

**TOWN OF SOUTHLINGTON
PARKING AUTHORITY
Regular Meeting
September 6, 2007**

A regular meeting of the Parking Authority of the Town of Southington was held on September 6, 2007 at 4:30 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

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

Absent: Mr. Jones

A quorum was determined.

Approval of Minutes of July 7, 2007

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

Approval of Minutes of August 21, 2007

Mr. Salmeri made a motion to approve the Minutes of the Special Meeting held on August 21, 2007. Ms. Zommer seconded. Motion passed unanimously on a voice vote.

Police Communications

The Chair reported she had gone down to where they were taking down the Brenner Building and I was talking with the Officer that was out there at our request and I had wanted to make sure that two handicapped signs were going back up in the Popular Lot because I had seen Officer Mullins a little earlier and he told me they were down. I wanted to make sure those were up. I was assured they were going to be by Mr. Izzo who happened to walk by as I was talking to the Officer.

Mr. Salmeri commented he didn't believe they were up, yet. I just drove through there before the meeting and they were moving some heavy equipment out of that lot as we speak. We'll have to check whether or not the signs have been replaced.

Public Communications

None to report.

Commissioner Communications

None to report

Submission of bills and payments

A bill for two meetings from our Stenographer for \$211.78 which is our August 21st and this evening's meeting.

Mr. Salmeri made a motion to approve the bill for \$211.78. Mr. Myers seconded. Motion passed unanimously on a voice vote.

Old Business

Parking Lot Issues

Mr. Salmeri reported on the Popular Lot. We gave permission to the parties working on that lot for a specific amount of time to do some work. And, the timeframe has thus passed and they are still doing work.

The work that was promised to be completed has not been completed.

There is supposed to be a hard fence, not soft fencing, over there. It's not up. The Chair reminded everyone that is on their property and not on the parking lot. Mr. Salmeri agreed. But that was communicated to us that would be in place and that's why I bring it up.

Discussion of how many spaces they are still using for the demolition. Mr. Salmeri noted there is a bulldozer there that is taking up the handicapped spaces you were talking about. The Chair said she would swing by and check after the meeting and then she would call Mr. Izzo tonight if that is the case.

Discussion of whether or not to send a communication out. After discussion, it was decided a letter would be sent to Mr. DelBuono. He's the property owner.

Mr. Myers asked about the fencing. Right now it is construction snow fence that is up. If someone gets hurt from the car in our lot, what's the liability? Mr. Salmeri pointed out there is supposed to be some rigid fencing. They told us they would put that up when they asked permission to work in the lot and it's not been put up.

Mr. Salmeri pointed out there are other parties that have come to this Board and asked for permission to do things in those lots and they're not following the letter and the spirit of what this Board has approved. I think we have been more than flexible in allowing things to go on for the sake of improvements downtown.

Mr. Salmeri felt this Board really needs to look at our by laws or rules and regulations and determine what exactly we can do when people ask for permission to do things and then they don't follow through.

The Chair responded we can call the police to have it enforced. Roger called me about the situation down there and he was pretty irate. I called the Police Department. I asked them to check it out. It was the truck down by the dumpsters that had been there more than one night. At that point, they checked it out and they said there is nothing wrong with where it was. And, they said no one met us.

Discussion.

It is posted in the lots that after 2:30 am vehicles are going to be tagged and towed. The Chair felt we would actually have to go there at 2:30 and wait for the Police to point it out. Mr. Salmeri said the police know their job and what they're supposed to do. This goes beyond a police matter.

It goes to a safety matter with whether or not the Town wants to do anything about protecting their interest liabilitywise and fiscally for the investment they made in the public parking.

Right now behind 98 Main there is construction going on. It's leaking out into the parking lot. It's blocking the handicapped spaces.

Mr. Florian does correct it when we ask him to. That's where we're at. As soon as it goes away, it comes back again. There are no teeth in what we're doing so we need to determine whether or not it's something that we're missing as a Board or is there something that we should be doing as far as writing a letter through the Town Attorney.

Discussion.

The Chair said she did not remember giving Mr. Florian permission to do anything after our lot is done. If there are any spots during the day that are not useable, I talked to the Town Attorney, that's an issue.

Mr. Salmeri said he felt it was this Board's responsibility to look out for the Town's liability. As long as we're not liable, then we have covered what we need to cover.

They are using the parking lot outside the scope of what they are allowed to use it for, that's the issue. Heavy trucks are left in the parking lot overnight. The handicapped spot is blocked off. And, that construction area is not blocked out properly. They're working above heads at a higher level and its not blocked off. So, anybody walks through, if something falls off and hits somebody, there is going to be a liability issue. I am concerned about liability from our standpoint.

I want to make sure that our Board is doing what we need to do to cover ourselves liabilitywise.

Mr. Myers brought up damage, spillage or leakage on the parking lot. It may not cause damage now, but it will eventually eat away.

Mr. Salmeri said when the work is completed; we need to do an inspection of the parking lot in that area and, also Mr. Izzo's area we need to do an inspection when his work is completed to see if there was any damage done so we can take appropriate action. Mr. Izzo had posted a bond for that.

Discussion.

The Chair will communicate with Attorney Sciota to give him an update and get some direction.

Mr. Salmeri suggested sending Mr. Florian a letter and he has to come here and tell us what he needs and we can tell him what we need, come to some kind of agreement and move forward from there.

Quinnipiac Lot

The Chair advised Kathy Connelly and the Quinnipiac Lot, she called because there was this huge sinkhole. Joe went and checked it out and it was something that had been patched in the past. I asked the highway department to come down and they did.

Mr. Salmeri said he did not observe a sinkhole. I observed some material, some pavement that looked like it was a little worn. The highway department patched that one area. It wasn't even a pocket. I didn't even observe a hole in the pavement. It did look like it was worn. So, they patched it. It didn't seem to be a sinkhole to me.

Discussion of the condition of the lot.

The Chair said she called after it was done and Ms. Connelly said that although they came out to do it, it's still a terrible thing.

The Chair asked the members of the Board to take a ride down there and observe it. And, let me know your thoughts.

Mr. Salmeri said after she called the second time, he went down and checked it again. Nothing's changed except the repairs were done.

Mr. Salmeri said once we get a bid on that lot, we will ask the property owners if they would like to join in like we did with the other lot. That way it all looks complete.

Miscellaneous

Mr. Myers asked if the bills had been submitted. The Chair said she didn't get a budget, yet. Mr. Salmeri said they had saved approximately 10 percent of the overall cost. We need to recoup monies from the bank. They owe \$5,000. I'll talk to the Town Attorney how to do that.

The Chair said she would let everyone know what is left in that line item. That will be our base for the next project.

New Business

None to report.

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

(Whereupon, the meeting was adjourned at 5:06 o'clock, p.m.)