

GRANDVIEW

A Newsletter about the City of Grandview, Missouri

Have Fun Indoors and Outdoors This Summer!

The Parks and Recreation Department offers a variety of ways to have fun indoors and outdoors. There are two public pools in Grandview that stay open well into August.

Meadowmere Pool is open until August 15th, and John Anderson Pool is open until August 22nd. Admission is \$4 for residents and \$6 for non-residents.

And don't forget The View, Grandview's new community center, which offers an August session for indoor swim lessons: Monday/Wednesday classes start August 2nd and end August 25th; and Tuesday/Thursday classes start August 3rd and end August 26th. Or you may want to book a pool party, a rock wall party, a gymnasium party or any combination you dream up! Reservations must be made at least 14 days in advance. Call (816) 316-4881.

If you want to escape the August heat, The View offers numerous fitness classes, including kick boxing, stretch class, Pilates, yoga, spinning and arthritis exercise, just to name a few! You can also have your wedding reception, business party or family reunion in the cool air conditioning of an entire wing of The View. The Grove banquet room will seat up to 250 people, and can be divided into three separate rooms for business and social gatherings large and small. Amenities available are tables, catering kitchen access, cable and data port access, a custom dance floor, projection screens, patio access and a separate parking lot with entry to the Social Wing.

If you're planning a party outdoors, check out one of the many shelter houses available for rent at Meadowmere Park, John Anderson Park and Mapleview Park. Meadowmere Pavilion is Grandview's largest shelter house, holding up to 80 people, and it includes restrooms inside the shelter. Reserve it early for summer

and Labor Day events since this one gets booked up quickly! And don't forget about Freedom Park Gazebo near Main Street north of Grandview City Hall for a quaint atmosphere with a playground and a train caboose! The Gazebo holds up to 50 people. To reserve any of the Parks & Recreation facilities,

including those at The View, call (816) 316-4881.

Youths may sign up for the South Suburban Junior Athletic Football League every Saturday in July from 10 AM to 2 PM at Jerry's Sports Shop in Truman Corners Shopping Center. Late sign-ups will run through August. For more information, call Wilford Saunders at (816) 333-6415.

You can still reserve a spot for the kids in the Outback Adventures Day Camp, which runs through August 13th, Monday through Friday, 6 AM – 6 PM. Kids 6-11 years old will enjoy fun daily activities, including swimming and weekly field trips. You can enroll your child for a half week or a full week. For more information, call Mandy Perdue at (816) 316-4879.

Whatever you choose to do, you can have fun with friends and family at Grandview's great Parks and Recreation facilities!

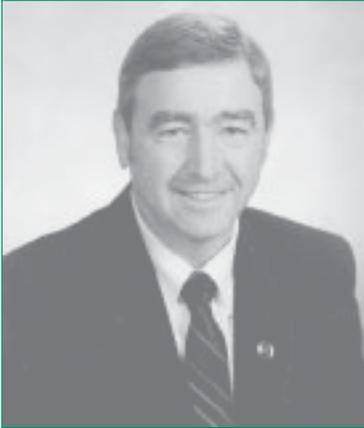


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Fiscal 2005 Budget Promises a Significant Challenge



Mayor Harry O. Wilson

While the economy continues to improve amidst ongoing concerns about the situation in Iraq, it will be a very challenging summer and budget process for the City of Grandview. Luckily, new job growth appears to be on the rise, and we see several businesses building and expanding. What hasn't risen to date is real growth in city sales tax revenues. While we have not seen the dramatic swings in sales tax revenues characteristic of cities like Overland Park or Lenexa in

recent years, neither have we seen the growth.

While overall general fund revenues have grown at about a two percent annual rate since 2000, sales tax revenues have only increased two percent over the entire four-year period, or less than a half percent a year. Part of this can be explained by the loss of the local Ward's store here, part of a nationwide bankruptcy; and the elimination of a significant percentage of K-Mart stores, including the one located at 138th and the West Frontage Road. Part of it may be the increasing retail competition around Grandview, as retailers have continued to chase rooftops into faster growing areas.

