

City of Pomona

505 S. Garey Ave
Pomona, CA 91766

Regular Meeting Minutes

VEHICLE PARKING DISTRICT (VPD) BOARD OF PARKING PLACE COMMISSIONERS



*Chair Marcos Molina
Vice-Chair Sergio Diaz Luna
Commissioner Mike Davis
Commissioner Luis Corcuera
Commissioner Jacqueline Elizalde
Commissioner Juan Carlos Garcia Juarez
Commissioner Joseph Mladinov III*

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.*

July 8, 2021

6:00 p.m.

Via Zoom

6:00 P.M. Via Zoom

CALL TO ORDER

Given by former Chairperson Mladinov III

PLEDGE OF ALLEGIANCE

Lead by former Chairperson Mladinov III

ROLL CALL

Present: Chair Mladinov III
Vice-Chair Diaz Luna
Commissioner Luis Corcuera
Commissioner Jacqueline Elizalde
Commissioner Marcos Molina

Absent: Commissioner Mike Davis
Commissioner Juan Carlos Garcia Juarez

STAFF PRESENT

Deputy City Manager, Kirk Pelsner
Senior Project Manager, Joaquin Wong
City Clerk, Rosalia Butler
Environmental Compliance Supervisor, Julie Carver

PUBLIC COMMENT

None

CONSENT CALENDAR

CONSENT AGENDA: All matters on the Consent Calendar may be enacted by a single motion without separate discussion. If a Commissioner desires discussion or a separate vote on any item, that item may be removed from the Consent Calendar and considered separately. All Consent Items pulled for discussion will be limited to five minutes. If they are not acted upon within five minutes, the Chair will move that Consent Item to the end of the Agenda, after consideration of the public hearings.

1. APPROVAL OF THE JUNE 10, 2021 VEHICLE PARKING DISTRICT BOARD OF PARKING PLACE COMMISSIONERS COMMISSION MEETING MINUTES.

RECOMMENDED ACTION: Approve the June 10, 2021 Vehicle Parking District meeting minutes.

2. APPROVAL OF THE VEHICLE PARKING DISTRICT REVENUE AND EXPENDITURE REPORT.

RECOMMENDED ACTION: Approve the Vehicle Parking District Revenue and Expenditure report.

3. RATIFY THE SALE OF TWO (2) NEW PARKING PERMITS ISSUED IN THE MONTH OF JUNE 2021.

RECOMMENDED ACTION: Ratify the sale of parking permits for June 2021.

Vice- Chair Diaz Luna motioned to approve all items on the consent calendar, seconded by Commissioner Corcuera and carried by a Unanimous vote of the members present 5-0.

Aye – Chair Mladinov, Vice Chair Diaz Luna, Commissioner Corcuera, Commissioner Molina, Commissioner Elizalde

No – None

Absent - Commissioner Juan Carlos Garcia Juarez, Commissioner Mike Davis

DISCUSSION CALENDAR**4. ELECTION OF A NEW VEHICLE PARKING DISTRICT (VPD) BOARD OF PARKING PLACE COMMISSIONERS CHAIRPERSON AND VICE-CHAIRPERSON**

RECOMMENDED ACTION: That the Board of Parking Place Commissioners:

1. Nominate candidates and upon closing nominations elect a new Chairperson
2. Nominate candidates and upon closing nominations elect a new Vice-Chairperson

Staff introduced the subject item, followed by Commissioner nominations and elections.

Pursuant to Recommended Action 1

Vice-Chair Diaz Luna nominated Commissioner Molina who self-seconded

Commissioner Elizalde nominated Vice-Chair Diaz Luna (nomination declined)

The Commissioners discussed each nominee's qualification followed by a vote for the office.

Commissioner Molina was elected as the new VPD Chairperson, carried by a unanimous vote of the members present 5-0.

No – None

Absent - Commissioner Juan Carlos Garcia Juarez, Commissioner Mike Davis

Pursuant to Recommended Action 2

Chair Molina nominated Vice-Chair Diaz Luna for a second term as Vice-Chair and was seconded by Chair Mladinov.

The Commissioners had a brief discussion on the nominee's qualification followed by a vote for the office.

Commissioner Diaz Luna was elected as the new VPD Vice- Chairperson, carried by a unanimous vote of the members present 5-0.

