

GRANDVIEW

A Newsletter about the City of Grandview, Missouri

Police Officers Teach Skills to Students

Grandview Police Officers are not only helping students learn to make better choices about drugs and alcohol, but also how to communicate better and deal with conflict.

In conjunction with the Drug Abuse Resistance Education (D.A.R.E.) program, two Police Officers, Damon Weatherspoon and Jeff Moreland, will work this fall and throughout the school year at the middle school and high school as School Resource Officers. They will serve as both counselors and security officers for after-school activities.

Another Police Officer, Detective Tiffany Kendrick, will work at the elementary level. Her main job this fall will be to teach 5th graders about drug and alcohol prevention through the D.A.R.E. curriculum. When her certification to be a D.A.R.E. officer is completed in October, she will teach a 10-week curriculum to 5th graders in each elementary school starting in November. Detective Kendrick also serves as a juvenile crime officer in the Grandview Police Department.

At Grandview Middle School, Officer Weatherspoon is helping students learn how to be mediators of conflicts between peers who have problems or disagreements. Serving his second year at the middle school, part of his job is to help supervise the Peer Mediation Team at the school. The team can consist of any two of the 30 students who are trained as mediators.

Last year, Officer Weatherspoon, along with three Grandview Middle School counselors, accompanied 30 students on a Team Builders field trip. They participated in activities to learn problem solving, trust and communication skills. Two weeks later, they all attended mediator training to learn rules of guidance in mediation. The students participated in mock mediations where they played roles of combatants and mediators, and then critiqued each other to learn how to better resolve student conflicts and deal with anger management. The school plans to participate in the training again this fall.

Felton Avery, Principal of Grandview Middle School, says Officer Weatherspoon's presence in the building has increased awareness among the students. "Kids have another resource they can utilize," he said. "His ability to talk to the kids has led to a decrease in out-of-school suspensions."

Officer Moreland will begin his first year as School Resource Officer at Grandview High School this fall. He and Officer Weatherspoon plan to complete their D.A.R.E. School Resource Officer certifications in the near future.



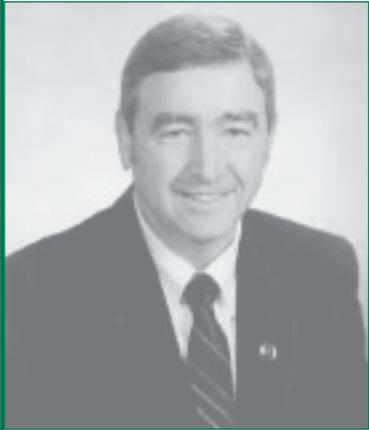
Police Officer Damon Weatherspoon, School Resource Officer at Grandview Middle School, with the 8th grade student Peer Mediation Team known as the R.A.P.P.ers (Resolve All Problems Peacefully). From left: Ashley Guentert, Cody Price, Kelley Dehner, Lisa Christensen and Jacob Nolen.

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Business Strategies Are Bringing Successes



Mayor Harry O. Wilson

Since many people ask, you should know that a lot of effort in the last few years has gone into attracting major retailers (department store, clothing, groceries, lawn and garden supplies, hardware, electronics, books, and the list goes on) and restaurants.

So, why don't commercial realtors and leasing agents bring in all those desirable businesses—that's what we want, right? It all goes back to current day retail business

economics and site locator mentality. All those businesses do very sophisticated market surveys before coming into a given area—they look at traffic, the number of rooftops, residential growth, adjacent office development, income levels, disposable income, surrounding and existing retail, highway access, construction delays or rerouting, infrastructure, commercial property costs, and retail lease rates—but mostly growth. While areas south and east of us seem to be getting substantial retail development, Grandview still has an uphill battle due to limited housing starts and new subdivisions.

Some of us have been here 25 years or more, and have seen the community nearly devastated by the loss of the air base at Richards-Gebaur, the location of Bannister Mall in about 1982 just north of Grandview, and the state highway department's (MoDOT's) decision in the early 1980's to make the frontage roads one-way north or south on either side. Since then, a good deal of business development has dried up or been eliminated from consideration. Grandview's frontage roads often don't help our image or our marketing efforts with the large retailers. This is one reason the City has adopted the state right-of-way alongside Truman Corners to mow and maintain, and why we are improving the looks of the West Frontage Road from Bank Midwest to Highgrove Road south of Main.

