

City of Lexington Development Action Plan 2007

Introduction:

The City of Lexington has a history of being proactive in setting and achieving goals for community and economic development issues; in collaboration with local development groups and area citizens. An annual Development Action Plan and ongoing planning process has been initiated to increase community participation, strengthen communication between entities, educate local stakeholders, and enhance area partnerships.

When building an action plan, it is imperative that the plan conforms to the adopted general development plan of the community. This plan was designed to follow the guidelines of the 2005 Lexington Comprehensive Development Plan; which identifies development goals and action strategies that were developed via input received at public meetings involving the Planning Commission, Plan Steering Committee, Local Development Groups, City Council, City Staff, and local residents.

This plan incorporates action strategies identified in the 2005 Comprehensive Plan into a workable one-year “to do list”. Action strategies also fit into other ongoing planning efforts such as housing studies; business targeting sessions; and community development planning meetings. This plan identifies general action strategies to be accomplished in 2007 based on the recommendations of City Council, the CED, the Greater Lexington Corporation, CRA, and Dawson Area Development. Amendments of these strategies over the course of the year are reasonably anticipated due to unforeseeable circumstances; however, employing an organized effort towards specific goals will lend to orderly and healthy community development.

Acronyms commonly used in this plan are:

ABLE	Advocating for Business Labor Education
CED	Council for Economic Development
CEL	Cornhusker Energy Lexington
CRA	Community Redevelopment Authority
CROWN	Credits to Own Homes
DAD	Dawson Area Development
DPA	Down Payment Assistance
M&A	Miller & Associates
MF	Multi-family Housing
RDA	Redevelopment Area
REC	Recreation
SF	Single Family Housing

1. Support the creation of marketable and affordable housing lots in the community for construction of new housing units across various price ranges.

- South/Southwest Housing Development—the City, in cooperation with local development groups, completed a housing study in 2004 for the Lexington area. The study indicated that Lexington was in need of new and rehabilitated housing opportunity across every population and income category. The study indicated a 2.24% housing vacancy rate, as compared to a healthy 5-6% vacancy rate; proposed the development goal of 240 housing units over a 5-year period, 55% owner occupied and 45% rental; and proposed the demolition and removal of 53 units over that same 5-year period.

It is certainly a concern that the local housing market will not reasonably accommodate the expansion or relocation of industry workers to the area. Orthman Manufacturing, the Lexington Public Schools, Tri-County Hospital, the City of Lexington, and CEL (to name a few) have increased the number of jobs in the community by approximately 100 individuals over the past 5 years. About 50% of the total workforce for these businesses does not live in Lexington, primarily due to the lack of available housing units.

The City has identified 112 units of existing housing that is in a dilapidated condition and in need of condemnation and/or demolition; however 70% of these units are currently occupied pending inspection and corrective action. Lexington has a housing unit demand; in theory the addition of housing units is necessary prior to or in concert with the removal or rehabilitation of the dilapidated units. Lexington will develop a new mixed income subdivision with approximately 70 housing units to help address the housing needs in the community and to assist the local businesses in their growth and expansion.

Action	Responsible Party	Timeframe	Cost
Blight & substandard determination RDA #5	CRA, City	Jan-Feb	\$6,000
Redevelopment plan and project approved for RDA #5	CRA, City, CED	Apr	N/A
Plat and annex property	City, CED	Apr	\$1,000
Plan and bid infrastructure improvements	City, CRA	May-Jun	\$5,000
Build infrastructure	Contractor, City	Jun-Sep	\$550,000
Housing Construction: 13 units			
5 CROWN units	Opportunity Builders	Aug	\$850,000
1 Spec unit w/DPA	Opportunity Builders	Jul	\$175,000
1 Spec unit by Lex High Program	ABLE, Lex High	Aug-Dec	\$110,000
2 Spec units	CED	Jun-Dec	\$225,000
4 Duplexes	Housing Authority	Jun-Dec	\$800,000
Market available lots to developers, online, non-local employees	School, Hospital, City, CED, DAD	Ongoing	\$1,500
Recruit builders for 2008	City, CED, DAD	Sep-Dec	N/A
Plan for 20 units for 2008	City, CED, DAD	Sep-Dec	N/A
Acquisition and removal of dilapidated housing in RDA #5	City, CRA	Jan-Dec	\$100,000

