



NEW ALBANY CITY COUNCIL MEETING MINUTES

October 15, 2019

CALL TO ORDER:

Mayor Spalding called to order the New Albany City Council Meeting of October 15, 2019 at 6:30 p.m. at the New Albany Village Hall, 99 West Main Street, New Albany, Ohio. Staff attending were City Manager Joseph Stefanov, Law Director Mitch Banchefsky, Administrative Services Director Adrienne Joly, Police Chief Greg Jones, City Engineer Ed Ferris, Engineer Mike Barker, Public Service Director Mark Nemec, Public Information Officer Scott McAfee, and Clerk of Council Jennifer Mason.

Mayor Spalding led the assemblage in the Pledge of Allegiance.

ROLL CALL:

The following Mayor/Council Members answered Roll Call:

Mayor Sloan Spalding	P
CM Colleen Briscoe	A/P – Arrived at 6:39 pm
CM Marlene Brisk	P
CM Michael Durik	P
CM Chip Fellows	P
CM Kasey Kist	P
CM Matt Shull	P

ACTION ON MINUTES:

Mayor Spalding asked if council had reviewed the proposed October 1, 2019 Special Meeting minutes and asked if they had any additions or corrections. Clerk Mason reported that City Manager Joseph Stefanov found two non-substantive typos and those were corrected in the original. Council Member Durik moved to adopt the October 1, 2019 Special Meeting minutes. Council Member Fellows seconded and council voted with six yes votes to approve the October 1, 2019 Special Meeting minutes.

Mayor Spalding asked if council had reviewed the proposed October 1, 2019 Regular Meeting minutes and asked if they had any additions or corrections. Hearing none, Council Member Shull moved to adopt the October 1, 2019 Regular Meeting minutes. Council Member Fellows seconded and council voted with five yes votes and one abstention (Brisk) to approve the October 1, 2019 Regular Meeting minutes. Minutes were adopted.

ADDITIONS OR CORRECTIONS TO THE AGENDA:

NONE.

HEARING OF VISITORS:

Proclamation – Stormwater Awareness Week - Mayor Spalding read the proclamation. David Reutter, Urban Conservationist for the Franklin Soil & Water Conservation District accepted it. Mr. Reutter talked about how people took their water resources for granted. The proclamation helped spur regional outreach on this issue. There were 88 conservation districts – one in each county. He assisted municipalities in the



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various aspects of obtaining and managing permits. He welcomed phone calls and questions. Council Member Fellows asked and Mr. Reutter confirmed that the Franklin Soil & Water Conservation District performed inspections, particularly construction and post-construction.

Gravel Lot by Richmond Square – Clerk's note – *this item was not on the agenda, but is being given a topic heading for the minutes.*

Tom Rubey, Development Director for The New Albany Company (NACO), told council he was addressing the discussion at the prior council meeting about the parking that was occurring at Richmond Square. Mr. Rubey handed out a synopsis to council (attached) which contained a brief parking analysis of what existed on-site currently and what NACO planned on doing in the future. The gravel parking lot was only intended to be there to accommodate construction traffic while the apartments were under construction. The lot was not intended to be permanent or even temporary parking – which was what was happening today. Mr. Rubey referenced the parking numbers in the synopsis.

Council Member Fellows asked and Mr. Rubey answered that the parking spots were divided into surface spots and garages. Out of the 187 total, 15 were surface spots and 172 were garage spots. In addition, there was restricted on-street parking built with the project, around 10 spots.

Council Member Kist asked and Mr. Rubey replied that the project was 100% leased and occupied. There were 166 cars registered with the front office. The project had more than enough spaces for the existing number of vehicles. The way the lease agreement was structured, residents had to pay for parking, and 21 individuals had chosen not to pay and to find their own parking spots. The apartment garages were sized to accommodate standard cars and SUVs. An Escalade or Suburban would not fit in a garage. Approximately 11 vehicles were too large for the garages. NACO concluded that they would have to require residents who did not purchase parking to park in the vacant garages and surface lots. When the leases were renewed, NACO would then begin the requirement to pay for those spots. To solve the problem today, there would be no additional cost to the residents until their lease was renewed. Council Member Fellows asked and Mr. Rubey understood that there could be a backlash by residents who had paid for parking.

