contract plans and specification;			
Current Change Order			
Item No.	Description of changes-quantities, unit prices, change in completion date, etc.	Decrease in contract price	Increase in contract price
1	1941 Hume Road Tract 2 Boundary Survey		\$2,500.00
2	Additional Plat Information and Details		\$2,000.00
3	Additional 30' Easement to Property Line		
	Total decrease	\$0.00	
	Total increase		\$4,500.00
	Net Amount of this Change Order	\$4,500.00	
	New Contract Amount Including this Change Order	\$42,400.00	
	Percent Change - This Change Order		11.87%
	Percent Change - All Change Orders		11.87%
The time provided for the completion in the contract and all provisions of the contract will apply hereto.			
Recommended by _____		(Proj. Engr.) Date _____	
Accepted by <u>John B. Steinmetz</u>		(Contractor) Date 3/23/26	
Approved by <u>Ruth B. B.</u>		(RMP Manager) Date 4/4/2026	
Approved by <u>Bar M</u> For Mark Sanders		(Director) Date 4/6/2026	
Approved by <u>Delbert Not</u>		(Commissioner) Date 4-2-2026	
Approved by _____		(Mayor or CAO) Date _____	

Page 2 of 2	
JUSTIFICATION FOR CHANGE	PROJECT: Future N. Elkhorn PS Survey & Easement Services
	CONTRACT NO. 306-2025
	CHANGE ORDER: 1
1. Necessity for change: Boundary survey of Tract 2 needed for consolidation with 1941 Hume Road on Utility & Public Facility Plat, additional Plat information and details, additional 30' SS easement to property line. 2. Is proposed change an alternate bid? ___Yes ___X No 3. Will proposed change alter the physical size of the project? ___Yes ___X No If "Yes", explain. 4. Effect of this change on other prime contractors: N/A 5. Has consent of surety been obtained? ___Yes ___X Not Necessary 6. Will this change affect expiration or extent of insurance coverage? ___Yes ___X No If "Yes", will the policies be extended? ___Yes ___No 7. Effect on operation and maintenance costs: N/A 8. Effect on contract completion date: N/A	
_____ Mayor	_____ Date

Approved Areas



MAYOR LINDA GORTON



LEXINGTON

CHRIS FORD
COMMISSIONER
GENERAL SERVICES

TO: Mayor Linda Gorton
Honorable Members, Urban County Council

FROM: 
Chris Ford, Commissioner of General Services

DATE: April 13, 2026

SUBJECT: Declaration of Surplus Property and Disposition – 2002 Family Circle

Request:

Request Council authorization to declare LFUCG property located at 2002 Family Circle as surplus property, and to convey ownership of the property to Liberty Station, LLC.

Purpose:

This agreement and general warranty deed of transfer requires the property to be exclusively used as a storm water retention basin. If restrictions on land use and other related conditions of this agreement are not adhered to, LFUCG retains the right to take back ownership of the site. Liberty Station, LLC currently owns the two parcels adjoining the 2002 Family Circle site, which are also retention basins.

The parcel located at 2002 Family Circle is approx. 0.52 acres, and is referenced in the LFUCG Vacant Land & Greenspace Inventory as ID# 1710. This property is currently maintained by the Division of Environmental Quality. By transferring ownership, it will reduce landscaping maintenance costs to LFUCG.

Budgetary Implications:

LFUCG agrees to transfer ownership of the property at the cost of \$1.00.

