

CITY OF NORWALK
PARKING AUTHORITY
REGULAR MEETING
JULY 23, 2008

ATTENDANCE: John Federici, Vice Chairman
Joe Santo
Julius Hayward
Burt Shatz

STAFF: Kathryn Hebert, Administrative Services Manager
Hal Alvord, Public Works Director
Dilene Byrd, Secretary

OTHERS: Frank Del Monaco, LAZ Parking
Mr. Harris, Resident/Realtor
Ms. Walters, Resident/Realtor
Ms. Chiulli, Resident
Mr. Biasotti, Resident
Mr. Tracey, Resident
Ms. Lucianno, Resident
Ms. Leveel, Resident
Mr. Mizzachi, Resident
Mr. Lomuseis, Norwalk Advocate

PUBLIC HEARING

Mr. Federici opened the public hearing at 6:30PM

Mr. Federici closed the public hearing at 7:11PM

Mr. Harris stated his concern regarding no longer having access to parking that will be acceptable to the buying public. He said that he had contacted Laz asking what the process currently is for transferring a parking permit from a seller to a buyer of a condominium and was told that this could no longer be done and that the buyer would have to be put on a waiting list. Mr. Mizzachi also stated his concern regarding the parking at Haviland Deck and asked if there was any kind of check and balance in place to ensure that the parking spaces at Haviland Deck are being allocated appropriately. Ms. Walters said that she has sold several units on Washington Street and it was always part of her marketing that the parking permit to Haviland Deck was transferable from a buyer to a seller and asked for clarification of what the current policy is. Ms. Chiulli said that she is a resident of

Washington Street and was told that during the repair of Haviland Deck that the residents of that area would be able to park at the Maritime Garage and has not yet received a pass key. Ms. Hebert said the repair is scheduled to start after the SONO Arts Festival and when there is a definite target date to start that notices will be sent out for alternative parking. Mr. Biasotti stated that in the past Haviland Deck was guarded 24 hours a day and asked why when Laz took over was the guard removed. Mr. Alvord said the fact that there is no longer a full time guard is not because Laz did not want to put one there but that requirement was not written into the request for proposal. He said that a lighting proposal is currently being worked on for the Maritime Garage and said it also has excellent application for Haviland Deck and will try to incorporate it into the project this summer. Mr. Biasotti also said that in the past he was able to purchase parking permits for the year and now will need to purchase them on a monthly basis and said that is a inconvenience. Mr. Federici said that the issue with the transference of parking permits needs to be handled by the Corporation Council and they will be issuing a statement on that. He also said as far as the other issues that have been presented that they will be taken into advisement. Ms. Walters asked if there was a policy written in the past regarding the transference of parking permits. Ms. Hebert said "no" and that she would be issuing a formal request to the Corporation Counsel for a legal opinion on the transference of parking permits for private benefit.

CALL TO ORDER

Vice Chairman Federici called the meeting to order at 7:11PM

1. APPROVE THE MINUTES FROM THE PARKING AUTHORITY MEETING HELD ON WEDNESDAY, JUNE 25, 2008.

Mr. Federici said on Page 3, Item 4, Line 1, to change "for the" to "of the"

**** MR. SHATZ MOVED TO APPROVE THE MINUTES WITH CORRECTION**

**** MOTION PASSED UNANIMOUSLY**

2. APPROVE THE PROPOSED RATE CHANGES

Mr. Hayward asked what the amount of additional revenue will be received with the rate increase. Mr. Del Monaco said approximately \$90,000 which will help to offset the increased

debt service resulting from the current renovations taking place as well as help to subsidize the shuttle program. Mr. Hayward said now that the boot tow program will go from 3 violations to 2 violations if a notice will be sent out to the violators that will be affected. Mr. Del Monaco said "yes." Mr. Alvord said the objective of the rate increase is not to increase violation revenue but to encourage compliance with the established parking regulations.

** MR. SANTO MOVED TO APPROVE THE ITEM

** MOTION PASSED UNANIMOUSLY

3. MONTHLY FINANCIAL REPORT

Ms. Hebert said that the unaudited net cash for the year is \$709,000 and that she anticipates that the audited numbers will come back higher than they were last year.

