

AGENDA
RAYTOWN PARKS & RECREATION BOARD
Monday, October 20, 2025 7:00 PM

Hosted in person at the Raytown Park Office
5912 Lane Ave, Raytown MO 64133

Or via Zoom Link:
<https://us06web.zoom.us/j/89600090416>

Meeting ID: 896 0009 0416

I. Call to Order

II. Public Participation

Approval of Minutes –September 15th, 2025

III. Reports of Officers

President – Brian Morris

Vice President – Jules Sneddon

IV. Reports of Standing & Special Committees

Personnel – Jourdan Price

Finance – Melina Alford

Program – Robbie Tubbs

Buildings & Grounds – Dave Thurman

Main Street- Robbie Tubbs

V. Staff Reports

Director – Dave Turner

Superintendent of Parks – Tony Mesa

Recreation- Matt Hartmann

VI. New Business

1. Park It KC 2026 contract
2. Kenagy Park redevelopment
3. Demo home at 8805 E 66th ST
4. Rice-Tremonti investment 2026

VII. Other Business

VIII. Announcements

IX. Adjourn

- Next regular Meeting: October 20th, 7 PM at Raytown Parks office.

**Raytown Park Board
Minutes
September 15, 2025**

Attendance:

Park Board: Brian Morris, Dave Thurman, Rhonda Herring, Angel Ambercrombie, Jourdan Price and Jules Sneddon attended in person and by Zoom-Robbie Tubbs and Brent Hugh.

Staff: Dave Turner, Tony Mesa, Matt Hartmann and Jonda DeMarco

Guests: Alderman Janet Emerson, Alderman Diane Krizek, Joe Creamer, Kelly Graf, Mason Sewing and Christy Sewing

Public Comments – Joe Creamer 8808 E 66th Street

A quorum was declared present, and the meeting was called to order at 7:00pm. Dave Thurman made a motion to approve the minutes from August 18, 2025. Jourdan Price seconded, and the motion passed.

Reports of Officers:

President- Brian attended the Festival of the Trails and commented on attendance being down from last year.

Vice President - no report

Reports of Standing & Special Committees:

Personnel – no report

Finance – no report

Program – no report

Buildings & Grounds – no report – but requested a report on assessment for each park

Main Street –a written report was distributed

Staff Reports:

Director – a written report was distributed

Superintendent of Parks – a written report was distributed

Recreation – a written report was distributed

New Business:

1. Jules Sneddon made a motion to approve proceeding an archeological dig at The Rice-Tremonti Home. Jourdan Price seconded and the motion passed.
2. Dave Thurman made a motion to approve proceeding with the sponsorship package for 2026. Angel Ambercrombie seconded and the motion passed.
3. Angel Ambercrombie made a motion to approve proceeding with surplus old Skate Park equipment. Rhonda Herring seconded and the motion passed.
4. Jules Sneddon made a motion to proceed with demo of home at 8805 E 66th Street as long as quote is under \$15,000. Angel Ambercrombie seconded and the motion passed.
5. Dave Thurman made a motion to adjourn at 8:00pm. Jules Sneddon seconded and the motion passed.

