

**BOARD OF PARKS AND RECREATION COMMISSIONERS  
KANSAS CITY, MISSOURI**

**Tuesday, December 10, 2024  
4600 East 63rd Trafficway**

**4:00 O'CLOCK P.M.  
Workshop**

**5:00 O'CLOCK P.M.  
BOARD MEETING**

**Members of the Board may attend this meeting via video conference.**

**Workshop**

4 p.m.

Open Discussion

**Board Meeting**

Call to Order – President Beth Haden

Roll Call

**Closed Session**

**Agenda**

1. Considering Board approval of the November 19, 2024 Board Minutes. **Attachment A**
2. **Resolution #32691** – Considering Board approval and support of the Kansas City Museum Stage II Construction for Carriage House, Conservatory Lodge and Carpenters' Shed. **Attachment B**
3. **Resolution #32692** – Considering Board approval a Resolution for the Removal of Park Property — Approximately 3.42 acres of Longfellow Park located between E. 25th Street and E. 26th Street, and between Gillham Road and Cherry Street from the park system. **Attachment C**
4. **Resolution #32693** – Considering Board approval of the Amended and Restated Agreement for Ground Lease with Children's Mercy Hospital. **Attachment D**
5. **Resolution #32694** – Considering Board approval of Ground Maintenance Services Contract for Parks with Eyedea Care Solutions. **Attachment E**
6. **Resolution #32695** - Considering Board approval of Ground Services Contract for Right-of-Ways with Eyedea Care Solutions. **Attachment F**
7. **Resolutions #32696 through Resolution #32697** – Considering Board approval for Ground Maintenance Service for Contracts Parks. **Attachment G**
8. **Resolutions #32698 through Resolution #32702** - Considering Board approval of a Ground Maintenance Services Contracts for Right-of-Ways. **Attachment H**

**Board Agenda – December 10, 2024**

9. **Resolution #32703** - Considering Board approval of a Donation Agreement with the Kansas City Hockey Youth Association for purchase, installation and maintenance of a Scoreboard in Line Creek Community Center. **Attachment I**
10. **Resolution #32704** - Considering Board approval of a Facility Use without Concessions Agreement with 24 Hour Faith Training Center for the use of Gregg Klice Community Center to hold church services. **Attachment J**
11. **Resolution #32705** - Considering Board approval of a Real Estate Sale Contract to Purchase Property at 5521 NE San Rafael Drive in the amount of \$165,000. **Attachment K**
12. **Resolution #32706** - Considering Board approval of an Agreement with Gracemore-Randolph Neighborhood Association for renovations to property located at 5521 NE San Rafael Drive. **Attachment L**
13. **Resolution #32707** - Considering Board approval of Amendment #4 with SK Design Group, Inc. for Trolley-Blue River Connector Trail Segment 2 Project in the amount of \$33,426 and extending the contract time to December 22, 2025. **Attachment M**
14. **Resolution #32708** - Considering Board approval of Change Order #1 with National Streetscape, Inc. for Buckeye Greenway Pedestrian Bridge in the amount of \$137,800 and extend the contract time to July 13, 2025. **Attachment N**
15. **Resolution #32709** - Considering Board approval for the acceptance of the National park Service Outdoor Recreation Legacy Program Grant Award for Swope Park Improvements. **Attachment O**
16. **Resolution #32710** - Considering Board approval of a KC Care Health Center for construction and maintenance of accessible ramp, stairway & landing for storefront property at 3535 Broadway Boulevard. **Attachment P**
17. **Resolution #32711** – Considering Board of an Encroachment License Agreement with 1111 Grand LLC, for property located at 1111 Grand Boulevard for a Hotel Canopy. **Attachment Q**
18. **Resolution #32712** – Considering Board approval of an Encroachment License Agreement with 1111 Grand LLC, for property located at 1111 Grand Boulevard for Valet Parking. **Attachment R**
19. **Resolution #32713** – Considering Board approval of an Encroachment License Agreement with Darden Restaurants Inc. and Capital Grille Holdings for property located at 4760 Broadway Boulevard. **Attachment S**
20. **Resolution #32714** – Considering Board approval of an Encroachment License Agreement with Crossroads Hotel, Group, LLC (Hotel Indigo) for property at 2020 Grand Boulevard for Valet Parking. **Attachment T**
21. **Resolution #32715** – Considering Board approval of an Encroachment License Agreement with The Record Bar for property at 1520 Grand Boulevard for Canopy Entrance Awning. **Attachment U**
22. **Resolution #32716** – Considering Board of an Encroachment License Agreement with Savvy Bridal Boutique LLC for property at 1812 Broadway Boulevard for Sign Fixture. **Attachment V**
23. **Resolution #32717** – Considering Board approval of an Encroachment License Agreement with The Monarch Bar LLC, for property at 4808 Roanoke Parkway for fixtures and valet parking. **Attachment W**

24. **Resolution #32718** – Considering Board approval of an Encroachment License Agreement with 906 Grand Boulevard Hospitality, LLC for property at 906 Grand Boulevard for valet parking. **Attachment X**
25. **Resolution #32719** – Considering Board approval of an Encroachment License Agreement with FRC Balance, LLC for a sign fixture at property locate at 4749 Pennsylvania. **Attachment Y**
26. **Resolution #32679(Held on November 19 2024)** – Considering Boar approval of the Construction Contract with Mid-America Golf and Landscape, Inc in the amount of \$8,336,968.23. **Attachment Z**
27. Directors Update
28. **Public Hearing – Public Testimony is Limited to 2 Minutes.**
29. Adjourn

The Board may return to the conference room following the regular meeting for additional discussion of items on the agenda of the Board's Workshop that were not completed prior to the regular meeting.

Any closed session may be held via teleconference.

Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys.

- Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters.
- Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals.

**BOARD MEETING  
November 19, 2024**

**1:00 O'CLOCK P.M.  
Workshop**

**2:00 O'CLOCK P.M.  
Board Meeting**

**4600 East 63rd Trafficway  
Kansas City, Missouri 64130**

**Workshop**

**1 p.m. – 1:15 p.m. – Longfellow Park – Tami Greenberg  
1:30 p.m. – 39<sup>th</sup> & Gillham Barn RFP Recommendation (Held)**

**Board Meeting**

Call to Order – President Beth Haden

Roll Call:

Board Members Present: President Haden, Commissioner Contreras, Commissioner Meier and Commissioner Taylor

Board Members Absent: Commissioner Smith

On a motion by Commissioner Smith, duly seconded by Commissioner Taylor, the Board approved the Board Minutes for October 22, 2024 Board Meeting.

**Resolution #32675 – Kansas City Zoo – Giraffe Project**

On a motion by Commissioner Contreras, duly seconded by Commissioner Taylor, the Board approved the Kansas City Zoo Giraffe Project.

***Background:*** The Zoo is home to a herd of five Masai giraffes, but the current layout of their habitat and behind-the-scenes barn severely limits the number of days that the animals can enjoy the large outdoor savannah habitat and be seen by the public. The savannah and the giraffe barn are separated by a quarter of a mile, and it is not a quick process for the herd to navigate the corridor between them. This means that viewing the giraffes is highly dependent on weather conditions as the animal care teams must take the forecast into account and how long it may take to move the herd. This limited availability of viewing giraffes is often cited on the Zoo's visitor satisfaction survey as a disappointment.

The project being presented today is a new giraffe facility that provides a new holding facility attached to their outdoor yards and provides guests with the opportunity to view them both inside and outside. In addition, Zoo guests will be able to interact with the giraffe through feeding stations both inside the barn

and outside on the deck. Weather will no longer be a barrier. The project will include new ADA-accessible restrooms including a universal changing station, plus a mother's room and toddler seats. A new concessions area will also be added.

The complete cost of this project will be approximately \$21 million, and the intent is to raise private donations to cover up to 50% of the costs.

As stated in the contract between the City and Friends of the Zoo, FOTZ shall advise the Board of any reconstruction, relocation, replacement, modification or removal any and all structures, improvements and other items deemed necessary or desirable by FOTZ, if the cost of any such action is expected to be more than \$500,000 FOTZ shall advise the Parks Board of the nature of the proposed action prior to taking it.

#### **Resolution #32676 – Cooperative Agreement with Kansas City Rose Society**

On a motion by Commissioner Contreras, duly seconded by Commissioner Taylor, the Board approved the Agreement with the Kansas City Rose Society and authorized the Director or designee to execute the agreement on behalf of the Board.

**Background:** The Board has under its control various park lands and boulevards including one of Kansas City's most beautiful, historical and popular parks, the Jacob L Loose Park located at W. 51<sup>st</sup> & Wornall Road. This 75-acre park contains the Laura-Conyers-Smith Municipal Rose Garden with nearly 168 varieties of roses which are, maintained through a partnership of the Kansas City Rose Society (KCRS) and the Kansas City, Missouri, Board of Parks and Recreation Commissioners. The Rose Society furnishes all the roses while park employees provide ongoing care. In addition, Rose Society members volunteer hundreds of hours each year to assist the Loose Park staff with pruning in the garden and the Loose Park Garden Center.

On October 15, 2019 the Parks and Recreation Department entered into an agreement with KCRS which identified a mutual beneficial plan for the use and maintenance needs to facilities. That agreement allows KCRS the option to renew for 4 (four) subsequent five-year periods thereafter (each a 'renewal term'. This Agreement will allow for the renewal of the agreement for five (5) years, initial term of this agreement is October 31, 2024. KCRS shall have the option to renew for three (3) subsequent five-year (5) year periods thereafter.

Parks and Recreation created a Loose Park Rose Garden Center account, managed and operated by the City, to be used for repairs and improvements for the Garden Center and Rose Garden. City will pay \$50 for each scheduled wedding and \$25 for each rehearsal to KCRS. KCRS shall be permitted to enter onto and perform various activities on premises for the sole purpose of fundraising. These funds are to be paid annually to KCRS on or before December 31, of each year.

