

GRAIN VALLEY CITY VIEW

FALL/WINTER 2016-17



INCLUDING
GRAIN VALLEY
PARKS &
RECREATION
ACTIVITY GUIDE!



Grain Valley,
Missouri
Come Home To Opportunity

MAYOR'S MESSAGE



Another summer season is behind us as we look forward to a busy and productive fall and winter. I hope this message finds you and your loved ones well.

Our city continues to make progress on the Main Street Improvement Plan with smoother, safer roads, sewer upgrades and lighting. I enjoy watching the development of this important program as it nears completion. The improvements will facilitate more business as our community continues to grow.

The past few months have seen some big changes, with the hiring of the new executive director of the Grain Valley Economic Development Corporation. Robert Harrington brings with him a long history of successful experience, including economic development positions in Missouri, Iowa and Texas. Robert moved to Grain Valley in the spring with his wife and four children. Robert has a passion for attracting new business activity and jobs to our community with an eye on helping existing enterprises to grow and hire. I'm excited to see what is coming our way in the near future!

A major development in our expanding community is the announced opening of a new Price Chopper store. We expect groundbreaking soon on the 60,000 square foot store next to the movie theater at the Grain Valley Marketplace property. We all look forward to the grand opening in 2017!

I have said before that Grain Valley is one of the fastest-growing communities in the Kansas City metro area. Nothing has changed there, as more families continue to move here, attracted by our excellent schools, safe neighborhoods and friendly community! A recent study of FBI crime statistics found that Grain Valley is one of the safest cities in all of Missouri.

One of my favorite events of the year is approaching. We expect to host upward of 2,000 citizens for the 2016 "Trail or Treat" event along Butterfly Trail. Kids (and grown-ups) from all over the area will wear their costumes for an evening of candy and Halloween fun! Elected officials and local business leaders will pass out the treats.

With the passing of Halloween brings another fun seasonal tradition, the Mayor's Christmas Tree Lighting and Holiday Festival! We'll have Christmas caroling, free refreshments and a visit from St. Nick at Armstrong Park. Everybody seems to love putting on their winter clothes and visiting the beautifully decorated Holiday Village. Citizens are encouraged to bring non-perishable food items to benefit the Grain Valley Assistance Council.

The entire staff at the City of Grain Valley makes it their priority to remain engaged with citizens through social media and our website. You can keep up with local news from City Hall by liking our City of Grain Valley, Missouri Facebook page or by following us on Twitter @GrainValleyMO. We also encourage you to share your photos on Instagram at Cityofgrainvalley.

As always, I remain humbled and thankful for the opportunity to serve as mayor of Grain Valley. I want to remind you that feedback from the community is very important to me. Please share your thoughts and suggestions by phone at (816) 719-9436 or by email at mayor@cityofgrainvalley.org.

—Mike Todd, Mayor

GRAIN VALLEY ECONOMIC DEVELOPMENT CORPORATION HIRES DIRECTOR



Robert Harrington

The Grain Valley Economic Development Corporation is pleased to announce the hiring of Robert Harrington as executive director. Harrington's primary focus will be smart growth with an eye on sustainability for the future.

Harrington, who grew up in the northern Missouri town of Marceline, has several years experience working in the economic development field in Missouri, Iowa and Texas.

"I started two organizations from the ground up, much like we're doing in Grain Valley," Harrington said. "Those groups were in northeast Missouri and southeast Missouri."

Harrington and his wife, Katie, are looking forward to their 13th anniversary in June. They have three sons: Avery, 12; Hunter, 10; Ostin, 7; and a daughter, Braley, 5. The children will attend Grain Valley schools beginning in the fall.

Knowing that 80 to 85 percent of job growth is generated by businesses already in the community, Harrington said he will work hard to serve entrepreneurs in Grain Valley.

"When you provide the infrastructure and services that aid in retention, you put yourself in the position to attract new businesses," Harrington said, adding that he sees strong potential for new retail businesses in the four corners area.