- Northwest Housing Development—the total estimated housing demand, or housing potential in Lexington by the year 2030 is 1,203 units. This includes the combination of new households, replacement housing, and a pent up demand for alternative housing for existing residents. The 1,203 new units may be divided into 550 owner occupied units and 650 rental housing units. The south/southwest housing project will provide the opportunity for approximately 120 units over a 5-10 year period. Significant demand will continue additional housing units, and thus the planning for future housing development should commence.

Action	Responsible Party	Timeframe	Cost
Review study on drainage in the area, revise as needed.	M&A, City Manager, City Council, CRA	May	\$1,000
Develop planned use development.	M&A, City Manager, City Council, CRA	Jun	\$5,000
Identify recreational land use potential.	Park Cmte, Optimists, Schools	Jun	\$1,000
Amend trails system to include incorporate this area.	Park Cmte, City Council	Jun	\$1,000
Identify cost estimates for facility and infrastructure development.	M&A, City Manager	Jul	\$1,000

- Flood Plain Mitigation—the current 100 year flood plain boundary for Spring Creek on the north and northeast portion of the community limits the housing development potential in that area, as well as the resale value of existing homes within that boundary. A remapping project is currently underway by the Nebraska Department of Natural Resources in conjunction with FEMA. It is believed that the dam and bridge structures that have been built on the Spring Creek watershed over the last 25 years has substantially eliminated flood dangers from Spring Creek in the Lexington area. As part of the remapping process, the City will continue to push for relaxation of the 100 year flood plain boundary. Relaxation of this boundary will benefit current homeowners in this area, as well as open up land for residential housing development on the northwest and northeast portions of the community.

Action	Responsible Party	Timeframe	Cost
Participate in the data collection process	City, M&A	Jan-Dec	\$1,000-\$10,000

2. Promote redevelopment activities in all areas of the community through land acquisition and removal of dilapidated structures.

- Commercial Development and Aesthetic Improvements—HWY 283 Corridor—RDA #1 is near the entryway and corridor that carries the largest numbers of vehicles, which enter and leave the City of Lexington on a daily basis. These points of entry and routes of travel are envisioned as prime opportunities for the City to give individuals a positive first impression as they enter our City and to provide a pleasant reminder of the community as they depart. This area also provides the greatest opportunity for retail and small business development.

The 2007 Action Plan is not intended to provide a definitive plan regarding future beautification efforts or business development activities. However, the action plan will provide steps to assist in the removal of obstacles that have prevented these types of activities to naturally develop in the past.

Action	Responsible Party	Timeframe	Cost
Evaluate property in RDA #1 along north 283 Corridor	CRA, City Manager	Mar	\$1,000
Negotiate for land acquisition, or negotiate other agreements	City Attorney, CRA, City Council	Apr-Sep	\$5,000
Plan and install welcome sign and improve drainage in the area	DAD Leadership Class	Jan-May	\$30,000
Continue to develop trails in RDA #1	Park Committee, City, CRA	Ongoing	\$1,000
Market property for development	CRA, City, CED, DAD	Jul-Ongoing	\$1,000
Plan area aesthetic improvements	CRA, City	Ongoing	\$1,000
Negotiate with Paulsen Inc. to excavate site to make interchange more visually appealing	City Manager	Mar	N/A

- UPRR Corridor Redevelopment—over the years many commercial/industrial uses were conducted along the UPRR corridor through the community. Many of these uses have since ceased, leaving dilapidated structures and unsanitary properties. The City is developing a relationship with UPRR to collaborate on the removal of the structures and debris from the properties and the development of green space and trails abutting the Hwy 30 corridor. The commitment to continue demolition activities should continue in 2007.