Our efforts in building the Truman Corners exit ramp in the mid-90's and creating tax incentives at Truman Corners have allowed them to retain Sam's Club, bring in an Applebee's, and spend over \$3 million on various improvements, such as storm drains, water lines, parking lot and landscaping improvements, lighting, entrances, and demolition of obsolete buildings. We have since seen the remodeling of Price Chopper and the addition of Fashion Bug, IHOP, CiCi's Pizza, 54th Street Grill, and now the UMB branch bank. We have been extremely close to a deal with a major retailer, only to run into conflicting contracts already in place at the center. When large retailers have turned us down, it usually comes down to residential growth adjacent to the center, redevelopment costs, and the fact that this is now a 46-year-old shopping center. We have also become surrounded by some of these stores in what are considered "new," higher growth areas.

The City and Grandview Chamber of Commerce have worked with the bank holding the note on the K-Mart building for over a year now, and the City has kept the power on and made it presentable, so it could be shown when interested buyers are in town. It has just been announced that the bank acting as trustee will sell the property at auction in late September at the Jackson County Courthouse. Purchase of the building would allow one of the interested groups to craft a possible redevelopment plan for retail or other uses.

The Grandview Chamber of Commerce, our economic development consultant, and City officials have also met with the marketing and management group responsible for Grandview Plaza over the past two months to discuss possible tenants for the former Sun Fresh/Cash Saver store. Unfortunately, the larger grocery stores of

“Our business growth overall has been very good.”

today are looking for almost double the space of that store, which is currently only about 30,000 square feet. However, they have been talking to potential grocery store chains already, and we all agree that we want the best possible tenant to anchor this shopping center, which has been very popular with residents over the years.

Our good news includes new development down at Highways 150 and 71 (northeast corner), where Gail's Harley-Davidson is relocating from Belton. This has already prompted serious talks with several restaurants, and Zipz is already locating a convenience store there on an adjacent pad site. The developer is currently trying to attract a large retailer to anchor a new shopping center there for Grandview.

Meanwhile, our business growth overall has been very good. Across the City, you can see many new buildings and businesses that have come to Grandview, including: Saint Gobain-Calmar (major manufacturer); Teague Lumber Products; Burger and Brown Engineering; Gail's Harley-Davidson; Intelligent Marketing; UMB branch bank; 54th Street Grill; Eurotool; Encore Products; Sterling, Inc.; Quality Trailer Products; Erwen's Café; Fuentes Restaurant; and North American Mortgage Center, on the site just south of Bank Midwest.

All in all, there are many indications of an upswing in business, including more retail and many new jobs for Grandview. The Chamber and its economic development specialist work continually on business attraction, expansion, retention, and marketing.

In closing, I would just like to add that The View, our new community center, which opened last February, is one of those image-changing facilities that our community has rallied around, has been using extensively for community events and recreation, and appears to be very proud of. It has already raised many eyebrows and gained favorable comments around the metro area, and it will continue to help us market our community.

Revenues Set the Pace for the Annual Budget

October 1st of each year is New Year's Day for the City of Grandview. Well, not New Year's Day in the traditional sense, but rather it is the first day of the new fiscal year for the City. This is the day when the City closes the books on the year just ended and the budget for the new year officially takes effect.

Development of the budget for the new fiscal year actually begins about six months before, in the early spring of the calendar year. It is at this time that revenues collected for the past six months of the current fiscal year (primarily property tax, sales tax, and franchise fees) are reviewed and analyzed for emerging trends. These three revenue sources alone make up around 63% of all the revenue that the City will collect for the entire fiscal year. The remaining revenue comes from sources such as the gasoline tax, vehicle sales tax, and cigarette tax; as well as municipal court fines and costs; ambulance fees; building permits; grants; other minor service fees, and investment interest. Once these revenues are examined, tentative projections for year-end totals are made and compared with expenditure trends and projections. This provides staff with a preview of how the fiscal year will likely end up and whether any adjustments need to be made at this point to assure that expenditures will not exceed revenues for the fiscal year. At this time, projections for the following fiscal year are developed. It is these projections that eventually become the basis for the new budget. Here is a snapshot of some of the factors involved in estimating revenues for the upcoming budget.

