



RAYMORE PARKS AND RECREATION BOARD

AGENDA

Tuesday, August 22, 2023

6:00PM - City Hall

Council Chambers
100 Municipal Circle
Raymore, Missouri 64083

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Personal Appearances / Presentation - None**
5. **Consent Agenda.**
The items on the Consent Agenda are approved by a single action of the Park Board. If any Board Member would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.
 - A. Park Board Minutes July 25, 2023
 - B. Park Board Minutes August 8, 2023
6. **Staff Reports**
Recreation/Facilities Superintendent
Parks Superintendent
Parks & Recreation Director
7. **Unfinished Business - None**
8. **New Business**
 - A. Youth Scoreboards Lease Agreement Action Item

Staff is presenting a lease agreement with Youth Scoreboards LLC. for new scoreboards at Recreation Park.
9. **Public Comment**
10. **Board Member Comment**
11. **Adjournment**

Items provided under "Miscellaneous" in the Park Board Packet:

- *July 25, 2023 - Work Session Notes*
- *August 8, 2023 - Work Session Notes*

EXECUTIVE SESSION (CLOSED MEETING)

The Parks and Recreation Board may enter into an executive session before or during this meeting, if such action is approved by a majority of the Board present, with a quorum, to discuss:

- litigation matters as authorized by § 610.021 (1) RSMO,
- real estate acquisition matters as authorized by § 610.021 (2),
- personnel matters as authorized by § 610.021 (3), or
- other matters as authorized by §
- 610.021 (4-21) as may be applicable.

Any person requiring special accommodation (i.e., qualified interpreter, large print, hearing assistance) in order to attend this meeting please notify this Office at (816) 331-0488 no later than forty-eight (48) hours prior to the scheduled commencement of the meeting.

THE RAYMORE PARKS AND RECREATION BOARD MET IN REGULAR SESSION TUESDAY, JULY 25, 2023, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI.

MEMBERS PRESENT: Chairman Trautman; Members Clark, Collier, Cooper and Mapes. Members Manson and Scott are absent.

STAFF PRESENT: Director Musteen, Park Superintendent Rulo and Office Assistant Naab. Recreation/Facility Superintendent Brennon is absent.

1. Call to Order: Chairman Trautman called the meeting to order at 6:01 pm.

2. Roll Call

3. Pledge of Allegiance

4. Personal Appearances

5. Consent Agenda

The items on the Consent Agenda are approved by a single action of the Park Board. If any Board Member would like to have an item removed from the Consent Agenda and considered separately, he/she may so request.

A. Park Board Minutes

June 27, 2023

Motion: Member Clark moved to approve the Park Board minutes of June 27, 2023. Member Cooper seconded the motion.

Discussion:

Vote:	5 Aye	Member Clark	Aye
	0 Nay	Member Collier	Aye
	2 Absent	Member Cooper	Aye
		Member Manson	Absent
		Member Mapes	Aye
		Member Scott	Absent
		Member Trautman	Aye

6. Staff Reports

- Parks Superintendent Rulo highlighted his written report.
- Director Musteen highlighted his written report.

7. Unfinished Business - None

8. New Business - None

A. FY24 Capital Improvement Plan

Action Item

Staff presented a recommendation for the FY24 Capital Improvement Plan.

Motion: Member Clark motioned to approved the FY24 Capital Improvement Plan.

Member Cooper seconded the motion.

Discussion:

- Member Mapes questioned the fate of the current skate park ramps. Director. Musteen told him they would be entered into an online auction with the proceeds returning to the department.
- Chairman Trautman asked about the completion of the RAC Expansion. Director Musteen estimated June of next year.
- Member Collier asked if a fence would be around the new basketball court or just asphalt. Director Musteen replied there will possibly be a 4 foot chain link fence around the court.
- Member Collier asked about the Pickleball Court, will it be resurfaced? Director Musteen said it will.
- Member Collier asked about the Hawk Ridge Plaza. Director Musteen replied with some map view points.
- Member Cooper asked about the lights at the Pickleball Courts. Director Musteen replied they will be on a timer.
- Member Mapes was disappointed to remove the current skatepark ramps out before the new skatepark is complete.

