

GRANDVIEW

A Newsletter about the City of Grandview, Missouri

REPORT



Enjoying Summer in Grandview

Clockwise from top: The Annual Jazz Festival coming September 9th, Meadowmere Pool summer fun, Grandview's Farmers Market, and Boating at Longview Lake.



INSIDE THE GRANDVIEW REPORT

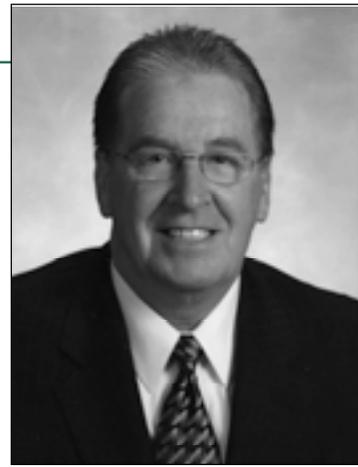
| | |
|---|---|
| New Mayor Making Smooth Transition. | 2 |
| Successes Overcome Budget Woes | 3 |
| New Community Development Director Optimistic | 4 |
| Streets to be Resurfaced in the Upcoming Months | 5 |
| Events of Interest | 6 |



New extension of Harry Truman Drive connects to Byars Road and Raytown Road.

From Police Chief to Mayor

Making a Smooth Transition



Mayor Bob Beckers

The past 15 months have flown by, and in the process of all the ribbon cuttings and events I've attended as Mayor, it's been a great honor to serve the citizens of Grandview. While serving as Police Chief for 13 years, I attended Board of Aldermen meetings regularly and understood the basic terminology of running those meetings, but it's taken about a year to learn all the nuances of the office of Mayor and to feel comfortable with the full implications of terms like comprehensive plan, subdivision agreement, TIF bonds, storm channel capacity, or temporary right-of-way.

With the belief that the citizens are my main priority, I take very seriously my obligation to understand the details of issues facing the Board. I have been able to rely on very competent and responsible people in Grandview's City government during my learning process as Mayor. This has included the City Administrator and Assistant City Administrator, whose expertise, along with that of the department directors, has been very helpful in my learning process.

I believe listening and absorbing are two of my best skills, and they have served me well during this transition to the office of Mayor. The details that the Board and I must understand when making important decisions for the City's operation come from a variety of sources, including reading and observation. Learning those details has been the part of my transition I thought would be the most challenging, but being able to rely on such competent people has made that transition very smooth.

During the last 15 months, there have been ups and downs, the most disappointing of which was a sudden halt to serious talks concerning certain large retail businesses, which we had every reason to believe were coming to Grandview. However, for reasons beyond our control, this has not occurred. Another point of frustration for us has concerned the Grandview Plaza and the lack of retail businesses interested in occupying those spaces. However, this is not unique to Grandview, as new retail

continues to locate in residential growth corridors.

While there have been some retail disappointments, we have seen some very positive developments lately for Grandview as well. Along with seven new housing developments, new retail businesses have found a home in Grandview Crossing, including Red X and Grainger to date, along with the new Walgreen's at the West 71 Highway Frontage Road and Main Street. Considering we had a vacant K-Mart and other non-performing businesses less than two years ago, these have all been great success stories. We also look forward to the construction of a new Highway 71/150 interchange in the next year.

Attracting retail remains the number one priority for the Board. It not only serves our citizens' needs and buying preferences, but it is vital to the City's revenue base and to sustaining our operations and services.

More great news for the City was Grandview's recent ranking in the *The Kansas City Star* as fifth best in service efficiency out of 18 cities in the metro area — something to celebrate, especially for our Police services, which tied for first with three other cities.

The City strives to continue to provide the very best for its citizens under the budget constraints that prevail year after year. The entire administrative staff is currently developing the upcoming year's operating budget, and as always, is looking diligently for every way possible to keep the services at the highest level, while keeping the City's limited resources in mind.

