

Approved
PARKING ADVISORY BOARD
February 15, 2011

Steve Bruggeman ✓	
Bruce Simon (abs.)	Don Olsen ✓
Nick Blake (esc.)	Leticia Moore ✓
Scott Godfrey ✓	Drew Smith ✓

NOTES:

The meeting was called to order by Don at 4:05 p.m. Others present were: Lisa Harmon, Greg Krueger and Chris Mallow. The meeting was taped as Kelly was unable to attend the meeting.

PUBLIC COMMENT PERIOD:

None to report.

REPORTS AND ACTION ITEMS:

Approve minutes from January 2011:

Scott motioned that the minutes from the January meeting be accepted as written. Leticia seconded the motion. All members were in favor and the motion passed.

Discussion with Commissioner Reno and Mike Schaer:

Commissioner Reno started the discussion by using an example of Naperville, IL who have successfully removed meters from their downtown area and are currently running a very successful downtown. He states that they (Naperville) have instituted strictly enforced 2-hour parking along with no overnight parking and no parking before 9:00 a.m. Mr. Reno states that this allows for snow removal and since the retail businesses don't open until 9:00 a.m., this forces the downtown employees to find off street parking. Naperville uses the plate recognition software previously discussed by the Parking Board. Mr. Reno believes that the cost of the meters is out-weighted by the revenue it generates. Mr. Reno states that "perception is reality". He believes that the meters project a negative shopping atmosphere, thus making shoppers believe that the City is being customer unfriendly. Mr. Schaer agrees with Mr. Reno, stating that in the past ten years, since the businesses on Montana Avenue agreed to match a \$750,000 CTEP grant for streetscape, they have not had any parking problems. He did state that however that they had employee parking across Montana specifically for employees. It was suggested that one or two enforcement could

patrol the whole downtown area and that by passing an ordinance where tickets could be mailed to offenders the Enforcement Officers wouldn't even need to stop or get out of their vehicles and when offenders were compulsive warrants could be issued for the offenders' arrest. Chris explained that warrants could not be issued as parking violations have been recently decriminalized and also explained the process of how enforcement is used not just to patrol but also as coverage for both garage attendants and maintenance staff.

Scott stated that he was against the idea of taking out meters until there was a solution for employee parking and resident parking. It was again stated that an anti-shuffling law must be put into effect in order to enforce other changes that should be made. Other questions came into the discussion in regards to safety issues when walking downtown late at night. Ideas such as better lighting and even possibly shuttle service for those employees that would be willing to park outside of the downtown area. The issue of how the funds would be recouped from the loss of meter revenue was also again asked. Again it was stated that employers must be on board in order to curb their employees from parking on the streets.

Chris stated that if the meters were removed there was no other option than to increase fines. City Council has already stated that they do not want the Parking Division or the Parking Advisory Board trying to find new ways to ticket patrons. Chris also stated that during a conversation he had with Paul Burns, Parking Director for Bozeman, MT, Paul stated that the general public would rather pay a meter than pay a higher fine. At this time, the first violation in Bozeman starts at \$20.

Chris suggested a trial area where meters could be removed and data collected in regards to the feasibility of removing meters be done. It was suggested that a large area such as the footprint for Farmer's Market be used in order to get accurate data. Chris said that he would speak with both Tina and Bruce M. to see what they wish to be done. Don stated that the Board needed direction in what Administration wanted the Board to do in regards to the meter/no meter question. Lisa stated that the D.B.A. would be willing to get a merchant perspective. Lisa also stated that phasing out meters in several steps might work if/when the "Empire Garage/Park 5" was opened, thus helping to deal with the employee/resident parking issue. Greg agreed that the most appropriate time to remove meters may be when the new garage opens.

Monthly Report- January 2011:

Chris explained the new format for recording of the 10-hour permit sales. As per the request of the Board the permits are being recorded by the number of each month sold within the month instead of as a whole.

Meter Collection Report follow-up:

Chris stated that there was a bug in the software for the maintenance hand-held system. At this time the system is showing that all meters are set at the same location. Duncan is working on the problem and hoping to get it fixed sometime next week. The information is there and they will be able to retrieve it. Chris will look at the configuration percentage of occupancy for the meters and will be able to answer the questions the Board had in regards to dollar values. Chris also stated that he would be able to run the report that Bruce S. requested in regards to the area of N. 30th Street between 4th and 6th Avenues North.

