



Board of Aldermen Request for Action

MEETING DATE: 5/6/2025

DEPARTMENT: Development

AGENDA ITEM: RES 1469 Approve Diamond Crest Splash Pad Parking Lot Work

REQUESTED BOARD ACTION:

A motion to approve Resolution 1469, authorizing construction of the Diamond Crest splash pad parking lot in lieu of payment of park fees by the Clay Creek Meadows Developer.

SUMMARY:

In October, 2024, the City of Smithville and the Developer of Clay Creek Meadows entered into a development agreement that identified the timing, scope of work and payment of fees required for approval of the Preliminary Plat of the development. One portion of that agreement included the payment of park fees in the amount of \$617.75 per dwelling unit, to be paid prior to releasing the final plat for each phase. The total due for all phases is \$133,434 and can be satisfied with payment of such fees on a pro-rata basis before each final plat is released for recording, or by constructing a parking lot, subject to city review and approval of plans and pricing estimates.

The developer submitted plans for construction of the parking lot, which, following meetings on site with parks staff and the construction team, were ultimately adjusted and approved by the Parks and Recreation Director. Once the plans were approved, the developer submitted a price proposal for the work in an amount of \$156,679.78. After reviewing the proposal, and in an effort to reduce the total amount to not more than the required park fees in the agreement, staff deleted several items. Specifically, the items on the original proposal for adjusting a sewer manhole lid height following final grading, installing parking blocks for each space, seeding and traffic control were removed and will be performed by city staff. Additionally certain line items were negotiated down to create a new proposal that totals \$133,434.

The development agreement specifically allows the developer to complete construction work in lieu of paying park fees IF the city reviews and approves of the proposal.

PREVIOUS ACTION:

The City and Developer entered into a development agreement on October 1, 2024 and approved by Resolution 1408 on that same date.

POLICY OBJECTIVE:

Comprehensive Plan

FINANCIAL CONSIDERATIONS: None

ATTACHMENTS:

- Ordinance
- Resolution
- Staff Report
- Other: Construction Proposal
- Contract
- Plans
- Minutes

RESOLUTION 1469

A RESOLUTION AUTHORIZING CONSTRUCTION OF THE DIAMOND CREST SPLASH PAD PARKING LOT IN LIEU OF PAYMENT OF PARK FEES BY THE CLAY CREEK MEADOWS DEVELOPER

WHEREAS, The Clay Creek Meadows Development agreement requires payment of park fees in the amount of \$133,434 on a pro rata basis for each dwelling unit when the Final Plat is recorded; and

WHEREAS, the development agreement specifically allows the development to satisfy some or all of this amount by constructing a parking lot for the Diamond Crest Splash Pad, subject to city review and approval of the cost and plans, and;

WHEREAS, the developer submitted plans, its' proposal and requested city review and approval; and

WHEREAS, staff worked to modify the plans to meet the park department's needs, as well as adjust the proposal by deleting certain items and negotiating price on others; and

WHEREAS, the developer agrees to construct the splash pad in accordance with the attached plans and proposal for a total of \$133,434.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF SMITHVILLE, MISSOURI, AS FOLLOWS:

THAT THE CLAY CREEK MEADOWS DEVELOPMENT AGREEMENT PARK FEES REQUIRMENT WILL BE MET BY CONSTRUCTION OF A PARKING LOT AT THE DIAMOND CREST SPLASH PAD FOLLOWING INSPECTION AND APPROVAL BY PARKS STAFF.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Smithville, Missouri, the 6th day of May 2025.

Mayor

ATTEST:

Brandi Schureger, Assistant City Clerk



Hoy Excavating

7308 NW Tiffany Springs Parkway
 Kansas City, MO 64153
 O. 816-464-2374

To: Benny Hoy	Contact: Benny Hoy
Address: 7308 NW Tiffany Springs Pkwy Kansas City, MO 64153 US	Phone: 816-464-2374 Fax: 816-464-2375
Project Name: Clay Creek - Splash Pad Parking R1	Bid Number: 415
Project Location:	Bid Date: 4/23/2025

Item #	Item Description	Estimated Quantity	Unit	Total Price
100	Mobilization	1.00	LS	\$7,724.79
120	Erosion Controls/BMPs	1.00	LS	\$15,121.93
150	Demolition	1.00	LS	\$2,775.77
160	Strip Site	1.00	LS	\$3,830.01
180	Site Cuts	1.00	LS	\$8,548.21
330	6" Base Rock - Asphalt Pavement	1.00	LS	\$18,167.25
350	5" Asphalt Paving	1.00	LS	\$45,627.03
355	8" Concrete Paving Approach	1.00	LS	\$11,877.52
415	ADA Ramps	1.00	LS	\$4,635.13
465	Backfill/Finish Grade	1.00	LS	\$3,636.25
520	Striping	1.00	LS	\$1,231.21
530	Handicap Signs	1.00	LS	\$1,231.21
550	Survey And Staking	1.00	LS	\$9,027.69

