

COMMITTEE ON TRAFFIC/PUBLIC SAFETY

May 15, 2000

5:00 PM

Chairman Clancy called the meeting to order.

The Clerk called the roll.

Present: Aldermen Clancy, Pariseau and Hirschmann
Aldermen Sysyn and Vaillancourt arrived late

Messrs.: Alderman Pinard, Tom Lolicata, Michael Kapos

Chairman Clancy addressed item 3 of the agenda:

3. Discussion with Michael's School of Hair Design regarding parking.

Alderman Pariseau moved for discussion. Alderman Hirschmann duly seconded the motion.

Mr. Lolicata stated Mr. Kapos is present and hopefully we have representatives from Gilbane Construction. About a week or so ago, I was down in the area looking at Mr. Kapos' drawings and went over to speak with Gilbane noting we'd be talking a two-year deal right now which would be temporary during construction. Mr. Kapos has some good ideas here and we can probably implement something on Willow Street the reason being that Cedar Street has to have no parking. It is my understanding that Cedar Street is going to be the major thoroughfare bringing all the steel in, etc. I think we can work something out on Willow Street basically on the angled parking, hopefully, and I'd like to have somebody from Gilbane come up and explain the Willow Street deal if something can be done so we can probably give some kind of parking to these people down there. I think that's the big issue right now with Willow Street coming out and allowing me to put in some type of angled parking to pick-up the spaces he lost.

Alderman Pariseau stated you made mention of Gilbane needing Cedar Street access straight into the site, but it's not straight in they have to take a left somewhere.

Mr. Lolicata stated when you go down there the street comes right in and the opening into the area is directly adjacent to the old Bradlee's entrance which is lined up with Cedar Street and they need the turning radius of Elm Street to get in, it lines up. I was down there, it definitely lines up...Cedar Street heads directly into it, the way they have it right now.

Chairman Clancy stated it's never changed.

Alderman Pariseau stated I thought they had a Willow Street extension.

Mr. Lolicata stated Cedar Street and then Willow starts right there and heads southerly.

Alderman Hirschmann stated I don't know what they're talking about, but I looked at the drawings that Mr. Kapos provided. I thought if he could have parking along his building (at an angle)...

Chairman Clancy stated but they want to use Cedar Street to bring the materials onto the site where they will probably stockpile the steel there and we don't want anybody hindering them from bringing stuff in. Now, maybe Tom has a good idea. Do you know where the old beef company was, remember that...Kilton's. Now, from Kilton's south that would be a good idea, you could use that. Now, Mike how about you and Theodosopoulos getting along with the parking...he has to bring his fruit in, how do you want to get that back street. How many parking spaces are you looking for.

Mr. Kapos stated now and even in the past there are few parking spaces on Willow Street...people on the buses coming from Downtown park for free. So, what I'm asking is to get some parking, they need some meters over there because they come in and park there all day for free and they come from Downtown because there's no parking down here. So, when I made the design of one way...it can reverse one way and come in the other way from Auburn Street on Willow Street and going down on Cedar Street, so they can park in the opposite direction.

Chairman Clancy asked how many feet is that from Auburn to Cedar Streets.

Mr. Kapos replied about 210 feet on Cedar Street. So, if they come in onto Willow Street that way...come from Auburn Street this way and come down...so reverse this to Elm Street and park.

Mr. Lolicata interjected it can't happen though because of what's happening right now. We can work with you but Cedar Street has to be left alone because of what they gentlemen have to go through.

Alderman Hirschmann asked, as a formality don't we have to take an action to close that section of Cedar Street anyway. We haven't done that, have we.

Chairman Clancy replied no we haven't and we should.

My name is Ken Cornwell and I'm with Gilbane. I gave Tom some pictures of what I took before we came over. Most of the precasting steel deliveries that we see coming into the site are going to come in off Elm Street and directly into the new Civic Center on Cedar Street. When we first started the project we had asked public works and I think that is how we got where we are. They were parking on both sides of the street. We asked that one line of that street be left vacant so we could bring large trucks in primarily swinging in from Elm Street into Cedar Street so we can make that left-hand turn. That seems to be working pretty well now. When Tom called the other day and said we were talking about doing something with the parking on Willow Street, our trucks are going to come out of the project. We can either take them back out Cedar Street or we can take a right on Auburn Street turn left and go on Willow Street. We need to have at least one way to bring those large trucks out because we are talking about trailers that are forty or sixty feet long that are bringing steel in so we are going to need some room to work.