Please note: October meeting will be on October 20, 2025



City of Raytown, MO

Budget Report Account Summary

For Fiscal: 2024-2025 Period Ending: 10/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 201 - PARKS & RECREATION							
Revenue							
<u>201-00-00-100-41205</u>	Parks/Storm Water Capital Sales Ta	362,000.00	362,000.00	33,726.51	374,429.07	12,429.07	103.43 %
<u>201-00-00-100-46102</u>	Investment Income	17,000.00	17,000.00	0.00	27,526.47	10,526.47	161.92 %
<u>201-00-00-100-46401</u>	Miscellaneous Revenue	0.00	0.00	0.00	3,771.56	3,771.56	0.00 %
<u>201-92-00-000-42122</u>	Credit Card Processing Fee	1,000.00	1,000.00	67.98	1,084.95	84.95	108.50 %
<u>201-92-00-100-41101</u>	Real Estate Tax	558,771.00	558,771.00	923.59	510,013.76	-48,757.24	8.73 %
<u>201-92-00-100-41102</u>	Personal Property Tax	101,057.00	101,057.00	354.95	87,466.78	-13,590.22	13.45 %
<u>201-92-00-100-41104</u>	Delinquent Real Estate Taxes	13,000.00	13,000.00	144.67	11,282.64	-1,717.36	13.21 %
<u>201-92-00-100-41105</u>	Penalties	9,900.00	9,900.00	285.29	9,503.13	-396.87	4.01 %
<u>201-92-00-100-41107</u>	Railroad & Utilities Tax	18,500.00	18,500.00	0.00	18,608.72	108.72	100.59 %
<u>201-92-00-100-41108</u>	Replacement Tax	30,000.00	30,000.00	0.00	35,559.46	5,559.46	118.53 %
<u>201-92-00-100-41110</u>	Circuit Breaker Refund	-700.00	-700.00	0.00	-622.88	77.12	88.98 %
<u>201-92-00-100-41111</u>	Delinquent Property Tax Revenue	9,000.00	9,000.00	282.18	11,748.75	2,748.75	130.54 %
<u>201-92-00-100-46101</u>	Interest Earnings	30,000.00	30,000.00	842.71	15,240.45	-14,759.55	49.20 %
<u>201-92-00-100-46303</u>	Gain on sale of Fixed Asset	10,000.00	10,000.00	0.00	0.00	-10,000.00	100.00 %
<u>201-92-00-100-47101</u>	Ballfield Lights Fees	1,200.00	1,200.00	50.00	440.00	-760.00	63.33 %
<u>201-92-00-100-47105</u>	Shelter House Rental Fees	25,000.00	25,000.00	75.00	27,646.78	2,646.78	110.59 %
<u>201-92-00-100-47110</u>	Sports Field Rental Fees	4,000.00	4,000.00	720.00	14,670.00	10,670.00	366.75 %
<u>201-92-00-100-47116</u>	Vending Machine-Kenagy	400.00	400.00	103.40	527.48	127.48	131.87 %
<u>201-92-00-100-47204</u>	Team Sports League	20,000.00	20,000.00	1,735.00	7,197.00	-12,803.00	64.02 %
<u>201-92-00-100-47220</u>	Donations	11,000.00	11,000.00	0.00	11,700.00	700.00	106.36 %
<u>201-92-00-100-47425</u>	Other Income	1,000.00	1,000.00	0.00	218.62	-781.38	78.14 %
<u>201-92-00-725-43000</u>	State Grants - TRIM	22,000.00	22,000.00	0.00	21,550.00	-450.00	2.05 %
<u>201-92-00-753-43000</u>	State Grant - LWCF	79,000.00	79,000.00	0.00	497,024.07	418,024.07	629.14 %
<u>201-92-00-754-43101</u>	Federal Grant - Omnibus (SuperSpl	1,985,000.00	1,985,000.00	0.00	19,142.21	-1,965,857.79	99.04 %
<u>201-92-00-755-43101</u>	Federal Grant - Omnibus (Kenagy)	980,000.00	980,000.00	0.00	12,337.50	-967,662.50	98.74 %
Revenue Total:		4,288,128.00	4,288,128.00	39,311.28	1,718,066.52	-2,570,061.48	59.93%
Expense							
<u>201-00-00-100-58000</u>	BMX Appropriation	15,000.00	15,000.00	0.00	15,000.00	0.00	0.00 %
<u>201-00-00-100-59950</u>	Operating Transfer - TIF EAT's	35,000.00	35,000.00	0.00	32,930.85	2,069.15	5.91 %
<u>201-92-00-100-51102</u>	Civilian Employees	492,182.00	492,182.00	0.00	469,625.00	22,557.00	4.58 %
<u>201-92-00-100-51106</u>	Part Time Employees	24,099.00	24,099.00	0.00	2,985.34	21,113.66	87.61 %
<u>201-92-00-100-51111</u>	Civilian Employees Overtime	7,959.00	7,959.00	0.00	7,934.39	24.61	0.31 %
<u>201-92-00-100-51206</u>	Life Ins	1,294.00	1,294.00	0.00	1,186.40	107.60	8.32 %
<u>201-92-00-100-51212</u>	Deferred Compensation - 401 A	4,103.00	4,103.00	0.00	3,772.07	330.93	8.07 %
<u>201-92-00-100-51214</u>	Civilian Pension - LAGERS	73,309.00	73,309.00	0.00	64,159.67	9,149.33	12.48 %