PROPERTY TAXES

Property taxes include both real estate and personal property tax for both residential and commercial property within the City. While the annual property tax rate for this past year was \$7.475 per \$100 of assessed value, only \$1.45 actually went to the City of Grandview. The remaining portion of the property tax went to the school district, the county, and other taxing jurisdictions. Of the \$1.45 that the City collects, \$0.96 is for general operations, \$0.115 is for maintenance and upgrades to the City's park system, and \$0.38 is for retirement of debt on bonds that were issued in the early 1990s for city-wide infrastructure work.

Even though the City has a lot of new, commercial construction occurring, such as the Gail's Harley-Davidson dealership at Highways 150 and 71, the new 54th Street Grill and Bar, and UMB branch bank at Truman Corners, this construction activity is located

within Tax Increment Financing (TIF) districts. The property tax that is generated from these developments goes into a special fund for that district to pay for public improvements such as streets, sewers, and other improvements associated with development in that district. Consequently, the City is not always able to reap the immediate benefits of these projects. Property tax revenues are projected to increase by less than 2% next year.

SALES TAX

The City collects a 1% general sales tax to help pay for the general operations of the City. In addition to this, the City also collects three separate special sales taxes, each at .5%, to pay for transportation infrastructure improvements and maintenance, capital improvements and equipment, and the construction and operation of the community center respectively. As with property taxes, many of the retailers that generate sales taxes in the City are located within a TIF district. Fifty percent of the sales tax that is generated within a district is also placed into the district's special fund. Two of these districts were actually dissolved this year, allowing all of the property and sales tax revenue to go back to the respective taxing jurisdictions.

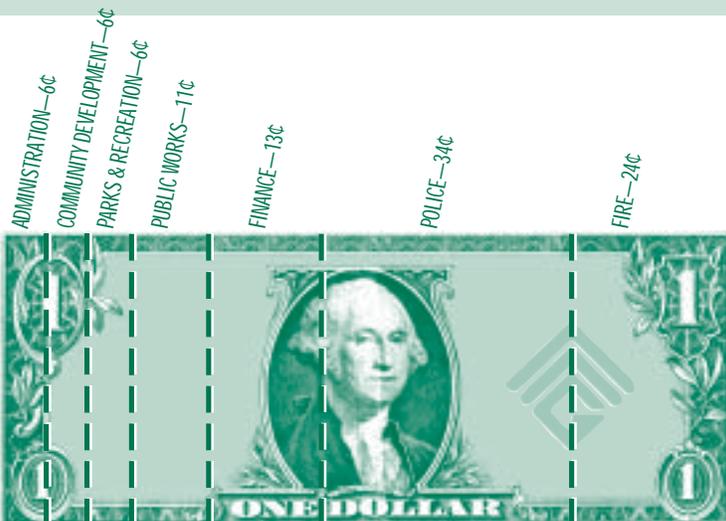
Overall, sales tax revenue for the past few years has been relatively flat. The City felt the full impact this year of the recent closings of the K-Mart and Montgomery Ward stores. In addition, a lack of consumer confidence in a very stagnant national economy kept sales taxes depressed. Sales tax revenue for next fiscal year is expected to increase by less than 3%.

FRANCHISE TAXES

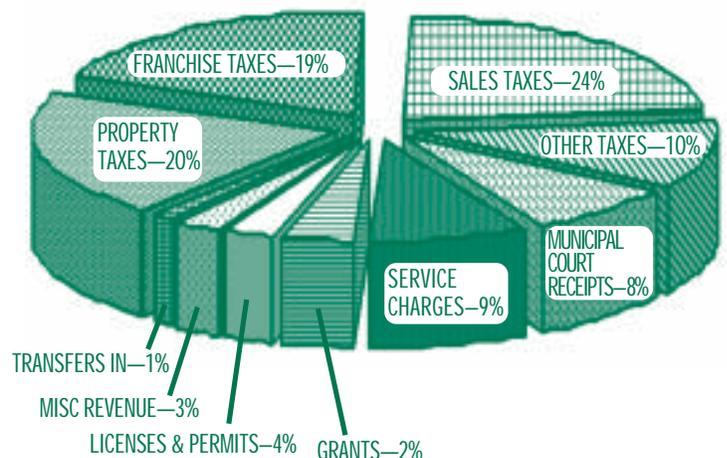
Franchise taxes are those taxes collected on the gross receipts of utilities providing services in the City. Overall, these revenues are anticipated to increase by as much as 4% next year. This is largely due to rate increases of as much as 10% that were initiated by both the major electric and natural gas providers this year. The City, however, continues to see declining revenue from traditional telephone service franchise fees as more consumers move to non-traditional telephone service such as cellular phones and now "digital" or VoIP service being provided by Time-Warner.

