



DOWNTOWN PARKING COMMITTEE

MEETING MINUTES

March 13, 2014

Gebhard Meeting Room

630 Garden Street

Santa Barbara, CA 93101

1) **CALL TO ORDER:** 7:30 a.m.

2) **ROLL CALL**

DPC MEMBERS

Matt LaBrie (Chair)
Trey Pinner (Vice-Chair)
Kate Schwab
Bill Collyer
Gene McKnight
Sean Pratt
Tom Williams

Attendance

Present
Present
Present
Present
Present
Present
Present

CITY STAFF PRESENT :

Browning Allen, Transportation, Streets and Parking Manager
Victor Garza, Parking /TMP Superintendent
Dion Tait, Parking Supervisor
Sarah Clark, Parking Resource Specialist
Rebecca Jimenez, Parking Supervisor
Teri Green, Associate Transportation Planner
Malcolm Hamilton, Administrative Assistant

LIAISONS PRESENT:

Randy Rowse, City Council
John Campanella, Planning Commission

OTHERS PRESENT:

3) **PUBLIC COMMENT**

Mr. Shenkman recommended that he, along with Committee Members Pratt and McKnight and Planning Commissioner Campanella form an ad hoc subcommittee to discuss the use of parking lots and accessibility to all parkers.

Victor Garza introduced Sarah Clark as the new Parking Resource Specialist, a position previously held by Brandon Beaudette.

4) **APPROVAL OF MINUTES**

Motion: To approve the minutes from the special meeting of February 13, 2014.

Made By: Gene McKnight **Second:** Kate Schwab

Yeas: 6 Nays: 0 Abstain: 1 (Williams) Absent: 0

5) **REVIEW OF FY 15 PROPOSED BUDGET**

Operating and Capital Budgets

Malcolm Hamilton presented the FY 15 proposed budget including the capital program.

Committee Member Pinner commented that the Salaries and Benefits line item is increasing by approximately \$150,000 each year and he asked staff if that is a trend that they expect to continue. Victor Garza said that the yearly cost increases are larger than in previous years due to labor concessions and furlough.

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Committee Member Pratt asked staff to clarify what expenses are in the Equipment/Capital line item. For the last few years, staff has delayed expenditures on computer workstations and office equipment but some workstations are beginning to fail and they need to be replaced. \$25,000 is budgeted for these items but staff typically spends about \$5,000 annually. In FY 14 staff will spend approximately \$22,000 and then return to normal levels of spending in FY 15.

Committee Member Schwab asked if the Downtown Shuttle Support line item is based on ridership or ticket counts. Browning Allen said that it is a set amount based on contractual terms with Consumer Price Index adjustments built into the contract.

Committee Member McKnight asked why the Supplies and Services line item has increased roughly \$40,000. Malcolm Hamilton said that there are general cost increases and an increase of \$15,000 annually for electricity in anticipation of the 9-1-1 Call Center move to the Granada Garage Offices.

Council Member Rowse commented that the Downtown Organization Maintenance Transfer was originally intended to be a one-time transfer but it has now become attached to the Parking Program. He added that parking operations is doing well however staff will to continue to need strong Capital Improvement Planning to show the infrastructural need for the Parking Program.

Chair LaBrie asked staff for an overview of the budget approval process. B. Allen said that staff has met internally with the City Administrator for a review of proposed budgets and on April 30, 2014 Council will hear Departmental presentations. Council will adopt the budget in June.

Chair LaBrie thanked members of the public and liaisons for attending meetings and providing input to the Downtown Parking Committee.

Chair LaBrie asked staff if they budgeted for improvements to the Louise Lowry Davis Center. Browning Allen said that Parking and Parks and Recreation staff are discussing an operating agreement but it is not at the point where the Parking Program can begin budgeting for revenues and expenses. Later in the meeting, staff will discuss a proposed permit rate that would allow the Parking Program to begin collecting fees as soon as the inter-department agreement is set.

Committee Member Pinner commented that the spreadsheet seems to imply that staff will not be spending money on the Cota Lot Access Control Project in FY 14 or FY 15. Browning Allen said that the budgeted amount will carry forward to the next year and after staff receives feedback from the Council Finance Committee a decision will be made to move forward or discontinue the project.

Committee Member Williams asked if the Downtown Parking Program has assumed responsibility of the Train Depot property. Browning Allen confirmed that Downtown Parking is responsible for the property which is why Downtown Parking receives rent from Greyhound Bus.

Chair LaBrie asked if the Parking Program or the Successor Agency is insuring the property. Browning Allen said that the Parking Program insures the property and the costs are reflected in the presented budget.

Committee Member Williams asked if staff has funds available for pavement maintenance and slurry seal repair. Victor Garza said that those expenses will come from the general maintenance fund but currently Downtown Parking is up to date on pavement work.