<u>201-92-00-100-51215</u>	Health Insurance	75,033.00	75,033.00	0.00	73,460.01	1,572.99	2.10 %
<u>201-92-00-100-51218</u>	Med Exp - HSA contribution	7,500.00	7,500.00	0.00	6,000.00	1,500.00	20.00 %
<u>201-92-00-100-51220</u>	Dental	4,526.00	4,526.00	0.00	4,262.07	263.93	5.83 %
<u>201-92-00-100-51221</u>	Vision	1,058.00	1,058.00	0.00	943.96	114.04	10.78 %
<u>201-92-00-100-51225</u>	FICA	40,704.00	40,704.00	0.00	35,505.99	5,198.01	12.77 %
<u>201-92-00-100-51231</u>	Auto Allowance	4,980.00	4,980.00	0.00	3,200.00	1,780.00	35.74 %
<u>201-92-00-100-51238</u>	Phone Allowance	3,380.00	3,380.00	0.00	2,880.00	500.00	14.79 %
<u>201-92-00-100-51240</u>	Workers Compensation Insurance	34,855.59	34,855.59	0.00	33,718.02	1,137.57	3.26 %
<u>201-92-00-100-52101</u>	Office Supplies	600.00	600.00	0.00	248.36	351.64	58.61 %
<u>201-92-00-100-52122</u>	Credit Card Processing Charge	3,500.00	3,500.00	0.00	1,876.44	1,623.56	46.39 %
<u>201-92-00-100-52200</u>	Operating Supplies	3,500.00	3,500.00	0.00	1,609.10	1,890.90	54.03 %
<u>201-92-00-100-52233</u>	Uniforms	3,300.00	3,300.00	43.96	635.36	2,664.64	80.75 %
<u>201-92-00-100-52250</u>	Professional Services	1,400.00	1,400.00	0.00	123.80	1,276.20	91.16 %
<u>201-92-00-100-52300</u>	Repair & Maintenance Supplies	93,500.00	93,500.00	7,418.20	63,698.12	29,801.88	31.87 %
<u>201-92-00-100-52301</u>	Fuel	15,000.00	15,000.00	0.00	7,275.94	7,724.06	51.49 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 10/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
201 92 00 100 53101 Postage	500.00	500.00	0.00	5.16	494.84	98.97 %
201 92 00 100 53241 Printing & Promotions	1,500.00	1,500.00	24.86	641.66	858.34	57.22 %
201 92 00 100 53301 Dues & Memberships	2,900.00	2,900.00	0.00	835.15	2,064.85	71.20 %
201 92 00 100 53401 Electricity	38,000.00	36,000.00	0.00	24,410.48	11,589.52	32.19 %
201 92 00 100 53411 Gas	4,400.00	4,400.00	0.00	3,767.45	632.55	14.38 %
201 92 00 100 53421 Water	7,900.00	9,900.00	0.00	7,689.48	2,210.52	22.33 %
201 92 00 100 53431 Telephone	7,000.00	7,000.00	0.00	3,649.66	3,350.34	47.86 %
201 92 00 100 53500 Equipment Expense	1,700.00	1,700.00	0.00	239.97	1,460.03	85.88 %
201 92 00 100 53563 Elections	35,000.00	35,000.00	0.00	64,004.00	-29,004.00	-82.87 %
201 92 00 100 53600 Repair & Maintenance Services	1,500.00	1,500.00	105.00	585.00	915.00	61.00 %
201 92 00 100 53641 Computer Services	9,000.00	9,000.00	0.00	6,466.34	2,533.66	28.15 %
201 92 00 100 53701 Education and Training	3,400.00	3,400.00	0.00	1,725.00	1,675.00	49.26 %
201 92 00 100 53711 Meals & Travel	1,550.00	1,550.00	0.00	471.16	1,078.84	69.60 %
201 92 00 100 53913 General Liability Insurance	48,738.00	48,738.00	0.00	40,213.99	8,524.01	17.49 %
201 92 00 100 53961 Bank Charges	4,400.00	4,400.00	71.11	2,094.72	2,305.28	52.39 %
201 92 00 100 53999 Miscellaneous Contractual	144,000.00	144,000.00	8,001.48	84,808.01	59,191.99	41.11 %
201 92 00 100 54500 Recreational Programming	51,800.00	51,800.00	144.88	24,523.84	27,276.16	52.66 %
201 92 00 100 55000 Vehicle Expense	9,800.00	9,800.00	0.00	11,057.82	-1,257.82	-12.83 %
201 92 00 100 57000 Capital Expenditures	92,000.00	92,000.00	61.00	46,461.39	45,538.61	49.50 %
201 92 00 753 57000 Capital Expenditures - LWCF	158,000.00	1,002,584.43	0.00	838,700.56	163,883.87	16.35 %
201 92 00 754 57000 Capital Expenditures - Omnibus (Su	1,985,000.00	2,008,427.54	0.00	10,854.00	1,997,573.54	99.46 %
201 92 00 755 57000 Capital Expenditures - Omnibus (Ke	980,000.00	986,382.74	0.00	6,382.74	980,000.00	99.35 %
Expense Total:	4,533,870.59	5,408,265.30	15,870.49	2,012,618.47	3,395,646.83	62.79%
Fund: 201 - PARKS & RECREATION Surplus (Deficit):	-245,742.59	-1,120,137.30	23,440.79	-294,551.95	825,585.35	73.70%
Report Surplus (Deficit):	-245,742.59	-1,120,137.30	23,440.79	-294,551.95	825,585.35	73.70%