Copies of the City's annual budget are available at City Hall and the staff is always happy to provide further explanations or answer specific questions.

Where Your Property Tax Dollar Goes



Percentage of General Fund Revenues for Fiscal Year 2005



More Parking Lots For Downtown

By the end of this fall, Grandview's downtown area will have some new parking lots. The three-block area for the new parking is bounded by 10th Street, Goode Avenue, Rhodes Avenue, and the Kansas City Southern railroad tracks. In the summer of 2002, a shortage of approximately 150 off-street parking spaces was identified in the downtown area, and a plan was prepared and adopted by the Planning Commission. In the downtown area, many of the buildings cover nearly all of the land, leaving only on-street parking to satisfy parking demands.

In 2003, the City received a commitment of \$300,000 in federal funding administered through the Missouri Department of Economic Development to be used to pay for a portion of the cost of acquisition of three properties in the downtown area for constructing three public off-street parking lots. The acquisitions of these three properties were finalized this past spring, and a fourth property was dedicated to the City by a neighboring business owner for an additional parking lot.

The location and size of the planned public parking lots are as follows:

- 92-space lot in the north half of the block behind the Main Street Inn, School District administrative offices, Fuentes Restaurant and other businesses
- 56-space lot to the east of Happy's Grill and Bar (formerly Smitty's Grandview Grill and Bar)
- 20-space lot to the east of the renovated building located at 801 Main Street
- 10-space lot to the south of the building and alley located at 723 Main Street

Plans call for the completion of two or three of these lots late this fall with landscape treatment to be completed by spring, 2005.



A 56-space parking lot will be built to the east of Happy's Grill and Bar (formerly Smitty's Grandview Grill and Bar).



A 20-space lot is planned to the east of the renovated building located at 801 Main Street.

Downtown Private Improvements Since 2002 Include:

- 2002-04 renovation of the Guckert Building at 824 Main Street into retail and service shops
- 2002 renovation of the building at 723 Main Street into 10 office suites and eight loft apartments
- 2002 renovation of the building at 706 Main Street by Marmed Travel Agency
- 2002 renovation of the building at 12921 5th Street now occupied by a construction company
- 2002 renovation of the building at 12912 7th Street into La Poblanita specialty convenience store
- 2003 updating of Main Street landscape treatment between Grandview Road and 7th Street
- 2003-04 renovation of the building at 708 Main Street into eight office suites and four loft apartments (now owned and occupied by Impact World Tours)
- 2003-04 renovation of the building at 801 Main Street into two office suites, a café and deli, seven loft apartments, and climate-controlled storage
- 2003 location of Fuentes Café at 720 Main Street
- 2004 location of Happy's Grill and Bar at 514 Main Street (formerly Smitty's)
- 2003 placement of building outline lighting on Main Street buildings between Grandview Road and 7th Street
- 2003-04 renovation of residential properties located at 13007, 13009, and 13011 8th Street and 710 Rhodes Avenue



Pets and Their People

DOG OBEDIENCE CLASSES

Neighborhood Services offers a low cost dog obedience class for pets and their owners. The class is held in the evenings and lasts about one hour. It is intended to help people understand their pets and have a positive or mutually enjoyable relationship with them as well. Dogs will learn not to bite, jump up or run away from their owners, as well as basic commands such as sit and stay.



RESPONSIBLE PET OWNERSHIP CLASSES

Neighborhood Services offers this class to educate pet owners about city ordinances that concern pets. This class is offered for people who have been cited for violating an animal control ordinance. It is an option for first time offenders who choose not to pay the fine or request a trial. Neighborhood Services also offers a shorter version of this class to home owners associations, apartment complexes, and other groups.

ANIMAL SAFETY

Neighborhood Services also offers a safety class to area students in the classroom. The class teaches school aged children how to be safe around all types of animals, and includes dog bite prevention and responsible pet ownership instruction. This is a hands-on class that includes pets, videos and slide presentations. There will also be a coloring competition this year for students involved in this class.

