

# Lexington-Fayette Urban County Government

200 E. Main St  
Lexington, KY 40507



## Docket

Tuesday, June 2, 2026

1:00 PM

Council Chamber

**General Government & Planning (GGP) Committee**

## Committee Agenda

- [0474-26](#) Approval of April 28, 2026 Committee Summary
- [0468-26](#) Review of the Artificial Intelligence Policy
- [0469-26](#) Sustainability Standards for LFUCG Buildings
- [0103-26](#) Items Referred to Committee

## Adjournment



# Lexington-Fayette Urban County Government

## Master

200 E. Main St  
Lexington, KY 40507

**File Number: 0474-26**

**File ID:** 0474-26

**Type:** Committee Item

**Status:** Agenda Ready

**Version:** 1

**Contract #:**

**In Control:** General  
Government &  
Planning (GGP)  
Committee

**File Created:** 05/28/2026

**File Name:** 4.28.26 GGP Summary

**Final Action:**

<b>Title:</b>
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**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 4.28.26 GGP Summary

**Enactment Number:**

**Deed #:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 0474-26



## General Government & Planning (GGP) Committee

April 28, 2026

### Summary and Motions

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Committee members Liz Sheehan (Chair), Shayla Lynch, J.D. (Vice Chair), Dan Wu, James Brown, Chuck Ellinger II, Emma Curtis, Dave Sevigny, Jennifer Reynolds, and Hil Boone were present. Committee member Whitney Elliott Baxter was absent. Council members Tyler Morton, Tom Eblen, and Amy Beasley were present as non-voting members. Chair Sheehan called the meeting to order at 1:00 p.m.

#### **I. APPROVAL OF MARCH 10, 2026 COMMITTEE SUMMARY (Sheehan)**

A motion by Wu to approve the March 10, 2026 Committee Summary was seconded by Sevigny and approved unanimously.

#### **II. CHARTER REVIEW (CIVIC ASSEMBLY) (Wu/CivicLex)**

CivicLex presented on the outcomes of Lexington's first civic assembly, a three-year effort culminating in a March 2026 deliberative process involving a randomly selected, demographically representative group of residents. The assembly, funded entirely through philanthropic grants, produced three primary recommendations related to council compensation, council accountability, and ongoing charter review.

CivicLex emphasized that the assembly model is designed to engage a representative cross-section of residents in informed, structured deliberation on complex policy issues. The selection process included over 10,000 outreach mailings and resulted in a final participant group closely aligned with Lexington's demographic composition across multiple measures.

Assembly members presented three recommendations, each adopted by supermajority vote. The first recommends increasing Council compensation to the equivalent of Lexington's average annual income (\$59,987), adjusted annually for inflation, with implementation beginning in 2031. Assembly members cited the expanded demands of the role, lack of competition for seats, and barriers to broader participation in public office as key factors supporting the change.

The second recommendation focuses on council accountability, proposing a charter amendment that requires the Council to establish publicly accessible standards for attendance and performance by ordinance. The intent is to improve transparency and provide voters with clearer information about councilmember engagement.

The third recommendation calls for a mandatory charter review every eight years, conducted by a randomly selected and demographically representative body, with a defined 12-month process timeline. CivicLex noted this approach is intended to ensure the charter remains current and reflective of community needs over time.

A dissenting assembly member presented concerns regarding the scale of the proposed compensation increase, potential unintended incentives for long-term incumbency, and the structure of accountability

measures. There was also interest in expanding the scope of the future charter review to include issues such as term lengths.

CivicLex clarified that all three recommendations would require charter amendments to advance and that draft language is still under development in coordination with the Department of Law. Key implementation questions include the appropriate level of detail for charter language versus ordinance, as well as how best to reflect the intent of the compensation benchmark over time.

Committee discussion reflected broad appreciation for the assembly process, particularly its representative nature and ability to engage residents not typically involved in local government. Members raised questions about implementation timelines, ballot structure, and whether certain elements—particularly accountability measures—could be addressed through Council action without a charter amendment. There was also discussion of the challenges associated with placing multiple items on an already lengthy ballot.

Motion by Wu to accept the recommendations of the Civic Assembly regarding council compensation, council accountability, and charter review, as set forth in today's presentation, and to refer the proposed amendments regarding the same to the full Council. Seconded by Reynolds and approved unanimously.

This will come to the full Council for discussion at the June 2, 2026 Work Session, where draft ordinance and ballot language are expected to be presented.

### **III. LANDLORD AND TENANT ADVISORY GROUPS (Lynch/Lanter)**

An update from the Department of Housing Advocacy & Community Development on the landlord and tenant advisory groups was provided by Commissioner Charlie Lanter. He described ongoing efforts to gather stakeholder input through informal advisory structures, noting persistent challenges in tenant participation due to time constraints, personal sensitivities, and structural barriers. In response, the department has shifted toward more flexible engagement strategies, including community-based forums and partnerships with service organizations.

Councilmembers discussed the importance of maintaining accessible, purpose-driven engagement opportunities and acknowledged the inherent imbalance in participation capacity between landlords and tenants. While there was interest in strengthening feedback mechanisms, the Commissioner advised against formalizing the advisory groups at this time, citing the need for flexibility and the difficulty of sustaining consistent participation under a formal structure.

### **IV. ITEMS REFERRED TO COMMITTEE (Sheehan)**

Motion by Reynolds to remove two items from the committee: *Recommendation 8 of the Planning & Development Study* and *Recommendation 10 of the Planning & Development Study*. Seconded by Ellinger and approved unanimously.

Motion by Brown to remove *Efficiencies In Our Development Processes and Compliance with HB 443* from the committee. Seconded by Curtis and approved unanimously.

Chair Sheehan adjourned the meeting at 2:23 p.m.



