

WINTER 2011

GRANDVIEW

REPORT

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Annual Update – Reasons for Optimism in Difficult Times

In 2010, the job market was once again very limited, but retail sales rose a bit, including car sales. With a small surge in new jobs in December (109,000), the unemployment level has dropped to around 9.4 percent or so, but economists say about 300,000 new jobs are needed each month to reduce the unemployment level further and replace the remaining seven million jobs lost. Without increasing numbers of new jobs, consumer spending will continue to lag behind previous levels, retail sales will remain stagnant, production will be limited, and businesses will remain cautious about expansion, capital investment, or hiring.

So, Grandview has taken a number of actions to balance its budget for fiscal year 2011. Although there were significant increases in pension and health care costs (10% of the operating budget), the City cut three more positions (8 in two years), significantly reduced its liability insurance costs, and sharply pared back prisoner detention costs and seasonal park maintenance staffing. The budget also saw cutbacks in part-time license office hours, employee training costs, and energy usage; and reductions in vehicle maintenance, seasonal right-of-way mowing, and nuisance abatement costs. More importantly, no employee pay raises were budgeted for a second straight year.



139th Street Project completed with the Transportation Sales Tax

Part-time and temporary employment are reportedly taking the place of full-time employment for a sizeable portion of the job market, which has posed added problems for recent college and high school graduates looking for jobs. Nevertheless, the better the education, the better the prospects are for the future for most people, and our nation needs highly educated people to compete in the new world economy. Many today believe America must prioritize education, infrastructure, and innovation.

The times in which we live today are unprecedented, and City of Grandview departments know they will continue to be challenged to do more with less. So far, service levels should not be noticeably affected, but the budget process for summer 2011 could very well be even more difficult if growth in tax revenues doesn't occur. Moreover, cities are generally on the lagging edge of economic cycles, so their revenues recover only after business growth, consumer spending, new home construction, and job creation.

This “new normal” environment has likewise posed significant problems for cities all across the country. Most are facing the combined effect of decreased tax revenues, a drop in federal and state aid, and increased demand for services. This past summer, cities and counties surveyed by the National League of Cities reported cutting an average of 8.6 percent of total full-time positions over a two-year period, with an estimated impact of as many as 480,000 local government jobs lost. Obviously, cities want to see a strong recovery in 2011, or at least by 2012, because most operating costs have continued to rise.

So, one might say, what do we have to be optimistic about in 2011 and beyond? Well, here are some of the developments and other pertinent facts that provide an optimistic outlook for Grandview in 2011.



John Anderson Park Sprayground



New QuikTrip to open soon on HWY 150

The City of Grandview has been no exception, as it has seen property tax revenues generally remain flat, while sales tax revenues dropped 16 percent over the past two years. Other tax revenues have either leveled out or dropped 2-3 percent.

- ➔ Last year, the Transportation Sales Tax was renewed by voters, providing another ten years of funding for new roads and for annual road resurfacing and maintenance.
- ➔ Using bonds approved by voters in 2008 (without a tax increase), more park improvements will be made in 2011 and 2012. Last year's fantastic splash park or “sprayground” in John Anderson Park will be followed this year with “Bumble’s Forest” at Meadowmere Park.
- ➔ The long-awaited Main Street Corridor Phase I improvements will begin this winter. Phase II design will also start soon.
- ➔ Construction is complete for the new U.S. 71/Missouri 150 Highway interchange, and the road widening and improvements continue east toward Lee’s Summit.

➔ New homes are being built in several areas of Grandview like Sunrise Farms and Creekwood, averaging about 30 a year despite the difficult housing market and economy since 2008. Home sales have remained brisk, and there have been relatively few foreclosures.

➔ The majority of businesses in Grandview have survived with relatively few layoffs, and many are planning for new growth and investment in 2011.

➔ Several new businesses have opened in the past couple of years in spite of the economy. Grandview has nearly 600 businesses still employing around 10,000 people.



Aerial photo of 'The View' Community Center

➔ The new \$670 million NNSA/Honeywell manufacturing plant is under construction, with 2,000 jobs being relocated to the Botts Road and Highway 150 area starting in 2012.

➔ The former Richards-Gebaur Airbase and airport has been redeveloped by CenterPoint to provide hundreds of acres of industrial building space, primarily for warehousing and distribution, and promising hundreds more jobs in future years.

➔ Botts Road south of the Grandview city limits is being widened and improved to Missouri Highway 150, and a new diverging diamond interchange is being built to accommodate the traffic associated with the huge new Honeywell facility by late 2012.