City will be responsible for the care and protection of all property and will ensure that all work and activities adhere to the deed of Dedication between Ella Cl. Loose and Kansas City.

#### **Resolution #326677 – Suspension of the Naming/Renaming Policy**

On a motion by Commissioner Taylor, duly seconded by Commissioner Contreras, the Board approved the Resolution for the Suspension of the current Parks and Recreation Naming/Renaming Policy.



**Background:** The Kansas City Board of Parks and Recreation Commissioners directly superintends, controls, manages, develops and extends all parks, parkways, boulevards and other properties and resources. The Board also retains the exclusive right to place memorials and/or monuments on park grounds or to name or rename parks, boulevards, parkways, greenways, recreation facilities, fountains and other properties in honor of individuals, living or deceased. On August 14, 2018, the Parks Board at that time passed Resolution number 31094 approving a Parks and Recreation Naming/Renaming policy. Currently, the Parks Board has two naming requests pending.

The current policy is too vague and does not provide the Parks Board with sufficient guidance as to naming or renaming the parks' assets. In the interest of naming, or evaluating the existing name of, a park, boulevard, greenway, recreation facility, fountain, trail, or other property, it is necessary to review and clarify the current policy, including, as an example, by considering adding detail to, and strengthening the definitions of "significant contribution", "substantial donation", and "outstanding community leader" in the current policy. The adoption of a suspension as to new requests is necessary to allow Parks staff and the Parks Board sufficient time to review and revise the current policy. This suspension will also apply to any and all pending requests for the naming or renaming of park assets. The Director of Parks and Recreation shall find a proper way to provide notice to the public of this suspension.

#### **Resolution #32678 – Deed Acceptance for the addition of 3220 Indian to the 1991 Transfer**

On a motion by Commissioner Meier, duly seconded by Commissioner Contreras, the Board approved and accepted the Deed for the addition of 3220 Indiana to the 1991 Transfer.

**Background:** Pursuant to Ordinance No. 910439, the Council authorized the Board of Parks and Recreation Commissioners to accept two Special Warranty Deeds and a Quitclaim Deed ("1991 Deeds") from the School District of Kansas City, Missouri ("KCPS"), which conveyed six tracts of land generally located near East 31<sup>st</sup> Street and Indiana and East Linwood Boulevard and Cleaveland Avenue.

These conveyances were never recorded, so the City has been working with KCPS to obtain corrective deeds. In that original conveyance, only half of the parcel located at 3220 Indiana was included in the deed (Lot 1 and the East 16 feet of Lot 2, BROUGHAM PARK). The parcel is used as one parking lot, and conveying the portion originally deeded to the City would leave the City without driveway access. Parks staff has determined that accepting all portions of 3220 Indiana is in the best interest of the City to avoid future title issues (LOT 1 & E 16 FT LOT 2 & E 3.91 FT OF S 100 FT LOT 10 & S 100 FT OF LOT 11 & ALL LOT 12, BROUGHAM PARK).

#### **RESOLUTION #32678**

The Board of Parks and Recreation Commissioners is authorized and responsible by the provisions of the City Charter for providing lands; and other resources for recreational opportunities and programs for all residents of Kansas City, Missouri; and,

**WHEREAS**, pursuant to Ordinance No. 910439, the Council authorized the Board of Parks and Recreation Commissioners to accept two Special Warranty Deeds and a Quitclaim Deed ("1991 Deeds") from the School District of Kansas City, Missouri ("KCPS"), conveying six tracts of land generally located near East 31<sup>st</sup> Street and Indiana and East Linwood Boulevard and Cleaveland Avenue; and

**WHEREAS**, although executed by KCPS and authorized by the Council, the 1991 Deeds were never recorded and have since been lost; and

**WHEREAS**, in order to correct the land records, KCPS desires to execute corrective versions of said 1991 Deeds and the Board of Parks and Recreation Commissioners intend to accept pursuant to Ordinance No. 910439; and

**WHEREAS**, a portion of the property located at 3220 Indiana Avenue was previously approved by the Council and thus included in the 1991 Deeds; and

**WHEREAS**, KCPS desires to convey the remaining portion of the property commonly known as 3220 Indiana Avenue and described as “The South 100 feet of the East 3.91 feet of Lot 10, the South 100 feet of Lot 11, and all of Lot 12, BROUGHAM PARK, a subdivision in Kansas City, Jackson County, Missouri” to the City; and

**WHEREAS**, the transfer to the City, without consideration for the expansion of Central Park, will be made by Quitclaim Deed executed by the School District of Kansas City, Missouri, and will be held in escrow until the subsequent passage of a resolution by the Board of Recreation Commissioners accepting said property for parkland forever;

**NOW, THEREFORE,**

**BE IT RESOLVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS:**

The Council is requested to accept the deed to the land and declare it to be park property and to remain such forever in accordance with the provisions of Section 1004 of the Charter as an addition to the Kansas City, Missouri, Parks and Recreation System described as:

“The South 100 feet of the East 3.91 feet of Lot 10, the South 100 feet of Lot 11, and all of Lot 12, BROUGHAM PARK, a subdivision in Kansas City, Jackson County, Missouri”.

I, Karmen D. Houston, Secretary to the Board of Parks and Recreation Commissioners, do hereby certify that the above is a true and exact copy of **Resolution #326**, Adopted by the Board of Parks and Recreation Commissioners on November 19, 2024, and recorded in the official proceedings of that date.

**Resolution #32679 – (HELD) – Construction Contract with Mid-America Golf and Landscape, Inc.**

**Background:** A construction bid was advertised on August 29, 2024 for the renovation of the Swope Memorial Golf Course located at 6900 Swope Memorial Drive, Kansas City, Missouri 64132. The project will implement construction documents from CE Golf Design. The renovation will include new greens, tee boxes, bunkers, cart paths and a complete irrigation replacement including a new retention pond and pump station. Work is planned to begin on January 1, 2025, with a re-opening planned for the Spring of 2026.

Bids were received from three qualified firms on September 25, 2024, and reviewed by a selection committee. The Mid-America Golf and Landscape, Inc. bid was selected as their bid was the lowest and met all requirements of the construction bid.

Mid-America Golf and Landscape, Inc team's price submittal for the construction project is \$8,336,968.23. Funding for this contract is provided through city council approved special obligation bonds debt service and will be paid with annual golf fund revenues. CREO set utilization goals of 15% MBE and 15% WBE for this project.

**Resolution #32680 – Amendment #1 with American Lawn & Landscape Inc,**

On a motion by Commissioner Taylor, duly seconded by Commissioner Contreras, the Board approved Amendment #1 with American Lawn & Landscape, Inc., in the amount of \$550,000.00 and authorized the Director or designee to execute the amendment on behalf of the Board.

**Background:** On October 2, 2024, the City, through the Board of Parks and Recreation Commissioners, entered into a contract for Tree Planting Services FY25-29 with American Lawn & Landscape, Inc. and for a contract amount not to exceed \$1,010,000.00. The term of this Contract will be for a period of one year, not to exceed June 30, 2025. The City has the option to extend the term of this Contract with approval from the Board of Parks & Recreation Commissioners for four-(4) additional one-year renewal periods.

On June 1, 2024 the City was awarded a twelve-million-dollar (\$12,000,000.00) grant through the United States Department of Agriculture's Inflation Reduction Act (IRA) Urban and Community Forestry Grant program to increase the density of Kansas City's urban tree canopy through a collaborative effort between the Neighborhood Services Department and the Parks and Recreation Department.

This amendment #1 will encumber \$550,000.00 of this grant funding to plant an estimated 1,000 trees in socially vulnerable areas of the city, and a total contract amount not to exceed \$1,560,000.00. Funding for these services is administered by Neighborhood and Community Services grant account 2580-575013-G57USDA24-G57CONTR-CONT. Parks and Recreation are not financially obligated.

CREO Department reviewed and approved the Contractor's Utilization Plan MBE/WBE goals for this contract of 11% and 11% respectively.

**Resolution #32681 – Amendment #1 with Bridging the Gap-Heartland Tree Alliance – KC Wildlands**

On a motion by Commissioner Taylor, duly seconded by Commissioner Meier, the Board approved Amendment #1 with Bridging The Gap with Heartland Tree Alliance and Kansas City Wildlands FY25-29 contract in the amount \$550,000.00 and authorized the Director or designee to execute the amendment on behalf of the Board.

**Background:** On November 5, 2024, the City, through the Board of Parks and Recreation Commissioners, entered into a contract with Bridging the Gap (BTG), Heartland Tree Alliance (HTA) and KC Wildlands (KCWL), a Missouri non-profit organization. This contract addresses tree planting by HTA and invasive species removal in forested and/or prairie areas, surveying, collecting and processing of local genotype native seed on Park's remnant properties, and native planting/seeding in forested and/or prairie areas by KCWL, and for a contract amount not to exceed \$796,445.00. The term of this Contract will be for a period of one year, not to exceed September 30, 2025. The City has the option to extend the term of this Contract



with approval from the Board of Parks & Recreation Commissioners for four-(4) additional one-year renewal periods.

The Heartland Tree Alliance's program includes homeowners and other members of the community in the process of tree planting and maintenance which increases the survivability of the trees. This is a vital part of our urban forest management plan.

On June 1, 2024 the City was awarded a twelve-million-dollar (\$12,000,000.00) grant through the United States Department of Agriculture's Inflation Reduction Act (IRA) Urban and Community Forestry Grant program to increase the density of Kansas City's urban tree canopy through a collaborative effort between the Neighborhood Services Department and the Parks and Recreation Department.

This amendment #1 will encumber \$550,000.00 of this grant funding to plant an estimated 1,000 trees in socially vulnerable areas of the city, and a total contract amount not to exceed \$1,346,445.00. Funding for these services is administered by Neighborhood and Community Services grant account 2580-575013-G57USDA24-G57CONTR-CONT. Parks and Recreation are not financially obligated.

