

WINTER 2002

GRANDVIEW

REPORT

A Newsletter about the City of Grandview, Missouri

Grandview Celebrates its 90th Year as a City



The photograph at left shows Main Street of the village of Grandview in 1912, courtesy of the Grandview Historical Society. Below, Main Street of the City of Grandview in 2002.

On February 12, 2002, Grandview celebrated its 90th year of incorporation as a City. The regular Board of Aldermen meeting scheduled for that day included a Volunteer Reception and a birthday cake for the City. "It has been the residents of our community who have made Grandview thrive through its 90 years," said Mayor Harry Wilson. "We thought that recognizing the vision and hard work of some of our City's volunteers would be a great way to kick off the festivities." The City will continue to recognize its 90th anniversary as a city throughout the year, including a special event at Harry's Hay Days in May.



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The Vision for Grandview is Taking Shape



Mayor Harry Wilson

The following is an excerpt from the Mayor's State of the City Address, given at the Grandview Chamber of Commerce luncheon on January 24, 2002.

Grandview found a new source of energy in 2001. It won't run your car or heat your home this winter, but it sparked the fire of enthusiasm for many who participated in the City's strategic planning process this past year. The energy that was unleashed was the power of ideas. The ideas were generated through a good deal of brainstorming, critical thinking, and strategic goal setting. With a little guidance, these citizens allowed themselves to dream of what might be in the community in which they have made a home and a commitment. Through their vision, they have developed strategies and action plans to achieve things that could make Grandview an even greater community.

Despite the ravages of the stock market, a recessionary economy, and a less than enthusiastic development environment, the new 900-unit Grand Summit luxury living and golf complex is well under way. Apartments are now being leased, the clubhouse is ready, and the beautiful new golf course is virtually complete and ready for spring play.

On the other side of town, the Downtown Committee has met several times to discuss new office space, loft apartments, possible property acquisition for added parking, downtown district identification signs, and other improvements. The committee also recently discussed the possibility of tax increment financing with the City to spur additional investment. Meanwhile, just to the north, starting at the Grandview Road and Blue Ridge intersection and proceeding east, a TIF District has been created to encourage redevelopment along the commercial corridor there. McDonald's new restaurant is the newest addition in this redevelopment area, following last year's complete reconstruction of the Sonic Drive-In and refurbishing of the former Burger King building there. Further east on Blue Ridge, the shopping areas on both sides of Blue Ridge are enjoying the new traffic signals at the entrance to Truman Corners, and both sides have improved new entrances to complement the intersection. In Truman Corners itself, \$2.5 million in parking lot, landscaping, storm drainage, and entrance improvements have made a significant difference, but 2001 saw the demise of Montgomery Ward on a national scale, leaving that building currently vacant. New additions to the center include the International House of Pancakes restaurant and a locally operated furniture store. Meanwhile, Applebee's, Sam's Club, and CiCi's Pizza continue to lead the metropolitan area in sales for their respective chains, while Price Chopper, Fashion Bug, and Advance Auto continue to do a robust business there.

In the southwest quadrant, two major projects are under way. Just south of Main and east of 5th Street, the 5th Street/Inman Square project will use a \$600,000 Community Development Block Grant, along with local funds, to improve streets, sewers, and housing in this old portion of town. Further south, the City will soon be constructing a new and improved Botts Road from 139th Street south to the City limits. This will be done with transportation sales tax funds and another federal TEA-21 grant for around \$700,000. While Kansas City has not been interested in their portion, we will continue to search for ways to fund and build the final leg of Botts Road to Missouri Highway 150.

The 150 project itself is now making substantial progress from Holmes to U.S. Highway 71, and the new Highway 71/Missouri 150 interchange could be in construction by late 2003. This could include a new relocated outer road starting at a new signalized White Avenue intersection at Missouri 150, potentially opening up the tract of ground northeast of the 71/150 intersection to possible commercial and residential development, including pad sites for restaurants facing 150 Highway.

