

# DERBY MUNICIPAL PARKING AUTHORITY

## Minutes

(meeting taped)

Monthly meeting: Wednesday January 13, 2010 in the Derby Municipal Parking Garage Office.

Meeting was called to order at 6:30 p.m.

By roll call, members present: John Dorosh, Jack Moran, and Anthony Szewczyk. Delphine Krezel and Joseph Moore were excused.

Also present – Parking Authority Director Leo Moscato and bookkeeper Lynette Esposito.

Approval of minutes: Motion was made by Jack Moran and second by Anthony Szewczyk. Move to accept the minutes of November 23, 2009, as written. Motion carried unanimously.

Public Portion: Roy Garofalo of Energy Choice presented a proposal for electricity generation provider change. Currently, the garage is being supplied by Direct Energy at a cost of .10208 per kwh. Mr. Garofalo offered the service through North American Power and Gas at a cost of .09600 per kwh. This could equate to a savings on \$1,140 per year. Mr. Garofalo explained that there is no contract and the Authority is not locked in to a set rate. Industry observations have shown that the cost of generating the electricity is going lower. The Authority can change providers at any time. His company represents a number of suppliers and he was confident with the choice of North American Power and Gas. He indicated that he has signed on many businesses in the area.

Daniel R. Waleski of 23 Elm Street, Derby, CT. spoke on the changes to the rates and most specifically to the change in the meter time period that went from 30 minutes to 20 minutes for 25 cents. He questioned why there was a need for an increase. He stated that the increase came as a surprise to many people. He indicated that the 30 minutes time period seemed more reasonable for the public to accomplish their tasks and necessary errands. Mr. Waleski indicated that he toured the garage prior to the meeting and observed the shoring project. He noted that the cost of the work seemed very expensive. He indicated that he observed other maintenance issues in the garage that appeared to be overlooked or not maintained. He was pleased to see some improvements but was well aware of the extended period of time when little was being done. As the building is aging, there are unaddressed concerns.

Anita Dugatto stated that the 20 minute limit caught everyone by surprise. She stated that when the Parking Authority report is given to the Board of Alderman everything seems to be going well. Now changing the fees seems to be unfair. Meters have always been a problem for her patients and making this change has raised the angst of the business owners. She questioned whether the expenses could be controlled so that an increase was not necessary. She did not feel that the increase in the meter rate was the best decision in order to raise revenue.

Chairman Dorosh noted that in New Haven the meter charge is 25 cents for 12 minutes. Certainly, Derby's charges are well below the industry standard. He stated that the increase in revenue was needed and this seemed to be the least intrusive way. As there are ongoing maintenance expenses that need to be addressed, increasing the revenues was unavoidable. Mr. Moscato noted that he often gives information to the local newspapers but it their decision as to what gets printed.

Mr. Waleski stated that certainly the Authority is handicapped by dealing with a 35 year old structure. He felt effective communication is essential so that the public is keenly aware of the needs of the facility

and the necessary actions that the Authority is obligated to take in order to maintain the structure within their tight financial constraints. He stated that the Authority has done an excellent job considering the constraints.

Financial Statement: Members reviewed the report. It was noted that the final lease payment to UI will be made in April.

Motion was made by Anthony Szewczyk and second by Jack Moran. Move to accept the financial statement, as presented. Motion carried unanimously.

Directors Report: Mr. Moscato reviewed his report (attached). He indicated that the meters have been reprogrammed to the new timeframe. Computer software for the garage entry/exit system has also been reprogrammed for the new hourly rates. Three meters were sent in for repair. The upper Caroline Street lot is clean and one parking pass has been issued. Signage has been installed at the lower Caroline Street lot.

Mr. Moscato reported that the monthly parking activity report (attached) showed 8,647 vehicles passing through the gates in December. Monthly meter collection revenue totaled \$3,711.71 (Dec) and \$2,429.50 (Nov). Total tickets issued in November – 161 and December - 88. The December decrease is due to holiday relief.

Motion was made by Anthony Szewczyk and second by Jack Moran. Move to accept the director's report, as presented. Motion carried unanimously.

Old and New Business: Mr. Moscato indicated that he was unaware of the timeframe for the movie that is to be filmed in the downtown. He will try to keep up with the schedule so as to be assured that the function of the garage is not disrupted.

Members discussed the electric supplier proposal presented this evening. As there is a potential savings and as there is no contracts, members were in favor of changing suppliers. Mr. Moscato questioned whether there needs to be a motion on this action. Members understood that Mr. Garofalo would handle all the transfer issues once he is notified of the desired change. Mr. Garofalo will be notified of the decision.

Executive Session: Employee performance.

Motion was made by Anthony Szewczyk and second by Jack Moran. Move to enter into executive session at 7:17 p.m. for the purpose of discussion employee performance. Motion carried unanimously.

Motion was made by Anthony Szewczyk and second by Jack Moran. Move to return from executive session at 7:29 p.m. Motion carried unanimously.

Motion was made by Anthony Szewczyk and second by Jack Moran. Move that the meeting be adjourned at 7:30 p.m. Motion carried unanimously.

Respectfully prepared,  
Karen Kemmesies, recording secretary

*"These minutes are subject to the Authority's approval at their next scheduled meeting."*