

LEELANAU COUNTY PARKS & RECREATION COMMISSION
Myles Kimmerly Park Committee
Tuesday, April 27, 2023 – 9:00 a.m.
Leelanau County Government Center, Suttons Bay, Michigan
<https://www.leelanau.gov/meetingdetails.asp?MAId=2510>

(Please silence cellular/electronic devices)

*(Proceedings of the meeting are being recorded and are not the official record of the meeting.
The formally approved/accepted written copy of the minutes will be the official record of the meeting.)*

AGENDA

Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda and Late Additions/Deletions

Public Comment

Action Items –

1. Approval of Minutes – February 28, 2023, Committee Meeting.
2. Review of Park Priorities/Conceptual Plan Discussion.

Public Comment

Board Member Comment

Motion to Adjourn

Leelanau County Parks and Recreation Commission
Myles Kimmerly Park Committee
Tuesday, February 28, 2023 – 1:00 p.m.
Leelanau County Government Center, Suttons Bay, Michigan
Tentative Minutes – Meeting Recorded
<https://www.leelanau.gov/meetingdetails.asp?MAId=2493>

Call to Order:

A meeting of the Myles Kimmerly Park Committee was called to order by Committee Chairman Don Frerichs at 1:00 p.m.

Pledge of Allegiance:

Chairman Frerichs led the “Pledge of Allegiance.”

Roll Call:

John Arens, *(Absent/prior notice)*
Steve Christensen
Don Frerichs, *Chairman*
Kama Ross

Staff Present:

Laurel Evans, Executive Assistant

Approval of Agenda and Late Additions/Deletions:

Motion by Christensen to approve the agenda, as presented. Seconded by Ross.

Discussion – None.

Ayes – 3 (Christensen, Frerichs, Ross)

No – 0 Absent – 1 (Arens)

Motion Passes.

Public Comment:

Ron Calsbeek of the Glen Arbor Township Park Board, asked that the Myles Kimmerly Park Committee consider either converting the two tennis courts at the park into pickleball courts, or adding new pickleball courts. He said pickleball is the fastest growing sport in the world and the Glen Arbor courts are taxed with sometimes 20-30 people waiting to play, with many coming from as far as Maple City, Empire, and Suttons Bay. With eight new tennis courts recently built at Glen Lake Community Schools and considering the light use of the existing tennis courts at Myles Kimmerly Park, Calsbeek thought it reasonable to consider converting the tennis courts to pickleball courts. He added that Glen Arbor would be willing to help out by sharing information from their experience building pickleball courts.

John McIlvried of Glen Arbor, currently the chairperson for the Glen Arbor Parks and Recreation Board, echoed Calsbeek’s message. He added that Glen Arbor recently applied for a DNR SPARKS grant to increase the number of pickleball courts, but were not awarded funding. He said during the summer, the demand for pickleball courts exceeds the number of courts available. For this reason, they would like to partner with other entities and encourage creation of more facilities. He stressed that they would accommodate all efforts to collaborate.

Action Items –

Conceptual Master Plan for Myles Kimmerly Park; Evaluation of the Updated Proposal

Christensen reviewed the quote from Gosling Czubak dated February 27, 2023, and submitted by Kevin Krogulecki, P.L.A.

The scope of work includes:

- Incorporating the current plan mark-up into the new plan;
- Performing one site visit to review proposed improvements;
- Participating in one meeting to finalize the master plan; and
- Developing an updated rendering.

Proposed Start/End Dates: April 1, 2023; May 31, 2023; the total fee to provide these services is \$4,700.00.

Discussion ensued about options for conducting public meetings relating to development of the new master plan. Christensen noted that the mark-up reflected six pickleball courts with additional tennis courts reflected on the underlay. Christensen inquired and McIlvried responded that the eight new tennis courts at Glen Lake Community Schools are available to the public 24/7. Further discussion ensued about striping the existing tennis courts so they could also be used to play pickleball; however, Frerichs commented that double use of the courts is not favored by tennis and pickleball players.

Motion by Ross to recommend to the Leelanau County Parks and Recreation Commission to approve the proposal from Gosling Czubak Engineering Services, Inc., to prepare a conceptual master plan of Myles Kimmerly Park, as presented, pending counsel review and approval.