Action	Responsible Party	Timeframe	Cost
Reach agreement with UPRR on demolition activities	City, UPRR, lease holders	Jan-Jun	\$1,000
Request proposals for demolition	City	Jul	N/A
Perform demolition activities	City, contractor	Jul-Dec	\$75,000

3. Improve public transportation network in the community.

- One-year Street Improvement Items—these projects not specifically listed below include: intersection reconstruction at 15th and Freedom, and 15th and Constitution; gap pave of 17th Street from Jefferson to Monroe Streets; and gap pave of Ontario Street from 9th to 10th Streets.

Action	Responsible Party	Timeframe	Cost
Develop plans and specifications	City, M&A	Apr-Jul	\$15,000
Bid and construct projects	City, M&A	Jul-Dec	\$175,000

- Pedestrian Hike Bike Trail Phase I—the City received a grant from NDOR to complete this trail project, which majority runs along the west side of Hwy 283 in the south portion of the community. The project was intended to provide alternative transportation to pedestrians in this area for both transportation and recreational use. The project will be bid and constructed in 2007.

Action	Responsible Party	Timeframe	Cost
Develop plans and specifications for bid	M&A, City	Fall 2006-Mar 2007	\$30,000
Acquire ROW	City	Mar 2007	\$20,000
Bid project	M&A, City	Apr 2007	\$1,000
Construct Project	M&A, City, contractor	May-Dec 2007	\$550,000

- 13th Street Reconstruction—design is underway to reconstruct and widen the portion of W. 13th Street from Park Drive to Airport Road. This is a federal aid project, 80/20, and will take two phases to complete. The project includes a water main upgrade on 13th Street from Park Street to Erie Street; eliminating undersized line and providing a 12” feeder through the north portion of the community. The project will upgrade the sanitary sewer capacity on 13th Street from Hampton Street to Erie Street, which will eliminate the operation and maintenance of the lift station on the southwest corner of the 13th and Erie Street intersection. The project will widen 13th Street from Freedom Drive to Airport Road, improving drainage, access to the Optimist Rec Complex, access to the Tri-County Fitness Center, and provide a pedestrian trail from the 13th and Erie Street intersection to the Optimist Rec Complex.

Action	Responsible Party	Timeframe	Cost
Develop plans and specifications for bid	M&A, City	Jan-Apr 2007	\$1,000
Bid project	M&A, City	May 2007	\$1,000
Construct Project—Phase I	M&A, City, contractor	May-Dec 2007	\$700,000

- HWY 283 Viaduct Widening—in 1998 the City and NDOR initiated a project to widen the Hwy 283 Viaduct over the UPRR to a 4-lane structure. A subsequent Long Range Transportation Plan was completed in 2005 which indicated that the viaduct was the highest ranked facility in need of capacity improvement. In late 2006, NDOR completed a conceptual project layout and held an open house for community comment; the project was slated for 2012 construction. Following the open house, NDOR began re-evaluation of pending projects due to fiscal restraints; which the City was notified. Following notification, the Council discussed the issue and feels that the project is a long term community need, and effort should be made to make sure the project is not eliminated from the NDOR road plan. The results of the re-evaluation are pending.

Action	Responsible Party	Timeframe	Cost
Work with NDOR on project status	City, NDOR	Jan-ongoing	\$1,000

- Road 435 Box Culvert—the storm water drain pipe north of the intersection of Road 435 and Road 755 is undersized to handle the storm water capacity created by the City outfall line and the Spring Creek watershed. This pipe creates a “bottle-neck” and causes back-up issues on surrounding lands; and may contribute to a broader flood plain boundary delineation of Spring Creek on the northeast portion of the community. The City will work in cooperation with Dawson County to upgrade the capacity under the roadway to a concrete box culvert. The project is budgeted and in the City’s 1&6 Year Street Improvement Plan.

