

SPRING 2004

GRANDVIEW

REPORT

A Newsletter about the City of Grandview, Missouri

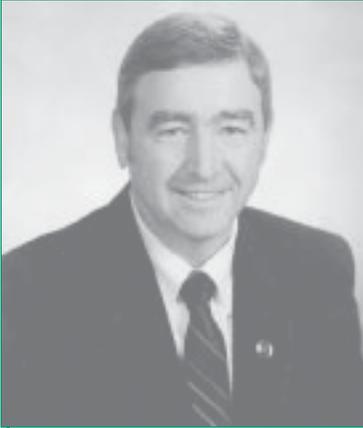
Grandview Unveils New Projects in 2004



INSIDE THE GRANDVIEW REPORT

Cheers for an Exciting Year 2003 Page 2
 Dog Obedience Classes/Pet Vaccination Clinic Page 3
 Preserving the Town of “Grand View” Page 4
 Grandview Kicks Off the New Year with Exciting Projects Page 5
 Sanitary Sewer Back-Ups Can be Prevented Page 6
 Street Maintenance is a Never-Ending Process Page 7
 Every April Weekend is Spring Clean-Up Weekend in Grandview .. Page 8

Cheers For an Exciting Year—2003!



Mayor Harry O. Wilson

There is always so much to be done, so much to plan for, and so much going on, it is often difficult to stop and look around and think about what has been accomplished and how much is in progress. There is really no shortage of opportunities or possibilities for those with the energy, ideas, and ability to tackle the job at hand. In case you missed some, here are some of the things that occurred over the past year:

- New 800 MHz radio system and tower for improved public safety and overall city communications, and a remodeled and expanded communications center were added.
- Gateway Commons development area has now been approved for TIF support to bring in a much larger Gail's Harley-Davidson from Belton, along with a convenience store and fast-food restaurant, to the northeast corner of the 150/71 Highway intersection—and more retail development is planned there in the future.
- New 54th Street Grill and Bar at Truman Corners Shopping Center is now open, with still other prospects in the works for 2004.
- Increased investment occurred in the Downtown Grandview area, including new offices, loft apartments, decorative lighting, and additional parking to come in 2004.
- 5th Street/Inman Square area has a new look, having used Community Development Block Grant funds to help bring new streets, curbs, gutters, storm drainage, housing rehab, and private investment to an older residential area that was in decline.
- An area retailer showed interest in the K-Mart building—meanwhile, the City will be seeking developers for possible redevelopment of the entire area surrounding the K-Mart facility, which is still involved in various financial and ownership issues.
- Calmar, a manufacturer from Lee's Summit, will consolidate its facilities to relocate over 300 employees to the former House of Lloyd building on Grandview Road—the City staff and/or the Chamber/EDC have talked to numerous prospects on both of these two huge buildings (1,300,000 square feet of space) over the past year.
- Botts Road industrial area—with our portion of Botts Road improvements done, there is renewed interest in industrial development in that area, including one business expansion and one business relocation from Olathe.

- West Frontage Road improvements coming up this spring/summer—using federal grant monies and capital improvement sales taxes, this project is to provide curbs, sidewalks, drainage, and commercial entrance improvements in the coming year.
- Business expansions, new buildings, and renovation/remodels have involved businesses like Peterson Manufacturing, Weinberg Dodge, Davis Inotech (instrument calibration), Richard's Auto Salon, Liberty Tax Service, Dollar General, Harry's Mug, El Maguey, Fuentes' restaurant, and possibly a new pharmacy chain store.
- Residential development occurring—Villas of River Oaks is under way, located just off Byars Road north of Missouri Highway 150, and will feature steel-frame homes. A later phase of the Gateway Commons project, south of Missouri Highway 150, is also planned to include single family homes.
- After adopting a new Comprehensive Plan for land use and infrastructure planning in 2002, planning commissioners spent

“ I believe we are making a difference and significant progress as a community.”

several months reviewing and revising the City Zoning Ordinance, which regulates the types of uses, housing, improvements, signs, or other items that can be built, stored, parked or displayed in the various districts.