# Lexington-Fayette Urban County Government

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**File Number: 0468-26**

**File ID:** 0468-26

**Type:** Committee Item

**Status:** Agenda Ready

**Version:** 1

**Contract #:**

**In Control:** General  
Government &  
Planning (GGP)  
Committee

**File Created:** 05/27/2026

**File Name:** Review of the Artificial Intelligence Policy

**Final Action:**

**Title:** Review of the Artificial Intelligence Policy

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** AI Policy Review, CIO Policy 22 – Acceptable Use of  
Artificial Intelligence (AI)

**Enactment Number:**

**Deed #:**

**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

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### Text of Legislative File 0468-26

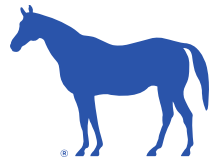
Title  
Review of the Artificial Intelligence Policy

# ARTIFICIAL INTELLIGENCE (AI) POLICY & PRACTICES

*Liz Rodgers, CIO*

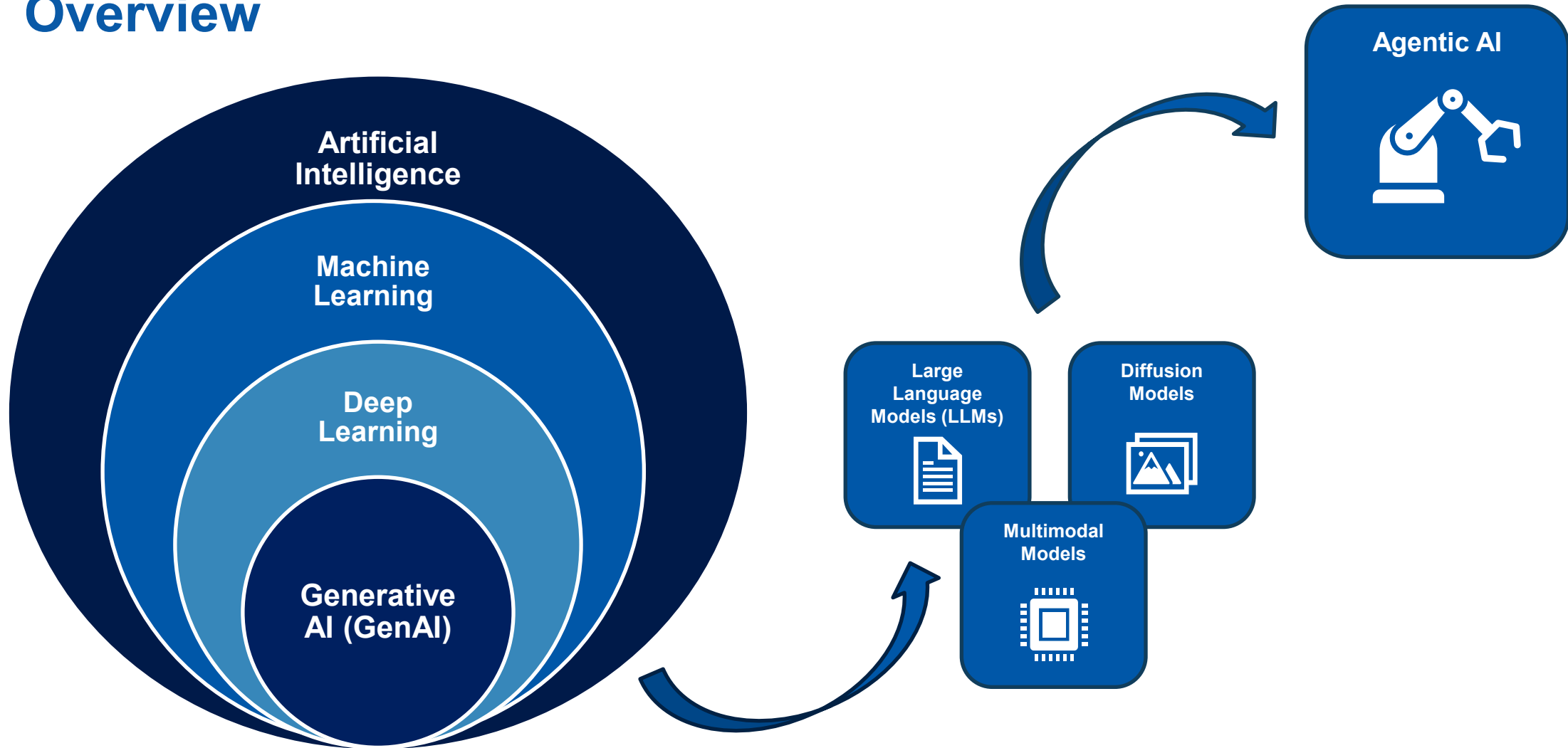
*General Government and Planning Committee*

*June 2, 2026*



**LEXINGTON**

# Overview



## Policy Definitions

**Artificial Intelligence (AI):** Machine learning and related technologies that use data to train statistical models for the purpose of enabling computer systems to perform tasks normally associated with human intelligence or perception.

**Generative AI:** An artificial intelligence system that is capable of producing and used to produce synthetic content, including audio, images, text, and videos based on its manufacturer's training and its consumers' activities.

**Agentic AI:** AI systems capable of taking action or making decisions with limited or no human involvement, such as sending messages, executing code or performing tasks on behalf of users.

## Policy Outline

### **Purpose:**

Ensure AI is used to improve productivity and decision-making without exposing LFUCG to unmanaged legal, privacy, or security risks.

### **Scope:**

Anyone using AI in connection with LFUCG's data, systems, or business processes:

- Employees, contractors, consultants, interns, vendors
- Activity on any device, network, system

### **Directives:**

- Approach must address risks: accuracy, completeness, bias, privacy, cybersecurity, reputational harm.
- AI technology is a means, not an end. Work product remains the responsibility of employee users.
- “Acceptable” does not imply “appropriate.” Use cases must be evaluated, not just tools.

## Acceptable Uses

### **Authorized AI tools may be appropriate for tasks such as:**

- Drafting and content support (writing assistants)
- Process and workflow efficiency (organize, format, summarize materials)
- Data analysis and research support (extract patterns, assist with research)
- Employee training and enablement (learning experiences or simulations)

### **Conditions:**

- Human accountability: output must be reviewed for accuracy, completeness, appropriateness, bias, compliance (“human in the loop”).
- Data protection: no sensitive or customer-specific data shall be uploaded, used to prompt, or otherwise input.
- External communication: output intended for residents, regulators or external audiences must be reviewed and approved pursuant to applicable policies or procedures prior to release.
- Disclosure: policies regarding labeling or disclosing AI-assisted content shall be adhered.