The Human Relations Department has reviewed and waived the MBE/WBE goals for this contract.

**Resolution #32682 – Amendment #1 with ArborPro Inc.**

On a motion by Commissioner Taylor, duly seconded by Commissioner Contreras, the Board approved Amendment #1 with ArborPro, Inc., in the amount of \$193,200.00 and authorized the Director or designee to execute the amendment on behalf of the Board.

**Background:** On July 15, 2024, the City through the Board of Parks and Recreation Commissioners, entered into a Contract with ArborPro, Inc. for Tree Inventory Services FY25-29, for a contract amount not to exceed \$400,000.00. The City has the option to extend the term of this Contract with approval from the Board of Parks & Recreation Commissioners for four-(4) additional one-year renewal periods.

This contract includes the performance of a complete street tree inventory of an estimated 150,000 public trees. The inventory will be completed in eighteen-(18) months. The data collected is important to the proper management of our public trees by providing the recommended maintenance for each tree. It also fulfills one the recommendations of the Urban Forest Master Plan to have an updated tree inventory. The term of this Contract will be for a period of one year, not to exceed June 30, 2025.

On June 1, 2024 the City was awarded a Twelve Million Dollar (\$12,000,000.00) grant through the United States Department of Agriculture's Inflation Reduction Act (IRA) Urban and Community Forestry Grant program to increase the density of Kansas City's urban tree canopy through a collaborative effort between the Neighborhood Services Department and the Parks and Recreation Department.

This Amendment #1 in the amount of \$193,200.00 of this grant funding to inventory an estimated 33,895 trees in socially vulnerable areas of the city, and a total contract amount not to exceed \$593,200.00. Funding for these services is administered by Neighborhood and Community Services grant account 2580-575013-G57USDA24-G57CONTR-CONT. Parks and Recreation are not financially obligated.

The CREO Department has reviewed and approved a waiver for no goals on this project.

### **Resolution #32683 – Amendment #1 with Shawnee Mission Tree Services**

On a motion by Commissioner Taylor, duly seconded by Commissioner Contreras, the Board approved Amendment #1 with Shawnee Mission Tree Services, Inc. dba Arbor Masters Company for Tree Maintenance Services FY25-29 in the amount of \$1,696,539.26 and authorized the Director or designee to execute the amendment on behalf of the Board.

**Background:** On April 19, 2024, the City, through the Board of Parks and Recreation Commissioners, entered into a contract for Tree Maintenance Services FY25-29 with Shawnee Mission Tree Services, Inc. dba Arbor Masters company. The cost per tree diameter inch for tree pruning is \$12.00, for tree removal is \$32.00, and crew hourly cost for emergency response is \$260.00, and a contract initial encumbrance of \$1,300,000.00.

This contract addresses tree maintenance pruning, removal, and limb/brush pick-up needs on public properties and right of ways, including citizen's requests, 311 Action Center requests, and requests from other sources. It is estimated that this contract will prune approximately 9,000 trees and remove approximately 2,000 trees. The term of this Contract will be for a period of one year, not to exceed June 30, 2025. The City has the option to extend the term of this Contract with approval from the Board of Parks & Recreation Commissioners for four-(4) additional one-year renewal periods.

This contract also requires the Contractor to provide storm response services for those crews employed under this contract. Crews in addition to those required by the contract may be added at the same rates upon mutual agreement by the City and the Contractor.

This Amendment #1 will provide for additional funding for these tree maintenance services in the amount of \$1,696,539.26. Funding in the amount of \$1,454,206.00 is provided through the Inflation Reduction Act (IRA) grant and administered by the Neighborhood Services Department and \$242,333.26 from Forestry budget. For a total contract amount not to exceed \$2,996,539.26. Parks and Recreation are not financially obligated.

Funding for these services is found in grant account 2580-575013-G57USDA24-G57CONTR-CONT and Forestry budget account 1000-707771. We will encumber \$1,696,539.26 to execute this Amendment #1. The CREO department has set MBE/WBE goals for this contract of 11% and 11% respectively.

### **Resolution #32684 – Parks and Recreation Department 2025 Fees and Charges**

On a motion by Commissioner Meier, duly seconded by Commissioner Contreras, the Board approved the 2025 Fees and Charges, effective January 1, 2025.

**Background:** On April 26, 2022 the Park Board of Commissioners adopted the 2022 Revenue and Pricing Policy. Part of that policy indicated that fees would be evaluated annually due to increasing costs and the department would implement a pyramid pricing model "Cost Recovery Pyramid". The Cost Recovery Pyramid provides a framework for adjusting fees to stay within the established cost recovery goals range. Attached you will find a spreadsheet listing the proposed fee changes and increases for the calendar year of 2025. Justification and notes are included on the attached spreadsheet.

All proposed fees and charges will go into effect on January 1, 2025.

The 2025 Parks and Recreation Department Fee and Charges are attached to the Official Board Minutes of November 19, 2024.

**Resolution #32685 – Agreement with Midwest Pool Management – Outdoor Aquatic Facilities**

On a motion by Commissioner Taylor, duly seconded by Commissioner Contreras, the Board approved the Agreement with Midwest Pool Management to manage outdoor aquatic facilities in the amount of \$197,060 and authorized the Director or designee to execute the agreement on behalf of the Board.

**Background:** In order to improve efficiencies in the management and oversight of our outdoor aquatic facilities, the decision was made to consolidate all three of our existing contracts into one. An RFP was posted, and Midwest Pool Management was selected as the qualified proposal.

The Parks and Recreation Department would like to enter into a professional services contract with Midwest Pool Management to operate the Outdoor Aquatic Facilities for a five-year term with option to renew four successive one-year terms if mutually agreed by both parties.

A management fee of \$197,060.00 will be paid annually. In addition, MPM will receive funding for supplies, chemicals, maintenance items, salaries and marketing as budgeted. Security will be provided by Parks Department Rangers.

Facilities covered in this contract are: Line Creek Community Center, Mary Williams Neal Community Center, Tony Aguirre Community Center, Budd Park, Gorman Park, Groove Park Pools and the Bay and Springs Water Parks.

Midwest Pool Management will be responsible for all operations, staffing and programming at the outdoor aquatic facilities.

**Resolution #32686 – Agreement without Concessions with Honeywell Federal Manufacturing and Technologies**

On a motion by Commissioner Taylor, duly seconded by Commissioner Meier, the Board approved the Agreement with Honeywell Federal Manufacturing and Technologies and authorized the Director or designee to execute the agreement on behalf of the Board.

**Background:** Honeywell Federal Manufacturing and Technologies (FM&T) is requesting the use of the gymnasium at Hillcrest Community Center for employees to play volleyball during the term of this agreement. Games will take place on Tuesdays and Wednesdays at a rate of \$75.00/hour.

Total compensation, to be paid in full prior to the start of this agreement, is projected to be \$6,600.00.

The term of this license shall begin on January 14, 2025, and end on April 2, 2025.

Honeywell Federal Manufacturing and Technologies will provide commercial general liability insurance coverage through a self-insured policy per city requirements.

**Resolution #32687 – Facility Use without Concessions Agreement with E.D.O. Soccer Academy**

On a motion by Commissioner Taylor, duly seconded by Commissioner Contreras, the Board approved the Agreement with E.D.O. Soccer Academy and authorized the Director or designee to execute the agreement on behalf of the Board.

**Background:** Estrella De Oro, also known as E.D.O. Soccer Academy, was founded by the father & Son duo - Juan & Victor Muniz in 2001. E.D.O. Academy's mission focuses on giving kids the opportunity to practice soccer while giving back and learning to be active members of their communities. E.D.O. supports children, and it is their goal to provide them with the motivation/opportunities for growth while seeking post-secondary education with the help of bringing soccer to the community. An additional focus is to create a welcoming community that promotes diversity, inclusivity, and respect for all.

E.D.O. Soccer Academy is requesting the use of the soccer facilities at Garrison Community Center for youth soccer activities. Activities will take place from 7:00 p.m. – 8:00 p.m. on Tuesdays and Thursdays during the terms of this agreement. They will compensate the City \$75.00 per hour for a total compensation of \$1,650.00.

The terms of this agreement will begin December 5, 2024, and end March 27, 2025. E.D.O. Soccer Academy will provide commercial general liability and sexual abuse/molestation insurance per City's requirements.

**Resolution #32688 – Facility Use without Concessions Agreement with The Village KC**

On a motion by Commissioner Contreras, duly seconded by Commissioner Meier, the Board approved the Agreement with The Village KC and authorized the Director or designee to execute the agreement on behalf of the Board.

**Background:** The Village KC is a 501(c)(3) youth organization that has been serving 5th-12th grade students in the Greater Kansas City Area since 202, with the primary focus on Black youth, their mission is to remove barriers, and create access to quality opportunities that inspire creativity, promote healthy lifestyles and introduce life skills that will empower students to turn their dreams into reality. By cultivating a safe space, these experiences will help them grow, have fun, and become change agents in their community.

The Village KC is requesting the use of facilities at Southeast Community Center to host four six-week programs, one per quarter for art classes and photography classes. Photography classes will take place on Mondays from 7:00 p.m. – 8:00 p.m. and art classes will take place on Saturdays from 12:00 p.m. – 1:30 p.m. during the terms of this agreement. Specific dates will be determined on a quarterly basis based on availability. The Village KC will compensate \$45.00/hour for a total compensation of \$2,700.00.

The term of this license shall begin on January 1, 2025, and end on December 31, 2025.

Village KC will provide commercial general liability sexual abuse/molestation insurance coverage per city requirements.