Seconded by Christensen.

Discussion – Frerichs requested that, time permitting, further discussion ensue on Action Item #1 after addressing the remaining items on the agenda.

Ayes – 3 (Ross, Christensen, Frerichs)

No – 0 Absent – 1 (Arens)

Recommendation Passes.

Poor Farm Barn Committee Update

Steve Stier, President of the Leelanau County Historic Preservation Society (LCHPS), reported on the February 16, 2023, meeting of the Barn Use Committee that Ross and Frerichs both attended. Stier was appointed Chair of the Committee. Stier said the previous two meeting discussions regarding uses for the Poor Farm Barn involved the public entering the barn, which, according to his discussion with Building Code Official Amber Weber, in order to have the public enter the barn legally, requires an architect to draw up a plan to bring the barn up to code. Stier reported that he already retained LTD Architects of Leland, who provided a quote of \$5,000.00 to do the work. Stier requested that the County pay half the \$5,000.00 fee with the other half coming from the townships (LCHPS). Stier also requested that the Myles Kimmerly Park Committee recommend to the County Board of Commissioners to fund half of all improvements to the barn, going forward. Christensen asked and Stier confirmed that Stier already had a commitment from the townships to pay their half of \$2,500.00 towards the architectural work.

Stier reminded the group that the lease agreement between the County and LCHPS required that the Poor Farm Barn become fully integrated into the park, which is why Stier was requesting a committed financial partnership. Evans and Christensen explained the County's bid process which requires three bids for quotes that are over \$5,000.00, so, with regard to County processes, retaining LTD was premature. The group decided that more in-depth discussion was warranted.

The consensus was to move the agreement as an update to the Parks and Recreation Commission's regular session slated for the following day, March 1, 2023.

(Christensen suggested that Stier provide copies of the lease agreement at the March 1st meeting.)

Nursing Home Septic Field Update:

Evans reported that an opinion was received from counsel on the matter of the lease termination with Maple Valley Nursing Home, but she has not had an opportunity to review the opinion with County Administrator Deborah Allen. She reminded the group that the lease terminates in April (2023) so the County will need to contact John Kasben (son of the owner of the nursing home) to check on his progress in upgrading the septic system prior to termination of the lease. Evans said she reached out to the Environmental Health Division of the Benzie/Leelanau District Health Department and they advised the system will need to be pumped out, crushed, and the soil smoothed over in preparation for the new trail. Evans said she will add this topic to a future Parks agenda when more information is available.

Frerichs postponed a discussion regarding signage for the disc golf course due to Bradley's absence from today's meeting. The topic may be discussed at the Parks March 1st meeting.

Continuation of Item 1 – Conceptual Master Plan for Myles Kimmerly Park; Evaluation of the Updated Proposal. Frerichs resumed the discussion of Action Item #1. The consensus of the group was that they supported pickleball courts. Frerichs provided a handout for discussion (https://www.leelanau.gov/downloads/mkp_handout_02282023.pdf). The bid from Team Elmer's (\$234,000.00) was reviewed (https://www.leelanau.gov/downloads/corres_team_elmers_mkp_trail_06292022.pdf); the last two pages are ideas related to the vision for the park.

Christensen shared a short list of ideas for the park, including pickleball and tennis courts and the paved walking trail with partial universal access. Discussion ensued about placement of the driving range and whether it should stay in the plan. Ross was not in support of the driving range. Since nearby Sugar Loaf has driving ranges, the group discussed removing them from the park and making the paved loop trail the priority. Ross asked about gathering public input for the design of the park. Christensen responded that public input would be received at one of the regular meetings. The group agreed that the existing basketball pad should remain in place.

Christensen remarked that less excavation was involved on the yellow trail. Ross concurred with Frerichs to keep the loop on one side of the entrance drive. Christensen suggested a “cut-across,” but said it could be decided later. Discussion followed regarding trail funding, estimated at \$190,000.00 which was proposed to the County Board during the Fiscal Year 2023 budget process, but turned down. Christensen suggested asking for less and doing less, so the project could get started.