No – None

Absent - Commissioner Juan Carlos Garcia Juarez, Commissioner Mike Davis

5. CANCELLATION OF THE AUGUST 12, 2021, VEHICLE PARKING DISTRICT BOARD OF PARKING PLACE COMMISSIONERS MEETING

RECOMMENDED ACTION: That the Vehicle Parking District (VPD) Board of Parking Place Commissioners cancel the August 12, 2021, Vehicle Parking District Board of Parking Place Commissioners meeting in conjunction with the cancellation of the second August City Council meeting.

Staff provide a brief presentation of the item followed by a brief discussion by the Commission.

Motion by Commissioner Mladinov seconded by Vice-Chair Diaz Luna carried by a unanimous vote of the members present 5-0 approving of the consent calendar.

Aye – Vice-Chair Sergio Diaz Luna, Commissioner Mladinov, Commissioner Corcuera, Commissioner Molina, Commissioner Elizalde

No - None

Absent - Commissioner Juan Carlos Garcia Juarez, Commissioner Mike Davis

STAFF COMMUNICATION**1. STATUS OF ELECTRICAL VEHICLE CHARGING STATIONS**

Julie Carver, Environmental Compliance Supervisor, provided an update of the Electrical Vehicle Charging Stations city implementation status.

2. DISCUSSION QUESTIONS REGARDING COMMISSION VOTE TABULATIONS

Rosalia Butler, City Clerk, confirmed that the recommendation to endorse the Fiscal Year 2021-2022 Vehicle Parking District budget to the City Council did not carry under the prior by-laws and further summarized the new by-laws.

3. DISCUSSION REGARDING ONGOING ZOOM MEETINGS UNTIL FURTHER NOTICE.

Rosalia Butler, City Clerk, summarized the City's decision to follow the County's mandate to continue public meeting in Zoom format due to the Covid Delta variance.

COMMISSIONER COMMUNICATION**1. DOWNTOWN POMONA OWNERS ASSOCIATION (DPOA) BOARD MEETING UPDATE**

Commission Mladinov, the VPD appointed DPOA board member, provided an update on the July, 2021, DPOA Board meeting. Operational items as well as an attempt to retrace the

history of the DPOA and VPD were mentioned.

The Commission commented that they would like to know the VPD's history. Staff indicated that a lot of the history has been lost but will provide the Commission with an unofficial partial compilation of the VPD's history.

2. VPD COMMISSIONER QUESTIONS

Commission Elizalde questioned staff as to the creation and implementation of the new by-laws. Deputy City Manager and Rosalia Butler provided an explanation and clarification.

3. CITY ACTIVITIES

Chair Molina provided a summary of upcoming public activities, events and project.

ADJOURNMENT

At 7:10 p.m., VPD Chair Joseph Mladinov III moved to adjourn the Vehicle Parking District Commission meeting to the next regularly scheduled meeting.

Respectfully submitted,

ATTEST:

Kirk Pelser, Deputy City Manager

Marco Molina, Vehicle Parking District
Chairperson

OFFICIAL MINUTES
VEHICLE PARKING DISTRICT (VPD) COMMISSION
May 13th, 2021

CALL TO ORDER:

The Vehicle Parking District Board of Parking Place Commission meeting was called to order by Chair Mladinov via zoom video conferencing at 6:00 p.m.

PLEDGE OF ALLEGIANCE: Chair Joseph Mladinov III led the pledge of allegiance.

ROLL CALL: Roll was taken by Senior Project Manager Joaquin Wong

COMMISSIONERS PRESENT: VPD Chair Joseph Mladinov III, Vice-Chair Sergio Diaz Luna
Commissioners: Jacqueline Elizalde, Mike Davis, Juan Carlos Garcia Juarez, Marcos Molina

COMMISSIONERS ABSENT: Commissioner Luis Corcuera

STAFF PRESENT: Senior Project Manager Joaquin Wong and Deputy City Manager Kirk Pelser

PUBLIC COMMENT: No public comment.

CONSENT AGENDA: All matters on the Consent Calendar may be enacted by a single motion without separate discussion. If a Commissioner desires discussion or a separate vote on any item, that item may be removed from the Consent Calendar and considered separately. All Consent Items pulled for discussion will be limited to five minutes. If they are not acted upon within five minutes, the Chair will move that Consent Item to the end of the Agenda, after consideration of the public hearings.

Chair Joseph Mladinov asked that item number 2, the revenue and expenditure report be pulled and taken out of order from the consent agenda for discussion / clarification at the request of Commissioner Elizalde.