Action	Responsible Party	Timeframe	Cost
Develop project specifications	City, M&A	Apr-Jul	\$5,000
Bid and construct project	City, M&A	Aug-Oct	\$80,000
Reach funding agreement with Dawson County	City, County	Aug	N/A

- Rural Viaduct—East of Lexington—with completion of the Long-Range Transportation Plan in 2005, it was indicated that future industrial growth in southeast Lexington will drive the need for a grade separation in the vicinity of Road 435, Hwy 30, and UPRR. This intersection is dangerous, as there is a lack of truck stacking for the at-grade crossing. A cooperate effort by Dawson County, City, and area businesses should be initiated to address the long term issue. At a minimum, a viaduct location study should be commissioned to identify potential projects, and provide public input.

Action	Responsible Party	Timeframe	Cost
Initiate viaduct location study	County, City	Jun	\$1,000-\$25,000

- Trail Master Planning—through the Park Improvement Committee, the City completed a draft of a community master trail plan; which subsequently led to the development of the Phase I project listed above. A master plan should be formally reviewed by the Planning Commission and approved by the City Council. Following adoption by the City Council, this plan should be annually reviewed for conformance with the comprehensive plan of the City.

Action	Responsible Party	Timeframe	Cost
Formalize master plan	Park Committee	Mar-May	N/A
Planning Commission Review	City, Plan Comm	Jun	N/A
City Council consideration	City Council	Jun	N/A

- Reclassify Street System—in order to plan orderly street systems within the community and maximize federal allocation funding under the surface transportation program, it is necessary to review and reclassify the existing street classifications. This will allow the City to provide and adequate transportation network in the community and aid in future residential, commercial, and industrial development.

Action	Responsible Party	Timeframe	Cost
Evaluate reclassification plan	City, M&A	Jan-Aug	\$1,000
Request reclassification	City Council	Sep	\$1,000

4. Improve inter-local cooperative programs in the community and county.

- DAD—the Dawson Area Development office was restructured in 2005 with the addition of a Community Development Coordinator and ABLE Coordinator. City representation on the Board of Directors is important to make sure the direction and cooperative attitude of the group continues in a positive direction. DAD is a valuable tool for area communities, including Lexington.

Action	Responsible Party	Timeframe	Cost
Participate in DAD direction, operation and planning.	City representatives	Ongoing	\$20,000 annually

- CED—the Council for Economic Development has made commitments in the previous year that will benefit the community in the long term. Some of these activities include infill housing development, new housing development, and redevelopment of the old Sun-Mart building into a tech spec building. The CED will need continued support of the City into the future for the success of all concerned.

Action	Responsible Party	Timeframe	Cost
Support CED activities	City	Ongoing	Variable

- Greater Lexington—the Greater Lexington Corporation has made commitments in the previous year that will benefit the community in the long term. Their main project was the redevelopment of the defunct Paulsen Addition. Working in conjunction with the CRA and the City, Greater Lex developed 32 housing lots for sale to individuals or contractors for a maximum price of \$10,000. There are only 14 lots remaining in this project, and Greater Lex is looking for their next project to support.

Action	Responsible Party	Timeframe	Cost
Support Greater Lex activities	City	Ongoing	Variable

- County—the City and the Dawson County have a history of cooperation on area projects and programs. The City Council feels it is in the best interest of County residents to foster cooperative ventures to maximize the resources available. Projects include: roads, emergency management, law enforcement, and communications to name a few.

Action	Responsible Party	Timeframe	Cost
Develop joint benefit projects	City, County	Ongoing	Variable

- School District—the City and the School District have a history of cooperation on community projects and programs. The City Council feels it would be in the best interest of the community to conduct joint meetings to discuss cooperative ventures that can improve local efficiencies and improve the community for the residents.

Action	Responsible Party	Timeframe	Cost
Organize joint meetings	City, School	Ongoing	Variable
Develop joint benefit projects	City, School	Ongoing	Variable

- Tri-County Hospital—the City and Tri-County Hospital have a history of cooperation on community projects and programs. Cooperative ventures should be investigated to determine projects or programs that could be implemented to benefit area residents and maximize available resources.

Action	Responsible Party	Timeframe	Cost
Develop joint benefit projects	City, Hospital	Ongoing	Variable

5. Improve community education on programs and projects.

- Newsletter—in 2006, the City instituted a City email newsletter, “City Happenings.” The launch of the newsletter was seen as successful, but efforts should be taken to constantly improve the content and interaction of the document.

