

MINUTES
FACILITIES/MANAGEMENT COMMITTEE MEETING
JULY 14, 2011 —5:45 PM
CITY COUNCIL CONFERENCE ROOM—2ND FLOOR, CITY HALL

The Facilities/Management Committee met on Thursday, July 14, 2011, at 5:45 p.m. The following members were present:

Council Members Present: **Chairman John Howren**
 Councilwoman Brenda Craig
 Councilman Dave Kirlin

Chairman Howren welcomed everyone and called the meeting to order. Chairman Howren then recognized Mr. Jim Palenick, City Manager, for staff's presentation.

ITEM 1: Parking Proposal for Conference Center: Mr. Palenick stated the City of Gastonia has entered into a contract with Gastonia CC, LLC for the ongoing marketing and management of the Gastonia Conference Center and associated controlled-access parking structure. In order to effectively and efficiently manage the parking deck system, a fully automated Hectronic system of pay stations and electronic equipment has been purchased and will be installed in the parking deck. Presently, the three-level deck has 169 spaces, and 58 additional spaces will be available in the surface lot. At a future date, three additional levels to the deck may be added, which would expand the deck to accommodate 340 spaces. Nine spaces would be maintained in the surface lot. The proposed "Schedule of Parking Fees and Charges," prepared by and on behalf of the management company with assistance and approval from the City of Gastonia Administrative Staff, would be effective beginning November 1, 2011, and is applicable for 365 days a year, 24 hours per day, seven days a week. At the discretion of Conference Center Management; parking fees may be validated by Conference Center Staff and built into event/meeting pricing, or, attendees will be required to individually adhere to the general daily fee system. General daily parking would be \$1.00 minimum per-space for first 2 hours or fraction and \$1.00 per-space for each additional 2-hours or fraction to a maximum \$5.00 per day. For non-conference center, downtown special events, there would be a \$5.00 flat rate. Residential, long-term parking rates would be \$60.00 per-month; per-space. The rate for business employees long-term parking would be \$2.25 per day of use billed monthly. Business customers would be charged \$0.40 per-hour or fraction per space to a maximum of \$4.00 per-day billed monthly. In order for a business to validate parking tickets, it would require them to procure, own and maintain electronic validation devices.

For those choosing to use the fee-based, controlled-access, Conference Center parking structure, daily, non-validated general use is fully automated allowing for cash (no coins), credit card (Visa, MasterCard, Discover) and debit card (w/MasterCard or Visa Logo) payments at the walk-up payment kiosks located on the 1st and 3rd levels as well as in the Franklin Blvd. surface lot. Payments must be made and/or validation tickets received prior to exiting. Exit gates do not take payments, only bar-code receipts or validation tickets.

Staff recommends the Committee approve to full Council the "Schedule of Parking Fees and Charges", applicable exclusively to the 227-space, controlled-access parking structure at 145 S. Marietta Street, to be managed, enforced and collected by Gastonia CC, LLC, with an effective date of November 1, 2011.

Committee Recommendation: The Committee voted unanimously (3-0) to recommend that full Council accept the Parking Proposal for the Conference Center as presented.

Necessary Council Action: Accept or reject the Committee recommendation.

ITEM 2: Possible Disposal of Chestnut Street Right-of-Way: Chairman Howren recognized Mr. Palenick for staff's presentation. Mr. Palenick advised that in 2008, eight acres of land owned by the City originally purchased for the Chestnut Street Right-of-Way north of Garrison but south of East Franklin Blvd., was officially declared surplus by action of the City Council. At that time, the remaining 2.05 acres north of East Franklin Blvd. and south of Long Avenue (excluding the 1.01 acres dedicated to the "Shiloh Cemetery") was retained with the determination that the City would await the then-planned 2010 G.O. Street Bond issue. The project did not achieve the status of a 'fundable priority' for the latest 20-year project list. It is now appropriate that the City declare such properties officially surplus and available for divestiture.

The properties in question involve: a 0.7-acre strip of land running north from E. Franklin to Davis Avenue and partially containing the Music Center, Inc., store which the City and adjoining land-owner T.J. Solomon jointly receive lease revenues from under a 65/35% rent-sharing agreement; a 1.01-acre vacant parcel north of Davis Avenue and easterly-adjointing the 1.01-acre Shiloh Cemetery property; and a 0.34-acre triangularly-shaped, vacant parcel South of East Airline Ave. The City acquired an appraisal of the Music Center property interest (\$101,400.00 Market Value) and should rightfully notify, for opportunity to purchase, our adjoining-owner and lease-beneficiary T.J. Solomon. If Mr. Solomon declines interest, the business leasing the building (the Music Center, Inc.) may desire to purchase the City's interest.

