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Title: Approve a Parking Agreement for bulk monthly parking with the Judicial Council of California to provide juror parking in City Parking Facilities

Sponsors: Planning and Development Department

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Attachments: 1. JCC Parking Agreement

Date	Ver.	Action By	Action	Result
3/22/2018	1	City Council	approved	

REPORT TO THE CITY COUNCIL

March 22, 2018

FROM: JENNIFER CLARK, Director
Development and Resource Management Department

BY: DEL ESTABROOKE, Parking Manager
Development and Resource Management Department

SUBJECT

Approve a Parking Agreement for bulk monthly parking with the Judicial Council of California to provide juror parking in City Parking Facilities

RECOMMENDATION

Staff recommends that City Council approve a Parking Agreement with the Judicial Council of California to provide juror parking in City owned and operated parking facilities for 240 stalls at the Master Fee Schedule rate for monthly parking contracts purchased in bulk with 50 stalls or more.

EXECUTIVE SUMMARY

The Judicial Council of California (JCC) manages the County of Fresno court system, including the responsibility of providing juror parking. The City of Fresno (City) Parking Services Division has addressed that need by contracting with the JCC for several years to provide needed parking at a

reduced monthly rate at various City owned and operated parking facilities. In January 2017 the City Council approved a rate increase based off of a parking analysis completed by consultant Walter P. Moore. The proposed contract aligns the JCC rate with the Master Fee Schedule (MFS) approved rate for parking contracts purchased in bulk with 50 stalls or more and includes a mutual termination provision whereby the City or JCC can terminate the contract upon sixty days' notice.

BACKGROUND

For decades the City's Parking Services Division has contracted with the JCC to provide juror parking stalls at various City owned and operated parking facilities for \$35.00 per stall per month. The JCC manages the County of Fresno court system, including the responsibility of providing juror parking. With the expiration of the previous contract, the City and JCC have negotiated a new long term agreement based on the MFS rate of \$60 a stall for bulk parking contracts of 50 stalls or more. The new rate is based on a 2015 facility assessment of all City owned parking facilities that outlined approximately \$9.8 million worth of deferred maintenance and repairs. The analysis also reviewed the City's current parking rates and provided recommendations for changes to the rates based upon the City's downtown revitalization efforts and the needs identified in the parking facility assessment. The consultant also reviewed the City's existing parking contracts, which ranged from \$25 to \$60 per stall per month and recommended the City charge a minimum of \$60 per stall per month for the bulk contracts with 50 or more stalls. Council adopted the increased in fees in January of 2017 and approved a standard bulk parking agreement in June of 2017 that would allow the City Manager to enter into contracts approved as to form that aligned with the MFS rate. City staff has since then reviewed current contacts and implemented the new rates.

The proposed Parking Agreement aligns with the MFS rate (currently \$60 per month per stall, with an annual escalator) for bulk parking contracts with 50 or more stalls. The proposed Parking Agreement is generally consistent with the standard bulk parking agreement adopted by Council in June 2017 except it includes a mutual termination provision whereby the City or JCC can terminate the contract upon sixty days' notice.

ENVIRONMENTAL FINDINGS

Staff has performed a preliminary environmental assessment of this project and has determined that it falls within the Class 1 Categorical Exemptions, pursuant to 15301 as set forth in California Environmental Quality Act (CEQA) Guidelines, (Existing Facilities), as this Agreement involves no alterations of existing parking facilities with none or negligible expansion of use, and would not result in any significant negative effects relating to traffic, noise, air quality or water quality. None of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, section 15300.2 apply to this project.

LOCAL PREFERENCE

Local preference does not apply because this contract does not involve the competitive bid process.

FISCAL IMPACT

The proposed agreement aligns with the approved rates in the Master Fee Schedule approved by Council in January 2017 and will result in increased revenues.

Attachment:
JCC Parking Agreement