



**THE CITY OF
HARRISONVILLE**
WHERE TRADITION MEETS INNOVATION

**AGENDA
CITY OF HARRISONVILLE
PARK BOARD
REGULAR MEETING
COMMUNITY CENTER
AUGUST 9, 2022
6:00 PM**

- I. Call to Order**
 - 1. Roll Call**
- II. Public Participation**
- III. Ceremonial Matters**
- IV. Approval of Minutes**
 - 1. Park Board Minutes - July 12th, 2022**
- V. Parks and Recreation Department**
 - 1. Harrisonville Golf Club Agreement Review**
 - 2. Director's Report**
- VI. Other Business**
- VII. Adjourn from Regular Session**

Posted on City Hall Bulletin Board this day of

Grant Purkey, Parks & Recreation Director



TO: Park Board
FROM: Grant Purkey,
DATE: August 5, 2022
SUBJECT: Park Board Minutes - July 12th, 2022

Type of Item: *Approval*

1. Action Item (ID # 4271)

Park Board Minutes - July 12th, 2022

Attachments:

July 12, 2022 Park Board Minutes (DOC)



**MINUTES
CITY OF HARRISONVILLE
PARK BOARD
REGULAR MEETING
JULY 12, 2022
6:00 PM**

I. Call to Order

The meeting was called to order at 6:00 PM by Chairman Laura Frees.

Attendee Name	Organization	Title	Status	Arrived
Brent Caruthers	Harrisonville		Present	
Bret Reece	Harrisonville		Present	
David Atkinson	Harrisonville		Present	
Cathy Faris	Harrisonville		Absent	
Martin Parks	Harrisonville		Present	
Ed Roberts	Harrisonville		Present	
Kim Troby	Harrisonville		Present	
Vanessa Hargrave	Harrisonville		Absent	
Laura Frees	Harrisonville		Present	

Others present were: Parks & Recreation Director Grant Purkey, Assistant Director Scott Garrie, Parks Maintenance Supervisor Gabe Dalton, Recreation & Fitness Manager Nichole Cogbill, Mayor Judy Bowman- via remote, Park Board Liaison Sandy Franklin and Recording Secretary Randy Jones.

II. Public Participation

Harrisonville Golf Club – Todd Hamilton, the HGC president, addressed the board with some updates. The club was started in 1946 and opened in 1947. The purpose of the club is to provide an inexpensive place for the public to enjoy. There are currently 31 members and 36 cart sheds. There is a fifteen-acre tract on the east side of the course that the club would like to sell off the trees. They have not signed the contract yet, as they would need permission to have the trucks use the city park roads to remove the trees. Grant Purkey will check with the Street Department to see what would be permissible. Mr. Hamilton stated that the VFW tournament has been scheduled. He asked that the website contact information be changed to his name and that the board would consider a longer lease agreement other than one year at a time. Mr.

Hamilton brought up some concerns over the Civil War Reenactment that is to be held on the course on October 1st and who would be liable for any damages and who would be responsible for any cleanup. Grant Purkey will check on that as well and get with Mr. Hamilton.

III. Ceremonial Matters

None.

IV. Approval of Minutes

1. June 14, 2022 Park Board Minutes

- a. Motion to accept by Bret Reece with a second by Vanessa Hargrave with one correction – Laura Frees was present via Zoom.

RESULT:	APPROVED [UNANIMOUS]
AYES:	Bret Reece, Kim Troby, Brent Caruthers, Vanessa Hargrave, Laura Frees, David Atkinson, Martin Parks and Ed Roberts.
ABSENT:	Cathy Faris

V. Parks and Recreation Department

1. Director's Report Presented by Grant Purkey. (Complete report attached to agenda)

a) Membership revenue is up \$59,204.49 from a year ago as well as Fitness Class revenue up \$1,889.47. Aquatics Center revenue is up \$5,620 from June 2019 (not opened in 2020 or 2021).

