

SUMMER 2014

# GRANDVIEW

*A Newsletter about the City of Grandview, Missouri*

**REPORT**



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# Grandview Turns Corner on Future Development

*Truman's Marketplace development moving forward this summer*

The City of Grandview in collaboration with RED Legacy will redevelop the Truman Corners Shopping Center, now called Truman's Marketplace. This development boasts a complete remodel and the introduction of several new tenants.

The 72-acre site was once the boyhood farm of the nation's 33rd President. Once completed in the summer of 2015, Truman's Marketplace will bring 580,000 square-feet of major brand grocery, specialty stores, apparel shops, pet supplies, arts and crafts, and new restaurants to the area.

"This will be a wonderful front door for Grandview," says Grandview Mayor Leonard D. Jones, Jr. "This site serves as the gateway not only to Grandview, but also the entire Kansas City Metro area. We could not be more thrilled to have this development underway."

The site has been the subject of complex property acquisition issues and negotiations since the redevelopment project was originally announced, however, the shopping center anticipates opening by the summer of 2015. With commitments from retailers for most of the space, including a new anchor store, RED Legacy anticipates all pad sites will be filled once construction begins.

"The City of Grandview and RED Legacy are very excited about how quickly this project has come together in the past few months. Though we have been excited to get started, we are actually seeing some benefit from the timing. Changes just this year in the financial markets have allowed the City to actually reduce its financial risk," stated Jones. "This is a great opportunity for Grandview and its residents. I know that the community and those visiting Grandview will be pleased with the variety of new stores and restaurants that will soon be available."

Bart Lowen, Managing Partner of Development & Design for RED Legacy added, "We've known for quite sometime



what a treasure this location is. It has great access for the entire metro and is under-served for retail and restaurants. The response to lease space has been tremendous."

## NEW BUSINESSES ANNOUNCED

New tenants to the area include:

Ross Dress for Less, TJ Maxx, Burlington, LC's BBQ, Petco, Shoe Carnival, and Anna's Nails.

The new marketplace will consist of mostly new construction, with a high level of architectural finish. Any remaining structures will be reconstructed with entirely new facades and interiors, presenting an appearance duplicating the new construction.

Existing tenants that will continue operation in brand new surroundings include:

Price Chopper, 54<sup>th</sup> Street Grill, International House of Pancakes, GNC, Dollar Tree, Advanced Auto, Payless Shoe Source, Radio Shack, Topsy's, Truman Corners Barber, Sally Beauty, and Citi Trends.

Originally opened in 1958, Truman Corners has been Grandview's premier shopping destination for decades. The reconfigured Truman's Marketplace is designed to be a walkable shopping center with pedestrian connections to Truman's farmstead and numerous other pedestrian-friendly amenities. In addition to completely new architecture, the project will feature an entirely remodeled parking area, landscaping and hardscaping throughout the center.





# **NO-Tax-Increase Bond Package**

The City of Grandview will hold a special election on Tuesday, August 5, 2014 to provide the community an opportunity to vote on a No-Tax-Increase Bond Package. This bond package totals \$13 million worth of improvements for both the City of Grandview's parks and recreation system and public safety facilities and equipment.

The \$13 million worth of bonds will be split into two separate questions; \$8.7 million for Parks and Recreation Improvements, and \$4.3 million for Public Safety Improvements.

A new set of bonds can be sold at the present time while keeping the City's tax rate the same as it has been for years, funding the additional improvements through both groups of projects. Taxpayers will not see a tax increase if voters approve this new bond package.



To keep up-to-date on these projects and other things happening in the City of Grandview, please visit our website at [www.grandview.org](http://www.grandview.org) or like us on Facebook at [www.facebook.com/cityofgrandview](http://www.facebook.com/cityofgrandview).

## **What will I see on the Ballot?**

The term "No-Tax-Increase" will not appear on the ballot. The ballot will include two questions to address the separate set of projects included in the \$13 million bond package.

**Here is an example of the questions seen on the ballot:**

### **Proposition 1:**

Shall the City of Grandview, Missouri issue its general obligation bonds in the amount not to exceed \$8,700,000 for the purpose of acquiring, constructing, renovating, equipping, repairing and improving facilities for the City's parks and recreation system?

