

# DERBY MUNICIPAL PARKING AUTHORITY

## Minutes

(meeting taped)

Special meeting: Thursday, March 18, 2015 in the Municipal Parking garage.

Meeting was called to order at 6:45 p.m.

By roll call, members present: Anthony Dulla, Richard Bartholomew and Cheryl Pereiras. Susan Baum and William Boland were excused.

Parking Authority Director Leo Moscato was present and Bookkeeper Angela Borrelli did not attend.

PUBLIC PORTION: No one came forward. Motion made by Richard Bartholomew and second by Cheryl Pereiras. Move to close public portion. Motion carried unanimously.

OLD BUSINESS: Without objection members went out of order on the agenda to entertain the discussion with Engineers Kiran Patel and Peter Georgetti of PRIME AE. They performed the inspection and oversaw the temporary repairs done to the garage last year. They were invited to speak to the Authority to provide an update on the conditions within the garage. They stated that the Mayor asked them to perform a cursory inspection of the garage as it has been a year since their last action. It was their understanding that the desire would be to demolish and rebuild the structure in the next five years. With that in mind, the structure is being maintained, as necessary; without major capital improvements. No further significant deterioration was noticed and areas were photographed so as to have a benchmark for future inspections. They will prepare a report to the Mayor on their findings. They will be recommending that a detailed evaluation is needed. They will encourage continual monitoring of the structure and now is the time to start planning for the long term. The detailed inspection would include visual inspection of the underside of the slab. They would perform pound testing to determine hollow areas. They would look at the steel for section loss due to rusting and degradation and determine how the structural strength has diminished. The process would be similar to the inspections done on bridges throughout the state. It was noted that the last detailed report was done in 2008 and was quite costly and went out to bid.

Mr. Dulla asked for their opinion from a safety standpoint. Mr. Georgetti indicated that nothing significant was noticed during their cursory inspection but he strongly encouraged that the detailed evaluation be performed. Mr. Patel indicated that he has observed worse than this on other structures but certainly he encouraged the continuing monitoring of the structure. Mr. Moscato noted that the communication last year stated that the repairs done were a temporary fix supported for one year. Mr. Patel stated that the panels should be watched to make sure they remain secure to the structure. He did not feel there are impending concerns at this time but advocated for a more thorough inspection. Mr. Moscato again expressed concerns for liabilities to the City.

Members noted that past members of the Authority have determined the same conclusions. The future plan for the garage is fully dependent on (1) financing and (2) community support. They will await the findings from the engineers report to the Mayor.

MINUTES: Motion made by Cheryl Pereiras and second by Anthony Dulla. Move to accept the minutes of February 11, 2015 and February 19, 2015 as written. Motion carried unanimously.

FINANCIAL REPORTS: Members reviewed the reports and noted that the budget is in deficit. There is revenue not yet reported that should offset some of the reported loss.

Motion made by Richard Bartholomew and second by Anthony Dulla. Move to accept the financial report. Motion carried unanimously.

DIRECTORS REPORT:

February 2015 report

Reviewing the Activity report:

<u>Hourly</u>	<u>Flat Rate</u>	<u>Validated</u>	<u>Prepaid</u>	<u>TOTAL</u>
311	194	1,803	5,258	7,566

Monthly meter collection – January \$2,403.10 and March \$4,777.10. There were 112 tickets issued by Mr. DiCarlo in February. There were two appeals – both approved due to low battery in meter. Snow and ice events in February delayed collections and Dunbar pickup. No unusual activity in February. Employees are doing well.

Mr. Moscato noted that there will be needed repairs on a number of meters due to damages during the various snow events.

Motion made by Anthony Dulla and second by Richard Bartholomew. Move to accept the director's report. Motion carried unanimously.

NEW BUSINESS: Mr. Dulla indicated that he spoke with the Mayor regarding the recommendation to disband the Authority and it should be on the Board of Alderman's March agenda.

Motion was made by Richard Bartholomew and second by Cheryl Pereiras. Move that the meeting be adjourned at 7:24 p.m. Motion carried unanimously.

Respectfully prepared,

*Karen Kemmesies*

Karen Kemmesies, secretary

*"These minutes are subject to the Authority's approval at their next scheduled meeting."*