➔ The 135th Street widening project (5th Street to Botts) and Botts Road widening (135th to 139th) in Grandview will also be occurring over the next year.

➔ Grandview will be receiving a couple of million dollars in federal funds to stretch local funds for street improvements like the 2nd/3rd Street connector and Main Street Corridor.

➔ A Highway 150 Corridor study is planned to start this spring to help plan for and guide the significant growth and development expected along there soon and in the future.

➔ A new trail adjacent to the new Highway 150 road improvements is being designed.

➔ The City developed and approved a new Trails Plan in 2010 to guide future trail expansion.

➔ A new medical office building and pharmacy to be located at the southwest corner of Byars Road and Missouri 150 is planned to start construction later this year.

➔ The Capital Improvements Sales Tax (renewed in 2007) continues to provide funding to replace and upgrade vehicles and equipment for the Police, Fire/EMS, and Public Works Departments. This has included not

only police cars, ambulances, and fire trucks, but digital in-car video cameras, mobile data terminals, defibrillators, radios, firefighting gear, CAD software, station upgrades, and dump trucks and other heavy equipment.

➔ The View, Grandview's premier 7-year-old community center, continues to offer state-of-the-art fitness equipment, classes, personal training, swimming, team and free-style basketball and other sports, a youth activity room, and banquet and meeting facilities.

➔ The former Grandview Plaza Shopping Center, partially vacant when sold in 2009, is now the new IHOP University, and after only four months, is already serving 1,000 students.

➔ Citizens are still able to pay county taxes in person, as well as register or license their cars or renew their driver's licenses, at Grandview City Hall. While doing so, keep in mind that the City's property tax rate is the same as it was in 1985!

➔ Construction will begin this year on a new, combined public works/park maintenance facility featuring green design features and shared space for both maintenance operations.

➔ The City's state-of-the-art website offers a wealth of information on the City, the Grandview Chamber of Commerce, local businesses, community center, special events, key dates, community meetings and activities, economic development, and "how to" procedures.

➔ The annual "Harry's Hay Days" is being revamped to provide more features and community activities this spring; and "Music on Main" this fall should be bigger than ever.

➔ Grandview has now hosted "Kansas City Ability Day" for the last three years, offering events and activities for children and others who are physically challenged, and looks forward to hosting this truly inspiring event again in 2011.

These are just a few of the positive things to consider about Grandview as we begin 2011, and there will many other things to get excited about in the months and years ahead. Have a Happy New Year!



Kansas City Ability Day 2010 outside 'The View'

Grandview's New 'Green' Public Works and Park Maintenance Facility

The City of Grandview is currently in the midst of designing a new public works and park maintenance facility. Working with SFS Architecture, the City has developed a functional, energy efficient design for a new maintenance complex. The new facility will replace two outmoded, inefficient facilities, one currently occupied by park maintenance staff and equipment, and the other being used for Public Works Department staff and equipment.

The new PPW facility will be located at the corner of 139th Street and Winchester Avenue, the site of the existing public works complex. Once the new facility is completed, both maintenance operations will relocate to the new buildings and shared facilities.

The new facility will consist of three new buildings: administration, shop, and vehicle maintenance; and one re-conditioned building: vehicle and materials storage. The administration building will contain offices, meeting rooms, crew rooms and locker rooms, while the shop building will contain shop space for parks and public works operations. A new, four-bay, drive-through maintenance building will be used for vehicle maintenance and repair. The existing public works building will be reconditioned and used for covered vehicle storage. The salt storage dome and fuel facility will remain in their current locations.

Besides considering a wide range of opportunities to make the new complex both energy efficient and environmentally friendly, the two departments have worked together to insure that the facility provides the workspace and storage areas that each department needs, but also made every effort to share as much of the space as possible. While each department's offices and crew workroom will be clustered for their own use, locker rooms, lunchroom/meeting rooms, and mudrooms are located and planned for joint use.

Designers have emphasized building efficiency in every area, from the shape and orientation of the buildings to the major mechanical systems used (heating, cooling, lighting). They have worked to design in efficiency, starting with clear-story windows that will provide natural lighting to all of the work areas, and continuing to cisterns which will collect rainwater for use in the vehicle wash bay. The shed-type roof designs will mean low maintenance for many years, and light colors on roofs and building exteriors will reflect the sun's energy to make cooling the buildings cheaper.

The new shop building will be divided into two general areas, one for each department. However, the building will be configured so that equipment, tools, and space can be shared. In developing this building, every effort is being made to eliminate duplicate equipment. The existing public works building will be gutted, repainted, and have new doors installed so that it can accommodate the storage of several vehicles that need to be kept warm during winter months. The new vehicle maintenance building will have four work bays and be designed for drive-through of vehicles. The rest of the site has been designed for future improvements and more efficient use of the space, and in particular to better accommodate winter maintenance operations and spring and fall community-wide clean-ups.