Off-street parking requirement report:

Chris did not get an update, in the form of a report from Randy, in regards to the off-street parking requirement meeting. The meeting was held on January 27, 2011. Chris is expecting a report for the March meeting.

Discuss Restriping of parking lanes:

Chris has spoken with the Street Maintenance District in regards to the re-striping of the parking spaces in the downtown area. Chris was told that there is no budget to do re-striping of parking spaces unless the Maintenance District forgoes painting crosswalks and yellow zones. Lisa stated that there had to be some type of document that states what exactly the responsibility of the Street Maintenance District is and that Chris should find that document and see what it states. At this time Chris has budgeted in \$190,000 for re-striping but neither he nor the Board feel that the maintenance upkeep should continue to fall on the Parking Division. Chris was asked to look into this further and bring this item back on the next agenda. Chris stated that he would also bring this up with Bruce M and Tina.

New Representative for the Downtown Billings Partnership Board:

Downtown Billings Partnership meets one Friday a month from 7:30 a.m. to 9:30 a.m. Greg feels that it is important to have a representative from the Parking Board as the D.B.P. often works on issues that involve parking issues. Don stated that normally the representative from the Parking Board would be the Parking Chairperson. He felt the need to decline from this as he is already a representative from the Urban Design Committee and that his wife is a representative from the Property Owners Committee. Steve nominated Drew however Don stated that Matt Robinson is already on the Board and he works with Drew at NAI Business Properties. Steve stated that they already have a representative on the Board as did Leticia thus creating a conflict. Chris stated that he could probably take the position if no one else was willing to. Scott stated that he would if no one else would. Don said that he would be willing to be an

alternate if someone else would be the official representative. Scott agreed to do so and Don took the alternate position.

OLD BUSINESS:

Updates to Strategic Planning List of Projects:

PARKING ADVISORY BOARD – Planning Decisions (3/16/10)

1. *Support/encourage diagonal parking in hospital corridor and Dehler Park (underway at Clinic); City to do Dehler Park; Chris to contact SVHC*
2. *Support EBURD parking overlay zoning (underway – final council approval 3/22/10)*
3. *Recommend changes to CBD parking*
 - Option 1*
 - *Adopt anti-shuffling ordinance (Chris to research; 6 month phase in)*
 - *3 “zones”:*
 - *2 hr. metered in highest use/turnover areas*
 - *10 hr. metered in desirable long stay locations*
 - *Remove meters at fringe areas with low utilization*
 - Option 2*
 - *Adopt anti-shuffling ordinance*
 - *3 “zones”:*
 - *2 hr. signed (no meters) in highest use/turnover areas*
 - *10 hr. metered in desirable long stay locations + pass*
 - *Remove meters/time limits in fringe areas*
 - *Chris to get consultant opinion, then conference call*

Either option must support & encourage continued use of garages

 - *Adjust 10 hr. rates to support garages*
 - *With Option 2, increase fines for shuffling or overstaying limit*
 - *With Option 2, update technology to enforce*
 - *Retain courtesy tickets for 1st offences*
 - *Retain monthly 10 hr. passes*
4. *Work on Parking Division Finances*
 - *Letter to Council strongly recommending phasing out Parking Division transfer to General Fund (233k/yr.)*
 - *RH/GK to draft letter; signed by all; bond new garage, etc.; present at Work Session with several members, letters of support*
5. *Recommend changes to parking for rest of city (per list)*

- a. *Provide diagonal parking for on-street parking whenever possible (or perpendicular in street centers where available)*
- b. *Encourage an interconnected grid of streets in new developments*
- c. *Require all new streets in commercial areas to be designed to accommodate on-street parking*
- d. *Allow on-street parking to count as part of total parking requirement or make on-street parking a mandatory offset of on-street parking*
- e. *Allow an offset for bicycles/scooters/motorcycles (biking racks downtown)*

- f. *Allow compact/energy efficient car spaces as part of the total requirement (smaller)*
- g. *Create a standard for the maximum number of parking spaces provided depending on project type; change current into maximum; set new floor*
- h. *Allow/encourage parking sharing between parcels/properties; i.e. if more than 1 business adjacent, then max. X .9 = total for entire site, 3 or more X .8, 5 or more X .7, etc.*

- i. *Encourage parking behind buildings.*
- j. *Bike racks.*

Chris was asked if the bike lockers have been used as of yet. He stated that they had not been but he said that they were installed late in September and is not surprised to see no usage so far. Greg stated that they could add the location to the downtown map. Chris also stated he believed there was something on the City's website about the lockers.