File Number: 0306-26

Commissioner: Chris Ford





Johnson
Heights
Park

Family Cir

2002

4

E New Circle Rd

Liberty Rd

Lakeview Dr



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1/8/2025

Department of General Services Land & Greenspace Inventory

1710

Lexington-Fayette Urban County Government

FEMA Floodplain

-  Regulatory Floodway
-  1% Annual Chance Flood (No BFE)
-  1% Annual Chance Flood (With BFE)
-  0.2% Annual Chance Flood Hazard

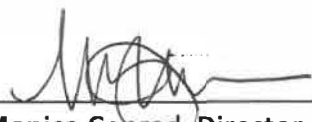
MAYOR LINDA GORTON



LEXINGTON

MONICA CONRAD
DIRECTOR, PARKS & RECREATION

TO: Mayor Linda Gorton
Honorable Members, Urban County Council

FROM: 
Monica Conrad, Director, Parks and Recreation

DATE: April 13, 2026

SUBJECT: ESPN Radio Golf Advertising Agreement

Request:

Request Council Authorization for the Mayor to execute an agreement with ESPN Radio Lexington, KY for an agreement of radio advertising for Lexington Fayette Urban County Government golf courses for zero (\$0.00) dollars, in exchange for providing rounds of golf, from the date of execution through October 31st, 2026.

Purpose:

This agreement with ESPN Radio provides an even trade for radio advertising for Lexington Fayette Urban County golf courses.

Budgetary Implication:

\$0.00 for FY26 budget year

Are the funds budgeted?

N/A

File Number: 0309-26

Director/Commissioner: Monica Conrad/Chris Ford





**TO: LINDA GORTON, MAYOR
URBAN COUNTY COUNCIL**

**FROM: THERESA REYNOLDS, DIRECTOR
DIVISION OF GRANTS AND SPECIAL PROGRAMS**

DATE: APRIL 13, 2025

SUBJECT: Second Amendment to HOME Agreement with REACH, INC.

Request: Council authorization to execute a second amendment to the agreement with REACH, Inc. under the HOME Investment Partnerships Program to further improve affordability for first-time homebuyers, the subsidy amount was increased to \$50,000 per household and loans will be deferred as long as households remain in the home during the required period of affordability, determined by HUD. These adjustments are intended to reduce financial barriers and make homeownership more attainable for residents entering the housing market for the first time.

Purpose of Request: On May 11, 2023 (Resolution No. 256-2023), Council approved the 2023 Consolidated Plan HOME Investment Partnerships Program funds. REACH, Inc. was awarded \$100,000 for down-payment assistance for REACH's First-Time Homebuyers Program for low-income families and \$10,000 Administrative funds for the operation of the First-Time Homebuyer Program. The policy revisions are to increase the subsidy amount to \$50,000 per household and eliminate all repayable loans by removing the related language from the agreement and loan documentation were implemented to support a greater number of first-time homebuyers. These changes were prompted by sustained increases in housing prices within the Lexington area, which have made homeownership less attainable for many residents.

What is the cost in this budget year and future budget years? No impact on FY26 budget. No impact on future budget years.

Are the funds budgeted? N/A

File Number: 0310-26

Director/Commissioner: Reynolds/Lanter



**Council Capital Projects
April 21, 2026
Work Session**

Amount	Recipient	Purpose
\$ 7,500.00	LFUCG - Corridors Commission Jennifer Carey 1105-121001-0001-71102	For beautification of the Versailles Road corridor through art bus shelters
\$ 70,000.00	LFUCG - Traffic Engineering David Filiatreau 1105-303602-3603-91616	For the improved crosswalk at Jessie Clark Middle School
\$ 25,000.00	Gatton Park Conservancy, Inc. Allison Lankford 1105-121001-0001-71102	For a custom 12' foam blue horse with base installed at Gatton Park

OPIOID ABATEMENT FUNDS SPENDING PLAN

Commissioner Kacy Allen-Bryant

April 21, 2026

Mayor Linda Gorton's Spending Recommendations



LEXINGTON



Opioid Litigation Settlement Funds Review

- In 2017, LFUCG joined with over 30,000 municipal plaintiffs around the country in a lawsuit against the distributors and manufacturers of opioids.
- LFUCG currently holds almost \$9 million in opioid litigation funds.
- Approximately \$30 million is expected over 18 years with the first payment received in Dec. 2022.
- The expenditure of funds must align with opioid abatement purposes.
- Mayor Gorton formed the Mayor's Opioid Abatement Commission (OAC) to provide her with recommendations for uses of the funds.



