

TOWN OF SOUTHTON
PARKING AUTHORITY
REGULAR MEETING
JANUARY 6, 2011

The regular meeting of the Parking Authority of the Town of Southington was held on Thursday, January 6, 2011 in the conference room at the Town Hall, 75 Main Street, Southington, CT.

The meeting was called to order by Chairman John J. Solury, Jr. at 1:55P.M.

Pledge of Allegiance The Pledge of Allegiance of the American Flag was recited by all present.

ROLL CALL Present were Chairman John J. Solury, Jr., Commissioners Dolores Babkirk-Rodrigues, Mark Dziubek, Mathew Florian, Michael Riccio, and Town Attorney Mark Sciota.

Approval of Minutes of November 4, 2010 meeting.

Commissioner Babkirk-Rodrigues made a motion to accept the minutes of the November 4, 2010 meeting as presented. The motion was seconded by Commissioner Dziubek. It passed on a voice vote.

Approval of Minutes of December 2, 2010 meeting.

Commissioner Riccio made a motion to accept the minutes of the December 2, 2010 meeting as presented. The motion was seconded by Commissioner Babkirk-Rodrigues. It passed on a voice vote.

Elections of Officers

Chairman Solury turned the chair over to Attorney Mark Sciota. Attorney Sciota called for nominations for Chairman of the Parking Authority. Commissioner Dziubek placed John Solury in nomination for chairperson. Commissioner Florian placed Michael Riccio in nomination for chairperson. Attorney Sciota closed the nominations for chairperson and called for a roll call vote. Commissioner Babkirk-Rodrigues - Solury, Commissioner Dziubek - Solury, Commissioner Florian - Riccio, Commissioner Riccio - Riccio, Commissioner Solury - Solury. The chair declared John Solury the chairperson. Attorney Sciota opened nominations for Vice Chairperson. Commissioner Dziubek placed Commissioner Babkirk-Rodrigues in nomination for Vice Chairperson. There were no other nominations and she was elected on a unanimous voice vote. Attorney Sciota returned the chair to John Solury, Jr. Sciota then left the room.

Chairman John J. Solury, Jr. assuming the chair.

Public Communications

None.

Commissioner Communications

Chairman Solury presented an inventory of all signs purchased and stored by the Parking Authority and reviewed it with the board. There was a discussion about appropriate signs to direct traffic to

the municipal lots. Commissioner Riccio objected to signs with a large P to mark municipal lots and has some ideas of his own. He suggested a new design. He will pursue this project and check with the police department regarding their rules. There was quite a long discussion about signage.

Solury also reported on the progress in the municipal lot in Plantsville. There are still some signs to be posted there.

Commissioner Florian expressed his discomfort with the disposition of the query Simon DelBuono made to this commission regarding a renovation project he had presented, proposed for a Center Street property. The session was reviewed for the benefit of Commissioner Riccio. DelBuono proposed renovations to an existing building with a likely addition at the rear. He spoke of a sunken foundation behind the building he hoped to excavate and build on. He has a restaurant business interested in occupying the space, if the entire footprint could be utilized. DelBuono approached the Parking Authority as a preliminary measure, since parking waivers would, no doubt, become indicated. The board advised him that he would need to have some more definite plans, at least a sketch of the property, the projected square footage and use of the building, before anything definite on parking waivers could be decided. Chairman Solury reported that he had very recently checked with the Town Planner and Planning and Zoning, but Mr. DelBuono has not pursued this project further. Commissioner Florian maintains that the Parking Authority has refused to cooperate with Mr. DelBuono. He acknowledges that Mr. DelBuono "can be difficult." Riccio and Florian discussed how DelBuono has a history of gathering approvals, waivers and making tentative plans designed to enhance the value of his property and often doesn't complete the projects. Florian wondered if he would even vote to approve another restaurant; he thinks there are plenty. The chair maintains that it is premature for this board to approve parking waivers before the scope of the project is decided. Florian says he is tired of having this conversation at every meeting and he feels at odds with the chairman. All commissioners agree that it is a goal of this Parking Authority to work to promote business and note several instances when commissioners have gone out of their way to accommodate development. Commissioner Riccio discussed the process for getting a project approved in Southington and declares that it is "a nightmare." He says that when he was on the council he set up a special committee with a member from each involved board and appropriate staff who could meet informally and provide a cursory non-binding opinion on any proposed project, before the developer spends any money. Solury insists that the Parking Authority was quite clear with DelBuono, that it was open to approving the necessary parking waivers for this proposed restaurant, if and when the plans come to fruition, as long as they comply with the town's long range plan for this area and meet the criteria of Planning and Zoning. After a long and rather contentious discussion, Florian pressured Solury to call DelBuono and invite him to return to the Parking Authority with at least a hand drawn sketch of his project. Florian feels that it is unfair for the Parking Authority to expect entrepreneurs to expend huge sums of money on project plans without some reasonable assurances that approvals will be forthcoming. Solury ultimately said he would call DelBuono. Dziuibek states that he needs to see a sketch of the property and wants to have a good