## Prohibited Uses

- Use of public or unapproved AI tools for work-related activities.
- Inputting or prompting with sensitive or customer-specific data.
- Autonomous action without direct human oversight (e.g., approving or executing actions, making decisions impacting residents, performing tasks on behalf of LFUCG staff)
- Impersonation or misrepresentation in any format, including written, visual, audio or synthetic media.
- Production of unsafe, noncompliant or misleading output, or output that could otherwise cause harm to LFUCG, its employees, residents, or third parties.
- Bypassing corporate controls to circumvent LFUCG policies or restrictions on AI tool usage.

## Technical Controls

- Activity on managed tools, accounts, devices or networks is monitored and logged:
  - Includes prompts, outputs, user identifiers, timestamps.
  - Use of sensitive data is subject to additional scrutiny.
  - All activity is attributable and auditable.
- Failure to comply, whether through intentional misuse, negligence, or unauthorized experimentation shall result in disciplinary action and revocation of tool access.
- Violations involving legal, regulatory or third-party impact may lead to legal proceedings, mandatory external reporting, or financial penalties.
- Exceptions may be requested and approved by the Office of the CIO:
  - Identify desired tool, vendor/implementer, impacted datasets, and proposed use case(s).
  - Depending on magnitude, share additional details on roles and permissions, safeguards, quality assurance, and success criteria.

## Operational & Management Controls

- Existing business processes
  - Budgeting, procurement workflows
  - IT review of technology agreements
- Adoption enablement
  - “Copilot Flight School” and targeted learning for key user groups
  - Analysis and prioritization of use cases
- Guiding Principles for Responsible Use (DRAFT status)
  - Foundational values to guide decision-making
- Advice from experts, partners, peers
  - IANS, GovAI Coalition, Knight/Harvard Responsive Cities Network, etc.

## Current State

### Approved products and use cases include:

- Language interpretation for printed documents (Lexmark Translation Assistant)
- Writing assistant for web content (Magic Rewrite)
- Redaction of sensitive information from public records (JustFOIA)
- Web-based AI chat for Microsoft 365 users (Copilot Chat)
- Computer vision for aluminum container capture (planned pilot)

### Use cases under review:

- Validation of planning/permitting documents and AI-assisted plan review
- Knowledge and/or voice agents for assisting with resident requests
- Live language interpretation for voice calls
- Computer vision for object detection and analysis (multiple applications)

# Questions?



**LEXINGTON**

# Acceptable Use of Artificial Intelligence (AI)

**Policy Statement:** Artificial Intelligence (AI) technologies stand to transform employees' means and methods for synthesizing content, both written and visual. However, AI technologies are merely tools. A responsible approach to the adoption and use of such tools must include provisions for mitigating the risks associated with accuracy, completeness, bias, data privacy and cybersecurity in the use of AI. This policy establishes guidelines for the acceptable use of AI technologies but may be supplemented by additional governance mechanisms such as product standards, employee training, or practical guidance. Employees should be mindful that there is a difference between establishing parameters for the acceptable use of AI technologies as an organization, and determining that the use of AI technologies is appropriate in a given department or division for a given employee to perform a given task.

**Version History:** Version 1.0

**Effective Date:** 10/15/2025

**Revision Date:** N/A

**Reviewed Date:** N/A

**Policy Number:** CIO - 22

**Authority:** The Chief Administrative Officer has authorized the Office of the Chief Information Officer to establish and enforce policies governing the use of technology to align with industry standards, best practices, or other operational requirements. Nothing herein displaces departmental and divisional authority to determine appropriate means and methods for its employees to perform their assigned duties.

## 1. Purpose

This policy sets clear rules for how AI tools may, and may not, be used in the course of business. Its purpose is to ensure AI is used to improve productivity and decision-making without exposing LFUCG to unmanaged legal, privacy, or security risks. It applies to all AI use that interacts with LFUCG's data, systems, or workflows, whether through approved platforms or public tools. Employees should utilize AI technology as a means, and not as an end. All work performed for LFUCG remains the responsibility of employee users, and no acceptable use of AI contemplated herein is intended to substitute for or displace an employee's responsibility to consult with

appropriate LFUCG experts in the use of AI technologies, including but not limited to LFUCG's IT, information security, and legal teams.

## 2. Scope

This policy applies to anyone using AI tools in connection with LFUCG's work. This includes employees, contractors, consultants, interns and third-party vendors. It covers AI usage on any device, network or system where the activity involves LFUCG data, systems or business processes.

If you are using AI in a way that touches LFUCG business, whether the AI tool is officially provided by LFUCG or accessed independently through personal accounts, this policy applies.

## 3. Definitions

**Artificial Intelligence (AI):** Machine learning and related technologies that use data to train statistical models for the purpose of enabling computer systems to perform tasks normally associated with human intelligence or perception.<sup>1</sup>

**Agentic AI:** AI systems capable of taking action or making decisions with limited or no human involvement, such as sending messages, executing code or performing tasks on behalf of users.

**Generative AI:** An artificial intelligence system that is capable of producing and used to produce synthetic content, including audio, images, text, and videos<sup>2</sup> based on its manufacturer's training and its consumers' activities.

**Authorized AI tools:** AI tools that have been reviewed and approved by LFUCG's legal, privacy and information security teams for specified use cases. These tools are provisioned through official channels and configured for enterprise use.

**Public AI tools:** AI platforms available to the general public that have not been formally approved by LFUCG. This includes free, browser-based, subscription, or trial versions of tools like ChatGPT, Google Gemini, Claude, etc. that are acquired through personal means (e.g. a personal email address).

**Retention Period:** The timeframe in which an AI tool will retain prompt inputs and uploaded content.

**Sensitive data:** Any data that is confidential, regulated, or proprietary in nature, including customer records, HR data, legal documents, health records, credentials,

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<sup>1</sup> KRS 42.722(1).

<sup>2</sup> KRS 42.722(9).

payment system information, security-related information, or personally identifiable information (PII) as defined in KRS 61.931(6)(a-f).

## **4. Acceptable Use**

Authorized AI tools may be acceptable for work-related tasks if they have been formally approved by LFUCG's legal, privacy and information security teams. While authorized AI tools may be acceptable for work-related tasks as set forth herein, LFUCG departments and divisions shall determine whether the use of AI tools by their employees for the performance of their job duties is appropriate. Tools must be provisioned through official channels; configured for enterprise use; and include appropriate controls for access, logging and data handling ("configured for enterprise use" contemplates that the documents governing the terms and conditions of use have been reviewed and approved by the Department of Law).