Mayor's Prioritized Recommendations

(Based on OAC Recommendations)

Priority #1: Establish an interest-bearing account

Priority #2: Supportive housing and integrative services (align with Homelessness Task Force efforts)

Priority #3: Support for LFUCG Community Corrections programs

Priority #4: Launch a tiered Community Grant program

Priority #5: Support for LFUCG Substance Use Disorder Intervention (SUDI) program

Priority #6: Pilot a symposium for those with lived experience, professionals, and community partners

Initial Spending Plan Recommendations

- Addresses three of the Mayor's priority recommendations
 - Interest-bearing account
 - Supportive housing and integrative services
 - Tiered Community Grant program

Establish an Interest-Bearing Account

- Place **\$3M** in an interest-bearing account
- Interest generated would be used to fund grant programs or other opioid related efforts in the future
- Recommend **25%** of every future allocation go into this account.



Designed by studiogstock / Freepik

Allocate funds for Supportive Housing and Integrated Treatment Services

- Reserve **\$2.2M** for Homelessness Task Force recommendations pertaining to abatement criteria
- Must be related to supportive housing and treatment services for those with Opioid Use Disorder, may have co-occurring Substance Use Disorder and/or mental health conditions



Launch a tiered Community Grant Program

- Allocate **\$2M** for the creation of grant programs for nonprofit organizations with 501c3 status
 - Micro grant program- awards of up to \$75k
 - Macro grant program- awards between \$75k and \$250k
- Uses: evidence-based, prevention, treatment, recovery, support services

****One-time allocation. No guarantee of offering program again or amount available.**



Future Expenditures

- The remaining **\$1.8M** of the almost \$9M in the current account reserved for further discussions and needs.
- Several recommendations remain from the Mayor's priorities. Some are reoccurring costs that the current opioid abatement fund level could not sustain on an annual basis.
- Creates opportunities to address unknowns as external funding sources for opioid related efforts change.

Questions?



LEXINGTON

PRESENTATION TO LEXINGTON FAYETTE COUNTY CITY COUNCIL

21 Apr 2026
Budget Approval

Laura Boison, Executive Director



Realities -

EXTERNAL FORCES CREATING ISSUES -

25

Evolving dynamics presenting locally requiring additional security, personnel and pricing alignment to manage

Aging garage infrastructure – 41- year average age – cost and effort to maintain increasing at increasing rate

Helix – 1966 (60 years)

350 - 1984 (42 years)

Transit - 1900 (36 years)

Courthouse - 2000 (26 years)

COST TO OPERATE -

Structural maintenance - \$1,300,000 spent in 12 months with approximately \$11,000,000 additional to spend. Spend up to \$500,000 annually outside of the CAMP program.

Necessary technology modernization –\$500,000 investment in next few years

Rising operating expenses – health insurance, payroll, technology platform subscriptions, snow removal

GOAL -

Assurance of value to client base, long-term financial sustainability, alignment with city ordinance, supportive of community brand

