

**PARKING AUTHORITY OF THE CITY OF LANCASTER
MINUTES**

For the Regular Board Meeting held

January 11, 2007

The Parking Authority of the City of Lancaster held its regularly scheduled meeting on January 11, 2006 in the Authority Office at 111 North Prince Street, Lancaster, PA.

Members present were: Mark Vergenes, Chairman; Chip Kirchner, Vice Chairman; Cindy Stewart, Secretary; Lisa Riggs, Assistant Secretary/Treasurer and Deno Mandros, Treasurer.

Also present were: Thomas Matthews, Executive Director; Grant Hummer, ELA Group; Inc.; John Kenneff, Goodman & Kenneff; Mary Dougherty, Financial Manager.

The Lancaster Parking Authority Board Meeting was called to order at 4:35 P. M. by Mark Vergenes.

Motion to approve the minutes of the December 14, 2006 board meeting was made by Chip Kirchner and seconded by Lisa Riggs. Minutes were approved without objection.

Public Comments

- There were no public comments.

Reports of Committees

Personnel, Wage & Salary Committee - (Regis Kirchner, Chair, Deno Mandros)

- Chip Kirchner reported to the board that LPA has agreed with AFSME to a four year contract. Changes to the contract are as follows:
 - a. There will be a 3% increase per year on four categories of position. Full time and part-time attendants, full and part-time technical services.
 - b. Retained for new hires: the beginning rate will be \$.60 cents lower, staying at that level for 90 days and move up to \$.20 cents lower for another 90 days and then onto the regular contracted rate.
 - c. Part time workers will remain at the 90 day waiting period..

- d. A longevity bonus for part-time employees. The incentive is 60% of their weekly salary, as a one time bonus and after 6 years, rising to 120% of their weekly salary, as a one time bonus.
 - e. Vacation time has been revised beginning January 1st, 2007. Vacation time will be accrued at a day a month, but cannot be taken for the first six months. After 5 years it will become 1 and ¼ days and after 10 years, 1 and ½ days. After 25 years, those employees within this contract period would not be effected.
 - f. Full-time and part-time union employees would be able to switch on holidays if they are part of the same group. (part-time/full-time)
 - g. An employee upon termination or retirement after 20 years of service would receive \$ 10.00 per day for any unused sick leave, up to 150 days.
 - h. The percentage of health care cost will remain at 5% of the current premium.
 - i. Dental and Vision will increase to \$550.00 per year, with a maximum of \$1,500.00. In the year 2010, another \$50.00 will be added to bring dental and vision up to \$600.00 per year with a \$1,600.00 maximum.
- Mr. Matthews reported AFSME has unanimously agreed to the contract.
 - Mr. Kirchner recommended to the board that LPA accept the agreement with AFSME covering the period from January 1st, 2007 through to January 1st, 2010, with modifications.
 - A motion was made by Mr. Kirchner and seconded by Ms. Riggs to ratify the contract. All LPA board members were in favor and motion carried.

Finance Committee – (Cindy Stewart, Chair, Chip Kirchner)

- The committee had no report..

Marketing Committee- (Lisa Riggs, Chair, Cindy Stewart)

- Lisa reported to the board the committee members consisting of: Mr. Matthews, Ms. Stewart, and Ms. Riggs have been following up with Godfrey Advertising on formulating ideas on ways to best reach LPA's customer.
- Their goal is to have the first news letter produced and in hand by mid-January .Part of that would be linking the newsletter to the web-site and also channeling the survey back to the web-site. The newsletter would be easily presented at kiosks, LPA, and small packets sent to some major employers. This will be compiled six times per year. A suggestion was made to have a new customer survey along with each newsletter.
- Lisa presented to the board three different concepts and layouts for the newsletter. One was chosen by the board for first draft, requesting assistance from Godfrey Advertising. Mr. Matthews and Ms. Riggs will draft the first cut regarding language and circulate for review back to the LPA board members.

Facilities & Security Committee – (Deno Mandros, Chair, Lisa Riggs)

- Mr. Matthews reported that Carl Walker has completed work in all designated garages.
- Caretti Inc. is completing placement of drains, caulking and finishing concrete work in the King Street Garage .
- Caretti Inc. is continuing to caulk around the drains on the Helix, in the Prince Street garage.
- With Caretti Inc. finishing the surface, their work will be completed.
- Mr. Matthews reported that extra dollars were spent, that was unexpected on deck and colum repairs in the King Street garage.
- Replacement of steel on stair treads has been repaired at the Prince Street garage.
- At the Prince Street garage a splitting Tee was reinforced with a steel plate for additional support.
- Mr. Matthews reported the concrete was dropping in the center of the the Helix at the Prince Street garage. Upon investigation found the problem to be that city sewers were backing up and sending water into the ground under the deck at the Helix. A review of all drains were made and no breakage is present. The back up is coming from a storm sewer at Prince Street filling with sediment and sending the garage flow back into the garage.
- Mr. Kirchner reported to the board that Surtreat has completed their work and will return in the spring to do some testing.

Other Business Items

- Mr. Vergenes brought to the board the mural committee met for the first time. The committee will meet twice a month through to the spring. Preparations will begin as summer approaches.
- Mr. Matthews reported that choosing an artist will be done by sending out an RFP, narrowing it down to two, to do conceptals and one then chosen by the LPA. A budget is yet to be constructed.

- Mr. Kenneff reported to the board that in his latest correspondence with Lancaster Newspaper's attorney John Reed, Lancaster Newspaper is adamant about they would have a multitude of remedies if LPA did not re-pay the \$3,000,000.00. Initially, if not re-paid, Lancaster Newspaper would automatically take back the lot. The recent version is they could have a specific performance, suing the LPA and force LPA to issue the bonds. All expenses such as insurance, environmental, demolition and Bond Council costs etc; need to be recovered for the Laundry site.

- Mr. Hummer presented to the board research he has done on environmental issues and has received conflicting messages from the report prepared by the Laundry. Initially a report from EHC Phase 1, received from Mr. Matthews stated no presence of asbestos or lead paint. Presently lead paint and asbestos has been found. Mr. Hummer reported the back lot has been approved, the issues are with the front lot.

Executive Directors Report

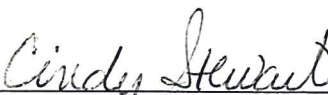
Miscellaneous Business

A motion was made by Mr. Vergenes to adjourn the Public Board meeting at 6:00 P.M.

Motions:

At 6:00 P.M., Ms. Stewart made a motion to adjourn and Mr. Kirchner seconded. The motion passed unanimously.

Respectfully submitted,


Cindy Stewart, Secretary