This year promises to be just as challenging and exciting as the last, and we are currently setting goals to take on more of these challenges in the areas of new retail, new home construction, redevelopment, neighborhood preservation, image enhancement, street and park improvements, and public safety. I look forward to working closely with the City Administrator and Board while continuing to listen to citizens to provide optimum City services.■

*I believe
listening and
absorbing
are two of my
best skills. . .*

City Budget Dilemma Hasn't Stopped PROGRESS

For the past several years, the annual budget process has been a difficult one almost each and every year. It is a challenge to balance General Fund revenues with the escalating cost of providing services to our citizens. Similar to everyone's household expenses, there are many ongoing costs for cities each year (utilities, supplies, maintenance, etc.), but in some areas, we have seen sharp increases in recent years, including:

- ✓ Fire and EMS training requirements — costs have doubled in the past 3 years.
- ✓ Prisoner detention costs — costs for outsourcing detention of those persons sentenced for municipal violations have increased about \$150,000 over two years.
- ✓ Health insurance for employees — up \$121,000 in the past 3 years, this area accounts for one of every \$16 spent in the General Fund on operations.
- ✓ Liability insurance costs — as part of the metro area municipal insurance pool, these costs have increased by \$100,000 over the past 2 years.
- ✓ Gasoline — even using bulk-purchase discounts and competitive bids, costs have risen nearly 45% over the past four years.
- ✓ Maintenance costs — radio and computer aided dispatching systems for the Police and Fire departments, and park, street, and streetscape maintenance have risen by more than \$32,000 in the past three years.

Contrast these examples with the average increase in General Fund revenues over the past four years of just 2% (or \$250,000). Each year the City examines ways to cut other expenses (computer and phone services, power for buildings, technology services, vehicle maintenance), but total expenditures have still increased an average of 3.4% over the same four year period. Despite the problem of trying to balance increasing needs and costs against limited-growth resources, the City has seen many recent accomplishments:

- ◆ New retail and restaurant development along Main Street, Blue Ridge Boulevard, in Truman Corners, on 150 Highway, and in the vicinity of 138th Street and 71 Highway.
- ◆ Once vacant House of Lloyd buildings are now homes to Calmar (employing 400), Bargain Factory, and American Ingredients.
- ◆ Several new housing subdivisions have emerged over the past two to three years.

- ◆ The new community center is both popular with residents and financially viable.
 - ◆ The City has tried to maintain or enhance service levels, and the 2005 citizen survey showed that a majority of residents were satisfied with police, EMS, fire, street and park maintenance, City communication with the public, and recreation services.
 - ◆ The City has focused on providing competitive employee pay levels, and now compares favorably in a six-city survey of other suburban cities done annually.
 - ◆ Employee pay ranges have increased 12% over the past two years, and pay raises have averaged 5.7% per year during that two-year period.
 - ◆ The Police Department recently received re-accreditation by the national Commission on Accreditation for Law Enforcement Agencies for the sixteenth consecutive year.
 - ◆ The only positions added over the past five years are four in the Police Department (traffic and speed control) and three in the Fire Department (firefighter/paramedics).
 - ◆ The Fire Department now operates two ambulances 100% of the time, compared with about 70% two years ago, and minimum daily staffing has increased by two firefighters.
 - ◆ Grandview recently ranked 5th among 18 area cities with populations greater than 20,000 in efficiency of City services, indicating good value for the tax dollars.
 - ◆ Of the total General Fund pay and benefit costs, 65% is now spent for the Police and Fire departments.
 - ◆ While two-thirds of General Fund revenues are derived from sales tax, property tax, or franchise tax revenues, none of these rates have increased in over 20 years.
- With more economic development and stronger growth in City revenues, we look upon the coming years with optimism for continued improvements in all areas of city government. ■



Fire Department training.