Vote:	5 Aye	Member Clark	Aye
	0 Nay	Member Collier	Aye
	2 Absent	Member Cooper	Aye
		Member Manson	Absent
		Member Mapes	Aye
		Member Scott	Absent
		Member Trautman	Aye

A. FY24 Schedule of Fees Action Item

Staff presented the updated changes to the schedule of fees. This update reflects the changes in the proposed budget for FY24.

Member Mapes asked about the cost of the Ice Rink rental fee. Director Musteen broke down the fee with items included.

Motion: Member Clark motioned to approve the schedule of fees as provided by the Parks Director.
Member Cooper seconded the motion.

Discussion:

Vote:	5 Aye	Member Clark	Aye
	0 Nay	Member Collier	Aye
	2 Absent	Member Cooper	Aye
		Member Manson	Absent
		Member Mapes	Aye
		Member Scott	Absent
		Member Trautman	Aye

9. Public Comments

10. Board Member Comments

Member Collier commented on the article in the Missouri Parks magazine regarding the Hawks Nest Playground and asked about volunteers for the mini mud run.

Member Clark enjoyed the Spirit of America event.

Chairman Trautman said he has noticed more people asking about our new projects.

11. Adjournment

Motion: Member Clark motioned for adjournment.
Member Cooper seconded the motion.

Discussion:

Vote:	5 Aye	Member Clark	Aye
	0 Nay	Member Collier	Aye
	2 Absent	Member Cooper	Aye
		Member Manson	Absent
		Member Mapes	Aye
		Member Scott	Absent
		Member Trautman	Aye

The regular meeting of the Raymore Parks and Recreation Board adjourned at 6:31 p.m.

Respectfully submitted,

Greta Naab
Office Assistant
July 25, 2023

THE RAYMORE PARKS AND RECREATION BOARD MET IN SPECIAL SESSION TUESDAY, AUGUST 8, 2023, IN COUNCIL CHAMBERS AT 100 MUNICIPAL CIRCLE, RAYMORE, MISSOURI.

MEMBERS PRESENT: Chairman Trautman; Members Clark, Cooper, Manso and Scott. Members Mapes and Collier are absent.

STAFF PRESENT: Director Musteen, Park Superintendent Rulo and Recreation/Facility Superintendent Brennan.

1. Call to Order: Chairman Trautman called the meeting to order at 6:18 pm.

2. Roll Call

3. Pledge of Allegiance

4. New Business - None

A. FY24 Budget Recommendation Action Item

Staff presented the proposed FY24 Parks and Recreation budget for board review and recommendation to the City Council.

Motion: Member Manson motioned to approve the FY 24 Budget as presented by the Parks Director with the City Manager and Parks Director given authorization to make necessary changes as needed to ensure a balanced budget before the Council. Member Cooper seconded the motion.

Discussion:

Vote:	5 Aye	Member Clark	Aye
	0 Nay	Member Collier	Absent
	2 Absent	Member Cooper	Aye
		Member Manson	Aye
		Member Mapes	Absent
		Member Scott	Aye
		Member Trautman	Aye

B. FY24 Capital Improvement Plan - Amendment Action Item

Director Musteen presented an amendment to the Capital Improvement Plan. Two items were presented to the board:

- 1) Budget amendment - a budget amendment for \$13,500 to be used for electrical work to install scoreboards at Recreation Park in the current fiscal year.
- 2) Amending the approved FY24 proposed CIP to reflect that \$100,000 from Fund 47 and \$100,000 from Fund 27 will be used to build the basketball court at Hawk Ridge Park next year.

Motion: Member Manson motioned to approve the amendments as presented by the Parks Director. Member Cooper seconded the motion.

Discussion:

Vote:	5 Aye	Member Clark	Aye
	0 Nay	Member Collier	Absent
	2 Absent	Member Cooper	Aye
		Member Manson	Aye
		Member Mapes	Absent
		Member Scott	Aye
		Member Trautman	Aye

9. Public Comments

10. Board Member Comments - No comments

11. Adjournment

Motion: Member Manson motioned for adjournment.
Member Cooper seconded the motion.