2. APPROVAL OF THE VEHICLE PARKING DISTRICT REVENUE AND EXPENDITURE REPORT.

RECOMMENDED ACTION: Approve the Vehicle Parking District Revenue and Expenditure report.

Commissioner Jacqueline Elizalde questioned the difference between the expenditure report and the proposed Fiscal Year 2021-2022 Budget attachment to the VPD budget endorsement report.

Deputy City Manager Kirk Pelser explained that one report is the current fiscal report while the other report is for next year's proposed budget.

Commissioner Jacqueline Elizalde stated that one report from the 2018-2019 fiscal year actuals has figures that are much different from the actuals on other reports.

Deputy City Manager Kirk Pelser explained that the figures in the actuals reflect the expenditures in that discrete fiscal year.

Commissioner Jacqueline Elizalde questioned as to why the numbers changed on the expenditure report.

Senior Project Manager Joaquin Wong stated that the exact number should be the one that is reported on the budget report.

Deputy City Manager Kirk Pelser stated that he will contact the Finance Department to clarify the issue.

Motion by VPD Chair Joseph Mladinov, seconded by Commissioner Marcos Molina, carried by a majority vote of the members present (5-1-0), approving item number two (2) of the consent calendar.

Aye - Chair Joseph Mladinov III, Vice-Chair Sergio Diaz Luna, Commissioner Mike Davis, Commissioner Jacqueline Elizalde, Commissioner Marcos Molina

No – Commissioner Juan Carlos Garcia Juarez

Absent – Commissioner Luis Corcuera

1. APPROVAL OF THE APRIL 8, 2021 AND MARCH 11, 2021 VEHICLE PARKING DISTRICT BOARD OF PARKING PLACE COMMISSIONERS COMMISSION MEETING MINUTES.

RECOMMENDED ACTION: Approve the April 8, 2021 Vehicle Parking District meeting minutes.

3. RATIFY THE SALE OF EIGHTEEN (18) NEW PARKING PERMITS ISSUED IN THE MONTH OF APRIL AND MAY 2021.

RECOMMENDED ACTION: Ratify the sale of parking permits for February and March 2021.

Motion by Commissioner Jacqueline Elizalde, seconded by VPD Chair Joseph Mladinov, carried by a majority vote of the members present (6-0-0), approving item numbers one (1) and three (3) of the consent calendar.

Aye – Chair Joseph Mladinov III, Vice-Chair Sergio Diaz Luna, Commissioner Juan Carlos Garcia Juarez, Commissioner Mike Davis, Commissioner Jacqueline Elizalde, Commissioner Marcos Molina

No – None

Absent – Commissioner Luis Corcuera

OLD BUSINESS:

4. SUMMATION OF PREVIOUS VEHICLE PARKING DISTRICT (VPD) BICYCLE LOCKERS INSTALLATION DISCUSSION

RECOMMENDED ACTION: That the Vehicle Parking District (VPD) Board of Parking Place Commissioners review the previous discussions on the above subject matter and open discussions and file the comments.

Deputy City Manager Kirk Pelsner stated that city staff has been in search of grant funding to fund the installation of bicycle lockers. Deputy City Manager Kirk Pelsner stated staff will provide updates at future meetings.

Chair Joseph Mladinov stated that there are concerns that installing bike lockers might force the City to remove revenue generating parking spaces.

Vice-Chair Sergio Diaz Luna asked the City to keep the commission updated on the status of the bike lockers project at future meetings.

No vote was necessary for this item.

NEW BUSINESS:

5. APPROVAL OF THE PROPOSED VEHICLE PARKING DISTRICT (VPD) 2021/2022 FISCAL YEAR (FY) BUDGET.

RECOMMEND ACTION: That the Vehicle Parking District (VPD) Board of Parking Place Commissioners approve the proposed Fiscal Year 2021/2022 VPD Budget in the form substantially submitted to the City Council for adoption.

Senior Project Manager Joaquin Wong provided a summary of the budget and reductions in the upcoming 2021/2022 fiscal year budget.

Senior Project Manager Joaquin Wong also provided a brief update on the revenues being generated, as business in the downtown is slowly improving.

Commissioner Jacqueline Elizalde questioned if any organizations have asked to use the VPD Lots as Covid-19 vaccination sites.

Deputy City Manager Kirk Pelser stated that Western University has used a VPD Lot as a vaccination site.

Commissioner Juan Carlos Garcia Juarez questioned if the Gist Building is currently generating revenue.

Deputy City Manager Kirk Pelser stated the Gist Building is generating very little revenue, as it is being rented to a non-profit organization for one dollar per year.