**Resolution #32689 – Facility Use without Concessions Agreement with Redemptorist Athletic Club Basketball League**

On a motion by Commissioner Taylor, duly seconded by Commissioner Contreras the Board approved the Agreement with Redemptorist Athletic Club Basketball League and authorized the Director or designee to execute the agreement on behalf of the Board.

**Background:** Redemptorist Athletic Club Basketball League is requesting the use of the gymnasium at Tony Aguirre Community Center for youth basketball practices and games during the term of this agreement. Practice will take place on Mondays from 6:00 p.m. – 8:00 p.m. at a rate of \$75.00/hour.

Eight games will be scheduled on Saturdays from 9:30 a.m. – 12:30 p.m. at a rate of \$200.00 each.

Total compensation is projected to be \$3,250.00.

The term of this agreement shall begin on November 24, 2024, and end on February 15, 2025.

Redemptorist Athletic Club Basket will provide commercial general liability insurance coverage per city requirements.

**Resolution #32690 – Encroachment License Agreement with The Melting Pot (Property at 450 Ward Parkway**

On a motion by Commissioner Contreras, duly seconded by Commissioner Meier, the Board approved the Encroachment License Agreement with The Melting Pot and authorized the Director or designee to execute the agreement on behalf of the Board.

**Background:** The Board of Parks and Recreation Commissioners is being requested to enter into an Encroachment License agreement with The Melting Pot, a fondue restaurant, which is the tenant of the property located at 450 Ward Parkway, for use of adjacent parkway right-of-way for installation of an overhand area past the property line consisting of 50.25 sf metal entry canopy and including 12.43 sf of projecting, illuminated signage lettering which will say MELTING POT. This agreement defines both license and maintenance terms for the use of the parkway right-of-way adjacent to the subject property.

The licensee will be responsible for securing permits, construction, maintenance, and repair of the canopy and illuminated letters. The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition, and paying the annual encroachment fee in the amount of \$904.50. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.



**Public Hearing:**

**Ronald McDonald House Charities** - The following individuals testified in support of the for the proposal by Longfellow Ronald McDonald House to purchase a portion of Longfellow Park and expand its facilities.

Tami Greenberg, Jessica Underwood, Emily Gretzinger (read letter from Jules McBride who could not make the meeting), Mike Jeffries, Tirzah Gregory, Mike Jeffries, Steve McDowell, Daniel Sailer, Enrique Gutrey, Anastasia Huggins, Shari Gormley and Adam Miller

Karen Uhlenhuth came before the Board to share her thoughts and concerns about the tree canopy and Parks and Recreation tree planting process. Ms. Uhlenhuth commented that she is thrilled that the Parks Department is planting approximately 2,000 and hopes there are more to be planted. Ms. Uhlenhuth commented that the Climate and the Urban Forestry Plan makes it clear that the tree canopy is getting smaller. Ms. Uhlenhuth commented that she is concerned about the type of trees that are being planted and the cost per tree. Ms. Uhlenhuth commented that there are individuals, including herself, that are willing to volunteer to plant trees. The Board thanked Ms. Uhlenhuth for attending the Board Meeting and that staff will follow up with her.

**CLOSED SESSION**

On a motion by Commissioner Meier, duly seconded by Commissioner Contreras, the Board unanimously approved by roll call vote to enter into a Closed Session to discuss real estate.

A motion was made, duly seconded, the Board unanimously approved by roll call vote to leave Closed Session and enter back into an open meeting.

Board Meeting adjourned.

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Beth Haden, President  
Board of Parks and Recreation Commissioners

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Karmen Houston, Board Secretary

# Aquatics

SWIM LESSONS		Program	Age	Session of Classes		Duration	Fee	Walk-In
Youth Swim Lessons		Multi-Child Discount*	3 to 17	4 or 8 weeks	8	30-45 min	\$35	n/a
		Youth Camp Discount*	6 to 17	2 to 8 weeks	8	30-45 min	\$30	n/a

\*Recommend implementing \$5 Multi-Child Discount and \$30 Youth Swim Lesson Add-On Option for OOS Camps

# Athletics

BASKETBALL	League/Program	Age	Session of Classes	Duration	Team	Indiv
Adult Basketball	Men's League	18 +	8 weeks	n/a	\$450	n/a
	Women's League	18 +	8 weeks	n/a	\$450	n/a
	Tournament	18 +	n/a	n/a	\$250	n/a
	3 vs 3	18 +	8 weeks	n/a	\$250	n/a
	4 vs 4*	18 +	8 weeks	n/a	\$325	n/a

\*Recommending price adjustment for Adult Basketball - 4 vs 4 from \$125 to \$325 to align with other Adult Basketball Fees and Charges.

# Education and Leisure

YOUTH							
	Program	Age	Session of Classes		Duration	Fee	Walk-In
Camp	Specialty Camps - Teen, Outdoor, Sports, etc.	6 to 13	10 weeks	50	10 hours	n/a	\$150/wk
	Registration -Summer Camp*	6 to 13	One time	50	10 hours	\$25 - 2025; \$30 - 2026	n/a
	Summer Camp	6 to 13	10 weeks	50	10 hours	n/a	\$100/wk
	Winter/Spring Break Camp*	6 to 13	1-2 weeks	10	10 hours	\$25	\$100/wk

\*Recommended increase for Summer Camp Registration - \$25 in 2025 and \$30 in 2026 due to addition of new technology and increase Drop-In Fee for OOS Camps from \$20/day to

# Facility Fees and Rentals

FACILITY ADMISSION Center		Age/Cat.	Pass Type	Fee - Day	Fee - Month	Fee - Annual	City Staff
Community Centers	All	Adult	All Access	\$5	\$30	\$300	Free - Self; \$120 Family Member
		Senior	All Access	\$3	\$20	\$200	Free - Self; \$120 Family Member
Community Centers *except LCCC							
		Youth	Limited	\$5	\$10	\$100	Free - Self with guardian permission; \$50 for Youth Family Member*
Southeast	Toddler Room Pilot**	Adult	Toddler Room	\$3	\$10	\$100	Toddler Room Pilot - Child watch for up to 2 hours while member is participating
FACILITY RENTAL							
Price (Prime) 6p-9p Mon-Fri, All Weekend Price (Non-Prime)							
Line Creek	Ice Rentals*	Room, Equip., Staff					Unit
		Non-Contracted Organizations			\$350	\$350	hr
		Contracted Organizations			\$325	\$325	hr
Indoor Pools	Gregg, Tony, Southeast*	Pool Party			\$250		3 hrs
		Pool Rental			\$500		3 hrs
*Recommend offering Free Staff Youth Membership; \$50 Staff Youth Family Membership							
**Toddler Room Pilot - \$3/Drop-in; \$10/Monthly; \$100/Annual - Up to 2 hours child watch while member is in program (Southeast Only)							
Line Creek Ice Rentals: Recommend increase; Non-Contract Orgs: \$350; Contract Orgs: \$325. This is based on fee comparisons to Ice Facilities in the region.							
Indoor Pools - Recommend adding Pool Party Package at \$250 after successful summer pilot at Southeast and Full Pool Rental Fee of \$500/3 hours.							

## Aquatics

SWIM LESSONS	Program	Age	Session of Classes		Duration	Fee	Walk-In
Youth Swim Lessons	Multi-Child Discount*	3 to 17	4 or 8 weeks	8	30-45 min	\$35	n/a
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\*Recommend implementing \$5 Multi-Child Discount and \$30 Youth Swim Lesson Add-On Option for OOS Camps

## Athletics

BASKETBALL	League/Program	Age	Session of Classes		Duration	Team	Indiv
Adult Basketball	Men's League	18 +	8 weeks	n/a	n/a	\$450	n/a
	Women's League	18 +	8 weeks	n/a	n/a	\$450	n/a
	Tournament	18 +		n/a	n/a	\$250	n/a
	3 vs 3	18 +	8 weeks	n/a	n/a	\$250	n/a
	4 vs 4*	18 +	8 weeks	n/a	n/a	\$325	n/a

\*Recommending price adjustment for Adult Basketball - 4 vs 4 from \$125 to \$325 to align with other Adult Basketball Fees and Charges.

## Education and Leisure

YOUTH	Program	Age	Session of Classes		Duration	Fee	Walk-In
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\*Recommended increase for Summer Camp Registration - \$25 in 2025 and \$30 in 2026 due to addition of new technology and increase Drop-In Fee for OOS Camps from \$20/day to

## Facility Fees and Rentals

FACILITY ADMISSION Center		Age/Cat.	Pass Type	Fee - Day	Fee - Month	Fee - Annual	City Staff
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Community Centers *except LCCC		Youth	Limited	\$5	\$10	\$100	Free - Self with guardian permission; \$50 for Youth Family Member*
Southeast	Toddler Room Pilot**	Adult	Toddler Room	\$3	\$10	\$100	Toddler Room Pilot - Child watch for up to 2 hours while member is participating
FACILITY RENTAL		Room, Equip., Staff		Price (Prime) 6p-9p Mon-Fri, All Weekend		Price (Non-Prime)	Unit
Line Creek	Ice Rentals*	Non-Contracted Organizations		\$350		\$350	hr
		Contracted Organizations		\$325		\$325	hr
Indoor Pools	Gregg, Tony, Southeast*	Pool Party		\$250			3 hrs
		Pool Rental		\$500			3 hrs

\*Recommend offering Free Staff Youth Membership; \$50 Staff Youth Family Membership

\*\*Toddler Room Pilot - \$3/Drop-in; \$10/Monthly; \$100/Annual - Up to 2 hours child watch while member is in program (Southeast Only)

Line Creek Ice Rentals: Recommend increase; Non-Contract Orgs: \$350; Contract Orgs: \$325. This is based on fee comparisons to Ice Facilities in the region.

Indoor Pools - Recommend adding Pool Party Package at \$250 after successful summer pilot at Southeast and Full Pool Rental Fee of \$500/3 hours.