Budget Report

For Fiscal: 2024-2025 Period Ending: 10/31/2025

Group Summary

Account Type	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 201 - PARKS & RECREATION						
Revenue	4,288,128.00	4,288,128.00	39,311.28	1,718,066.52	-2,570,061.48	59.93%
Expense	4,533,870.59	5,408,265.30	15,870.49	2,012,618.47	3,395,646.83	62.79%
Fund: 201 - PARKS & RECREATION Surplus (Deficit):	-245,742.59	-1,120,137.30	23,440.79	-294,551.95	825,585.35	73.70%
Report Surplus (Deficit):	-245,742.59	-1,120,137.30	23,440.79	-294,551.95	825,585.35	73.70%

Budget Report

For Fiscal: 2024-2025 Period Ending: 10/31/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
201 - PARKS & RECREATION	-245,742.59	-1,120,137.30	23,440.79	-294,551.95	825,585.35
Report Surplus (Deficit):	-245,742.59	-1,120,137.30	23,440.79	-294,551.95	825,585.35



City of Raytown, MO

Fund Balance Report

As Of 10/15/2025

Fund	Beginning Balance	Total Revenues	Total Expenses	Ending Balance
201 - PARKS & RECREATION	1,071,542.73	1,718,066.52	2,012,618.47	776,990.78
Report Total:	1,071,542.73	1,718,066.52	2,012,618.47	776,990.78

Raytown Parks & Recreation Department
Director's Report
October 20, 2025

BOA – We will need to go on the agenda for the November BOA meeting to get our annual contracts approved for Mowing, Security, and continuing the grant funded projects and bids.

Colman Park security - We have worked with I-Tech services to add the capability to remotely shut off the power to the Colman #1 and #2 shelters and have updated our security camera system to replace three old cameras and an additional camera to the shop building. RSC private security has made 576 contacts since October 13th.

OMNIBUS – We are unsure how long the Federal shutdown will be, but we obviously won't be able to get disbursements during the shutdown. That is giving me some problems currently with the skate park contract. GBA is working on bidding documents for the Terry Copeland phase II development now.

George Butler & Associates – I am working with ARC to directly purchase the skate park equipment and have them install the new equipment in January. The Kenagy Redevelopment bids were due October 15th. Terry Copeland bidding documents will go out after the Kenagy bids are in. We still have some specifications and details to work out on the Terry Copeland project.

Southwood Lagoon Park- I have reached out again to the grant managers but have not been contacted yet about our compliance with the LWCF demands on the property. I have spoken to the incoming Public Works director, Joey Carley about the use and future plans of the property. I think Joey will be easier to work with than some previous PW directors.

Little Blue River Recreational Opportunities- This is the group teamed with MARC and the Corps of Engineers that plans to control emergency flood control on the Little Blue River and it's tributaries, such as White Oak Creek, which runs through Southwood Lagoon. I attended another meeting on October 14th about options for recreational opportunities within the planned COE flood control areas. Corps of Engineers are seeking input for working out plans for grants to fund recreational opportunities within these flood control properties.

Rice-Tremonti- The house demo of 8805 E 66th ST was planned for the FY 26 budget year, but we are trying to get that done in the 2025 budget. Industrial Wrecking started the demo of the house down on Wednesday October 15th. The archeological dig started September 28th, but I have not received any information on what has been found, if anything. We are also getting some additional signage made up regarding some rules on the historical property.

Little Blue Trace- On Monday October 13th, we received a call from the Raytown Soccer club that they had to lock out some of their renting football teams. Those teams went immediately next door to Little blue, where our renters were practicing. The gate was left open by our renters, and the new group from the Soccer club took over two or more softball fields. I have contacted our renters and told them that there will be no more field use after October 30th.

Sales Tax Revenue- October sales tax was \$33,726.51, which puts us at \$374,429.07 for the year, \$12,000 higher than the original budgeted amount.