### **Acceptable uses include:**

- Drafting and content support: AI tools may be used to assist with the creation of internal communications, documentation, presentations or templates, provided the content is reviewed by the human user and approved pursuant to applicable departmental or divisional policies or procedures before distribution.
- Process and workflow efficiency: AI tools may assist with internal tasks such as summarizing information, formatting documents, organizing notes or prepopulating forms. All AI assisted content should be treated as a first draft and subjected to fact checking, review, and approval pursuant to applicable governmental, departmental, or divisional policies or procedures.
- Data review and research support: Users may employ AI tools to summarize nonsensitive documents, extract patterns from unclassified data, or assist with public or internal research. All outputs used in decision-making must be checked for accuracy and completeness and independently verified and approved pursuant to applicable governmental, departmental, or divisional policies or procedures.
- Training and enablement: AI tools may support employee learning or onboarding by assisting in the creation of educational materials, FAQs, or simulated scenarios using approved datasets and inputs. AI assisted content must be checked for accuracy, completeness, and bias and approved pursuant to applicable governmental, departmental, or divisional policies or procedures.

## **Use conditions:**

- Human accountability: AI-generated content must be reviewed by the user for accuracy, completeness, appropriateness, bias, and compliance. Final responsibility for AI-generated content rests with the user, subject to applicable governmental, departmental, or divisional policies or procedures, not the tool.
- Data inputs: Only data that is considered appropriate for consumption by the general public at the time of use shall be uploaded, used to prompt, or otherwise input to AI tools. Users must not input sensitive data, as defined above, or customer-specific data into any AI tool, regardless of purpose.
- External communication: AI-generated output intended for clients, regulators or external audiences must be formally reviewed and approved pursuant to applicable governmental, departmental, or divisional policies or procedures prior to release. The reviewer will be identified in the external communication.
- Disclosure requirements: Users must comply with internal policies regarding labeling or disclosing, in a clear and conspicuous manner, AI-assisted content where transparency is expected or legally required.

## **5. Prohibited Use**

The following uses of AI tools are strictly prohibited, regardless of whether the tool is public, personal or LFUCG-approved:

- Use of public or unapproved AI tools: Only AI tools that have been approved for use by the Department of Information Technology, in accordance with this policy, shall be used for work-related activities. Use of publicly accessible AI tools, whether free, browser-based, trial version, or via subscription are not permitted for any work-related activity, regardless of data sensitivity or perceived risk. These tools are considered noncompliant with LFUCG privacy and security standards.
- Inputting or handling sensitive data: Users must not input sensitive data, as defined above, or customer-specific data into any AI tool, regardless of purpose.
- Autonomous actions or automation without oversight: Agentic AI or other AI tools may not send messages, make decisions, approve transactions, execute scripts or perform tasks on behalf of LFUCG without direct human initiation, oversight, and review, pursuant to applicable governmental, departmental, or divisional policies or procedures. Automated use must be formally reviewed and approved by LFUCG information security and IT teams.
- Impersonation or misrepresentation: AI tools may not be used to mimic or impersonate employees, customers, vendors or regulators in any format,

including written, visual, audio or synthetic media. Creating or distributing deepfakes, fake voices or AI-generated likenesses, avatars, or images tied to LFUCG is strictly forbidden.

- Unsafe, noncompliant or misleading output: Users must not use AI tools to generate content that is inaccurate, incomplete, biased, deceptive, defamatory, discriminatory, or in violation of legal, regulatory or ethical standards. No AI-generated content may be relied on in ways that could cause harm to LFUCG, its customers/residents or third parties.
- Bypassing corporate controls: Users must not use personal devices, incognito browsers, proxies, VPNs or alternate tools to circumvent LFUCG policies or restrictions on AI tool usage. Attempting to enable experimental features, plugins or agentic behavior in AI tools without approval is a violation of this policy.

## **6. Responsibilities of Users**

All individuals using AI tools for work are expected to understand and adhere to their responsibilities for ensuring safe, compliant and effective use. This includes using only tools that have been formally approved by LFUCG and provisioned through official channels. Users must check AI-generated content for accuracy and completeness and independently verify the AI-generated content before relying on it or sharing it with others, ensuring outputs are accurate, appropriate and aligned with business needs.

Where transparency is required, such as in communications with clients, residents, regulators or external stakeholders, users must clearly disclose when AI has assisted in content creation, in line with internal policy or legal obligations. Prior to using AI tools, all users should be trained on this policy and should remain attentive to evolving policies, tool capabilities and approved use cases.

If any AI tool behaves unexpectedly, produces inappropriate content or is suspected of misusing data, users must report the issue immediately through the IT Helpdesk. Failure to meet these expectations may result in access restrictions, disciplinary action, up to and including charges for dismissal or other consequences, depending on the severity and impact of the violation.

## **7. Data Handling and Privacy**

AI tools, whether public or approved, must be treated similarly to other data processing systems. Any input or output involving these tools can carry privacy, confidentiality and compliance risks. Users must never enter sensitive data, as defined above, into any AI tool. Public AI tools are never authorized to process sensitive data or regulated information under any circumstance.

Existing data protection policies and procedures still apply. Users may not attempt to bypass these policies by altering, deidentifying, or masking sensitive data for AI input unless they have formal approval to do so. Even redacted content can carry risk and should be handled with caution.

Outputs generated by AI tools must be reviewed carefully, especially if they summarize internal documents, describe proprietary workflows or may contain inferred confidential details. Outputs should not be shared, stored or reused in ways that could expose sensitive data.

Finally, users should assume any prompt or response sent to a public AI tool may be retained, reused or analyzed by the tool's provider. Even where AI tools have been vetted and configured for enterprise use, users are responsible for understanding the provider's data retention policies and ensuring they align with LFUCG's or other applicable data handling requirements.

## **8. Monitoring and Logging**

AI activity conducted through LFUCG-managed tools, accounts, devices or networks may be monitored and logged to ensure compliance, investigate potential misuse, and meet legal or regulatory obligations.

This monitoring may include the collection of prompts, outputs, user identifiers, access times and metadata related to the use of AI tools. Interactions involving sensitive or regulated data shall be subject to additional scrutiny. Users should operate with the understanding that all AI-related activity is attributable and auditable.