- An energy-efficiency and utility savings program was initiated last year—this has replaced existing lighting and HVAC controls, and provided radiant heating for equipment bays and a new roof for Fire Station No. 1—savings are expected in energy costs, maintenance, and future repair and capital costs. City Hall has also been rewired to handle new electronic, communications, and tech equipment.
- Neighborhood Services, the Traffic Unit, and Municipal Court have all experienced the highest caseloads ever, addressing thousands of property code violations and driver speeding violations, with added revenues covering added staffing for traffic control.
- Botts Road improvements were completed in Grandview last year, and Grandview streets continue to be among the best maintained and best treated and plowed in the entire metro area.
- Crime rate remains low—according to the 2002 FBI Crime Report, the last published report, Grandview remains among the lowest in the metro area.
- Grandview Police Department, still one of a select few accredited law enforcement agencies in Missouri, received its reaccreditation from CALEA last year.
- Neighborhood Services' Pets Helping People program was very successful in getting over 400 animals vaccinated on one Saturday

Dog Obedience Classes

last May, and our ongoing education program on pet care and training for code violators has been favorably received.

- Grandview's Tax Collections counter and License Office are known for fast, friendly service, despite problems related to the county or the state in recent years—many compliments have been received on the quick and courteous assistance.
- Grandview Fire Department is recognized for its quick and knowledgeable response, and for its lifesaving capabilities and concern for citizens in need—last year taking on the challenges of underwater rescue training, regulation of automatic external defibrillators, and compliance with the new HIPPA regulations.
- Neighborhood preservation efforts included surveys of the community, dealing with about 1,200 property code violations, and working with residents to gain compliance.
- Lifeguards were recognized for exceptional and heroic efforts. As a result of our excellent training program, and the conscientious and quick work of certain staff members, lifeguards were recognized this year by the Red Cross for saving lives.
- The new skatepark is getting a lot of attention—Around 300 people turned out to open the new skatepark, built with Park Levy funds, in Meadowmere Park. Youth in Grandview worked with the Parks and Recreation staff to make this a unique and exciting place for skateboarders, and its popularity is obvious.
- The new community center is now a reality—Using a half-cent park sales tax to build and pay for a portion of the operating costs, *The View* officially opened on February 7. It offers everything families, fitness fanatics, youth, and seniors alike are looking for, and has been hugely successful, attracting a sizeable membership.
- Better publicity and image enhancement—Between exciting new facilities like the community center and the skatepark, an exciting high school football team this year, Speed Week in Grandview, the Industrial-size Art display, downtown improvements, events at Gateway Commons, the new Harley-Davidson dealership coming, and our efforts to get the news out in the City's newsletter, website, brochures, newspaper, and Channel 2, Grandview received more positive media coverage last year.

The accomplishments of the last year have been plentiful and impressive. Many of them have been challenging, and many require ongoing hard work and dedication. Still others require creativity, negotiation, collaboration, or extraordinary efforts. These are the efforts that make a city and a community a great place to live and work. And, as you can see, they require all of our efforts to achieve what we have in the past few years. We could not do what we have without the efforts of the Grandview Chamber of Commerce, Grandview School District, and our public/private funded Economic Development Council, and each entity's commitment to achieving our goals.

It is truly a pleasure to work with so many people and organizations that are committed to what they do. I believe we are making a difference and making significant progress as a community. Thank you all for your contributions, and may you all have a great 2004.



Neighborhood Services is sponsoring a basic obedience class designed to help teach you to train your dog. Dogs will learn to walk on a loose leash, sit, stay, come when called, and more. We will discuss tips for successful housetraining and you will learn to correct delinquent behaviors such as jumping up, biting, running out the door, chewing, barking and other unwanted behaviors.

The dogs will have opportunities to learn proper greeting behaviors and will socialize with other dogs, people and children.

Classes are held on Thursdays from 6:30 to 8:30 PM at Grandview's Community Center. This four week class is offered to City of Grandview residents for \$25, and to non-residents for \$35.

Pre-registration is required and all dogs must be vaccinated for DHPP. Puppies over 10 weeks that have had two sets of puppy vaccinations and adult dogs are welcome. Dogs over six months must have a current rabies vaccination. Family members are encouraged to attend.