# Intra-Departmental Communication

**Date:** December 10, 2024

**To:** Board of Parks and Recreation Commissioners

**From:** Anna Marie Tuter, Executive Director, Kansas City Museum

**Subject:** Stage II Construction

## **Background:**

On October 21, 2021, the Kansas City Museum Foundation (KCMF) reopened Corinthian Hall after years of architectural design (2014-2017) by International Architects Atelier (IAA) and construction by JE Dunn Construction (2017-2021). Because of the size, scope, and cost of the expansive restoration and renovation—5 historic buildings on 3.5 acres plus additional historic structures and new construction—the project was intended to be completed in several phases of architectural design with IAA and stages of construction with JE Dunn. Stage I was the completion of Corinthian Hall.

Since the reopening of Corinthian Hall, the KCMF has been working with IAA on architectural design for the four remaining historic buildings (Carriage House, Lodge, Conservatory, and Carpenter's Shed) on the property and JE Dunn on cost estimates. Currently, the KCMF has an MOU with the Missouri State Council on the Arts for funding appropriated by the Missouri State Legislature in the amount of \$4,480,847, which needs to be spent by June 30, 2025. This funding was championed and secured by former Senator John Rizzo, Senator Barbara Washington, and Senator Lincoln Hough.

The plan currently is to prioritize the exterior restoration of the historic buildings and structures using both the state funds as well as private funding. This work comprises Stage II of the multi-staged, multi-year project and requires completing architectural design drawings, environmental testing and abatement, demolition, and construction. This critical work will protect the historic buildings from further dilapidation and ready them for future interior restoration and renovation. Additional future stages of construction with JE Dunn will follow as the KCMF secures more private funding.

KCMF will contract with JE Dunn for an estimated price of \$5 million using both the state funding and private funding. This contract shall comply with the City's minority and women's business enterprise participation goals, bonding and insurance requirements, prevailing wage, construction employment program, affirmative action program, civil rights and anti-discrimination laws, E-Verify Program for Employment Verification, and Missouri Domestic Buy American Act. As stated in the contract between the KCMF and the Parks Department, "all construction contracts on city owned property that exceed \$300,000 must be approved by the Parks Board."

## **Recommendation:**

Staff recommends Board support for and approval of the KCMF's Stage II project.





# Intra-Departmental Communication

**Date:** December 10, 2024

**To:** Board of Parks and Recreation Commissioners

**From:** Chris Cotten, Director

**Subject:** Resolution - Removal of Park Property — Approximately 3.42 acres of Longfellow Park located between E. 25th Street and E. 26th Street, and between Gillham Road and Cherry Street from the park system

## **Background**

The City of Kansas City has a tradition of partnering with not-for-profit organizations for public purposes to provide community services that benefit the citizens of Kansas City. Ronald McDonald House Charities of Kansas City (RMHKC) has been using the land and building at 2502 Cherry Street to provide free housing, lodging, and other services to thousands of families with sick children at nearby pediatric hospitals in Kansas City each year since 2006.

RMHKC has an increased and growing need for expanding available free housing and lodging to families of ill and injured children for nearby access to pediatric hospitals within Kansas City at the 2502 Cherry location in Longfellow Park. RMHKC has reached out to the Parks Board to discuss the possibility of purchasing Longfellow Park to expand its services such proposal would include the City receiving an agreed upon price for the land, where such an agreement would also require approximately 1.5 acres of designated land to remain open and available to the public. During this process, the Parks Department also determined that Sheila Kemper-Detrich Park, which is located between E 26th Street and E 27th Street, and between Gillham Road and Cherry Street and is approximately a 1/2 block away from Longfellow Park, would provide Kansas City residents with appropriate use of park land in close proximity.

This Board Resolution will ask for approval and recommend that the Council enact an election ordinance that would present to the voters of Kansas City a question to remove approximately 3.42 acres of Longfellow Park from the park system and convey said property to a not-for-profit corporation for the public purpose of expanding available free housing and lodging to families of ill and injured children for nearby access to pediatric hospitals within Kansas City.

## **Recommendation**

Staff recommends Board approval of the Resolution and direct staff to furnish a copy of the Official Resolution to the City Council for an Ordinance calling for submission to the voters of Kansas City, at a special election to be held at a future election, a question to remove approximately 3.42 acres of Longfellow Park located between E 25th Street and E 26th Street, and between Gillham Road and Cherry Street from the park system and convey said property to a not-for-profit corporation for the public purpose of expanding available free housing and lodging to families of ill and injured children for nearby access to pediatric hospitals within Kansas City.

## **Resolution #**

**WHEREAS**, the City of Kansas City has a tradition of partnering with non- for- profit organizations for public purposes to provide community services that benefit the citizens of Kansas City; and

**WHEREAS**, Ronald McDonald House Charities of Kansas City ("RMHKC") has been using the land and building at 2502 Cherry Street to provide free housing, lodging, and other services to thousands of families with sick children at nearby pediatric hospitals in Kansas City each year since 2006; and

**WHEREAS**, the Board of Parks and Recreation Commissioners of the City (the "Parks Board") has determined that RMHKC has an increased and growing need to serve and care for the families of ill and injured children that reside within the City, and throughout the City's region, with close and nearby access to the children who are receiving treatment, services, and care at pediatric hospitals within the City, and, the 3.42 acres of Longfellow Parks should be conveyed to non-for -profit corporation based on terms and consideration acceptable to the City and the Parks Board for purpose of expanding housing, lodging and other services for sick children and deems this a public purpose; and

**WHEREAS**, the Parks Board has determined that Sheila Kemper-Detrich Park, which is located between E 26th Street and E 27th Street, and between Gillham Road and Cherry Street and is approximately a 1/2 block away from Longfellow Park, provides Kansas City residents with appropriate use of park land in close proximity; and

**WHEREAS**, City Charter section 1004(b) reads: "If any property is determined by the Board of Parks and Recreation Commissioners to be no longer necessary or appropriate for park, parkway, or boulevard use, such property may be removed from the park system by a vote of the people"; and

**WHEREAS**, such removal of this parkland would only be to convey said property to a not-for-profit corporation in response to a Request for Proposal, and based on terms and consideration acceptable to the City, including receiving an agreed upon price for the land, where such an agreement requires approximately 1.5 acres of designated land to remain open and available to the public, and a reversionary interest to the City of the designated 1.5 acres of open and publicly available land if the purchaser ceases to operate as a not- for- profit corporation providing these free services; and

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF PARKS AND RECREATION COMMISSIONERS:**

That the Board does hereby approve and recommend that the Council enact an election ordinance, in substantial conformance to the copy attached and incorporated herein as Exhibit 1, that would present to the voters of Kansas City at a future election a question, whether Land containing approximately 3.42 acres described as:

#### **Legal Description:**

Approximately 3.42 acres of Longfellow Park generally located between East 25th Street and East 26th Street, and between Gillham Road and Cherry Street and convey said property to a not-for-profit corporation, for the public purpose of providing and expanding a campus to provide families with access to free housing, lodging and services that are nearby pediatric hospitals within the City and authorize the City to convey said property for terms and consideration as the City may determine acceptable.

I, Karmen D. Houston, Secretary to the Board of Parks and Recreation Commissioners, do hereby certify that the above is a true and exact copy of Resolution # \_\_\_\_\_, adopted by the Board of Parks and Recreation Commissioners on Date, and recorded in the official proceedings of that date.

### **BOARD OF PARKS AND RECREATION COMMISSIONERS**

BY: \_\_\_\_\_  
Karmen D. Houston, Secretary



# Intra-Departmental Communication

**Date:** December 10, 2024

**To:** Board of Parks and Recreation Commissioners

**From:** Chris Cotten, Director

**Subject:** Amended and Restated Agreement for Ground Lease with Children's Mercy Hospital

## **Background**

The Board of Parks and Recreation Commissioners and Children's Mercy Hospital ("CMH") entered into a thirty-year ground lease on June 5, 2007. Pursuant to the Ground Lease, CMH was obligated to construct certain Parks Improvements to Hospital Hill Park. The Park Improvements completed by Children Mercy Hospital in Hospital Hill Park include walking and exercise trails, a basketball court and other park amenities. The Lease also obligated CMH to commence construction by June 5, 2022, on a 300-seat auditorium accessible to the public. CMH completed the construction in 2020 of a 370-seat auditorium within the CMH renovation project where the City may reserve through CMH. CMH also has completed \$1,000,000 in park improvement to Hospital Hill Park. CMH has been performing day-to-day maintenance on Hospital Hill Park and Nutter Playground for the duration of the agreement. CMH has also been utilizing the gravel lot east of Hospital Hill throughout the duration of the agreement.

The parties have been negotiating an Amended and Restated Ground lease agreement for some time to reflect changes due to the current existing conditions of the agreement and adding responsibilities for CMH regarding the parking lot. This new agreement will require CMH to construct a new parking lot on the existing city owned site and plan for a cost not to exceed \$1,000,000 for these improvements. CMH and its contractors are required to follow the city's processes, code and ordinances, including but not limited to, bonding, MBE/WBE, prevailing wage, ADA and insurance requirements. CMH will maintain and take care of the improvements to the parking lot and the Hospital Hill Park. Park users of Hospital Hill Park will have 5 spaces dedicated for park users only to park a vehicle while visiting the park.

The initial term of the agreement is fifteen years and two additional five-year terms. After the initial term, at least 180 days prior to the expiration of the Initial Term, the City and CMH shall commence good faith negotiations as to any necessary changes to the terms in the Agreement including rental fees. The parties will either agree to have an appraisal report prepared for the lease value for the new term or use a rental rate set by using an agreed upon widely recognized index such as the CPI-U Rental Adjustment.