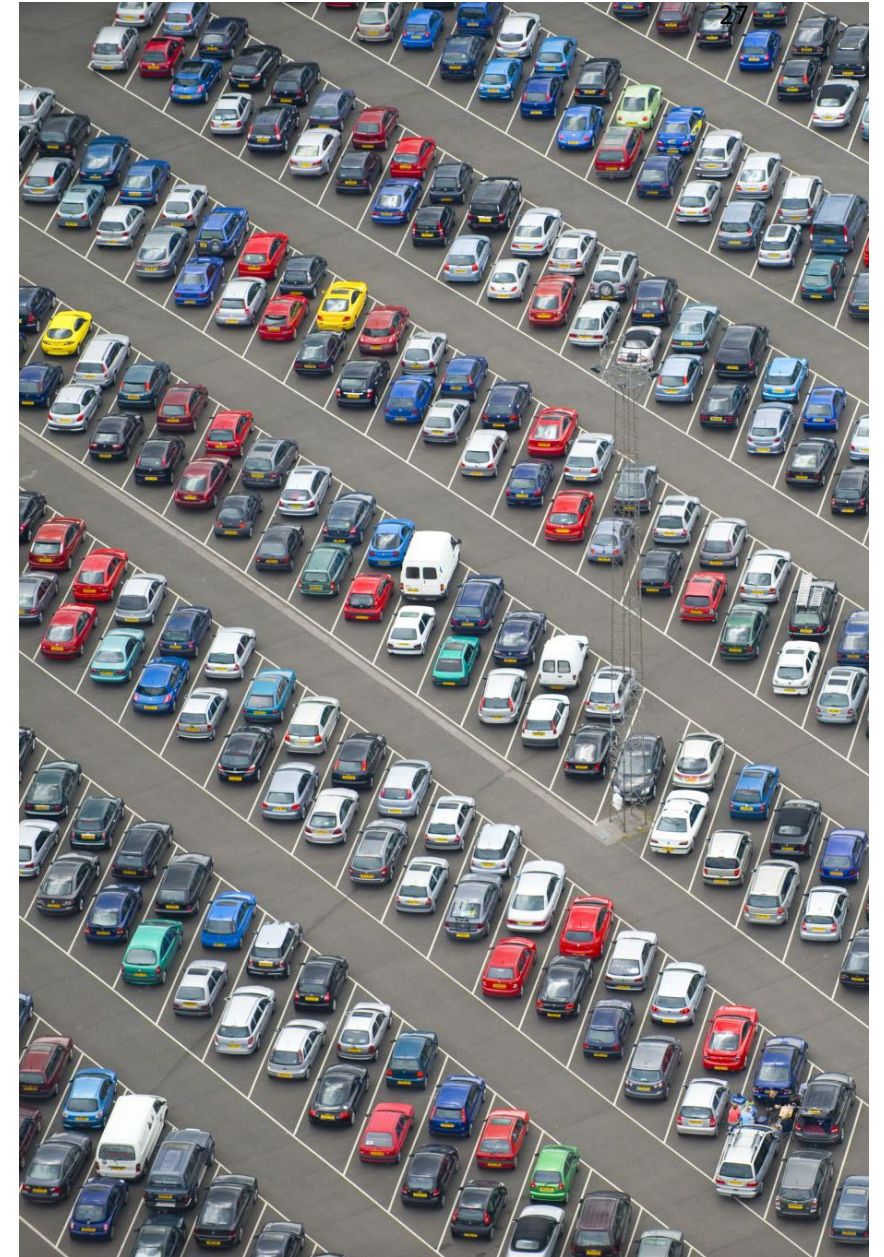
COMMUNITY FIRST MISSION VERSUS PROFIT FIRST MISSION

LEXPARK – Public Mission	Other Parking Operators
Provides free parking on national holidays	Charges daily rates regardless of holiday
Free parking in all garages during snow emergencies	No free parking on surface lots or garages during emergencies
Abatement of meter enforcement on snow emergency	No support during snow emergencies
Hospitality worker parking programs supporting downtown jobs (forfeit of \$75,000 in revenue)	No workforce support programs
CONNECT FOR COMMUNITY – citation forgiveness supporting charities (11 years)	No charitable programs tied to parking
Administer the LFUCG Residential Parking Permit Program (additional FTE to manage)	Does not administer public programs
Dedicated staff responding to community service needs – average 1200 calls per month, 60 in call center, online requests and walk in clients.	Minimal public service engagement
Investments in downtown arts, lighting, and placemaking – Stand, Sound Scapes, 350 public art, Performing Arts Center (\$400,000 approx.)	Limited or no civic investment
Supports downtown circulator transportation	No investment in public mobility
Client service, community, mission-driven	Most managed out of state and public traded entities

Discussion to Adjust Garage Transient Parking Rates

Current Pricing - \$1.00 per each
18 minutes to a maximum of \$12
per day.