Action	Responsible Party	Timeframe	Cost
Evaluate and improve newsletter	City	Ongoing	N/A

- Press Releases—although City Staff is a limited size and projects and programs keep the Staff increasingly busy, efforts should be made to provide press releases on programs and projects to keep the public educated on the direction of City policy. A well educated public can help identify need and develop responsive public policy.

Action	Responsible Party	Timeframe	Cost
Initiate project and program news release program	City	Ongoing	N/A

- CDAB—the Community Development Advisory Board was initiated to bring the area development groups together to study and report on community development issues. The Board’s study and reporting provides the City Council with recommendations on program and project direction. The individuals on the Board educate themselves on various issues, and in turn help education the community on those issues as well.

Action	Responsible Party	Timeframe	Cost
Continue issue study and reporting	CDAB, City Council, Staff	Ongoing	N/A

- Planning Sessions—steps have been taken to increase the planning efforts of the City Council for City projects and programs. The Council has decided to institute regular planning sessions to work with Staff and local development groups on projects that will strengthen collaborative efforts.

Action	Responsible Party	Timeframe	Cost
Continue planning sessions	City Council, Staff, Development Groups	Ongoing	N/A

6. Expand post high school education presence in the community that would lend to increased employer assistance programs and individual opportunity.

- Distance Learning Center—an opportunity for economic development could be the creation of a *distance-learning center*. Distance learning centers are fast becoming an accepted and indispensable part of the industrial worker training programs and a source for educational systems to reach new groups of “non-traditional” students. Two main factors have led to the increase in distance learning centers: the growing need for continual skills upgrading and retraining; and the technological advances that have made it possible to teach more and more subjects away from main campuses.

The location, size, and existing industry in our community present opportunities for Lexington. A combination of skills based training and small business training in one center would improve the entrepreneurial climate in Lexington as well as help with recruitment efforts.

Action	Responsible Party	Timeframe	Cost
Identify potential site for Post High School Education Facility	City, Schools, Development Groups	Apr	\$1,000
Contact Universities, Community Colleges, NCTA, private schools, and training facilities about possibility of expanding to Lexington	City, Schools, Development Groups	Apr-Ongoing	\$2,000
Research funding sources for development of campus and renovation of building	City, Schools, Development Groups	Jul-Dec	\$1,000
Put together budget, marketing plan, and renovation plan for site	City, Schools, Development Groups	Jul-Aug	\$10,000
Secure signed letters of Intent from higher education institutions	City, Schools, Development Groups	Aug-Dec	N/A

7. Support economic development efforts in the community.

- Ethanol Plant Expansion—the city of Lexington will work with industry to invest funds in infrastructure-related services leading to industry expansion or location; including sewer, streets, water, electricity, and site preparation. Financing may come from a variety of sources, including the Lexington Utility System, the Lexington Economic Development Program, Tax Increment Financing, the City of Lexington, local CDBG revolving loan funds, as well as available state and local grant funds.

Action	Responsible Party	Timeframe	Cost
Identify infrastructure/utility expansion needs: streets, water, electricity, and wastewater.	CEL, City Manager, M&A	Feb	\$2,000
Identify the costs associated with the project(s).	CEL, City Manager, M&A	Mar-Apr	\$1,000
Determine need for aid to construction.	CEL & City Manager	Apr	N/A

Sign agreement with company for the improvements.	City Council, City Manager, CED	May	\$1,000
Begin work on the improvements, to meet the plant expansion timelines.	City of Lexington	Fall 2007	Undetermined
Bill the customer for the work per terms of the agreement.	City of Lexington	Ongoing	N/A

- Grain Handling Facility—CEL is working on the construction of a 10 Million bushel grain handling facility on Lot 2 of the Lexington Industrial Addition. The facility needs will be extension of the City electric and water facilities.