sense of what DelBuono is proposing before he could give any opinion on parking waivers.

There was a discussion about the mandated number of handicapped spaces in municipal lots as opposed to private parking lots. The Building Inspector will be approached about the rules on this. The structure of lots, specific needs of some businesses, such as loading zones and the specific structure of lots was discussed at some length. Commissioner Riccio suggests that "passes" for temporary parking in two hour parking spaces for some businesses could work. Commissioner Dziubek will check with West Hartford to see what they do about specific needs of certain businesses.

Submission of bills and payments

Chairman Solury presented two bills from the stenographer of \$106 each: one for the December meeting and one for this meeting. He also presented an invoice from Allstate Utility Supply for signs purchased in the amount of \$73.70. In addition, there are bills from Schmidt Landscaping for lot maintenance during October and November at \$740 each month. There is also a bill for a special clean up of all lots in the amount of \$280. Solury explained that he had a report of trash and car parts strewn about in the No. Liberty lot that prompted this action. Commissioner Riccio asked about the additional charge. Solury explained that routine lot maintenance is based on a 7 month schedule and during the winter more service is charged at \$35 an hour on an as-needed basis. Commissioner Riccio made a motion to approve the invoices as presented. The motion was seconded by Commissioner Dziubek and passed on a voice vote.

Signs

Chairman Solury reports on the progress of the Highway Department installing the new signs. Steve reports that they are all in place. Commissioner Riccio will explore refurbishing some of the signs. There was some discussion about the wording of some of the signs. Commissioner Riccio will speak with the Town Attorney about sign regulations.

Bank of America Lot Islands/Restriping

Chairman Solury presents the redesign drawings of the islands and the Bank of America lot done by the engineering department. Commissioner Florian was surprised that the islands are now 18' rather than 9'. He questioned Solury about the discrepancy. Florian recalled that he made it very clear that the islands should be 9' and was rather annoyed that his specific instructions were not conveyed to engineering. Solury replied that he simply asked engineering to provide the best design for the lot, meeting all legal requirements. There was great discussion about one lost parking space. Commissioner Florian agreed to secure three bids on the presented design, now that he has a proper drawing. Time is growing short to complete this holdover project. Commissioner Riccio volunteered to take the design back to engineering for review, with his suggestion to retrieve the lost space.

Budget 2011

Chairman Solury presented the proposed budget for the upcoming fiscal year showing total expenditures of \$15,725.

Commissioner Dziubek made a motion to increase the fee for the stenographer from \$106 to \$118 with the stipulation that it includes all tapes, office materials and postage. The motion was seconded by Commissioner Babkirk-Rodrigues and passed on a voice vote. Commissioner Riccio made a motion to accept the proposed budget. His motion was seconded by Commissioner Babkirk-Rodrigues and passed on a voice vote.

2011 Meeting Schedule

The meeting schedule for 2011 was approved after some discussion. Meetings will be held on Wednesdays due to a conflict in the Council Chambers with the Probate Court. Chairman Solury will provide a written schedule to all commissioners and to the Town Clerk for posting.

Adjournment

Commissioner Florian called for adjournment at 3:10P.M. All were in favor of adjournment.

John Solury, Jr.
Chairman
Parking Authority
Southington, CT