This does not touch on-street rates, monthly parkers, hospitality, or other nuanced pricing.





Competition Garage Market Rates

<u>Property</u>	<u>First Hour</u>	<u>Additional Hours</u>	<u>Maximum</u>
Truist	\$3	\$2	\$20
City Center	\$3	Up to \$5.00	\$17
Fifth Third	\$4.00	Up to \$5.00	\$23
Premium Parking	\$7.00	Up to \$5.00	\$28
LEXPARK	\$3.77	Up to \$3.60	\$12

Proposed LEXPARK Rate Structure and Schedule of Implementation

Garage	Hourly Rate	Schedule of adjustments	Notes
Helix	\$3 for first 30 min \$4 after per hour to maximum \$19	01 Sep 2026	Replaces 18-minute pricing
Courthouse	\$3 for first 30 min to \$4 after per hour to maximum \$19	01 Sep 2026	Consistent & predictable
350 W Short	\$3 for first 30 min to \$4 after per hour to maximum \$19	01 Sep 2026	Simplified customer experience
Transit	\$3 for first 30 min to \$4 after per hour to maximum \$19 starting 2027	01 Jan 2027	Phased through Jan 1, 2027

Why This Works

- \$3 for first 30 minutes and \$4 per hour aligns with competitor first-hour pricing still **providing market pricing value**
- \$19 maximum:
 - Below most private garages
 - **Below market averages**
- **Simplified, predictable pricing for customers**
- Event, evening and early morning (11pm – 5am) pricing continues to be based on true supply and demand pricing and nuancing
- Preserves affordability to transient client without loss of sustainability

Additional Information

Pass through fees

- New enforcement vendor (as of April 2026)
 - \$2 per swipe for citation paid with card
 - \$3 per meter bag rental
 - Collection fee of 35% from 25%

This will adjust as vendor adjusts fees

Reimbursement for damages

Up to \$1,000 for payment for creating damage to gate arm and full amount for destroyed gate arm – starting 01 Jun 2026

Valet permits

Move from \$500 to \$1500 as of 01 Sep; this cost is paid by valet company; existing valet lanes will graduate to this new level over 2 years

Evening, weekends, event special pricing

Remains in effect – on going

350 West Short Garage

Early morning rate; 11pm to 5am flat fee prepay of **up to \$25** for 6 hours – initiate April 2026

	FY2026 Budget	FY2026 Year End Projection	FY2027 Proposed Budget
OPERATING BUDGET			
Revenue			
Revenue OnStreet			
1 Parking - Monthly Rental	130,776	130,776	135,125
2 Parking - Meter Collections	1,251,732	1,251,732	1,298,035
3 Parking - Fines Violations and Booting	943,404	943,404	1,127,836
4 Total Revenue OnStreet	2,325,912	2,325,912	2,560,996
Revenue OffStreet			
5 Parking - Monthly Rental	1,926,288	1,926,288	2,129,024
6 Parking - Transient Rental	1,077,780	1,077,780	1,110,254
7 Parking - Event	376,056	376,056	397,297
8 Parking - Validations	74,952	74,952	57,761
9 Parking - Citations	16,632	16,632	4,390
10 Total Revenue OffStreet	3,471,708	3,471,708	3,698,726
11 Commerical Property Revenue Net	73,620	241,000	399,698
12 Total Commercial Property Revenue Net	73,620	241,000	399,698
13 Total Revenue	5,871,240	6,038,620	6,659,420
Operating Expenses			
OnStreet Operating Expenses			
14 PCI Operating Expenses	1,377,960	1,377,960	1,508,372
15 Property & Casualty Excess Insurance	3,500	2,723	3,500
16 Bank & Credit Card Fees	125,004	140,000	154,000
17 Total OnStreet Operating Expenses	1,506,464	1,520,683	1,665,872
OffStreet Operating Expenses			
18 PCI Operating Expenses	1,555,368	1,555,368	1,730,801
19 Property & Casualty Excess Insurance	95,001	102,740	109,932
20 Bank & Credit Card Fees	60,000	55,000	58,850
21 ROU	279,600	280,000	280,000
22 Repairs and Maintenance	1,500	1,500	1,500
23 Utilities	90,264	129,000	138,030
24 Total OffStreet Operating Expenses	2,081,733	2,123,608	2,319,113
25 Personnel Expenses	488,124	488,124	510,437
Administrative Expenses			
26 Property & Casualty Excess Insurance	35,000	31,813	35,000
27 Bank & Credit Card Fees	3,996	274	4,000
28 Other Professional Services	210,000	213,000	227,000
29 Landline Phones	4,500	3,100	3,200
30 Business Travel & Training	9,000	8,000	10,000
31 Dues Subscriptions & Publications	3,000	5,700	5,900
32 Office Expense	13,200	5,200	6,000
33 Office Machines & Equipment	2,004	5,000	10,000
34 Connect for Community		3,199	4,500
35 Office Repairs & Maintenance	3,000	200	1,000
36 Interest Expense ROU	624	1,200	700
37 Operating Contingency	249,996	200,000	331,214
38 Total Administrative Expenses	534,320	476,686	638,514
39 Total Operating Expenses	4,610,641	4,609,101	5,133,936