Action	Responsible Party	Timeframe	Cost
Identify infrastructure/utility expansion needs: water and electricity.	CEL, City Manager, M&A	Mar-May	\$2,000
Identify the costs associated with the project(s).	CEL, City Manager, M&A	Mar-May	\$1,000
Determine need for aid to construction.	CEL & City Manager	Apr	N/A
Sign agreement with company for the improvements.	City Council, City Manager, CED	May	\$1,000
Begin work on the improvements, to meet the plant expansion timelines.	City of Lexington	Fall 2007	Undetermined
Bill the customer for the work per terms of the agreement.	City of Lexington	Ongoing	N/A

- Project Opportunities—over the course of a year, there are numerous prospective projects that look at site or building locations. These include new or expanding business, as well as businesses that need retention assistance. The City is committed to provide technical assistance or funding assistance as projects arise. Projects that are viable and in the best interest of the area will be supported to a level that resources allow.

Action	Responsible Party	Timeframe	Cost
Support area projects	City, Development Groups	Ongoing	Undetermined

8. Nurture the growth of leadership in the local Hispanic and non-Anglo population.

- Multicultural Commission—in 2005 the City Council formulated this commission to discuss multicultural issues in the community and report back to the Council on needs that are being unmet. To date, the commission has remained dormant, but this is a high priority of the Council to get the group activated in 2007.

Action	Responsible Party	Timeframe	Cost
Develop list of commission candidates	City, community partners	Mar-Apr	N/A
Appoint commission members	City	May	N/A
Initiate commission activities	City, commission	Jun	N/A

9. Develop speculative/available buildings and sites in the community.

- CED Building Project—the diversification of the local economy for office support services, business services, and new technology-based industries is an important growth strategy for Lexington. Economic diversification results from a number of “core” economic development activities including business retention and expansion, business attraction and industrial development, and small business assistance and development.

Success with most of the target industries identified by Lexington will stem from a combination of recruitment and local entrepreneurship. Real estate holdings and City-owned public utilities can play an important role in both business expansion and attraction of office support services and technology-based businesses.

Action	Responsible Party	Timeframe	Cost
Secure \$300,000 loan from City for renovation of 10,000 SF, call center	CED, City	Jan	N/A
Sign letter of intent with client to occupy 10,000 SF	DAD	Feb	\$1,000
Prepare bid specs and receive bids for renovation of 10,000 SF	Contractor	Mar	N/A
Award bid and start Construction	CED & Contractor	Mar	\$150,000
Installation of 6 T1 lines to building	CED, Telecom	Mar	\$10,000
Call center ready for occupancy		Jun	N/A
Apply for RBEG funding through USDA	DAD, CED	Feb	N/A
Install uninterruptible power source	CED & Contractor	Jul	\$42,200
Secure tenants for 20,000 SF	CED	Jul-Sep	N/A
Prepare bid specs and let bids for renovation of 20,000 SF	Contractor	Aug	\$4,500
Award bid and start construction	CED & Contractor	Sep	\$25,000
Renovation to take place	Contractor	Oct-Dec	\$200,000
Office Suites Ready to be Occupied		Jan 2008	N/A

- Additional Spec Building (s)—Area #1—or other areas.

The City of Lexington has researched the feasibility of an industrial spec building in the past. The goal is to lure a major new company that ties into its existing strong agribusiness economy, or taps into complimentary and new industries, including electronics, telecommunication equipment manufacturers and distributors, research and development firms, food processing and biotechnology.

As is typical of most business decisions today, site and building searches happen quickly. In most cases, building availability becomes a key factor in the location decision. For a

community to be considered for most product manufacturing location decisions, it must have a suitable, available building.

Buildings are typically pre-manufactured metal buildings, tilt-up concrete, or a combination of the two. Factors to consider when sizing and configuring speculative buildings targeted are: (1) typical buildings are 20,000-to-50,000 SF; (2) sidewalls are a minimum of 22 feet high, preferably 24 feet; (3) support column spacing is important, with manufacturers preferring as few columns as possible so as not to interfere with equipment layout and production flow, a clear span in the manufacturing area is ideal; (4) the building should be designed for structure integrity so that at least one sidewall can be removed to accommodate future expansion; (5) the building should be situated on the site so as to allow for future expansion; (6) office space is typically 10% of the overall square footage; (7) one incoming and one outgoing dock are recommended for the first 20,000 SF, additional dock space should be considered; and (8) at least one drive-in door is recommended.