October 2025

PARK MAINTENANCE REPORT



Horticulture / Right of Way

Tree watering continues and tree trimming for some parking areas has begun. We sent two horticulture staff to annual chainsaw safety training at Midwest Public Risk. Public works had a contractor repair the sinkhole in the north island at 63rd and Raytown traffic way. We planted a Chinquapin Oak at Kritser park on behalf of the Raytown Garden club in recognition of their 75th anniversary,

We will begin our annual TRIM grant project shortly after November 1st by removing most of the island trees at 63rd and Blue Ridge Cutoff and replanting with Redbud trees. We will be removing trees at Minor Smith and along the Rock Island trail and Raytown traffic way.

Park Maintenance

We have had the injection pump rebuilt for the chipper and replaced the rear tires on the John Deere tractor due to cracking and dry rot. We sent three staff members to annual chainsaw safety training at Midwest Public Risk.

We had a visiting inspection of playgrounds by Jason McMahon at Midwest public risk. We had some defects that we were aware of and working on like playground mulch and some routine things like replacing GFCI outlets and face plates that have been damaged or quit since our previous in-house inspection.

We have completed the installation of new cameras at Colman Park with improved capabilities. We will be installing remote control power disconnects at shelters 1 and 2 in the next few days.

We completed some much needed repairs to the rental house at Kenagy.

Raytown Parks & Recreation

Park Board Recreation Report

Submitted by: Matt Hartmann

Sports & Special Events Supervisor

October 20th, 2025

Youth Basketball League

Registration numbers are 165 which is up from last year's total. Most exciting is the numbers for K—1st division have increased which shows growth in younger kids interested in youth sports. Most concerning is that numbers for the older girl divisions are still significantly low. This is an issue not just with this league, but with girls' sports in the city as a whole. I believe cooperative efforts through multiple city agencies are crucial to building equitable sports opportunities in the city.

Heart of America Senior Softball

Leagues finally finished playing this week. Overall, 4 teams played on Monday/Tuesday, and 5 teams played on Wednesday nights. Not much to report on for this league as it operates independently and will continue to do so. I will spend the wintertime assessing the feasibility of doing coed adult softball in the Fall of 2026 for adults under 55. The reason for fall is that adult softball numbers are down across the country, but Fall/Spring numbers are holding better than summer numbers so to be strategic in my efforts I will try to focus on fall ball. This could also potentially allow us to utilize Little Blue Trace in higher capacities and won't interfere with RYBSA who has no interest at this point in playing Fall ball.

Agenda item 1

Park It KC contract for managing the park during FIFA World Cup at Terry Copeland Park.

LICENSE AGREEMENT

This License Agreement ("Agreement") is made and entered into as of **June 16, 2026**, by and between **The City of Raytown, Missouri ("Licensor")**, and **Stafflt of Kansas City, LLC d/b/a ParkIt, a Missouri limited liability company ("Licensee")**.

1. Licensed Premises

Licensor hereby grants to Licensee a **temporary, exclusive license** to operate and manage paid parking on the property located at **5330 Raytown Road, Raytown, MO 64133** (the "Premises") for the duration of the FIFA World Cup games taking place at Arrowhead Stadium in Kansas City, Missouri (the "Event Period").

1A. Exclusivity and Non-Interference

For the duration of the Event Period, Licensee shall have the sole and exclusive right to manage and sell paid parking on the Premises. Licensor shall not authorize or permit any other party to operate paid parking or other commercial activities on the Premises during the Event Period without Licensee's prior written consent. Licensor further agrees to reasonably cooperate with Licensee to prevent activities that would materially interfere with customer access, traffic flow, or the safe and orderly use of the Premises.

2. Term

This Agreement shall commence on **June 16, 2026** and continue through the conclusion of the final World Cup game held at Arrowhead Stadium, unless terminated earlier in accordance with Section 9.

3. Use of Premises

Licensee shall have the right to:

- a. Sell parking spots to the public during the Event Period;
- b. Manage and staff the Premises for parking use;
- c. Place banners and reasonable signage at and around the Premises to direct customers and advertise services, at no additional cost, subject to Licensor's prior approval of location and size.
- d. Use the Premises solely for vehicle parking during the Event Period.

4. Revenue Sharing

- a. Licensee shall retain ninety percent (90%) of gross revenues collected from parking sales.
- b. Licensor shall receive ten percent (10%) of gross revenues ("Revenue Share").
- c. Licensee shall remit the Revenue Share to Licensor within fifteen (15) business days following each game. Payment of the Revenue Share shall constitute full and final satisfaction of Licensor's entitlement to revenues under this Agreement.

