

City of Grandview, Missouri



ANNUAL BUDGET

October 1, 2016 - September 30, 2017

Fiscal Year 2017



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GRANDVIEW, MO
Building Tomorrow's Community

City of Grandview

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City of Grandview, Missouri
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Grandview, MO 64030
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www.grandview.org



GOVERNMENT FINANCE OFFICERS ASSOCIATION

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City of Grandview

Missouri

For the Fiscal Year Beginning

October 1, 2015

Executive Director

City of Grandview Fiscal Year 2017 Annual Budget

Table of Contents

Community History	1
Map of The City	2
Community Profile	3
Statement of Organizational Values	5
Directory of Officials	7
Directory of Boards, Commissions, and Committee Members	8
Budget Guide	11
Organizational Chart	13
<u>Introduction</u>	
City Administrator Budget Transmittal Letter	17
Departmental Accomplishments FY 2016	45
Long Term Strategic Objectives	50
Budget Goals & Policies	53
Financial Goals and Policies	54
Budget Process and Calendar	56
Fiscal Year 2017 Budget Calendar	57
Basis of Budgeting and Accounting	58
Flow of Inputs into Funds	60
<u>General Fund</u>	
Fund Summary	63
Summary of General Fund As a Percentage of Total Revenues and Expenditures	65
Detailed Summary of General Fund Revenues	66
Summary of General Fund Revenue and Expenditures	69
Overview and Analysis of Key Revenue Sources	70
Detailed Summary of General Fund Expenditures	75
Fiscal Year 2017 Budget Expenditures by Program and Types of Expenditures	77
Fiscal Year 2017 Budget Expenditures as a Percentage of Total Expenditures For Each Department	79
Fiscal Year 2017 Budget Expenditures as a Percentage of Total for Each Type of Expenditure	80
<u>Mayor and Board of Aldermen</u>	
Department Summary	82
Policy and Legislation	84
Legal Services	86
<u>Administration</u>	
Department Summary	90
City Administrator's Office	92
Human Resources	94
Municipal Court	96
City Clerk's Office	98

City of Grandview Fiscal Year 2017 Annual Budget

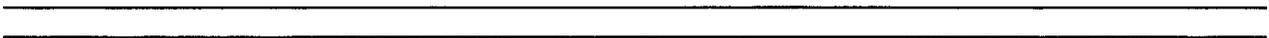
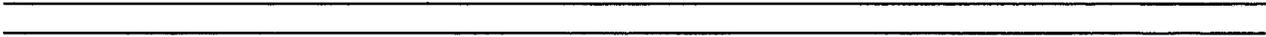
Table of Contents

Finance	
Department Summary	102
Administration / Accounting	104
Disbursements	106
Collections	108
Purchasing	110
State License Office	112
General Support Services	114
Fire	
Department Summary	119
Administration	122
Fire Prevention	124
Emergency Services	126
Police	
Department Summary	131
Administration	134
Operations	136
Patrol	138
Community Development	
Department Summary	143
Development Services	146
Building Services	148
Neighborhood Services	150
Public Works	
Department Summary	155
Engineering	158
Solid Waste Disposal	160
Street Maintenance	162
Parks and Recreation	
Department Summary	167
Park Operations	170
Park Maintenance	172
Public Buildings and Grounds	176
Transfers	180
<u>Special Revenue Funds</u>	
Transportation Sales Tax	184
Capital Improvement Sales Tax	188
Community Center Sales Tax	211
Park Levy	229
Neighborhood Parks	231