NEW BUSINESS:

Downtown Alliance Report:

None to report.

Informational Items:

A meeting in regards to the sale of Park 4 garage was held with Ed Ulledalen, Jim Ronquillo, Peggy Gaghen, Greg Krueger, Bruce McCandless, Don Olsen and Chris Mallow in attendance. All three City Council Board Members voted against the sale of Park 4 garage. Greg stated that he would like to try and renegotiate with the potential buyer and that he would like to be able to go to the City Council meeting on the 22nd with the support of the Parking Advisory Board to continue with the potential sale of Park 4 garage. Greg believes that the \$4.4 million that was asked as a minimum price in 2008 was over stated as value as the land use value of \$1.1 million was added in to that price. Greg explained that as an income approach business the land use value is not added in; lowering what should've been the minimum price to \$3.3 million. Greg believes that the offering price of \$2.6 million in today's market is a valid offer. It was stated that in

2008 when the original minimum asking price was quoted land prices were higher and the rental value of the garage was higher. Chris stated that while doing his budget for fiscal year 2012 he has lowered the potential profit from Park 4 garage by \$60,000-\$70,000 less than last year due to lagging rentals. Lisa stated that everyone needed to be aware that by selling Park 4 garage the City does not lose all income from Park 4 garage as the property will be put back on the tax rolls and income received via taxes. Lisa also stated that after the meeting in question she personally spoke with Jim Ronquillo and explained more fully the reasoning behind selling Park 4 and she believes that he may now be on the fence in regards to the sale of Park 4.

Steve motioned that the Parking Advisory Board continue to endorse the idea of the sale of Park 4 garage. He stated that it was important that City Council understand the need for a new parking structure for downtown and for the funds from the sale to build the structure. He also wanted to make sure that City Council understood the difference in market price from 2008 and today along with the lag in revenue from rental spaces at Park 4 garage. All members were in favor of the motion. Motion was passed.

Erosion issues in the stairwells at Park 2 garage have been diagnosed by structural engineers from C.T.A. The repairs will go out to bid and the process to be started in the summer of 2011. Chris estimates the repairs to cost somewhere in the area of \$65,000. Chris explained that due to years of salting it has caused the steel support structure to erode. The overlaying concrete panels will be removed, the steel replaced and new concrete poured. He stated that stairway closures will be eminent but repairs will only be done on one stairwell at a time. Chris also assured the Board that the other garages have been checked and due to the differences in how the garages were built only Park 2 seems to have this issue.

Chris was asked to check in to City Code in regards to the length of vehicles allowed to park in the corridor. There have been complaints in regards to being able to see around overly long vehicles that are parked both in parallel and diagonal spaces. Chris stated he would see what he could do and speak to his Enforcement in regards to this issue.

While working on the budget and with the necessary repairs at Park 2 garage Chris felt the need to defer some projects that had been scheduled for fiscal year 2012. The realignment of Minnesota Avenue and the conditions audit for the garages will need to be deferred until 2013. Chris assured the Board that deferring the condition audit for the garages until next year would not be a problem since the last audit was done five years ago. Chris informed the Board that audits should be done every five to seven years. Chris also stated that the work on the N. 29th Street sky bridge would not be deferred nor would the Dehler Park striping.

Chris also explained that the available cash on hand after putting aside one year worth of payments for the expansion of Park 2 garage (\$495,000) and one month

operating and maintenance costs (\$130,000) would leave approximately one million dollars, which could be used for the "Empire Garage/Park 5" garage. Greg believes with the sale of Park 4 garage there would be enough funds to start the project and purchase the land that will/would be needed.

Adjourn:

The meeting was adjourned at: 5:52 p.m.