5. Pricing

Pricing charged per vehicle shall be determined by Licensee at its sole discretion, provided that Licensee shall use commercially reasonable efforts to maintain market-appropriate rates.

6. Operations & Compliance

- a. Licensee shall provide staffing necessary to operate and manage paid parking on the Premises.
- b. Licensee shall comply with all applicable laws, regulations, and ordinances.
- c. Licensor shall remain responsible for providing police, security, and any necessary sanitation or trash removal services on or around the Premises.
- d. Licensee shall not be responsible for theft, vandalism, personal injury, or property damage occurring on the Premises, except to the extent caused by the gross negligence or willful misconduct of Licensee or its employees.
- e. **All vehicles parked on the Premises during the Event Period are parked at the vehicle owner's sole risk. Neither Licensee nor Licensor shall be responsible for loss, theft, or damage except as provided under Section 6(d).**

7. Insurance

Licensee shall maintain during the Term:

- Commercial General Liability insurance of not less than \$1,000,000 per occurrence and \$2,000,000 aggregate, naming the City of Raytown as an additional insured.
- Automobile Liability insurance of not less than \$1,000,000 combined single limit.
- Workers' Compensation insurance as required by Missouri law.

Certificates of insurance shall be provided to Licensor **upon request**.

8. Indemnification

Licensee agrees to indemnify, defend, and hold harmless Licensor, its officers, employees, and agents from and against all claims, liabilities, damages, or expenses arising from Licensee's use or operation of the Premises, except to the extent caused by Licensor's gross negligence or willful misconduct.

9. Termination

Either party may terminate this Agreement upon written notice if the other party materially breaches its obligations and fails to cure within five (5) business days after receipt of notice. Licensor may terminate immediately if Licensee fails to maintain required insurance.

10. Force Majeure

Neither party shall be liable or deemed in default for any delay or failure to perform under this Agreement caused by events beyond its reasonable control, including but not limited to weather, natural disaster, government action, civil disturbance, labor dispute, or cancellation/postponement of World Cup games.

11. No Lease or Property Interest

This Agreement grants a license only and does not create any leasehold, tenancy, or other real property interest in the Premises.

12. Miscellaneous

- This Agreement constitutes the entire agreement between the parties.
- This Agreement shall be governed by the laws of the State of Missouri.
- Any disputes shall be subject to binding arbitration in Jackson County, Missouri.
- This Agreement shall not be assigned without prior written consent of Licensor.

13. Signatures

CITY OF RAYTOWN, MISSOURI

By: _____

Name: _____

Title: _____

Date: _____

STAFFIT OF KANSAS CITY, LLC d/b/a PARKIT

By: _____

Name: Chris Jancich

Title: _____

Date: _____

Agenda item 2

Does the Raytown Parks Department want to move forward with receiving only one bid for the project?

BIDDING COMPANY: TERRY SNELLING Construction Inc

Date: 10/15/2025

1. **Bidder's Acknowledgments.** Bidder accepts all of the terms and conditions of the Instructions to Bidders, including without limitation those dealing with the disposition of Bid security. This Bid will remain subject to acceptance for 60 days after the Bid opening, or for such longer period of time that Bidder may agree to in writing upon request by the City.

2. **Bidder's Representations.** In submitting this Bid, Bidder represents that:

a. Bidder has carefully reviewed the proposed Contract Documents and the following addenda, receipt of which is hereby acknowledged:

1. Addendum #1



2.

3.

Bidder understands and agrees that in signing this Bid, Bidder waives all right to plead any misunderstanding regarding the Contract Documents or the above-referenced addenda.

b. Bidder has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.

c. Bidder has given GBA's Landscape Architect written notice of all conflicts, errors, ambiguities, or discrepancies that Bidder has discovered in the proposed Contract Documents, and the GBA's Landscape Architect's written explanation is acceptable to Bidder.

3. **Bid Price.** Bidder will complete the Work in accordance with the Contract Documents for the following lump sum price(s). Bidders are required to provide a bid for the base scope of work to be selected, but can choose to provide bids for any and/or all alternates as interested. Selection will be based on the City's available funds as well as other criteria identified within instructions to bidders.

Lump Sum Base Bid Price Total Base Bid in Words: <i>Seven hundred ninety one thousand dollars and no/100</i>	\$ <i>951,550</i> <i>791,000⁰⁰</i>
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4. **Bid Alternates**. Bidder will complete the Work in accordance with the Contract Documents for the following lump sum price(s).