Classes are limited to 15 dogs, so reserve your space in the next available class. Contact Jennifer Gerken, Neighborhood Services, at 316-4829 for more information.



Low Cost Pet Vaccination Clinic May 8th

The City of Grandview is once again coordinating the popular "Pets Helping People" event. On Saturday, May 8, between 10 AM and 2 PM Grandview area residents may get their dogs and cats vaccinated against the rabies virus for the reduced cost of \$5 per animal while helping support a local charitable organization. The regular cost per vaccination is approximately \$12-\$15. This event will take place at Conn-West Elementary School, 1100 Highgrove Road. Proceeds will be donated to the Grandview Assistance Program (GAP). *All dogs must be on a leash and cats must be in a carrier.*

At this event, Wayside Waifs will also be offering low cost AVID identification microchips and microchip registration for only \$25. With this microchip your pet can be instantly identified by anyone in the country with an AVID microchip scanner. This service is being provided at more than ½ off the typical cost.

The city is also coordinating low cost spay and neuter surgeries. These are on a limited basis, and available only to Grandview residents on a first come, first served basis.

Volunteers and event sponsors include Grandview Animal Hospital, Grandview Plaza Clinic, Wayside Waifs, Fort Dodge Inc., Wayside Waifs and GAP. The event is being coordinated by the City of Grandview Neighborhood Services Division as part of "National Pet Week," May 1st-9th.

Preserving the "Town of Grand View"

Did you know that a small Grandview neighborhood, with historic Grandview Downtown as its approximate center, dates back to the late 1800's? This area, known originally as the "Town of Grand View," includes several homes and commercial structures with classic architectural styles, many bungalow homes typical of the early 1900's, and a history of the former presence of President Harry S Truman. A Cultural Resources Survey was completed in late 2003 by the City of Grandview with assistance from the Historic Preservation Committee and Historic Preservation Services, LLC of Kansas City.

Neighborhood historic preservation was one of the many strategic goals that emerged from the "Beyond 2000...A Vision for Grandview" strategic planning process. The Cultural Resource Survey was the first step for the Historic Preservation Committee in developing a plan for neighborhood historic preservation. The next step was taken early this year when the committee prepared a draft historic preservation ordinance for informal review by the Grandview Planning Commission and the Board of Aldermen. Administration of historic preservation would be through the Community Development Department with review hearings held before a proposed Historic Preservation Commission, Planning Commission and Board of Aldermen. The main features of this ordinance are as follows:

- Creation of a seven member appointed Historic Preservation Commission consisting of Grandview residents. Powers and duties, would include recommendations to the Planning Commission and Board of Aldermen of an on-going program to preserve historic neighborhoods and structures through reviews of exterior changes to structures, additions to structures, and new construction or demolition within older areas of Grandview.

- Provision of procedures for the development of design guidelines for preservation of the exterior of structures in the "Town of Grand View" survey area that have retained enough of their original appearance to be considered contributing to a potential historic district.

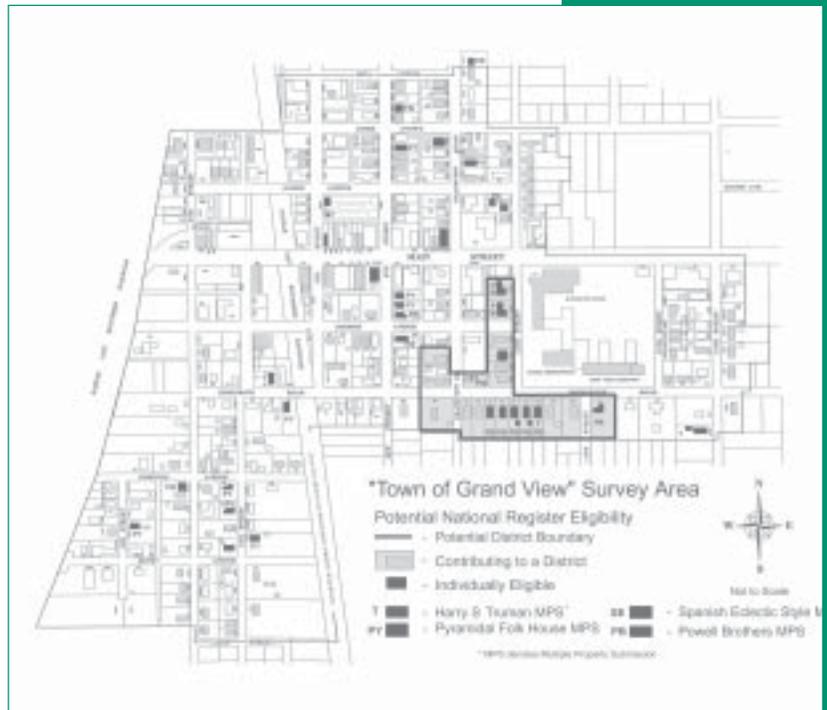
- Provision for procedures for recommending nominations of Historic Districts, including a potential Historic District in the vicinity of Highgrove Road at 10th Street containing 21 properties.