4. MONTHLY OPERATION REPORT

Mr. DelMonaco said that as of June 8, 2008, the attendance at the Maritime Garage was up 8% and that the Webster Lot was down 15% compared to the three year average. He said that North Water and Haviland continue to do well and that the demands at the South Norwalk and East Norwalk Railroad Stations continue to be consistent. He said that the Yankee Doodle Garage was up 3% compared to last year and that permit sales continue to be consistent. He said that parking enforcement efforts have significantly improved over the last 3 years. He said that the boot tow program booted 262 vehicles generating over \$112,000. He said that a request will be made to the Mayor to add to the legislative agenda an amendment to the current legislation regarding vehicle registration holds. He said that there is still \$3.1 million dollars owed in parking tickets but a vast majority of that will never be seen. He said that he is currently working with ACS and PayLock to develop a policy that after a certain amount of time that a parking ticket has not been paid to write off the ticket as bad debt. He said that the equipment continues to perform very well and that the purchase of a T3 Motion is being considered and will replace one of the security vehicles which is currently costing \$26,000 a year in gas and the cost of the T3 Motion will cost 10 cents per day and is battery operated. Ms. Hebert said it will be used for security and parking enforcement at the South Norwalk Railroad Station.

5. CAPITAL PROJECTS

Ms. Hebert said that ADP Construction Services has been sent a notice to proceed for the fit out work at the Maritime Garage and expects them to start the work within the next couple of weeks and they have 120 days to complete.

Ms. Hebert said that 3 bids were received back for the eastbound side of the South Norwalk Railroad Station and the lowest bid was for \$314,000 which was received from All Phase Construction. She said they had submitted an unresponsive bid and have been rejected which was confirmed by the Corporation Counsel. She said the next to the lowest bid was received from Gennarini Construction for \$390,000 but they had not provided a 15% bid bond or certified check and therefore their bid was automatically rejected. She said that Merritt Contractors came in at \$426,000 with a 10% change order for a total of \$468,000 which is less than the engineer's estimate of the project. She said that the contract has been sent to Merritt Contractors for their signature.

Ms. Hebert said that the outside doors have been ordered for the westbound side of the South Norwalk Railroad Station and that delivery is expected in the next couple of weeks and that the drains have been installed in the upper deck.

Ms. Hebert said that 10 bids were received for the repair of Haviland Deck and were ranged from \$609,000 to \$1.1 million dollars and the bid was awarded to the lowest responsible bidder which was RAM Construction for \$609,000 which is substantially lower than the original estimates that were received. She said that a portion of the money that will now be left over in that account may be used to do lighting at Haviland Deck.

6. OTHER BUSINESS

Mr. DelMonaco said that the lighting fixtures at the Maritime Garage continue to decline and that the fixtures that are currently there were not designed for the environment that they are currently installed in. He said the light bulbs that are there lose 40% of their efficiency after being on for 4000 hours and that a good portion of the garage is lit 24 hours a day. He said based on the 280 fixtures that are in the garage that over \$120.00 a year is being spent just to maintain the fixtures and does not include any utility costs. He said that he had received 2 proposals for lighting management and that IntellEnergy is currently testing the fixtures. Ms. Hebert said that the current cost for lighting is over \$155,000 and with this proposal will be saving \$56,000 in utility usage and maintenance costs by installing these fixtures. Mr. Federici said that the wall pack lights included in the proposal include MH lights and asked if that should be change to T8 Lights. Mr. Del Monaco said that he would look into that.

**** MR. SANTO MOVED TO SUSPEND THE RULES**

** MOTION PASSED UNANIMOUSLY

** MR. SANTO MOVED TO AUTHORIZE THE CHAIRMAN OR THE VICE CHAIRMAN OF THE PARKING AUTHORITY TO EXECUTE AN AGREEMENT WITH INTELL ENERGY FOR THE LIGHTING UPGRADE AT THE MARITIME GARAGE FOR A SUM NOT TO EXCEED \$53,000.

**MR. SANTO MOVED TO APPROVE THE ITEM

** MOTION PASSED UNANIMOUSLY

Mr. Federici said the he was approached by Councilman Bondi asking if LAZ could issue parking tickets on Seaview Avenue. Ms. Hebert said that Parks and Recreation employees are special parking enforcement constables and that she had suggested to him that they should be ticketing. Mr. Federici asked if Laz has jurisdiction in that area to give tickets. Mr. Alvord said "yes" but if areas in the City that have parking issues is added to the responsibility of Laz that the City may be put into the position of having to hire another Parking Enforcement Officer. Ms. Hebert said that she would speak to Mr. Mocciae regarding this issue.

Mr. DelMonaco said that the Board has expressed a desire to help those they may be disadvantaged during the repair of Haviland Deck and have made arrangements for 10 people to park with Pacific Parking that will address those needs.

7. NEW BUSINESS

No discussion.

8. ACTION ON ANY ITEM DISCUSSED HEREIN

No discussion.

9. ADJOURNMENT

** MR. SANTO MOVED TO ADJOURN

** MOTION PASSED UNANIMOUSLY

The meeting adjourned at 7:55PM