City of Grandview Fiscal Year 2017 Annual Budget

Table of Contents

Police Forfeiture	233
Law Enforcement Block Grant	235
Inman Square Housing Rehabilitation Loan Program	237
Housing Rehabilitation Revolving Loan Program	239
Economic Development Enhancement	242
Economic Development TIF District # 8	247
Economic Development TIF District # 9	249
Economic Development TIF District # 10	251
Economic Development TIF District # 12	253
Economic Development TIF District # 13	255
Economic Development TIF District # 15	257
Economic Development TIF District # 16	259
<u>Debt Service Funds</u>	
Overview of Debt Service Funds	262
General Obligation Bonds Debt Service	265
Certificates of Participation Debt Service	268
Gateway Commons TIF Debt Service	270
<u>Enterprise Fund</u>	
Sanitary Sewer	274
<u>Internal Service Fund</u>	
Insurance Deductible Fund	282
<u>Appendix</u>	
Property Tax Information	286
Property Tax Rate History	288
Summary of Budget Full-Time Positions For FY 07 - 17	289
Budget Personal Services (FTE) Summary for FY 14 - FY 17	290
Compensation and Classification Plan Fiscal Year 2016	294
Resolution Approving 2017 - 2021 Capital Improvements Plan	297
Public Hearing on the Proposed 2016-2017 Annual Budget	302
Ordinance Adopting Fiscal Year 2017 Annual Budget	304
Ordinance Amending Fiscal Year 2015 Annual Budget	309
Glossary of Budget Terms	315



City of Grandview Fiscal Year 2016 Annual Budget

Community History

“Riding one of these plows all day, day after day, gives one time to think. I’ve settled all the ills of mankind in one way and another while riding along seeing that each animal pulled his part of the load.”

- Harry S Truman -

The City of Grandview, Missouri, a suburb of Kansas City, is located in Southern Jackson County. Platted in 1889 as a “whistle stop town” along the Kansas City Southern and the St. Louis – San Francisco railroad lines, Grandview was officially incorporated in 1912 as a village of one square mile. As one newspaper of the times accounts, “Like a citadel on the hill, Grandview was appropriately named... From the center of town on a clear day one can see with the naked eye the buildings of the University of Kansas at Lawrence, forty miles ‘as the crow flies.’”

For most of the first half of the twentieth century, this small, rural village was surrounded by gentle, rolling farmland. One of the more prominent farms in the area was that of Solomon Young. Young’s grandson, Harry S Truman, the future 33rd President of the United States, spent much of his early adult life managing and working the family farm. Truman also became very active in the community, forming a Masonic Lodge, serving on the school board, becoming Grandview’s postmaster, and a Jackson County Road Overseer. Many historians believe that the years Harry Truman spent farming this land were the most formative in his character development. The Truman Farm Home, as it is now known, still stands today and is owned and operated by the United States Parks Service.

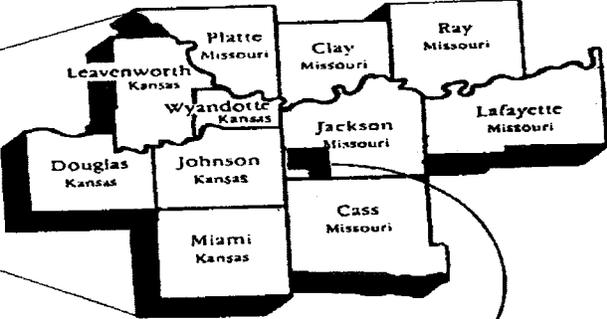
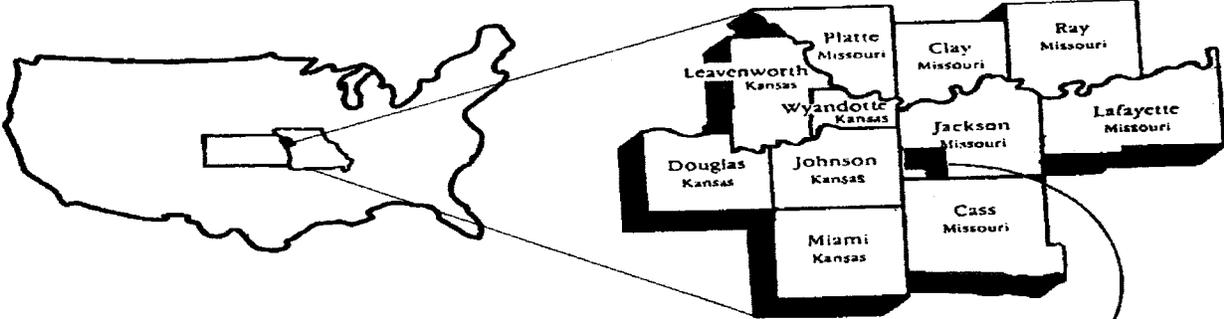
Grandview experienced much of its growth in the period following World War II. This growth was due in part to the development of suburbs in the Kansas City metropolitan area and in part to the creation of the Richards-Gebaur Air Force Base just south of Grandview. The Air Force base was one of Grandview’s largest employers until its closure in the mid 1980’s.