Discussion ensued on searching for grants. Ross inquired and Christensen heartily supported her request to research DNR SPARKS grants.

There was a lengthy discussion about park access and parking. Ross wanted to hear recommendations from Gosling to ensure pedestrian safety and still get the best use of space in the park. Also discussed was the removal of the pit toilets and installation of portable toilets with universal access near the soccer and baseball fields. The group decided to remove the previously suggested road down the middle of the field and to enhance overflow parking. Also discussed was whether to keep the beach volleyball court due to lack of use. The group decided to keep the playground at its current location and to scratch central parking and instead enhance overflow parking.

The pros and cons of pit toilets versus portable toilets versus flush toilets was discussed. The group favored portable toilets with universal access as reflected in the original park plan.

McIlvried spoke again about lessons learned when installing pickleball courts in Glen Arbor. He estimated \$300,000.00 to convert a tennis court to two pickleball courts. He added that east/west installation of courts caused blinding by the sun; if fences are not installed between courts, balls roll into adjacent courts; if fences are too low, players jump over them causing the fences to cave in. He said there are many things that were learned in the process of building pickleball courts that they would gladly share with the Commission to help avoid similar mistakes. He also offered to share their experience in applying for a SPARKS grant.

Frerichs turned the discussion to the addition of a dog park. Christensen did not support the proposed location or the idea of a dog park; especially with dog parks in nearby Northport, Suttons Bay, and Traverse City. Christensen added that Bradley said they required a lot of maintenance. Regardless, Frerichs wanted to add a dog park to the list. Ross inquired if the equestrian field (4H) was staying in place. Christensen suggested talking with Lautner on the status of the lease tied to 4H usage.

Christensen advised that an update on the ideas discussed at today’s meeting regarding the Myles Kimmerly Park plan will be provided at the March 1st Parks Regular Session.

Public Comment:

None.

Board Member Comment:

None.

Adjournment:

Motion by Christensen to adjourn. Seconded by Ross.

Discussion – None.

Ayes – 3 (Christensen, Frerichs, Ross)

No – 0 Absent – 1 (Arens)

Motion Passes.

The meeting adjourned to the call of Chairman Frerichs at 2:47 p.m.

Respectfully submitted:

Lori Eubanks, Recording Secretary

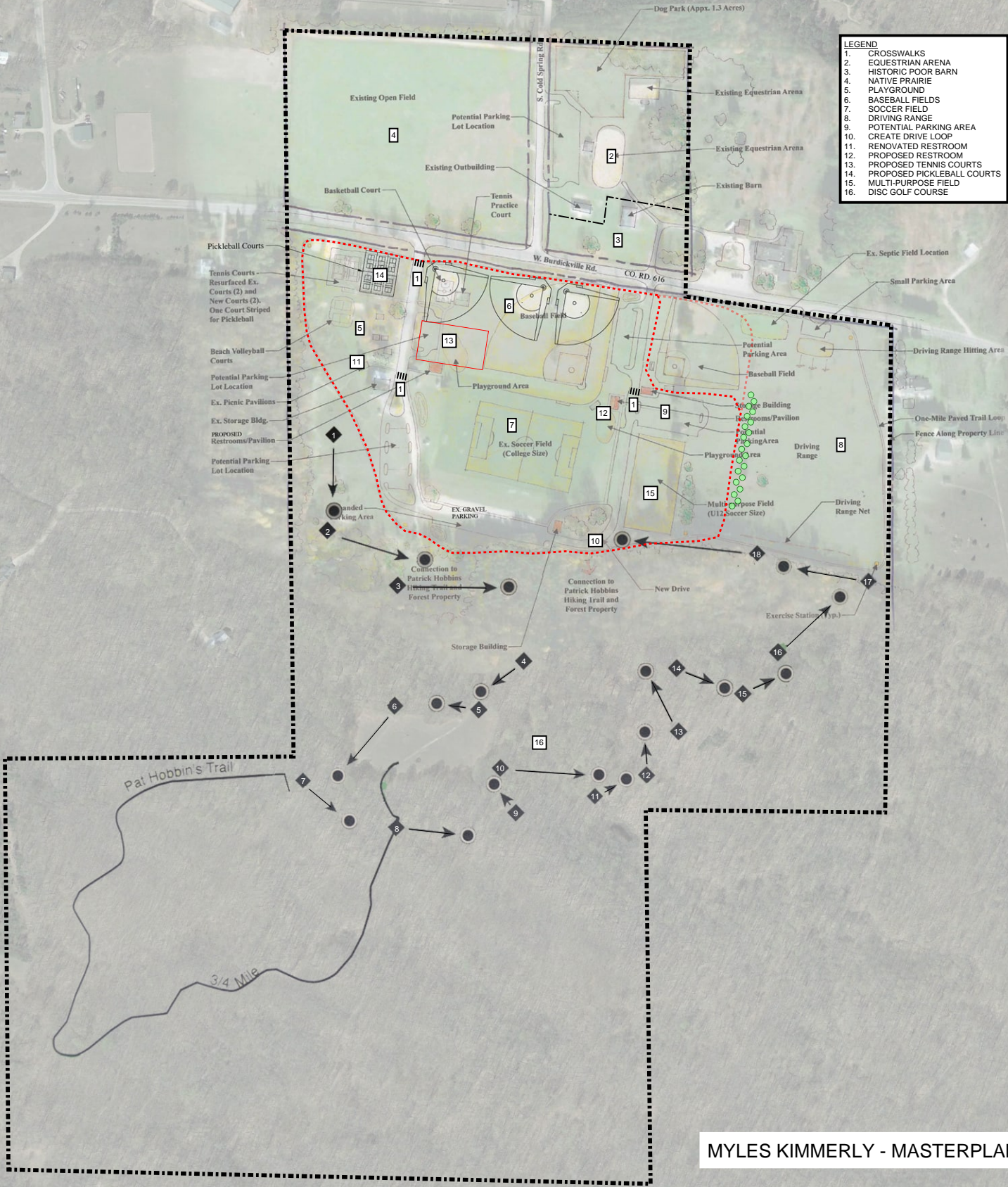
Myles Kimmerly Park Priorities

Which ones do we want the most, and where do we put them?

1	2	3
Master Plan (<i>G-C</i>) Restrooms (<i>U/A</i>) Water Stations Crosswalks Parking Preservation (<i>NW Corner</i>) Grading (<i>Roads/Parking</i>) Disc Golf Signage maintenance Cross-Country Skiing Partner with LCHPS 4-H (<i>evaluate use</i>) Equestrian (<i>evaluate use</i>) Tree Planting (<i>ReLeaf</i>) Boulders (<i>parking lot</i>) Spring Clean-up (<i>GLCS</i>)	Reconfirm Courts (<i>all</i>) <ul style="list-style-type: none"> • Tennis • Pickleball • Baseball • Basketball • Soccer Driving range (<i>Net? Relocate?</i>) Soccer Pavilion Garage Addition (<i>etc.</i>)	Capital Improvement Plans (<i>all</i>) Multi., 2016* \$300,000 Dog Park, 2021 \$40,000 Paved Loop Trail, 2021..... \$250,000 Pickleball Courts (<i>4</i>), 2023 \$80,000 Poor Farm Barn, 2023..... \$35,000 Kiosk, 2022 \$35,000 Playground Equip., 2023..... ?

**Replace/expand tennis courts, relocate baseball fields, irrigate picnic and ball diamonds, replace restrooms*

LEGEND	
1.	CROSSWALKS
2.	EQUESTRIAN ARENA
3.	HISTORIC POOR BARN
4.	NATIVE PRAIRIE
5.	PLAYGROUND
6.	BASEBALL FIELDS
7.	SOCCER FIELD
8.	DRIVING RANGE
9.	POTENTIAL PARKING AREA
10.	CREATE DRIVE LOOP
11.	RENOVATED RESTROOM
12.	PROPOSED RESTROOM
13.	PROPOSED TENNIS COURTS
14.	PROPOSED PICKLEBALL COURTS
15.	MULTI-PURPOSE FIELD
16.	DISC GOLF COURSE



MYLES KIMMERLY - MASTERPLAN