YES

NO

### **Proposition 2:**

Shall the City of Grandview, Missouri issue its general obligation bonds in the amount not to exceed \$4,300,000 for the purpose of acquiring, constructing, renovating, repairing and improving public safety facilities and equipment?

YES

NO

# The City of Grandview encourages you to exercise your right to vote by visiting the polls on Tuesday, August 5, 2014.

## **PARKS AND RECREATION IMPROVEMENTS = 4 PROJECTS FOR \$8.7 MILLION**

### ***Shalimar Park Renovation:***

- One of the last remaining parks in need of renovations
- Renovates 5 baseball/softball fields
- New lighting for player and patron safety
- Updated concessions, press box and restrooms
- New sports fields to accommodate soccer, lacrosse and football

### ***Outdoor Aquatics Facility:***

- Largest splashpark in Metro KC adjacent to Brumble's Forest Playground
- Accommodations for more than 300 people
- Specific areas for every age group from toddler to adult
- Water slides and so much more

### ***Meadowmere Park Development:***

- New state-of-the-art amphitheater
- New walking/biking trails
- Concessions and restrooms
- Tennis, basketball and sand volleyball courts
- Outdoor ice skating rink in the winter (weather permitting)

### ***Expansion of The View:***

- Additional space for a Senior and Teen Center
- Gaming area
- Computer lab/ classroom space
- Quiet room for reading and study
- Renovated toddler room
- Juice and snack bar

## **PUBLIC SAFETY IMPROVEMENTS = 5 PROJECTS FOR \$4.3 MILLION**

### ***Citywide Emergency Communications System: P25 System***

- Replaces out-dated system currently used by the City of Grandview
- Interoperability allowing direct communications with other cities already utilizing the metro standard P25 System
- More robust with better coverage than current system
- Built-in redundancies in the event of a catastrophic event
- Enables City first responders and staff to communicate with other municipalities during emergency events

### ***Police / Public Shooting Range:***

- Replaces current, obsolete Police Shooting Range
- Provides Police Department with state-of-the-art firing range for better training
- Allows citizens to use range for target practice, archery and skeet
- Allows Police Department to partner with the Parks & Recreation Department to provide firearm safety classes for the public

### ***Fire Trucks:***

- Current fleet is old and needs improvements
- New pumper truck
- Refurbish existing ladder truck
- Renovations required for first class fire protection and keep insurance up-to-date

### ***Fire Station Rehabilitation:***

- No improvements received in all three City Fire Stations for more than 20 years
- Up-keep required to keep each facility running efficiently and effectively
- Each building houses full staff of emergency personnel 24 hours per day, 7 days per week and needs updated and renovations

### ***Police Access / Storage:***

- Modifies current parking area for better traffic flow
- Improves safety and security at the rear of the Municipal Services Building/Police area
- Constructs new building for added security and additional storage
- Provides a new area for processing evidence



# What's Happening in Grandview

Mark Your  
Calendar



2014 is the 11th Anniversary of Music on Main. Join the Grandview Chamber of Commerce on Saturday, September 6 in downtown Grandview for some fun musical entertainment!

3:30 p.m.  
Charlie & The Stingrays  
Classic Rock

5:00 p.m.  
Bad Disposition  
Modern Rock

6:20 p.m.  
Hillbilly Authority  
Country Rock

7:40 p.m.  
Samantha Fish  
Blues

9:00 p.m.  
Atlantic Express  
Motown Hits

# Fun Events

GRANDVIEW PARKS & REC PRESENTS

## PARTY IN THE PARK

SATURDAY, AUGUST 9TH - 3PM  
MEADOWMERE PARK

**PERFORMANCES BY:**  
THE BAND MONIKER  
BAD DISPOSITION  
SAUCY JACK

GRANDVIEW'S BIGGEST TAILGATE PARTY  
100 FOOT LONG SLIP-N-SLIDE  
FOOD & BEVERAGE VENDORS ON SITE  
THE BEST FIREWORKS SHOW AROUND

The logo for Grandview Parks & Recreation features a stylized tree inside a square frame with the text 'GRANDVIEW PARKS & RECREATION' around it.

# Spring into Action with these Safety Tips

Volume 1

With warmer temperatures comes more outdoor time. A fun day outdoors will often include some of your favorite activities, and the most essential item to remember to bring with you is safety!