NACO learned a lot of things on this project. A consultant had advised to have parking be a separate line item, but NACO would now be rolling parking into the cost of the lease. That was the solution at the end of the day. Step one was to fold all resident parking into the existing spaces. There would be some juggling around of folks with cars that would fit in garages to accommodate the bigger vehicles in surface spots. Step two was to cordon off the gravel lot where apartment residents were parking. He expected that would be done in the next two weeks or so. NACO needed a little time to get everything taken care of at the leasing office and get everyone parking in a spot that could handle their vehicle. After that, NACO would install some type of barricade or barrier to preclude parking in the gravel lot.

Council Member Brisk asked and Mr. Rubey answered that residents would be required to have a leased parking spot for every vehicle registered to their unit. Mr. Rubey noted that, of the eight 3-bedroom units, there were nine associated cars, less than 2 cars per unit. He expected an ebb and flow of parking over



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time. What this experience was telling them was that their parking assumptions, calculations, and city code were fairly accurate as to what the ultimate demand would be. The mistake was not requiring that parking be in the lease.

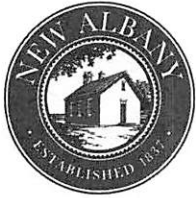
Council Member Shull asked and Mr. Rubey answered that the leases did not include on-street parking, only surface and garage spots. Council Member Shull stated that, according to what was leased, there were still 21 available spots on site. 18 cars were not signed up for parking and 11 cars were over-sized. Therefore, the 11 cars would have to park on a surface spot somewhere. Mr. Rubey agreed and stated that site had 5 vacant surface spots. That left 6 cars that couldn't be put in garages and some juggling of spots would have to be done. Council Member Shull asked and Mr. Rubey confirmed that there was sufficient on-site parking and everything should be okay with this plan moving forward.

Council Member Brisk asked and Mr. Rubey answered that, for visitors, there was on-street parking as well as the public lots in and around the Village Center. This kind of city-living was a different mentality. If on-street parking was not available, visitors would have to park in public lots. Council Member Brisk expressed concern about a visitor staying for a week. The on-street parking was time-limited. She didn't anticipate it would be a significant problem, but would be something to watch, particularly at holiday times. Council Member Fellows suggested that overflow be directed to east Market Street. Council Member Brisk observed that east Market Street wouldn't be a long-term solution as it would be time-restricted, too. Mr. Rubey told council that he suspected that some parkers in the gravel lot were not from the apartments, but could be folks that lived nearby.

Mr. Rubey was interested to see how future, city-wide parking studies turned out. There were a lot of moving pieces to downtown parking. There was a different way of thinking when living in an urban center. Council Member Shull asked and Mr. Rubey answered that NACO wasn't planning on using the land by east Market Street for overflow parking. He didn't want to kick the ball down the road, knowing that in the next year or two, NACO could come in with a development proposal for the area. He wanted to solve the existing problem. The solution would require discipline and taking some hits, but he didn't want to put a Band-Aid on a problem that could be solved the right way now. He believed the apartment project was done responsibly.

Council Member Brisk appreciated the work, analysis, and commitment on the part of NACO to get the tenants on the right track. Council Member Durik appreciated Mr. Rubey listening to the concerns of the citizens and taking action.

Council Member Kist asked and Mr. Rubey answered that he hoped to finish up the Richmond Square development in 2020. NACO was working with a couple of different developers. The development would be an owner occupied product, likely condominiums. The plan Mr. Rubey had reviewed had 12 units, around 2,500 square feet each. They would be flats, single-story living. There would be 3 parking spaces per unit. There would be 3 separate buildings. One to finish the square, one facing State Route 62, and one facing



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the apartments on Keswick Drive. Hopefully, NACO would be presenting that project to the city in the first quarter of 2020.

BOARDS AND COMMISSIONS:

PLANNING COMMISSION: No meeting.

PARKS AND TRAILS ADVISORY BOARD: No meeting.

ACHITECHTURAL REVIEW BOARD: Council Member Shull reported that the ARB approved a Certificate of Appropriateness for Go Yoga sign at 29 S. High Street. The ARB approved a Certificate of Appropriateness for Animals R Special's single post ground sign. There was a discussion regarding amphitheater development, specifically the back building colors, which would be Essex Green and Cloud White.

BOARD OF ZONING APPEALS: No meeting.

BOARD OF CONSTRUCTION APPEALS: No meeting.

ECONOMIC DEVELOPMENT COMMISSION: No meeting.

PUBLIC RECORDS COMMISSION: No meeting.