Committee Member McKnight asked if the Directional Signage item will carry money forward that may be spent in FY 15. Malcolm Hamilton said that staff will evaluate the new interior signage at Lot 2 and then decide if other garages would benefit from new signage.

Fee Resolution FY 15

Malcolm Hamilton presented the proposed changes to the Downtown Parking Fee Resolution.

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Committee Member Pinner asked staff why they would not set the Lost/Non-surrendered Ticket rate to the daily maximum. Rebecca Jimenez said that staff found \$15 to be a good middle ground and staff did not want to gouge customers.

Committee Member Pinner asked staff how big of a problem Lost Tickets are for staff. Browning Allen said that substantial staff time is spent preparing billings and responding to customer inquiries.

Committee Member Collyer commented that the increase in the Cota Commuter Lot monthly permit fee is excessive and he would like to see the rate increase be more incremental.

Committee Member Pinner commented that a rate of \$65/month is still less than 50% of the Lot 10 rate which is located one and half blocks away towards State Street.

Committee Member McKnight concurred with Mr. Collyer that the price increase is excessive and staff should consider decreasing the Carrillo Commuter Lot monthly permit fee of \$40/month instead. Mr. McKnight asked staff if they expect to lose some Cota accounts should the rate increase be approved. Browning Allen said that staff expects parkers to move into the Carrillo Lot or Lot 10 which would benefit the Program. In addition, from past experience, some parkers will terminate their permit and then renew a few months later.

Victor Garza informed the Committee that he and Browning have been working on an agreement with the Parks and Recreation Department to make more public parking available in the Louise Lowry Davis Center Lot. Although the agreement is still being negotiated, staff wants to be prepared to issue permits and receive revenue when it comes online.

Committee Member Schwab asked if the Davis Center Lot is the main surface lot. Victor Garza confirmed and said that the Police Department enforces the lot.

Committee Member Williams asked how much would be remitted to Downtown Parking from each permit sale of \$120. Victor Garza said that Downtown Parking would receive about 50% or \$60 per permit per month.

Public Comment

Ethan Shenkman commented that the only viable solution for the parking system is to release the lots into the private sector which would provide the best experience for all parkers. He added that government enterprise funds are required to pay out existing legal claims prior to a private party sale. Mr. Shenkman recommended that he, along with Committee Members Pratt and McKnight and Planning Commissioner Campanella form an ad hoc subcommittee to discuss the use of parking lots and accessibility to all parkers.

Motion: That the Committee has received and reviewed the proposed FY 15 budget and recommend forwarding to Council as presented today.

Made By: Gene McKnight **Second:** Sean Pratt

Motion withdrawn by Gene McKnight

Motion: That the Committee has received and reviewed the proposed FY 15 budget and ask that the Finance Subcommittee review the expense items, and recommend forwarding to Council as presented today.

Made By: Gene McKnight **Second:** Sean Pratt

Yeas: 7 Nays: 0 Abstain: 0 Absent: 0

Motion: To reschedule the discussion of the FY 15 proposed Fee Resolution to the April meeting.

Made By: Trey Pinner **Second:** Bill Collyer

Yeas: 7 Nays: 0 Abstain: 0 Absent: 0

6) NEXT STEPS ON DOWNTOWN PARKING COMMITTEE WORK PLAN

This item was tabled.

7) OPERATIONS UPDATE

Map Visibility on Website

Malcolm Hamilton informed the Committee that a new parking map has been posted to the Downtown Parking webpage: www.santabarbaraca.gov/parking. The map has also been placed in the navigation bar for easy access on mobile phones.

Drought Policies for Parking Lots

Victor Garza said that the landscaping irrigation for all City parking lots has been shut off in anticipation of a Stage I drought. Visitors may see spots of yellowing and browning as the drought continues.

Committee Member Pinner asked if staff will use reclaimed water for landscaping. Browning Allen said that staff will not use reclaimed water. The reclaimed water plant is being taken offline for equipment and structural improvements.

Committee Member Williams asked if Downtown Parking will reduce its water use by 20% to meet the Council recommendation. Browning Allen confirmed.

Lot 10 Paseo Security Issues

Community members and staff have been discussing the safety and customer experience in the paseo leading between Lot 10 to State Street, adjacent to Blush Restaurant and The Habit Burger Grill. Browning Allen said that he is negotiating an agreement with a landscape architect to make changes to the area that would encourage travelers to not gather in the paseo and on State Street.

Committee Member Williams said that it is good to see staff addressing the Lot 10 paseo but there is additional work to be done in other paseos.

New Parking Resource Specialist

This item was discussed in Public Comment, Item 1.

8) ADJOURNMENT

The meeting adjourned at 9:20 a.m.