b) Harrisonville Parks & Recreation Foundation balance is \$62,563.28 which is increased due to donations for the Kiwanis Club Playground Project. This lead to a discussion of the project and concern over the current shelter house and what would happen to it. Mr. Purkey pointed out that some of the monies for the grant are considered “in-kind monies” and would actually be city staff performing some of the work. Discussion on updates to the North Park ballfields and Mr. Purkey stated they are still working on that and told of a possible TDD project that would help with some improvements on the Royal Street connection which in turn would make the improvements at the ballfields better.

c) Mr. Purkey met with Park Board member Vanessa Hargrave and citizens to discuss restarting the Aquacats Swim Team.

d) Repairs have been made to the sauna and it is now back open to the public.

e) Sounds of South Kansas City Community Band performed on June 30th. Ed Roberts said that Samatha Hicks, CC employee, was great to work with as well as Kirby Clum.

f) Parks Department have been busy working at the City Park mulching, painting gates and picnic tables, mulching and working on removing graffiti on Lake Luna Spillway. Mr.

Purkey stated that any defacing of park property will lead to charges being filed if culprit is identified.

- g) Recreation Department has completed the baseball and softball season and registration has opened for fall football, volleyball, baseball and softball.
- h) Currently having interviews for the Athletics Recreation Coordinator position.
- i) The Dive In Movie Event at the outdoor pool is scheduled for July 22nd.

VI. Other Business

- a) Brent Caruthers asked for clarification on the aquatics expenses and Mr. Purkey stated he will have an end-of-season report to give to the board.
- b) Brent Caruthers and Laura Frees both asked about the Community Center revenue and expenditures and Mr. Purkey stated he will have a quarterly financial report to the board for next month with more details.
- c) Ed Roberts asked about the park punch list and Mr. Purkey updated and stated that MDC was scheduled to treat the lakes and stock the trout this fall.
- d) Laura Frees announced the Foundation Golf Tournament is scheduled for October 14th. She also asked about the sand volleyball parking lot and had received some complaints about the Midwest Poll staff.
- e) David Atkinson commented on the wildflowers at the entrance to the park and how good they looked. He also asked about what would be done at the dam and Mr. Purkey stated that it would be a mix of wildflowers as well as the main part would be mowed.
- f) Sandy Franklin said she enjoyed the 4th of July festivities at the park and all was wonderful.
- g) Bret Reece said the park was looking good.
- h) Ed Roberts asked for an update on Jill Kiefer and Brent Caruthers stated that he and others had met with her and they discussed some options that could alleviate the drainage and erosion issues.
- i) Martin Parks said the park looked fabulous as well as the MWA park.
- j) Vanessa Hargrave said an awesome job on July 4th. She also had some MWP complaints.
- k) Mayor Bowman said the parks look wonderful and a special thank you to Doris Sherrick with the South Grand River Watershed Alliance on the wildflowers – they are stunning. She said MWP needs called to address some serious concerns. Mayor

Bowman thanked Ed Roberts and Brent Caruthers for accepting their reappointment to the park board.

Motion to adjourn:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Vanessa Hargrave
SECONDER:	Laura Frees
AYES:	Kim Troby, Bret Reece, Brent Caruthers, Vanessa Hargrave, Laura Frees, David Atkinson, Martin Parks and Ed Roberts.
ABSENT:	Cathy Faris.
ADJOURNED:	7:31 pm
Next Regular Meeting Scheduled for Tuesday, August 9, 2022.	

Laura Frees, Chairman

ATTEST:

Randy Jones, Recording Secretary



TO: Park Board
FROM: Grant Purkey,
DATE: August 5, 2022
SUBJECT: Harrisonville Golf Club Agreement Review

Type of Item: *Discussion*

1. Discussion Item (ID # 4273)

Harrisonville Golf Club Agreement Review

Attachments:

Harrisonville Golf Club Lease Agreement - Signed (PDF)

Lease Agreement

This Lease Agreement, executed this 21st day of MARCH, 2022 by and between the City of Harrisonville, Missouri, a municipal corporation under the laws of the State of Missouri (hereinafter known as "Lessor") and Harrisonville Golf Club, Inc., a Missouri corporation under the laws of the State of Missouri (hereinafter known as "Lessee").