The strategy of the City and Grandview Chamber of Commerce over the past several years has been to stay in constant contact and to work with shopping center owners and managers, developers, retailers, builders, and local existing businesses to promote, build infrastructure for, expedite, and when necessary, provide incentives for development. This is the reason over the past decade that the City has added U-turn bridges, U-turn lanes, and more exit ramps from 71 Highway in an effort to provide better access to shopping and retail opportunities. Along with tax incentives, this allowed the City to retain Sam's Club, attract the popular Applebee's restaurant and Auto Zone stores, and work with Truman Corners to spend over \$3 million on new infrastructure to attract newer businesses to the center, along with the IHOP, 54th Street Grill, and the UMB banking facility now under construction. Many of our stores or restaurants are tops in sales in the metro area. Meanwhile, the center managers are still working to bring a major anchor in to complete the revitalization and to attract even more businesses to that area of our town.

Recently, the City, after working for months with a developer and MoDOT, created a new tax increment financing district and transportation development district at the northeast corner of Missouri Highway 150 and U.S. Highway 71. This will feature the new and expanded Gail's Harley Davidson dealership this fall, along

with other retail pad sites along 150 Highway. The developer is promoting the remainder of the commercial center to retail tenants, which we hope will materialize in the next couple of years.

With the recent demise of the faltering grocery store located in the Grandview Plaza Shopping Center, the City and Chamber of Commerce are working with the managers of that center to attract a new anchor for that area as well. Our initial intentions are to try to bring in the most desirable and viable anchor available for this location. In the meantime, we are well aware the vacancy is costing the community a second grocery store and valuable sales tax dollars so necessary to provide vital services to citizens.

On the west side of town, we continue to see improvements in the downtown area, with more buildings seeing renovation, and new loft apartments and office space being provided. Recently, the City has demolished and cleared sites in the downtown area to allow for more parking for the restaurants and businesses there, furthering efforts to promote and preserve the existing businesses, while welcoming new ones in that area.

Many have asked over the years what the City can do to clean up the image and improve the frontage road along 71 Highway. While limited by funding, the City is using some of its transportation and capital improvement sales tax money, along with grant funds, to improve the West Frontage Road this summer from 125th Street to

Highgrove Road. Further south along the West Frontage Road, the City has solicited proposals for commercial redevelopment for the entire area where K-Mart previously occupied a store.

While retail recruitment efforts have been challenging, the City has recently negotiated an incentive package for the relocation of major manufacturer Saint Gobain Calmar, bringing 325 jobs into the community in the former House of Lloyd building at Martha Truman Road and Grandview Road. Other industrial activity has included several new tenants for the former House of Lloyd facility at 141st and Botts Road, and the relocation of another manufacturer, Burger and Brown, bringing about 50 more jobs into the community later this year as well. At Second Street and West Main, even more growth and construction is occurring.

Overall, our recruitment and collaborative efforts with developers and businesses have been adding jobs and industry to the local business scene, but it is imperative that we see increased sales tax growth over the next couple of years as well. Our service levels, including our valuable fire and ambulance service, law enforcement and crime prevention services, and street and infrastructure maintenance, depend on our ability to provide competitive pay rates and to staff these departments properly. In recent years, this has become very difficult, considering the slow growth in sales tax revenues. With all the new activity and construction, we hope to reverse the trend and meet this challenge in the near future, and to continue making this a very livable, active, and vibrant community in which to work and raise a family.

“Our collaborative efforts with developers and businesses have been adding jobs and industry to the local business scene.”

Two Visions Realized

Shortly after the beginning of the new millennium, many Grandview residents and businesses worked over several months to develop a new strategic plan for our City called **Beyond 2000—A Vision for Grandview.**

An improved image, especially in the City's commercial areas, and better access for commercial vehicles, were just some of the many goals that emerged from this process.