Discussion:

Vote:	5 Aye	Member Clark	Aye
	0 Nay	Member Collier	Aye
	2 Absent	Member Cooper	Aye
		Member Manson	Absent
		Member Mapes	Aye
		Member Scott	Absent
		Member Trautman	Aye

The special meeting of the Raymore Parks and Recreation Board adjourned at 6:25 p.m.

Respectfully submitted,

Nathan Musteen
Parks & Recreation Director

STAFF REPORT

To: Park Board
From: Todd Brennon, CPRP/CYSA
Recreation & Facilities Superintendent
Date: August 22, 2023
Subject: Recreation & Facilities Report

Administrative Operations

- Staff booked rentals and scheduled part time staff for Centerview, both internal and paid.
- Staff gave Centerview tours and rental quotes to interested parties.

Meetings/Trainings Attended

- Office Assistant **Greta Naab**
 - Attended the August Park Board Meeting.
- Athletic Coordinator **Nick Cook**
 - Concessions meeting to prep for fall sports seasons.
 - Coaches meeting for all sports (soccer, volleyball, flag football, baseball/softball/t-ball).
 - Hired site supervisor and meeting to discuss work as tiny sports instructor.
 - Sport officials meeting for flag football, soccer, baseball/softball/t-ball.
- Recreation Coordinator **Corinne Harkins**
 - Attended three NRPA Premier Training Sessions for CEU credit.
 - Conducted Mini Mud run planning meeting with Parks and Recreation Staff.
 - Conducted meetings with fall program instructors.
- Recreation & Facilities Superintendent **Todd Brennon**
 - Attended weekly meetings for the expansion of the Raymore Activity Center.
 - Met with Communications Manager Melissa Harmer on August 3 & August 16.
 -

Recreation Programs

- Summer Camp concluded Aug 11
- Nintendo Switch Club concluded
- August painting event had 25 participants
- 50+ Programs Bunco and Bridge Club

Rentals/Events/Concessions

- Rentals/Usage

Ball Fields

- 13 Individual Practice Rentals

Centerview

- NARFE Meeting
- 1 HOA Meeting
- Garden Club Monthly Meeting
- 1 Celebration of Life
- Caterer's Tasting
- American Arabian Horse Association Meeting
- Kill the Fill PAC Meeting
- Summit Homes Meeting
- Birthday Party
- Baby Shower
- Missouri High School Football Referee Training

City Internal Usage

- Police Department After Action Review
- Retirement Party for Roger Mayberry

Program Usage

- Northern Lights Painting Class-25 participants
- Bunco
- Bridge
- Square Dance Lessons

RAC

- Multiple Volleyball rentals

Shelters

- 22 Shelters Rented

Special Events

- Farmers Market
- Movie in the Park
- Mini Mud Run

Upcoming

- Farmers Market
- Fishing Derby 9/16

Concessions

- Concession stands at Recreation Park and Memorial Park are open and operational for the adult softball seasons
- Raymore Activity Center concessions is now closed until further notice

Sports (Youth)

- Fall
 - Soccer, flag football, and baseball/softball/t-ball registrations are now closed
 - Teams and coaches have been formed
 - Practices begin the week of August 21
 - Games begin Sept. 16
 - Soccer has 294 participants registered to play this fall season
 - Flag Football has 220 participants registered to play this fall season
 - Baseball/Softball/T-ball has 287 participants registered to play this fall season
 - Volleyball registrations close August 20th
 - Teams will be formed and coached meeting will be held week of August 21

Sports (Tiny)

- Fall
 - Tiny Kickball is on its third week of practices (August 19th) with 29 participants enrolled
 - Tiny fall soccer begins September 7(Thursday Session) and September 9(Saturday Sessions)
 - All sessions are completely filled.
 - Thursday sessions has 22 participants
 - Saturday first session has 22 participants and second session has 23 participants
 - We are looking at making another session for participants that are on the waitlist

Sports (Adult)