WHEREAS, Lessor desires to lease certain property to the Lessee for the maintenance of a golf course and related recreation, and;

WHEREAS, Lessee desires to engage in and deliver recreation to the citizens of Harrisonville and the surrounding community in the area of golf and related activities.

Lessor and Lessee hereby agree as follows:

I. Property Leased

Subject to the terms and conditions of this Lease, Lessor agrees to lease to Lessee all of the following described real estate property in Cass County, Missouri:

Beginning at the Northeast Corner of the City Lake property running thence Westerly along the Southerly Line of the abandoned railroad right-of-way to a point five (5) feet west of the old abandoned road; thence South to the North edge of City Lake; thence Southwesterly to a point ten (10) feet North and ten (10) feet West of the Northwest Corner of the tee for the Number Five Fairway; thence South to the South line of the city property; thence North and Easterly along said South line to a point directly South of the place of beginning; thence North to the place of beginning excepting therefrom any portion leased solely to High Performance Paintball.

Said property is hereinafter referred to as the "Leased Property" and to be used for the establishment and maintenance of a golf course on said property.

II. Duration and Cancellation

1. This Lease shall commence upon the 21st day of MARCH, 2022 and shall terminate one (1) year from said date unless extended or terminated earlier as hereinafter provided.

2. This Lease shall automatically renew for one (1) year on January 1 of each year, unless terminated earlier as hereinafter provided.

3. This Lease shall supersede any prior agreements, written or oral, by and between the Lessor and Lessee, and any such prior agreement shall be considered as concluded and terminated.

4. Lessor may terminate this Lease for any reason, or no reason, by giving Lessee notice in writing, by certified mail, return receipt requested, and at least sixty (60) days prior written notice.

5. In the event that the Lessee shall be more than ten (10) days late in any payment of rent or monies due under this Lease or immediately upon the violation of any other provision(s) of this Lease, the Lessee shall be in default of this Lease and the Lessor may terminate the Lease forthwith and upon the delivery of written notice may immediately enter upon the Leased Property and take possession of the Leased Property and all property upon the Leased Property forthwith. In the event of a default as defined by this paragraph, Lessor is not required to comply with Section II-3 of this Lease.

III. Rent

All Lessee members shall pay their annual membership dues to the Lessee. Said payments shall become due and payable to the Parks and Recreation Department on the first day of September of each year. Lessor will then pay Lessee 10% of all membership dues charged to Lessee's members.

IV. Lessor's Rights and Reservations

1. Lessor reserves the right to enter the Leased Property for the purpose of prospecting and exploring for, drilling, mining or harvesting by any process any natural resources upon or under the Leased Property.
2. Lessor reserves the right to construct pipe lines, electrical lines, sewer lines, or other service types of lines or rights of way.
3. Lessor reserves the right to enter the Leased Property for the purpose of complying with any governmental requirements for testing or observation.
4. Lessor reserves the right to enter the Leased Property for any other purpose Lessor deems necessary and proper.
5. Lessor agrees to use reasonable efforts to restore the Leased Property to the original or similar condition and to use all reasonable efforts to not interfere with Lessee's use of the Leased Property, to the extent these efforts are economically feasible for Lessor.
6. Lessor reserves the right to shut down the Golf Course in the event the members of the Golf Course harass, threaten, demean, or otherwise intimidate City of Harrisonville citizens and residents or others.