Plans call for the start of construction this spring, with occupancy of the new administration building planned for early 2012. Work on the entire site is expected to be completed in mid-2012. The estimated cost of the buildings and the site work is \$2.5 million, and the funding will come from the (no tax increase) general obligation bonds approved by voters in 2008.



Sustainable features include:

- Reflective roof surface
- Recycled metal cladding (proposed 25% recycled content)
- Durable, long-life cycle interior finish materials
- Energy efficient VRV (variable refrigerant volume) mechanical system in Administration building
- Energy efficient fluorescent lighting throughout
- Wood sun screen element on south and west facades of Administration and Shop buildings (reduces heat gain)
- Clear-story windows for abundant natural light (reducing load required for artificial light)
- Landscaping will utilize native species and incorporate storm water filtering principles.

Grandview Chamber Works Hard to Serve, Protect and Promote Its Members



If you see a crowd in front of a new business opening somewhere in town, it's probably another Grandview Chamber of Commerce ribbon cutting event, and officials, members, and staff are there to welcome them to the community. Incorporated in 1967 as a not-for-profit business organization, the Grandview Chamber of Commerce has grown significantly over the years in terms of the services it renders to members. The Chamber currently represents 245 businesses in Grandview and surrounding areas, with 125 active volunteers, employment base of 5000 employees, and a 19-member Board of Directors and staff of three, including Kim Curtis, Cheryl Berberich-Nolen, and Angela Brincefield.

Although primarily concerned with the support and promotion of the business community, the Chamber directs its efforts toward all aspects of local progress in government, education, and community. According to Chamber President Kim Curtis, "The Chamber's business is to help businesses grow in the community through cost saving membership benefits, economic development assistance, and direct involvement in business retention and expansion, therefore benefiting the community by promoting a strong employment base, increased tax revenue, and economic opportunities." The Chamber also works very closely with the City on economic development initiatives, focusing on retaining businesses.

Monthly business meetings and workshops, luncheons, and special events provide business people opportunities to learn about new business trends, requirements, and successful practices, while meeting with fellow business representatives, discussing mutual problems, and sharing ideas. The Grandview Chamber also sponsors business connection events, such as "Business After Hours" and "Morning Connections," that bring the business community together in a social setting and provide networking opportunities for participants, while

showcasing the host company's products or services. Despite the difficult economy this past year, the Chamber recruited 46 new members, a very encouraging sign.

"Business Initiative," the membership newsletter, is a monthly electronic newsletter containing articles of interest and updates from various local, county, state and federal agencies and business sources, as well as announcements and information from and about its business members.



Chamber staff: Cheryl Berberich-Nolen, Angela Brincefield and Kim Curtis

The Chamber also works for business-friendly legislation on local, state and federal levels on a regular basis. The organization serves as a liaison for businesses before legislative and regulatory bodies. It is the most visible advocate promoting and protecting private business interests.

The annual "Music on Main," a free community event for residents and guests, is organized and hosted by the Grandview Chamber. Completely funded by business sponsorships and the City, this concert series event takes

place each year on Grandview's Main Street in September. Geared towards all age groups, "Music on Main" offers children's activities, plenty of food and beverages, and plenty of live music from noteworthy area bands and musicians. Last year, over 3,000 people gathered in front of City Hall to enjoy the attractions over the seven-hour period of this special event.

The Chamber office is located at 12500 South 71 Highway, Suite 100, and can provide community information, demographics, membership directories, and other business information to the general public. For more information, citizens may call (816) 761-6505, e-mail Kim Curtis, President, at ksc@grandview.org, or

visit the City's website at www.grandview.org/chamber. The Chamber's blog, www.businessmattersingrandview.blogspot.com is another new attraction.

