

# GRANDVIEW

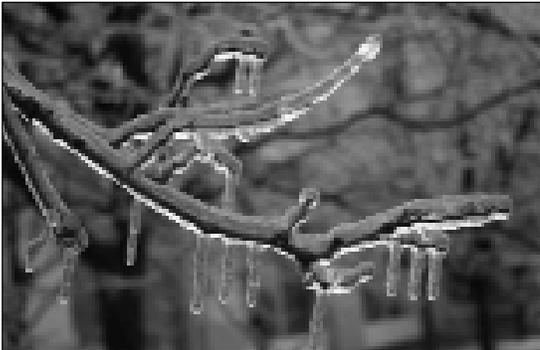
A Newsletter about the City of Grandview, Missouri

REPORT



## Signs of the Season

Left: Belvidere Elementary Choir at the Mayor's Christmas Tree Lighting Ceremony. Below: Public Works Snowplow at Work, Christmas Tree at the fountain at City Hall. Bottom: Snowflakes on Main Street, and The Gazebo at Freedom Park.



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# New Businesses, Improvements, Construction and Ongoing Challenges Highlight Progress in 2005

Over the past year, the City has once again achieved a great deal. It is making strides toward the goals of enhancing our small town (now about 27,000) through public safety initiatives, infrastructure improvements, landscaping and beautification, the addition of new businesses and jobs, parks and recreational opportunities, and neighborhood support and property preservation. We are all in this together, and we need everyone's best efforts to help us sell others on the Grandview community.

## ■ **Grandview welcomes St. Gobain-Calmar** —

This international company relocated to Grandview in the winter and spring of 2005, bringing 400 jobs to Grandview, at a time when cities in Kansas and Mexico were offering the company much greater incentives to relocate from its old plant in Lee's Summit. Despite a few remodeling issues and those related to bringing the former House of Lloyd building up to codes in order for the move to occur on schedule, they not only opened the new facility on Grandview Road this year, but later decided to move their corporate headquarters here from California.

■ **Gail's Harley-Davidson changes the landscape** — The City created a Tax Increment Financing District and Transportation Development District to make way for this new Harley-Davidson dealership, which just completed a full year of operation. Gail's opened in October 2004 with a flourish, followed by a new Zipz! and Sonic Drive-in this past spring and summer. In this busy location along 150 Highway and 71 Highway, the City hopes to soon see additional retail behind these new businesses to create even more excitement, retail opportunities, and sales tax revenues.

■ **New housing on the horizon** — The City saw more new housing subdivision proposals in the past year than in the past several years. The new subdivisions will be a welcome addition to the City's existing housing stock, provide more choices for prospective new residents, and create increased demand for more new retail development.

■ **Fire/EMS staffing studied** — Public Technology, Inc. (PTI) and the International City Management Association (ICMA) collaborated to provide a unique

assessment in late 2004 and early 2005 of the City's fire and EMS services. The City hosted a regional dialogue with some of the area cities, surveyed a number of other cities, used FLAME software models to review deployment options, and developed a cooperative agreement with Kansas City that could bolster firefighting forces significantly and automatically for all structural fires. The City is currently utilizing the new deployment approach recommended, which provides two ambulances on duty at all times and improved staffing on fire trucks arriving at the scene. Progress is being made, but the assessment/improvement process will be ongoing.

■ **Red X redevelopment area** — With Community Development taking the lead, and the Grandview Crossing development group buying the former K-Mart property for retail redevelopment purposes, this blighted area is getting a facelift, with the new Grandview Red X and Grainger taking the prime retail sites in the new Grandview Crossing development. This area will offer numerous retail items, from groceries to wine to hardware, and will provide hope and possibilities here that seemed highly unlikely a couple of years ago.

■ **Grocery and other stores for Grandview Plaza** — Several city officials have met with property representatives this past spring and summer to discuss possible incentives in an effort to get retail redevelopment off dead center. The owners (an insurance company) are reportedly behind the project to bring in new anchor stores and revitalize this center, but this will continue to be a high priority to make something happen in 2006.

■ **142nd and Botts Road development** — While working with Kansas City to find financing to get Botts Road widened south of the city limits, the City worked with two new businesses relocating from Olathe to get 142nd Street to Norby Road built in conjunction with the developer. Burger and Brown Engineering and Fluid Systems & Components opened their new facilities in 2005, and PODS has already built a new building along the new stretch of Norby Road. Industry is booming in this area, and the City expects Botts Road to soon receive funding approval by Kansas City.