- Provision of procedures for developing design guidelines for the preservation of several scattered structures outside the "Town of Grand View" that could be individually eligible for listing on the National Register of Historic Places.

Examples of historic preservation include:

- Buildings and streetscape preservation and enhancements;
- Maintaining vitality of the area where the city began;
- Tax benefits to help pay for rehabilitation of older buildings;
- Continuing reflection of the city's evolution, history, diversity and differentiation from other areas of the city;
- Maintenance and enhancement of property values and the neighborhood;
- Encouragement of rehabilitation of properties in the "Town of Grand View" so as to maintain and increase real estate values.

The Planning Commission recently held a public hearing to consider adoption of a new section in the Zoning Ordinance entitled, "Historic Preservation." The Board of Aldermen will hold a public hearing on April 27 at 7:30 PM. The proposed "Historic Preservation" ordinance is available for inspection in the Community Development Department offices at Grandview City Hall, 1200 Main Street, in Grandview, or by calling staff at 316-4820 or 316-4822.



Grandview Kicks Off the New Year with Exciting Projects

Grandview kicked off the New Year with several exciting projects. Some are the result of several years of work and others are recent developments that are signs of the improving economy. All of these projects will make 2004 a year to remember for Grandview.

More than 5,000 people got to view *The View*, Grandview's new community center, for the first time on the day of its grand opening, Saturday, February 7. Visitors who toured the facility had a chance to try out the multitude of fitness equipment in the 4,000 square-foot fitness area, take a walk around the elevated track over the 9,500 square-foot gymnasium, go for a swim in the 220,000 gallon swimming pool, and climb to the top of the 30 foot tall rock-climbing wall. And if that wasn't enough, there was also entertainment for the kids including face painting, balloon blowing, and magic performed by a clown. A variety of food and music was also available for everyone to enjoy. Special grand opening festivities were held in the evening for charter members (those who



The new \$4 million, 52,000 square-foot facility will become the anchor for a \$50 million retail and residential development to be known as Gateway Commons. Gail Worth-Wilson, who has owned Gail's Harley-Davidson in Belton since 2000, is building the new facility to accommodate her growing business. The new facility will offer a state-of-the-art maintenance and custom detailing shop, an area to conduct weekend riding training courses, and a HOG room - a special area for the metro area Harley



Owners Group, which meets every Saturday for cook-outs, picnics, and other social events.

Another grand opening was held on Friday, February 6 for **54th Street Grill and Bar**, the newest restaurant at the Truman Corners shopping center. This 4,900 square-foot restaurant is the latest edition to this popular, metro area chain of family style restaurants.