Alternate #1 – Playground Curb and Surfacing Demo and remove from site all mulch and subbase to a depth of 12-inches. Construct a new concrete curb and turf termination bar. Install new underdrains within gravel subbase and install synthetic safety surfacing. Maintain existing playground in place.	\$ 98,000 ⁰⁰
Alternate #2 – Accessible Walk to East Side of Ballfield Construct a new walkway between the park loop trail and ballfield including grading and landscape restoration.	\$ 37,000 ⁰⁰
Alternate #3 – Accessible Walk from Parking Lot to South Side of Ballfield Construct a new walkway between the parking lot and ballfield including ADA warning surface, bollards, grading and landscape restoration.	\$ 26,000 ⁰⁰

5. **TIME OF COMPLETION**. The Contract will be awarded to the lowest and best responsible bidder:

- a. The Work to be performed under this Contract shall begin on the date specified in the written Notice to Proceed issued by the Owner, and the Work shall be substantially complete, in accordance with Paragraph GC-45 of the General Conditions, within 270 Calendar Days thereafter. Once the Work starts, Contractor shall continuously pursue completion of the work.

To meet the definition of Substantial Completion, the following items of the Work must be operational and ready for Owner's continuous use as intended:

- All demolition work completed.
- New prefabricated restroom installed and operational.
- All pavement and playground curbs installed
- Playground underdrains and safety surface installed

The City of Raytown official holidays are: New Years Eve, Martin Luther King Jr. Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and the day after Thanksgiving, Christmas Eve, and Christmas.

The undersigned also declares that he/she understands that liquidated damages based on the full bid price of the contract shall be assessed against contractor, as stipulated liquidated damages and not as a penalty, in an amount as set forth in paragraph GC 44 of the general conditions for each and every calendar day the work remains incomplete over the specified completion time(s) stated above in paragraph 1.

- b. In submitting this Bid, the undersigned declares that it is of lawful age and executed this Bid on behalf of the Bidder named herein, and that the undersigned has lawful authority to do so. The undersigned further declares that it has not directly or indirectly entered into any agreement, expressed or implied, with any Bidder or Bidders, having for its object the controlling of the price or amount of such Bid or any Bids, the limiting of the Bid or Bidders, the parceling or farming out to any Bidder or Bidders, or other persons, of any part of the Agreement or any part of the subject matter of the Bid or Bids or of the profits thereof, and that it has not and will not divulge the sealed Bid to any person

Dave Turner

From: Jim Schuessler <jschuessler@gbateam.com>
Sent: Wednesday, October 15, 2025 11:55 AM
To: Dave Turner; Tony Mesa
Cc: Nick Ferrara
Subject: Raytown - C. Lee Kenagy Park - Engineer's Estimate

David and Tony,

Here is our engineer's estimate:
Base bid: \$840,000

Mobilization with incidentals - 75,000
Demo trees, plantings, building, and hardscapes – 20,000
Erosion control - \$6,000
Earthwork - 15,000
Building foundations - \$55,000
Building (misc support) - \$10,000
Concrete sw – 26,000
ADA ramp – 5,000
Curb wall – 10,000
Plantings – 6,500
Trees - 1,500
Bollards - 6,000
Seed and mulch – 5,000
Prefab building – 550,000
Contingency - 49,000

Alt 1 = \$135,000

(Includes mobilization, demo, earthwork, erosion control, perimeter curb, synthetic turf, drainage pipe, seed and restoration)

Alt 2 = \$45,000 (Includes mobilization, erosion control, demo, earthwork, curb wall, sidewalk, seeding and restoration)

Alt 3 = \$56,000 (Includes mobilization, erosion control, demo, earthwork, sidewalk, ADA ramp, bollard, seed and restoration)

Best Regards,



Jim Schuessler FASLA, LEED AP, ENV SP Planning and Landscape Architecture Lead

9801 Renner Boulevard | Lenexa, Kansas

16305 Swingley Ridge Rd, Suite 300 | Chesterfield, Missouri

c 913.669.7271



Agenda item 3

Industrial Wrecking will take the rental home at 8805 E 66th ST down this week in effort to get this project completed in the current budget year.

INDUSTRIAL | ISW

Salvage & Wrecking Co. Inc.

Tony Mesa
City of Raytown-Parks & Rec
10000 E 59th St
Raytown, MO 64133
816-365-0515
tonym@raytownparks.com

Project: 8805 E 66th St
Raytown, MO 64133

Proposal # 25-0291

Date: 10-3-2025

Thank you for contacting us for a proposal for the demolition of the house located at **8805 E 66th St. Raytown, MO**. After going to the site, Industrial Salvage & Wrecking Co, Inc proposes the following for a lump sum of: **Ten Thousand Five Hundred Dollars (\$10,500.00)**.