■ **Fifth Street project** — This was an agonizingly long project a year ago last summer and fall because of all the wet or cold weather. It was finally finished in the spring of 2005 and now offers a nice, three-lane wide, curb and gutter section of roadway to handle industrial traffic from the southwest portion of the City expeditiously, thus keeping this type of traffic off residential streets in the area.

■ **Jazz at the Corners** — This has turned out to be a very nice event for the City each fall. It was very well planned by the Grandview Chamber of Commerce, the music was very good, the audience was larger and very well behaved in 2005, and it is now expected to be a popular annual community event. However, anticipated development at Truman Corners may change the location for 2006.

■ **West Frontage Road improvements** — This was another project that was completed last spring (as a result of weather problems in 2004), and it makes for an improved aesthetic look in that retail corridor, particularly with the new North American Savings Bank building there. However, it will require constant mowing and watering during the summer months in particular in order to keep the nice landscaped look.

■ **Citizen Survey** — Last spring, over 500 residents in Grandview participated in the 2005 citizen survey. The results generally showed that citizens are satisfied with the level of service provided by the various departments, but there were one or two areas in almost every department that indicated a significant level of dissatisfaction. The City will focus its efforts on those areas where satisfaction levels were at 50 percent or below. It may prove helpful to probe some areas in greater detail in a special purpose or future survey.

■ **Additional park property acquired** — The City proceeded with the acquisition of property across from Meadowmere Park this past year, thus adding another 54 acres to the east of Byars Road and north of the Longview bike trail. In the coming year, the City staff will begin looking at current recreational needs and potential uses for the site, which should help bridge the gap between existing Meadowmere park facilities and Longview Lake park areas to the east and north.

■ **Parks and Recreation Director completes first year** — Along with new Parks and Recreation Director, Brad Chambers, this department saw changes in several management and recreation positions in the past year. An experienced, high quality team of professionals has now been assembled at The View, including new Community Center Manager Matt Siders, new Aquatics Supervisor Jennifer Colvin, Recreation Supervisor Kim Glessner, and Administrative Assistant Chris Holmes.

■ **The View approaches its second birthday** — As The View approaches two years of operation, the new staff members are excited about the programs and activities being offered in the coming year. Offerings like massage therapy, gymnastics, and dance classes are available at various times. In the past year, operating procedures were tightened somewhat to insure the safety, security, and enjoyment of the members, which now number more than 7,500. In the past year, memberships increased in each month, and rental revenues surpassed budgeted amounts by over \$12,000. The conference center (The Grove) at The View hosted over 40,000 visitors last year.



■ **Additional training for police officers** — This last year saw additional training for all police officers through an Emergency Vehicle Operations course in conjunction with the Western Missouri Police Academy. Meanwhile, all members of the Special Operations Detail attended a seminar through Mid-America Crime Free, Inc. and will be working with apartment complexes and other multi-family housing complexes to help them screen applicants, protect property, provide drug awareness, deal with evictions, and conduct warrant checks of tenants, with the end result being possible certification as crime-free properties. Other officers attended a seminar on “Crime Prevention through Environmental Design,” and will be able to work with businesses and City code enforcement staff to combat crime in various neighborhoods.

■ **Court review process** — After an assessment by a national court consulting agency, the resulting report gave the Judge, court staff, and Police Department a chance to look at various aspects of our operation and consider ways to be more efficient, better handle tickets, reduce continuances, provide pre-court arraignments, better handle warrants, and lower the size of dockets going forward from week to week. Reducing the size of the weekly dockets and the number of people awaiting arraignment will make for a more productive use of the court system, court staff, and jail facility.

■ **New ordinances respond to specific needs** — New ordinances this year addressed neighborhood

problems with “pocket rockets,” or small motorbikes ridden by children, now no longer allowed on city streets or sidewalks. Due to increasing problems and danger associated with pit bull dogs and similar fighting breeds of dogs, the City enacted a ban on any new “pit bulls” and now requires special licensing and restrictions on existing pit bulls owned by residents in the City. Finally, a new ordinance addresses the abatement of any known drug houses to further stifle the flow of illegal substances in the community.

■ **Crisis Intervention Team program instituted last spring** — Ten police officers have been certified in the CIT program, with plans to train more each year. This program trains officers to recognize mental disorders, available mental health resources, active listening and rapport building, medications and side effects, suicide prevention, and legal issues surrounding mentally ill individuals. Participating departments can submit reports that allow hospitals to admit patients for up to 96 hours for examination and preliminary diagnosis of possible mental disorders.