40	Change in Net Position Before Depreciation	1,260,599	1,429,519	1,525,484
41	Depreciation & Amortization	850,000	850,000	860,000
42	ROU Lease Amortization	390,000	390,000	390,000
43	Total Expenses For Capital Assets	1,240,000	1,240,000	1,250,000
	Other Financing Sources			
44	Interest Expense		(6,500)	(175,458)
45	Interest Income	175,000	110,000	20,000
46	Lease Interest Income	4,000	4,600	3,500
47	Unrealized Gain (Loss) Investments	-	4,000	-
48	Total Other Financing Sources	179,000	112,100	(151,958)
49	Total Change Net Position Operating Budget	199,599	301,619	123,526
50	CAMP Expenditures Estimate		1,100,000	1,300,000
51	Contribution to Reserves		301,619	123,526
52	Parking Repairs and Maintenance Regular Estimate		250,000	250,000
53	TOTAL USE OF CASH		1,651,619	1,673,526
54	NON CASH EXPENSES		1,240,000	1,250,000
55	NET ADJUSTMENT TO CASH POSITION		(411,619)	(423,526)

APPENDIX –





LEXPARK is the only downtown parking operator that combines below-market pricing with public-service orientation and employs full-service model. The proposed rate adjustment is not driven by profit objective —

it is a measured correction to ensure the system provides an adequate client experience, functional, and financially sustainable while continuing to serve the public and support the Lexington brand.

Existing Rate Chart – LEXPARK (All garages except Transit)

Start (min)	End (min)	Pre-Tax	Sales Tax	Posted Rate	Duration	PROPOSED
0	18	\$0.94	\$0.06	\$1.00	Up to 18 min	\$3.00
19	36	\$1.89	\$0.11	\$2.00	0.5 hour	\$3-\$4
37	54	\$2.83	\$0.17	\$3.00	~1 hour	\$4.00
55	72	\$3.77	\$0.23	\$4.00	1 hour	\$4-\$8
73	90	\$4.72	\$0.28	\$5.00	1.5 hours	\$8.00
91	108	\$5.66	\$0.34	\$6.00	~2 hours	\$8.00
109	126	\$6.60	\$0.40	\$7.00	2 hours	\$8-\$12
127	144	\$7.55	\$0.45	\$8.00	~2.5 hours	\$12.00
145	162	\$8.49	\$0.51	\$9.00	2.5 hours	\$12
163	180	\$9.43	\$0.57	\$10.00	~3 hours	\$12
181	-	\$11.32	\$0.68	\$12.00	Over 3 hours	Up to \$19