

Vehicle Parking District
Board of Parking Place Commissioner
July 13, 2023

505 S. Garey Ave
Pomona, CA 91766

Regular Meeting Minutes



**City of Pomona
Regular Meeting Minutes
Vehicle Parking District
Board of Parking Place Commissioners**

*Chairperson Joseph Mladinov III
Vice-Chairperson Garcia Juarez
Commissioner Glenda Barillas
Commissioner Geny Mejia
Commissioner Brian Mundy
Commissioner Carolyn Hemming
Commissioner Jaqueline Elizalde*

VISION STATEMENT

*Pomona will be recognized as a vibrant, safe, beautiful
community that is a fun and exciting destination and the home of
arts and artists, students and scholars, business and industry.*

Thursday, July 13, 2023

6:00 PM

Chuck Bader Conference Room

CALL TO ORDER

The meeting of the Vehicle Parking District Board of Parking Place Commissioners was called to order by Chairperson Mladinov at 6:04 p.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Abraham Coby, Owner of Metro Ale House

- Corrections to the Agenda: Sr. Project Manager Joaquin Wong verbally entered into the record a correction to the Agenda. The addition of an "s" was added to the end of Commissioner Barillas last name on the Roll Call section of the agenda.

ROLL CALL

Present: Chairperson Mladinov III
Commissioner Glenda Barillas
Commissioner Brian Mundy
Commissioner Hemming

Absent: Vice-Chairperson Garcia Juarez
Commissioner Mejia
Commissioner Elizalde

PUBLIC COMMENT

- 1) Mr. Jason Abboud, owner of the Second Street Promenade requested to add a valet parking request for the Metro Ale House Event Center to the next VPD Commission meeting agenda.

Chair Mladinov responded that it would involve an all-City departmental review process to consider the request on a case by case basis and the VPD does not have the power to grant such requests. Chair Mladinov further warned that this discussion should not go into any more details as it is not currently an agenda item and further discussion during Public Comments may violate the Brown Act. The Chair suggested that the request be made directly to staff for review. Several City departments would need to evaluate the valet parking plan to make recommendations and/or provide conditions. The VPD Commission would not be able to overturn those decisions.

Mr. Abboud asked about using Lot 17 for valet parking. Deputy City Manager Pelser explained that process for approval or disapproval is an administrative matter further emphasizing that the Commission does not directly approve such requests.

- 2) Mr. Abraham Coby, of Metro Ale House, a business owner in Pomona, commented that on Fridays and weekends nights there is no parking in Lot 12 and valet parking in Lot 17 could be an option. Chair Mladinov direct Mr. Coby to speak to Kirk and Joaquin who could better advise him on the matter.

CONSENT CALENDAR

- *(Sr. Project Manager Wong verbally informed the Commission that the Attendance Report was erroneous and was replaced with the correct Attendance Report in the Agenda packet).
(All matters on the Consent Calendar were enacted by a single motion without separate discussion.)*

1. APPROVAL OF THE JUNE 8, 2023, VEHICLE PARKING DISTRICT COMMISSION MEETING MINUTES.
2. APPROVAL OF THE VEHICLE PARKING DISTRICT REVENUE AND EXPENDITURE REPORT
3. RATIFICATION OF FOUR (4) NEW PARKING PERMITS PURCHASED IN JUNE 2023
4. RECEIVE AND FILE THE VPD BOARD OF PARKING PLACE COMMISSIONERS ATTENDANCE REPORT (CORRECTED REPORT)

Motion by Commissioner Hemming, seconded by Commissioner Barillas, carried by a unanimous vote of the members present 4-0, approving the consent calendar.

Aye –Chairperson Mladinov, Commissioners: Barillas, Mundy, Hemming

No – None

DISCUSSION CALENDAR

5. AUTHORIZATION TO ENGAGE SUPERIOR PAVEMENT MARKINGS TO RESTRIPE VEHICLE PARKING DISTRICT LOTS 7, 11, 14 AND A PORTION OF LOT 10, AND BRING INTO COMPLIANCE THE ADA PARKING STALLS TO CURRENT STANDARDS FOR THE COST OF \$39,926, FUNDED FROM THE VPD CAPITAL IMPROVEMENT PROGRAM (CIP) PARKING LOT RENOVATION II LINE ITEM BUDGET

Sr. Project Manager Joaquin Wong provided a brief summary report.

Motion by Commissioner Hemming, seconded by Commissioner Mundy, carried by a unanimous vote of the members present 4-0, approving the consent calendar.

Aye –Chairperson Mladinov, Commissioners: Barillas, Mundy, Hemming

No – None

6. CANCELLATION OF THE AUGUST 10, 2023, VEHICLE PARKING DISTRICT BOARD OF PARKING PLACE COMMISSIONERS COMMISSION MEETING

Sr. Project Manager Joaquin Wong provided a brief summary report.

Motion by Commissioner Hemming, seconded by Commissioner Barillas, carried by a unanimous vote of the members present 4-0, approving the consent calendar.