Total Bid Price: \$133,434.00

Notes:

• **Earthwork:**

Proposal includes all material, labor and equipment for the following:

- Mobilization, Erosion control (Silt Fence, Inlet Protection, Ditch Checks, 2 months SWPPP), Saw Cut Existing Pavement, Demo Asphalt/Concrete, Strip/Grub/Clear Site, Site Cut/Fills, Pavement/Walks Sub-Grade, 6" Aggregate Base @ Asphalt Pavement, Backfill/Finish Grade +/- .10', Site is assumed to balance, layout for listed scopes.

• **Concrete:**

Proposal includes all material, labor and equipment to install the following:

- (2) ADA ramps
- 442SF- 8" Concrete Approach

Exclusions:

Base rock is included in Earthwork pricing. No structural or vertical concrete is priced with this scope. Cold weather protection is NOT included.

• **Asphalt:**

Proposal includes all material, labor and equipment for the following:

- 1,044SY - 5" Asphalt paving
- Striping/Signage

Exclusions:

Sodding, seeding, unsuitable soils, rock, excavation, erosion control, relocation of utilities, draining systems, traffic control, or any damages due to unmarked or mislocated utilities, permits, bonds and fee's, finish grade and anything other than items that are not included in estimate, accidents, weather, or delays beyond our control.

GC/Owner/Developer should carry contingency for potential increases in aggregates, fuel surcharges and liquid asphalt indexing. Current Liquid Asphalt Index is \$575/liquid ton for PG 64-22.

General Exclusions:

If it's not qualified above, it's not included.

Engineering, Erosion Control for other trades, Fencing not Listed, Maintenance of Any Kind, Rock Excavation, As-Built Drawings, Undercutting/Replacement of Unsuitable Soils, Rock Removal for Landscaping, Soil Additives, Imported Topsoil, Amended Soils, Landscaping, Sod/Temp Seeding, Erosion Mat, Slope Protection, Frost or mud removal, Spoils removal from other trades, Utilities, Underground obstructions, Weather protection, Dewatering beyond 2" Pump, Mechanical Shoring, Termite protection, Soils Testing, Special Inspections, Re-grading after grade is disturbed by others, Excavation/handling/disposal of contaminated or hazardous soils/materials, Structural Excavation/Backfill, Storm/Sanitary Sewer, Water Line, Rip-rap, Warranty Past 1 year, Traffic Control, Permits/Fees/Abatements/Bonds.

This Proposal does not include Prevailing Wage

This Proposal is based on 19545 Crbyn Lane Parking Lot Plans by RL Buford dated 04.05.25

Thank you for the opportunity to bid this project for you. Please do not hesitate to call with any questions or concerns.

<p>ACCEPTED: The above prices, specifications and conditions are satisfactory and hereby accepted.</p> <p>Buyer: _____</p> <p>Signature: _____</p> <p>Date of Acceptance: _____</p>	<p>CONFIRMED: Hoy Excavating</p> <p>Authorized Signature: </p> <p>Estimator: Joseph Felten 816-464-2374 jfelten@hoyexcavating.com</p>
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19545 CORBYN LANE

PARKING LOT PLANS

CLAY COUNTY SMITHVILLE, MISSOURI

SEC. 35-T54N-R33W

DISTURBED AREA = 0.28 AC.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PARKING LOT PLAN
3	GRADING & EROSION PLAN

GENERAL NOTES:

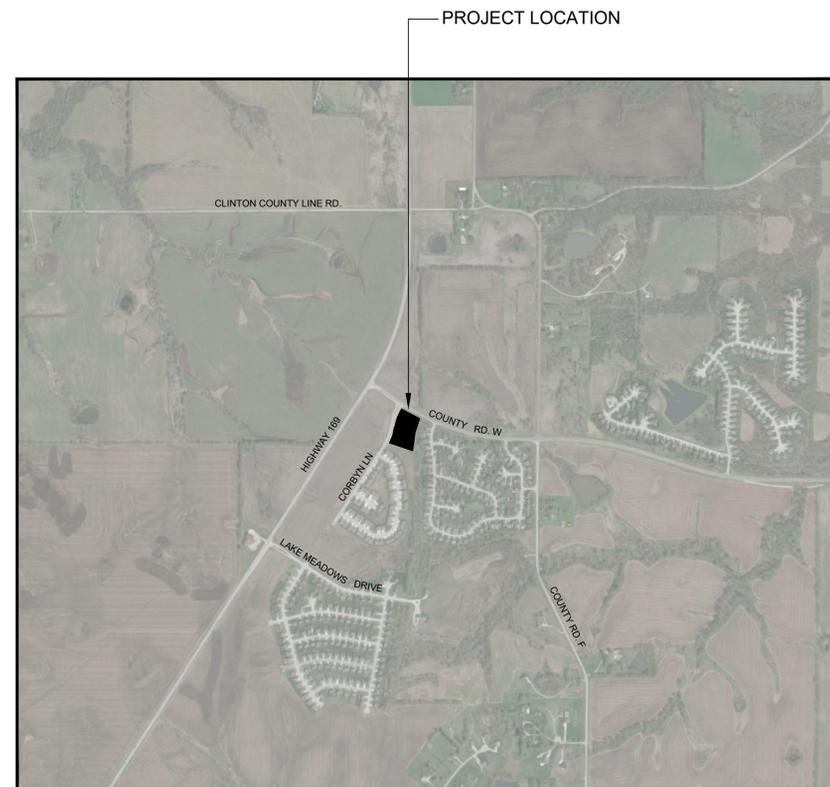
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS CONTAINED WITHIN THE CITY OF SMITHVILLE, MISSOURI.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINE PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL "1-800-DIG-RITE", AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNERS REPRESENTATIVE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION, EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
- THE CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER, ENGINEER, AND CITY.
- ALL ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY, CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN ON PLANS.
- THE CONTRACTOR SHALL GRADE AREAS TO PROVIDE POSITIVE DRAINAGE.
- THE CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN ONE VERTICAL IN 3 FEET HORIZONTAL.
- THE EROSION CONTROL PLAN HAS BEEN PLACED IN THE CITY'S FILE FOR THE PROJECT. THE PLAN APPEARS TO FULFILL THE MISSOURI DEPARTMENT OF NATURAL RESOURCES TECHNICAL CRITERIA AND THE CRITERIA FOR EROSION CONTROL MEASURES MAY BE NEEDED IF UNFORESEEN EROSION PROBLEMS ARISE OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL RUN WITH THE LAND AND BE THE OBLIGATION OF THE LAND OWNER UNTIL SUCH TIME AS IS PROPERLY COMPLETED. MODIFIED OR VOIDED.
- NO GRADING WORK WITHIN EXISTING PUBLIC RIGHT-OF-WAY IS ALLOWED UNDER THE LAND DISTURBANCE PERMIT.
- THE CONTRACTOR SHALL SEED ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES HAVE CEASED.

SUMMARY OF QUANTITIES

ITEM	UNIT	QUANTITY
5" ASPHALT PAVEMENT	SQ. YDS.	1004
CONCRETE DRIVE APRON	SQ. YDS.	40
ADA RAMP	EACH	2
6" HDPE	LIN. FT.	55
EARTHWORK - CUT	CU. YDS.	9
EARTHWORK - FILL	CU. YDS.	286

PROJECT BENCHMARK - CL-74 ELEVATION = 992.78
 THE STATION AND AZIMUTH MARKS ARE STANDARD MODNR GRS ALUMINUM DISK STAMPED "CL-74, 1993" AND "CL-74A, 1993" SET IN 12 INCH DIAMETER CONCRETE MONUMENTS. THE STATION IS 1 INCH BELOW THE SURFACE AND THE AZIMUTH MARK IS FLUSH WITH THE GROUND. THE STATION HAS AN UNDERGROUND MARK THAT IS A STANDARD MODNR GRS ALUMINUM DISK STAMPED "CL-74U, 1993" SET IN A MASS OF CONCRETE 0.765 METERS BELOW SURFACE MARK.

THE STATION IS LOCATED ABOUT 4.5 MILES NORTH OF SMITHVILLE, MO, ON THE EAST RIGHT-OF-WAY OF US HIGHWAY 169. IT IS ABOUT 0.25 MILE SOUTH OF THE CLAY AND CLINTON COUNTY LINE AND 0.15 MILE NORTH OF A JUNCTION WITH MISSOURI ROUTE W TO THE EAST. IT IS 35.0 FEET EAST OF THE CENTER LINE OF US HIGHWAY 169; 26.5 FEET SOUTHEAST OF A COTTON PICKER SPINDLE AT THE EDGE OF PAVEMENT; 3.0 FEET WEST OF A CARSONITE WITNESS POST AND 27.0 FEET NORTHEAST OF ANOTHER COTTON PICKER SPINDLE AT THE EDGE OF PAVEMENT.