■ **Assistant City Administrator has busy first nine months** — Starting in April of 2005, new Assistant City Administrator Kirk Decker immediately jumped into the middle of the City’s budget process for fiscal year 2006. Spring, summer, and fall were devoted to learning the City’s accounting system, making revenue projections and estimates, working with departments to trim the budgets within revenue limitations, preparing the proposed budget document, and finalizing the adopted budget following Board approval, all while learning to become the City’s IT (computer hardware and software systems) coordinator, safety coordinator, risk manager, and insurance pool liaison. To top off the first year, Kirk was asked to assume the role of Acting Community Development Director, following the departure of 18-year veteran Tom Greenwood in October, thus having to deal with everything from proposed subdivision plats to Tax Increment Financing and Community Improvement District plans over the past few months.

■ **Computer hardware/software plan** — Although the City lost a good deal of in-house expertise to start the year, a plan was developed to upgrade our network over two budget years and then request proposals for ongoing system maintenance and tech services. Most of the city-wide network has now been upgraded.

■ **Police Chief should be on board in January** — After a lengthy national search for a new Police Chief, the process was completed with the selection of Richard Schurman, former Chief of Police of Colonial Heights, Virginia, and Assistant Chief of Police of

Joplin, Missouri. Chief Schurman was involved in everything from the regional drug task force to the community criminal justice board, and from the business anti-crime program to a crime solvers class at the local high school. He looks forward to working with the Grandview community and the Grandview Police Department.

■ **Community Development Director recruiting process moving forward** — The City received a number of applicants, and the process has begun interviews for this critical position. It is anticipated that a new director could be on board by February of 2006.

■ **Info-Line system upgraded** — The Board of Aldermen approved an upgrade to the Tele-Works citizen information system, previously only available by calling in on the Info-Line number. It has now been upgraded and will ultimately add a feature to allow the City to make informational messages available on the web site as well as by phone, and to also add new messages by simply typing them in. It is anticipated that a First Alert system will eventually be able to alert citizens of special problems, meetings, emergencies, etc. The overall updating process will take a few months.



■ **Parks emphasize trees and flowers, along with fun** — The City received its tenth annual award as a Tree City USA by the National Arbor Day Society. Another 23 trees were planted this past year in streetscape and park areas. The Park Maintenance Division also plants and maintains 31 flower beds and planter boxes around the City, including the area around City Hall.

■ **Newsletter is popular read** — The citizen survey indicated that 67 percent of our residents get most of their information about the City from this quarterly newsletter. Administrative Assistant/Assistant City Clerk Becky Schimmel serves as editor and coordinates this effort, from informational pieces to interviews to photos, and the Administration staff continues to try to make this as informational as

possible. It offers a high quality information piece on city initiatives, projects, and activities.

■ **Downtown parking added** — New lots took shape over the past year, and Park Maintenance staff has now had some time to do some landscaping around the outside (including sprinklers). The lot behind Main Street Inn appears more than adequate to handle the current needs of the downtown businesses, and it would be great to see additional retail or restaurant business attracted to the downtown area. In the meantime, there will be added costs to the City for the additional maintenance responsibility, including snow removal in the winter.

■ **Jones Lumber building poses restoration issues** — This historic building is still an “eyesore” in its present condition, and staff has been asked to put together specs for work on the outside, request bids, and restore the exterior. This building needs to be cleaned up and a buyer or a user found for it in the upcoming spring or summer.



■ **Skate park, playgrounds receive attention** — Park Maintenance crews improved the grading and drainage around the popular Grandview Skate Park and renovated the playground surface at Shalimar Park. They also reseeded certain areas in Mapleview Park and started repairs to the low water crossing in River Oaks South Park.

■ **Buxton agreement** — The Board approved an agreement last January with Buxton and Co. to provide the City with retail matches for the area surrounding Truman Corners. The City has subsequently negotiated a list of additional matches, and economic development efforts will focus on recruiting from the list of retail matches and accompanying data on each of these retail prospects.

■ **Community Development/Public Works remodeling** — This project was initiated to provide more modern work stations and added space for most of the employees in these two departments, while adding a more up-to-date look and useable counter space in front. It also now provides a small conference room in the front away

from the offices and more light into the offices overall. Overall, it offers a pleasant working environment and a customer friendly counter for these two departments.