In addition to these events, several other businesses have recently announced that they will be moving to Grandview in the next few months. A new branch of **United Missouri Bank** will be locating at the

Truman Corners Shopping Center next to the 54th Street Grill and Bar. Construction is anticipated to begin this spring with an opening by late fall. **Saint-Gobain Calmar**, a manufacturer of spray bottle mechanisms, will be moving its existing manufacturing facility from Lee's Summit to Grandview. The company will be consolidating three existing facilities in the metro area and moving into an updated, expanded space at the former House of Lloyd facility on Grandview Road. Over 300 workers will be employed at the company's new Grandview location. **Burger and Brown Engineering**, maker of precision machinery and parts for other manufacturers, will be moving their current facility from Olathe to a new 30,000 square-foot facility to be constructed on 142nd Street in the Upland Industrial Park of Grandview. The company will invest approximately \$3 million in this facility and employ 45 full-time workers.



had purchased memberships prior to the grand opening) which included remarks from the Mayor, Aldermen Crain and Dennis, and the architects. The evening was capped off with a fireworks display over the new center. Over a thousand memberships to the center were sold on the day of the grand opening alone, and even more in the following days. Over 4,500 memberships have been sold to date. If you haven't gotten your membership yet, it is not too late.

On Monday, February 9th, Gail Worth-Wilson held a ground breaking ceremony for her new **Harley-Davidson** dealership at the northeast corner of U.S. 71 Highway and Missouri 150 Highway.

Sanitary Sewer Backups Can be Prevented

A number of Grandview residents recently experienced the misfortune of having the sanitary sewer back up into their homes. This happened during the severe rain event that inundated the metropolitan area on March 4th. After this event, City crews spent a considerable amount of time inspecting, cleaning, and monitoring sewers throughout the City's system in hopes of finding an obvious problem, such as a collapsed pipe or an obstruction that could be directly linked to the backups. Unfortunately, the City crews could not find any such problem in the City's sewer lines.

City engineers suspect instead, that much of the problem was the result of the heavy rainfall and the already unusual soil conditions due to the prolonged drought. During very severe rain events, rainwater will infiltrate into the sanitary sewer system through manhole covers or cracks that may exist in the system's lines. For the most part, the sanitary sewer system is built to handle this additional water. However, with the severe drought that the Kansas City region has experienced over the past couple of years, the ground has become very hard. Thus, the rain that fell on March 4th was unable to penetrate the soil and instead collected in puddles and run-offs, which eventually collected in the sewer system. In addition, it is believed that because the ground has actually shrunk due to the drought, it has pulled away from house foundations. This allowed the rainwater to seep into foundation drains and the sanitary lines as well. All of this additional water caused the sanitary sewer system to reach capacity in several areas and actually overflow.

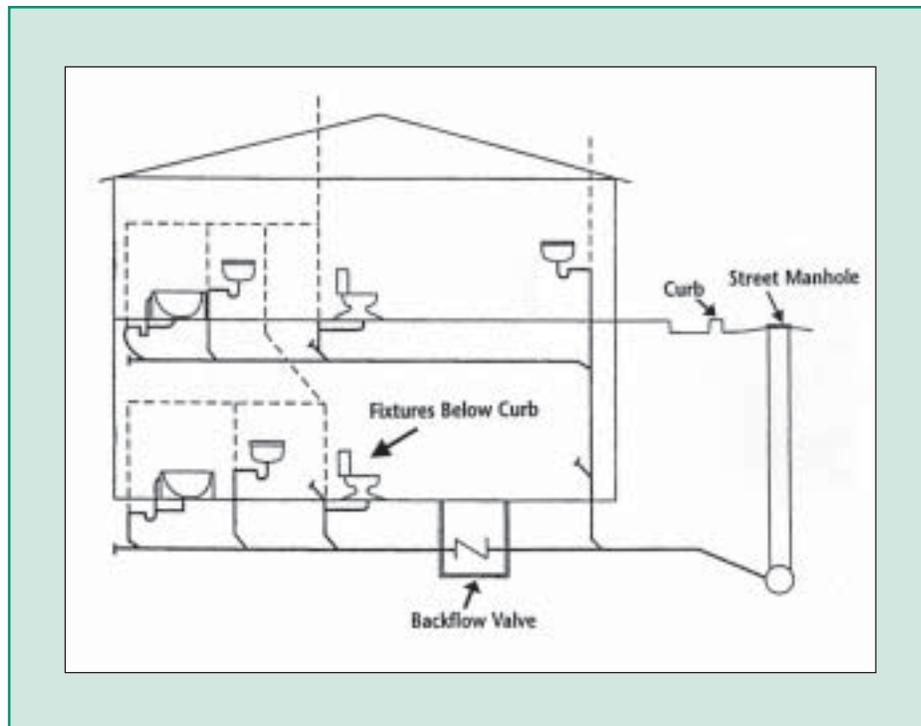
The city has identified sections of the sanitary sewer system that need additional capacity and are making plans to correct these. In fact, the 135th Street sanitary sewer relief line is due to be constructed this summer. In addition, the City has been working with the Little Blue Valley Sewer District to correct a possible lack of capacity in the district's interceptor sewer lines, which collect most of Grandview's sewage and route it to a regional treatment plant near the Missouri River. The District's meters were off the chart during the rain of March 4th. Since the interceptors serving Grandview originate in Kansas City, Belton, and Raymore, the City's engineers suspect that these