New Director is Ready for **GRANDVIEW DEVELOPMENT**

Allen May believes one of his strongest skills is his ability to negotiate. It's a skill he has honed for over 23 years in his community development career, and it's what he enjoys most about his new job as Grandview's Community Development Director.

He believes his negotiation skills will come in handy in the area of development for Grandview since there is ample undeveloped land in the City. "I'm interested in helping all parties involved in land development, from the Mayor and City staff, to developers, to interested citizens. Each party may have different needs, but I can help them decide on the most important features and focus on making sure it's a win-win situation, which is essential in moving the development forward," he said.

Having spent most of his life in Iowa, May has served in various planning and zoning positions there as well as in Nebraska. His position, before accepting the job in Grandview, was Director of Transportation and Planning for a regional agency in Iowa, Illinois and Wisconsin. He said he was attracted to the job as Director of Community Development for Grandview because he "saw an opportunity to be more involved in building and economic development, plus the rare potential of vacant property in a land-locked city."

Those opportunities include the City's downtown corridor, which



Allen May
Community Development Director

May describes as quaint and unique compared to other cities. "The business owners downtown can build upon what is there now and make it the way they want it," he said. "The parking lots recently constructed by the City are a great advantage for the businesses downtown. Many downtown areas don't have a generous amount of parking provided by the City." He also cites the upcoming development by the Missouri Department of Transportation of the 71/150 Highway interchange and proposed improvements to 150 Highway east to 291 Highway, which will allow more development for Grandview.

May believes Grandview has been fortunate enough to have had long-term visions for the future. "Grandview has a great framework

for development and I would like to help guide that type of vision — visions of 20 to 30 years in the future. Laying the framework and being flexible and open to possible changes in the future is important."

One of the changes he has implemented already in the Community Development Department is pre-application meetings. The meetings involve engineering, the water district, fire department, building services, and zoning and development personnel, who get together every Tuesday morning with a prospective developer or existing building owner to discuss development issues to help make the process move forward more smoothly.

Another plan for the department's future is utilizing a geographic information system (GIS) that tracks development activities taking place, helping developers identify where new houses might be located. It also aids in spatial analysis for use in code enforcement, as well as areas such as reporting fire incidence and police calls. Along with negotiation, May believes another important skill is thinking outside the box. "I like to take a fresh look at how things take place, and always look at things the way they are and ask why."

Development, negotiation, creative thinking, and working with people to find solutions are all skills that are needed for the City to keep growing — skills that May is more than ready to offer to the City, developers and citizens as they work together toward a bright future for Grandview. ■

Streets to be Resurfaced in the Upcoming Months



*It's time again
for the Public
Works Department
to do street repairs.
Asphalt overlay
will be done from
June through
August, and the
slurry seal will be
done in August.*

ASPHALT OVERLAY

| STREET | FROM | TO |
|-------------------------------|-------------------------|----------------------|
| E. 133rd Street | Donnelly Avenue | Dead End East |
| E. 133rd Street | Tenth Street | Grandview Road |
| E. 137th Street | East Frontage Road | Winchester Avenue |
| E. 152nd Terrace | Bellaire Avenue | Barat Avenue |
| E. 154th Terrace | East Frontage Road | Barat Avenue |
| Fountain Lake Circle | Fountain Lake Drive | Dead End East |
| Fountain Lake Drive | Blue Ridge Boulevard | Dead End North |
| Highgrove Road | East Frontage Road | Bennington Avenue |
| Park Lane | Dead End N. of Sycamore | Donnelly Avenue |
| Riverlawn Court | Saint Andrews Drive | Riverlawn Drive |
| Riverlawn Drive | Saint Andrews Drive | Dead End East |
| Seventh Street | Main Street | Highgrove Road |
| Tenth Street | East 133rd Terrace | East 134th Street |
| Thirteenth Street | East 125th Terrace | Duck Road |
| Twelfth Street | East 136th Street | East 139th Street |
| Valley Brook Drive | Jackson Avenue | Dead End W. of Askew |
| Valley Brook W. of Cul-de-sac | Askew Avenue | Jackson Avenue |
| Valley Brook E. of Cul-de-sac | Askew Avenue | Jackson Avenue |
| White Avenue | East 147th Street | East 153rd Street |