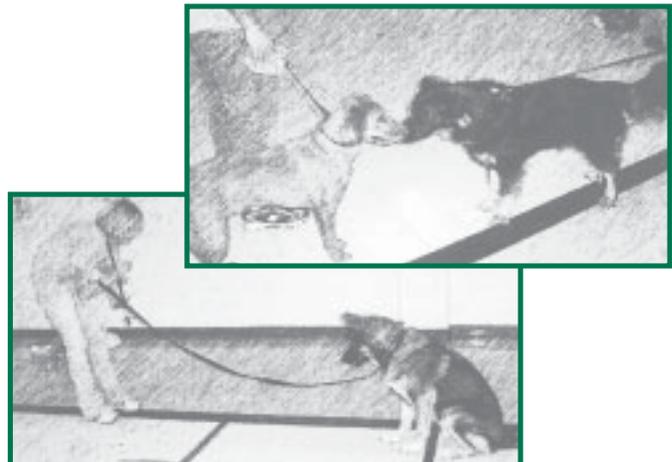
PETS HELPING PEOPLE

The Third Annual “**Pets Helping People**” Program will be held again in early May of 2005. This program offers rabies vaccinations for \$5 to ensure that pets are not only protected from rabies, but are also in compliance with city ordinances that require all dogs and cats to have current vaccinations. In 2004 this program included spaying or neutering for \$10 and microchip implanting for \$25. Neighborhood Services intends to offer these additional services in 2005 as well. This program is supported by Grandview Plaza Animal Clinic, Grandview Animal Hospital, Wayside Waifs and local businesses. All proceeds are then given to the Grandview Assistance Program, which helps people with basic needs such as food and school supplies.



Grandview Neighborhood Services Officers, Shawna Walker and Jennifer Gerken, center, along with border collie Zany, and dachshund Shadow, taught the Conn-West second-grade students of Bonnie Hines and Linda Jackman how to be responsible pet owners and how to prevent being bitten by a dog.

To sign up for classes or to get more information, call (816) 316-4817.



Gearing Up for the Election

If you are registered by October 6th you may vote in the November 2nd general election. And just in case you need to know where to cast your vote, the following information may be of interest:

On the opposite page you'll see a map of Grandview. The City has three Wards, and in those Wards are 17 Precincts. Where you go to cast your vote depends on the location of the Precinct in which you live. To determine your Precinct, find your address on the map, which will show a circled number as your Precinct number. (Wards are outlined with a green boundary, Precincts in black.) Then look at the legend at the bottom of the map showing Precinct numbers 1–17 with the facility and address of each Precinct voting location. That is the location where you cast your vote. Be sure to check the legal notice published the week before the election in *The Jackson County Advocate* or call the Jackson County Election Board at (816) 325-4600 to make sure your voting location has not changed.



VOTE!

Grandview's Municipal Election is Just Around the Corner

To run for any City elected office, you must file for an upcoming election. The next Municipal election will be April 5, 2005. The filing period for that election is December 14, 2004 through January 18, 2005.

The positions open for the April 5th election are one Alderman from each of the three Wards, and Mayor and Municipal Judge of Grandview. The length of term for all elected officials is two years.

MAYOR

- Minimum age – 25
- U.S. citizen
- Grandview resident for at least 1 year
- Registered voter
- Current on all city taxes and fees, including business licenses, by close of filing

