

TOWN OF SOUTHTON
PARKING AUTHORITY
Regular Meeting
April 5, 2007

A regular meeting of the Parking Authority of the Town of Southington was held on April 5, 2007 at 5:35 pm in the Town Council Chambers of the Southington Town Hall at 75 Main Street, Southington, Connecticut. The meeting was called to order by Rebecca Davis, Chairperson.

Pledge of Allegiance

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

Roll Call

Mr. Jones, Mr. Myers, Mr. Salmeri, Ms. Zommer and Ms. Davis, Chair.

A quorum was determined.

Approval of Minutes of March 1, 2007.

Ms. Zommer made a motion to approve. Mr. Jones seconded. Motion passed unanimously on a voice vote.

Police Communications

The Chair reported the Fleet Lot and the arbitrary signs we have there, I did tell Sgt. DePalma that we are going to be doing our spring walk, so we will be able to identify and see it then.

Public Communications

Mathew Florian spoke about a couple of items. First of all on the storage I had in the back, I want to thank you for letting me use it. As it turns out my stonemason is just starting. He's going to start working probably next week. I think you said the agreement was until April 1st. We can either move it or we can extend it until you need it for the paving.

The Chair said the lots should be all cleaned up and tidied by the end of April. I would think your mason could be done by then. Mr. Florian said he is going to be working through mid-summer. He'll be delivering small bits at a time. We can move things at a moment's notice.

Discussion.

The Chair said it is always good to have a cut off date in any contract. Mr. Salmeri said he heard the comment this is going to be a summer long project. We have a huge projecting coming up in the very near future where we will be redoing the lot and once the lot is redone, I wouldn't look favorably upon putting building materials into that lot. I see that as an issue that might come up.

Mr. Florian said he couldn't agree more. When the new asphalt goes in, we'll have to work around it.

Discussion.

Mr. Jones suggested seeing when we are going to get the asphalt done and see how far the mason can get by that time and then Joe and I can sit down with Matt and work out a deal.

Discussion.

Mr. Jones made a motion to talk with Attorney Sciota and see if we can extend the timeframe until May with the caveat that if the asphalt paving begins, we have to give Matt one week notice to vacate and stay off of it from that point on. Mr. Myers seconded. Motion passed unanimously on a voice vote.

Mr. Florian reported it looks like we may have a restaurant coming in the space that we proposed on the lower level. It's going to be kind of an Italian-bistro style. A little higher end. I may or may not need your help. He would love to be open for the Christmas season.

Discussion.

Mr. Florian wanted to talk about the Riccio Way lot a little bit and also just the lots in general. On the Riccio Way lot, I know the problem we have with the signs, they get plowed over and how to mark the spaces. I did a little research and this is something you guys could look into. You kind of have this problem in all the lots. How do you sign something towards the middle of the lot? This is a style sign that actually goes into the pavement and the sign bolts right to it, but you can remove them. It's a sleeve. There's a cover that covers up over that discourages the snow and the dirt from getting into the part removed. You plow right over it. It's an option.

There is a big need for two hour parking in the Riccio Way lot. Explained the tenants and their clients who rely pretty

heavily on the two-hour parking in the area. It should be a reasonable walking distance.

Discussion.

One of my clients is Quiznoes and they have a real need for a loading zone, even shorter time parking, 30-minutes. Two hours kind of kills them. If the parking could be even more dynamic than it is, I think you'd have more available spaces.

Discussion.

You might want to think about other than two hour parking and you might want to have some one-hour zones or thirty minute parking zones.

Discussion.

The Chair pointed out there are 42 two-hour parking spaces in and around the D'Angelo lot. I know they're not right behind a door of someone's building but we have not been able to sign it properly.

(Handed in the sign information.)

Mr. Salmeri pointed out the hospital parking lot and it's similarity in distance to the building with the Riccio Way lot. They don't have any special parking at the hospital, other than handicapped parking in that area.

Discussion.

Mr. Salmeri said signage is a moving target and it depends on what time of the year that people complain.

Enforcement was discussed.

Mr. Florian again expressed thanks for the two hour parking behind 98 Main. The bank appreciates it.

Discussion.

(Mr. Florian left the meeting.)

Commissioner Communications

The Chair reported the Town Clerk asked if we could our Minutes on line. They're already public knowledge anyways. The Council asked and she wanted to get that out to us. I don't see a problem with it. Everyone agreed.

The Chair reviewed the letter she got from the Town Manager, which was provided, in your packet. She then reviewed her responding letter, a copy of which was also in the packet.

Mr. Salmeri said he had a conversation with the President of Realty Corporation who happens to be in charge of the American Legion. I spoke with him about our upcoming project to see if he had any interest in speaking to the Town about renegotiating a lease. After a lengthy conversation, he said he had an interest. I was able to put him in contact with the Town Attorney. We are moving forward with that.