Aye –Chairperson Mladinov, Commissioners: Barillas, Mundy, Hemming

No – None

PUBLIC HEARING

None

STAFF COMMUNICATION

- 1) Deputy City Manager Kirk Pelser summarized the status of sale of Lots 6 and 7. He reminded the VPD Commission that the City received two (2) responses to the Request for Proposal (RFP) which necessitated amending due to some misinterpretation of the RFP having to do with the number of affordable units and rent structure. The amendments will clarify and provide further detail on those areas to properly address the RFP requirements. The deadline for re-submittal was July 14, 2023, although both entities have already submitted their amendments. Staff, legal and the City's consultant will be reviewing the submittals and staff should have a report back to the VPD Commission in September.

Commissioner Mundy asked if the developer will need to replace the eliminated on a one-to-one bases. Deputy City Manager Pelser explained that the RFP required to replace as many parking spaces as "feasible" in order provide flexibility in design. It is an objective that the VPD does not lose the entire reservoir or parking.

- 2) Deputy City Manager Kirk Pelser reported that he will have a RFP for the design and development of the Lot 10 parking garage by the end of summer. Mr. Pelser explained that some of the delay is due to the several attorneys who have been helping with the process leaving the firm.
- 3) Deputy City Manager Kirk Pelser informed the Commission that Lot 2 has been sold.

COMMISSIONER COMMUNICATION

- 1) Downtown Pomona Owners Association (DPOA) Representative Report.

Commissioner Mundy apologized for being compelled by the DPOA to direct the valet parking issue to the VPD. He further explained that his part was only to introduce the Mr. Abboud and Coby to the VPD Commission.

Deputy City Manager Pelser informed the VPD Commission that He, Officer Springford and Joaquin will be reviewing the valet parking operations with the City Manager.

Commissioner Barillas asked when the last safety audit of the lots was. Deputy City Manager Pelser explained that we have been addressing compliance with the ADA standards and have not done a comprehensive safety audit in a long time. Repairs have been done on an as needed Band-Aid approach and realize that repairs are necessary but due to lack of resource they cannot be done all at once. However, the ADA issue is a requirements and is being addressed. Commissioner Barillas indicated that some lots are under lite. Deputy City Manager Pelser said that Joaquin and PW can go out and take to inspect the lighting and provide an e-mail back to the Commissioner on the findings. Chair Mladinov mentioned that the DPOA receives a crime report at their Board meetings and was wondering if the VPD can get a copy. Officer Springford informed the Commission that the DPOA is working on the lighting issue and is working with Public Works to improve the lighting.

Commissioner Mundy the VPD representative to the DPOA Board reported out that since its summer the DPOA Board is having issues getting a quorum for their meetings due to members being on vacation. He also reported that the DPOA is getting close to getting all their surveillance cameras back up and running with exception the cameras that are powered by a power pole that is not completely operable but is working with the City to get it running properly again. The DPOA is also discussing adding four more cameras to expand coverage. The DPOA also discussed the parking situation for the Metro Ale House.

- 2) Chair Mladinov mentioned that spoke to the City Clerk about having trouble getting a quorum for the VPD meetings due to office site travels. The City Clerk replied that there is a process whereby a Commissioner can virtually participate in the meeting. Deputy City Manager Pelser explained that a member can call in and participate but the location of that Commissioner must be published ahead of time with the agenda and the agenda must be posted by the Commissioner informing the public that the meeting is being held and that the public is welcome to participate in the meeting. Chair Mladinov would like to recommend dismissal of any Commissioner that have numerous absences since it is a privilege to serve on the Commission.

Commissioner Mundy asked if you call in ahead if that would considered a excused absence.

Deputy City Manager Pelser indicated that this question is addressed in the By-Laws and the Commission attendance chart is provided to the Commission at every meeting as a consent item but can revisit the item at the September meeting. However the last time that staff brought the recommendation to remove Commissioners for excessive absences the Commission didn't really agree with the standards of the By-Laws and thought it would be a waste of time to bring this item up every time a Commissioner has an excused absence. The item will be discussed at the September meeting.

Commissioner Mundy indicate that he has several vacations planed and he doesn't want to be kicked off the Commission because he has those family obligations. Deputy City Manager Pelser replied that arrangements can be made by following the legal process for offsite attendance.

ADJOURNMENT

Commissioner Hemming motioned to adjourn the meeting, seconded by Commissioner Mundy, carried by a unanimous vote of the members present 4-0, approving the consent calendar.

Aye –Chairperson Mladinov, Commissioners: Barillas, Mundy, Hemming

No – None

Chairperson Mladinov adjourned the meeting at 6:35 pm until the next regular meeting of July 13, 2023.

Respectfully submitted,

ATTEST:

Kirk Pelser,
Deputy City Manager

Joseph Mladinov III,
Chair of the Vehicle Parking District
Board of Parking Place Commissioners