Currently, Grandview is a 4th Class City of approximately fifteen square miles. The present population is approximately 25,000 residents. The City has over 11,000 total housing units, of which there are approximately 4,500 rental units. While considered to be mostly a bedroom community, there is a sizeable industrial area on the City’s west side which is home to some of Grandview’s largest businesses, including:

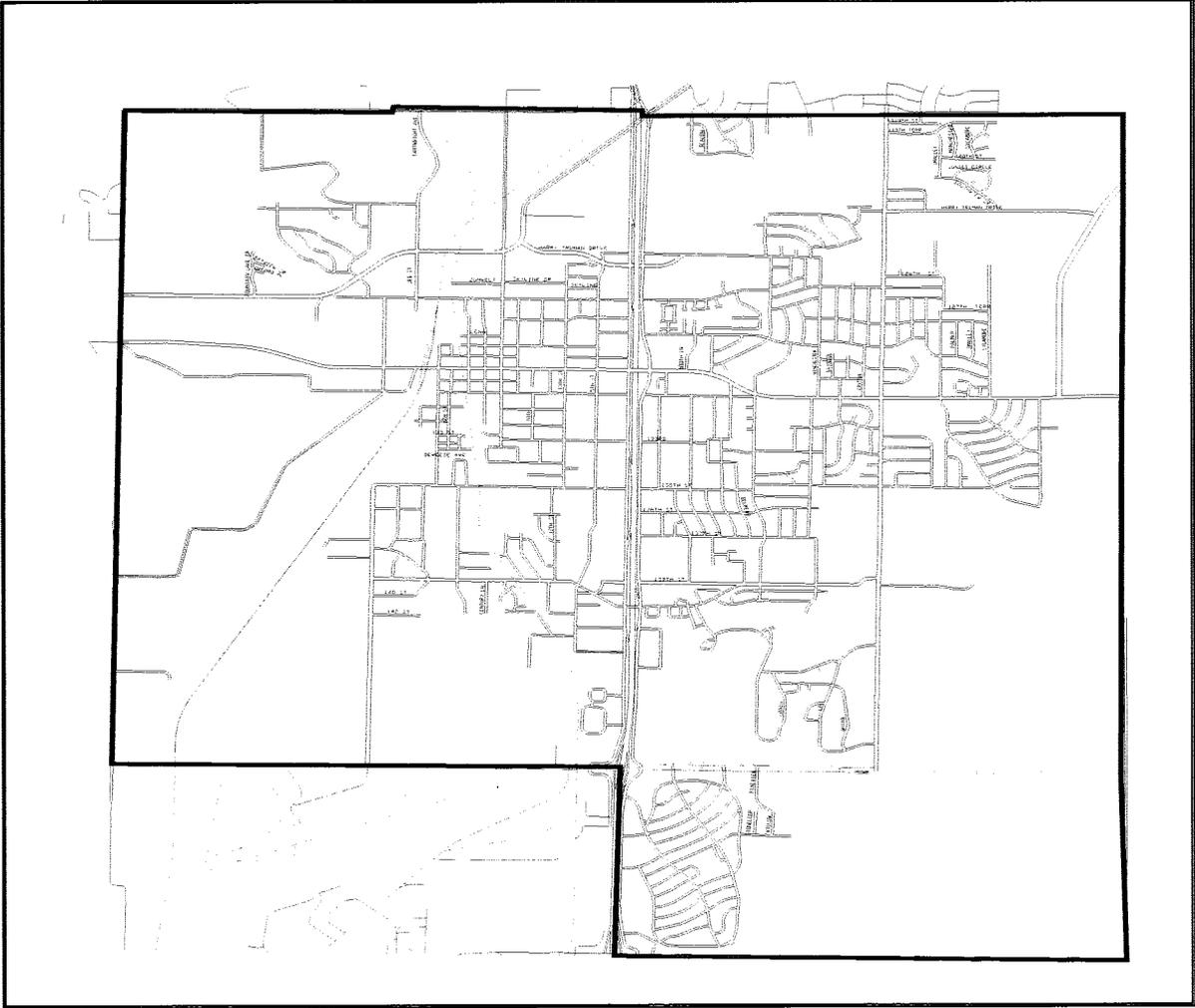
- Sika Corporation – Manufacturer of industrial and automotive sealants
- WestRock – Manufacturer of spray bottle pump mechanisms
- Peterson Manufacturing Company – Manufacturer of automotive parts
- U.S. Toy Company – Manufacturer of toys and carnival items
- Access Industries – Manufacturer of equipment to aid the disabled
- Metcraft, Inc. – Manufacturer of stainless steel plumbing accessories including sinks and toilets
- American Ingredients – Manufacturer of food preservatives and additives
- Butler Manufacturing – Research and Development facility of international manufacturer of metal fabricated buildings

