



MEETING MINUTES

JOINT MEETING OF THE COVENANT PARK ADVISORY COMMITTEES

MEETING INFORMATION:

Date: Monday, September 13, 2021
Time: 6:00 pm
Location: Kentwood Library (4950 Breton Ave SE)

PRESENT:

Members: Shea Abby, Emily Bridson, Robert Coughlin, Sanel Fazlic, Dan Frayer (Brian Dockter), Christopher Furner, Jill Gorkowski, James Hayes, Karmen Johnson, Ed Kape, David Moore, Dustin Moseley, Sam Nichols, Laurie Sheldon, Bob Trout (Paul Richards)

Support Team: Stephen Kepley, Mayor
Mark Rambo, Deputy City Administrator
Val Romeo, Parks & Recreation Director
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, Ron Draayer, Mark Giles, Maurice Groce, Mike Guswiler, Adetunji Ifatureoti, Fridah Kanini, Tarwo Konbloa, Mimi Madden, Tom McKelvey, Phillip Nguyen, Sam Moore, Tim Mroz, Phillip Nguyen, Bob O'Callaghan, Kevin Polston, Darius Quinn, Ram Ravikumar, Josh Sheldon, Adam Shilling, Doug Small, Kevin Small, Billy Smith, Monica Sparks, Travis Tate

AGENDA ITEMS:

- I. **Call Meeting to Order:**
 - a. Commissioner Coughlin - 6:01pm

- II. **Overview & Context:**
 - a. Mark Rambo, Deputy City Administrator
The committee work has culminated in an initial master plan of Covenant Park. Today we will be looking at the base layer derived from results of the focus groups, survey data, and committee conversations. We will also review revenue goals including trail connections, purchasing additional property, and sports tourism. We are tasked to look at the

larger elements that can then be drilled down to specific detailed elements. Keep in mind the scale comparison of Covenant Park as it may create changes to the current Kentwood Park Master Plan.

- b. Val Romeo, Director of Parks & Recreation

III. Design Assumptions and Considerations:

- a. Leon Younger, Pros Consulting

The Park design hit 17 out of the 31 experiences important to the community in just this one park. Park activation through programs and events is key to energize the park.

- Cost discussion. Will the park be department run or contracted out? Estimated operational costs: 7 days a week, 12-15 hours a day. Staffing costs will be high...4 full time staff, 2 part-time, volunteers, and maintenance. Cluster projects for the best construction value.
- Revenue sources discussion. Are you, as a resident, willing to pay for it (millage)? Revenue opportunities include campground, leagues, tournaments, programs, events, and sports tourism. The Walma property has a goal of a 50% cost recovery.

- b. Scott Vollmer, Pros Consulting

- c. Melinda Whitten, M.C. Smith & Associates, Inc.

Presented a conceptual plan for the committee to review and discuss.

The design includes active recreation elements in the center of the park with passive recreation elements around the perimeter of the park. The design includes 2 multi-use sports fields, 12 pickleball courts, rustic campground, 18-hole disc golf course, nature center/rental space, destination playground/splash pad, shelter/bandshell, special event/transitional space, walking/biking trails, water sports training pond, skate park, dog park, and expansion spaces (room to grow). A conceptual plan of the Walma property was also presented along with the existing City Hall community gathering place master plan. The Walma property plan includes a recreation community center and possible indoor sports complex. The Covenant Park, Walma property, and City Hall master plan designs can be viewed at

www.kentwood.us/covenantparkplanning

IV. Conceptual Layout Review: Base and Opportunity Layers:

- a. Mark Rambo, Deputy City Administrator.

- **Base Project Layer:** Added into the City's parks master planning efforts and any future millage effort. This will establish the foundational park and recreational amenities/aspects that are required to meet the needs of the community.
- **Opportunity Layers:** Provide guidance for future economic development opportunities and/or partnerships which may include:

- Space for the possible future development of a sports complex.
- Improved access to the East Beltline (easements).
- Opportunities to expand the park in the future

b. Val Romeo, Parks & Recreation Director.

V. Next Steps:

- a. Mark Rambo, Deputy City Administrator.
Asked the committee to digest this information and decide where to go next. Are there any elements missing? Build all at once or phased (distinct quadrants)? Don't need to duplicate park amenities already in current parks. Trying to keep the park as natural as possible while including all the elements desired by the community. Next steps include pricing and prioritizing keeping in mind construction value.
- b. Val Romeo, Parks & Recreation Director.

VI. Public Comment:

- a. Commissioner Coughlin - None

VII. Adjournment: Motion to Adjourn: David Moore, Supported: Laurie Sheldon.
Meeting Adjourned 7:05pm.

Meeting Schedule 2021:

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

Joint meeting of advisory committees.

- October 18
- November 15
- November 29
- Additional meeting dates will be added as scheduled.

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