LOCATION MAP
NOT TO SCALE

DEVELOPER:
 CLAY CREEK MEADOWS, LLC
 7308 NW. TIFFANY SPRINGS PARKWAY
 KANSAS CITY, MO 64153
 816-464-2374
 BENNY HOY

UTILITIES NOTE:

THE INFORMATION CONCERNING LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WHICH ARE NOT VISIBLE FROM THE SURFACE, HAS BEEN TAKEN FROM THE RECORDS AND FIELD LOCATIONS OF THE VARIOUS UTILITY COMPANIES AND HAS NOT BEEN FIELD VERIFIED BY THIS COMPANY. THESE LOCATIONS ARE NOT TO BE CONSTRUED AS ACCURATE OR EXACT.

UTILITIES INVOLVED

AT&T	816-268-2255
AT&T	816-275-1640
EVERGY	816-471-5275
EVERGY BUSINESS OFFICE	816-221-2323
SPECTRUM	816-358-5360 ext. 5829
SPIRE GAS	314-342-0500
SPIRE EMERGENCY/CUSTOMER SERVICE	800-582-0000
LIBERTY WASTEWATER COLLECTION	816-439-4523
CITY OF LIBERTY WATER DISTRIBUTION	816-439-4523
MISSOURI ONE CALL	1-800-Dig-Rite

FLOOD PLAIN

FEMA FLOOD CLASSIFICATION
 THE EXISTING SITE IS LOCATED OUTSIDE OF THE 100-YEAR FLOOD PLAIN. THIS AREA LIES IN ZONE X ACCORDING TO THE FLOOD INSURANCE RATE MAP, FIRM 29047C0025E MAP REVISED AUGUST 3, 2015 FOR CLAY COUNTY, MISSOURI, AND INCORPORATED AREAS. THE FIRM IDENTIFIES ZONE X AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN"

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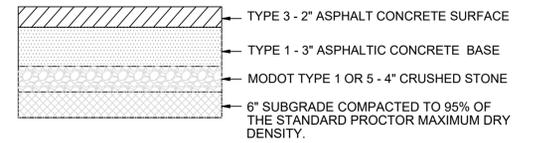
19545 CORBYN LANE
 PARKING LOT PLANS
 COVER SHEET