City of Grandview Fiscal Year 2017 Annual Budget

Map of the City



GRANDVIEW

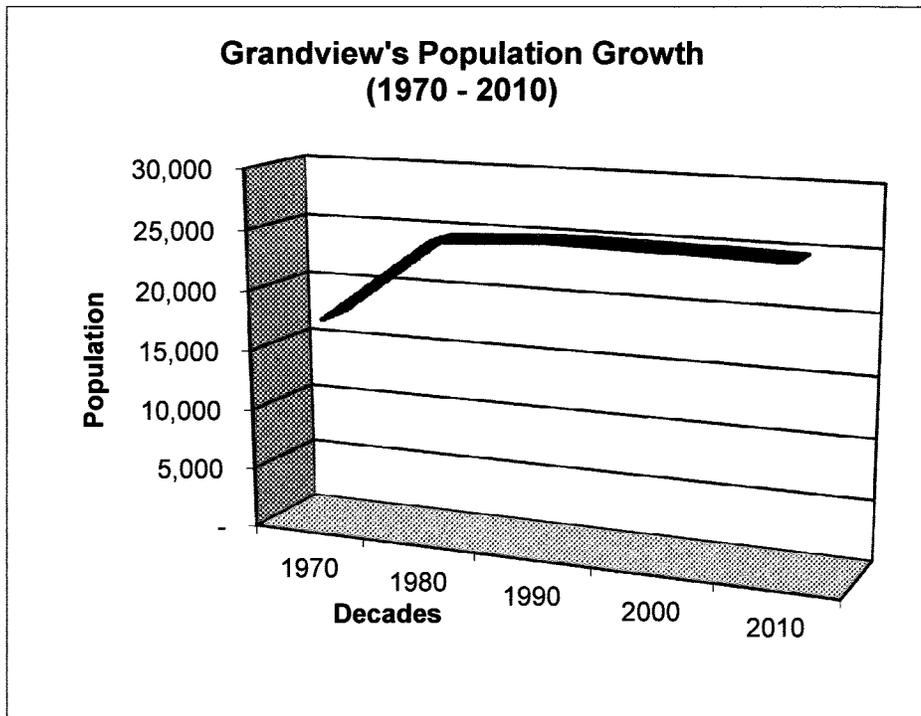


City of Grandview Fiscal Year 2017 Annual Budget

Community Profile

Community Demographics

	1970	1980	1990	2000	2010
Population	17,394	24,502	24,967	24,881	24,718
<u>Race</u>					
Caucasian	N/A	22,091	20,193	14,879	13,436
African American	N/A	1,934	4,232	8,335	9,418
Other	N/A	477	542	1,667	1,865
<u>Age</u>					
1 - 4 Years of Age	N/A	2,061	1,940	1,803	1,877
5 - 18 Years of Age	N/A	5,962	5,250	5,671	5,013
19 - 24 Years of Age	N/A	3,565	2,545	1,768	1,975
25 - 54 Years of Age	N/A	10,355	11,355	10,998	11,186
55 - 64 Years of Age	N/A	1,466	1,197	2,218	1,975
65+ Years of Age	N/A	1,093	1,877	2,423	2,692



City of Grandview Fiscal Year 2017 Annual Budget

Community Profile

Community Information:

Population (2015)	25,256
Median Age	33.5 years of age
Per Capita Income	\$ 20,569
Average Household Income	\$ 61,419
Median Household Income	\$ 53,731
Total Housing Units	11,070
Number of Rental Units (est.)	4,528

Occupation of Residents:

Professional	26.3%
Service	19.5%
Technical, Sales, Administration	30.1%
Agriculture	.1%
Construction and Maintenance	9.6%
Production and Transportation	14.4%

Governmental Information:

Incorporation	February 6, 1912
Classification	4 th Class City
Form of Government	Mayor & Board of Aldermen / City Administrator
Lane Miles of Paved Roads	232
Incorporated Land Area	15 Sq. Miles
Current Property Tax Levy	\$1.50 per \$100 of assessed property value
Current Sales Tax Rate	7.85%
Utility Franchise Fee	7%
Cable Franchise Fee	5%

Education:

School District	Grandview Consolidated School District #4
Classification	AAA
Enrollment (2015)	4,108
Student/Teacher Ratio	14:1
Number of Schools	5 Elementary, 2 Middle, 1 Senior High

Source: US Census Data

City of Grandview Fiscal Year 2017 Annual Budget

Statement of Organizational Values

The City of Grandview is an organization responsible for delivering essential public services to its citizens. As employees and elected officials of the City, we are committed to a set of shared values, which enable us to individually meet the public service needs of the community.

Our basic mission is service. Our beliefs and values are reflected in the following commitments that each of us makes to the citizens of the community.

