



MEETING MINUTES

JOINT MEETING OF THE COVENANT PARK ADVISORY COMMITTEES

MEETING INFORMATION:

Date: Monday, July 19, 2021
Time: 6:00 pm
Location: Kentwood Library (4950 Breton Rd SE)

PRESENT:

Members: Emily Bridson, Ron Draayer, Josh Sheldon, Sam Nichols, Shea Abbgly, Tom McKelvey, Paul Richards, Dustin Mosley, Ed Kape, Maurice Groce, Karmen Johnson, James Hayes, Dan Frayer, Travis Tate, Fridah Kanini, David Moore II, Robert Coughlin, Darius Quinn, Kevin Polston

Support Team: Stephen Kepley, Mayor
Mark Rambo, Deputy City Administrator
Val Romeo, Parks & Recreation Director
Spencer McKellar, Lead Program Coordinator Parks & Recreation
Tiffany Smith, MC Smith & Associates, Inc.
Melinda Whitten, MC Smith & Associates, Inc.

ABSENT:

Members: Rick Baker, Brian Dokter, Sanel Fazlic, Mark Giles, Adetunji Ifatureoti, Tarwo Konbloa, Mimi Madden, Sam Moore, Tim Mroz, Bob O'Callaghan, Ram Ravikumar, Laurie Sheldon, Adam Shilling, Doug Small, Kevin Small, Billy Smith, Monica Sparks, Michael Zoerhoff, Christopher Furner, Jill Gorkowski, Phillip Nguyen, Betsy Artz, Mike Guswiler,

AGENDA ITEMS:

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

- II. **Meeting Overview & Context:**
 - a. Mark Rambo, Deputy City Administrator
 - b. Val Romeo, Parks and Recreation Director

Our objective is to align our individual, committee, and community vision for the future of Covenant Park to ensure the park will be supported by the greater community. There was a statistically valid survey completed to seek input from community residents about what they would like to see. The results were presented at the last meeting and can be found at www.kentwood.us/covenantparkplanning - "Survey Results Presentation".

During this meeting, the two committees will come up with a conceptual design based on the resident, sport, and community input. Keep the residents in mind throughout the design phase. When the committees break into small groups to for the design exercise a representative should be selected to speak about the discussions and the reasoning for certain design aspects. At the end of the exercise there should be a rough site plan created using the amenities which have been scaled to fit on the presentations boards and give committee members an idea of how much space each will take.

Committee goals are to seek a balance in the park design by looking at the larger canvas of all the Kentwood Parks and their current amenities. Consider other City properties during the design. The property purchase west of Walma Rd. near City Hall campus is also on your design boards for consideration.

III. Property Overview and Discussion:

- a. Tiffany Smith, MC Smith & Associates
- b. Melinda Witten, MC Smith & Associates

The meeting space has been separated into two spaces so each committee can meet separately for the design phase. There are boards with a map of the property that highlights, the creek, property lines, 100-year flood plain, and set back distances. The orange/red area indicates the 100-year flood plain and is not suitable for permanent structures or amenities that would require lots of fill. If fill dirt is added soil would need to be removed else where to make up for it. The design boards also include the Walma property. That property does not have restrictions such as the 100-year flood plain at Covenant so anything can be built there. The Walma property and Covenant Park are only 6 minutes apart by car. There is also another presentation board with the Master Plan for the City Campus next to City Hall for reference. Keep in mind connections and how it can all be used by the community. Each group is going to have multiple copies of “paper dolls”. These include park structures and amenities such as dog parks, pickleball courts, multipurpose fields, playgrounds and more.

- Questions:
 - The current number of parking spots was discussed and the need for more was stressed. Josh Sheldon from Midwest United FC Soccer said their spaces could also be used for large events like a regional tournament. The use of their soccer fields was also a possibility. Midwest United FC has updated their parking lot and will be adding another natural grass soccer field as well.
 - A concern about traffic and a need for entrance improvements was also raised. The past owner of the property had conducted a review and their would-be enough space to add turning lanes and other improvements to help with increased use of the property after adding additional amenities.

IV. Design Exercise – Committees will meet separately:

- a. Tiffany Smith, MC Smith & Associates

b. Melinda Witten, MC Smith & Associates

The two committees split up to design and create a rough site plan. Using the presentation boards and paper park amenities to show the scale and footprint of what could be developed. Committees are asked to consider what a successful community park and sports complex might look like and how it would integrate with the property. Committee members are also asked to consider multiple properties and consider if something does not fit there but the community has expressed a desire for it can it fit somewhere else?

Each committee met and discussed what they wanted to see on the properties and or what the residents have expressed through the survey as desires or needs of the community. Through their discussions three different rough site plans were created.

V. Results Discussion – Committees with meet together:

a. City and MCSA Teams

Each group presented their rough site plans and their rationale behind certain features. Common themes such as a community center on the Walma property, pickleball courts, disc golf course, playgrounds, rectangle fields and walking/biking trails were in all three plans. Each group talked about how to best fit all desired amenities within Covenant Park or other locations in the city such as the Walma property. The two groups focused on the local use of the park included features such as nature trails, park shelters, dog parks and open green space. Both groups had fields and or courts for a variety of sports that would allow for tournaments and other larger revenue producing events to take place.

VI. Next Steps:

a. Mark Rambo, Deputy City Administrator

b. Val Romeo, Parks and Recreation Director

MC Smith will take all three plans and merge common elements and themes to come up with a conceptual plan.

- Discussion was continued about the plans
 - It was pointed out that the committees should also consider the City Campus master plan. For example, if there is a destination splash pad there does it make sense to have a splash pad on the Walma property.
 - A Beltline access point/entrance was brought up again and it was discussed that it was a possibility depending on the final design. That would be considered if a successful park design would be more successful with that.
 - Moving softball/baseball to Kellogg Woods park was discussed.

VII. Public Comment:

a. Commissioner Coughlin. None.

VIII. Adjournment: Motion to Adjourn: Ron Draayer, Supported: Ed Kape. Meeting Adjourned 7:32pm.

Meeting Schedule 2021:

Kentwood Library Community Room (4950 Breton Ave SE) | Mondays at 6:00pm

*Joint meetings of advisory committees.

- August 2
- August 23

Committee documents and information can be found online at

www.kentwood.us/covenantparkplanning

Ver. 7/29/21