Chairman Clancy asked so if we gave you Cedar Street for yourself to go in and out to bring materials into the site and maybe try to work with Mr. Kapos and give him some of the parking on that little alley way between Cedar and Auburn Streets where Theodopoulos has their fruit. Do you think you can work something out there.

Mr. Kapos replied if they have some meters.

Chairman Clancy stated well there are no meters down there. You know as well as I do that there are no meters. We will have limited parking.

Alderman Sysyn stated two-hour parking.

Chairman Clancy asked how many spots are you looking for.

Alderman Hirschmann stated it should be one-hour parking.

Mr. Lolicata stated overall parallel parking he might loose up to maybe eight or ten. He can get those eight or ten or more back on Willow Street if I can get in there and get that done with angled parking for two years. There will be no meters involved. It is already limited parking there now, it always has been. It is one-hour parking

Chairman Clancy stated then we would leave it like that, that is fine.

Alderman Sysyn stated have the police watch it then. They are not watching now and they park all day.

Chairman Clancy stated it is a matter of enforcement. Is two-hour parking enough time.

Mr. Kapos replied in the affirmative.

Alderman Hirschmann asked revenue-wise or anything...if we wanted to put meters in there we should do that and make some money while we are doing all of this.

Mr. Lolicata replied there never was meters there, Keith. Those will be probably going in after this is completed. That is what they are thinking about. There, Willow Street, and a lot on Elm Street.

Alderman Hirschmann asked how much does it cost to put in one meter.

Mr. Lolicata replied the meter alone costs \$300.00 never mind the labor and it is only for two years so why go through all of that energy and money just trying to put them in and have to take them out two years later and probably addressing it some other way. This is just a two-year temporary thing right now for the construction.

Alderman Hirschmann asked you said they are going in later anyway.

Mr. Lolicata replied but that might be on the other side of the street, it might be parallel...there is a lot of things that they have not come up with yet. In the interim I can give this man more than he probably even had before, maybe. It is still a two-hour ordinance nothing has changed.

Alderman Hirschmann stated it just seems like, Jim, that we do so many things for free and we never try to get our share of what we are supposed to be doing here.

Mr. Lolicata stated we have not gone that far either, Alderman, as far as the City I have stopped at Lake Avenue and those areas are going to be considered very shortly, the southern part of Lake Avenue as far as the City going over to automatic.

Alderman Hirschmann stated we should start studying that, Mr. Chairman.

Chairman Clancy stated you are right, Keith. The people who work in the Nynex Building next door, 900 Elm Street park there all day long because they beat the price. If you put the meters there for two hours and then they get ticketed. It will be a chance for you to get your customers in and out every two years. Is that fair enough.

Mr. Lolicata stated Alderman, I agree with you but I need money and I need meters. I get so many, 300 a year, just to try to finish the City off.

Chairman Clancy asked are you trying to tell me that you have no meters.

Mr. Lolicata replied I have a whole load coming in...I get 300 a year with the money you allocate me every year. I am trying to finish the City right now.

Chairman Clancy asked how many meters are we talking about.

Mr. Lolicata replied anywhere from eight to ten or twelve, I have no idea.

Chairman Clancy asked you do not have any meters on-hand.

Mr. Lolicata replied I have 300 coming in.

Chairman Clancy asked how many do you have on-hand.

Mr. Lolicata replied they were going to go elsewhere in the City.

Chairman Clancy stated make them a priority and put the ten meters down there.

Mr. Lolicata stated if you want meters there, you will have meters.

On motion of Alderman Hirschmann, duly seconded by Alderman Sysyn, it was voted to install ten meters on Willow Street between Auburn and Cedar Streets.

Chairman Clancy stated to Mr. Kapos you are going to get ten meters down there but I do not know when. It will be as soon as possible. On the back alley between Kilton's and Granite State Fruit.

Mr. Lolicata stated there would probably be ten or fifteen in there.

Chairman Clancy asked the gentleman from Gilbane do you need both sides of Cedar Street right or can you give us a couple of meters.

Mr. Cornwell replied we are okay right now. As we get into September, we are going to need both sides.

Chairman Clancy asked can we help him out in the meantime between now and September.

Mr. Cornwell replied probably until mid-August.

Alderman Hirschmann asked would those be two-hour meters.

Chairman Clancy replied in the affirmative and stated Mike, in the meantime, from now until August 15, 2000 we will have that gentleman call us and tell us when they need the area. You will be able to park on Cedar Street until maybe August 15, 2000 is that fair enough also you will have those meters on the back alley and one side of Cedar Street, I would say the south side of Cedar Street how does that sound.