- Summer
 - Adult Church League Softball has ended
 - Adult Sunday softball is entering it's last regular season week
 - Next Sunday (August 27) is the end of season tournament and the final week of the summer session
- Fall
 - We will be offering these sports listed below in the Fall
 - Adult Softball League
 - Adult Volleyball Open Play
 - Adult Cornhole League
 - Adult Open Play Basketball
 - All adult sport registrations are open for participants to register

STAFF REPORT

To: Park Board
From: Steve Rulo
Parks Superintendent
Date: August 22, 2023
Subject: Parks and Maintenance Report

Park Operations

- Staff continues to spot mow where needed.
- Staff checked the electrical sockets that were not working.
- Staff made sure the Amphitheater was looking good for the concert on August 11.
- Staff fixed the broken parts of the white vinyl fence in Recreation Park.
- Superintendent attended meetings on the RAC, the Scoreboards and the Playground at Rec Park.
- The playground project is open, but has a short punch list.
- Staff sprayed the trail along Lucy Webb and South Madison.
- Staff will be getting game fields prepped for the beginning of the fall seasons.
- Park staff put together 2 memorial benches, concrete pads will be poured for them soon.
- Staff cut up several trees that fell across the mountain bike trail in Hawk Ridge Park.
- Parks staff picked up and cut when needed limbs that fell from the rain storms.
- Park Staff prepared the Mud Run Trail by digging several mud obstacles and setting up the climbing apparatus pieces.
- Staff weed eat the islands and the round-a-bout in front of Recreation Park.
- Park Superintendent attended a presentation for new scoreboards at Baseball.
- Park Superintendent received a quote to cut down and replace trees along Johnston Pkwy. for the Silver Lake HOA.



Raymore Parks and Recreation Board Agenda Item Information Form

Department Division: P&R Administration
Submitted By: Nathan Musteen
Date: August 22, 2022

<input type="checkbox"/>	Discussion Item	<input checked="" type="checkbox"/>	Action Item
<input checked="" type="checkbox"/>	Council Recommendation	<input type="checkbox"/>	Presentation

Title / Issue / Request:

Youth Scoreboards Lease Agreement

Background / Justification:

Staff is presenting a lease agreement with Youth Scoreboards, L.L.C., an Oklahoma limited liability company that provides scoreboards for youth baseball fields.

Highlights of the program are listed below:

- 1) The facility provides the electrical source and location
- 2) Youth Scoreboards leases space from the facility to install scoreboards
- 3) Youth Scoreboards sells advertising space on the scoreboards to offset costs of the equipment.
- 4) Youth Scoreboards shares revenue with the complex owner once costs are recuperated.
- 5) Scoreboards are activated through a QR code that allows the home team to access control of the board through a smartphone.

On July 18, Park Staff along with administrative staff including City Manager Jim Feuerborn, City Attorney Jonathan Zerr and Assistant City Manager Ryan Murdock attended a presentation by Youth Scoreboards on the program and coming to Raymore.

The lease is a 10 year agreement with details outlined within the document. City Attorney Jonathan Zerr has reviewed the lease.

If approved, Raymore will be the first municipality in the state of Missouri to use this program. Currently Youth Scoreboards LLC is in Oklahoma and Texas.

Financial Impact: -

- A. 10 Year Lease for the scoreboards with revenue sharing after direct costs are paid.
- B. Electrical work to be completed by the City of Raymore - \$28,500
 - a. The Raymore Foundation has \$13,500 designated specifically for scoreboards
 - b. The Raymore Parks & Recreation Board approved an amendment to the FY23 budget in the amount of \$15,000 on August 8, 2023 to complete the electrical work.

Project Timeline:

Park Board	August 22
City Council 1st Reading	August 28
City Council 2nd Reading	September 11
Electrical Work Scheduled	September
Scoreboards installed	September

Staff Recommendation:

Staff requests recommendation of approval of the lease with Youth Scoreboards to the City Council.