While Grandview has a Main Street, in reality, U.S. Highway 71, which bisects the city north to south, and its two frontage roads, have become Grandview's modern-day main street. Over 70,000 vehicles on U.S. Highway 71 pass through Grandview every day, and to many of these motorists, the West Frontage Road is Grandview's image. City officials believe that improvements along the northern half of the West Frontage Road will help to spur new commercial development in the area around the Truman Corners Shopping Center. The plan calls for new curbs, sidewalks, driveways, drainage, streetlights, and landscaping along the West Frontage Road from east 125th Street to Highgrove Road.

Funding for such a project is always a challenge, but with the help of funds from the Transportation Enhancement Program of the Federal Transportation Equity Act for the 21st Century, along with local funds programmed for sidewalks, curbs, and storm drainage, the city was able to proceed with construction.

Construction of this \$900,000 project started the first of May, and the majority of the project should be completed late this fall. The completed project will provide a safe and attractive pedestrian route between the city's busiest commercial areas, and provide

a new image of a revitalized suburban community to 70,000 commuters every day.

Improved access to our industrial area was also a goal identified in the Beyond 2000 Plan. Fifth Street from Main Street to 135th Street is one of our most heavily traveled industrial streets, but it is a substandard street, too narrow, and with intersections too small for trucks.

Early this year, a contract for construction was awarded, and various contractors began relocating utilities and removing the existing pavement by the end of April. The new street will include new storm sewers, and a 31-foot-wide, two-lane pavement from east 135th Street to Highgrove Road.

The width of the pavement will be increased between Highgrove Road and Rhodes Avenue to 44 feet, and continue as a three-lane street from Rhodes Avenue to Main Street. The third lane will be designated as an exclusive right-turn lane at Main Street.

Improved intersections will be constructed at Highgrove Road, Pinkston Avenue, Dewey Avenue, 133rd Street, Butcher Avenue, and DeWeese Avenue to connect the Fifth Street Project to the recently completed Inman Square neighborhood improvements. Sidewalks are being added along the east side for the entire length.

The completed project will eliminate the heavily traveled narrow roadway, dangerous roadside ditches, unimproved drive approaches, traffic congestion at Fifth and Main, an unsafe pedestrian route, and recurring street flooding. The total cost of the project is estimated to be \$1,500,000, funded by the half cent Transportation Sales Tax that was approved by voters in August of 2000.

With the completion of these two projects, Grandview is well on its way to realizing our vision of a new Grandview.



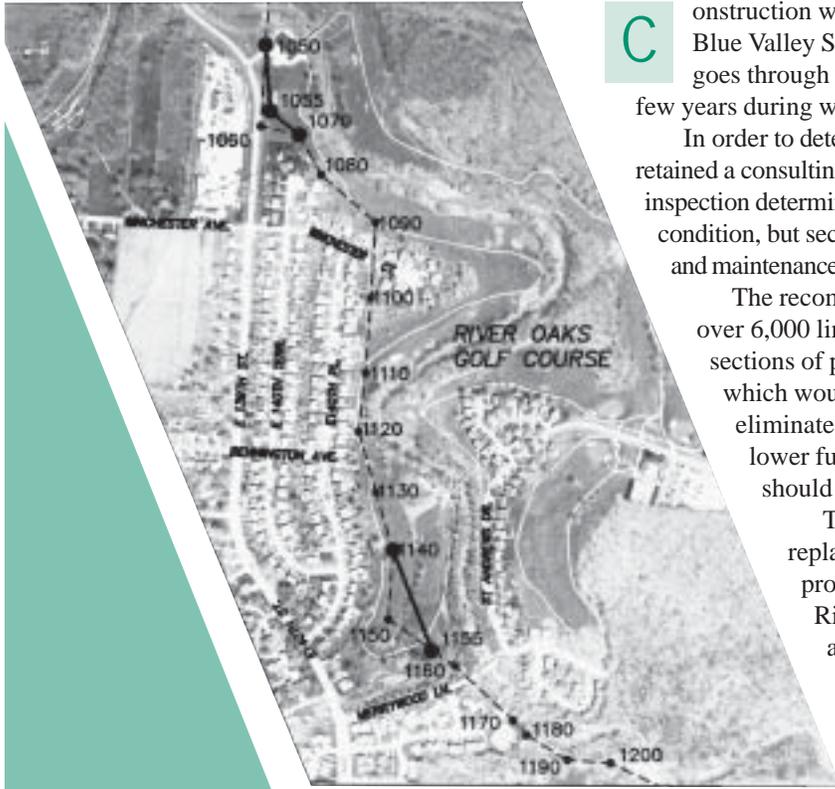
West Frontage Road at Harry Truman Drive looking south



