



CITY OF NORWALK
PARKING AUTHORITY
REGULAR MEETING
FEBRUARY 23, 2011

ATTENDANCE: John Federici, Chairman
Julius Hayward, Vice Chairman
Bryan Meek
Eileen Brown
Chris Bakes

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

OTHERS: Frank Del Monaco, LAZ Parking
John Deorio, Owner of Sassafras
Larry Pelligrini, Owner of Pelligrini Jewelers
Michael Ward, Private Citizen
Susan Silvers, Patch online
Robert Koch, The Hour

PUBLIC HEARING

Mr. Federici opened the public hearing at 6:03PM
Mr. Federici closed the public hearing at 6:35PM

Mr. Ward asked if the Parking Authority would be seeking federal reimbursement for costs associated with snow removal from the parking lots, and if so if that has been factored into the deficit in the snow removal budget. Mr. Alvord said that the reimbursement request applies only to the snow cleanup on January 11th and January 12th and would only cover the overtime pay and not regular hours. He said if the request is approved it would only reimburse the city 75% of the costs and would not have a big impact for the Parking Authority.

Mr. Ward asked if CL&P and SNEW were involved in energy saving rebates for the lighting projects that have been done. Ms. Hebert said "yes". Mr. Alvord said that lighting upgrades are not done unless there is an incentive program attached to it.

Mr. Deorio said that by raising hourly meter rates from by .25 cents will equate to a 25% increase and it sends a bad message and adds insult to injury. He requested that public perception be taken into consideration. Mr. Deorio recognized the snow clearing efforts this winter but said that large amounts of ice have remained curbside on Washington Street, making it difficult and dangerous for motorists to reach the parking meters. Mr. Pelligrini asked why there are no meters on Wall Street because \$100,000 in revenue can probably be made right there. Mr. Alvord said that meters were removed by Mayor Moccia and that he has argued that the area has not recovered economically to justify the meters. He said that Parking Authority staff has recommended installing the meters. Mr. Pelligrini requested that ticketing on Washington Street not start prior to 8:00AM. Ms. Hebert said that vehicles that are subject to early morning ticketing in the South Norwalk area are often residents who are parking overnight, or from the bar and restaurant crowds who sometimes leave their vehicles parked overnight. Mr. Deorio asked how much revenue would be generated from the .25 cent rate increase. Mr. Alvord said that he and his staff would be willing to meet with him and Mr. Pellegrini to discuss how the numbers were gotten to on each of the rate increase proposals. Mr. Deorio said that he appreciated that.

CALL TO ORDER

Chairman Federici called the meeting to order at 6:35PM

1. APPROVE THE MINUTES FROM THE PARKING AUTHORITY MEETING HELD ON THURSDAY, FEBRUARY 3, 2011.

**** MR. MEEK MOVED TO APPROVE THE MINUTES
** MOTION PASSED UNANIMOUSLY**

2. APPROVE FISCAL YEAR 2011/12 OPERATING BUDGET AND RATE CHANGES

Mr. Meek said that he fully supports the rate changes on the condition that if the demand proves to be more elastic than the model shows it will be revisited and consider any other changes either plus or minus. Mr. Bakes asked how much additional revenue will be generated from the .25 cent increase in meter rates. Mr. Del Monaco said approximately \$ 54,000 and that the higher meter rates are designed to discourage long term parking and that the biggest complaint by motorists is that the meters are occupied for long periods of time. Mr. Meek asked about the increase in liability insurance. Mr. Del Monaco said it is due to the increase in cost. Ms. Hebert said that it is tied to the revenues.

**** MR. MEEK MOVED TO APPROVE THE FY 2011-12 OPERATING BUDGET AND RATE CHANGES
** MOTION PASSED UNANIMOUSLY**

GENERAL INFORMATON

1. MONTHLY FINANCIAL REPORT

Ms. Hebert said and to date have spent approximately \$400,000 which does not include the last snowstorm. She said that \$160,000 was budgeted for this fiscal year. Mr. Meek asked if the expenses are being allocated to each of the expense lines. Mr. Del Monaco said it is in one lump sum in the total but that on the summary it is allocated. Ms. Hebert said that the reductions in staff will show up on next months report as well as the reduction in repair and maintenance. Mr. Federici asked if the snow has impacted revenue. Ms. Hebert said "yes" and that staff will continue to monitor the year end projections.

2. MONTHLY OPERATION REPORT

Mr. Del Monaco said that demands have been impacted due to snow but to date are up 4%.