Attempts to bypass monitoring, including use of personal accounts, private browsing modes, unauthorized devices or unapproved tools are considered violations of this policy and may result in disciplinary action up to and including charges for dismissal. All monitoring data is handled in accordance with LFUCG's retention, access control and incident response procedures and is only accessible by authorized personnel.

## **9. Violations and Enforcement**

Failure to comply with this policy, whether through intentional misuse, negligence or unauthorized experimentation, shall result in disciplinary action, including revocation of access to AI tools and formal HR action up to and including charges for dismissal or termination of contract. Failure to comply with this policy may constitute inefficiency, insubordination, and/or misconduct in violation of KRS Chapter 67A and Chapters 21, 22, and 23 of the LFUCG Code of Ordinances and may otherwise violate the LFUCG Uniform Disciplinary Code, and employees are hereby advised that they are subject to discipline regarding same.

In cases involving legal, regulatory or third-party impact, violations may also lead to financial penalties, legal proceedings or mandatory external reporting.

All suspected violations will be reviewed by the appropriate internal teams, including information security, legal, HR and/or compliance teams, and users are expected to cooperate fully with any investigations. Where required, incidents involving AI misuse may be escalated to external authorities or regulators in accordance with applicable laws and contractual obligations.

## **10. Exceptions**

Exceptions to this policy may be requested via email to the IT Helpdesk. An exception may be granted upon verification of need by the Office of the CIO but will be subject to routine review and reauthorization. No user should act on their request for an exception until expressly notified by the Office of the CIO that such request has been granted.

**This policy is approved by the CIO.**

**Signature:** 

**Date:** 10/15/2025



# Lexington-Fayette Urban County Government

## Master

200 E. Main St  
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**File Number: 0469-26**

**File ID:** 0469-26

**Type:** Committee Item

**Status:** Agenda Ready

**Version:** 1

**Contract #:**

**In Control:** General  
Government &  
Planning (GGP)  
Committee

**File Created:** 05/27/2026

**File Name:** Sustainability Standards for LFUCG Buildings

**Final Action:**

**Title:** Sustainability Standards for LFUCG Buildings

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** Government Buildings Efficiency (Presentation),  
Government Buildings Efficiency (White Paper),  
Government Buildings Efficiency (Draft Ordinance)

**Enactment Number:**

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### Text of Legislative File 0469-26

Title

Sustainability Standards for LFUCG Buildings



# The Government Buildings Efficiency Ordinance

Operationalizing Lexington's Net-Zero Future by 2050

Environmental Commission of  
Lexington-Fayette County

Presentation to the Government & Planning (GGP) Committee ·  
Patrick Mason, Director, Policy Development



# The Case for Action & Durable Policy

Why a dedicated ordinance is the only path to Net-Zero 2050

99%

Reliance on Fossil Fuels  
in Fayette Co.

- Codifies "Aspirational Resolutions" into enforceable building policy
- Ensures consistency across future administrations
- Creates the legal structure for a self-sustaining Revolving Fund

# STRATEGIC ALIGNMENT WITH CITY GOALS



## Climate Action Plan (PCAP & CCAP)

Fulfills federal climate funding requirements by addressing public sector emissions.

## Empower Lexington

Leading by example: we cannot ask the private sector to do what the City will not.

## Imagine Lexington Plan

Commits the city to net-zero emissions by 2050, establishing the framework for all municipal sustainability policies.

# REGIONAL BENCHMARKING



Lexington is following a path blazed by our neighbors, adapting proven models to Fayette County's needs.

## Cincinnati, OH

Utilizes mandatory benchmarking and **Building Performance Standards (BPS)** to drive downtown revitalization and efficiency.

## Louisville, KY

Leverages energy data to prioritize capital improvements, ensuring public funds are spent on high-Return on Investment (ROI) retrofits.

*"By following these models, Lexington avoids 'reinventing the wheel' while remaining competitive in the region."*

# DURABLE POLICY, NOT JUST PROJECTS



We've proven this works. Now we need to scale it.

- **Fire Stations:** A pilot for lifetime cost recovery through solar.
- **Consistency:** Ensures efficiency is a core principle for *all* departments, not just a few.
- **Lifecycle Planning:** Focuses on a 30-year ROI for major systems.



Fayette County Public Schools Locust Trace AgriScience Center:  
Sustainability in Design and Mission in Public Buildings

# AMBITIOUS PERFORMANCE TARGETS



# 20%

**Energy Use Intensity (EUI) REDUCTION  
BY 2035**

## Measurable Success

- ✓ **2026 Baseline:** Tracking via ENERGY STAR Portfolio Manager.
- ⚡ **2045 Goal:** 100% reduction in on-site fossil fuel use by municipal buildings.
- 🏠 **New Builds:** 30% more efficient than current state code.

# BUILDING PERFORMANCE STANDARDS



## What is BPS?

Unlike prescriptive codes, Building Performance Standards (BPS) sets a **target** (Energy Use Intensity) and allows Facility Managers the **flexibility** to choose the most cost-effective way to reach it.



**Transparency:** Public annual energy reports.



**Electrification:** High-efficiency heat pumps prioritized over boilers.



**Innovation:** Allows for new technologies as they emerge.

# SOLAR READINESS

Future-proofing Lexington's assets at the design stage.




- ☀️ **Designated Zones:** Unobstructed roof space.
- 📍 **Orientation:** Strategic 110° - 270° placement.
- ⚡ **Panel Capacity:** Reserved space for future breakers.



Fire Station 21 in Gleneagles: Proving Solar Viability in Lexington

# OPERATIONAL & FISCAL WISDOM



-  **City Energy Manager:** A dedicated expert to oversee technical assistance and data. Savings will far exceed the salary cost.
-  **Dedicated Revolving Fund:** A non-lapsing fund replenished by documented energy savings, creating a self-sustaining cycle.
-  **Contractor Incentives:** Compensating contractors for proposing high-efficiency renewable alternatives.

# SCOPE & ACCOUNTABILITY



Provision	Threshold / Requirement
Covered Buildings	All LFUCG facilities 5,000+ sq. ft. (including non-occupied).
Major Renovations	Projects with costs exceeding \$250,000.
Accountability	Annual report to Council by Sept 1st; Portfolio Manager disclosure.
Waiver Clause	Requires recommendation from Energy Manager and independent 3rd party report.

**Policy effective immediately upon approval.**

# Questions?



Sustainable. Fiscally Responsible. Locally Focused.

