

**CITY OF LEXINGTON
WORKSHOP MINUTES
Thursday, September 19, 2019
Immediately following Council meeting
City Hall**

1. Call to Order: Mayor Kurth

2. Roll Call: DeVries – Hughes – Harris – Murphy

Mayor Kurth called to order the workshop for September 19, 2019 at 8:00 p.m. Councilmember's present: Devries, Harris, Hughes, and Murphy. Also Present: Bill Petracek, City Administrator; Kurt Glaser, City Attorney; Chris Galiov, Finance Director.

3. Discussion Items:

A. Discuss hiring a consultant to perform a housing study for Lexington

Based on the brief discussion from the last City Council meeting regarding doing a housing study, Petracek stated he had contacted Maxfield Research and Consulting to gather information about having a housing study done in Lexington. Petracek explained the memo and the options for having Maxfield Research conduct a study:

- 1. A market opinion letter/Memo describing rental trends, pricing, etc. in the Metro area and surrounding communities. This can be done quickly at a minimal cost.*
- 2. A project specific study – 45-day turnaround time from the start of the study (estimated time of completion January 2020). Cost \$10,000.*
- 3. A Comprehensive study – 120-day turnaround time from the start of the study – (early 2020-estimated completion). Cost \$20,000.*

Harris stated that she was concerned about the housing density in a small mile-by-mile community and its effects on the City. She added that she felt that at a minimum a study should be done to determine the need for housing or not. Discussion ensued.

Attorney Glaser reminded the Council that an application for a zoning request has been made, which was received August 28th. He explained that by law, a City must act on a zoning request application within 60 days of submittal or the request automatically is approved without Council action being taken. Glaser continued by saying that the 2040 Comprehensive Plan, which took a

lot of Planning Commission time, staff time, and consultant time has gone into preparation of the plan. The Comprehensive Plan would answer a lot of the Councils questions on high-density housing for Lexington. Discussion ensued.

The consensus of the Council was that the timing of conducting a housing study would not affect the Lexington Lofts, nor could it be completed in time to answer their questions about high density housing. A study may be considered for future redevelopment projects.

4. Staff Input

No input from staff

5. Council Input

No input from City Council

6. Adjourn

Meeting adjourned at 8:58 p.m.