



CITY of NOVI CITY COUNCIL

**Agenda Item 1
October 9, 2017**

SUBJECT: Consideration of Resolution Regarding Lakeshore Park Community Building Use Policy and Rules.

SUBMITTING DEPARTMENT: Parks, Recreation & Cultural Services

CITY MANAGER APPROVAL: 

BACKGROUND INFORMATION:

An independent 2014 PRCS Capital Needs Assessment identified the improvement of facilities at Lakeshore Park as a priority, including enhancements to the parking lot, construction of a new building designed to accommodate all program requirements, as well as the North Shelter and North Playground replacement. A conceptual plan was presented as part of the needs assessment. In August 2016, City of Novi voters approved a Capital Improvement Millage, which included Lakeshore Park redevelopment as one of the featured projects.

A new building and park plan was developed based on citizen, PRCS Commission, and City Council feedback, working in conjunction with PRCS and facilities staff, architects, city planners, landscape architect, and public safety personnel. The plan has now taken more solid form, and has been presented to the City's Planning Commission and Zoning Board of Appeals for their review and comment, which has been favorable.

During the entire process, there has been discussion of the proposed use of the building. In order to define and clarify that intended use, particularly in the face of concerns that it will comply with all legal requirements, staff recommend City Council adopt the attached "Policy and Rules Regarding use of Lakeshore Park Community Building." The document has been prepared in accordance with the City Council's authority under Section 25-19 of the City Code, which states that Council may adopt rules and regulations regarding public parks.

The City Council reviewed and commented on a draft of this proposed policy at its last meeting, on September 25, 2017. Some questions were raised about the use of the new building in light of Section 15.12 of the City's Charter, which prohibits the use of City property for "the development of a golf course and/or banquet facility." While Councilmembers agreed that there was no intent to use the new building as a banquet facility, there was some discussion that clarification of that intent might be helpful, given that several City facilities often host events that involve the consumption of food and/or drink without being considered to be banquet facilities, and the expectation was that this facility would operate in a similar fashion.

RECOMMENDED ACTION: Adoption of Resolution Regarding Lakeshore Park Community Building Use Policy and Rules.

CITY OF NOVI
POLICY AND RULES
REGARDING USE OF LAKESHORE PARK COMMUNITY BUILDING

PURPOSE

The 2014 Parks, Recreation and Cultural Services Capital Needs Assessment identified Lakeshore Park as a priority for construction of a new community building to accommodate PRCS programming requirements, improvements to the parking lot, and other improvements to the park generally. The community building includes space designed and primarily intended for use for parks and recreation activities, including children's camps and senior citizen programming. Restroom facilities are also provided.

During the planning stages for the community building, the City has been mindful of the limitations provided in Section 15.12 of the City's Charter, which states that "Property owned by the City as of November 24, 1999, shall not be used for the development of a golf course and/or banquet facility." The purpose of this policy and corresponding rules is to confirm the intended use of the community building for traditional parks and recreation and related uses, and to confirm the City's intention to comply at all times with the Charter requirements.

GENERAL POLICY

The Lakeshore Park community building was designed and arranged specifically to be incorporated into daily PRCS programming as its principal use, and is intended to be primarily used for parks and recreation programs, children's camps, senior citizen programs, and other traditional City recreation facility uses. It also is intended to be available for use by park patrons engaged in the park's lake access to Walled Lake (e.g., for restroom use).

The community building may also be utilized (as other facilities within the park system and other public spaces are) by local non-profit groups, organizations, and service clubs, for meetings and activities when not being used by the City for public programming. However, the building is *not* intended to be marketed or used for a banquet facility, as that term is generally understood to include a facility designed and typically or regularly used for events where ~~a primary~~ the principal purpose is the provision of an area for consumption of food and drink in connection with that event. The consumption of food or drink as part of a non-City use of the building shall be incidental to such meetings and activities.

GENERALLY APPLICABLE RULES

1. Use of the community building shall comply with the requirements of Chapter 25, "Parks and Recreation," of the City Code, and in particular Article IV, "Parks and Recreation Protection."
2. Use of the community building shall comply with the "Policy and Rules Regarding Alcohol on Public Property" as adopted by the City Council on September 27, 2010, and amended on June 3, 2013.

3. As a fully enclosed facility, the building may be used, as needed, as an emergency heating/cooling center and/or community emergency shelter.

4. At the City's discretion, and in coordination with its use as a park facility, the building may be made available for use by the City in connection with the conduct of federal, state, and local elections.

Adopted: October ____, 2017