ALDERMAN

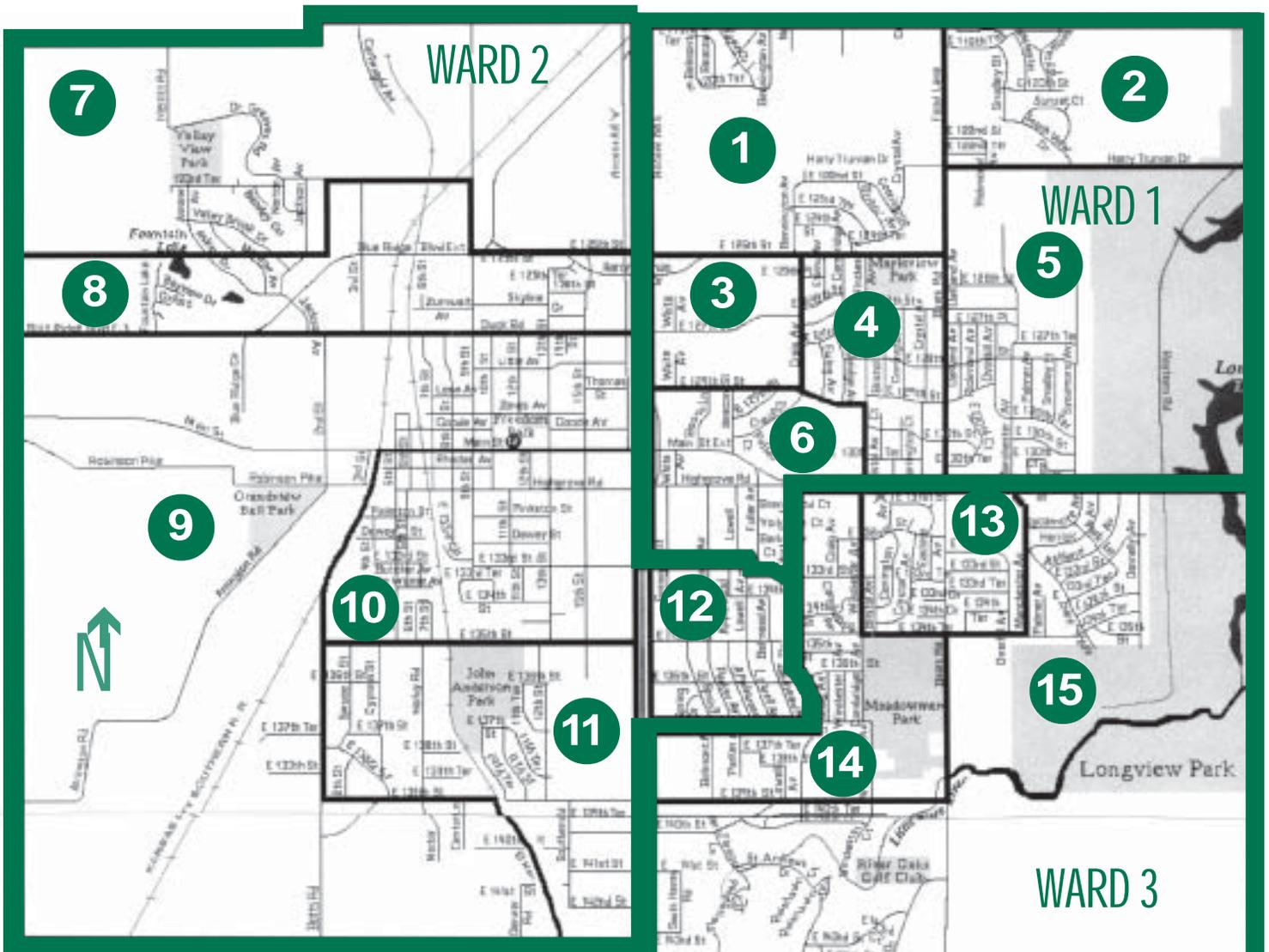
- Minimum age – 21
- U.S. citizen
- Grandview resident for at least 1 year
- Resident of Ward from which elected
- Registered voter
- Current on all city taxes and fees, including business licenses, by close of filing

MUNICIPAL JUDGE

- Licensed attorney admitted to practice law in Missouri
- Grandview resident (no time restriction)
- Minimum age, 21; maximum age, 75
- May not hold any other office in city government, but may serve as Municipal Judge for another city
- Registered voter
- Current on all city taxes and fees, including business licenses, by close of filing