## **Recommendation**

Staff recommends Board approval of the Amended and Restated Agreement for Ground Lease with Children's Mercy Hospital to and request Board authorization for the Director or designee to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024

**TO:** Board of Parks and Recreation Commissioners

**FROM:** Kevin Evans, Manager of Natural Resources

**SUBJECT:** Ground Maintenance Services for Enhanced Parks (**Extension #1**)

## **BACKGROUND:**

Since 2024, parks mowing contracts have been sent to bid and awarded to contractors based on the lowest and best bid.

Each contract grants the option during the term of this Contract, upon properly executed amendment, to extend the term of this Contract for up to five (5) years total per the awarded bid rates.

The Board approved awarding the contracts at the following rates for the number of acres specified:

**Resolution #32694** - South District (Arbor-Villa) to Eyedea Lawn Care Solutions for \$4,294.00 fertilization, post emergent, aerification and overseeding.

## **RECOMMENDATION:**

Staff recommends Board approval of the Grounds Maintenance Services Contract with Eyedea Lawn Care Solution and requests Board authorization for the Director or designee to execute the contract on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024

**TO:** Board of Parks and Recreation Commissioners

**FROM:** Kevin Evans, Manager of Natural Resources

**SUBJECT:** Ground Maintenance Services for Right-of-Way (**Extension #1**)

## **BACKGROUND:**

The right-of-way mowing contract was awarded in 2024 to contractors based on the lowest and best bid.

Currently, the average cost per turf acre per cycle for grounds maintenance services for rights-of-way will be approximately \$81.48, but that doesn't account for parks contracts that are going back out to bid for the 2025 mowing season.

Each contract grants the option during the term of this Contract, upon properly executed amendment, to extend the term of this Contract for up to five (5) years total per the awarded bid rates.

The Board approved awarding the contracts at the following rates for the number of acres specified:

**Resolution #32695** - North District (Broadway Ext) to Eyeddeal Lawn Care Solutions for \$1,850/acre for 14 acres.

Funding for these services is found in the Street Maintenance Fund and Right-of-Way Mowing Category, account number 2060-702225-616150.

## **RECOMMENDATION:**

Staff recommends Board approval of Grounds Maintenance Services for Right-of-Way with Eyeddeal Lawn Care Solutions for and requests Board authorization for the Director or designee to execute the contracts on behalf of the Board.





# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** Kevin Evans, Manager of Natural Resources  
**SUBJECT:** Ground Maintenance Services on Parks (**Extension #1**)

## **BACKGROUND:**

Parks mowing contracts were sent out for bid in 2024 and awarded to contractors based on the lowest and best bid.

Currently, the average cost per turf acre per cycle for grounds maintenance services for parks will be approximately \$67.33, but that doesn't account for parks contracts that are going back out to bid for the 2025 mowing season.

The original agreement included sixteen cycles (16) an additional six (6) cycles will be added to the new agreement for a total of Twenty-two (22) cycles.

This year's contract grants the option during the term of this Contract, upon properly executed amendment, to extend the term of this Contract for up to five (5) years ending in 2030, per the awarded bid rates.

The Board approved awarding the contracts at the following rates for the number of acres specified:

**Resolution #32696** - Central District (CO1P) to DLLC for \$67.33/acre for 52.1 acres.

**Resolution #32697** - North District (NO1P) to Turf Boss for \$49.79/acre for 100.30 acres.

Funding for these services is found in the Parks Fund Region Park Maintenance Category, account number 2030-702120-616150.

## **RECOMMENDATION:**

Staff recommends Board approval of **Resolution #32696 and Resolution #32697** for Grounds Maintenance Services on Parks and requests Board authorization for the Director or designee to execute the contracts on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10 2024

**TO:** Board of Parks and Recreation Commissioners

**FROM:** Kevin Evans, Manager of Natural Resources

**SUBJECT:** Ground Maintenance Services on Right-of-Ways (**Extension #1**)

## **BACKGROUND:**

The Boulevard mowing contracts were sent out for bid in 2024 and awarded to contractors based on the lowest and best bid.

Currently, the average cost per turf acre per cycle for grounds maintenance services on rights-of-way will be approximately \$81.48, but that doesn't account for rights-of-way contracts that are going back out to bid for the 2025 mowing season

The original agreement included sixteen cycles (16) an additional six (6) cycles will be added to the new agreement for a total of Twenty-two (22) cycles.

Each contract grants the option during the term of this Contract, upon properly executed amendment, to extend the term of this Contract for up to Five (5) years total per the awarded bid rates.

The Board approved awarding the contracts at the following rates for the number of acres specified:

**Resolution #32698** - North District (NO1B) to Turfboss for \$51.00/acre for 45 acres

**Resolution #32699** - North District (NO2B) to Turfboss for \$55.00/acre for 71.80 acres.

**Resolution #32700** - North District (NO3B) to Turfboss for \$50.00/acre for 43.3 acres.

**Resolution #32701** - North District (NO4B) to DG Lawnscape for \$61.01/acre for 68.50 acres.

**Resolution #32702** - North District (NO5B) to Turfboss for \$62.65/acre for 66.85 acres.

## **RECOMMENDATION:**

Staff recommends Board approval of **Resolutions #32698 through Resolution #32702** for Grounds Maintenance Services on Right-of-Ways and requests Board authorization for the Director or designee to execute the contracts on behalf of the Board.



## Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** Brad Clay, Deputy Director  
**SUBJECT:** Scoreboard for Line Creek Community Center/  
Donation Agreement with Kansas City Hockey Youth Association

### **Background**

Kansas City Hockey Youth Association (KCHYA) is a non-profit corporation, all KC Metro Hockey teams are members of KCHYA and several of the teams play hockey league games at the Line Creek Community Center (LCCC). The current scoreboard at LCCC is twenty-nine years old, outdated, and unrepairable due to unavailable parts. KCHYA has approached the Parks Department to replace the scoreboard, but the Department has no budgeted funds to purchase a new scoreboard. KCHYA desires to make a charitable donation of a new scoreboard to the LCCC, the value is approximately \$10,000 to enhance the hockey game experience at the Center. KCHYA acknowledges and agrees that it will be responsible for the maintenance and repair of the Scoreboard through the duration of the useful life of the Scoreboard as determined by the City.

The Parks and Recreation Department and KCHYA will enter into a donation agreement to allow the donation of the scoreboard. The donation will allow KCMO Parks and Recreation and KCHYA to provide the ice rink users with a scoreboard to improve the game experience.

KCHYA will be allowed to affix on the surface of the Scoreboard a plaque or sign that states "Donated by KCHYA" to note or to commemorate the donations. This sign will remain on the surface of the Scoreboard for the existence of the scoreboard or should KCHYA dissolve.

### **Recommendation**

Staff recommend Board approval of the Donation Agreement with KCHYA to purchase and install a new scoreboard at Line Creek Community Center and request authorization for the Director or designee to execute the agreement on behalf of the Board.



## Intra-Departmental Communication

**DATE:** December 10, 2024

**TO:** Board of Parks and Recreation Commissioners

**FROM:** Jennifer Jutte, Superintendent, Community Services

**RE:** Facility Use without Concessions Agreement – 24 Hour Faith Training Center

### **BACKGROUND:**

24 Hour Faith Training Center is requesting the use of facilities at Gregg Klice Community Center for the purpose of conducting church services on Sundays from 10:00am – 12:30pm.

They will compensate \$75.00/hour for facility usage, \$187.50/day, for a total estimated payment of \$3,937.50.

The terms of this agreement will begin December 15, 2024, and end April 27, 2025.

24 Hour Faith Training Center will provide commercial general liability insurance per City's requirements.

### **RECOMMENDATION:**

Staff recommends Board approval of this Facility Use without Concessions Agreement with 24 Hour Faith Training Center and requests Board authorization for the Director or designee to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**Date:** December 10, 2024  
**To:** Board of Parks and Recreation Commissioners  
**From:** James Wang, P.E., Engineering and Planning  
**Subject:** Real Estate Sale Contract to Purchase Property at 5521 NE San Rafael Drive

## **Background**

The proposed purchased property, located at 5521 NE San Rafael Drive, is currently serving as a private open space tract serving the Gracemor-Randolph Neighborhood Association. This property is legally described below as:

*All that part of the Northeast 1/4 of Section 34, Township 51, Range 32, in Kansas City, Clay County, Missouri, described as follows: Beginning at the Northeast corner of Lot 2, Block 14, as now of record on the recorded plat of Gracemor (2<sup>nd</sup> Plat), a subdivision of land in Kansas City, Clay County, Missouri; thence North 0 degrees 18 minutes 40 seconds West, 1059.34 feet parallel to the east line of said Northeast 1/4 to a point 508.81 feet South of the North line of said Northeast 1/4; thence West, 622.42 feet; thence South 56 degrees 18 minutes 47 seconds West, 50.82 feet; thence South 7 degrees 31 minutes 11 seconds West, 200.20 feet; thence South 23 degrees 37 minutes 10 seconds East, 70.40 feet; thence South 64 degrees 58 minutes 06 seconds West, 141.09 feet to a point on the East line of North Skiles Avenue as shown in said Gracemor (2<sup>nd</sup> Plat); thence Southerly along said East line on a curve to the left with a radius of 475 feet, the tangent of which at said point has a bearing of South 22 degrees 00 minutes 53 seconds East, a distance of 50.02 feet; thence North 64 degrees 58 minutes 06 seconds East, 139.85 feet; thence South 23 degrees 37 minutes 10 seconds East, 53.72 feet; thence South 38 degrees 14 minutes 12 seconds East, 239.20 feet; thence North 63 degrees 34 minutes 19 seconds East, 51.46 feet; thence North 0 degrees 18 minutes 40 seconds West, 54.65 feet; thence North 89 degrees 41 minutes 20 seconds East, 290.00 feet; thence South 0 degrees 18 minutes 40 seconds East, 270.00 feet; thence South 89 degrees 41 minutes 20 seconds West, 189.06 feet; thence South 38 degrees 14 minutes 12 seconds East, 422.11 feet to a point on the Northerly line of Lot 2, said Block 14; thence North 59 degrees 51 minutes 18 seconds East, 76.81 feet along said Northerly line to the point of beginning, EXCEPT that part condemned for park purposes under Case No. 37016, by Kansas City, a Missouri municipality, by instrument filed October 27, 1969, as Document No. C-39115, in Book 1027, at Page 561.*

The purchase of this property would increase the size of San Rafael Park from 26.17 to 34.39, for a net increase of 8.22 acres. A Phase I Environmental Assessment was ordered by SCS Engineers for this parcel and no recognized environmental conditions were observed.