Staff recommends that the Facilities/Management Committee recommend that the full Council declare those parcels of real property encompassing approximately 2.05 acres, and formerly designated for use as Street

Right-of-Way for a northern extension of Chestnut Street between East Franklin Blvd. and Long Avenue as “surplus”. Further, that such properties be marketed and offered for sale via upset bid, to the private sector with the City’s specific interest in the Music Center property (940 E. Franklin Blvd.) offered for sale by upset bid, but only following specific notification to adjoining-owner and lease beneficiary T.J. Solomon, and current Lessees of the building, the Music Center, Inc.

Committee Recommendation: The Committee voted unanimously (3-0) to recommend that full Council approve to declare those parcels designated as the Chestnut Street Right-of-Way as surplus and be made available for sale via upset bid as presented. Also, that the Music Center property be marketed and offered for sale via upset bid to the private sector with the City’s specific interest in the Music Center property (940 E. Franklin Blvd.) only after notification to T.J. Solomon.

Necessary Council Action: Accept or reject the Committee recommendation.

ITEM 3: New Elections Contract: Chairman Howren recognized Mr. Ash Smith, City Attorney for staff’s presentation. Mr. Smith advised that under a longstanding Interlocal Agreement that dates to at least 1989, the Gaston County Board of Elections has provided election services to the City of Gastonia. The agreement was last amended in 1999 to provide compensation to the Board for its election services in an amount calculated by multiplying the aggregate number of registered municipal voters times \$0.90. In April of 2011, Interim Elections Director Mary Jane Garver advised the City Manager that the Board wish to revise the contract to reflect the actual election costs. In May, 2011, a revised contract was received which states the Board of Elections will bill all costs of a municipal election to the City, instead of the \$0.90 per voter formula from the 1999 contract. It turned out that the May 2011, contract amendment had to be amended due to a typographical error, and the Board forwarded a second contract amendment. At this time, City Staff requested that the second amendment be revised so that a not-to-exceed figure of \$75,000 per election is included in the Interlocal Agreement.

Committee Recommendation: The Committee voted unanimously (3-0) to recommend that full Council accept the Amended Interlocal Agreement with Gaston County Board of Elections as presented.

Necessary Council Action: Accept or reject the Committee recommendation.

ITEM 4: Proposed Ordinance Prohibiting Parking in Front Yard: Chairman Howren recognized Ms. Stephanie Webster, Police Attorney, for staff’s presentation. Ms. Webster advised that legal staff was asked to draft an ordinance that prohibits parking of vehicles in front yards. The ordinance draft was patterned after Charlotte’s ordinance. With limited exceptions, this proposed ordinance prohibits parking vehicles in the front yard of single family dwellings and multi-family dwellings with four or fewer units. Violation of the ordinance will constitute an infraction punishable by a civil penalty fine of \$50.00. Officers of the Gastonia Police Department would be responsible for issuing parking tickets for violations. After much discussion, the Committee requested Staff comprehensively review the City’s parking fine rate structure as well as conduct further research on this issue.

Committee Recommendation: The Committee requested further research by Staff on the proposed ordinance on parking in the front yard and the current parking fine rate structure. This item was accepted for informational purposes.

Necessary Council Action: No action is necessary at this time.

ITEM 5: Other Business:

1. Update on Cell Tower Agreement:

Ms. Myra Messer, Housing and Neighborhoods Administrator, stated that in February 2011, the City was contacted by a cell tower location company located in Mooresville. The representative stated that AT&T was interested in the cell tower site near Fire Station #8 on Carson Road. Since that time, AT&T has suspended their cell site expansion due to a possible merger with T-Mobile; however, the representative from the cell tower location company has requested that the cell tower site near Fire Station #8 be placed on hold. At this time, negotiations are ongoing.

Necessary Council Action: No action is necessary at this time. This was presented for informational purposes only.

2. Green Way Cycle Rentals:

Ms. Myra Messer, Housing and Neighborhoods Administrator, advised the Committee that Ms. Sheila Moran’s business, Green Way Cycle Rentals, has been located on the Lineberger Park side of the Greenway. The business will be open on July 24th under a concession agreement.

Necessary Council Action: No action is necessary. This item was presented for informational purposes only.

With no other business, the meeting was adjourned at 7:05 p.m.