Attachments:

- Lease
- Youth Scoreboard program information

GROUND LEASE

THIS GROUND LEASE (the “Lease”) is entered into and made effective as of [REDACTED], 2023 (the “**Effective Date**”), by and between:

The City of Raymore (“**Lessor**”) and hereafter referred as the City, and

(1) Youth Scoreboards, L.L.C., an Oklahoma limited liability company, its successors, and assigns (“**Lessee**”) hereafter referred to as YSB.

RECITALS:

WHEREAS, the City owns real property for the baseball/softball fields it operates in the City of Raymore, and the state of Missouri (the “**Baseball/Softball Field Sites**”).

WHEREAS, YSB desires to provide the City with a total of four (4) baseball/softball scoreboards and video boards owned by YSB (the “**Scoreboards**”) for use at the Baseball/Softball Field Sites.

WHEREAS, the City desires to lease to YSB four (4) sections of land at the Baseball/Softball Field Sites (one section at each baseball field) with dimensions of approximately 20 feet by 20 feet, more or less, for the placement of the Scoreboards (a depiction of the Baseball/Softball Field Sites marking the applicable sections of land to be leased is attached hereto as Exhibit 1) (the “**Leased Premises**”); and

WHEREAS, YSB desires to lease the Leased Premises from the City.

NOW THEREFORE, in consideration of the foregoing recitals, of mutual promises of Raymore Parks and YSB, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and YSB agree as follows:

ARTICLE 1: Leased Premises; Authority to Lease

1.1 LEASE: The City hereby leases to YSB the Leased Premises. YSB shall take possession of the Leased Premises in its “as is” condition as of the Effective Date.

1.2 AUTHORITY: Lessor shall obtain all consents required by its lenders and the City of Raymore, as the case may be, to enter into this Lease. If Lessor fails to obtain all such consents, then Lessee may terminate this Lease.

ARTICLE 2: Term and Termination

2.1 INITIAL TERM: The initial term of this Lease shall be ten (10) years and shall commence on the Effective Date and expire on [REDACTED], 2023 (the “Initial **Term**”).

2.1(a) RENEWAL TERM: The renewal term of this Lease shall be ten (10) years and shall commence on the expiration date of the Initial Term (the “**Renewal Term**” and together with the Initial Term, the “**Term**”).

2.1(b) AUTOMATIC RENEWAL: This Lease shall automatically renew for the Renewal Term, unless written notice of termination is received by the City a minimum of six (6) months prior to the expiration date of the initial Term. The Term may also be extended pursuant to Section 3.3 below, in the event of a “Substantial Replacement”.

2.2 TERMINATION: YSB may terminate this Lease at any time upon thirty (30) days’ prior written notice to the City in the event that YSB determines, in its sole discretion, that the economics of this Lease no longer benefit the parties hereto.

ARTICLE 3: Use of Leased Premises

3.1 PERMITTED USE; DAILY OPERATIONS AND COSTS:

(a) YSB shall use the Leased Premises solely for the installation, operation and maintenance of the Scoreboards, and for any other use necessary or ancillary to the installation, operation and maintenance of the Scoreboards.

(b) The day-to-day operation of the Scoreboards shall be performed by the City, at the City’s cost, in accordance with manufacturer’s instructions, requirements and recommendations. The City agrees to provide all electrical power required to operate the Scoreboards, and the City shall be responsible for the costs associated with bringing the electrical power to the Scoreboards, as well as the monthly cost of electricity to operate the Scoreboards.

3.2 REPAIRS; MAINTENANCE: the City, at the City’s cost, shall be responsible for the performance of all minor maintenance and repair of the Scoreboards, including all associated costs of such maintenance and repair. YSB shall be responsible for the performance of all other maintenance and repair of the Scoreboards, including the associated costs thereof.

3.3 SUBSTANTIAL REPLACEMENT: As provided under Section 2.1(b) hereof, if the YSB performs “**Substantial Replacement**” on the installations an additional 10 years from the date of completion of such Substantial Replacement shall be added to the Term of this Lease. Substantial Replacement shall be deemed to have occurred if the YSB is required to replace, add or upgrade elements in which the cost of such items exceeds 50% of the original installation cost as defined in Section 2.2.