## **Recommendation**

Staff recommends that the Board approve a \$165,000 real estate sale contract with Gracemor-Randolph Community Council for purchase of the property at 5521 NE San Rafael Drive as an addition to San Rafael Park and dedicate the property as parkland.



Exhibit A  
Location Map

5521 NE San Rafael Drive





# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E, Chief Engineer - Engineering, Planning, and Design  
**SUBJECT:** Cooperative Agreement with Grace-Randolph Community Council for San Rafael Park (5521 NE San Rafael Drive)

## **BACKGROUND**

The Grace-Randolph Community Council (GRCC) has offered to sell the property located at 5521 N.E. San Rafael Drive to the City. This property abuts the San Rafael Park and will be incorporated into the San Rafael Park after the City purchases the property.

The Board of Parks and Recreation Commissioners is being requested to enter into a Cooperative Agreement with the Grace-Randolph Community Council (GRCC) for the demolition of the existing pool and pool house along with other park improvements to this property.

All improvements will be reviewed and supervised by the Parks Department and would include the option of the construction of sport fields, parking, trails, gate/fence repairs, or any other amenities identified by future public engagement with the neighborhood.

GRCC will be solely responsible for the cost of demolition and park improvements not exceeding \$165,000.

## **RECOMMENDATION**

Staff recommends the Board approval of the Cooperative Agreement with the Grace-Randolph Community Council for improvements to the property at 5521 NE San Rafael Drive and requests authorization for the Director, or designee, to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**Date:** December 10, 2024

**To:** Board of Parks and Recreation Commissioners

**From:** James Wang, P.E, Chief Engineer – Engineering, Planning, and Design

**Subject:** Design Professional Amendment #4 with SK Design Group, Inc, Trolley-Blue River Connector Trail Segment 2

## **Background**

The Indian Creek Trail and Blue River Trails are trail segments within the MetroGreen system that connect parks and communities in the Kansas City MO area. The Trolley Trail was constructed in the 1990's under the KCATA and extends from Dr. Martin Luther King Jr Blvd to 85<sup>th</sup> and Prospect Ave. There is a missing link between these three trails. The first phase of the Trolley Connector Trail completed the missing link of trail from the confluence of Indian Creek and the Blue River to E.95<sup>th</sup> St. The next phase is called Trolley-Blue River Connector Trail Segment 2-TAP 3301 (511) and connects E. 95<sup>th</sup> St to Prospect Avenue along the Blue River.

On January 3, 2017, an agreement was executed with SK Design Group, Inc for the scope of work that included designing a new trail segment from E 95th Street to Prospect Avenue along the Blue River. The scope included securing all necessary local, state, and federal permits. The agreement amount with SK Design Group, Inc was \$64,200. On August 25, 2021, Amendment #1 was executed in the amount of \$9,500 for the scope of work that included new alignment around new levee work performed by KC Water. On June 7, 2022, the Board approved Amendment #2 in the amount of \$5,000 for additional service for Geotechnical work associated with the area of the trail connecting to the existing Levee system. On August 8, 2023, Amendment #3 was executed in the amount of \$154,910 to add construction inspection services for Segment 2 and surveying and concept design for the trail segment needed to connect Blue River Trail to the Trolley Track Trail along Prospect Ave. Amendments #1, #2, and #3 increased the total contract amount to \$223,610 and extended the completion time of the agreement until December 22, 2024.

Amendment #4 in the amount of \$33,426 will add additional field surveying, design services, and utility coordination services to realign a portion of the trail design to alleviate utility concerns. It will extend the agreement time to December 22, 2025 and will bring the total contract amount to \$257,036. MBE/WBE Goals are 14% and 14%. Funds for Amendment #4 are available in account 3090-708509-619580-70204916.

This project is funded with PIAC funding, the Federal TAP grant, and developer allotment funding.

## **Recommendation**

Staff recommends Board approval of Amendment #4 with SK Design Group, Inc for the Trolley-Blue River Connector Trail Segment 2 project in the amount of \$33,426 and time extension December 22, 2025, and requests Board authorization for the Director or designee to execute the amendment on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024

**TO:** Board of Parks and Recreation Commissioners

**FROM:** James Wang, Chief Engineer – Engineering, Planning, and Design

**SUBJECT:** Construction Change Order #1 with National Streetscape, Inc. for Buckeye Greenway Pedestrian Bridge

## **Background**

On November 14, 2023, the Board awarded the construction of Buckeye Greenway Pedestrian Bridge and demolition of the old concrete bridge. Buckeye Greenway was acquired in 1957 and contains 72 acres. The park runs from MO 210 Highway and N. Brighton to N.E. 37th Street. The project location is in the northern portion of the greenway. In 2016 a pedestrian bridge was constructed to connect the Chouteau Estates neighborhood to Chouteau Elementary School. An existing, old concrete pedestrian bridge was already in place for the eastern crossing of Buckeye Creek and the next priority for the greenway was to replace that bridge with a new bridge. The contract amount for construction was \$376,390.00 and a 10% contingency was encumbered, for a total of \$414,029.00.

Change Order #1 in the amount of \$137,800.00 will allow the construction of 1,400 linear feet of 7-foot wide, 6-inch thick concrete trail, a small shelter on a 6-inch thick concrete slab, and furnishings. Change Order #1 will add 150 calendar days to the contract time for a completion date of July 13, 2025 and will bring the total contract amount to \$514,490.00.

Funding for this contract is provided through PIAC funds in account #3090-708109-611080-70204924 and #3090-708109-B-70223100 and Developer's Allotment Fund. CREO-KC set utilization goals of 15% MBE and 15% WBE for this project. The National Streetscape Inc. utilization goals of 16% MBE and 15% WBE were approved by CREO-KC on October 16, 2023.

## **Recommendation**

Staff recommends Board approval of Change Order #1 with National Streetscape, Inc. for the Buckeye Greenway Pedestrian Bridge project in the amount of \$137,800.00 extending the contract time by 150 calendar days to July 13, 2025 and requests authorization for the Director or his designee to execute the change order on behalf of the Board.



# Intra-Departmental Communication

**Date:** December 10, 2024

**To:** Board of Parks and Recreation Commissioners

**From:** James Wang, Chief Engineer

**Subject:** Swope Park Improvements – National Park Service (NPS) Outdoor Recreation Legacy Program (ORLP) Grant Award

## **Background**

The NPS ORLP has awarded funding to the Swope Park Improvements project in the amount of \$4,250,000. This project will include design and construction of improvements to the northwest portion of the park and will include of a new trail, a destination playground, renovations to five shelters and the bandstand, and pedestrian and bicycle safety interventions along access roads. This project requires a local match of \$4,250,000 to be provided by Parks GO Bond funding.

Missouri Department of Natural Resources (MoDNR) is the administrator of the grant funds on behalf of NPS and assisted with application for this grant. This agreement will require City Council approval because it requires the estimation of revenue for the \$4,250,000 ORLP Grant.

## **Recommendation**

Staff recommends Board authorization for the Director or her designee to execute the necessary documents from National Park Service and the Missouri Department of Natural Resources on behalf of the Board.





## Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License Agreement – Kansas City Care Clinic DBA KC Care Health Center for Property at 3515 Broadway Boulevard

### **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to enter into an Encroachment License agreement with Kansas City Care Clinic DBA KC Care Health Center, a Missouri Limited Liability Company (Licensee), the owner of the property located at 3515 Broadway Boulevard, for use of adjacent boulevard right-of-way for construction and maintenance of 67.38 sf of accessible ramp, stairway & landing for Licensee's storefront entrance. This agreement defines both license and maintenance terms for the use of the boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for securing permits, construction, maintenance, and repair of the accessible entranceway. The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition, and for paying the annual encroachment fee in the amount of \$1,212.84. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

### **RECOMMENDATION**

Staff recommends that the Board approve the Encroachment License Agreement with Kansas City Care Clinic DBA KC Care Health Center for the property located at 3515 Broadway Boulevard 64111 (premises) and requests authorization for the Director or designee, to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License Renewal - 1111 Grand LLC, a Limited Liability Corporation - Ambassador Hotel Canopy - Property at 1111 Grand Boulevard

## **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License Agreement with 1111 Grand LLC, a Limited Liability Corporation (Licensee), of the property located at 1111 Grand Boulevard, for use of adjacent boulevard right-of-way for the limited purpose of retaining and maintaining a Canopy for Licensee's hotel entrance in City's right of way, all together having a total combined projection of 139 SF and calculated at a rate of \$18 per SF. This agreement defines both license and maintenance terms for the use of boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition, and paying the annual encroachment fee in the amount of \$2,502.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

## **RECOMMENDATION**

Staff recommends Board approval of the Encroachment License Agreement with 1111 Grand LLC a Limited Liability Corporation for a hotel canopy at 1111 Grand Boulevard and requests Board authorization for the Director, or designee to execute the agreement on behalf of the Board.



## Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License Renewal with 1111 Grand LLC – Ambassador Hotel Valet Parking

### **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License agreement with 1111 Grand LLC, a Limited Liability Corporation (Licensee), of the property located at 1111 Grand Boulevard, for non-exclusive permission to enter upon the Thirty-Two square feet of space between the curb and private sidewalk of Ambassador Hotel at 1111 Grand Boulevard and three car lengths directly in front of the business (Premises), all together having a total combined projection of 32 SF and calculated at a rate of \$18 per SF. This agreement defines both license and maintenance terms for the use of boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, and keeping it in a clean and safe condition for use as valet parking services in exchange for annual compensation not to exceed \$480.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

### **RECOMMENDATION**

Staff recommends Board approval of the Encroachment License Agreement with 1111 Grand LLC for the property located at 1111 Grand Boulevard for valet parking and requests authorization for the Director, or designee, to execute the agreement on behalf of the Board.



## Departmental Communication Intra-

Date: December 10, 2024  
To: Board of Parks and Recreation Commissioners  
From: James Wang, P.E. Engineering and Planning  
Subject: Encroachment License Renewal – Darden Restaurants Inc. and Capital Grille Holdings Inc., for Property at 4760 Broadway Boulevard

### **Background**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License Agreement with Darden Restaurants Inc. and Capital Grille Holdings, Inc. a Corporation (Licensee), of the property “located at 4760 Broadway Boulevard, for use of adjacent boulevard right-of-way for the limited purpose of retaining and maintaining (8) awnings with applied signage for Licensee’s business, all together having a total combined projection of 361.5 square foot and calculated at a rate of \$18 per square foot. This agreement defines both license and maintenance terms for the use of the boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition, and for paying the annual encroachment fee in the amount of \$6,507.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

### **Recommendation**

Staff recommends Board approval of the Encroachment License Agreement with Darden Restaurants Inc. and Capital Grille Holdings, Inc. for the property located at 4760 Broadway Boulevard and requests Board authorization for the Director or designee to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License Renewal – Crossroads Hotel Group, LLC – Valet Parking for Hotel Indigo - Property at 2020 Grand Boulevard

## **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License agreement with Crossroads Hotel Group, LLC dba as Hotel Indigo (Licensee) of the property located at 2020 Grand Boulevard, for non-exclusive permission to enter upon the One Hundred square feet of space between the curb and private sidewalk of Hotel Indigo at 2020 Grand Boulevard and three car lengths directly in front of the business (Premises), all together having a total combined projection of approximately 100 SF and calculated at a rate of \$15 per SF. This agreement defines both license and maintenance terms for the use of boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition for use as valet parking services in exchange for annual compensation not to exceed \$1,500.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

## **RECOMMENDATION**

Staff recommends Board approval of the Encroachment License Agreement with Crossroads Hotel Group, LLC for the property located at 2020 Grand Boulevard for valet parking and requests authorization for the Director, or designee, to execute the agreement on behalf of the Board.





# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License Renewal – The Record Bar, a Corporation – Canopy Entrance Awning - Property at 1520 Grand Boulevard

## **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License agreement with The Record Bar, a Corporation (Licensee) of the property located at 1520 Grand Boulevard, for non-exclusive permission to enter upon the Three Hundred Twenty square feet of the Premises adjacent to the building at 1560 Grand Blvd. Kansas City, MO 64106 for the limited purpose of maintaining a previously installed awning for Licensee's restaurant entrance during the term of the agreement, all together having a total combined projection of 320 SF and calculated at a rate of \$18 per SF. This agreement defines both license and maintenance terms for the use of boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition for use as valet parking services in exchange for annual compensation not to exceed \$5,760.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

## **RECOMMENDATION**

Staff recommends Board approval of the Encroachment License Agreement with The Record Bar for the property located at 1520 Grand Boulevard for awning and requests authorization for the Director, or designee, to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License Request – Savvy Bridal Boutique LLC, a Limited liability Company (Licensee) – Sign Fixture - Property at 1812 Broadway Boulevard

## **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License agreement with Savvy Bridal Boutique, a Limited liability Company (Licensee) of the property located at 1812 Broadway Blvd., for non-exclusive permission to enter upon the seven & one half square feet of the Premises adjacent to the building for the limited purpose of maintaining a sign fixture to be installed for Licensee's business during the term of the agreement, all together having a total combined projection of 7.5 SF and calculated at a rate of \$18 per SF, and with a minimum \$150 fee for use of the Parkway & Boulevard right-of-way established in Resolution 30219, which was approved by the Board on May 6, 2014. This agreement defines both license and maintenance terms for the use of Parks & Recreation Department jurisdictional right-of-way adjacent to the subject property, at east side, also known as Broadway Blvd.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition for use as valet parking services in exchange for annual compensation not to exceed \$150.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

## **RECOMMENDATION**

Staff recommends Board approval of the Encroachment License Agreement with Savvy Bridal Boutique LLC for the property located at 1812 Broadway Boulevard for sign fixture and requests authorization for the Director, or designee, to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License – The Monarch Bar - Fixtures & Valet Parking -  
Property at 4808 Roanoke Parkway

## **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to enter into an Encroachment License agreement with The Monarch Bar LLC, a Limited Liability Corporation (Licensee), of the property located at 4808 Roanoke Parkway, for non-exclusive permission to enter upon the One Hundred & Fifty (150) square feet of space at rate of \$15 per SF between the curb and private sidewalk of The Monarch Bar at 4808 Roanoke Parkway and three car lengths for Three Hundred & Sixty (360) square feet of paved area at a rate of \$18 per SF directly in front of the business (Premises), all together having a total combined projection of 510 SF. This agreement defines both license and maintenance terms for the use of boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area and keeping it in a clean and safe condition for use as valet parking services in exchange for annual compensation not to exceed \$8,100.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

## **RECOMMENDATION**

Staff recommends Board approval of the Encroachment License Agreement with The Monarch Bar LLC for the property located at 4808 Roanoke Parkway for fixtures and valet parking and requests authorization for the Director, or designee, to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License – 906 Grand Boulevard Hospitality, LLC –  
Valet Parking - Property at 906 Grand Boulevard

## **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License agreement with 906 Grand Boulevard Hospitality, LLC. The Land Clearance for Redevelopment Authority of Kansas City (LCRA) owns and leases to 906 Grand Boulevard Hospitality, LLC, a Limited Liability Corporation (Licensee), of the property located at 906 Grand Blvd. The licensee desires to operate a valet parking service for its hotel on the premises under the terms of this agreement. Therefore, agreement is for non-exclusive permission to enter upon at least three car lengths directly in front of the premises, between the curb and public sidewalk of the Kansas City AC Hotel at 906 Grand Blvd, all together having a total combined projection of 525 SF and calculated at a rate of \$15 per SF. This agreement defines both license and maintenance terms for the use of the boulevard right-of-way adjacent to the subject property.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area and keeping it in a clean and safe condition for use as valet parking services in exchange for annual compensation not to exceed \$7,875.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

## **RECOMMENDATION**

Staff recommends Board approval of the Encroachment License Agreement with 906 Grand Boulevard Hospitality, LLC for the property located at 906 Grand Boulevard for valet parking and requests Board authorization for the Director, or designee, to execute the agreement on behalf of the Board.



# Intra-Departmental Communication

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** James Wang, P.E., Engineering and Planning  
**RE:** Encroachment License Renewal – FRC Balance, LLC, a Limited liability corporation (Licensee) – Sign Fixture - Property at 4749 Pennsylvania Avenue

## **BACKGROUND**

The Board of Parks and Recreation Commissioners is being requested to renew an Encroachment License agreement with FRC Balance, LLC, a Limited liability corporation (Licensee) of the property located at 4749 Pennsylvania, for non-exclusive permission to enter upon the Twelve & One Third square feet of the Premises adjacent to the building for the limited purpose of maintaining a previously installed sign fixture for Licensee's business during the term of the agreement, all together having a total combined projection of 12.4 SF and calculated at a rate of \$18 per SF. This agreement defines both license and maintenance terms for the use of Parks & Recreation Department jurisdictional right-of-way adjacent to the subject property at south side, also known as Ward Parkway.

The licensee will be responsible for complying with all the terms set forth in the agreement such as maintaining a certificate of insurance for use of the area, keeping it in a clean and safe condition for use as valet parking services in exchange for annual compensation not to exceed \$223.00. Furthermore, the agreement defines the conditions by which modifications and cancellations may occur.

## **RECOMMENDATION**

Staff recommends that the Board approve the Encroachment License Agreement with FRC Balance, LLC for property located at 4749 Pennsylvania Avenue and requests authorization for the Director, or designee, to execute the agreement on behalf of the Board.





## Parks and Recreation

**DATE:** December 10, 2024  
**TO:** Board of Parks and Recreation Commissioners  
**FROM:** Doug Schroeder, Golf Operations  
**RE:** Swope Memorial Golf Course Renovation Contract

### **BACKGROUND:**

A construction bid was advertised on August 29, 2024 for the renovation of the Swope Memorial Golf Course located at 6900 Swope Memorial Drive, Kansas City, Missouri 64132. The project will implement construction documents from CE Golf Design. The renovation will include new greens, tee boxes, bunkers, cart paths and a complete irrigation replacement including a new retention pond and pump station. Work is planned to begin on January 1, 2025, with a re-opening planned for the Spring of 2026.

Bids were received from three qualified firms on September 25, 2024, and reviewed by a selection committee. The Mid-America Golf and Landscape, Inc. bid was selected as their bid was the lowest and met all requirements of the construction bid.

Mid-America Golf and Landscape, Inc team's price submittal for the construction project is \$8,336,968.23. Funding for this contract is provided through city council approved special obligation bonds debt service and will be paid with annual golf fund revenues. CREO set utilization goals of 15% MBE and 15% WBE for this project.

### **RECOMMENDATION:**

Staff recommends approval of this construction contract with Mid-America Golf and Landscape, Inc. in the amount of \$8,336,968.23 and a substantial completion date of April 30, 2026 and requests Board authorization for the Director, or designee, to execute the contract on behalf of the Board.