Senior Project Manager Joaquin Wong added that the second floor of the Gist Building is being rented to a private business for \$1,500 per month.

Vice-Chair Sergio Diaz Luna asked staff to fix the date on the agenda report.

Deputy City Manager Kirk Pelser took notice of the error.

Commissioner Juan Carlos Garcia Juarez stated he would like to wait to approve to the budget due to discrepancies seen in a previous year's budget.

Deputy City Manager Kirk Pelser stated action is only being taken on the current budget for the year 2021/ 2022. .

Commissioner Jacqueline Elizalde stated she does not feel comfortable voting on the current item related to the proposed budget of the 2021/2022 fiscal year budget until the discrepancy is fixed.

Deputy City Manager Kirk Pelser stated that the current proposed budget has no impact on a line item that took place three years ago.

Commissioner Jacqueline Elizalde questioned what methods are used in the creation of a budget.

Deputy City Manager Kirk Pelser stated the line item varies from year to year and has no relation to historical data; it has more to do with the anticipated needs of the upcoming year.

Commissioner Jacqueline Elizalde stated that she has seen discrepancies in parking lot maintenance and closing costs expenditures.

Chair Joseph Mladinov stated that the amount of maintenance work performed on the lots varies from year to year and this explains why the figures in the budget are drastically different.

(The following action of the Commission was corrected pursuant to the City's legal counsel review and determination).

**Motion by Vice-Chair Sergio Diaz Luna, seconded by Chair Joseph Mladinov,
Motion failed by lack of majority vote of the members present (3-1-2).**

Aye- Chair Joseph Mladinov III, Vice-Chair Sergio Diaz Luna, Commissioner Marcos Molina

No- Commissioner Jacqueline Elizalde

Abstain – Commissioner Mike Davis, Commissioner Juan Carlos Garcia Juarez

Absent - Commissioner Luis Corcuera

6. DISCUSSION ON AMENDING (RAISING) VEHICLE PARKING DISTRICT (VPD) PARKING RATES

RECOMMENDED ACTION: That the Vehicle Parking District (VPD) Board of Parking Place Commissioners commence discussions on amending / raising future VPD parking rates.

Deputy City Manager discussed the need to increase parking rates to help fund the operational costs of building a new parking structure which would help benefit downtown Pomona.

Commissioner Juan Carlos Garcia Juarez expressed the frustrations of the couple of members of the public that a parking structure has not been built.

Deputy City Manager Kirk Pelsner stated that the first design piece of the parking garage will be released next month, however most of the major progress won't occur until next year.

Chair Joseph Mladinov and Commissioner Diaz Luna questioned the status of the Maya Cinemas project.

Deputy City Manager Kirk Pelsner stated there are many uncertainties regarding the Maya Cinemas project.

Commissioner Marcos Molina expressed his interest in moving forward with increasing parking rates.

Commissioner Jacqueline Elizalde stated that she agrees that discussions regarding parking rates need to occur soon. Commissioner Jacqueline Elizalde also discussed the importance of obtaining feedback from downtown Pomona stakeholders.

Commissioner Jacqueline Elizalde stated she would like to have one commissioner on the DPOA board.

Deputy City Manager Kirk Pelsner stated that he is the City Manager's designation to the DPOA board.

Jacqueline Elizalde stated that one seat should belong to a commissioner.

Chair Joseph Mladinov stated the commission should seek clarification from the DPOA.

Deputy City Manager Kirk Pelsner stated the he will seek clarification from the DPOA.

Commissioner Mike Davis stated that he believes having a commissioner on the DPOA board would be a great idea.

Chair Joseph Mladinov stated that raising rates would not be welcomed by the DPOA and the stakeholders in the downtown.

Commissioner Mike Davis stated that he does not agree that downtown Pomona needs a parking structure, nor does it need to raise its parking rates on Pomona citizens. Commissioner Mike Davis also expressed his frustrations with people parking on the side streets to avoid having to pay for parking.

Chair Joseph Mladinov stated that it is highly unlikely that city council would ban parking on side streets.

Commissioner Marcos Molina stated he agrees that the commission should obtain feedback from downtown Pomona stakeholders. Commissioner Marcos Molina believes that building a parking structure would be a much more efficient way of creating space for downtown Pomona. Commissioner Marcos Molina discussed the possibility of only raising parking rates on the weekend.

Chair Joseph Mladinov stated that in the past many train riders took advantage of free parking and hardly ever visited local businesses.

