



**LANSDALE PARKING AUTHORITY
SPECIAL MEETING MINUTES
January 13, 2016**

A meeting of the Lansdale Parking Authority was held at the Municipal Complex, One Vine Street, Lansdale on the above date at 7:15 pm.

Those Authority members present were:

Daniel P. Dunigan
John R. Siegler, Jr.
Tom Work
John Chirico
Todd Brown

The meeting was duly advertised and public notice was given pursuant to Pennsylvania law.

Also present were:

M. Joseph Clement, Authority Solicitor
Jake Ziegler, Borough Manager
John Ernst, Assistant Borough Manager

An Executive Session was held prior to the meeting at 6:30pm regarding a real estate matter. No action will be taken this evening.

Public Comments:

Ms. Carol Zellers of 101 Elm Drive – She addressed the Authority on behalf of the Lansdale Farmers Market regarding space in the Madison Parking Lot for the 2016 season. Due to SEPTA using the back of the parking lot where the Market was last year they are requesting to move to the front of the lot. They do have some concerns using the front of the lot since that is where customers parked last year. She has noticed that on Saturday mornings people are using parking spaces for the stores on Main Street and tenants for the apartments above the store fronts. She asked the Authority if SEPTA will be using more space in the lot than they are now?

Mr. Dunigan – He does not know if SEPTA will need more lay down space while constructing the stair tower, pedestrian bridge and the parking garage. Part of the reason that SEPTA is using that particular area for lay down space is because that is where they cross the tracks to work on the tower and bridge. The Authority can figure out a way for the Market to work in that area too.

Ms. Zellers – Statistics of the Market is as follows: Average weekly attendance is 1,517 people with a median weekly attendance of 1,440. Rainy day attendance (excluding hurricanes) is 1000 people.

When shoppers shopped the market in 2015 22% of those shoppers also visited other businesses or restaurants in the Borough and 38% of shoppers sometimes visited other businesses or restaurants. The 2015 figures for the market customers who also do other business in the Borough is consistent with 2014 figures. The market runs for 25 consecutive Saturdays.

Mr. Dunigan – Feels that a site visit may be needed with some Authority members and staff. He thinks the front area of the parking lot may be tighter in space but could probably be worked out. They can also approach local businesses with parking lots that are closed on Saturdays to allow Market shoppers to park in those close by lots.

Mr. Ziegler – If SEPTA needs more space in the Madison Lot they have to make a formal request.

Mr. Liberto of Susquehanna Ave – They should have provided in their logistics plan how much space they would need.

Mr. Clement – SEPTA had a general idea regarding space needed but the contractor has said they need other things. The contractor will submit a formal application by the end of the month.

Ms. Zellers – The Market needs to have permanency. The vendors are professional business owners and deserve and need that permanency.

Mr. DiGregorio, Lansdale Councilman – How much money is in the Parking Authority bank account?

Mr. Dunigan – He will have to confirm with Finance Director, Brian Shapiro but believes about \$4 million to \$4.5 million.

Mr. DiGregorio – Are there any major projects this year for the Authority? Should the money go back to the Borough for infrastructure/road projects if it is just sitting there?

Mr. Dunigan – That is a legal issue that will have to be discussed between Mr. Clement and the Borough Solicitor, Mr. Kilkenny.

Mr. & Mrs. Voltz of 215 W. Main Street, Lansdale School of Cosmetology – They are the owners of the cosmetology school and they have 50 day time students and staff that need to park Monday through Friday. They have never been given any information about the SEPTA project. There is no longer long term parking since the construction started and what is left is taken by SEPTA riders.

Mr. Dunigan – There have been several public meetings concerning the SEPTA garage project. The change in parking is due to the construction. SEPTA did open up the 9th Street Station with additional parking so SEPTA riders would park and ride from there.

Mrs. Voltz – They are losing business due to no parking and it is costing their students more money to park every day. They are open to the public for services and patrons don't come in because they can't find parking.

Mr. Dunigan – SEPTA is trying to get their garage done as soon as possible.

Mr. Ernst – The projected completion date for SEPTA is May 2017.

Mr. Dunigan – The Madison Lot Project with Equus is on hold until the SEPTA garage is completed and opened up to the public.

Mrs. Voltz – What accommodations can be made to assist their students?

Mr. Dunigan – He can make a request to SEPTA to lean on their commuters again to park at the 9th Street Station. The Authority could possibly limit the long term parking meters to 2 hour meters to help eliminate SEPTA commuters usage.