In the northeast industrial area, the City will soon extend Cartwright Avenue road and

sewer improvements south to connect that area with 3rd Street and Dr. Greaves Road. About \$480,000 of the total cost will come from a Community Development Block Grant. This should further open up this area to new or expanded industry, while providing better access to all. East of there, at the intersection of Blue Ridge and 71 Highway, the Board of Aldermen has discussed both bridge widening and other possible improvements with MoDOT to improve traffic flow through the Blue Ridge/East and West Frontage Road intersections. Due to funding limitations, MoDOT has recommended that the intersections on both sides of the Blue Ridge bridge be converted to what they call "roundabouts", similar to what you may have seen in other parts of the country or Europe. Through the use of circular islands, these are supposed to move traffic more quickly and efficiently, and are said to be safer than signalized intersections. Due to funding and scheduling limitations, these intersection improvements are still a few years away.

While the above mentioned projects constitute a good deal of activity, the City will also be selecting architects in the near future to complete the final design of the recently approved community center. Featuring an aquatics center, fitness center, senior center, multi-purpose room, and numerous youth programs, the center is tentatively scheduled for a fall, 2003 completion. Designing, building, staffing, and operating the center, using the new sales tax as a long-term funding source, will require a significant, coordinated effort over the next two years in particular.

As we begin the new year, we trust that the American economy will bounce back as expected by the second or third quarter of this year. The City has experienced a slow-down in sales tax collection over the past three or four months, and with sales taxes comprising 25 percent of revenues, certainly any sustained economic recession could have serious effects on sales tax revenues in particular. Given the events of the past few months, the City feels fortunate indeed to have made good progress despite the various economic and security difficulties, as well as the usual obstacles facing first-tier suburbs in general. So, barring unforeseen problems or events, I look forward to the coming year with great hope, enthusiasm, and anticipation.

City Accomplishments

2001

- The most recent FBI crime report shows that Grandview's crime rates are among the lowest in the area.
- Grandview has upgraded its computer aided dispatch system, replaced an ambulance and an aerial fire truck, provided video cameras in all police cars, and purchased thermal imaging cameras for each Fire Station.
- The City remodeled the Finance Department to accommodate staffing and space requirements and better serve the public.
- The Board budgeted for one additional position to improve the City's efforts at enforcing the minimum building preservation code.
- Through the continued use of the Transportation Sales Tax, and the efforts of Public Works, Grandview streets are among the best maintained in the area.
- Grandview Parks & Recreation now maintains over 180 acres.

Ice Storm Debris Disposal Information

As everyone knows, Grandview and other metro area cities were hit hard by the recent ice storm. Following the storm, city crews spent several days clearing city streets so that local traffic, emergency vehicles and utility repair trucks could get through. Staff also worked with the Grandview School District to offer shelters for those without electricity and to offer emergency relief to those who needed it.

The next phase, which could last two or three months, is the clean-up in the wake of the storm. The City is offering both a disposal site and curbside pickup of debris for Grandview residents. If you have any questions, please call 316-4800.



Ice Storm Damage along a Grandview Street.

Debris Disposal Site

As of February 1, the City of Grandview set up a tree limb and brush disposal site at 138th and Winchester (north of the Public Works facility) on the east side of 71 Highway. The site will be open daily from 8 am until 6 pm for the next several weeks. Proof of residency, such as a driver's license or utility bill, is required to access the site.

Curbside Pickup

The City also began curbside pickup of tree limbs on February 11.

In order to take advantage of this service, limbs and branches should be cut into 6-foot lengths and placed at the curb. Due to the extent of the damage city-wide, residents are asked to be patient.

Installation of New Gravel Driveways is Prohibited

The Grandview Board of Aldermen recently passed a resolution reaffirming the City's commitment to enforce a prohibition of gravel driveways and parking areas in residentially zoned areas of the city. The City's zoning ordinance, adopted in 1970, requires that driveways in residentially zoned districts of the city be paved with either cement or asphalt. Gravel driveways that were in existence prior to the adoption of the zoning ordinance in 1970 are considered to be grandfathered from the ordinance so long as the driveway has not been expanded or altered. In the past few years, however, the Board of Aldermen has received numerous complaints about the apparent proliferation of gravel driveways, as well as complaints about parking areas along the street that encroach into the City's right-of-way.