Grandview Chamber Community Partnerships include:
City of Grandview
Grandview C-4 School District
Jackson County Water Supply District #1
Grandview Education Foundation
Grandview Assistance Program
Salvation Army
ReDiscover
Eastern Jackson County Development Alliance
Business Retention Council
Kansas City Area Development Council
Missouri Chamber of Commerce
U.S. Chamber of Commerce

Main Street Improvements Ready to Begin

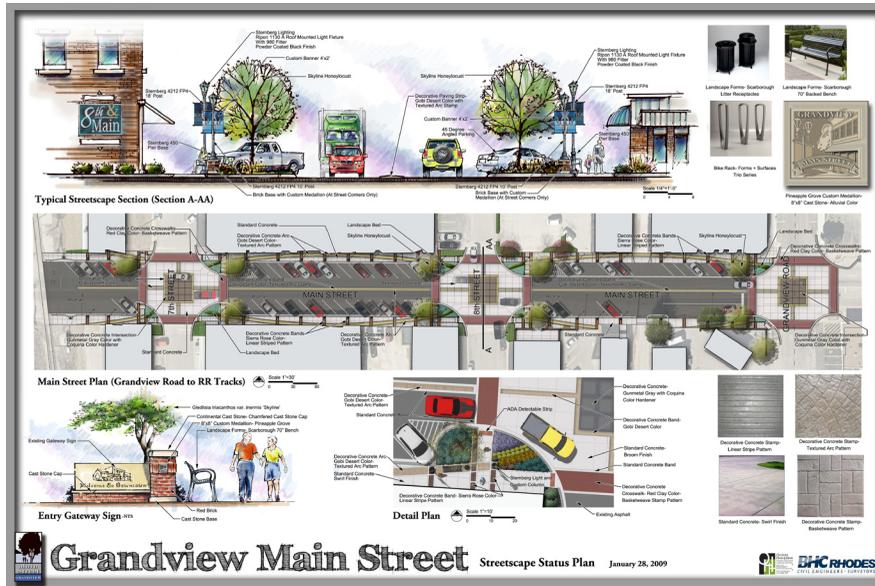
Improvements for Main Street Revitalization Project – Phase I, between the Kansas City Southern Railroad crossing and 10th Street, are on the way. Currently advertised for construction, the City of Grandview kicks off its program to rebuild and enhance one of its most important corridors. In the next few months, the Public Works Department, using City approved construction contractors, will try to ensure that traffic and pedestrian disruption does not occur during construction. Updates will be placed weekly on the City's website, at www.grandview.org. Over the next few years, the City will continue working its way from west to east along Main Street to make the street safer, better to drive on and more attractive. Improvements to Main Street are planned in five phases:

- Phase 1 is currently advertised for construction and extends from east of the Kansas City Southern Railroad crossing to just east of 10th Street. This covers the historic Grandview downtown area.
- Phase 2 will continue from east of 10th street through the intersection at 13th Street. This includes the area in front of Grandview's municipal building.
- Phase 3 continues from east of 13th Street to the intersection of 15th Street, including the area in front of the United States Post Office.

- Phase 4 is the portion of Main Street from 15th Street to the West Frontage Road of 71 Highway.
 - Phase 5 involves improvements to the overpass of Main Street over 71 Highway to better accommodate pedestrian traffic across the highway.
- Improvements for Main Street have been considered for many years, and

- Among the items of work that will be done are:
- Remove the old street surface, repair the concrete base, and then resurface the street with new asphalt.
 - Reconstruct the major intersections with new concrete pavement with stamped patterns and various colored concrete insets.
 - Upgrade the traffic signals to meet today's standards.

- Replace the streetlights with modern energy-efficient fixtures and new decorative poles.
- New curbs and gutters with improved drainage.
- New, wider sidewalks that will include decorative patterns and colored concrete accents.
- Sidewalk ramps and other provisions that meet federal law, to accommodate wheelchairs.



work over the next four or five years will make these improvements a reality. Plans for Phase 2 will start to be developed later this winter and City staff will be meeting with property owners individually and in public meetings to gather input and address concerns and comments. About mid-year 2011, design will get under way for Phase 3 and Phase 4, and once again, individual and public meetings will be held to gather input and field concerns, as well as work out the final details of the street design. Improvements to Main Street are intended to improve driving conditions, make pedestrian traffic safer, and improve and enhance the utility, quality and attractiveness of the entire area within the road right-of-way.

- New trees and landscaping that are native to this area.
 - New signs and pavement markings.
 - New street furniture, including benches and trash receptacles.
- The basic theme for concrete work and landscaping features will reflect the historic nature of the downtown area and its railroad history. But each phase will be modified to reflect the unique nature of the development along each section of Main Street. Funds for improvements to Main Street will come from the City's Capital Improvements Sales Tax (renewed in 2007). In addition, the City has obtained several federal highway grants that will be used to help complete the Main Street improvements faster than originally scheduled.

WINTER RESOURCES

Snow Removal

The Grandview Public Works Department wants residents to know that during regular work hours, the staff will be ready to address snow and ice problems immediately. After regular work hours and on weekends and holidays, the staff will monitor conditions and use on-duty standby staff members to handle small or spot problems. The department encourages residents and the driving public to report road conditions that need attention by calling the Public Works Department at (816) 316-4856 during the work week. During off-hours, please call the Police non-emergency number at (816) 316-4900.

