



**LANSDALE PARKING AUTHORITY
SPECIAL MEETING MINUTES
March 14, 2023**

A meeting of the Lansdale Parking Authority was held at the Municipal Complex, One Vine Street, Lansdale on the above date at 6:00pm.

Those Authority members present were:

John Chirico
Dan Dunigan
Todd Brown

Authority members absent:

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

Also present were:

John Ernst, Administrator - virtual
Joe Clement, Solicitor
Mark Bickerton, Pennoni
Earl Armitage, Pennoni
Todd Helmer
Vicky Gagliano
Jason Van Dame

Public Comments:

None

Motions:

Mr. Chirico presented Motion A and read as follows:

I move that the Lansdale Parking Authority nominate and approve the following slate of officers: Chairman, Dan Dunigan; Vice Chairman, John Chirico; Secretary, Todd Brown; Assistant Secretary, John Chirico.

Motion seconded by Mr. Brown and approved 3:0.

Mr. Chirico presented Motion B and read as follows:

I move that the Lansdale Parking Authority reappoint Joseph M. Clement, Esq. of Wisler Pearlstine, LLP as the solicitor for the Authority

Motion seconded by Mr. Brown and approved 3:0.

Mr. Chirico presented Motion C and read as follows:

I move that the Lansdale Parking Authority adopt attached Resolution 23-01 re: appointing Lansdale Parking Authority administrative support staff.

Motion seconded by Mr. Brown and approve 3:0.

Mr. Chirico presented Motion D and read as follows:

I move that the Lansdale Parking Authority approve the following meeting minutes: November 14, 2022.

Motion seconded by Mr. Brown and approved 3:0.

Mr. Chirico presented Motion E and read as follows:

I move that the Lansdale Parking Authority authorize payment for the invoices on the attached spreadsheet for the months of February and March 2023.

Motion seconded by Mr. Brown and approved 3:0.

Mr. Chirico presented Motion F and read as follows:

I move that the Lansdale Parking Authority the parking enforcement officer become a full-time position effective immediately.

Motion seconded by Mr. Brown and approved 3:0.

Mr. Chirico presented Motion G and read as follows:

I move that the Lansdale Parking Authority approve Change Order #1 for the Freight House Parking Lot project per the recommendation of Pennoni Associates. This is a balancing change order.

Mr. Bickerton – We are tracking the work being done. We were over on a few things and then under on a few so that balances the over/under of some cost variations and some unforeseen conditions.

Motion seconded by Mr. Brown and approved 3:0.

Mr. Chirico presented Motion H and read as follows:

I move that the Lansdale Parking Authority authorize Payment #2 in the amount of \$232,627.30 and Payment #3 in the amount of \$297,391.83 to Scott Building Corp. for work completed on the Freight House Parking Lot project per the recommendation of Pennoni Associates.

Motion seconded by Mr. Brown and approved 3:0.

Treasurer's Report

The members reviewed and there were no questions.

Ongoing Business

1. Parking Study Presentation – Earl Armitage
 - The areas studied were peak periods in the downtown core and weekend and nights showed that 85% to 90% of spaces utilized.

- There is still a lot of parking in the downtown during the peak periods it is just not where people want to park. They want to park right in front of their destination.
- How do we move people to outer areas to park?
 - We make sure that enforcement is done and we look at the rates in the high demand areas.
 - Move employees from parking in the high demand areas.
 - The current overlay district put the onerous on the municipality and not the businesses. Suggest if the overlay district is revised that there be a payment in lieu of parking fees. The LPA could use that money for a new lot or garage but there is so much parking already available.
 - Raise the rates to increase the demand for the core parking spaces. That may move employees from parking in the core parking.

Mr. Van Dame – The Planning Commission is planning a change to downsize the size of a building parking requirements for commercial and residential units.

Mr. Dunigan – He has encouraged business to work with another business that has an empty lot during evening and weekend hours to have a shared agreement and they won't do this to help their own business.

- It is a good idea to keep the businesses informed about what the LPA is doing. This will help the community to improve and business to be successful. Give a parking warning the first time and add a pamphlet about where to park and what they should do in regards to parking.

Mr. Dunigan – Has Council seen this yet?

Mr. Ernst – He would like the LPA to give a presentation to Council either April or May. Just a 10 minute overview.

Mr. Dunigan – We have been talking about parking for a decade.

Mr. Ernst – If the LPA wants to raise the rates then Council should definitely hear what the LPA has to say and why.

Mr. Chirico – Should we go to committee or all of Council?

Mr. Ernst – All of Council and if they agree to a rate increase then it would go through Administrative & Finance committee and then back to Council for a vote.

Mr. Dunigan – We know that there has to be more signage and get the word out there where to park.

Mr. Ernst – The free parking from 12:00 to 2:00 for lunch is that something the LPA wants to continue?

Ms. Gagliano – That should be eliminated. It is not necessary and it just confused people.

Mr. Brown – Should patrons pay for parking later than 6:00pm?

Mr. Chirico – When was this data collected?

Mr. Bickerton – In 2021 and 2022.

Mr. Armitage – PennDOT no longer includes COVID in their studies.

Mr. Chirico – People have the suburban mentality of strip malls and they all want to park close to their destination.

Mr. Dunigan – The study shows what we need to do.

2. Wayfinding Signage – There were supply issues for the decorative bases. They have now been delivered for public works to install.
3. Freight House parking lot – The project completion date for the contractor is April 28. We are trying to this wrapped up by the end of March weather permitting.

Mr. Dunigan – He walked the lot and it looks great.

New Business

1. **Mr. Ernst** – The borough would like the use of some spaces along the house for borough and LPD employees in the Freight House lot. We are running out of spaces in the municipal parking lot due to new hires and more borough used vehicles. The LPA will also have to decided the hours and rates for the Freight House lot as well.

Meeting adjourned – 6:44pm

Todd Brown, Secretary