■ **Health insurance costs remain a key concern** — Health care costs are a major concern for employers and employees alike these days. This past year, the City was able to hold the line pretty well through its affiliation with the area municipal insurance pool, MARCIT, thus seeing only about a five percent increase. Health benefit plan costs are shared with employees each year, but now account for roughly one of every \$15 dollars the City spends in its General Fund on operating costs for the various municipal operations. The City plans to maintain the same strategy in the next year, but insurance costs will continue to pose serious financial challenges.

■ **Blue Ridge Widening east of Truman Corners** — Public Works has coordinated the planning and engineering to get this project under construction through the use of our Transportation Sales Tax funds. The Blue Ridge widening project from Truman Corners to the West Frontage Road is now complete.

■ **Harry Truman Drive east of 125th Street** — The staff assisted Jackson County with the design, right-of-way acquisition, and contract preparation for the construction of Harry Truman Drive from 125th Street to Crystal Avenue. This project is now under way and should take the better part of a year to complete.

■ **Emergency preemption system installed** — The new traffic signal system for the traffic signals on East and West Frontage Roads will permit Fire Department vehicles to preempt the sequence and status of these signals to yield the right-of-way and expedite emergency vehicles.

■ **135th Street sanitary sewer project under way** — The easement acquisition was completed, and project construction, which will provide a relief sewer to prevent sanitary sewer overflows in the Hidden Lake neighborhood and surrounding area, is currently under construction.

■ **New streets accepted** — The City staff supervised the construction of streets and sewers for the Gateway Commons and Meadowmere Estates subdivisions, and the private construction of the new 142nd Street and Norby Road. This summer's overlay, slurry, and sidewalk and curb projects also were successfully completed.

■ **Meadowmere featured the new rock wall last summer** — One new feature at Meadowmere Pool this past year was the new “rock wall” overlooking the pool. Swimmers can just “hang out” by

## CITY OF GRANDVIEW Directory of City Officials

the pool or “drop in” anytime after climbing along the new rock wall. Meanwhile, “learn to swim” participants increased by 100 percent.

■ **Crime rate remains low** — Despite a few high profile robberies and isolated incidents, Grandview’s crime rate remains very respectable in 2005, comparing favorably overall with neighboring suburbs. In 2004, Part I crimes declined about 13 percent, and this year they are up about three percent. Meanwhile, Kansas City sees their sharp upward trend in 2005 staying up for the next few years.

■ **License Office agreement renewed** — Despite the changing rules, the closing of state offices, and all the criticism of the Department of Revenue, the City-operated state license office was approved for renewal of our agreement this past year. It will cost the City more this year, the State has made it more difficult to collect on bad checks, and the new “proof of citizenship/residency” rules take more time to process people. But even with longer lines, there have been relatively few complaints to date.

■ **First Suburbs Coalition** — This group continues to expand and pursue various initiatives that are important to the first suburbs in the metro area. This includes cities like Raytown, North Kansas City, Gladstone, Roeland Park, Prairie Village, and Independence, as well as Grandview. This past year, this group developed a legislative priority agenda, tours for elected officials to see innovative new housing concepts, a plan book for post-World War II housing renovation techniques, and a local tour of remodeled homes in first suburbs. Plan “idea” books are available for a nominal amount at City Hall. More activities are planned for the coming year.

These are examples of some of the key items involving the City this past year, and which as a whole make us more competitive, economically viable, and attractive as a community. With efforts continuing in this direction, this should enable the City of Grandview to continue to attract more retail, continue to add new housing, work with and improve the downtown area, and bring even more new jobs to the community in the future. The Board of Aldermen considered the year 2005 a success, and the City looks for more of the same in 2006.

City of Grandview  
1200 Main Street  
Grandview, Missouri

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Grandview, MO 64030  
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**CARRIER ROUTE PRESORT  
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Robert Beckers, Mayor  
Leonard D. Jones, Jr., Ward I Alderman  
Steve Dennis, Ward I Alderman  
Catherine Kelley, Ward II Alderman  
Joseph E Runions, Jr., Ward II Alderman  
James N. Crain, Ward III Alderman  
Anthony Preyer, Ward III Alderman  
Donald Crow, Municipal Judge

### CITY STAFF

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

### SCHEDULE OF PUBLIC MEETINGS

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

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

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

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

Parks and Recreation Commission meetings are the first Thursday of each month at 7:00 p.m. at the new community center.

### CITY HALL INFORMATION

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