Action	Responsible Party	Timeframe	Cost
Develop Specs for Building	Spec Building Committee	Apr 2007	\$3,000
Identify site for building	Spec Building Committee	May 2007	\$1,000
Develop budget	M&A, Spec Building Committee	Jun 2007	N/A
Secure Financing	Private Investment Club; City of Lexington	Jul-Oct	N/A
Marketing of Building/Site	DAD, CED, City, NPPD	Ongoing	\$1,500

10. Upgrade dated public facilities in the community.

- Fire Hall Improvements—as the community continues to grow and the need of equipment and vehicle storage compounds, it is imperative that the fire and rescue department has adequate space for training and operational activities. The current space at the municipal building is becoming inadequate and renovation costs at the location are prohibitive. The City and Rural Fire District are working in cooperation to provide a new facility to house equipment and offices.

Action	Responsible Party	Timeframe	Cost
Renew Interlocal Agreement(s)	City, Rural District	Jan-Mar	N/A
Develop project plan	City/Rural Committee	Mar-May	N/A
Bid and construct project	Rural District	May-Dec	\$550,000

- Park Shelter Construction—Memorial Park—the Park Improvement Committee has been meeting since mid-2006 to develop plans for park revitalization, master trail planning, and new park construction. The first project identified is the need for a new park shelter and comfort house station in Memorial Park. The City has obligated \$75,000 in FY 2007 for this project; the intent is to work with the Lexington Community Foundation to build a successful project. This project will serve as the cornerstone to continue park revitalization efforts.

Action	Responsible Party	Timeframe	Cost
Plan project scope and specifications	City, Lex Foundation	Jan-March	N/A
Bid and construct project	Lex Foundation	April-Jun	\$85,000
Project Dedication	City, Lex Foundation	Jul	\$1,000

- Park Rehabilitation—the landscape, equipment, comfort stations, sidewalks, lighting, water systems, and other facilities in the City parks continue to show the effects of age. It is important for the City to upgrade and maintain these facilities for the benefit of the citizens. The Park Improvement Committee has been developing a capital improvement work plan for park renovation projects. The City has budgeted a modest level of funds for FY 2007, and the Lexington Foundation has taken the position to help renovation efforts by raising funds through its community activities; it is anticipated there will be additional funds available in the next fiscal year to implement a more aggressive renovation work plan.

Action	Responsible Party	Timeframe	Cost
Develop park improvement work plan	Park Committee	Jan-ongoing	N/A
Prioritize FY 2007 work plan	Park Committee	March	N/A
Plan FY 2007 projects	Park Committee, City	Apr	N/A
Bid and construct projects	City, Lex Foundation	May-Oct	Undetermined

- New Park Development—as the community continues to develop onto new lands, it is important that the City plan for the development of new neighborhood parks, recreational fields, and trail systems. The City will work with the Park Improvement Committee and local groups such as the Optimist Club and the Lexington Foundation on the planning and implementation of future projects. In FY 2007, planning will be a high priority.

Action	Responsible Party	Timeframe	Cost
Develop new park development plan	Park Committee, City, Optimists, Lex Foundation	Jan-Dec	\$5,000

- City Hall Improvements—over the last two years, several evaluations have been done on the potential renovation of City Hall. The needs that have been identified include: additional space for administrative and business office staff, additional space for record storage, and renovation of Police Department office to maximize available space, renovation of spaces accessible to the general public, exterior renovation, restroom renovation, and a mechanical system upgrade. An overall renovation plan and cost should be developed for Council consideration. It is anticipated that a building renovation would be divided into two phases to spread the costs over two fiscal years.