CEMETERY RESTORATION ADVISORY BOARD: Clerk Mason stated that the CRAB further discussed Wagner Cemetery's status. Gravestone Transformations provided a \$45,402 quote for the full restoration project, which was delivered to the city manager. There were 145 markers to be reset and 46 markers to be repaired. The CRAB would be asking that the project be included in the 2020 budget. Mayor Spalding asked and City Manager Stefanov answered that the amount above which a city project had to be competitively bid was \$50,000.

CORRESPONDENCE AND COMMUNICATION:

NONE.

SECOND READING AND PUBLIC HEARING OF ORDINANCES:

NONE.

INTRODUCTION AND FIRST READING OF ORDINANCES

ORDINANCE O-36-2019

Mayor Spalding read by title AN ORDINANCE TO ACCEPT THE EXPEDITED TYPE 1 ANNEXATION OF 1.2 +/- ACRES FROM JERSEY TOWNSHIP, LICKING COUNTY TO THE CITY OF NEW ALBANY.



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City Manager Joseph Stefanov described the location of the parcel. The surrounding area had been previously annexed and rezoned by council. This parcel was lagging behind during negotiations for the parcels around it. This was the last remaining parcel to complete the development area. The Road Maintenance Agreements were approved for both Beech Road and Jug Street. The Annexation Agreement was approved by council in 2018. Licking County Commissioners approved the Expedited Type I annexation. The 60 day waiting period had lapsed and council could consider the annexation.

Mayor Spalding set the ordinance for second reading at the November 5, 2019 council meeting.

ORDINANCE O-37-2019

Mayor Spalding read by title AN ORDINANCE TO APPROVE THE FINAL PLAT FOR 37 AGE RESTRICTED SINGLE FAMILY LOTS ON 10.332 +/- ACRES AND ACCEPT RESERVES "I," "J," "K," AND "L," FOR PHASE 2 OF THE "COURTYARDS AT NEW ALBANY" SUBDIVISION LOCATED EAST OF STATE ROUTE 605, WEST OF THE WENTWORTH CROSSING SUBDIVISION, AND GENERALLY SOUTH OF NEW ALBANY ROAD EAST, AS REQUESTED BY EPCON COMMUNITIES.

Engineer Mike Barker described the location of the Courtyards development. Epcon Communities was moving forward with the planning, setting up the next phase of development. The zoning for this area included 100% age restrictions on the neighborhood, such that 100% of the units within the development must have at least 55 or older occupant. There were additional restrictions, including no one under the age of 21 was permitted to permanently reside in the neighborhood. The initial plat for Phase 1 of construction included 105 units. Phase 2 completed the balance of 37 units. The majority of the infrastructure had already been completed as part of Phase 1.

This plat included four reserve areas, two encumbered a stormwater pond, and other reserve areas encumbered a trail system and could be used for other purposes. The city would acquire about 2.5 acres for public purpose with this plat. The reserves would be owned by the city and be maintained by the home owners association. The Planning Commission recommended approval of this plat at their September 16, 2019 meeting. Jason Coffee, Epcon Communities Business Development Manager, was present to answer any questions.

Mayor Spalding set the ordinance for second reading at the November 5, 2019 council meeting.

READING AND PUBLIC HEARING OF RESOLUTIONS

RESOLUTION R-51-2019

Mayor Spalding read by title A RESOLUTION TO AUTHORIZE THE CITY MANAGER TO ADVERTISE, BID, AWARD AND EXECUTE ANY AND ALL CONTRACTS RELATED TO THE WATER MAIN EXTENSION AND THE CONSTRUCTION OF A WATER BOOSTER STATION GENERALLY LOCATED AT THE NORTHEAST CORNER OF JUG STREET AND BEECH ROAD.



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Engineer Mike Barker referenced prior legislation accepting donation of the land for the future booster station on Jug Street. The city was currently operating on a single water pressure district. With the growth of the business campus and the increased elevation to the east within the city, the existing infrastructure had reached the boundaries of the New Albany Pressure District. In support of future development, the city was proposing to construct a water main expansion as well as a water booster station which would provide the volume and pressure of water needed to support business campus growth.

This project would include the extension of about 9,500 linear feet of water main. Engineer Barker described the path of the main which would start at the water tower north of Smiths Mill Road, extend to Beech Road, go east on Jug Street, and feed into the water booster station. From there, it would go further east, then south on Harrison Road, and connect into an existing water main. The city would install a pressure relief valve that would separate the New Albany Water Pressure District from the Mink Water Pressure District. The project would cost approximately \$6 million and was included in the 2019 budget.