In investigating these complaints, the City's staff has examined black and white, aerial photographs taken in 1970 to determine whether these gravel driveways and parking

areas were in existence prior to the adoption of the zoning ordinance. However, due to shadow lines and lack of color distinction, it has been difficult to make any conclusive determination on complaints. Because of this, the staff decided to create a new baseline for the year 2000 by taking a digital photo of every residential structure in the City. The Board of Aldermen has since decided, after extensive discussion, to use this baseline as a point from which to enforce the prohibition in the future.

The resolution adopted by the Board of Aldermen at their first meeting of 2002 prohibits the installation of new gravel driveways and right-of-way parking encroachments after July of 2000. Furthermore, the Board encourages the replacement of existing gravel driveways with an approved paved surface. The Board of Aldermen believes that by enforcing this ordinance they are taking an important step in the preservation of neighborhoods and property values.

City Nears Completion of a New Comprehensive Plan

In the year 2000 the Board of Aldermen decided that the City should begin the new millennium by embarking on a community-wide strategic planning process and developing a new comprehensive plan that would lay the groundwork for the future development of the City. The strategic planning process--"Beyond 2000 - A Vision for Grandview"--provided an opportunity for community leaders and citizens to develop a list of issues critical for the City's future. Participants in the process then worked with the City's staff in various task force groups examining each of these areas and developing objectives and action plans to achieve desired outcomes. These task force groups completed their reports last spring. The City's staff reviewed the reports over the summer and, with the task force group members, presented the reports to the Board of Aldermen this fall and winter. The final reports were collected into a single document and are available at Grandview City Hall to all interested residents.

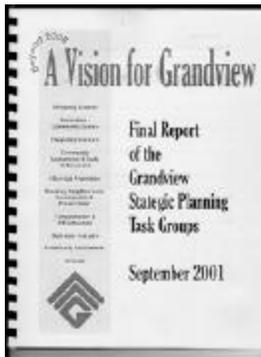
In the meantime, the City's Planning Commission began work this past summer on developing a new comprehensive plan. The comprehensive plan incorporates many of the ideas from the strategic planning process into a working document that will become the foundation for the City's future development.

Recommendations of the new plan include:

- Developing overlay zoning districts that promote the development of high-end market housing and additional move-up options,
- Creating mechanisms for buffering of industrial areas from residential areas,
- Adopting a policy and mechanisms for acquisition and clearance of dilapidated commercial property,
- Developing ways for fostering the reuse of inappropriate land uses, and
- Utilizing tools to enhance the development of Grandview's downtown area.

Within the next month, the Planning Commission will have a public hearing to receive input from interested citizens and other parties. The new comprehensive plan will then be presented to the Board of Aldermen for their approval. Once the comprehensive plan has been adopted, the Planning Commission will begin working on updating the City's zoning ordinance. Doing this will take many of the recommendations from the plan and put them into action. As with the comprehensive planning process, there will be several opportunities to again receive input from citizens and interested parties.

For additional information about the comprehensive plan please call the Community Development Department at 316-4800.



The final reports of the strategic planning task groups are available at City Hall, or by calling 316-4800.

City Begins Preparing for the Grandview Community Center Project

On Tuesday, November 6th, 2001 Grandview residents approved a 1/2 cent sales tax to construct and operate a Grandview Community Center. The vote totals were 67% in favor of the sales tax and 33% opposed.

While there was a lot of work before the election in researching and conceptualizing what a community center in Grandview would be like, there is even more work now in making the concept a reality.

In December, Alderman Steve Dennis, Assistant City Administrator Brian Scott, and Recreation Specialist Jende Smith attended the Athletic Business Conference in Orlando, Florida. It was at this conference that a wealth of information was gained on everything from the design and construction of a community center, to budgeting and staffing, to the details of planning a fitness and aquatics facility.

"At the conference, we learned about such things as the importance of planning the electrical outlets in the fitness area to accommodate all the equipment, the ventilation issues with an indoor pool, and many other topics I hadn't thought about," said Brian Scott, Assistant City Administrator. "It was a great first step to our project because it really made me aware of everything we need to do right up to opening day, and even beyond."

While continuing to gather information about community centers, the City is also preparing to receive proposals from construction managers who will assist with building the center.