ARTICLE 4: Rental

4.1 YSB shall pay rent during initial Term hereof as follows: (a) an amount equal to ONE DOLLAR (\$1.00) per year (\$1.00), and (b) the Revenue Share Payment as provided under Section 5.2 below. The City acknowledges receipt of payment by YSB in the amount of TEN DOLLARS (\$10.00) as payment in full of all cash rental amount due under Section 4.1(a) hereof

ARTICLE 5: Advertising; Revenue Sharing; Promotion

5.1 ADVERTISING: The parties agree that YSB shall have the exclusive right to sell advertising space to be displayed on each of the Scoreboards at each Baseball/Softball Field Sites. The City shall not solicit existing or potential purchasers of advertising space without the prior written consent of YSB, which may be withheld in YSB’s sole discretion. All advertising sales shall be completed by YSB and pricing for advertising space shall be determined by YSB. YSB shall not display advertising for alcohol, tobacco related or marijuana/cannabis related products. Pre-approved (by YSB) community related announcements will be aired on the video boards at no charge to the community.

5.2 REVENUE SHARING: Within ninety (90) days from the end of each calendar year during the Term, YSB shall deliver to the City, an amount equal to 20% of the net advertising revenue of all operational costs (the “**Revenue Share Payment**”) collected during the previous calendar year. Operational costs shall include, without limitation, the Scoreboards, freight, installation, warranties, maintenance, sales, administrative, and legal costs. YSB will provide a detailed statement with each Revenue Share Payment showing gross advertising revenue, and all items of cost deducted in arriving at the net advertising revenue.

ARTICLE 6: Ownership Rights

6.1 OWNERSHIP OF SCOREBOARDS: The Scoreboards on the Leased Premises and all related software and data, as well as all equipment used in connection with installing, operating and maintaining the Scoreboards, are owned and/or shall continue to be owned by YSB throughout the Term of this Lease.

6.2 SURRENDER OF LEASED PREMISES UPON EXPIRATION OF LEASE TERM: Upon the expiration of the Term, YSB shall surrender the Leased Premises to the City, shall remove or cause the removal of the Scoreboards and all related equipment, and YSB shall have no right to further occupy the Leased Premises.

ARTICLE 7: Liability, Damage, Insurance, Taxes

7.1 YSB’S LIABILITY; THE CITY’S PARKS’S LIABILITY: YSB assumes sole responsibility and liability to all employees, agents, representatives, invitees, guests, customers and licensees of YSB who come upon the Leased Premises and shall defend, indemnify, and

hold the City harmless against all liability and claims for injury or damage to said persons or their property. The City assumes sole responsibility and liability to all employees, agents, representatives, invitees, guests, customers and licensees of the City who come upon the Leased Premises and shall defend, indemnify, and hold YSB harmless against all liability and claims for injury or damage to said persons or their property.

7.2 PAYMENT BY THE CITY: If the City is required to pay any sum that is YSB's responsibility or liability, YSB shall promptly reimburse the City for the payment and for reasonable expenses caused thereby. If YSB is required to pay any sum that is the City's responsibility or liability, the City shall promptly reimburse YSB for the payment and for reasonable expenses caused thereby.

7.3 INSURANCE: the City has and will continue to provide general liability and property and casualty insurance insuring the full replacement value of all improvements on the Leased Premises, including, but not limited to, the Scoreboards. Such policy shall name YSB as an additional insured, and shall have a combined single limit of not less than \$1,000,000.00. the City shall provide YSB with copies of all policies and renewals of policies on an annual basis, and the City shall be responsible for payment of any deductibles under the insurance policies described in this Section 7.3.

7.4 PROPERTY TAX: the City shall be responsible for all taxes and assessments due to or levied by any taxing authority and attributable to the Leased Premises or the Scoreboards during the Term, including personal property, ad valorem, special taxes, or the like, as well as any and all assessments, public or private.