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*"Lexington leads by example, providing a model for our businesses and residents."*



# **White Paper: The Government Buildings Efficiency Ordinance and its Alignment with Lexington-Fayette Urban County Government's Climate Commitments**

In support of the ordinance proposed by The Environmental Commission of Lexington and Fayette County, this paper outlines the strategic importance of a Government Buildings Efficiency Ordinance for the Lexington-Fayette Urban County Government (LFUCG). This proposed ordinance would serve as a crucial, implementable component of LFUCG's broader climate goals, specifically the city-wide commitment to achieve net-zero greenhouse gas emissions by 2050. By setting this standard, this ordinance will showcase Lexington's leadership and commitment to a sustainable future.

## **Strategic Alignment with LFUCG Goals**

The proposed ordinance directly supports and operationalizes the goals laid out in key LFUCG-approved documents and plans.

## **Comprehensive Plan**

Theme B, Goal 2 of the Comprehensive Plan commands LFUCG to "Identify and mitigate local impact of climate change by tracking and reducing Lexington-Fayette County's carbon footprint and greenhouse gas emissions, and commit to community-wide net zero greenhouse gas emissions by the year 2050." This ordinance implements the plan as is required by law in the areas of both reducing and tracking the city's carbon footprint and greenhouse gas emissions. It also implements portions of the plan's Pillar II Sustainability, Sustainability Policy #2.

## Priority Climate Action Plan (PCAP) and Comprehensive Climate Action Plan (CCAP)

The LFUCG, as the lead city government for the Lexington-Fayette Metropolitan Statistical Area, has developed a [PCAP](#) and is in the process of finalizing a [CCAP](#) with federal funding. These plans identify near- and long-term strategies to reduce greenhouse gas (GHG) emissions. A government buildings efficiency ordinance would provide a specific, high-impact measure to address emissions from the public sector, which is a key component of the overall city-wide inventory.

### Empower Lexington Plan

Empower Lexington encourages energy efficiency and sustainability across the city. By mandating it for its own facilities, LFUCG would lead by example, providing a model for businesses, institutions, and residents to follow. While some of the framework exists in an incentivized structure to begin these reforms, there are no mandatory mechanisms for implementing our aspirations. The ordinance's focus on deep retrofits and electrification aligns with the plan's goals to reduce energy consumption and transition to a cleaner energy grid, especially through city facilities.

### Net-Zero Emissions by 2050 Resolution

The Urban County Council's unanimous vote to commit to net-zero emissions by 2050 is a landmark declaration. This ordinance translates that aspirational goal into a concrete, measurable, and enforceable policy. Reducing energy consumption and transitioning away from fossil fuels in city buildings, and pointing toward sustainable technologies, is a direct path to lowering city emissions and demonstrating progress toward this ambitious target.

## Policy Framework and Implementation

The ordinance is designed for a forward-thinking yet practical approach, balancing ambitious environmental goals with the operational realities of city staff. It explicitly addresses the need to move beyond single projects to a continuous, policy-driven approach.

- **Policy vs. One-Time Initiatives:** While LFUCG has completed successful one-time energy projects in the past, such as lighting and HVAC retrofits, this ordinance creates a durable policy framework. It establishes a consistent mandate for future improvements, ensuring that energy efficiency remains a core operational principle rather than a sporadic effort. The ordinance's required benchmarking and performance standards will help identify new opportunities as technology evolves and as building stock changes. Financial planning within this framework will emphasize measuring savings over a long timeframe (e.g., 30-year lifecycle) to accurately quantify returns.
- **Building Performance Standards (BPS):** The core of the ordinance is a BPS, a policy that requires buildings to meet certain performance targets, rather than mandating specific

equipment or actions. This flexibility allows for innovation and cost-effective solutions while ensuring consistent progress.

- **Data-Driven Decisions:** Inspired by other successful programs in cities like Louisville and Cincinnati, the ordinance establishes a benchmarking requirement. By mandating the annual tracking of energy and water usage, the city can create a clear baseline, identify the most inefficient buildings, and prioritize investments where they will have the greatest impact. It is important to note that energy data is currently being measured and supported, utilizing Energy CAP for Energy Use Intensity (EUI). This data is essential for transparent reporting and for city staff to effectively manage the program.
- **Forward Thinking to Reduce Later Costs:** Creating solar-ready guidelines and promoting energy efficiency at the outset greatly reduces the future cost of a solar installation and the need for efficiency changes later in a building's life; at the design stage, these changes are often cost neutral.
- **Dedicated Resources:** A key to success is a dedicated City Energy Manager position. This person would enforce the standards specified in this ordinance. This person would serve as the subject matter expert, guiding departments, conducting audits, and managing the project pipeline. Crucially, the success of the financial component relies on staff dedicated to calculating savings. The long-term energy savings from this role would far exceed the cost of the position, making it a sound fiscal decision.



## Draft Ordinance

### AN ORDINANCE ESTABLISHING A GOVERNMENT BUILDINGS EFFICIENCY PROGRAM FOR THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

BE IT ORDAINED BY THE COUNCIL OF THE LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT:

#### Section 1. Title and Authority.

This Ordinance shall be known as the "**Lexington-Fayette Urban County Government Buildings Efficiency Ordinance.**" Its purpose is to implement an official, comprehensive program to improve the energy and water efficiency of LFUCG-owned and operated facilities, thereby supporting the Council's commitment to climate action and fiscal responsibility.

#### Section 2. Definitions.

- **Building:** A structure for the support or shelter of any use or occupancy, enclosed with a roof and within exterior walls.
- **Building Performance Standard (BPS):** A mandatory set of metrics and targets that a building must achieve for its energy or emissions performance.
- **Building Envelope:** The physical separator between the interior and exterior of a building, including the walls, windows, doors, roof, and foundation.
- **Covered Building:** Any building or facility owned or operated by the Lexington-Fayette Urban County Government with a gross floor area of 5,000 square feet or greater.
- **Energy Code:** The current version of the International Energy Conservation Code (for use with commercial buildings only) that is currently adopted by Kentucky.
- **Energy Use Intensity (EUI):** A measure of a building's energy consumption, calculated as energy per square foot per year.
- **Electrification:** The replacement of equipment or systems that use fossil fuels (e.g., natural gas, propane, heating oil) with all-electric alternatives (e.g., heat pumps, induction cooking).
- **Owned Building:** Any Building or Structure situated upon real property in which an Owner holds a legal or equitable interest, including, but not limited to, a fee simple interest, a life estate, or a leasehold estate for an initial term of five (5) years or more. An Owned Building shall include the building, structure, and the real property upon which it is located, and shall apply to the property regardless of its current occupancy or use status, including buildings

that are unoccupied, vacant, or are not actively in use for their intended purpose.