In February, the City will begin soliciting proposals from architects across the country for the actual design of the community center. Architectural firms that submit proposals will be reviewed by a review committee consisting of City staff from the Administration and Parks and Recreation departments, residents who participated in the Community Center Committee developed from the

"Beyond 2000 -- A Vision of Grandview" strategic planning process, as well as Grandview Parks and Recreation Commissioners. The review committee has the task of selecting the architect they feel has the best qualifications, and then presenting their choice to the Board of Aldermen.



Above is a photo of the North end of Meadowmere Park, the future location for Grandview's Community Center.

"When choosing an architect, we will be focusing not only on the experience of the firm, but also on their ability to create excellence on a budget," said Alderman Steve Dennis.

From those firms submitting proposals, an architect will be approved in late April or early May. Also this spring, the Parks and Recreation department will be hiring an experienced Community Center Manager to help the Parks and Recreation Staff prepare for the opening of the center and manage the complex once it is completed in the fall or winter of 2003.

A community center sign with a "Progress Checklist" will be placed on the North end of Meadowmere Park to keep residents updated on the process. If you have any questions or would like additional information, call Grandview Parks and Recreation at 316-4875.

Winter Vehicle Safety Tips

We all know that on a cold winter's morning it is tempting to let our vehicles warm up in the driveway while we run back inside the house. Unfortunately, an unattended vehicle is an opportunity for a car thief. The Grandview Police Department wants to remind everyone to take precautions to secure their vehicles during the colder weather of winter. In four of every five autos stolen, the doors were left unlocked and in one of every five autos stolen the keys were left in the ignition. So remember--a cold vehicle is better than a stolen vehicle.

- Lock your car and take your keys with you.
- Never leave vehicle running unattended.
- Keep windows rolled up completely.
- Keep all valuables and packages out of sight.
- Park in well lighted areas of parking lot.



Elections for Aldermen are in April



Election for aldermen will be held on Tuesday, April 2, 2002. Each year elections are held for one of the two aldermen positions in each ward. Election for Mayor is on odd numbered years. This year the incumbents Leonard D. Jones of Ward 1 and James N. Crain of Ward 3 are running for re-election unopposed. Incumbent Catherine Kelley of Ward 2 will be running against Chilone Payton Harris.

As you may recall from an article in the City's fall 2001 Newsletter, the boundaries for Wards 1 and 2 have changed slightly. Although the 2000 Census showed no significant change to the overall population of Grandview, there has been a shift in the population distribution between the City's three wards. The state requires that all three wards have approximately equal population within a 5% deviation. The optimum population for each ward is 8,294. While Ward 3 was within the 5% deviation of the optimum population, Ward 1 was higher than the deviation and Ward 2 was lower. To correct this the Board of Aldermen approved an ordinance in August adjusting the boundary between Ward 1 and Ward 2. The area from 135th Street to 133rd Street between U.S. 71 and Bennington Avenue has been reassigned from Ward 1 to Ward 2.

This shift in ward boundaries, as well as redrawing of the district boundaries for state and federal representatives, could have an effect on which precinct you will vote in for the April 2nd election. The Jackson County Board of Election Commissioners will be sending new voter registration cards to all registered voters in February. Please be sure to check your voter card to see if your voting location has changed.

If you have not registered to vote or have moved recently, you can register at the Mid-Continent Library in Grandview. For additional information about voter registration, please call the Jackson County Election Board at (816) 235-4600.

City of Grandview
1200 Main Street
Grandview, MO 64030

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City of Grandview Directory of City Officials

Elected Officials

Harry O. Wilson, Mayor
Leonard D. Jones, Jr., Ward I Alderman
Steve Dennis, Ward I Alderman
Catherine Kelley, Ward II Alderman
Kenneth L. Cox, Ward II Alderman
James N. Crain, Ward III Alderman
Eddie Garcia, Ward III Alderman
Donald Crow, Municipal Judge

City Staff

Cory Smith, City Administrator
Brian Scott, Assistant City Administrator
Phoebe Cameron, City Clerk
Bob Beckers, Police Chief
Lorenzo Gigliotti, 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 p.m.

Work sessions are held the first and third Tuesdays at 7:00 p.m.

Parks and Recreation Commission Meetings are held the first Thursday of each month at 7:00 p.m.

City Hall Information

City of Grandview
1200 Main Street
Grandview, Missouri 64030
(816) 316-4800 • Fax (816) 763-3902
www.grandview.org