A Commitment to Viewing Citizens as Customers:

City of Grandview employees view each citizen's goodwill as vital to the success of the organization. Each employee shows unique attention to each citizen's needs, gives the citizen the benefit of the doubt, and looks for ways to demonstrate uncommon concern and understanding. Citizens deserve prompt, responsive service in a manner that is respectful, dignified, professional, and good-natured.

A Commitment to High Quality Public Service That Is Responsive to Community Needs:

We expect and are desirous of public scrutiny of our actions. As public officials and employees, we strive to be accessible to the public.

A Commitment to Grandview:

We believe that Grandview is a community full of promise. We believe that our organization is an important factor in guiding the present and future quality of our community and that it is our responsibility to help prepare Grandview for the future.

A Commitment to Positive and Progressive Change:

We are committed to providing an environment for all employees that encourages innovation, openness, and constructive change.

A Commitment to Fiscal Responsibility:

Careful management of the City's financial resources demonstrates our respect for the citizens whose taxes support our organization. This commitment demands continual re-examination of policies to insure efficient, effective, and creative approaches to problem solving.

City of Grandview Fiscal Year 2017 Annual Budget

Statement of Organizational Values

A Commitment to Treating Fellow Employees with Respect:

We strive toward making employment with the City of Grandview a source of enjoyment and satisfaction. This demands an environment in which respect for one another is always present. We will emphasize and encourage the personal qualities that contribute to that environment: humility, a sense of humor, mutual encouragement, energy, and integrity.

A Commitment to Professionalism:

Our standard of personal achievement will be, "How can I do this job better?" We encourage a cooperative, interdepartmental approach to solving problems. We believe that our success is dependent upon organizational teamwork. Each employee is responsible for knowing policies, procedures, and available resources in order to help insure that decisions are consistently fair and equitable to all.