Mr. Kapos stated there is an alley and there is a loading zone there also. You could probably park two cars that is about it.

Chairman Clancy stated we are trying to help you out the best we can.

Mr. Kapos stated my problem is there is free parking and they come all the way down from here with a busload. They leave their cars and at 4:00 it is empty. Monday morning at 7:30 the parking spaces are gone.

Chairman Clancy stated I told you they park there and they walk to the Nynex Building.

Mr. Lolicata stated that is enforcement, Alderman, if I put meters there some of them probably will not even pay the meter and not get any tickets.

Chairman Clancy stated I would call the Police Department myself first.

Alderman Hirschmann asked if this does not work out are we going to start letting merchants rent spaces like McQuade's is renting spaces. What if this guy wants to rent ten spaces from us.

Chairman Clancy replied where is the land.

Alderman Hirschmann stated on that street. What if you put these meters up and they are still full he still cannot get people in there. Then what do you do.

Mr. Kapos stated I already rent spaces down at Channel 9. All of my students and my staff park there. I am talking about my clients that come in they are older people that cannot find parking. In front of my building, I have six or seven parking spaces that is about it.

Alderman Hirschmann stated I hope it works out for you.

Mr. Kapos stated I appreciate it.

Chairman Clancy stated let us know if it does not work out.

Mr. Kapos asked you are going to do something on Cedar Street until they start Willow Street.

Mr. Lolicata replied I could look into that right now to do something there probably. You are still good until August anyway the way I hear it. I will initiate something now to get Willow Street going for you.

NEW BUSINESS

Chairman Clancy stated we are going to have a meeting on the 23rd, which is a week from tomorrow, for the parking rates in the City of Manchester. We are going to do each lot. The rates in the City of Manchester run anywhere from \$20.00 a month to \$40.00 a month. We will take each parking lot or building lot as it goes on. We will either vote it up or down however much you are going to do. But in the meantime, I have a suggestion; that lot at the corner of Bridge and Elm Streets we can take that lot and resurface it and charge for parking there. That is just a thought, now take that lot that we own on the corner of Bridge and Elm Streets.

Alderman Sysyn stated somebody is using that, ask Jay Taylor about it.

Chairman Clancy asked Jay, is that lot rented on Bridge and Elm Streets.

Mr. Taylor replied it is for the moment.

Chairman Clancy asked to whom.

Mr. Taylor replied Brady Sullivan is paying us rent during the construction part of the building.

Chairman Clancy asked are we getting a decent rate out of them.

Mr. Taylor replied it is mainly for their convenience, we are just trying to be cooperative with them, we are not using it for anything else at the moment.

Chairman Clancy stated I have a suggestion, seeing there is nobody, we have no tenants and we are not doing anything with it and we have had it for how many years have we had it standing still not generating any monies

Mr. Taylor replied MDC has owned it since about 1995.

Chairman Clancy stated about five years. We should resurface it, mark it off and charge like any other building here in town like a parking lot for "x" amount of dollars.

Mr. Taylor stated you can do that but it will be a fairly good expense but you can do that certainly.

Chairman Clancy asked is that not worth looking into.

Mr. Taylor replied I could tell you that it is probably going to cost you in the range of \$300,000 to do that.

Chairman Clancy asked how many parking spaces.

Mr. Taylor stated you are going to have to put drainage in there, you cannot just pave it otherwise Mr. Gatsas will float out his backdoor. I do not know what the cost would be and it is not as simple as it sounds because we have looked at it. If somebody wants to do that then it is fine.

Chairman Clancy asked how many spots would you say roughly is in there.

Mr. Taylor replied 150 you could probably get in there.

Chairman Clancy stated 150 at \$50.00 a month that is \$7,500 a month times ten is \$75,000 plus \$15,000 that is \$90,000 a year.

Alderman Levasseur asked how much would we receive in taxes if we sold that property.

Mr. Taylor replied the assessed value is somewhere around \$1,100,000.

Alderman Levasseur asked what are the taxes on that.

Mr. Taylor replied it is \$30.00 times a thousand would be \$30,000.

Alderman Levasseur stated we would be getting \$30,000 a year on tax revenue from that. If there is somebody that wants to buy that for \$500,000 and pay us taxes why are we going to spend \$300,000 to collect \$75,000 and have to deal with it. Get it off the tax rolls and get the money for it. They want to do the same exact thing for it.

Alderman Gatsas stated if you sold that for \$500,000 somebody is going to be coming in for an abatement based on value because it is assessed at \$1,300,000 that is what that is telling you.

