



General Government and Planning Committee

September 19, 2023

Summary and Motions

Chair Worley called the meeting to order at 1:01 p.m. Vice Mayor Wu and Committee Members J. Brown, Ellinger, Lynch, LeGris, Sheehan, Baxter, Reynolds, Plomin were in attendance. Council Members Fogle, Gray, and Sevigny were also present as non-voting members.

I. August 15, 2023 General Government and Planning Committee Summary

Motion by Baxter to approve the August 15, 2023 GGP Committee Summary. Seconded by Sheehan. Motion passed without dissent.

II. Lexington History Museum Annual Update

Tim Burcham presented on the Lexington History Museum. Burcham shared the success the History Museum has had over the last year on creating a fundraising plan and rebuilding their donor base. They have established a new corporate sponsorship program and a donor recognition program. LFUCG contributions made it possible to have a new museum location at the Thomas Hunt Morgan house. The History Museum has hired a new Executive Director, Dr. Amanda Higgins. They also hired a new Collections and Exhibit Manager, Katrina Dixon.

The History Museum is working on consolidating their collections in storage. LexHistory has started the Lexington History Collective - an initiative to connect diverse and inclusive groups that collect, preserve, and exhibit unique aspects of Lexington's history. They have also formed the LexHistory Partnership Council, an advisory group that will provide input and support for the museum's strategic direction and growth. LexHistory is looking forward to their involvement in celebrating the 250th Anniversary of Lexington's creation in 2025.

No action was taken on this item.

III. Council Rules and Procedures Report-Out

Council Member Baxter provided a brief summary of the presentation that took place at the September 19th, 2023 GGP Committee meeting.

Motion by Baxter to amend Council Rules and Procedures Ordinance and remove the seating chart, seconded by Plomin, the motion passed without dissent.

Motion by Baxter to amend Council Rules and Procedures and remove social media best practices, seconded by Lynch, the motion passed without dissent.

Motion by Baxter to approve Council Rules and Procedures, seconded by Reynolds, the motion passed without dissent.

Motion by Sheehan to amend Council Rules and Procedures to add “send meeting notices” as section o to Chapter 1, section 1.201 under Council Administrator, seconded by Plomin, the motion passed without dissent.

Motion by Sheehan to amend Council Rules and Procedures to add a next step graphic in section 2.201, seconded by Baxter, the motion passed without dissent.

Motion by Sheehan to amend Council Rules and Procedures to add “postpone” to 3.104 section 4, D, seconded by Baxter, the motion passed without dissent.

Motion by Sheehan to amend Council Rules and Procedures to change all references of “citizen” to “resident” throughout the document with the exclusion of references to the Citizen’s Advocate, seconded by Reynolds, the motion passed without dissent.

Motion by Sheehan to amend Council Rules and Procedures to change language under supplement D, Council Best Practices, Section 2, D.201 from “first Sunday of January” to “by the first Sunday before their term begins”, seconded by Baxter, the motion passed without dissent.

Motion by Baxter to amend Sheehan’s motion to change language under supplement D, Council Best Practices, Section 2, D.201 from “by the first Sunday before their term begins” to “by the first day of their term”, seconded by Wu, the motion passed without dissent.

Motion by Baxter to approve Council Rules and Procedures as amended, seconded by Reynolds, the motion passed without dissent.

IV. Disparity Study Analysis

This presentation was provided by Sherita Miller, Minority Business Enterprise Liaison. The purpose of this study was to review the participation, availability, and disparities in businesses; conduct an analysis of marketplace conditions; collect qualitative and anecdotal information; provide policy and program recommendations; and legal compliance guidance. There are 11 aspects of the disparity study; project management, community engagement, legal framework and analysis, review of contracting, data collection, utilization analysis, availability analysis, disparity analysis, analysis of marketplace, anecdotal evidence, and recommendations.

Overall utilization shows approximately 12% of 55 million dollars were accessed by minority owned businesses. Overall availability shows that 16.5% of 460 million dollars were allocated to diverse recipients. Analysis shows there is a disparity of participation for minority and woman-owned businesses including; non-Hispanic owned, white woman-owned, Black American-owned, and Native American-owned businesses.

Disparity index is measured by dividing dollars received by dollars available times 100. A value of 80 or less indicates substantial underutilization. Disparity is found in minority and woman-owned, non-Hispanic white woman-owned, Black American-owned, and Native American-owned businesses across industry, contract size, and contact role.

To address the disparities found, BBC recommends the following race/gender neutral measures: prompt payment, advertising and outreach, subcontracting minimums, unbundling large contracts, small business set-asides, supportive services, and data collection/monitoring. For race/gender conscious measures the following are recommended: set contract goals and price evaluation preferences.

A discussion ensued regarding next steps. \$120,000 has been budgeted to begin implementation and then Procurement will come back to this Committee to ask for approval or recommendations. Of the 7 recommendations presented, Procurement already addresses 4 of them. The need for supportive services and to implement the gender/race conscious recommendations was emphasized. Procurement Director Slatin shared that the long-term need is a new employee to help implement this program. Post-implementation plan is covered under the contract with the BBC consultants.

No action was taken on this item.

V. ADU Update

Planning Manager, Chris Taylor, and Planner Principal, Autumn Goterwis presented on this item. Since the ADU ordinance was passed a year ago, 5 permitted ADUs have been completed or are still under construction - 4 detached conversions and 1 addition previously permitted by BOA. There was an initial concern that detached units would be constructed everywhere but instead a trend in ADU alternatives like multi-generational shared living, wet bars, and entertainment kitchens has been seen.

The current ordinance does not give guidance on the number of kitchens you can have and defines them as, "equipment arranged in a room or some other space in a structure which facilitates the preparation of food, including, but not limited to a combination of two or more of the following: a range, microwave oven, dishwasher, kitchen sink, or refrigerator". 58 second kitchens have been approved since this ordinance passed.

Although not related to ADUs, it is significant because it is highly desired and needs a clear set of parameters for defining accessory living quarters, kitchen facilities, wet bars, and location/connectivity requirements. Goals of proposed text amendment: more support for intergenerational living, more support for aging in place, and greater long-term housing affordability options.

Problems with current zoning ordinance: administrative issues, burdensome administrative regulations that dissuade ADUs, and regulatory preference for Commercial uses in a residential zone. Proposed revised text will update definitions for accessory living quarters and kitchen facilities, modify special provisions to allow new detached ADU's, and modify use of an ADU as a Short-Term Rental (STR) for consistency with new STR regulations.

The proposed text will also modify special provisions to eliminate requirements for owner occupancy, deed restriction, and to allow new detached ADUs. If these changes are not made it will continue to burden residents seeking low-impact improvements to their existing homes and continue to make ADUs difficult to build and will not impact demand for STRs. Under existing regulations, STRs remain easier and more lucrative than ADU's. Not making these changes misses an opportunity to encourage investment in neighborhoods that supports long-term housing and maintains a housing policy that prioritizes STR's in residential zones over affordable long-term housing options. This ZOTA is being considered by the Planning Commission at their October meeting and will come back to Council for review in November or December.

No action was taken on this item.

VI. Adjournment

Motion by Worley to adjourn at 2:55 p.m. Seconded by Plomin. Motion passed without dissent.