City Manager Stefanov told council that, if the legislation were adopted, the city would hopefully receive bids and have the project ready to go by the end of 2019. The majority of construction would occur in 2020.

Mayor Spalding opened the Public Hearing. Hearing no comments or questions from the public, he closed the Public Hearing.

Mayor Spalding moved to adopt the resolution. Council Member Brisk seconded and council voted with seven yes votes to approve Resolution R-51-2019.

STANDING COMMITTEE REPORTS:

- A. Finance Committee: No report.
- B. Safety Committee: No report.
- C. Public Utilities: No report.
- D. Service and Public Facilities Committee: No report.
- E. Planning and Economic Development Committee: No report.
- F. Administration Committee: No report.
- G. Grants and Non-Profit Funding: No report.



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REPORTS OF REPRESENTATIVES:

- A. Council Representative to MORPC: City Manager Joseph Stefanov reported that MORPC counted approximately 140,000 veterans in its region. MORPC was promoting the Veterans Hall of Fame. There were typically 20 inductions annually. Inductees demonstrated continued community service after serving in the military. They were accepting nominations. Kenny McDonald, Chief Economic Officer of One Columbus, spoke to MORPC about the organization's goals for coming decade. City Manager Stefanov offered to provide more information to council if they were interested. MORPC was finalizing its diversity and inclusion strategy. It would be posted that week on the website. The Local Government Internship enrollment period was underway for 2020. New Albany had benefitted from two interns from that program, one of whom was hired full time. MORPC would be presenting its Return On Investment numbers to its members later in October. The Access Ohio 2045 Summit would occur on October 22, 2019. There was a Cities Better Lived conference on October 28th which was still accepting attendees. MORPC had approved population estimates based on community-submitted building and housing permits estimates. The total MORPC region county came out to about 2.4 million, just under 1 million were in the City of Columbus, New Albany was just under 11,000 going into 2020.

MORPC's improved Paving the Way software should be ready to launch in October. This was an interactive program that kept the public apprised of construction projects. Mayor Spalding noted that Paving the Way also tied into Google Maps, keeping it current.

- B. Council Representative to Joint Parks and Recreation: No report.
- C. Council Representative to New Albany Plain Local Schools: Council Member Brisk reported that the official results of the 2019 Ohio Board of Education Report Card showed that the schools met their goal and were ranked number 17 out of the 608 Ohio Public Schools. The school board heard a brief presentation relating to some incidents on State Route 605 involving students and cars. Fortunately, no students were injured. The school board set up a committee to get feedback from parents and talk to different community members about how to improve this situation. The school wanted to get education out to parents and kids about safety in and around the school perimeter. The board was thrilled with the city's response whenever there was a concern regarding traffic, police presence, and generally helping the school create a safer environment.

Council Member Fellows observed, where the road had been recently replaced by the middle school gym and Animas R Special, there were curb cuts, but no crosswalks or safety signage. City Manager Stefanov stated those features were coming. Engineer Mike Barker added that the road would be milled and overlaid with the next few weeks.

Council Member Brisk stated that, at the most recent school board meeting, they sadly announced the passing of Dr. Ralph Johnson. Dr. Johnson's family communicated that there would not be a



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public gathering, only a private family memorial. Lastly, the school board had gone through their policy handbooks and regulations and added Juul-ing wherever there was mention of tobacco products and prohibitions. The board specifically excluded federally-approved smoking cessation products. Council Member Shull asked and Council Member Brisk confirmed that the State of the School meeting was happening on October 21, 2019 at the McCoy.

Mayor Spalding noted that the state-wide "Only 21" act would take effect that week. No one below the age of 21 should be buying tobacco- or vaping-related products. Council Member Brisk understood those laws were already in place in New Albany. Council and staff discussed whether the state's prohibitions were only for purchase or if they included use of the products. It appeared that the laws were for retail sales and distribution, but not use.

- D. Council Representative to Plain Township: Council Member Durik reported that the township purchased a new EMT truck for approximately \$285,000. They also approved \$70,000 to refurbish one of the two engines to extend its life. The other engine was at the 20 year mark and would likely be up for replacement in 2020. EMT runs continued to be up by several hundred runs over last year's numbers, largely driven by the assisted living centers and commercial growth. The township continued the discussion of how to handle the increase going forward. There could be a need for an added fire station. The Fenway area was mentioned. Finally, the township had significant leaks in their building's roof and would be spending a substantial amount to repair it.

