



MEETING MINUTES

JOINT MEETING OF THE COVENANT PARK ADVISORY COMMITTEES

MEETING INFORMATION:

Date: Monday, October 18, 2021
Time: 6:00 pm
Location: Covenant Park Clubhouse (3724 Shaffer Ave SE)

PRESENT:

Members: Shea Abby, Emily Bridson, Robert Coughlin, Ron Draayer, Sanel Fazlic, Dan Frayer (Brian Dokter), Christopher Furner, Jill Gorkowski, Maurice Groce, Mike Guswiler, James Hayes, Karmen Johnson, Fridah Kanini, Ed Kape, David Moore, Dustin Moseley, Sam Nichols, Kevin Polston, Darius Quinn, Kevin Small

Support Team: Stephen Kepley, Mayor
Mark Rambo, Deputy City Administrator
Lorraine Beloncis, Parks & Recreation Assistant Director
Leon Younger, Pros Consulting
Tiffany Smith, M.C. Smith & Associates, Inc.
Melinda Whitten, M.C. Smith & Associates, Inc.

ABSENT:

Members: Betsy Artz, Rick Baker, Mark Giles, Adetunji Ifaturoti, Tarwo Konbloa, Mimi Madden, Tom McKelvey, Sam Moore, Tim Mroz, Phillip Nguyen, Bob O'Callaghan, Ram Ravikumar, Paul Richards, Josh Sheldon, Laurie Sheldon, Adam Shilling, Doug Small, Billy Smith, Monica Sparks, Travis Tate

AGENDA ITEMS:

- I. **Call Meeting to Order**
 - a. Commissioner Coughlin - 6:04pm

- II. **Overview & Context**
 - a. Mark Rambo, Deputy City Administrator
 1. Revisit costs and funding sources including the base project layer and opportunity layer.
 2. Look at survey data and community priorities.
 3. Two priorities to figure out:
 - a. What elements does the community want in Covenant Park first?

- b. Where does Covenant Park fit into the existing park master plan and timeline?
- b. Val Romeo, Director of Parks & Recreation

III. Park Cost Review

- a. Tiffany Smith, MC Smith & Associates
- b. Melinda Whitten, MC Smith & Associates
 - 1. MC Smith & Associates presented the City of Kentwood Covenant Park Master Plan Order of Magnitude Cost Estimate document. Grand Cost Total = \$34,601,816.30. Summary of Areas include:
 - A. Nature Center, Entrance & Park Drive, Pond & Storage
 - B. Pickleball & Parking
 - C. Multipurpose Field & Parking
 - D. Playground & Splash Pad
 - E. Bandshell, Special Event Space & Parking
 - F. Dog Park and Playground
 - G. Disc Golf & Trails
 - H. Rustic & Modern Camping
 - I. Skate Park
 - J. Broadmoor Entrance K. Round-a-bout
 - 2. MC Smith & Associates presented the City of Kentwood Walma Property Master Plan Order of Magnitude Cost Estimate document. Grand Cost Total = \$23,256,671.78.
 - A. Recreation Center, Tot Lot, & Parking
 - B. Indoor Sports Field & Parking

IV. Park Phasing Recommendation

- a. Leon Younger, Pros Consulting
- b. Scott Vollmer, Pros Consulting

Discussion: should have wide appeal; look at items that complement each other (playground/picnic area); look at revenue producing items (30-40% cost recover goal); infrastructure is a must; destination park should have something for everyone of all ages; look at fitting in the top 15 experiences into the park design; sports tourism revenue doesn't go back to the park, but it does benefit community businesses; plan on 10% of budget to maintain a park; special event space celebrates the community; nature center is an experience but not a revenue producer (but the community is asking for it); RV Park/Tree Houses – possible lease; more activities = less problems; skate park price tag-is it a necessity; more teen programming; dog park possible membership fee-enforcement issues; pickleball – number of courts (12 vs. 16) regional tournaments; trail system is a must (part of infrastructure); community center-Kentwood needs more indoor space (80-100% cost recovery); current splash pads, is there a need for more; mountain bike skills set; recreation programs maximize the value of the space.

V. Planning & Prioritization

- a. Mark Rambo, Deputy City Administrator
 - Handout: Estimated Revenue Model (Fiscal Year July 1-June 30)
 - Three buckets of money:
 1. Dedicated Millage (1 mil = \$2,162,796 per year)
 2. Grants
 3. Partnerships/Sponsorships (regional sports, private dollars)
 - Goal is in the first 5 years to touch every park with improvements in the City of Kentwood.
 - Committee was asked to participate in three prioritization exercises using sticky notes:
- b. Val Romeo, Parks & Recreation Director

VI. Next Steps

- a. Mark Rambo, Deputy City Administrator
 - Present the prioritization exercise results to the committee.
 - Develop a core base request with the Covenant Park Advisory Committee's conclusions for the development of a signature park to the Kentwood City Commission in November/December. The recommendation should include a cost model that includes how to build it and how to pay for it (including staffing and maintenance).
 - Goal is to ultimately be positioned positively in January 2022 to launch a successful park millage campaign that is consistent, engaging, and transparent for the August election.
- b. Val Romeo, Parks & Recreation Director

VII. Public Comment

- a. Commissioner Coughlin – None

VIII. Adjournment

Motion to Adjourn: Jill Gorkowski, Supported: Ed Kape. Meeting Adjourned 7:20pm.

Meeting Schedule 2021:

Covenant Park Clubhouse (3724 Shaffer Ave SE) | Mondays at 6:00pm

Joint meeting of advisory committees.

- November 15
- Additional meeting dates will be added as scheduled.

Committee documents and information can be found online at
www.kentwood.us/covenantparkplanning