ENGINEER'S SEAL

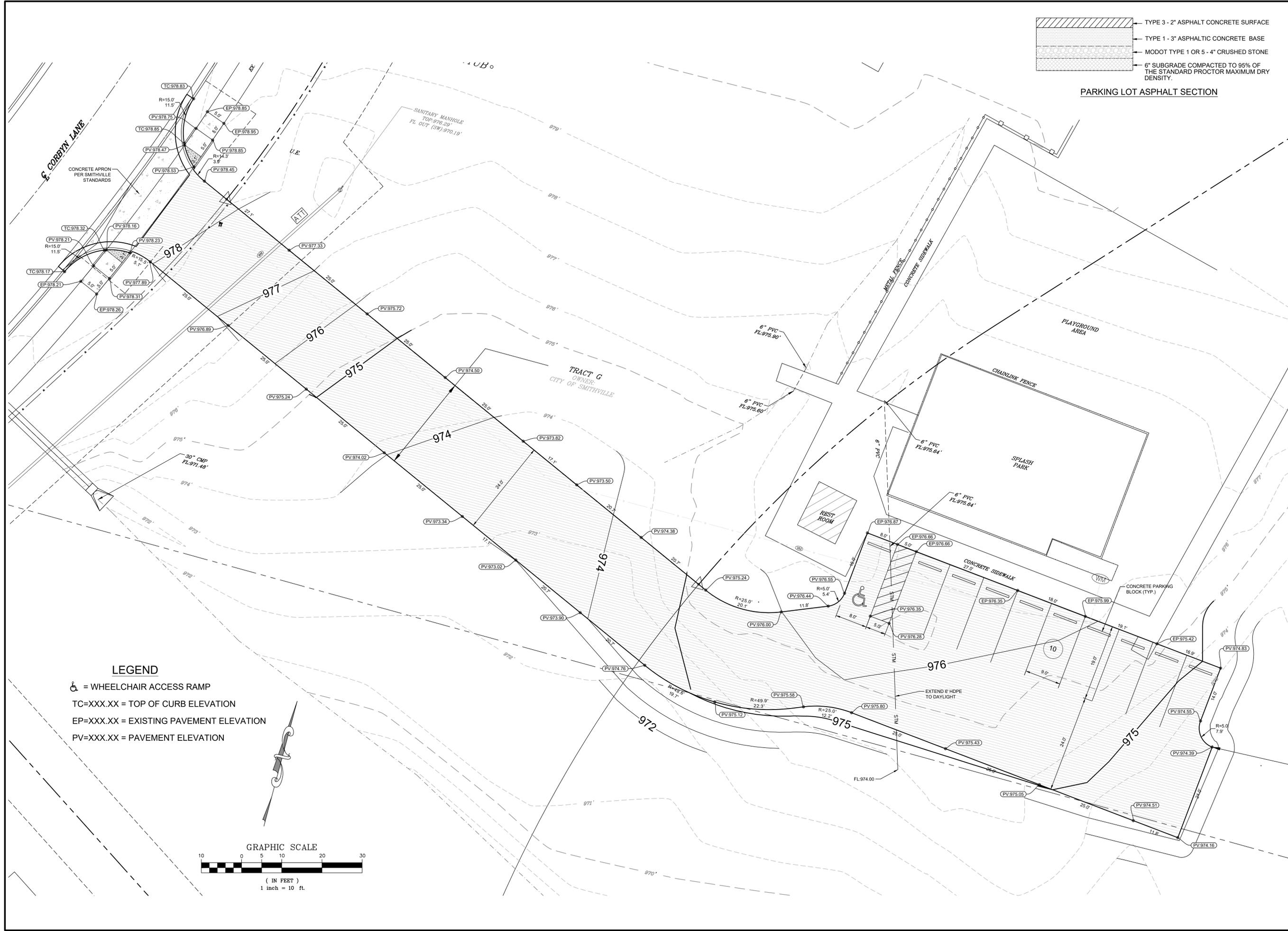


R.L. Buford & Associates Engineers, LLC
 LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
 R.L. BUFORD & ASSOCIATES, LLC
 P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192
 SEC. 35-T54N-R33W
 PLAN DATE: APRIL 2025
 COUNTY: CLAY COUNTY
 JOB NO.:
 DRAWN BY:
 CHECKED BY:
 FOR: CLAY CREEK MEADOWS, LLC

SHEET NO.
1 OF 3

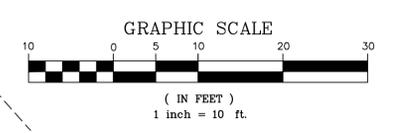


PARKING LOT ASPHALT SECTION



LEGEND

- ♿ = WHEELCHAIR ACCESS RAMP
- TC=XXX.XX = TOP OF CURB ELEVATION
- EP=XXX.XX = EXISTING PAVEMENT ELEVATION
- PV=XXX.XX = PAVEMENT ELEVATION



NO.	DATE	DESCRIPTION	REVISIONS	CHECKED BY:
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19545 CORBYN LANE
PARKING LOT PLANS
PARKING LOT PLAN

ENGINEER'S SEAL

4-5-25

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14089, PARKVILLE, MO. 64152 (816) 741-8192

FOR CLAY CREEK MEADOWS, LLC

SEC. - IMP. - REE. COUNTY JOB NO.
PLAN DATE: APRIL 25, 2025 DRAWN BY: [Name]
CHECKED BY: [Name] APRIL 2025

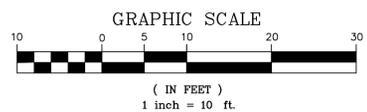
INSTALL TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016



LEGEND

- SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016
- TEMPORARY CONSTRUCTION ENTRANCE AND CONCRETE WASHOUT USE ESC-01 DETAIL PER APWA 2016
- PLAT BOUNDARY / LIMITS OF GRADING

INSTALL SILT FENCE - POST MAX SPACING 8' USE ESC-03 DETAIL PER APWA 2016



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19545 CORBYN LANE
PARKING LOT PLANS
GRADING & EROSION PLAN

ENGINEER'S SEAL

R.L. Buford & Associates Engineering, LLC
LAND SURVEYING - CIVIL ENGINEERS - DEVELOPMENT CONSULTANTS
R.L. BUFORD & ASSOCIATES, LLC
P.O. BOX 14889, PARKVILLE, MO. 64152 (816) 741-8192
COUNTY: CLAY
SEC. 16-1-35
JOB NO. 2025-001
PLAN DATE: APRIL 2025
CHECKED BY: SWM
DRAWN BY: MKR