REPORTS OF CITY OFFICIALS:

- A. Mayor: No report.
- B. Clerk of Council: Clerk Mason reported that the May 2019 Mayor's Court payout was \$10,448.90 and the June payout was \$11,608. Clerk Mason polled council for the Budget Workshop date which was set by agreement on November 14th starting at 2:30.
- C. Finance Director: City Manager Stefanov told council that staff would be presenting the budget ordinance on November 5, 2019.
- D. City Manager: No report.
- E. City Attorney: No report.

POLL FOR PUBLIC COMMENT:

NONE.



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POLL FOR COUNCIL COMMENT:

Council Member Fellows asked if the flag retirement box was completed and if it had been put on social media. City Manager Stefanov stated that he believed it was officially done. Council and staff discussed a possible dedication. Three council members had flags to retire. Public Information Officer Scott McAfee would reach out to the Eagle Scout.

Council Member Fellows told council that the Community Events Board (CEB) had done a spectacular job this year. He wanted to send the CEB a thank you letter for all the work they had done, signed by council. He asked Clerk Mason to prepare the letter. She offered to bring the letter to the next council meeting.

Council Member Fellows asked and City Manager Stefanov answered that he believed the Prairie House leisure trail was still happening in 2019. Public Service Director Mark Nemec told council that the goal was to bid both the Harlem Road and Prairie House leisure trails together. There were still some missing pieces to the Harlem Road trail. Director Nemec opined that it would be more costly to do the Prairie House trail on its own. He was meeting with a couple contractors to see if the city could get a price under \$50,000, at which point it wouldn't have to be bid, but he was not sure if it would come in that low. The cost could be around \$80,000 for just the Prairie House trail. Council Member Brisk didn't want to go through another winter with the school kids not having that trail. Council Member Fellows observed that asphalt plants would be shutting down soon.

Council Member Shull asked and City Manager Stefanov answered that he met with Ms. Rife and Mr. Hoffman and explained to them the available options. They were concerned about the width of the path and preferred it be four feet. He told them that he would discuss it with council members, but he expected that a four foot path would be too narrow, particularly for bike riders. City Manager Stefanov's recommendation was that the path be five feet wide. If there was an opportunity to still do the easement, that would be preferable. If that opportunity wasn't there, then the city would put up a guardrail. After the meeting, he spoke to Law Director Mitch Banchefsky and passed on the residents' request to better understand how a highway easement worked. The documentation regarding the easement and city's authority was being provided to them. They could then make their decision. Council Member Durik asked and City Manager Stefanov replied that he didn't think it would take them long once they got the information, perhaps a couple of days. The city's plan was to move forward with the underground work now and put down the asphalt in in the spring, regardless of where it went.

City Manager Stefanov also followed up with the Horvaths several weeks prior. He gave them the city's updated plan. He asked if they had any additional feedback for him. He had not heard back from them, so the city would go ahead within the existing right-of-way. During the meeting with the Horvaths, they discussed the possibility of the trail moving over to the other side of Harlem at their north driveway. City Manager Stefanov said there were no sight distance issues for a mid-block crossing. When City Manager Stefanov spoke to the property owner across the street – the house was up for sale, the owner had moved out – however, the owner said she was still not interested in working with the city. City Manager Stefanov suggested to the Horvaths that they may want to reach out to their neighbor across the street. City



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Manager Stefanov said the city was still planning on moving forward according to the plan. He thought the city would be able to get construction going forward this year – get the underground utilities moved – and then be ready to go with the asphalt in the spring.

Council Member Shull asked and City Manager Stefanov said he would talk to Director Nemec and try to get something going with the Prairie House trail yet this year. Council Member Kist observed that the city appeared to be ready to bid it, perhaps with some alternates. Then the construction could be broken down into pieces. City Manager Stefanov told council that the Prairie House trail would be very easy to construct and had no obstacles.

Council Member Briscoe reported to council that the Special Olympics flag football team played the Plain Township firefighters (PTFD) and members of the New Albany Police Department (NAPD). Police Chief Greg Jones went out on the field, as did Dispatcher Allen, Officers Rehnert and Kelly, School Resource Officer Southers, and Probation Officer Boyd. It was a great event. The PTFD and the NAPD arrived at the field, sirens and lights on, so the kids were excited. A number of officers also attended just to watch and cheer. Council Member Briscoe knew about the event because her son was a Special Olympics coach. She thanked the NAPD for their participation.