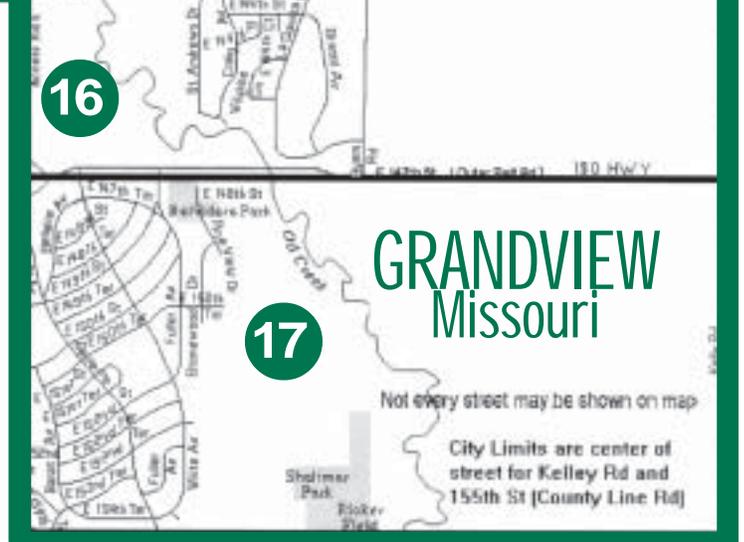


If you have questions, call the City Clerk's office at (816) 316-4811.



PRECINCT LOCATIONS

| | | |
|-------------|----------------------------------|-----------------------|
| Precinct 1 | Grandview Community of Christ | 126000 Byars Rd. |
| Precinct 2 | Grandview Community of Christ | 126000 Byars Rd. |
| Precinct 3 | Greenfield Village Clubhouse | 6300 E. 128th Terr. |
| Precinct 4 | Prince of Peace Lutheran Church | 13031 Winchester Ave. |
| Precinct 5 | Grandview Middle School | 12650 Manchester Ave. |
| Precinct 6 | Coronation of Our Lady Church | 13000 Bennington Ave. |
| Precinct 7 | Second Missionary Baptist Church | 5111 Harry Truman Dr. |
| Precinct 8 | Second Missionary Baptist Church | 5111 Harry Truman Dr. |
| Precinct 9 | Grandview City Hall | 1200 Main St. |
| Precinct 10 | First Christian Church | 13604 Norby Rd. |
| Precinct 11 | Butcher-Greene Elementary School | 5302 E. 140th St. |
| Precinct 12 | Holy Trinity Lutheran Church | 5901 E. 135th St. |
| Precinct 13 | St. Matthew Presbyterian Church | 2217 Highgrove Rd. |
| Precinct 14 | Meadowmere Elementary | 7010 E. 136th St. |
| Precinct 15 | Grandview Senior High School | 2300 Highgrove Rd. |
| Precinct 16 | Belvidere Elementary School | 15200 White Ave. |
| Precinct 17 | Belvidere Elementary School | 15200 White Ave. |



| | |
|----------------|-----------------|
| WARD 1: | Precincts 1–6 |
| WARD 2: | Precincts 7–12 |
| WARD 3: | Precincts 13–17 |

Grandview's Annual Fall Clean-up

Every spring and fall, the Grandview Public Works Department conducts a community-wide clean-up program for residents. This fall the two Saturdays scheduled for residents to drop off their trash and yard waste are October 30th and November 6th.

The program provides an excellent opportunity for Grandview residents, local businesses and property owners to drop off their solid waste and yard debris from 7:30 AM to 5:30 PM both Saturdays at the Public Works Maintenance Facility, 7000 East 139th Street (139th and Winchester). The cost is \$12 per vehicle (or per load). Proof of residency is required at the site.

Appliances are accepted, but there is an additional charge of \$25 for each appliance with freon. Those who wish to drop off tires will be charged \$1.50 per tire (maximum of eight tires). Batteries also will be accepted, as well as a maximum of five gallons of waste oil. No other hazardous waste will be accepted, but it may be dropped off at special household hazardous waste disposal sites in Kansas City (274-1811) and Lee's Summit (251-2116) by appointment only. The cost for disposal is \$50, but the City will reimburse Grandview residents who present their receipt and proof of residency.

Examples of items accepted at the Grandview disposal site:

- Appliances
- Furniture
- Carpeting
- Scrap metal
- Scrap building materials: lumber, shingles, dry wall
- Porcelain items: sinks, toilets, tubs
- Yard waste: limbs, leaves, brush, grass clippings
- Small mechanical equipment: lawnmowers, weed eaters, chainsaws, leaf blowers, vacuums, etc.

For more information, call the Public Works Department at (816) 316-4856.



City of Grandview
1200 Main Street
Grandview, Missouri

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Grandview, MO 64030
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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
Becky Schimmel, Assistant City Clerk
Bob Beckers, Police Chief
Chuck Thacker, Fire Chief
Larry Creek, Director of Public Works
Tom Greenwood, Director of
Community Development
Janis Steele, Acting 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 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 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