V. Lessee's Rights and Responsibilities

1. Lessee may charge such reasonable rates, dues, fees and/or charges as Lessee in its sole discretion shall determine is reasonable.
2. Lessee may not exclude any citizen(s) and resident(s) of the City of Harrisonville, Missouri from using said Golf Course but said resident shall be required to pay such rates, dues, fees and/or charges as determined by the Lessee. Preference shall at all times be given to the

citizens and residents of the City of Harrisonville, Missouri. All citizens and residents of the City of Harrisonville, Missouri agree to abide by all bylaws and rules of the Lessee.

3. Lessee shall not operate anything but a Golf Course and activities directly related to the playing of golf upon the above described premises without the permission of Lessor, except during a tournament, Lessee may operate a concession stand.

4. Lessee agrees to maintain liability insurance upon the Leased Property of not less than one million dollars and shall show both the Lessee and Lessor as the insureds. A copy of said insurance policy with declaration page(s) and the renewals thereof shall be furnished to the Lessor within ten (10) days of the acquisition, change or renewal of said policy.

5. Lessee agrees to return the Leased Property to Lessor at the end of the term of this Lease in as good of condition as the same was received, ordinary wear and tear expected. Lessee further agrees that it will not allow or permit anything to be carried on or done on the Leased Property which would in any way contaminate the water supply of the city of Harrisonville, Missouri or Cass County, Missouri. Furthermore, it is specifically understood that no permission or right is hereby granted to the surface of the Harrisonville City Lake and the Lessee has no rights to utilize, cross, or in any way effect said Lake except that a small foot bridge over an arm of said Lake may be maintained.

6. Lessee agrees that if Lessee is found in violation of Paragraph V-5, Lessee shall reimburse Lessor for the cost of replacing or repairing such damage or waste caused by the Lessee, its agents, employees, members, or other associated party.

7. Lessee agrees not to submit the Leased Property to any party nor assigning the rights and responsibilities of this Lease to any other party without the prior written consent of the Lessor.

8. Lessee agrees to furnish Lessor a copy of all rules, regulations and amendments to said rules and regulations regarding the use of the Leased Property.

9. Lessee agrees that none of its members will harass, threaten, demean, or otherwise intimidate City of Harrisonville citizens and residents, or others, utilizing the Leased Property for reasons other than playing golf.

10. Lessee agrees that no alcohol is permitted on the Golf Course.

VI. Improvements

1. Lessee may, at Lessee's sole costs and expense, make such changes, alterations, additions, and improvements as may be necessary to establish and maintain a golfing facility on the Leased Property.

2. Before improving any part of the Golf Course, Lessee agrees to notify Lessor that such improvement(s) are planned.

3. Lessor shall have the right to enter the Golf Course and make any improvements it deems necessary. Lessor reserves the right to charge Lessee for any improvements it makes.

4. Upon the termination of this Lease, all changes, alterations, additions, and improvement made to the Leased Property shall become the property of the Lessor.

5. As of November 2021, the Golf Course is in need of more general maintenance. The signage on the Golf Course is dirty, and needs restoration. In general, the Golf Course needs more maintenance. Lessee agrees it shall restore old and dirty aspects of the Golf Course before June 1, 2022. The Lessee agrees to install/restore signage that warns the public of dangers of flying golf balls and that this land is being used for a golf course. The Parks and Facility Maintenance Manager shall review the updated maintenance on or after June 1, 2022 and will provide his or her approval or disapproval.

6. All future maintenance and improvements shall be subject to the approval of the Parks and Facility Maintenance Manager.

7. Lessee shall maintain the structures on the Golf Course and keep the structures in good condition.

8. Lessee shall remove any and all graffiti that appears on part of the Golf Course within fifteen (15) days of the graffiti's first appearance.

VII. Taxes

Lessee is responsible for its own income tax, self employment tax, personal property tax, sales tax, or any other personal, corporate or business taxes, and Lessee is responsible for the filing of any and all tax forms or returns with the federal, state, or other governmental bodies as required by law. The Lessor agrees to file all appropriate forms in reference to the Lessee. Furthermore, Lessee agrees that it shall indemnify and hold harmless Lessor for any and all claims, losses, damages, costs and attorneys fees incurred by the Lessor as a result or arising out of Lessee's failure to make prompt payments or all such taxes or failure to file all appropriate forms or returns as required by law.

