

AGENDA
Gunnar Mettala Park Swap Committee Meeting
Monday – March 21, 2016
Community Center
6:00 p.m.

CALL TO ORDER:

ROLL CALL:

Council: P. Beagle
K. Gottschall

Staff: C. Goodlein
C. Avantini
D. Barker
D. Magee
N. Fisher

Other: J. Cadwell

Parks & Rec.: M. Chupa
L. Ferrari
F. Lorenger
T. Marcucci
J. Martinez
T. Menzies
J. O'Brien
M. Walsh
M. White

CHANGES OR ADDITIONS TO THE AGENDA:

CALL TO THE PUBLIC:

(Limited to 5 minutes per speaker, addressing Agenda items only)

CORRESPONDENCE:

- 1.) Email from M. Thompson regarding Proposed Park Swap

PRESENTATION:

- 1.) "Wixom 360(degrees) Wellness Initiative – Leesa, Owner of Verdurous Me Interactive Wellness Center

NEW BUSINESS:

- 1.) Consideration of a Proposal to Swap Part of the Existing Gunnar Mettala Park for a New Park and Athletic Facility

CALL TO THE PUBLIC:

ADJOURNMENT:

RULES FOR PUBLIC SPEAKING:

Call to the Public:

- The public shall address the Council during the "Call to the Public" which shall be included on the agenda immediately after Correspondence and again immediately after New Business. The first Call to the Public immediately after Correspondence shall be limited to agenda items only.
- A person shall not address the Council in excess of five minutes unless the time is extended by a majority vote of the Council present.
- Persons wishing to address the Council shall identify themselves and their place of residence and shall state their reason for addressing the Council.
- All comments by the public shall be made directly to the Council.

From: thompson855@comcast.net [mailto:thompson855@comcast.net]

Sent: Friday, March 11, 2016 12:50 PM

To: STACEY BANKS

Subject: Gunnar Mettala Land Swap

Ms Banks:

I own a property in hamlet village near the corner of beck and maple and I would like to make a comment for your consideration regarding this proposed park land property swap deal.

There is already a large housing development in progress at the southeast corner of beck and maple and another large one off maple east of wixom road. If approved, this park property swap deal will be the 3rd major recent housing development along a relatively short stretch of maple road within a single year. The traffic volume at beck and maple and all along maple from Bernstein road to wixom road is already quite loud and excessive particularly when you add the daily activity generated by walled lake western high school. In addition these roads are already deteriorating and in need of repair. Long story short, this excessive and indiscriminate housing development destroys valuable and desirable green space and creates a huge volume of additional traffic on already poor road surfaces. Enough already! You are destroying the quality of life features that make wixom desirable. Please Don't turn maple road into another version of the over developed housing mess like what is now on Pontiac trail. Thank You.
M. Thompson

Gunnar Mettala Park



LAND EXCHANGE PROPOSAL

JANUARY 11, 2016

GUNNAR METTALA PARK – CURRENT SENARIO:

Park area = 64.57 acres (approximately 6 acres of utility easements)

