



CITY of NOVI CITY COUNCIL

Agenda Item G
July 13, 2015

SUBJECT: Approval of Resolution regarding Cooperative Agreement for provision of Recreation Fields with Temporary Parking Opportunity

SUBMITTING DEPARTMENT: City Manager

CITY MANAGER APPROVAL: *[Signature]*

BACKGROUND INFORMATION:

The owner of the Suburban Collection Showplace has acquired control of a parcel of land on the south side of Grand River Avenue in the proximity of the Showplace site and potentially useful for parking and staging of Exhibitor and Participant vehicles during the Michigan State Fair. The owner would like to develop the property over the next several years to accommodate this need. The intention would not be to use the site for daily visitor parking for the State Fair due to the location on the south side of Grand River and the challenges of pedestrian crossing with the current infrastructure.

The City of Novi sees high demand for Athletic Fields for youth and adult recreations and the owner of the property has offered to construct (2) regulation size athletic fields and requisite parking lot on the same site for use first by City of Novi Parks Recreation and Cultural Service Department and, if not needed by PR&CS, then other athletic organizations. The fields would be available during the spring, summer and fall except for a period encompassing the Michigan State Fair during which the entire site would be used for the staging activities referenced above. The owner would be responsible for restoration of any field deterioration resulting from this use.

Should the City Council concur with this direction, the next steps would be planning the improvements and negotiation of an agreement.

RECOMMENDED ACTION: Approval of Resolution regarding Cooperative Agreement for provision of Recreation Fields with Temporary Parking Opportunity

	1	2	Y	N
Mayor Gatt				
Mayor Pro Tem Staudt				
Council Member Casey				
Council Member Markham				

	1	2	Y	N
Council Member Mutch				
Council Member Poupard				
Council Member Wrobel				

CITY OF NOVI

COUNTY OF OAKLAND, MICHIGAN

**RESOLUTION REGARDING COOPERATIVE AGREEMENT FOR PROVISION OF RECREATION
FIELDS WITH TEMPORARY PARKING OPPORTUNITY**

Minutes of a Meeting of the City Council of the City of Novi, County of Oakland,
Michigan, held in the City Hall of said City on July 13, 2015, at 7:00 o'clock P.M.
Prevailing Eastern Time.

PRESENT:

ABSENT:

The following preamble and Resolution were offered by Councilmember _____ and
supported by Councilmember _____.

WHEREAS, the City of Novi is dedicated to providing recreational facilities to support an
active community; and

WHEREAS, the game of soccer and other youth and adult sports using soccer fields
continue to increase in popularity such that there is growing need for practice and
game facilities; and

WHEREAS, cooperative uses of facilities and amenities by public and private entities for
complementary uses can benefit all parties; and

WHEREAS, the Michigan State Fair, held on the grounds of the Suburban Collection
Showplace, continues to grow as an important destination and economic event in the
City of Novi; and

WHEREAS, the Michigan State Fair draws more visitors to the City of Novi than most and can create significant parking and staging challenges in the immediate area, particularly with respect to adjacent properties; and

WHEREAS, the property located on the south side of Grand River Avenue and controlled by the owners of the Suburban Collection showplace, parcel 50-22-16-300-094, is well suited for use providing additional staging and parking for the Michigan State Fair; and

WHEREAS, the owners of the property desire to undertake surface improvements to the property that would make it useful for staging and parking of vehicles in connection with the State Fair in particular; and

WHEREAS, such improvements have the potential to also render the property useful for recreational purposes of the kind desired by the City, including the establishment of an area for youth soccer fields; and

WHEREAS, in light of the overlapping of interests between the City and the property owner, and the potential benefits of a joint undertaking with respect to the improvements to the property, as well as its subsequent maintenance, the owner has proposed to clear, grade, and plant an area of the property sufficient to establish (2) full size soccer fields, and a parking lot, such improvements to be available to the community in general, with the City's Department of Parks, Recreation and Cultural Services being given a "right of first refusal" priority for programming beginning May 2016 through November 2022; and

WHEREAS, said fields and parking lot, as constructed by the property owner, would be available for use by the City of Novi PPRCS department, except for specified periods each summer for the Michigan State Fair (during which time the parking lot and fields would be available for use for participant parking and staging for the Fair), with the City being responsible for maintenance and repair of the fields during its periods of use; and

WHEREAS, the property currently contains soil contamination that has been identified as requiring abatement, and the property owner has, in cooperation with its consultants created a plan for removal and or capping of these materials onsite in accordance with MDEQ requirements to allow productive use of the land and has agreed to complete this abatement as part of the development of the recreation fields

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The City of Novi supports the efforts of the owner to develop the site for recreational fields and related parking lot improvements, in accordance with the City of Novi development standards and applicable approval processes.
2. If this improvement project moves forward to formal approval, the City will meet in good faith with the property owner to establish an agreement for joint use of the improvements, including, but not limited to, the following:
 - a. The City to provide development assistance by contributing 50% of the cost of Woodland specimen tree survey for the northerly 800 feet of parcel 50-22-16-300-094 and an adjacent area of companion parcels 50-22-16-251-023 and 50-22-16-176-022 providing improved access. Such contribution to be repaid by the owner if the above referenced fields are not provided beginning May 2016.
 - b. Property owner to secure all required development approvals (including required remediation) and to pay for the cost of the improvements.
 - c. Maintenance and repair of the fields and parking lot once constructed and approved by the City, with the property owner being responsible for any repairs required following the Fair.
 - d. City to have use of the fields and parking area for its recreation programming at all times requested when not in use by the property owner for the State Fair, with an appropriate mechanism for notice of such programming to be agreed upon.
 - e. Other appropriate terms and conditions typical for such shared use agreements.

AYES:

NAYS:

RESOLUTION DECLARED ADOPTED.

Maryanne Cornelius, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Novi, County of Oakland, and State of Michigan, at a regular meeting held this 13th day of July, 2015, and that public notice of said meeting was given pursuant to and in full compliance with Act No. 267, Public Acts of Michigan, 1976, and that the minutes of said meeting have been kept and made available to the public as required by said Act.

Maryanne Cornelius, City Clerk
City of Novi