sewers could have been at full capacity and may have been unable to accept all of the flow from Grandview. This could have been an additional cause for backups in the City's system. The Little Blue Valley Sewer District plans to begin construction next summer on a relief sewer line for that portion of their interceptor that receives sewage from Grandview.

City leaders are sympathetic to those who have experienced any damage or inconvenience because of these unfortunate incidents. While the City is doing everything it can to make sure that this does not happen again, there is one potential remedy that homeowners can take advantage of right now. The City will provide partial reimbursement to property owners who decide to install a sanitary sewer backflow prevention device.

A sanitary sewer backflow prevention device is a valve that is installed at the point where a basement drain connects to the main

house sewer line which leads to the city's sewer line. The backflow prevention device acts like a valve preventing the City's sewer from backing up into the main house sewer line and thus into the basement. However, if there is a sink and toilet in the basement as well as a floor drain, each item needs to have a separate backflow prevention device installed. The device will be ineffective if it only isolates the floor drain and allows other



basement connections to overflow. If a sink, toilet, and floor drain are connected to a common pipe that is connected to the main house sewer line, then only one device is needed—installed in the common pipe.

The City will reimburse a homeowner 50% of the cost, not to exceed \$1,000, on the installation based upon the lowest legitimate bid. A certified plumbing contractor must install the device. Furthermore, the backflow prevention device is only applicable for those homes where foundation drains are known to discharge to a sump pump or to the surface. A manual mechanical closure is recommended in lieu of an automatic device. This program is available to any property owner, not necessarily only to those who have already experienced a backup. For more information on how you can participate in this program, call the Public Works Department at 316-4800.

Street Maintenance is a Never-Ending Process

Now that the weather is getting warmer and the chances of another winter storm are diminishing, the city's public works crews are turning their attention from snow removal to pothole repairs. While the size and number of wheel loads is the major cause of highway pavement deterioration, weather is the major cause for the deterioration



of city streets. As asphalt pavement ages under sunlight, it becomes brittle and shrinks, which produces contraction cracks. Initially, transverse cracks spaced 40 to 60 feet apart develop, but as cracking continues, it becomes block pattern and finally alligator pattern. Water enters these cracks and softens the soil underneath the pavement.

In this climate, our pavements are subjected to many freeze-thaw cycles each winter. Each day that ice and snow melts, it seeps into pavement cracks. The following night this water refreezes and causes more cracks, eventually producing potholes. When a pothole is first identified, Public Works crews may temporarily fill it with asphalt. This patch is temporary until the weather, traffic conditions, or time allow for a more permanent patch. When crews make a permanent patch, they remove the broken pavement, square off the hole, rebuild the base, fill with hot mix asphalt, compact in place, and roll until smooth.

Since cracks destroy pavement, failure to repair cracks will result in accelerated pavement failure. Each year, the city's public works crews fill cracks with an asphalt crack sealer. However, as the pavement continues to age, more cracks will develop and a more permanent solution is employed. Surface seals such as Chip/Seal or Slurry Seal are used to prolong the life of asphalt pavement by the application of small rock to provide a new wearing surface together with liquid asphalt used to secure the rock and fill cracks. The difference between the two seals is simply the method of application. Slurry Seal, used by the city, is the simultaneous application of rock and liquid asphalt, which is mixed prior to application and squeezed on the surface. Unfortunately, Slurry Seal takes several hours to dry and the street must be closed to traffic.