Current actual recreational usage of land is approximately 16.2 acres

1 slightly used ball field

2 soccer fields

1 comfort station

2 tennis courts

Pavilion

1 volleyball court

Attractive nuisance encouraging criminal activity

Constant complaints from abutting neighborhoods

No tax revenue

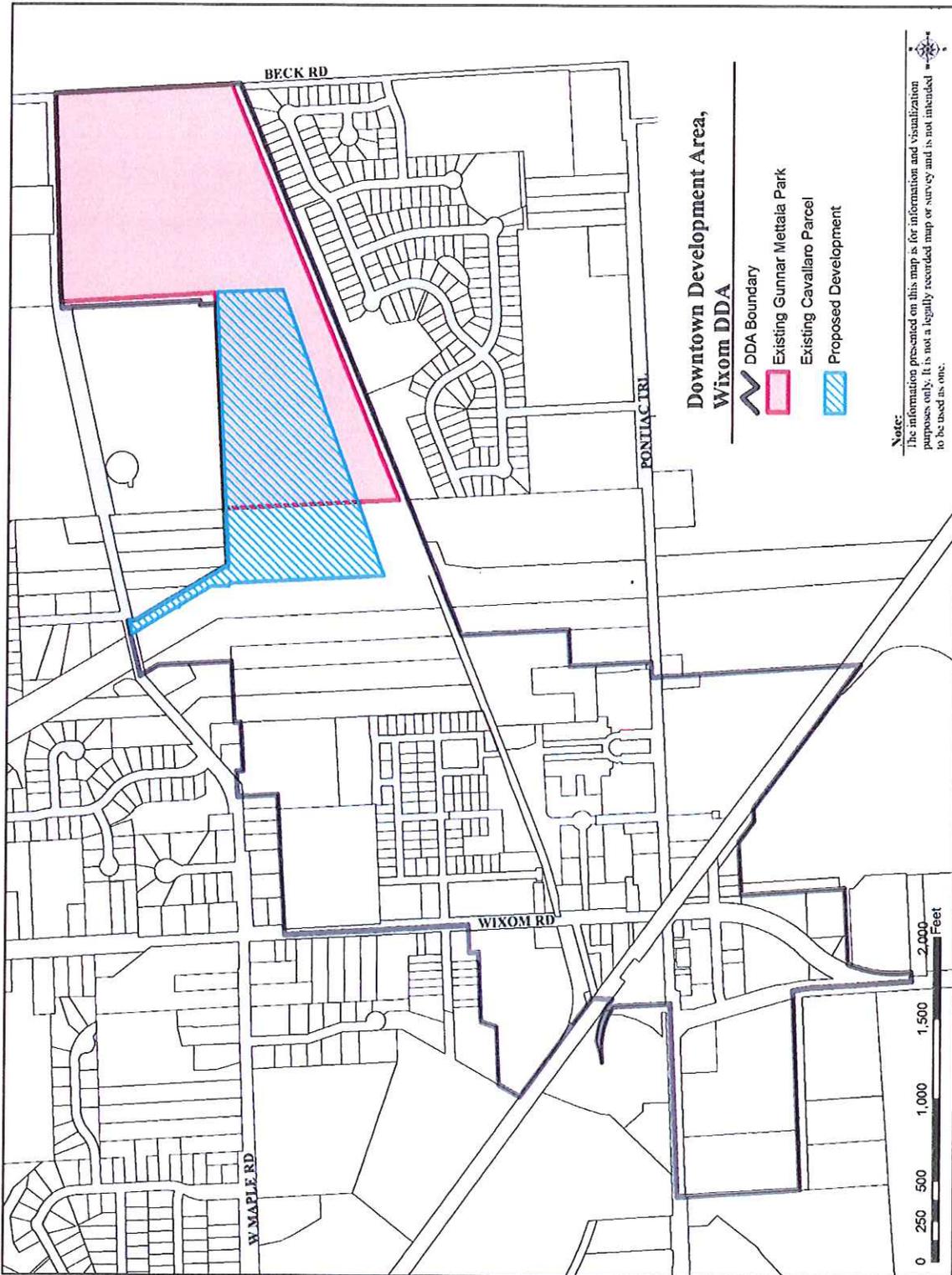
Current City DDA taxes generated on Cavallaro property = \$2094 annually

APPROXIMATE COSTS TO CITY IF PARK IS IMPROVED BY CITY:

Fields with drainage and irrigation, and lighting (not included):

| | |
|-----------------------------------|-------------|
| 8 Soccer Fields | \$1,000,000 |
| 2 Ball Fields | \$250,000 |
| 1 Storage Building with Restrooms | \$200,000 |
| 1 Concession Building | \$250,000 |
| Road Access Improvements | \$300,000 |

Total Cost
\$2,000,000



**Downtown Development Area,
Wixom DDA**

- DDA Boundary
- Existing Gunnar Mettala Park
- Existing Cavallaro Parcel
- Proposed Development

Note:
The information presented on this map is for information and visualization purposes only. It is not a legally recorded map of survey and is not intended to be used as one.

Date: January 5th, 2016

“NEW” GUNNAR METTALA PARK PROPOSAL:

Proposed park would include approximately 30 acres of recreational usage.

- 2 ball fields with proper drainage and lighting
- 8 soccer fields – varied sizes with proper drainage, some lighting
- All fields would have sprinklers
- Storage building with comfort station
- Concession building
- Tennis court
- 2 volleyball courts
- Road connection to downtown
- Retain existing buildings at the Park with open space

CITY (DDA) TAX DOLLARS GENERATED BY DEVELOPMENT:

Figures are based on 90 new homes, priced conservatively at \$250,000 market value.

New DDA Captured Revenue = \$243,047.25 annually

Possible revenues to the City for use of park = \$30,000 annually
(Based on Farmington Hills and includes: concessions, league participants, etc . . .)