Council Member Fellows asked and Director Joly answered that the Rose Run project was coming along well. It was possible to see progress from the library parking lot. Messer Construction was finishing up the secondary bridges. The velo loop portion still needed to be paved, which should happen that week. Council Member Brisk asked and Director Joly replied that city staff would likely wait until spring to host an opening ceremony. More planting would happen in the spring. The railing on the bridge was coming from China and the current trade situation was slowing it down. The city was still contractually on track for the end of 2019, with some landscaping work rolling over into the spring. The area now had power. The city couldn't put up holiday lights this year because it could jeopardize the warranty on the new trees. Lights would have to be pushed to the next holiday season. Council Member Brisk asked and Director Joly answered that Messer Construction was completing the north side of the Dublin-Granville Road within the next few weeks. From that point, construction would be on the south side in the park area. Council Member Fellows asked and Director Joly confirmed that kids would be able to cross the park in the winter – assuming all the bridge railing arrived. If not, the city might be able to put up some temporary railing. Director Joly invited council members to stop by the construction office to take a tour whenever they wanted.

EXECUTIVE SESSION:

Mayor Spalding moved that council go into executive session pursuant to Ohio Revised Code 121.22(G)(2) to consider the purchase of property for public purposes, the sale of property at competitive bidding, or the sale or other disposition of unneeded, obsolete, or unfit-for-use property in accordance with section 505.10 of the Revised Code, if premature disclosure of information would give an unfair competitive or bargaining advantage to a person whose personal, private interest is adverse to the general public interest. Council Member Fellows seconded and council voted with seven yes votes to go into executive session at 7:27 pm.



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Council Member Shull moved that council come out of executive session and resume the regular meeting. Council Member Briscoe seconded and council voted with six yes votes (Kist was absent) to come out of executive session and resume the regular meeting. Council resumed the regular meeting at 7:51 pm.

OTHER BUSINESS:

Board and Commission Appointments

Council Member Fellows moved to appoint Patrick Weyers to the New Albany East Community Authority for the unexpired term ending 5/17/2021. Council Member Durik seconded and council voted with six yes votes to appoint Patrick Weyers to the NAECA for the specified term.

ADJOURNMENT:

With no further comments and all scheduled matters attended to, Council Member Shull moved and Council Member Briscoe seconded to adjourn the October 15, 2019 Regular Council meeting at 7:52 pm.

ATTEST:

Jennifer H. Mason, Clerk of Council

Sloan Spalding, Mayor

11/05/2019
Date

MARKET AND MAIN APARTMENT

PARKING ANALYSIS

October 2019

Unit Count

8, 3-bedroom units

52, 2-bedroom units

67, 1-bedroom units

TOTAL 127 UNITS

Parking Provided

Surface: 9 (east) + 6 (west) = 15

Garage: 101 (east) + 71 (west) = 172

TOTAL PARKING PROVIDED = 187

- As part of project construction obligation, 10 additional on street parking spaces built 6 on Main Street and 4 on Market Street.

Zoning Code Requirement

Maximum of 1 space per unit plus ½ space per each additional bedroom, which yields maximum of 161 parking spaces.

- May 2016 variance approval from the Architectural Review Board to allow 26 additional spaces (187 – 161).

Parking Demand Actual (October 2019) Project 100% Leased

3 bedrooms = 9 parks

2 bedroom = 89 parks

1 bedroom = 68 parks

TOTAL PARKING DEMAND = 166

Parking Garages

172 parks – 156 leased = 16 vacant

Parking Surface

15 parks – 10 leased = 5 vacant

- $187 - 166 = 21$ available parks on site
- 18 cars on site not signed up for parking lease agreement
11 of 18 cars are oversized SUC, too large for garage
- Lease Agreements include additional charge for surface or garage parking
- On Street Parking:
 - Main Street – 18 Parks
 - Keswick Drive – 4 parks
 - Market Street – 9 parks
 - TOTAL = 31

RECOMMENDATIONS

- Modification of lease agreements to require onsite parking accommodations.
- 7 cars without lease agreements in place to park in vacant garage space.
- 5 large cars park in available surface spots, leaving 6 large cars that need to be parked.
- Review lease agreements for those parking in surface spots. Residents with cars that can fit into garages, adjust parking spots now.
- Prohibit parking in gravel lot south side of Keswick Drive.