

Meeting Minutes

August 22, 2012

7:30 PM

Conference Room C

Mt. Lebanon Municipal Building

Parking Facility Ad-Hoc Committee

Attendees:

David Egler
William Lewis
Steve Silverman
Tom Kelley, Staff Liaison
Mark Quealy, Parking Enforcement

Absent:

Kirsten Fudeman
Alan Kraemer
Kristen Linfante, Commission Liaison

Call to order: The meeting was called to order at 7:30 p.m. by Chairman Lewis.

Roll Call: Messrs. Egler, Lewis and Silverman were present. Ms. Fudeman and Mrs. Linfante and Mr. Kraemer were unable to attend due to schedule conflicts or travel away from Pittsburgh.

Public Comments: No members of the public were present at this meeting.

Approval of Minutes: The meeting minutes for the July 25, 2012 meeting were approved unanimously.

Old Business: A number of indicated agenda items plus a couple of others added at the meeting were discussed for updates and indications of next steps, as follows:

1. TRID Project – Parking Implications. The latest TRID engineering evaluation by AECOM dated June 2012 was reported briefly in the July meeting and minutes. Construction costs for the now 240 space garage are estimated to be more than twice that for R. S. Means median costs for a 240 space garage. This particular preliminary engineering report did not include an indication of the usage for the mixed use commercial building (number and square feet of apartments, condos, offices [by type of use] and retail space, etc.) As such, we do not know if the spaces meet, exceed or fail to meet zoning requirements. Also, at estimated construction costs, required parking fees and rates would have to be substantially higher than current garage rates to break even financially, even on a cash basis.

2. We need to know the status of the Zamigas ownership of former MLPD property and their plans per-se because of the buy-back and other provisions. We will ask for an update and plan.
3. North and South Garages and Comprehensive Plan. The Atlantic Engineering Services proposals will be considered by the Commission on August 27th. If agreeable, the proposals will be placed on the Commissions agenda for September 11th as an action item.

Bill Lewis advised the EDC in their July meeting of the Atlantic Engineering proposed evaluation of the North and South Garages; and, then if approved, a definitive determination of the remaining useful life of the South Garage may not be known until the end of 2012. This may or may not affect the EDC/Comprehensive Plan study, particularly if the useful life is 10 years or more.

4. Rich Assoc. Report – Parking supply and demand in the CBD area: Bill Lewis asked other members of the Committee to consider making evaluations of the Rich study and report of January 2011 as he is the only one who has done so. Committee opinions will be necessary for TRID, Comprehensive Plan and parking plan purposes.
5. Unpaid Parking Tickets: The municipality is taking further steps to possibly seek additional payments. Cost and revenue possibilities are important factors for budgeting and financial planning purposes for the Parking Fund. We need to be included in the efforts or at least be kept informed and abreast of developments and progress, and Bill Lewis will ask the Commissioners.
6. Rockwood Park – Upper Lot. Mark Quealy confirmed that the Police Department have no permitting program for that lot or make special surveillance or drive-bys. Commissioner Fraasch indicated to Bill Lewis that the Parks Advisory Board has recommended the parking lot be filled in or covered with soil and grass planted.
7. August 27, 2012 Meeting with Commissioners: Two (2) Committee topics will be discussed with the Commissioners:
 - a) the Atlantic Engineering garage proposals, and
 - b) clarification of the committee mission – inclusions v. exclusions of municipal projects or activities involving parking.
8. 2013-2017 Parking CIP's: Tom provided the committee with his submitted CIP's for parking, one for each garage and one for lots.
9. Garage and Lot Spaces – Nonconforming: Bill Lewis noted that parking space lines had been repainted and they were painted on or over the existing lines which dimensionally made the spaces continuing as nonconforming with Section 817 of the Zoning Ordinance (less than required 9 feet in space width). This makes the spaces too “tight” and creates problems with door openings and entry/exit from parked vehicles. Technically, Bill Lewis indicated that the municipality is exempt from Section 817 – Off Street Parking by virtue of Section 617 and 617.1 of the Zoning Ordinance, but that the space widths are

too narrow and problems will continue for parkers. Had the spaces been of otherwise required width, the South Garage for instance would have approximately 17 fewer parking spaces.

10. Beverly Road parking meter enforcement on Saturdays: Beverly Road building owners and merchants were reportedly informed that meter enforcement would reoccur within days. Apparently, no meter enforcement was occurring or had been occurring for some years. Mark Quealy indicated this was the result of an accommodation to the merchants by the MLPA and that a somewhat similar “arrangement” existed in the Uptown CBD. After a complaint, the Police Chief apparently issued an edict or opinion that if there was an ordinance requiring meter usage on Saturdays, then enforcement would occur 100% for consistency, no special “deals”.
11. Financial Performance/Financial Statements: The committee received and reviewed July 2012 statements and several potential errors were noted as well as yet no explanation of the roughly \$7,000/month unbudgeted AS/400 consulting charges for Charles Graf. The committee is being told by Finance that it has no role in budget development. There appears to be no balance sheets or statements of cash flow prepared or distributed for parking, and Tom Kelley, Mark Quealy, Marcia Taylor and Terri Windstein will be meeting to develop the 2013 operating budget. This matter will be presented to the commission for clarification.

Committee Membership: With the questionable availability of Kirsten Fudeman for meetings (she will be unable to attend the September revised meeting), the committee should consider whether another replacement is necessary or really required after the committee has been in existence since May and we have had no 5th member in attendance ever. It was left that the commission response to our mission clarification based on activity examples will determine a need for a 5th member.

Scofflaw List/Enforcement: In answer to a committee question on whether an electronic scofflaw list, capability existed yet, Mark Quealy indicated that it did not. The committee noted that this was to be accomplished by May or June, but Mr. Quealy indicated that IT had still not created the ability to do so. This is a concern to the committee that will be expressed to the commission liaison at the next meeting for full commission consideration.

Adjournment: The committee adjourned the meeting at 9:45 p.m., with a revision of the September meeting date to Thursday, September 27th at 7:00 p.m. because of conflicting schedules and desire for a quorum.