The City of Grandview and the Grandview Police Department offer some important safety tips to help take the guess work out of creating a safe, yet fun outdoor experience during the warm spring and summer months.

## **General Safety Tips:**

- Check the forecast and have a plan should severe weather strike.
- Remember to keep yourself protected from the sun. Wear sunscreen to avoid those harmful rays.
- Do not leave anything in your car that you will miss if it is stolen.
- Do not leave anything visible in your car. To include items like laptops, IPADs, even things as small as change and sunglasses because a lot of times it is the smaller things that will attract a potential theft.
- Put your purse, wallet, or any other valuables (if you happen to have them with you) in your trunk before you get to where you are going to prevent anybody who may be watching from seeing you put such items in the trunk.

## **Outdoor walking/running/exercise:**

- Let someone know where you are going, when you leave and when you plan to return.
- Bring an adequate supply of water.
- Be courteous to your fellow outdoors enthusiasts.
- Follow posted rules and regulations.
- Take a friend.
- Do not listen to headphones or keep them turned down low enough so you can still be aware of your surroundings and hear if somebody were to sneak up on you.
- Take a cell phone. I know you don't want to be bogged down when trying to work out, but it is good to have on hand in case of an emergency.
- Keep your car key handy. You could use that as a weapon if needed in the case of an attack.
- Always be aware of your surroundings. Try to become familiar with trails you are on so if you have to deviate from the path you know how to get back to your vehicle or some other safe place.
- Vary your routes and times you run/walk/exercise. This way if there has been somebody watching you they won't know your routine.
- When picking a place to walk or run look for places that are wide open and more heavily populated. This reduces your chances of being surprised by somebody who could be hiding behind a tree or bush.
- When you return to your vehicle visually scan it before getting in. Make sure nobody has broken in and could be hiding in your back seat.

These are just a few things to keep in mind while being out and about. The City will provide additional safety tips throughout the spring and summer months. Stay tuned for more to come!

# Upcoming Events

## FARMERS MARKET

Saturdays from 7:30 a.m. to 12:30 p.m.  
8<sup>th</sup> and Goode Street (one block north of Main)  
Details inside

## MOVIES IN THE PARK

FREE - Starts at dusk  
**July 25 - 42** at Shalimar Park - 7200 E. 155<sup>th</sup> St.  
**August 22 - Frozen** at Meadowmere Park

## CONCERTS IN THE PARK

FREE - 7:00 to 10:00 p.m.  
Held at Meadowmere Park  
**July 12 - Four Fried Chickens and a Coke**

## SPECIAL ELECTION

**Tuesday, August 5**  
Exercise your right to vote! Included on the ballot is the No-Tax-Increase Bond package, see inside for details or visit [grandview.org](http://grandview.org).

## PARTY IN THE PARK

**Saturday, August 9**  
Starts at 3 p.m. in Meadowmere Park  
Free Event with lots of events for kids, live music and the best fireworks show around!

## MUSIC ON MAIN

**Saturday, September 6**  
Starts at 3:30 p.m. in Downtown Grandview  
Free Event with lots of fun for every age!

City of Grandview  
1200 Main Street  
Grandview, MO

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**CARRIER ROUTE PRESORT  
POSTAL CUSTOMER**

# CITY OF GRANDVIEW Directory of City Officials

Leonard D. Jones Jr., Mayor  
Sandra Kessinger, Ward I Alderman  
Brent Steeno, Ward I Alderman  
Brian Hochstein, Ward II Alderman  
Annette Turnbaugh, Ward II Alderman  
James N. Crain, Ward III Alderman  
John Maloney, Ward III Alderman  
Donald Crow, Municipal Judge

## CITY STAFF

Cory Smith, City Administrator  
Kirk Decker, Assistant City Administrator  
Becky Schimmel, City Clerk  
Kerri Lewis, Communications Coordinator  
Deb Angell, Manager of Human Resources  
Charles Iseman, Police Chief  
Chuck Thacker, Fire Chief  
Cemal Gungor, Director of Finance  
Dennis Randolph, Director of Public Works  
Chris Chiodini, Director of Community  
Development  
Eric Lucas, Director of Parks and  
Recreation

## 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 p.m.

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

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

## CITY HALL INFORMATION

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

**[www.grandview.org](http://www.grandview.org)**