Commissioner Juan Carlos Garcia Juarez expressed his interest in obtaining feedback from downtown stakeholders and creating a townhall to educate the community on possible changes in the downtown. Commissioner Juan Carlos Garcia Juarez also questioned if there were any other ways to generate income besides raising the parking rates. Commissioner Juan Carlos Garcia Juarez also questioned if anybody has shown interest in purchasing any VPD Lots.

Chair Joseph Mladinov stated that mandates are in place which require the VPD to replace parking spaces if any lots are sold.

Deputy City Manager Kirk Pelsner stated that the VPD primarily focuses on making sure there is always adequate parking. Deputy City Manager Kirk Pelsner also stated that there has been some interest in the lots in the past, however most of the sales were not successful. Deputy City Manager Kirk Pelsner also mentioned that the city council has already decided to build a parking structure.

Commissioner Jacqueline Elizalde questioned if each discussion has been opened to the public.

Chair Joseph Mladinov stated that public comment occurs right after roll call.

Deputy City Manager Kirk Pelser stated that public comment is for comments that are not on the agenda. Deputy City Manager Kirk Pelser also mentioned that there are now four members of the public that are present who are now able to make comments if they wish to do so.

Commissioner Diaz Luna expressed interest in the reviewing the pay rates of other cities. In addition, Commissioner Juan Carlos Garcia Juarez stated he agrees he would like to see fewer parking lots in downtown Pomona to create more space.

Chair Joseph Mladinov stated that he would welcome discussing the possibility of raising parking rates in the future.

Alfredo Camacho a member of the public, stated is he in support of finding ways to ways to make the parking lots more innovative. Alfredo Camacho would like to see bike lockers and electric charging stations in the downtown parking lots.

Commissioner Marcos Molina questioned if staff has a permit system for renting the downtown lots. Commissioner Marcos Molina also questioned if Commissioner Jacqueline Elizalde could disclose which downtown stakeholders have provided feedback regarding raising parking rates.

Commissioner Jacqueline Elizalde stated she created a visual on social media to obtain comments and suggestions. Commissioner Jacqueline Elizalde also mentioned reaching out to businesses such as The Rookery, La Bomba, and several downtown residents. Commissioner Jacqueline Elizalde also stressed the importance of reaching to members of the public.

Deputy City Manager Kirk Pelser stated that the VPD does have a process for obtaining special events permits.

Commissioner Mike Davis stated that he believes that there should be no parking allowed along Second Street to make Second Street more walkable.

Commissioner Juan Carlos Garcia Juarez stated that business owners have stated that restricting parking on Second Street was not beneficial to businesses in the downtown.

Chair Joseph Mladinov stated that he has spoken with business owners who do not like having Second Street closed.

Commissioner Mike Davis clarified that he would like to see on-street parking restricted along Second Street. Commissioner Mike Davis did not want Second Street closed to vehicle traffic.

Commissioner Juan Carlos Garcia Juarez stated that he believes the VPD cannot restrict on-street parking along Second Street.

Commissioner Mike Davis stated that he was just giving out some thoughts.

Commissioner Juan Carlos Garcia Juarez gave thanks to Commissioner Mike Davis for bringing up discussion regarding Second Street issues.

Deputy City Manager Kirk Pelser stated that Second Street parking issues are not under the purview of the VPD. Deputy City Manager Kirk Pelser stated that previous Second Street closures were conducted with a significant amount of feedback from downtown business owners.

No vote was necessary for this item.

STAFF COMMUNICATION:

Senior Project Manager Joaquin Wong stated that he has no comment.

Deputy City Manager Kirk Pelser stated he has nothing to add.

COMMISSIONER COMMUNICATION:

Commissioner Jacqueline Elizalde gave thanks to all commissioners and city staff.

Chair Joseph Mladinov stated he appreciates all those who are involved in the VPD.

Commissioner Marcos Molina thanked staff for their work.

Commissioner Juan Carlos Garcia Juarez gave staff thanks for answering question and providing information.

Commissioner Mike Davis stated he is excited to work this group of commissioners.

Vice-Chair Sergio Diaz Luna gave thanks to the VPD and is looking forward to improving the downtown.

Chair Joseph Mladinov thanked all those in attendance for their time.

ADJOURNMENT:

At 7:45 p.m., VPD Chair Joseph Mladinov III moved to adjourn the Vehicle Parking District Commission meeting to the next regularly scheduled meeting.