These organizational values have been stated in order to help our employees and the community understand our philosophy of governance. Each employee is encouraged to apply these values to their daily work during their employment with the City.

City of Grandview Fiscal Year 2017 Annual Budget

Directory of Officials

Mayor and Board of Aldermen

Mayor

Leonard D. Jones, Jr.

Ward 1 Aldermen

Sandra Kessinger

Damon Randolph

Ward 2 Aldermen

Annette Turnbaugh

Brian Hochstein

Ward 3 Aldermen

James N. Crain

John Maloney

Other Elected Officials

Municipal Judge

Donald Crow

City Staff

City Administrator - *Cory L. Smith*

Assistant City Administrator - *Kirk D. Decker*

City Clerk - *Becky Schimmel, CMC*

Chief of Police - *Charles Iseman*

Fire Chief - *Ron Graham*

Director of Finance - *Cemal Gungor*

Director of Community Development - *Chris Chiodini*

Director of Public Works - *Dennis Randolph, P.E.*

Director of Parks and Recreation - *Sue Yerkes*

City of Grandview Fiscal Year 2017 Annual Budget

Directory of Board, Commission, & Committee Members

Planning / TIF Commission

Jay Tarr
Tom McBride
Frank Bader, Jr.
Thomas Rousey
Homer Thompson
James R. Smith
Christian Parchman
John Maloney, Board of Aldermen
Liaison

Construction Codes Appeals Board

Anthony Gonzalez
JD Wenger
Charles Chancellor
Sam Samarasinghe
Charles Hammond
Tom McBride
Brian Hochstein, Board of Aldermen
Liaison

Zoning Board of Adjustment

Elaine Brewer
Sam Samarasinghe
Damon Daniel
Douglas King Jr.
Anthony Gonzalez
John Moore
Rosalie Truman
Shawn Nelson
Annette Turnbaugh, Board of Aldermen
Liaison

Enhanced Enterprise Zone Board

Vacant
Kim Curtis
Dan Moye
Ann Cook
Steve Meyers
Jay Tarr
Vacant
Sandra Kessinger, Board of Aldermen
Liaison

Parks and Recreation Commission

Ken Cox
Ann Heinzler
Thomas Rousey
Candy Miller
Etta J. Ray
Barbara Polette, CSD # 4 School Board Liaison
Benjamin Tate
Don Fisher
James N. Crain, Member / Board of Aldermen Liaison

Citizen's Advisory Committee On Transportation

Vacant
Judy Barrett
Larry Finley
Percy Bradfield
Sam Samarasinghe
Shawn Nelson
Damon Randolph, Board of Aldermen
Liaison

Historic Preservation Commission

Vacant
Vacant
Mary P. Jones
Elaine Brewer
JoAnn Immele
James R. Smith
Christian Parchman
Damon Randolph, Board of Aldermen
Liaison

Industrial Development Authority

Kim Curtis
Ken Cox
Karen Wissman
John Barry
Kathy Meyers
P. Jabbar Wesley
Leonard D. Jones Jr., Mayor, City Liaison

City of Grandview Fiscal Year 2017 Annual Budget

Directory of Board, Commission, & Committee Members

Tax Increment Financing Commission

Frank S. Beder, Jr.

Tom McBride

Christian Parchman

James R. Smith

Jay Tarr

Homer Thompson

Shelley Wiltsie

Chris Kline

Mark Trosen

Ann M. Cook

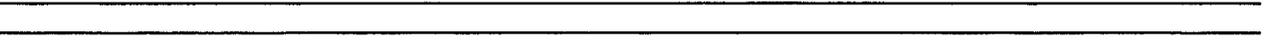
Ralph Tehran

Susan Wray

Kim Curtis

John Maloney, Board of Aldermen

Liaison



City of Grandview Fiscal Year 2017 Annual Budget

Budget Guide

The City's annual budget is intended not only to be a document that accounts for the yearly receipt and expenditure of funds, but also sets forth policies and goals of the City for the upcoming fiscal year. For this reason the document should be both understandable to the average reader and serve as a useful working document for elected officials and City staff in managing the City's finances. To this end, the document contains narrative explanations in addition to graphic and financial data on a summary as well as detailed level. The document is divided into nine sections. Excluding the Introduction and Appendix, the remaining seven sections correspond to the financial operating structure of the City as explained in the basis of accounting and budgeting in the Introductory Section.

