



COUNCIL REPORT

DATE: October 22, 2024
CATEGORY: Consent
DEPT.: Community Development
TITLE: **Funding for Contract Services Supporting Downtown Parking**

RECOMMENDATION

Adopt a Resolution of the City Council of the City of Mountain View Amending the Fiscal Year 2024-25 Budget Appropriating Two Hundred Six Thousand Dollars (\$206,000) into the Community Development Department Parking District No. 2 Operating Fund for Power Washing Services for the Two Downtown Public Parking Garages and Implementing Various Actions of the Downtown Parking Strategy, to be read in title only, further reading waived (Attachment 1 to the Council report). (Five votes required)

BACKGROUND

Since 1959, the City of Mountain View has taken a proactive approach to addressing parking within the downtown area through the development of a Downtown Parking and Maintenance District (PMAD), which was created to support parking and maintain a vibrant downtown. The last modification to the PMAD occurred in 1979, following the passage of Proposition 13. Over the past three decades, there have been several comprehensive parking studies conducted (1992/1993, 1999, 2011, and 2021) along with numerous parking analyses and pilot programs.

Most recently, the City of Mountain View adopted the 2021 Downtown Parking Strategy (Strategy). The Strategy identified four major areas of focus, including management, supply, access and mobility, and zoning and regulations. Under the four focus areas are 18 strategies and 79 action items. Some of the “quick wins” identified in the Strategy include the hiring of a parking administrator, rebalancing the parking permit program, and developing shared leasing agreements with private property owners. Additional background information on downtown parking actions undertaken by the City is included in Attachment 2.

The purpose of this report is to seek appropriations to support implementation of the Strategy and fund needed cleaning of City Parking Garage Nos. 1 and 3.

ANALYSIS

Consultant Services to Support Strategy Implementation

Since the adoption of the Strategy, progress on the actions has been limited due to staffing constraints and other priorities. To support progress on more of the actions in the Strategy, staff plans to contract with transportation planning consultant Nelson\Nygaard. Until it is feasible to bring on board a Parking Manager, these consultant services will assist with the long-term fiscal strategy for downtown parking and the implementation of various actions associated with the Strategy. These actions may include revising the parking permit fee structure, analyzing private parking utilization, exploring new parking wayfinding signage, and changing the PMAD. The consultant will also help develop an action plan for the implementation of the Strategy. The Fiscal Year 2024-25 Budget does not include an appropriation for the implementation of the Strategy. Estimated cost for the above consultant services is \$180,000.

Power Washing

Parking Garage No. 1, located on Bryant Street near Evelyn Avenue, was built in 1983. Parking Garage No. 3, located on Bryant Street and California Street, was built in 2006. Neither garage has received regular power washings for several years, and there is discoloration as well as a great deal of debris accumulated in the stairwells, corners, and on the walls of the garages that detracts from the welcoming nature of the garages. Based on the most recent contractor estimates, the \$17,800 in funding currently allocated would support the power washing of just the stairwells of both garages four times a year, or alternatively, the full power washing of one garage, one time. To create a more welcoming and visually appealing experience for downtown visitors, staff is seeking an additional \$26,000 for a total budget of \$43,800. This will fund a full power washing of both garages (including stairwells) once during the year and additional cleanings of the stairwells in both garages twice during the year.

Funding Status and Request

The following table summarizes the funding status of the Strategy approved by Council in the Fiscal Year 2024-25 Budget, in addition to the proposed budget amendment request for the services outlined above.

Table 1: Estimated Costs and Funding

Strategy Implementation Consultant Services	\$180,000
Power Washing and Stream Cleaning	<u>43,800</u>
Total Cost	\$223,800
<u>Available Budget</u>	<u>17,800</u>
Additional Budget Requested	<u>\$206,000</u>

Staff is requesting to appropriate \$206,000 into the Community Development Department in the Parking District No. 2 Operating Fund for Fiscal Year 2024-25 to support various implementation actions associated with the 2021 Parking Strategy and full power washing in Parking Garage Nos. 1 and 3.

FISCAL IMPACT

Council approved \$17,800 in the Downtown Benefit Assessment District Fund to support the power washing and steam cleaning in the Fiscal Year 2024-25 Budget. There is no current appropriation for the implementation of action items related to the 2021 Downtown Parking Strategy. Appropriating \$206,000 into the Community Development Department in the Parking District No. 2 Operating Fund will enable the cleaning and various Strategy action items to be undertaken.

LEVINE ACT

California Government Code Section 84308 (also known as the Levine Act) prohibits city officials from participating in any proceeding involving a “license, permit, or other entitlement for use” if the official has received a campaign contribution exceeding \$250 from a party, participant, or agent of a party or participant in the proceeding within the last 12 months. A city official is similarly prohibited from accepting, soliciting, or directing a campaign contribution exceeding \$250 from a party, participant, or agent of a party or participant to any proceeding involving a license, permit, or other entitlement for use for 12 months after a final decision is rendered in said proceeding.

Please refer to the “X” in the checklist below for information about whether the recommended action for this agenda item is subject to or exempt from the Levine Act.

SUBJECT TO THE LEVINE ACT

- Land development entitlements
- Other permit, license, or entitlement for use
- Contract or franchise

EXEMPT FROM THE LEVINE ACT

- Competitively bid contract
- Labor or personal employment contract
- General policy and legislative actions

For more information about the Levine Act, please see the Fair Political Practices Commission website: www.fppc.ca.gov/learn/pay-to-play-limits-and-prohibitions.html.

ALTERNATIVES

1. Do not appropriate the funding and do not proceed with the additional work associated with the 2021 Parking Strategy.
2. Provide other direction.

PUBLIC NOTICING

Agenda posting is advertised on Channel 26, and the agenda and this report appear on the City's website.

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- Attachments:
1. Resolution
 2. Additional Background on Downtown Parking Actions