Potholes

During the winter, water gets under the pavement, then freezes, then thaws (continuously contracting and expanding). This freeze/thaw cycle causes the pavement to crack under the weight of traffic and can create potholes overnight. To report a pothole, call 316-4856 and leave the exact location of the pothole, the nearest cross street, and your name and phone number, so that you may be contacted if we have problems locating the hole. Even during the winter snow and ice season, the Public Works Department will attempt to repair reported potholes on City-maintained streets within two business days of receiving notification. While the City will respond to emergencies, keep in mind that the U.S. 71 Highway frontage roads are actually the responsibility of the Missouri Department of Transportation, along with the highways.

Power Outages

Winter storms can sometimes cause power outages in the community. KCP&L would like to remind customers that "Safety is the Number 1 Priority" for crews and customers. So, please remember to stay away from downed trees and power lines. Always assume a downed line is energized. If you are experiencing a power outage in your area, call 1 (888) 544-4852 or visit the KCP&L website at www.kcpl.com

Brumble's Forest Update

The construction crew has been working diligently on the new Meadowmere park playground. Contractors have removed locust trees and cleared brush to make room for the new play equipment. Certain trees were kept to create the forest in the Brumble's Forest playground, which goes along with the "enchanted forest" theme.

Contingent on the weather, contractors will be focusing on site grading and utilities in the next few weeks.

The new park playground includes a tree-top hideway, several unique slides, a maze, swings, a nature trail and much more.

To follow the construction progress, visit our website at www.grandview.org.

DID YOU KNOW...

Conceptual work is proceeding on what should be the largest Subway store in the metropolitan area. A 72-seat restaurant will be located north of Missouri Highway 150, more or less across the road from the new QuikTrip, and close to Gail's Harley Davidson.



Green Tip

Generator exhaust is toxic. Always put generators outside well away from doors, windows, and vents. Carbon monoxide (CO) is deadly, can build up quickly, and linger for hours.

WE WANT YOUR COMMENTS AND IDEAS.

If you have a concern, compliment or suggestion about how we can better inform you, please send an email for consideration to suggestions@ci.grandview.mo.us

Upcoming Events

FATHER/DAUGHTER VALENTINE DANCE

Friday, February 11, from 7:00 to 9:00 p.m.
at 'The View' Community Center (13500 Byars Rd.)
Tickets in Advance: \$10 (members), \$11 residents and \$12 for non-residents. Call the front desk at 'The View' at 316-4888 to purchase tickets.

PETS HELPING PEOPLE

Saturday, April 9, from 9:00 a.m. to 1:00 p.m.
At Conn-West Elementary (10th and Main Street)
Rabies vaccinations for \$5 and two non-perishable food items
The net proceeds will support the Grandview Assistance Program
Call 316-4817 for more information.

ARBOR DAY

Saturday, April 9, at 10:00 a.m.
at 'The View' Community Center
Pancake breakfast from 8:00 to 9:30 a.m. to benefit the Grandview Assistance Program (donation or canned good)
Call 316-4888 for more information.

SPRING CLEAN-UP PROGRAM

Saturday, April 9, 16, 23, and 30, from 7:30 a.m. to 5:30 p.m.
Public Works Maintenance Facility (139th St. and Winchester)
Visit www.grandview.org or call 316-4856 for more information.

EASTER EGG HUNT

Saturday, April 23, at 10:30 a.m.
Meadowmere Park
Bring your Easter basket.

City of Grandview 1200 Main Street Grandview, MO	PRSRST STD ECRWSS U.S. POSTAGE PAID Grandview, MO 64030 Permit No. 19
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CITY OF GRANDVIEW Directory of City Officials

ELECTED OFFICIALS

Steve Dennis, President of the Board
Leonard D. Jones, Ward I Alderman
Annette Turnbaugh, Ward II Alderman
Joseph E. Runions, Jr., Ward II Alderman
James N. Crain, Ward III Alderman
Tony Preyer, Ward III Alderman
Donald Crow, Municipal Judge

CITY STAFF

Cory Smith, City Administrator
Kirk Decker, Assistant City Administrator
Becky Schimmel, City Clerk
Ana Nixon, Communications Coordinator
Alan Kenyon, Director of Economic Development
Deb Angell, Manager of Human Resources
Larry Dickey, Police Chief
Chuck Thacker, Fire Chief
Dennis Randolph, Director of Public Works
Chris Chiodini, Director of Community Development
Anthony Finlay, 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 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