The **Introduction** section begins with the City Administrator's budget transmittal letter to the Mayor and Board of Aldermen. The letter explains not only revenues and expenditures of the past year and the year to come, but more importantly outlines the City's accomplishments for the past year and sets forth the goals and objectives that staff will seek to achieve in the upcoming year. In addition to the transmittal letter, this section also lays out the strategic goals of the City as well as each department's accomplishments from the prior year and goals for the upcoming year. Furthermore, this section includes general information about the budget process and summary information about the overall budget.

The **Budget-In-Brief** section provides a user-friendly overview of the annual budget, which is easily understood by the public. It provides a macro view of revenues, expenditures, capital projects and tax rates for citizens who want a snapshot of the City's annual budget without the corresponding detailed information.

The **General Fund** section encompasses the revenues and expenditures associated with the general operations of the City. In this section summary and detailed information is provided about the various revenues received by the City that are utilized to fund the general operations of the City. Similar information concerning general operating expenditures is also provided. It is in this section that the operating budgets for each of the City's eight departments are presented. Departmental operations are broken down into programs that center on a specific function or service provided by that department. Each departmental budget begins with summary pages outlining the total expenditures associated with that department's operations. The subsequent pages provide information about each of the programs that make up that department. The organizational chart on the accompanying page demonstrates the structural make-up of the City's operations.

In addition to those revenues received by the City that are utilized to fund general operations, there are also special revenues that are received by the City only to be utilized for a specific purpose. A separate fund is created for each of these special revenues in order to show a clear and accurate accounting for how that special

City of Grandview Fiscal Year 2017 Annual Budget

Budget Guide

revenue(s) is received and expended. The section entitled **Special Revenue Funds** presents each of these funds and an explanation of their purpose.

The City has also created certain funds for the specific purpose of funding capital projects. These funds are presented in the **Capital Project Funds** section.

The **Debt Service Funds** section of the document accounts for three separate debt service funds. These are *General Obligation*, *Certificate of Participation*, and *TIF Debt service funds*. Series 2010 and 2014, the two general obligation debts are paid by revenues received from a 0.38 cents property tax levy. These bond issues funded construction of the public works facility, enhancements to the public safety radio system, construction of the Grandview Amphitheater and purchase of fire trucks.

The *Certificates of Participation (COP) Debt Service Fund* accounts for funds earmarked for bonds issued in FY2003, and refinanced in FY2011, for various City projects such as City Hall energy improvements, radio tower, and construction of a new community center. Debt obligation is paid by the Community Center Sales Tax.

The *TIF Service Fund* was created for Infrastructure Facility Revenue Bonds that are issued for Gateway Commons Project debt payment shortfall. Bonds originally issued in FY03, and refinanced in FY2015. The debt obligation short fall is covered by General Fund.

Certain goods and services are provided to various departments and funds on a cost - reimbursement basis. These goods and services are accounted for through the **Internal Service Fund**. The *Insurance Deductibles Fund* has been created as a source of funding the City's insurance claim deductibles. From time to time the General Fund or Sanitary Sewer Fund is charged to cover these deductibles.

The City operates a sanitary sewer utility for the purpose of collecting and treating residential and commercial wastewater in the City. This utility is essentially operated as a private business, charging a fee to property owners for its service. Because of this, revenues and expenditures associated with operating the sanitary sewer system are accounted in a separate fund known as an **Enterprise Fund**.

The **Appendix** provides supplemental information about City operations including tax rate information, personnel information, ordinances adopting the annual property tax levy and adopting the annual budget, and a glossary of generally used terminology.

City of Grandview Organizational Chart Fiscal Year 2017