This price includes the following:

- Provide all labor, materials, and equipment to demolish the building.
- Obtain all permits required by the governing authority for the demolition.
- Demolish house and small shed, removing concrete, footings, and foundation, leaving driveway.
- Haul all debris to a legal landfill.
- Level lot, seed, and straw.

Items not included that may be required:

- Asbestos or Environmental Survey.
- Asbestos and/or Hazardous waste removal.
- Have existing Every & Spire utilities disconnected.
- Provide domestic water kill with street restoration & sewer kill.
- Freon recovery.
- Every transformers to be removed by property owners.
- Telephone pedestals.
- Shoring of any kind.
- If any tires are found on the property, there will be an additional charge for removal.
- Tree removal.
- Site fence.
- Rough grade.

Salvage Rights- All salvageable materials at the above-mentioned address are to become the property of Industrial Salvage & Wrecking Co, Inc. on approval of the proposal. If any salvageable material is to go missing prior to the start of work, there will be an additional charge that will be discussed prior to any work to be performed by I.S.W.

This price is good for 60 days and includes our standard insurance coverage. Bonds and additional insurance are available at an additional cost.

Terms: Net 30 days. Past due accounts are subject to a 1.5% late charge balance per month.

If you have any questions or if you need further assistance, feel free to contact me at (816) 241-5900 or my mobile at (816) 820-5944.

Acceptance of proposal: The parties have agreed to the above specifications and conditions and have hereby entered into the above contract. You are authorizing Industrial Salvage & Wrecking Co., Inc. to do the work as specified. Payment will be made as outlined above.

Charles Cacioppo Jr: Charles A Cacioppo Jr Date: 10-9-2025
President

Owner's Signature: David Turner Date: 10-9-2025



Community Development
10000 East 59th St, Raytown, MO 64133
Office: (816) 737-6014

Permit	Permit NO. BLDR-020250-2025
	Permit Type: Building (Residential)
	Work Classification: Demo
	Permit Status: Issued
Issue Date: 10/14/2025	Expiration: 04/12/2026

Location Address

Parcel Number

8805 E 66TH ST, RAYTOWN, MO 64133

45-230-15-35-00-0-00-000

Contacts

CITY OF RAYTOWN 10000 E 59TH ST, RAYTOWN, MO 64133 (816)358-4100	Property Owner	INDUSTRIAL SALVAGE & WRECKING CO. 3570 GARDNER AVE, KANSAS CITY, MO 64120 (816)241-5900 INFO@INDWRECK.COM	Applicant
INDUSTRIAL SALVAGE & WRECKING CO. 3570 GARDNER AVE, KANSAS CITY, MO 64120 (816)241-5900 INFO@INDWRECK.COM	Contractor		

Description: Demolition of a single family home- (owned by City of Raytown)

Valuation: \$10,500.00
Total Sq Feet: 600.00

Inspection Requests:

816-737-6014

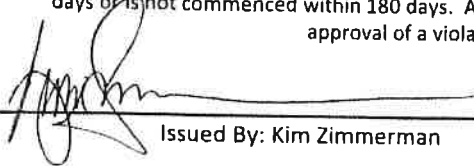
Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Inspection Information

1. All inspections require 1 working day (24 hours) advance notice.
2. Inspections must be scheduled and approved before covering any work.
3. APPROVED PLANS AND SITE PLAN MUST BE ONSITE FOR INSPECTIONS!

This permit is issued in reliance upon information submitted by the applicant. The Building Official may suspend or revoke a permit whenever the permit is issued in error, on the basis of incorrect information supplied, or in violation of the adopted code, city ordinance or regulations. This permit shall become null and void if the work authorized by this permit is suspended for a period of 180 days or is not commenced within 180 days. Approval of the plans or any inspections of this project shall not be construed as an approval of a violation of the codes or ordinances of the City of Raytown.


Issued By: Kim Zimmerman

October 14, 2025

Date

Applicant

Date

Agenda item 4

Through Discussion with Diane Egger, she has suggested taking more responsibilities at the Rice-Tremonti home.

Ideas include taking over the mowing responsibilities and mow the property with our contractor. Cost per mow would be roughly \$200-220, yearly expense would be \$5,000-\$5,500 for 25 mowings.

Offering a grant to the Friends of Rice-Tremonti board to use for maintenance needs, or for seeking matching grants.