VIII. Assignment and Jurisdiction

Neither party shall assign any rights or delegate any duties under this Lease or any renewal thereof and any such attempt at assignment or delegation shall not vest in the assignee or delegate any right to, interest in, duty or obligation under this Lease or any renewal thereof.

IX. Miscellaneous

1. If any part of this Lease or any renewal thereof is held invalid for any reason, all other provisions of this Lease shall remain in full force and effect.

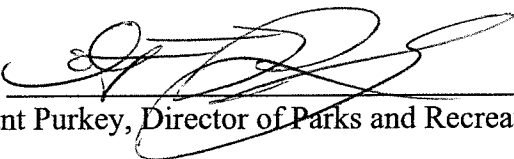
2. All disputes and litigation by and between the parties to this Lease shall be governed by the Laws of the State of Missouri and venue shall be the Circuit Court of Cass County, Missouri.

3. The foregoing Lease constitutes the entire Lease by and between the parties, and all prior negotiations with respect thereto are merged herein. Furthermore, any renewal, alteration, amendment, or modification of this Lease is void, unless altered, amended, or modified in writing, signed by both parties and attached to this Lease.

4. No Damages. In the event any provision of this Lease, or the Lease in total, should be declared to be unlawful then this Lease shall automatically terminate. In the event of termination of this Lease for any reason, each party agrees that it shall sustain no damage as a result and agrees not to commence any civil action or bring any claim or seek redress from the other party.

IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY AND BETWEEN LESSOR AND LESSEE ON THE 21st DAY OF March, 2022.

CITY OF HARRISONVILLE, MISSOURI – LESSOR

By: 
Grant Purkey, Director of Parks and Recreation

HARRISONVILLE GOLF CLUB, INC. – LESSEE

By: 
Print Name: TODD HAMILTON



TO: Park Board
FROM: Grant Purkey,
DATE: August 5, 2022
SUBJECT: Director's Report

Type of Item: *Discussion*

2. Discussion Item (ID # 4272)

Director's Report

Attachments:

Directors Report August 22 (DOCX)

Monthly Report – Harrisonville Parks & Recreation

August
2022

July 2022 - HCC

Membership Statistics

- **Total Memberships** = 2318 (Primary Holders)
- **Total Number of Members** = 4479 Members
- **Total Monthly Visits (HCC)** = 8323

Most Popular Day (HCC) = July 18th, 410 visits

Most Popular Time (HCC) = 9am, 829 visits

July 2022 – Outdoor Pool

Membership Statistics

- **Total Memberships** = 232 (Primary Holders)
- **Total Number of Members** = 972 Members
- **Total Monthly Visits (ODP)** = 6454 Visits

Most Popular Day (ODP) = July 4th, 418 visits

Most Popular Time (ODP) = 12pm, 1761 visits

July Numbers:

- **Membership Revenue** = \$353,097.95 (up \$66,666 from July 2021)
- **Daily Pass Revenue** = \$41,654 (down \$368.00 from July 2021)
- **Meeting Room Rental Revenue** = \$24,928.29 (down \$305.11 from July 2021)
- **Fitness Class Revenue** = \$7122.40 (up \$2912.54 from July 2021)
- **Summer Camp Program** = \$42,977.36* (down \$14,417.60 from July 2021)
- **Miscellaneous Rec. Programming** = \$6375* (down \$3642.34 from July 2021)
* double checking the summer camp and misc rec numbers.
- **Aquatic Center Revenue** = \$105,900.86 (combined season and day passes)
- **Community Center revenues**
- **Community Center Expenditures**
- **Harrisonville Parks and Recreation Foundation Balance \$71,445.67**
- **Harrisonville Dog Park Balance \$6206.23**

Administration:

- Staff conducted first round of interviews for the Recreation Coordinator of Athletics the week of July 11th.
- Staff met with CFS engineering and starting the planning for the Royal Street extension on July 21st and August 2nd.
- Director Purkey met with City Admin & Cass County Council on Aging President to discuss contract extension. Current contract is set to expire in March 2023.
- Director Purkey met with Midwest Pool Management to discuss concerns with various issue regarding both indoor and outdoor pool management.
- P&R staff and PD met with Aquatic Center lifeguards and front desk staff to address any concerns that they have from dealing with unruly patrons and how we can resolve those issues.

