

Uptown Parking Benefit District Advisory Committee – Special Meeting

March 01, 2022

Video Conference via Microsoft Teams

MEETING MINTUES

Members in Attendance (virtually)

John Moyer, Charlie Intebi, Gloria Viramontes, Mike Myers, William “Carlos” Keating, Austin Allen

Members Absent

Sammy Holaschutz

Vacancies: 2

Staff Members Present/Department

Hannah A Allen (Williams)/SAM, Harold D Kutz/SAM, Randy Garcia/SAM, Lt. Shields/EPPD, Roberta Brito/CAO, Paul Stresow/IB, Brian lake/IB, Appolonia Roldan/CID, Marcella Attolini/CID, Jason E Sarate/ESD, Karl C Rimkus/Sun Metro, Daniela Quesada/CID, Rebecca A Munoz/MCAD, Adrian Guzman/MCAD, Miriam Garcia/MCAD, Conrad Conde/CondeInc.

Public Present:

None

1. Establishment of Quorum, Call to Order, and Roll Call

Meeting called to order at 4:04 PM.

2. Call to the Public (items not listed on the Agenda):

Call to the public made – no public comment.

3. Discussion and Action: Alley Activation Project

John Moyer reviews discussion from previous meeting stating the desire to spruce up the design and consider more art or landscaping.

Austin Allen states a desire for more ambitious presentation, not necessarily shackled by the restraints of a budget to get it on paper and deal with the money part down the road.

Appolonia Roldan fills Conrad Conde in about previous two meetings where the biggest concern was being over budget and the desire to discuss ways to bring the cost down.

Conrad Conde observes two different requests: first, make this (alley) look nicer than proposed design; second, how to reduce costs for the stamped concrete. Those two do not go together, so we need a better understanding and direction.

John Moyer states that the request is somewhat conflicting. The cost was three times over what we originally thought based on the project estimates. We want to see if there is a way to save on current design. The original design was not quite what was envisioned when doing the original charettes. It didn't seem to be exciting.

Conrad Conde asks for original cost estimate and states we were never provided that.

John Moyer states the original range was \$100,000 to \$150,000.

Conrad Conde states we have several miles of alley projects in residential areas on the east side averaging \$100,000 to \$150,000. This 20-foot-wide alley design with 16 feet of

pavements, header curb, and utilities is at \$150,000 and is not an urban design. Regrettably, \$150,000 is great for residential alleys but not for this as a retrofit. Loading and unloading of commercial vehicles does not give much flexibility reducing payment or concrete width. Relocating utilities is also not an option due to cost. You could have done just a pedestrian alley, maybe 6 to 8 feet wide and put landscaping on both sides, but still have to keep commercial vehicle movement which requires a minimum of 11-foot width. Your alley is only 16 feet wide. With water and sewer lines and gas lines there, landscaping with root systems cannot go on top of those lines.

John Moyer asks about above ground planters, a watering system, and responsibility of maintenance.

Conrad Conde states one option is with both building owners doing hanging planters on top of the roofs but would have to be maintained by property owners and protected from encroaching on commercial vehicle movement. Room for planter options is within private property not really within the alley.

Daniela Quesada reminds everyone that the initial analysis team determined the cost estimate to cover Phase 1 of Alley Activation. Based on priority, accessibility, and income it was decided to address resurfacing and lighting. Phase 2 would address more robust beautification. We invited MCAD to this meeting to go over options from the lens of phasing out these improvements, which would prioritize resurfacing and lighting.

Mike Myers states appreciation for the reminder. The removal of concrete and installation of stamped concrete is probably the biggest expense here.

John Moyer asks if there is a way to work with the city for funds for paving or part of the paving. Then we have money for art at a later date and landscaping or whatever we decide.

Daniela Quesada states that is correct.

Carlos Keating asks if anyone talked to Clinton who he believes owns both building. Thought he owned the one where Palomino and The Duck were.

Carlos Keating, Austin Allen, Mike Meyers, John Moyer discuss ownership of various properties.

John Moyer spoke with Allison Lewis who manages the property and was generally interested in this project. If we come back with a plan maybe they would help fund or pay for maintenance or other expenses.

Austin Allen asks if this design is the final product or will we keep progressing the plans and vision.

Daniela Quesada that is entirely up to the board. You can decide to complete phase one, then bring on an urban design consultant to help come to a vision or concept you agree with. We can include the community as well. Or you can not move forward with the resurfacing and start a new project completely.

Charlie Intebi asks Daniela if there is any way to get an idea for our vision without a consultant.

Daniela Quesada asks Appolonia to share her storyboard to give some ideas of different interventions keeping in mind the site constraints, including garbage collections which might require ordinance changes longer term. We can still phase out the alley activation slowly. We could move forward without a consultant and go through internal work to come to a consensus on vision.

Charlie Intebi asks if we cannot even afford the resurfacing don't we need a final vision to present to other stakeholders for funding. I think our priority is not to resurface but to present a plan to people that includes different types of resurfacing, budgets, and types of plants to determine if we can do this or not.

John Moya agrees.