Fifth Street at E. 135th Street looking north



Little Blue Valley Sewer District To Replace Sections of Pipe



Construction will begin this summer to replace a portion of the Little Blue Valley Sewer District’s conveyance system. The system, which goes through Grandview, has experienced surcharges over the past few years during wet periods.

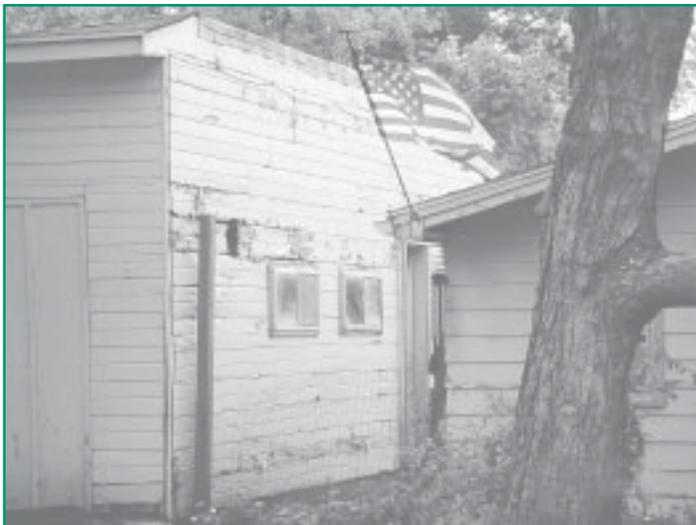
In order to determine specific areas in need of improvement, the district retained a consulting engineer, Olsson Associates, to study the problem. An inspection determined that most of the existing overall sewer was in good condition, but sections of pipe and several manholes were in need of repair and maintenance.

The recommendation from Olsson Associates was to replace over 6,000 linear feet of sewer pipe sections. The replacement of sections of pipe was recommended over installing a relief sewer, which would have cost more. The replacement option also would eliminate some of the oldest sewer lines in the district, would lower future maintenance costs and provide new pipe that should have a long service life.

The portion of the Little Blue Valley system to be replaced begins at the Grandview meter structure and proceeds south along Longview Lake and the Little Blue River to the Kelly Road meter. Grandview residential areas where construction will occur this summer are the areas of River Oaks Subdivision just south of 140th Street on the west and the east ends of the subdivision, and the River Oaks Golf Course south of 140th Street, as seen at left.

Minimum Building Preservation Code Enforcement

If your house needs a new coat of paint or gutters need repair, now is the time to make those necessary improvements. It’s the time of year when prospective residents are looking for homes in Grandview, and home owners can help make our City visually appealing to visitors. Property owners who wait too long to make those repairs may be violating the Minimum Building Preservation Code.



The Minimum Building Preservation Code provides standards for the maintenance of properties. Typical violations include peeling paint, rotted wood, dilapidated decks, broken windows, damaged gutters and down spouts, and cracked or heaving driveways and sidewalks.

This ordinance is enforced year-round with particular emphasis in early spring and summer through a proactive city-wide survey. Cases are also started based upon complaints verified by inspectors in the field. Approximately 400 new cases have been started thus far in 2004.

If owners do not maintain the outside of their properties according to city laws, they may be subject to a fine of up to \$500, six months imprisonment, or both, for each day violations continue.

The staff of the Building Services Division is available to provide information or assistance regarding any of the following topics:

- Building permits
- Pool permits
- Storage shed permits
- Building maintenance
- Dangerous buildings
- Other construction or remodeling questions

Questions concerning these and other projects may be addressed to the Building Services Division at (816) 316-4800.