Asphalt streets are rated on a scale of 1 to 5. New pavement is given an initial rating of 5, and as it ages, the

rating is reduced. After four years, the pavement cracks are sealed. When the surface reaches an age of eight to ten years, its rating will have been reduced to 3, at which time it becomes a candidate for a Slurry Seal to extend the life four to six years. Following the application of a Slurry Seal, the pavement rating is returned to 4. As it continues to age, the rating gradually decreases until it reaches a rating of 2, when resurfacing becomes the preferred method of maintenance. Following the new asphalt overlay, the pavement is again returned to the rating of 5, and the process begins again. Most streets are resurfaced on a fifteen to twenty-year interval.

Some streets do not fit this standard. Slurry Seal is not applied to major arterial streets since it is difficult to close lanes to traffic. Also, streets that were never paved but merely oiled annually are not Slurry Sealed, since the pavement is too weak to warrant sealing. Each year, Grandview spends approximately \$370,000 to seal or resurface our city streets. This summer, Public Works crews will be preparing our streets for the annual Asphalt Overlay and Slurry Seal Programs. We are sorry for the inconvenience that our maintenance programs may cause, but potholes would be a far greater inconvenience.

Major Street Improvements Planned for the Future

Reconstruction of 5th Street—Summer of 2004

From Main Street south to 135th Street
\$3.2 Million funded by the Transportation Sales Tax

Widening of Blue Ridge Blvd.—Summer of 2004

From the entrance of Truman Corners Shopping Center east to the West Access Road.
\$750,000 funded by the Capital Improvement Sales Tax

Replacement of Merrywood Bridge—Summer of 2005

Replacement of Merrywood Street Bridge over the Little Blue River.
\$1.1 Million funded by the Capital Improvement Sales Tax

Reconstruction of Blue Ridge Blvd.—Summer of 2006

Reconstruction of Blue Ridge Blvd. as it passes underneath Kansas City Southern Railroad overpass
\$1.4 Million funded by the Transportation Sales Tax

Harry Truman Drive Construction—Summer of 2007

From 125th Street north and east to Crystal Ave.
\$1.75 Million funded by the Transportation Sales Tax

Reconstruction of Grandview Road— Summer of 2007

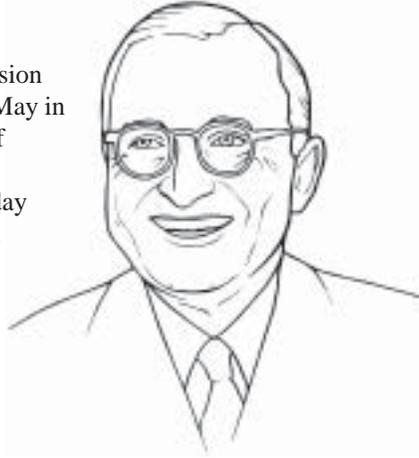
From Main Street north to Blue Ridge Blvd.
\$2 Million funded by the Transportation Sales Tax



Upcoming Events in May for the Whole Community

Harry's Hay Days

The Grandview Heritage Commission sponsors this annual event every May in commemoration of the birthday of Grandview's native son, Harry S Truman. The festivities begin Friday evening, May 14, and run through Saturday evening, May 15. All events will be in the vicinity of Grandview City Hall at 1200 Main Street. There will be a parade at 10 AM Saturday morning, May 15. A car and motorcycle show will be held along with a motorcycle stunt show, performances by local dance troops, a quilt show, arts and crafts, pony rides, rides for the kids and other fun activities for the whole family.



Grandview Night at the Royals



After a fun filled day at the Harry's Hay Days festival, join your friends and neighbors at Kauffman Stadium as the Kansas City Royals take on the Oakland Athletics. It's Grandview night at the Royals! The game will start at 6 pm on Saturday, May 15. Tickets cost \$16 for Plaza Level and \$14 for View Level, and can be purchased at the Grandview Chamber of

Commerce's office in the Bank Midwest Building, 12500 S. 71 Highway. Call the Grandview Chamber of Commerce at 761-6505 for more information.

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1200 Main Street
Grandview, Missouri

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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 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 worksessions 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

CITY HALL INFORMATION

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