If reporters call the members of the Parking Authority, they should respond it is a real estate matter and you need to speak with the Town Attorney.

Submission of Bills and Payments

Stenographer's bill in the amount of \$105.89. Mr. Jones made a motion to pay the bill. Mr. Salmeri seconded. Motion passed unanimously on a voice vote.

Bill for AMJ Line striping for \$950 for the work he did at 98 Main, the signs, the hardware, digging and the removal of signs at the North Liberty Lot. Mr. Salmeri made a motion to pay the bill. Mr. Myers seconded. Motion passed unanimously on a voice vote.

Old Business

Spring Paving

Mr. Salmeri said he met with the Town Engineer regarding the project. We're ready to move forward but unfortunately we don't have a contract because there's a delay with the state bidding. Until they have a master bid in place, we can't move forward. If the bid comes in and it's with the same contractor that we haven, then we're ready to sit down with them and move forward. But if it's a different contractor, it's going to be a little bit more of a delay. Tony was hopeful the bid would come in towards the end of March. I anticipate it any time soon.

Mr. Jones brought up the curbing. Checking the new areas that they did, they did use precast concrete curbing. That should be the way to go if we're going to upgrade the curbing. I think we should spend the extra money if we have it to put in the concrete curbing. That's good for 25 to 30 years.

Discussion.

Discussion about the sign suggestion Mr. Florian previously submitted revealed that Mr. Jones felt it was money wasted. Who is going to maintain it?

Mr. Salmeri said this committee is going to have to take a hard look at parking spaces and where we put the two hour parking and the dynamics of the parking downtown. It's really getting to a point where not only do we have to address it as a committee but we're going to have to start --- I think some of our ideas are going to have to be forward thinking and we're going to have to bring this to the attention of the Council. There is going to be some cost involved. I don't think this committee wants to be strapped with the label, if you will, that the actions that we take are going to stifle any growth downtown. We want to be proactive in that regard. (Everyone agreed.)

New Business

Date for Spring Lot Walk

After discussion, Mr. Salmeri made a motion to meet in the parking lot here on Thursday, April 12, 2007 at 5:00pm to do the walk. Mr. Myers and Ms. Zommer seconded. Motion passed unanimously on a voice vote.

Parking Study

Mr. Salmeri said when he met with the Town Engineer a few weeks ago about the parking lots; parking study information became available to me regarding the municipal lots. Back in 2000, the Town did a parking study and it actually delineates exactly how many spaces there are supposed to be per square foot of commercial buildings downtown.

This panel is giving out waivers on a pretty consistent basis and while walking the lot across the street here, I noticed the building being put up and I thought about all the other projects going up and it occurred to me that we are probably going to be wanting to take a good strong look at that parking study and we're behind the curve. We can use the study to help us determine how many waivers we're going to be giving out.

The study was done in April of 2000 and what I'd like to do is mimic the study in April, seven years later, and see where we're at and bring that information to this committee.

It's pretty straightforward. Everything is documented in the study. The study said seven years ago we were already at 85 percent capacity. At a recent Town meeting I went to, the comment, I couldn't find a place to park came up. The perception is there is no parking when there is.

Discussion.

There are creative ideas in this study as to how we can expand municipal parking. I think it's a good time for us to do this and depending on the outcome, we do need to bring it to the attention of the Council so they're very aware of it.

The idea of a parking garage has been discussed in meetings.

Discussion.

If we continue to keep giving out waivers without some guidelines for ourselves, we'll be giving out more waivers than really are out there and then what happens.

Discussion.

The times when the waivers given out would be used is a whole different study.

Discussion.

Mr. Salmeri said he never wanted to be in the position where he has to deny someone parking they want for the good of the Town.

If we are at some point going to tell the Council we need more parking, we're going to need to back up that statement with this is way, Mr. Salmeri continued. We don't have to start from scratch. We have a study already done.

The Chair will get a copy of that parking study to every member for their review.

"Ride for Justin" Lot Request

The Chair referred to the flyer in the packet. This is something that the fire department does for Justin Wisniewski who unfortunately has passed. They are asking for the use of the Fleet Lot for the overflow parking.

Mr. Jones made a motion to grant them the use of the Fleet and 98 Main Street parking lots for overflow parking. Ms. Zommer seconded.

The Chair noted that they do have to provide proof of insurance to the Town.

Motion passed unanimously on a voice vote.)

Adjournment

Mr. Myers made a motion to adjourn. Ms. Zommer seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 6:25 o'clock, p.m.)

Rebecca Davis, Chair
Parking Authority