Mr. Taylor stated you certainly would give them cause for coming in and questioning the value if they pay half what it is assessed for. They would have some kind of a case there. The other issue is if you once you spend the money, whatever that money amount is the resurface the thing and to rent it for parking you have to consider the fact for sake of argument you spend \$200,000 to upgrade it, you would have to at least maintain that use for a minimum amount of time in order to recover that investment. What happens in the meantime when somebody comes in and wants to do something there then where are you that is my question.

Chairman Clancy stated it has been sitting there for eight years. It has been a long time and I just had an idea.

Mr. Taylor stated it is a legitimate question.

Chairman Clancy stated maybe I would ask Mr. Thomas to come up.

Alderman Levasseur stated do not forget, Mr. Chairman, what is the cost also associated with maintaining, plowing and the whole works with that all year round. You are going to have to pay to have that plowed and pay for snow removal so you are taking that \$90,000 that you would be receiving in revenue if you did rent all of those parking spots minus the amount of money you are going to have to pay to maintain that. Mr. Thomas would come to the front he could probably explain that better for us.

Chairman Clancy stated Alderman Levasseur wants to know; the lot on the corner of Bridge and Elm Streets. I said it has been sitting idle for eight years. Here is what we want to do maybe resurface it. There are 150 parking spots there. Say we get \$50.00 a month out of it, which would generate \$7,500 a month times twelve, is \$90,000 a year. Does the Traffic Department take care of some of these parking spots; they salt and sand them. Who removes the snow.

Mr. Thomas replied that is the Traffic Department.

Chairman Clancy asked how much would it cost to remove the snow out of there.

Mr. Lolicata replied my last bill almost doubled. I now have to take my snow and go down with Frank out of Goffs Falls Road and that is going to cost a few bucks. I would give you an estimate that one alone is about \$700 to \$800 plus. The contractor costs a few bucks. We had him down at Singer Park but no more and we have to start paying for travel.

Mr. Thomas stated I would put together a preliminary estimate bare bones type to convert that or at least a portion of it into a parking area. That way you have a better idea what you are looking at for construction cost. We will try to minimize to amount of drainage that will have to go in. Maybe we can sheet flow off to the side street.

Chairman Clancy stated that would be fine, thank you. How does that sound to the committee.

Alderman Hirschmann replied study it.

On motion of Alderman Hirschmann, duly seconded by Alderman Pariseau, it was voted to have the Highway Department look into the feasibility of having a parking lot at the corner of Bridge and Elm Streets.

Chairman Clancy stated seeing we will have a meeting the 23rd at 5:30 for the parking meters. There is going to be parking in these different garages. We can bring in some kind of a figure \$200,000 or \$300,000 so we will know how much monies, when we do go up on the rent, will this generate.

Mr. Lolicata stated that would be calculated for you.

Chairman Clancy asked would we have that by next week.

Mr. Lolicata replied we are working on that right now. I have talked with eight different cities throughout New England and we are compiling all that. We are going to give you some scenarios and you can take it from there.

Chairman Clancy asked could you give us a briefing right now while the committee is here and we have a few minutes.

Mr. Lolicata replied basically there are four towns in New Hampshire, Hartford Connecticut, Springfield Massachusetts, Burlington Vermont, Portland Maine and I have gathered all information of what they are charging. How many lots they have how many garages they have. Relatively speaking it is very interesting. Some have one or two garages. Portland has one, Keene has one and they are thinking of building another. Hartford has eight. They range anywhere from \$60 a month to \$120. All of this will be down for you. We will give you ranges of the leases that we have now in Manchester. I would like to see...I would give you different scenarios, which you want to come up with. There is going to be eight towns to choose from. The average will be right there for you as far as what the average cost is per month both in the garage and lots compared to ours.

Chairman Clancy asked could you just give us a ballpark figure, how much do you think roughly.

Mr. Lolicata replied I am still basing on what I originally said, I would like to go up maybe \$5.00 in the garage per month from \$45.00 to \$50.00 and I am thinking of the lots going from \$30.00 to \$40.00. There are different lots and they have different prices there are certain agreements which we will go into later on and that will be defined for you. That is basically what I am coming up with.

Alderman Sysyn asked McQuade's parking lot I had a couple of phone calls from people. Were we supposed to do part of that for parking for City Hall.

Alderman Hirschmann replied we were going to discuss it.

Chairman Clancy stated it is not on the agenda.