City Takes Action on False Alarms

False alarms have become excessive and costly in Grandview, according to the Police Department. The old alarm system ordinance, adopted in 1995, regulated the use of alarm systems with a minimal fee for excessive false alarms and some penalties for failing to comply.

After reviewing the effectiveness of this ordinance, the City found the fee schedule was not in alignment with fees in other area municipalities, and the costs for staff to enforce the ordinance far exceeded the amount collected in fines and penalties. The City also found that the number of false alarms had not been reduced as a result of the ordinance. The ordinance also did not allow penalties for registered alarm users who had excessive false alarms.

This past May, the Board of Aldermen passed a revised ordinance changing the fees for excessive false alarms and imposing penalties for failing to comply with alarm system regulations. The ordinance allows suspension of service to excessive false alarm users and requires a penalty phase for continued violation of the ordinance.

A false alarm is an alarm signal that elicits a response by the police or fire department when a situation is in fact a non-emergency. This includes negligently or accidentally activating signals; and signals that result from faulty, malfunctioning, or improperly installed or maintained equipment. False alarms do not include signals activated by unusually severe weather conditions or causes beyond the control of the alarm user, or signals activated during the initial thirty-day period following new installation.

It is unlawful for an alarm user to operate an alarm system without a valid alarm permit, and the Chief of Police may refuse police response to an alarm dispatch request if that user has no valid permit. There is also a one-time application fee of \$10 to apply for an alarm permit.

Alarm users must be aware of the following operation and maintenance requirements:

(1) They must maintain the alarm system in a manner that will minimize or eliminate false alarm dispatches.

(2) They must make every reasonable effort to respond to the alarm system's location within one hour when they are notified to deactivate a malfunctioning system, provide access to the premises, or provide security to the premises.

(3) They must not activate an alarm for any reason other than an emergency event that the alarm system is intended to report.

An alarm user will be notified in writing of each alarm that has been determined by the Police Department to be false. When an alarm user requests a review of the determination, the Chief of Police or his designee will review it, but only if the alarm user requests such a review within 15 days of notification of the false alarm determination.

False alarm fees are as follows:

After three false alarms have been recorded within a permit year, the fee for the fourth through sixth will be \$50 for each false alarm; the fee for the seventh through ninth will be \$75 each; and the tenth and all subsequent false alarms will be \$100 each. Payment for the fees must be submitted to the Police Department within 30 days of receiving notice. It is unlawful to use an alarm system that has had eleven or more false alarms within a permit year. If there have been more than ten false alarms within a permit year, the alarm system is deemed defective and dispatch response will be suspended.

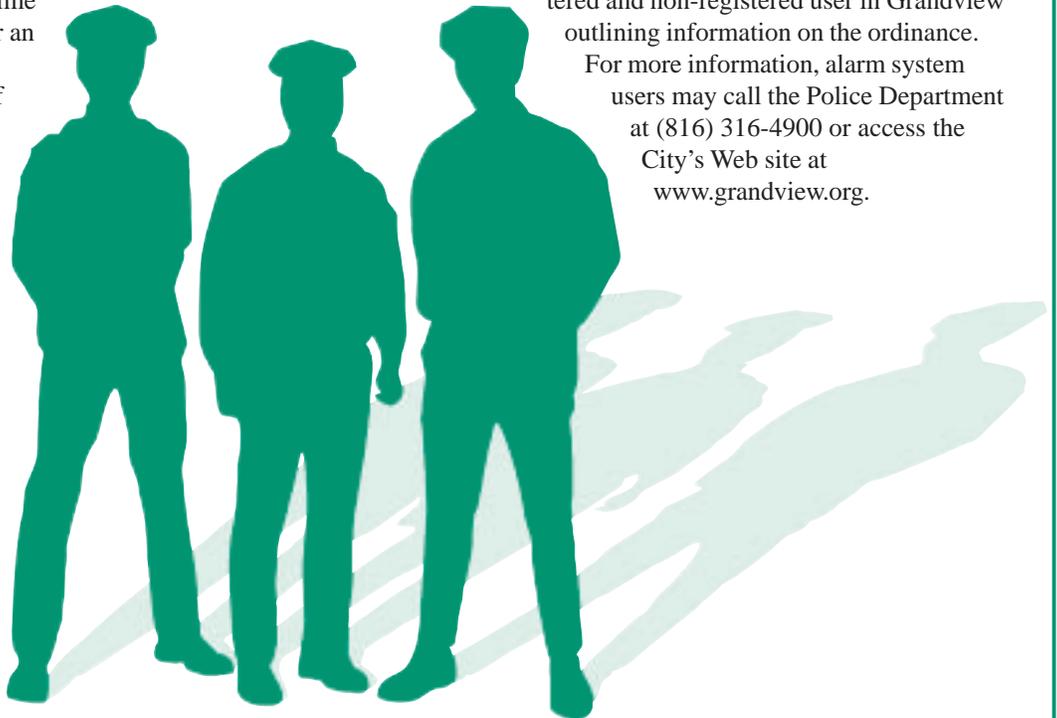
An alarm permit can be revoked or suspended if:

- there is a false statement in the permit application
- the alarm system has been deemed defective
- the alarm user has failed to make timely payment of a fee
- the alarm user has failed to comply with the terms of the alarm system ordinance

If an alarm permit has been revoked or suspended, the Chief of Police may refuse police response to an alarm dispatch request from that alarm user. The Chief of Police may also prioritize alarm dispatch requests and may temporarily refuse police response to a dispatch based on other public law enforcement needs and demands in the City.

The Police Department has issued flyers to each registered and non-registered user in Grandview outlining information on the ordinance.

For more information, alarm system users may call the Police Department at (816) 316-4900 or access the City's Web site at www.grandview.org.



Cut Tall Weeds and Grass!

Tall weeds and grass in the neighborhood can be visually undesirable as well as a home for snakes and other unwanted pests. The Neighborhood Services Division's annual weed-control program, operated under the nuisance ordinance, is dedicated to eliminating tall weeds and grass on vacant and improved properties.

A nuisance violation exists when weeds and grass exceed six inches in height on developed properties less than two acres in area. On undeveloped properties exceeding two acres in area, weeds and grass must not exceed 12 inches in height.

Such property owners are subject to a notice of violation to remove tall weeds and grass within a short period of time. Should the property owner not perform the work in a timely manner, the city's contractor is asked to cut and remove tall weeds and grass. A bill is then mailed to the property owner equal to the contractor's charges to the city, along with an additional \$85 fee to cover administrative costs.

This is an expensive solution to a situation that is easily avoided when property owners mow regularly and abide by city ordinance. For more information about Grandview's tall weed and grass control program, contact the Neighborhood Services Division at (816) 316-4819.



City of Grandview
1200 Main Street
Grandview, Missouri

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CITY OF GRANDVIEW Directory of City Officials

Harry O. Wilson, Mayor
Leonard D. Jones, Jr. Ward I Alderman
Steve Dennis, Ward I Alderman
Catherine Kelley, Ward II Alderman
Kenneth L. Cox, Ward II Alderman
James N. Crain, Ward III Alderman
Eddie Garcia, Ward III Alderman
Donald Crow, Municipal Judge

CITY STAFF

Cory Smith, City Administrator
Brian Scott, Assistant City Administrator
Phoebe Cameron, City Clerk
Bob Beckers, Police Chief
Chuck Thacker, Fire Chief
Larry Creek, Director of Public Works
Tom Greenwood, Director of
Community Development
Steve Stadler, Director of Parks
and Recreation
Shirley Moses, Director of Finance

SCHEDULE OF PUBLIC MEETINGS

All meetings are open to the public and most take place at Grandview City Hall, 1200 Main Street.

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

Board of Aldermen work sessions are on the first and third Tuesdays at 7:00 PM.

Planning Commission meetings are the fourth Wednesday of each month at 7:00 PM.

Parks and Recreation Commission meetings are the first Thursday of each month at 7:00 PM at The View.

CITY HALL INFORMATION

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