Charlie Intebi asks Karl Rimkus from ESD if there are potential solutions for the dumpsters to incorporate now and what is the current ordinance on those alleyways. Police Department had issues getting some vehicles through because of all the dumpsters and ice machines. Can some dumpsters be removed?

Karl Rimkus states he is prepared with some options for the dumpsters. Alleys were originally designed to accommodate utilities delivery and waste disposal. They are lightly regulated regarding dumpsters. You can organize and clean up the dumpsters and when the final design is adopted you would want an ordinance for the alley so new business owners do not start adding their own dumpsters across the alley because it would not be restricted. For example, designate container storages for the dumpsters.

Karl Rimkus presents CID aerials and discusses dumpster and storage container options based on current business use and needs.

Charlie Intebi asks if Karl has any ideas how to reduce the containers or collaborate with the business owners and city to avoid 8 containers at different locations.

Karl Rimkus answers that collaboration between haulers and business owners is needed for scheduling, sizes, and colors of dumpsters. Reducing containers requires more collection or bigger but fewer containers for potentially 9 business customers.

Charlie Intebi asks instead of using 6 smaller ones, maybe us 2 bigger ones or one really big one, which is the ideal solution.

Karl Rimkus states the fewer containers the better. There are accommodating options but collaboration of business owners and cost sharing is needed. Other options for placement of dumpsters and ordinances are discussed.

Charlie Intebi asks Karl if he has done this anywhere else and suggestions?

Karl Rimkus states yes, he has and the biggest constraint here is how much waste service to provide in a footprint and making sure the hauler can collect it. Designing concealment or beautification is not that difficult after that.

Mike Meyers states a couple of issues. Having waste hauled daily is more pleasant but the problem is how to agree on payment. It depends on the honor system, and if someone goes out of business or leaves how do you cover that cost?

Karl Rimkus agrees that is a two-edged sword. To go towards uniformity comes at a cost. It is easier with one property owner who leases the property and distributes the costs to its tenants. There is also the hauler business side with its competing companies to complicate things.

Austin Allen states that the city could communicate with the owners and referee the agreements.

Karl Rimkus states the city cannot control who puts a dumpster on the public right of way, alley, or private property. An ordinance can define the type of storage container and the business owners would have to decide how to make that work.

Karl Rimkus, Charlie Intebi, John Moye, Mike Meyers discuss placing dumpster in a different location and avoid reducing the number of dumpsters.

Karl Rimkus asks if you want waste in the alley or on private property. If you mandate no collection in the alley then you can move forward.

Charlie Intebi asks about ordinance for keeping alleyway clear.

Karl Rimkus answers it is under the traffic code and depends. Can potentially limit what is done back there through the traffic engineer. Moving waste collection to private property would mean reducing parking spaces.

Charlie Intebi clarifies that his concern is immediate for police cruisers to safely access alleyway now.

Karl Rimkus answers that you could check minimum weight requirement for these alleys. You can look at existing ordinances and any new requirements you want to put in to restrict what can go into the alley for this project.

Appolonia Roldan thanks Karl for his time and asks to review the construction cost estimates with Conrad Conde. Based on what Karl said, Mr. Conde's proposed enclosed dumpsters is not feasible and asks Conrad Conde to go item by item to review the cost for the proposed alley.

Conrad Conde explains that there are many ways to tweak the designs but eventually hard decisions have to be made, some items may have to be given up and business owners may have to fund their own waste or landscaping or lighting.

John Moye asks about specific items on the cost estimate.

Conrad Conde explains there are required by the streets and maintenance department regarding signage, storm water pollution prevention, traffic control measures.

John Moye asks if the construction estimate includes everything with overhead and supervision cost.

Conrad Conde explains the numbers include industry materials correctly.

Appolonia Roland asks what the options are for riprap, paved with concrete or loose rock.

Discuss on riprap ensues.

John Moya inquires about irrigation lines during resurfacing phase.

Danielle Quesada explains the challenges of the alley way and its present utilities infrastructure and suggests different options to set up a maintenance plan involving the business owners. Offers solution using bulb outs for permanent irrigation lines.

Mike Meyers asks a question about trash, smaller trash bins, collection daily, billed to the business owner via the city.

Karl Rimkus explains a city contract is an option but will need to get with operations and get back to you.

Charlie Intebi asks if a rendering can be provided again to know what the options are considering a trash collection with the city and potential removal of commercial vehicles using the alley.

Daniela Quesada answers that the team is willing to provide and work to on a conceptual package that shows what the two options are. Encourage you to consider different surface treatments can have positives and negatives. One is more expensive and one may provide more engagement with the community.

Discussion on whether to make a motion, change trash options, or modify plan ensues.

Action: Motion to continue with stamped concrete resurfacing plan by, Charlie Intebi seconded by Mike Meyers, and unanimously pass.

4. Discussion: Identification of Items for Future Agenda

In addition to staple items, include: N/A

5. Adjournment

Meeting concluded at 5:36 PM.

Approved: Rene Barraza
Rene Barraza (May 15, 2022 07:53 AM)
(signature)

Rene Barraza
(print)
Executive Recording Secretary