Mr. Del Monaco said that the demands at the Maritime Garage are down 1% and that traditionally Presidents week is a busy week but that due to a number of school districts adjusting their vacation schedules demands will be impacted.

Mr. Del Monaco said that Webster Lot continues to do well and have seen a 20% increase in paid transactions since the change in the method of operation. He said that the demands at Haviland Deck are up 20% compared to last year, and that the North Water Street Lot continues to do well but that snow has had a significant effect on the demands for on street parking.

Mr. Del Monaco said that the demands at the South Norwalk Railroad Station continue to be consistent and that the electric vehicle charger was unveiled on January 31, 2011, and that the waiting list for monthly parking permits has been exhausted and that permit issuance remains consistent at the East Norwalk Railroad Station.

Mr. Del Monaco said that the demands at the Yankee Doodle Garage continue to decline. He said that permit sales are on budgetary targets and that from time to time staff resources were redirected to snow related activities. He said that the equipment is performing extraordinarily well.

3. OLD BUSINESS

Ms. Hebert said that the bid packages for the structural repairs for the South Norwalk Railroad Station have gone out and are due back on March 16, 2011.

Ms. Hebert said that the capital budget is going though the process and that originally \$200,000 had been requested for the generator at the Maritime Garage, and that \$300,000 for the generator at the South Norwalk Railroad Station, but at the recommendation of the Finance Director has been reduced to \$100,000 for the Maritime Garage and the South Norwalk Railroad Station. After further discussion it was decided that the Mayor and staff will request that the Finance Director reconsider the original request or combine the request for the South Norwalk Railroad Station given the numerous SNEW power outages.

Ms. Hebert said that a commitment has been received from the FDA through the Transit District for the public art program at the South Norwalk Railroad Station. She said that the goal is to have it unveiled in September.

4. NEW BUSINESS

Mr. Del Monaco said as part of the analysis to reduce expenses through the remainder fiscal year 2011 as well as for fiscal year 2012, staff has identified an area and have taken back the facility maintenance in house and have eliminated the current contract for sweeping the facilities. He said that there are some capital surplus dollars remaining from projects over the past couple of years in which debt service is being paid. He said that staff is recommending using a portion of the surplus dollars to purchase a sweeper. He said that the sweeper would be in lieu of contracting out the cleaning service, and the net operating savings including personnel is a budget reduction of \$17,000 and will also provide a quicker service to the public. Mr. Federici asked what the total of surplus dollars is. Ms. Hebert said approximately \$340,000. Mr. Meek asked if the operating costs include the repairs and maintenance. Mr. Del Monaco said "yes". Mr. Hayward asked if there is staff to operate the sweeper. Mr. Del Monaco said "no" and that someone will need to be hired which has been budgeted and anticipated for the fiscal year 2012 budget. Mr. Meek asked what the useful life of the sweeper is. Mr. Del Monaco said approximately 15 years.

Mr. Alvord discussed the Brownsfield remediation project and said that a year and half ago the Redevelopment Agency had received a grant to do some contamination testing at the South Norwalk Railroad Station. He said that they have done the testing and now have another grant to do the actual remediation. He said that he has some concerns about the completeness of the study and that all of the contaminated areas were not identified by the consultant. He said that the Redevelopment Agency has received \$300,000 for the remediation which is not enough money to properly remediate. He said that the project is now on hold because there are still many questions that have to be answered before he can agree to allow access to remediate the South Norwalk Railroad Station.

Mr. Del Monaco said that as part of the catenary project the Department of Transportation will need to lower Monroe Street to get the appropriate height. He said that they had wanted to close Monroe Street which cannot be done because it is the only exit from the South Norwalk Railroad Station. He said staff is working with Mr. Linnartz and Mr. Sweeney on creating a plan for during the project so that one lane will be kept open.

5. ACTION ON ANY ITEM DISCUSSED HEREIN

**** MR. MEEK MOVED TO APPROVE THAT LAZ PARKING ON BEHALF OF THE PARKING AUTHORITY TO PURCHASE THE ADVANCE RS 501 SWEEPER FROM BORTEK INDUSTRIES, INC., FOR A SUM NOT TO EXCEED \$76,000**

**** MOTION PASSED UNANIMOUSLY**

6. NEXT PARKING AUTHORITY MEETING: MARCH 23, 2011, MARITIME GARAGE, PARKING AUTHORITY OFFICES, 11 N. WATER STREET, 6P.M.

7. ADJOURNMENT

**** MR. HAYWARD MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

The meeting adjourned at 7:45PM