- **Owner:** Any person, agent, operator, firm, or corporation having a legal or equitable interest in the property; or recorded in the official records of the county as holding title to the property; or otherwise having control of the property, including, but not limited to, a guardian, trustee, receiver, executor, or mortgagee in possession.
- **Structure:** That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.
- **Unoccupied or Vacant:** A building or portion thereof that lacks the habitual presence of human beings who have a legal right to be on the premises, or at which substantially all lawful residential or business activity has ceased for a period of time as specified elsewhere in this code (e.g., 30, 90, or 180 consecutive days).
- **Major Renovation:** Any renovation to an owned building or building complex with a cost equal to or exceeding \$250,000.
- **Solar Ready Zone:** a section of the roof or building overhang designated and reserved for the future installation of a solar photovoltaic system.

### Section 3. Energy and Water Benchmarking.

- **3.1. Annual Reporting:** By June 1st of each calendar year, the LFUCG Department of Facilities Management shall track and report the annual energy and water consumption for all **Covered Buildings** for the previous calendar year. This shall be completed using an approved online platform, such as ENERGY STAR Portfolio Manager.
- **3.2. Public Disclosure:** The benchmarked data shall be made publicly available on a dedicated section of the LFUCG website to ensure transparency. This disclosure shall include the EUI for each covered building and the LFUCG's overall EUI portfolio.

### Section 4. Building Performance Standards.

- **4.1. EUI Reduction Targets:** The LFUCG shall establish and publish a phased schedule of **EUI targets**. These targets shall be based on a 2026 baseline and shall be set to achieve a **20% reduction in total energy consumption from LFUCG-owned buildings by 2035** and a **100% reduction in on-site fossil fuel use by 2045**.
- **4.2. New Construction, Acquisitions, and Major Renovations:** All new construction, acquisitions, and major renovations of Covered Buildings shall be designed and built to achieve a 30% EUI reduction below the energy code and shall be subject to mandatory third-party building envelope testing to verify air tightness and prevent energy loss.
  - **4.21** LFUCG shall afford necessary expenses to compensate contractors for proposing renewable energy alternatives in advancement of this section.
- **4.3. Retrofits and Fuel Switching:** To address existing buildings and support the long-term decarbonization goals, the LFUCG shall prioritize and implement deep energy retrofits, including but not limited to high-efficiency lighting and HVAC upgrades. Any new or replacement heating, cooling, or hot water equipment in Covered Buildings must be all-electric unless a documented technical or structural impossibility exists. This mandate is specifically designed to facilitate fuel switching away from natural gas, propane, and boilers toward high-efficiency systems like geothermal and air-source heat pumps.

## Section 5. Solar Readiness:

LFUCG buildings shall be made ready for future installation of solar photovoltaic systems by incorporating the guidelines herein. All new construction shall be constructed to be solar ready by having an appropriate roof orientation and a dedicated solar ready zone, a section of the roof or building overhang designated and reserved for the future installation of a solar photovoltaic system. All major renovations must have a solar ready zone.

- **5.1. Exclusions:**

- **5.11.** Buildings with a permanently installed on-site renewable energy system
- **5.12.** Buildings less than 5000 Square Feet
- **5.13.** Buildings greater than 5 stories in height above grade plane
- **5.14.** A major renovation of a building with a solar ready zone that is shaded more than 70% of daylight hours annually
- **5.15.** A major renovation where a licensed design professional certifies that the solar ready zone requirement cannot be met because of extensive roof equipment, skylights, or other obstructions.

- **5.2. Solar Ready Orientation:** The solar ready zone must be oriented between 110 degrees and 270 degrees of true north or have a low sloped roof. The orientation is important because it ensures a reasonable solar exposure if a solar energy system is installed in the future. The structure should be planned to avoid shading from trees and buildings, especially during peak sunlight hours.

- **5.3. Solar Ready Zone Guidelines:** The solar ready zone shall adhere to the following guidelines, that, where specified, follow the 2021 International Conservation Code (IECC) Appendix CB:

- **5.31. Documentation requirements:** Construction documents shall indicate the solar ready zone (CB 103.2).
- **5.32. Zone area:** The design team shall maximize the available zone for solar, with the goal of not less than 20% of the total roof area after subtracting any area of the roof covered by a skylight. The zone for solar should NOT be whatever is available after the mechanical, electrical and plumbing systems are designed (CB 103.3).
- **5.33. Obstructions:** The solar ready zone shall be free from obstructions, including pipes, vents, ducts, HVAC equipment, skylights and roof-mounted equipment (CB 103.4).
- **5.34. Roof loads:** The solar ready zone must support the extra loads of a solar array (CB 103.5).
- **5.35. Interconnection pathways:** Construction documents shall indicate pathways for routing conduit and piping from the solar-ready zone to the electrical service panel and electrical energy storage system area or service hot water system (CB 103.6).
- **5.36. Energy storage system.** An electrical energy storage system-ready area should be included (CB 103.7).
- **5.37. Electrical service reserved space:** The main electrical service panel shall have a reserved space to allow installation of a dual-pole circuit breaker for future

solar installation (CB103.8). Documentation should cite the backfeed capacity (as designed) of the panel.

### **Section 6. Implementation and Enforcement.**

- **6.1. City Energy Manager:** The LFUCG **City Energy Manager** (a full time position) will administer and oversee this program. The staff member in this position shall be responsible for technical assistance, data management, and identifying, prioritizing, and managing energy efficiency projects. This position will be an essential resource for all LFUCG departments.
  - **6.11** The City Energy Manager shall calculate energy cost savings and EUI reductions over the course of the lifetime of all energy efficiency projects. The cost savings may be annualized for the purposes of budget planning.
  - **6.12** The City Energy Manager shall review activities associated with Sections 3 and 4 of this ordinance.
- **6.2. Revolving Fund:** A dedicated, non-lapsing **Revolving Fund** shall be established and capitalized with an initial and annual appropriation. This fund shall be used solely to finance projects within the scope of this ordinance. In addition to the annual appropriation, the fund shall be replenished by the documented energy cost savings generated by these projects.
- **6.3. Reporting:** The City Energy Manager shall provide an annual report to the Urban County Council by September 1st of each year, detailing program progress, including the EUI reduction achieved, a list of completed projects, LFUCG compliance with Sections 2 - 4 of this ordinance, and the financial status of the Revolving Fund.