SLURRY SEAL

| STREET | FROM | TO |
|------------------------------|--------------------|----------------------|
| East 120th Terrace | Belmont Avenue | Bennington Avenue |
| East 125th Place | Craig Avenue | Ewing Avenue |
| East 132nd Street | Winchester Avenue | Dead End W. of Craig |
| East 132nd Street Cul-de-sac | Corrington Avenue | Crystal Avenue |
| East 134th Street | Oakland Avenue | Overhill Avenue |
| East 152nd Street | Barat Avenue | Bellaire Avenue |
| East 153rd Street | Bellaire Avenue | White Avenue |
| Beacon Avenue | East 120th Terrace | East 119th Terrace |
| Fuller Avenue | East 147th Street | White Avenue |
| Fuller Avenue | North City Limits | Armitage Drive |
| Monroe Avenue | Valley Brook Drive | Askew Drive |
| Parker Avenue | E. 137th Street | Cul-de-sac South |
| Seventh Street | Duck Road | Goode Avenue |
| Thirteenth Street | Main Street | East 135th Street |
| White Circle | Bellaire Avenue | Fuller Avenue |

EVENTS OF INTEREST



ANNUAL JAZZ BLAST 2006

Saturday, September 9th

1200 Main Street in front of City Hall

4:30 p.m. Grandview High School Jazz Band

5:15 p.m. Candace Evans

6:30 p.m. Tom Pender

7:45 p.m. David Basse & City Light Orchestra

9:00 p.m. Wailea

Free to the public

For more information, call 761-6505.

For information on shelter house rentals,
aquatics classes, pool dates, or summer camps,
call 316-4888
or go to grandview.org
and click on Parks and Recreation
and the Guidebook icon.

City of Grandview
1200 Main Street
Grandview, Missouri

**PRSRT STD
ECRWSS
U.S. POSTAGE
PAID**

Grandview, MO 64030
Permit No. 19

**CARRIER ROUTE PRESORT
POSTAL CUSTOMER**

CITY OF GRANDVIEW Directory of City Officials

Robert M. Beckers, Mayor
Leonard D. Jones, Jr., Ward I Alderman
Steve Dennis, Ward I Alderman
Debra McKinstry, Ward II Alderman
Joseph E. Runions, Jr., Ward II Alderman
James N. Crain, Ward III Alderman
Anthony Preyer, Ward III Alderman
Donald Crow, Municipal Judge

CITY STAFF

Cory Smith, City Administrator
Kirk Decker, Assistant City Administrator
Phoebe Cameron, City Clerk
Becky Schimmel, Assistant City Clerk
Richard Schurman, Police Chief
Chuck Thacker, Fire Chief
Larry Creek, Director of Public Works
Allen May, Director of Community
Development
Brad Chambers, Director of
Parks and Recreation
Shirley Moses, Director of Finance

SCHEDULE OF PUBLIC MEETINGS

All meetings are open to the public and take
place at Grandview City Hall,
1200 Main Street
(except Parks and Recreation
Commission meetings).

Board of Aldermen regular meetings are held
the second and fourth Tuesdays
of each month at 7:30 p.m.

Board of Aldermen work sessions
are on the first and third Tuesdays at 7 p.m.

Planning Commission meetings are the fourth
Wednesday of each month at 7 p.m.

Parks and Recreation Commission meetings
are the first Thursday of each month
at 7 p.m. at the new community center.

CITY HALL INFORMATION

City of Grandview
1200 Main Street
Grandview, MO 64030
(816) 316-4800
FAX (816) 763-3902
www.grandview.org