Action	Responsible Party	Timeframe	Cost
Develop a renovation plan	City	Jan-Sep	\$3,000

- GGC Improvements—the addition and renovation project for the Grand Generation Center will be completed by the end of April 2007. The need to improve the parking lot and street terrace areas will remain following this project. The City should evaluate the need and plan for improvement of the areas.

Action	Responsible Party	Timeframe	Cost
Project Planning	City	Mar-ongoing	Undetermined

- WWTP Improvements—secondary digester—the floating lid on the secondary digester at the wastewater plant was damaged and needs to be removed and replaced. The digester is an important part of the plant operations and needs to be returned to service. Planning is currently underway to remove the lid to evaluate replacement efforts. This will be a two phase project.

Action	Responsible Party	Timeframe	Cost
Plan removal project	City	Jan-Feb	
Bid and implement project	City	Mar-May	\$100,000
Evaluate and plan replacement	City	May-Jul	\$5,000
Bid and construct replacement	City	Jul-Dec	\$100,000

- Northwest Drainage—storm water management in the northwest portion of the community has been an issue for over the last 25+ years. In 2006, The City acquired a 120 acre tract of vacant land that has been a direct source of storm water sheeting into the developed neighborhoods in the area. An evaluation of the issue as completed in 2006, and should be reviewed to develop a definite plan for storm water remediation in the area. The evaluation indicated that the development of a detention cell north of the Optimist Rec Complex would be the most cost effective way to manage the storm water.

Action	Responsible Party	Timeframe	Cost
Review 2006 Study	City	Jan-Apr	\$2,000
Develop plan for improvement	City	May-Aug	\$5,000
Consider bid and construction of improvement project	City	Sep-Dec	\$200,000

- Southwest Drainage—storm water management in the southwest portion of the community has been an issue for over the last 25+ years. An evaluation was done in 2006 that indicated that storm water sheeting from vacant land to the west of the Community Service Building, 800 W. Vine Street, causes flooding to properties south of the UPRR, west of S. Adams Street and north of W. Elm Street. The evaluation indicated that the construction of a detention cell would be the most cost effective remedy to manage the storm water. The development of a plan and project should be completed in 2007.

Action	Responsible Party	Timeframe	Cost
Review 2006 Recommendations	City	Jan-Apr	\$2,000
Develop plan for improvement	City	May-Aug	\$5,000
Consider bid and construction of improvement project	City	Sep-Dec	\$50,000

- Electric Distribution Study—as the community continues to develop, the demand for residential, commercial, and industrial electric capacity increases. To better understand the capital needs of the system to insure customer reliability, a system distribution study should be completed to identify needs. Following the transition to NPPD operation and maintenance services on May 1, 2007, NPPD should be commissioned to perform a distribution study for the Lexington system. This study would be completed by the NPPD engineering department under the agreement for operation and maintenance services.

Action	Responsible Party	Timeframe	Cost
Commission and complete study	City, NPPD	May-Oct	\$10,000

- Cemetery Expansion—the City operates two cemeteries, Greenwood and Evergreen. Traditionally, Greenwood has been the cemetery that has received most of the maintenance attention, capital improvement, and plot sales. Greenwood is currently running out of spaces and a decision on future direction is needed.

Action	Responsible Party	Timeframe	Cost
Plan for future cemetery operations	City	Jan-Oct	\$3,000

- Landfill—Lexington is a member of the Lexington Solid Waste Agency, which operates a landfill and C&D facility. The initial footprint of the LASWA facility has remaining capacity of an estimated 5-8 years. Discussions are currently underway on the future of LASWA operations. It has not yet been determined if it is in the best long term interest of Lexington to continue membership in LASWA. The City maintains a closed landfill and owns property abutting the LASWA facility that would be acceptable for landfill and C&D site development. In 2006, Lexington completed the initial ground water modeling for landfill permitting purposes on this property. It is advisable for Lexington to continue the work needed for permitting a landfill operation.

Action	Responsible Party	Timeframe	Cost
Phase II landfill permitting	City, M&A	Mar-Dec	Undetermined
C&D site permitting	City, M&A	Mar-Dec	Undetermined