

**CITY OF LACONIA - CITY COUNCIL SUBCOMMITTEE MEETING
LAND AND BUILDINGS COMMITTEE
July 22, 2019
6:15 P.M.**

7/22/2019 - Minutes

1. CALL TO ORDER

Chairman Hamel called the meeting to order at the above date and time.

2. RECORDING SECRETARY

Cheryl Hebert, City Clerk

3. ROLL CALL

Chairman Hamel noted for the record that Councilor Haynes was present for the meeting.

Not present: Henry Lipman

With Councilor Hamel and Councilor Haynes both present a quorum has been established.

Councilor Lipman arrived to the meeting at 6:27 pm.

4. STAFF IN ATTENDANCE

Scott Myers, City Manager

Glenn Smith, Finance Director

5. LANDS & BUILDINGS (Hamel, Lipman, Haynes)

5.A. Downtown parking garage

DPW Director Wes Anderson discussed a PowerPoint Presentation regarding the downtown parking garage. A copy of the PowerPoint is part of the official record.

Director Anderson stated Robert Durfee from DuBois and King is present for the meeting tonight to answer any technical questions.

A report from DuBois and King, Inc. dated July 8, 2019 was submitted for the record and DPW Anderson discussed the details of the report. The opinion of probable construction cost for the repairs, upgrades, and improvements proposed to the parking garage is \$4,525,000. This option would increase the lifespan of the parking garage 25-30 years. This is the projected cost for alternative one (1), a breakdown is included in the report.

Alternative two (2) would be repairs to the second level deck only and use the third level as a roof. The estimated costs for alternative two (2) is \$3,880,000.

Bond considerations are listed in the PowerPoint presentation along with a conceptual timeline.

According to Robert Durfee the parking garage is in fair to poor condition, beyond rehabilitation. Most of the electrical is from the 1970's and the main electrical panel is at capacity. Discussion was had

in regards the detailed work that would be done, whether is be repairs or replacements.

Councilor Henry Lipman arrived to the meeting at 6:27 pm.

Also discussed was options of extending the ramps and how many parking spaces would be lost.

A brief concept evaluation for a new garage at the City Hall Parking lot was performed. Conceptual cost for a new three level precast concrete parking garage is \$10,800,000.

DPW Director Anderson would like some guidance regarding the maintenance portion for budget reasons.

Chairman Hamel would like the committee to look at all of the options and take in to consideration maintenance costs.

Councilor Lipman discussed the cost affectiveness of building a brand new garage.

DPW Director Anderson stated the ground level parking area is property of the Fit Focus owner, therefore, they would be responsible for roughly \$73,600 of the repairs for that section.

Councilor Hamel opened the meeting up for public input.

Patrick Wood - The Downtown TIF committee met last week regarding the downtown parking issues. Mr. Wood would like the Council to look not just at the Parking Garage but the entire downtown parking issue.

Chairman Hamel thinks with the cost of fixing the parking garage, pay for parking needs to go along with that.

Dean Trefethen - Director of Planning - Expressed that what ever direction the Council decides to go with, with the parking, there will be the issue of where does everyone park while the construction is happening.

Representative Charlie St. Clair - spoke of the times when most of downtown was all paid parking and expressed that many big cities are still using the pay to park system therefore, residents should not be surprised if that is what happens in Laconia.

A resident from Belmont spoke in regards to the sharp turn on Scenic Road. Councilor Hamel told the resident that he could talk about that during the Regular Council Meeting at 7:00 pm.

6. Any other business that may come before the Council

7. ADJOURNMENT

With no further business to come before the committee and hearing no objection, Chairman Hamel adjourned the meeting at 6:53 pm.

Respectfully submitted

Bob Hamel, Chair