Mr. Liberto – Is the 9th Street Station temporary parking lot paved? He had a hard time finding it when he drove through the lot.

Mr. Ziegler – Yes it is paved and the temporary lot goes past the substation.

Mr. Siegler – It is not inconvenient for commuters to park at 9th Street and the parking is free until the garage is done.

Mr. Liberto – Has this been advertised?

Mr. Ziegler – Yes SEPTA did advertise and promote the 9th Street Station and free parking there. He can ask them to advertise and promote that again.

Mr. Voltz – If long term meters are changed to shorter times that won't help their students. They can't leave class every two hours to feed the meters and they were told that they weren't allowed to do that any way.

Mrs. Voltz – When the performing arts theater was being built they were asked to park at the Vine Street parking lot during the duration of the project. Can that lot be again used for students for \$0.50 per six hours?

Mr. Clement – Borough Council may need to amend the ordinance to allow that arrangement. The Authority can continue to discuss and make a recommendation to Borough Council.

Mr. John Darab, Planning Commission Member – Do what they do in Washington D.C. and get reloadable cards for those students.

Mr. Leon Angelichio, Lansdale Councilman – Are there any updates on the Madison Lot Project? Some businesses that opened in Lansdale on the promise of that project have since closed due to lack of business.

Mr. Dunigan – Mr. Haines of Equus was here in October and did a presentation of a redesign for the project but it was not greatly received. We have asked him to revise the redesign plan and hope to have something from him in February.

Motions:

Motion A:

Mr. Siegler presented Motion A and read as follows:

I move that the Lansdale Parking Authority approve the following meeting minutes: November 10, 2015.

Motion seconded by Mr. Chirico and approved 5:0

Motion B:

Mr. Siegler presented Motion B and read as follows:

I move that the Lansdale Parking Authority authorize payment for the following invoices: Borough of Lansdale \$7,000 – Administrative Support (11/1/15 through 12/31/15); Wisler Pearlstine \$2,747 – (11/1/15 through 12/31/15); Delta Development \$2,902.50 – (11/1/15 through 12/31/15); Turf Maintenance 2015 \$1825 – reimbursement to the Borough.

Motion seconded by Mr. Chirico and approved 5:0.

Ongoing Business

- A. Discussed the easement agreement that we have with SEPTA regarding the parking garage project.
- B. Discussed the possibility of extended Delta Developments contract. The contract we had with them is \$7,500 per month but this is not a use it or lose it contract. We only pay for services rendered.

Mr. Liberto – What do they do for the Authority?

Mr. Clement – The Authority as well as the Borough uses them to obtain grants and they also have assisted with the Madison Lot Project.

Ms. Zellers – Are they ever measured for the work that they do?

Mr. Siegler – He has learned since sitting on the Authority that we really need professional services for items that are beyond what the Solicitor would handle.

Mr. Liberto – We have all seen what has happened with the 311 building and using consultants.

A resident asked if they could see where the money is being used?

Mr. Dunigan – We can get a report from the Finance Director regarding those services.

- C. Discussed Handicapped parking spaces at the 9th Street Station parking lot.

Mr. Siegler – Noticed that there are 4-5 spaces in the permanent parking lot and several handicapped spaces in the temporary lot but there is no walkway for those that park there to the platform. He thinks that the handicapped spaces in the temporary lot should be moved to the temporary lot.

Mr. Clement – SEPTA is required to have a certain number of handicapped spaces and they needed to put them in the temporary lot. The Authority can choose to move those spots to the permanent lot on a temporary basis. Once the garage is done the temporary lot at 9th Street will no longer be available and the extra handicapped spaces in the permanent lot will need to be removed.

Mr. Ernst – We will need to restripe and renumber the permanent lot to accommodate moving parking spaces. It may be cheaper to create a sidewalk from the temporary lot to the platform.

Mr. Siegler – Made a motion to investigate the cost of relocating handicapped parking spaces from the temporary parking lot at the 9th Street Station to the permanent lot or to create a sidewalk from said spaces to the platform.

Mr. Brown seconded the motion and the motion was approved 5:0.

Other Business Properly Presented

Someone asked the question about the alternative energy and car pool designated parking spaces in the Borough Hall parking lot.

Mr. Ernst – The signage was just put up for the Borough's LEED Certification for the building.

Meeting adjourned – 8:16pm

The next regularly scheduled meeting of the Parking Authority will be held on Wednesday, March 9, 2016 at 7:00 PM at One Vine Street, Lansdale in the Municipal Complex Council Chambers.

Todd Brown, Secretary