Community Center:

- HCC hosted the South Grand Watershed Alliance Native Plant workshop on July 11th
- Lexington Plumbing inspected the indoor pool heater and determined it needed multiple replacement parts to repair unit on July 22nd.
- Staff met with Waldinger and Lexington Plumbing to evaluate the ongoing issues with the indoor pool heater on August 1st.

**August
2022**

Monthly Report – Harrisonville Parks & Recreation

- Staff met with Pleva Mechanical Inc. to discuss indoor pool heater options on August 5th.
- Staff visited Sunlighten Sauna to inquire about replacing the current sauna with a new model.

Parks:

- Waters Edge conducted a promotional photo shoot at the ODP on July 20th.
- Clearing brush along Omega on sides of trails
- Cleaned up homeless camp by Lords Park
- Rebuilt sign at City Park flower bed
- Daily trash and restrooms
- Remove tires from stage and replaced tires
- Repaired gate at outdoor pool
- Rebuild park table and bench on Omega trail
- Repair walking bridge on Omega trail
- Pick up downed limbs in parks
- Hung signs at outdoor pool
- Repaired dog fountain at dog park
- Repair fence at Parks Maintenance shop
- Backwash indoor and outdoor pools
- Ordered pool chemicals and supplies
- Monitored pool chemtrol
- Mowed and trimmed parks
- Installed pole and new chain at North Lake to keep people from driving back to camp
- Checked Playgrounds for wasps and removed
- Repaired lights at North Park Pole barns

Recreation:

- Fall Sports registration closed on July 29th, late registrations were accepted through August 4th.
- Men and Women basketball open gym is weekly on Wednesdays and Thursdays

Fitness:

- Silver Sneakers averaged 18 participants
- Group Active averaged 12 participants (class is moving time to M/W @ 4:30pm)
- Strength & Body Circuit averaged 0 participant
- Zumba averaged 12 participants
- Martial Arts averaging 3 participants
- Basic Water Aerobics averaged 21 participants
- Group Centergy averaged 18 participants (class is moving time to T/Th @ 6am)
- Turbo Kick averaged 3 participants
- P90X averaged 5 participants
- Spinning averaged 2 participants
- Aquacise – 5 participants
- Band and Ball – averaging 0 participants
- ***Fitness Class Punch Cards*** Every six weeks a new card is released that will promote a different prize. Participants receive a punch for each class they attend. Once they've attended 10 classes within the current six-week session they turn in their pass to be entered into the drawing. The current sessions prize is an HCC gift card. Our winner was Peggy Gregory.

Monthly Report – Harrisonville Parks & Recreation

August
2022

Events:

- Dive in Movie at Outdoor Pool on July 22nd had approximately 150 people attend.

Programs:

- Summer Camp had 40 week 7, 49 week 8, 44 week 9 and 57 week 10.
- Learn to Swim Lessons and Private Lessons were scheduled to start July 25th and have been temporarily cancelled due to lifeguard instructor shortages.

Staffing:

- Hiring for Part-time Recreation Attendants, Front Desk/Tot Watch Attendants, Fitness Floor attendants and Athletic Field Specialist.
- Hiring for Recreation Coordinator of Athletics position.



Attachment: Directors Report August 22 (Director's Report)

Monthly Report – Harrisonville Parks & Recreation

August
2022



Attachment: Directors Report August 22 (Director's Report)