Alderman Sysyn stated I have people complaining. A lady went in there to park because the front of City Hall was all full and she parked her car and the guy is screaming at her "You can't park there!" she said "I am going to City Hall, I will pay the meter" you have to go into the store. It was supposed to be discussed.

City Clerk Bernier stated there are a number of spaces put aside for McQuade's and downtown shopping. Probably 60% is for public parking.

Alderman Sysyn asked then why was he yelling at her.

Alderman Levasseur stated she was probably parking in one of the 34 parking spots that were being paid for by those downtown retailers for those certain spots.

Alderman Pariseau stated to Alderman Sysyn it is not McQuade's parking lot.

Alderman Sysyn stated but they have leased it and these guys are paying them rent to use it.

Alderman Levasseur stated I am not paying anymore. I stopped paying them because nobody uses it from my restaurant.

Communication from Alderman Pinard requesting the painting of a fleur-de-lis on selected City streets in honor of Franco-Americaine month in NH

Alderman Clancy asked, Real, could you come forward and explain to us what you're looking for.

Alderman Pinard stated I think it's easy; that we have the Shamrock if you look out the window and basically I think this is what I want to try and do. The reason is we're all talking about bringing it back Downtown and St. Jean the Baptist was at one time a big thing in the City just like the St. Patrick's Day Parade and this is what I'm trying to bring back...maybe down the road we can bring back the parade that we use to have and I think by doing this, by putting the fleur-de-lis down...the other ethnic groups like the Greeks and Polish (who have already inquired) about these same things, so this is my reason.

Alderman Clancy asked how many spots do you want.

Alderman Pinard replied I figured two on the west side (Granite and Amory Streets) and probably three or four in the main area from maybe Granite, one in front of City Hall, one on Bridge and one on Amoskeag.

Alderman Clancy stated no, wait, because if you do it someone else is going to want to.

Alderman Pinard stated whatever the Committee wants.

Alderman Pariseau stated having the Canadian symbol all over creation would cheapen the atmosphere. I don't have any problem with one Downtown and

maybe one at McGregor Square, but that should be enough. I don't think we need five or six.

Alderman Hirschmann stated I'm not even sure who puts up the flags for the different seasons on all the poles maybe tell them to get into this international flag thing and have all the nations up there, don't just cater to just one nation, if you want to do this. Don't paint them on the streets whatever you do. Have them placed on poles...make one program.

Alderman Vaillancourt stated first of all I want to correct a comment from my colleague that sits near me...this is not the Canadian emblem, this is a symbol for the French people of Quebec and I believe the French people of Manchester helped make this City just as much as the Irish people of Manchester and I don't want to get into an ethnic war here, but we have the Shamrock painted in numerous places. It still seems to me...do I hear us saying that we're going to get rid of that Shamrock. The fleur-de-lis is a symbol of the French heritage of this City and it entirely appropriate...how many Shamrocks do we have in the City.

Alderman O'Neil replied at two locations: one at the intersection of Hanover & Elm Streets and the other at the intersection of Pleasant & Elm Streets for a total of five.

Alderman Clancy asked what do you suggest.

Alderman Hirschmann asked who is going to pay for this.

Alderman Vaillancourt stated this is not going to cost the City anything, is that correct.

Alderman Pinard replied the ACA is going to buy the paint, the stencils are all cut out.

Alderman Clancy asked how many flags are we going to have throughout the City, I need that number. I say two - one of the east and one on the west.

Alderman Hirschmann stated I have a recommendation. We have a Heritage Commission that takes the heritage and the pride of the City in this Downtown area, refer this to the Heritage Commission, maybe we should have a flag program if you want to celebrate nationalities or something, but I don't think painting things all over the City is the way we want to go.

Alderman Vaillancourt moved that we allow four fleur-de-lis' for this particular month (two fewer than we have Shamrocks), so on St. Jean Baptiste Day which is

in honor of the great St John the Baptist and Bastille Day which, of course, we all know is in honor of the French Revolution which the American Revolution actually inspired and the freedoms came across with those thoughts from the French Enlightenment which spread throughout Europe and the New World (at no cost to the City).

Alderman Clancy asked is there a second to the motion.

Alderman Levasseur asked where are they going.

Alderman Pariseau duly seconded the motion.

Chairman Clancy called for a vote on the motion. The motion carried with Alderman Hirschmann duly recorded in opposition.

There being no further business to come before the Committee, On motion of Alderman Pariseau, duly seconded by Alderman Sysyn, it was voted to adjourn.

A True Record. Attest.

Clerk of Committee