

Meeting Minutes
Farmington Parking Advisory Committee
March 20, 2019

Attendees

Bill Galvin <bgalving@farmgov.com>
Kenneth Crutcher <crutcherk@crutcherstudio.com>,
David Murphy <DMurphy@farmgov.com>,
Steve Roberts<SRoberts@farmgov.com>,
Chris Halas <ch.halas@gmail.com>,
Joe Mantey <cheeseladyfarmington@gmail.com>
Rachel Gallagher <rachelegallagher@aol.com>

Agenda

1. Roll call - 7:02 p.m.

2. Approval of the agenda -

Gallagher made a motion to approve. Galvin Supported. All were in favor. — Approved

3. Approval of the February 2019 Parking Advisory Committee Minutes

Gallagher made a motion to approve. Galvin Supported. All were in favor.— Approved

4. Public Comment — No Public Comments

5. Public Safety Update — Officer Steve Roberts provided his report.

The new report indicates empirical data from several days spent observing the Masonic lot. Of the 22 spaces in that lot, there were times that the officer deemed the usage to be at or near capacity. This was largely because of employee parking for downtown businesses. Events at the Civic Theater and Cowley's also impacted the lot usage.

Additionally, the new report includes lot counts from the lots for Pages, Library and the State Street lot. Of note, the Library lot was full.

Overall, violations were consistently low, just as they were the during the prior month in the North and South Lots. The specific details of the report is available through public safety.

As most of the parking enforcement occurs during the daytime, Gallagher asked for evening enforcement to be added. Officer Roberts agreed.

Galvin asked Officer Roberts his overall POV about parking policy, lot time limits etc.

Officer Roberts responded that he doesn't think parking enforcement is too heavy handed. He thinks that our current time limit and enforcement does not discourage people from visiting Farmington. He is not in favor of adding parking meters

6. Discuss Changing Parking Agreement with Masonic as part of PUD —

David Murphy - brought this item to the attention of the committee. The agreement was included with the agenda packet.

Dan Blugerman from Thomas Duke Realty was in attendance, He represented Blue Hat Coffee, the new tenant for the Masonic Hall.

There were several items to discuss regarding the modification of the current parking lot lease agreement between the City of Farmington and the Masonic Hall. The committee agreed that general maintenance items could be negotiated directly with David Murphy and did not need to involve the committee.

However, there were two items that required input and consideration from the committee. (1) The Blue Hat Coffee request for 5 employee parking spaces. (2) Timed parking designation for the Masonic Parking lot.

The committee opposed the designated employee spaces. No other business in managed lots have employee designated spaces next to a business. It was deemed that employee parking in the Masonic Lot would negatively impact the business. It would also set a potentially troubling precedent. Speaking on behalf of Blue Hat Coffee, Dan Blugerman said that his client would be agreeable to not having employee parking in the lot.

The committee also recommended applying a 3-hour time limit

to the Masonic Lot when the business opens in late August/September. Halas made a motion to this effect:

The committee would like to advise City Council and administration that we support welcoming the new business to Farmington. To that end, we advocated converting unlimited parking to the same 3-hour limitation that is in effect most of the other city lots.

Crutcher supported. All were in favor.

Prior to the time-limited designation change for the Masonic Lot, the committee recommends using all city communication channels to alert the public, email blasts, press releases, etc.

The committee agrees that this underscores the importance of the Oakland Street redesign. Adding more public spaces on Oakland Street will help offset the loss of untimed parking spaces in the Masonic Lot. This will be beneficial to Cowley's, Legato's and other area business that need untimed employee parking.

7. Discussion to determine the economic value of a parking space in the downtown -

Dan Blugerman offered a point of view on this agenda item. He said that free parking provided by the city creates a higher intrinsic value for the nearby properties. Higher property values have the ability to increase TIF capture.

8. Discuss meeting with the Library Board -

Galvin and Murphy held a meeting with the Library board. They discussed the potential for future plans to gain better traffic flow, space management and safety in the library lot as well as in adjacent city lots. The new library board is open to discussing these improvements

It was also discussed that a better understanding of easements and deeds are needed. To that end Murphy would like to talk to the library about contributing with city to get title work done.

Library employee parking was also discussed. Employees need to park south of State Street in the public library

The Library also asked if city police officers could refrain from using library spaces.

9. Future items for discussion

- Explore public and private partnerships for long-term employee parking
- Learn more about the potential offer for 33505 State Street and discuss how it might affect parking.

10. Committee comments -

Crutcher suggested adding items to this section that were not covered in prior meetings. Such as a the discussion to consider curb management. Specifically identify a designated pilot area in the city for ride sharing.

11. Adjournment 8:21