### **Section 7. Waivers.**

A waiver from a specific provision of this ordinance may be granted by the Urban County Council only in cases of documented and extraordinary technical or structural impossibility. Such a waiver shall require a recommendation from the City Energy Manager and a report from a third-party, independent consultant.

**THE POLICIES AND STANDARDS SPECIFIED IN THIS ORDINANCE ARE EFFECTIVE IMMEDIATELY UPON APPROVAL OF THIS ORDINANCE.**



# Lexington-Fayette Urban County Government

## Master

200 E. Main St  
Lexington, KY 40507

**File Number: 0103-26**

**File ID:** 0103-26

**Type:** Committee Item

**Status:** Agenda Ready

**Version:** 4

**Contract #:**

**In Control:** General  
Government &  
Planning (GGP)  
Committee

**File Created:** 02/03/2026

**File Name:** Items Referred to Committee

**Final Action:**

**Title:** Items Referred to Committee

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** June Referral List

**Enactment Number:**

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**Hearing Date:**

**Drafter:**

**Effective Date:**

### History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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### Text of Legislative File 0103-26

Title

Items Referred to Committee

# 2026 GENERAL GOVERNMENT & PLANNING (GGP) COMMITTEE REFERRAL LIST

Updated 5.27.26

ITEMS REFERRED	SPONSOR(S)	REFERRED	LAST HEARD	AGENDA	FILE ID
<a href="#">A SENSE OF PLACE</a>	BROWN	2022-04-26	<a href="#">2025-02-04</a>	JULY	<a href="#">0902-24</a>
<a href="#">CHARTER REVIEW</a>	WU	2022-11-01	<a href="#">2026-04-28</a>		<a href="#">0675-25</a>
CONTINUING EDUCATION ON THEME A OF THE 2023 COMPREHENSIVE PLAN	WU	2024-02-16		2027	
<a href="#">BRING BACK THE BLUEGRASS</a>	MORTON	2024-01-16	<a href="#">2024-09-10</a>		<a href="#">0903-24</a>
ABSENTEE LANDLORDS	CURTIS	2024-08-20			
RURAL SETTLEMENT STUDY	LYNCH	2024-10-19	<a href="#">2026-01-20</a>		<a href="#">0062-26</a>
REGULATION OF DIGITAL BILLBOARDS (ZOTA-24-00008)	BAXTER	2025-01-14	<a href="#">2025-03-04</a>		<a href="#">0030-25</a>
REVITALIZING LFUCG YOUTH PROGRAMMING	MORTON	2025-01-28			
NEIGHBORHOOD VOICES PROJECT (ANTI-DISPLACEMENT & VULNERABLE NEIGHBORHOOD PRESERVATION)	MORTON	2025-02-04			
<a href="#">BLUE SKY SMALL AREA PLAN</a>	BOONE/HALE	2025-02-11	<a href="#">2026-02-10</a>	JULY	<a href="#">0128-25</a>
<a href="#">DOWNTOWN AREA MASTER PLAN</a>	BROWN	2025-02-11	<a href="#">2026-01-20</a>	SEPTEMBER	<a href="#">0228-25</a>
REVIEW & ANALYSIS OF ALL LFUCG-OPERATED COMMUNITY CENTERS	BEASLEY/MORTON	2025-02-25	<a href="#">2026-02-10</a>		<a href="#">0096-26</a>
REVIEW OF THE ZONE CHANGE PUBLIC ENGAGEMENT PROCESS	BAXTER	2025-03-04			
PLANNING EDUCATION ACADEMY	WU	2025-03-04		NOVEMBER	
<a href="#">DRIVE-THRU FACILITIES &amp; DRIVE-UP WINDOWS (ZOTA-25-00001 SEC.16-9)</a>	BAXTER	2025-05-13		SEPTEMBER	
REVIEW OF THE ARTIFICIAL INTELLIGENCE POLICY	CURTIS	2025-05-27		JUNE	
DATA CENTERS	SHEEHAN	2025-11-18			
AFFORDABLE HOUSING SOLUTIONS	REYNOLDS/LYNCH	2025-11-18			
EFFICIENT LAND USE & ZONING POLICIES	BOONE	2026-01-20			
SUSTAINABILITY STANDARDS FOR LFUCG BUILDINGS	SHEEHAN	2026-03-03		JUNE	
COMPREHENSIVE OPPORTUNITY ASSESSMENT	LYNCH	2026-03-03			
WORK GROUP & TASK FORCE DEFINITIONS	WU	2026-03-24			
ADA TRANSITION PLAN	SHEEHAN	2026-05-26			
EXTENDED SCHOOL PROGRAM	SHEEHAN	2026-05-26			
CITIZENS' ADVOCATE	SHEEHAN	2026-05-26			
ANNUAL/PERIODIC ITEMS	SPONSOR(S)	REFERRED	LAST HEARD	AGENDA	FILE ID
<a href="#">PURCHASE OF DEVELOPMENT RIGHTS (PDR) REVIEW</a>	SHEEHAN	N/A	<a href="#">2025-12-02</a>	NOVEMBER	<a href="#">0402-24</a>
<a href="#">SHORT-TERM RENTALS</a>	BROWN	2019-06-11	<a href="#">2025-03-04</a>	JULY	<a href="#">0864-24</a>
LANDLORD & TENANT ADVISORY GROUPS	LYNCH	2024-06-11	<a href="#">2026-04-28</a>		<a href="#">1044-24</a>
<a href="#">RACIAL JUSTICE &amp; EQUITY COMMISSION</a>	LYNCH	2026-03-03		2027	
	CHAIR(S)	CREATED	LAST MET	NEXT MTG.	FILE ID
<a href="#">BOARDS &amp; COMMISSIONS (B&amp;C) SUBCOMMITTEE</a>	LYNCH/WU	2025-08-12	2026-04-23	2026-05-14	<a href="#">0234-25</a>