

CITY OF LACONIA - CITY COUNCIL SUBCOMMITTEE MEETING
Land and Buildings Committee
August 26, 2019
6:30 P.M.

8/26/2019 - 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 that Councilor Lipman and Councilor Haynes are present for the meeting and a quorum as been established.

Councilor Cheney was also present at the table.

4. STAFF IN ATTENDANCE

Scott Myers, City Manager

Glenn Smith, Finance Director

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

5.A. Downtown parking garage

Chairman Hamel explained the reasoning for this meeting is to get updated figures for the parking garage.

DPW Director Wes Anderson reviewed a PowerPoint Presentation and it was submitted into the record. Two options were presented; decommissioning and deconstruction.

With decommissioning it minimizes annual maintenance costs, converts the second level deck to a roof, and provides some facade work. The low and high end costs with this option would be \$860,000 and \$1,500,000 respectively. The scope of work would include removing the asphalt surface on the second level deck, placement of a roof membrane, spot repairs to the third deck to carry the snow load, and closing of stair wells and fence ramps.

With deconstruction the second level deck would become a roof and the private building owner assumes responsibility for the roof. The low and high end costs with this option would be \$1,500,000 and \$2,500,000 respectively. The scope of work would include the removal of all the structural steel to the top of the "roof," fill in the roof in the two stairwells at the second level deck, move the building's chiller from the top of the south stairwell to the roof and block the wall in the entrance to the north stair well.

Discussion was had regarding both options, the parking needs of the downtown area (now and in the future), and whether the City Council should charge for parking and if so, how much.

City Manager Myers stated that for only a difference of \$700,000, the City would double its parking capacity in the parking garage by fixing both the second and third levels.

Chairman Hamel noted that a decision doesn't need to be made tonight but a decision does need to be made in the near future by this committee and the Council.

Councilor Cheney would like to get an idea of the downtown area's actual parking needs. City Manager Myers reminded the committee that an additional study is being done in relation to the paid parking proposal in the downtown area.

Chairman Hamel opened the meeting up to the public:

Jon Moriarty stated many years ago a company called AES conducted a Destination Origination Study in the downtown area. It wasn't a formal study on parking but done on different uses. In addition, Mr. Moriarty did an informal parking analysis. At that time there was only a 50% parking usage. A concern Mr. Moriarty has is the structure of the parking garage and the deterioration of it. Mr. Moriarty has done a New England tour of parking garages and what he found was that they are all dirty, gross, and dim. He suggests first creating a demand for parking and then putting forth the effort to fix the garage. He remembers a headline stating the Council would not put any more money into the parking garage. Mr. Moriarty is willing to help out any way he can.

City Manager Myers stated that annual inspections are done on the parking garage and the structure is safe.

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 6:56 pm.

Respectively submitted,

Robert Hamel, Chairman