ARTICLE 8: General Provisions

8.1 NOTICE: Any notices required or permitted to be given hereunder shall be deemed to have been duly given if in writing and (i) delivered personally; (ii) sent by United States first class mail, postpaid, addressed; (iii) delivered by facsimile with confirmation receipt; or (iv) by email with a return email from recipient confirming receipt (automatic "read receipt" is not sufficient to confirm receipt by email delivery) to the following addresses:

To the City:

City of Raymore, Parks & Recreation Department
100 Municipal Circle
Raymore, MO 64083
816-331-0488
Email: nmusteen@raymore.com

To YSB:

Youth ScoreboardsLLC.
913 N. Broadway
Oklahoma City, OK 73102
Email:
jphillips@youthscoreboards.com

8.2 ASSIGNMENT: Neither party shall assign, sublease, sell, or otherwise convey any of their rights under this Lease without the prior written consent of the other party, except YSB may assign this Lease without the City's consent to any third party which acquires all, or substantially all, of its assets.

8.3 SEVERABILITY: In case any one or more of the provisions or parts of a provision contained in this Lease is, for any reason, held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision or part of a provision of this Lease.

8.4 WAIVER: The waiver by the City at any given time of any term or condition of this Lease, or the failure of the City to take action with respect to any breach of any the term or condition, shall not be deemed to be a waiver of the term or condition with regard to any subsequent breach of the term or condition, or of any other term or condition of the Lease.

8.5 HEADINGS: The headings appearing in this Lease are for convenience only, and are not a part of this Lease and do not in any way limit or amplify the terms or conditions of this Lease.

8.6 ENTIRE AGREEMENT: This Lease sets forth the entire agreement between the City and YSB with respect to the leasing of the Leased Premises. It is binding upon and inures to the benefit of these parties and, in accordance with the provisions of this Lease, their respective successors in interest. This Lease may be altered or amended only by written notice executed by the City and YSB or their legal representatives or, in accordance with the provisions of this Lease.

8.7 GOVERNING LAW; JURISDICTION: This Lease shall be construed in accordance with and governed for all purposes by the laws of Oklahoma, except for any conflict of law rule that would cause the law of another jurisdiction to apply. Any dispute arising hereunder shall be referred to and heard in a court located in Oklahoma County, Oklahoma.

8.8 MEMORANDUM OF LEASE: The parties agree to execute a Memorandum of Lease. The Memorandum of Lease shall not set forth the rent or other charges payable by YSB under this Lease and shall expressly state that it is executed pursuant to the provisions contained in this Lease, and is not intended to vary the terms and conditions of this Lease.

8.9 SUCCESSORS. This Lease will inure to the benefit of and be binding upon the parties hereto and their respective legal representatives, successors and assigns.

IN WITNESS WHEREOF, the parties have executed this Lease as of the Effective Date.

City of Raymore:

BY: _____

PRINT NAME: _____

TITLE: _____

YSB:

YOUTH SCOREBOARDS, L.L.C., an Oklahoma limited liability company

BY: _____

JON PHILLIPS, CEO

Exhibit 1



How the Program Works

- Youth Scoreboards Provides
 - LED Screens, Content Management System, Scoreboard Operating System, Turn-Key Installation
 - Warranty and major repairs
- Complex Provides
 - Power to each installation
 - Add provisions to current insurance
- Financial
 - After Youth Scoreboards recoups investment, the Complex will receive 20% of annual Net Profit.
 - Complex receives a 20% Sales Commission on sponsorships sold by the complex.

**YOUTH
SCOREBOARDS**

Contact: *Greg Walker, MO/KS Market Manager*

greg@youthscoreboards.com

660.651.5326

www.youthscoreboards.com

Who We Are

- **Mike Henry, Co-Founder**

Mr. Henry founded Sports Magazine of America in 1978. This company published team specific magazines for several Universities including Sooners Illustrated (Oklahoma), Huskers Illustrated (Nebraska), Longhorns Illustrated (Texas) and Trojans Illustrated (USC). In 1995 he co-founded Stadlanet Sports, a company that installed and owned large scale video displays (Sony JumboTrons) at universities. Stadlanet produced each live game broadcast and sold all the advertising, both static and video-based advertising. Youth Scoreboards is modeled after the Stadlanet concept – a proven success in college sports!

- **Barry Switzer, Co-Founder**

Coach Switzer served for 16 years as head football coach at the University of Oklahoma where he brought the Sooners 3 national championships. Then later became head coach of the Dallas Cowboys and led them to win Super Bowl XXX against the Pittsburgh Steelers. Coach Switzer has one of the highest winning percentages of any other college football coach and is one of 3 coaches in history to win both a college football National Championship and a Super Bowl. His accomplishments in sports are nothing less than incredible. Coach has an impeccable eye for talent; in people and ideas. He knows how to communicate his vision and help businesses reach theirs.

- **Jon Phillips, CEO**

Jon recently joined Youth Scoreboards as CEO after a 30+ year career in the radio broadcasting business. Jon was most recently the Area President for iHeart Radio, a position he held for the past ten years. Jon is a Tulsa native and was a key member of coach Switzer's 1984-1987 championship football teams at Oklahoma University.

- **Tom Russell, Chairman of ImageNet Consulting**

As the Chairman of ImageNet Consulting, Tom leapt at the opportunity to infuse technology and regional business support into the Youth Scoreboard endeavor. ImageNet is currently the largest shareholder of YSB and Tom has stepped in and offered valuable vision and ideas for our growth. Tom has a storied career in the business consulting arena and has built several successful businesses through the years.

- **Greg Walker, President of Mo/Kan Region**

Walker has been selected to bring Youth Scoreboards into the Kansas City market. His years of sales experience with Chase Manhattan Bank, Aflac and print and broadcast advertising gives him a keen insight to the benefits of digital video scoreboards. This proud grandfather of a KC youth baseball player brings professionalism to the process, places a focus on "win-win" relationships and wants to create an exciting sports event for players, coaches, fans and the advertisers.







MISCELLANEOUS ITEMS

- *Work Session Notes - July 25, 2023*
- *Work Session Notes - August 8, 2023*



**Raymore Parks and Recreation Board
Work Session Agenda**

**Tuesday, August 8, 2023
6:00pm**

**Executive Conference Room
Raymore City Hall
100 Municipal Circle
Raymore, Missouri 64083**

Members Present: Chairman Trautman; Members Manason, Scott, Clark and Cooper. Members Mapes and Collier were not present.

Director Musteen and Superintendents Rulo and Brennon were present.

Call to Order - 6:00pm

1. FY 24 Budget

Staff presented the proposed FY24 Parks and Recreation budget for board review with a question and answer opportunity. General discussion ensued while Director Musteen highlighted specific areas of the budget for board discussion. Materials were provided at the meeting.

2. Other

Director Musteen gave a brief overview of current projects underway and explained a program to be brought to the Board in August that will bring 4 scoreboards to Recreation Park baseball/softball fields.

3. Adjournment - 6:15pm



Raymore Parks and Recreation Board Work Session Agenda

**Tuesday, July 25, 2023
6:30pm**

(Or Immediately following the Regular Business Meeting at 6:00pm)

**Executive Conference Room
Raymore City Hall
100 Municipal Circle
Raymore, MO 64083**

Members Present: Chairman Trautman; Members Collier, Mapes, Clark and Cooper. Members Manson and Scott were not present.

Director Musteen and Superintendent Rulo were present.

Call to Order - 6:35pm

1. Open Discussion

Park Board Chair Trautman addressed Member Mapes' concerns over removing the old skatepark until both Phase 1 & future Phase 2 of the new skatepark are completed.

Member Mapes talked about the future of T.B. Hanna Station and some ideas for expansion.

2. FY24 Budget Review

Director Musteen presented the FY24 proposed budget and outlined details for the members. Paper copies of the budget were provided for members to take home and review before the next meeting. Any questions or concerns should be addressed to the Parks Director.

General discussion occurred.

3. Partnership Policy Review

Director Musteen presented the partnership policy. A brief outline of the policy was provided with members being provided a paper copy of the policy to take home for review. General discussion ensued.

The policy will be brought back at a future meeting for review.

4. Adjournment - 7:00pm