One major development since Harrington began his new job is the announcement of a new Price Chopper store to be located next to the movie theater in the Grain Valley Marketplace development. The store will measure about 60,000 square feet.

"I like knowing that someone just got a new job that can change lives," Harrington said. "It puts a smile on my face knowing someone can provide for their family the way I provide for mine."

GRAIN VALLEY OFFERS 'NO SOLICITORS' REGISTRY

Door to door sales and solicitation is allowed in the City of Grain Valley, however all peddlers and solicitors must apply and be approved for an identification card before entering any private property. The identification card must be worn on outer clothing so it is reasonably visible.

As a resident of Grain Valley, you have the right to choose non-solicitation by peddlers or solicitors. You also have the right to add or remove your address from the non-solicitation list at any time by submitting a written request to the city clerk. The written request form is available on the City's website at <http://www.cityofgrainvalley.org/city-clerk/>.



More information about peddlers and solicitors is available online in Chapter 635 of the City's code, at <http://www.ecode360.com/28684920>, or call the city clerk's office at (816) 847-6211.

LONGTIME GRAIN VALLEY BUSINESSMAN DONATES LAND FOR DOWNTOWN PARKING LOT

Grateful city officials in Grain Valley broke ground on a new parking lot in one of the city's busiest areas, and they have a familiar benefactor to thank.



Bank of Grain Valley Chairman Allen Lefko purchased and donated the land east of the post office off Main Street. Parking in the lot will be free.

"If you need something in Grain Valley, you go to Mr. Lefko," said Grain Valley City Administrator Ryan Hunt at the ground-breaking in June. "We have needed additional parking in the downtown area for years, and we went to Mr. Lefko and talked to him about the situation."

The parking lot includes a plaque that reads, "Property for the Downtown Parking Lot Generously Donated by the Lefko Family."



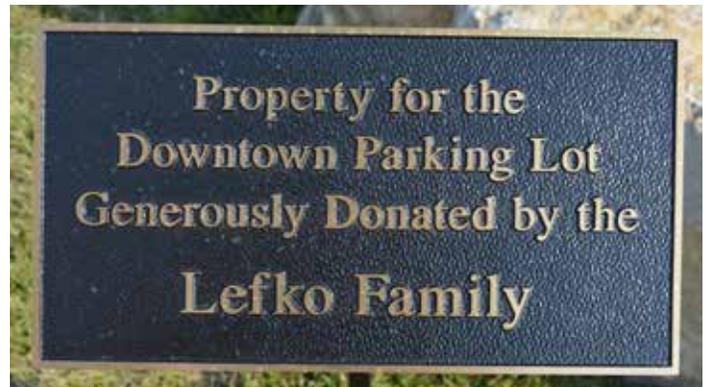
From left to right: Mayor Mike Todd, Barbara Lefko, Allen Lefko, Bill Lefko, and Ryan Hunt

Allen Lefko attended the ceremony along with his wife, Barbara, and son Bill, President of the Bank of Grain Valley. Several other city and bank employees also attended.

"When I was younger and got my first paycheck, for \$13, I took it to the Bank of Grain Valley and cashed it," Hunt said, chuckling. "So I have known Mr. Lefko for many years."

Allen Lefko de-emphasized his family's role in making the parking lot possible.

"This city has done so much for me and my family and this is a small way we can give back," Lefko said.



WHAT IS THE DIFFERENCE BETWEEN A BUILDING INSPECTOR AND A HOME INSPECTOR?



A building inspector works for a government agency, typically a city or county building department, and inspects both residential and commercial buildings for compliance with local codes and ordinances.

This is done in conjunction with a building permit, and is often a sequence of progress inspections necessary for building or renovating a structure, ending with a final inspection and close-out of permit. A building inspector may also be involved in code enforcement duties for existing buildings.

Building inspectors are primarily concerned with life-safety issues, such as smoke alarms, correct installation of gas appliances, adequate strength of structural members and their connectors, and providing a means of safely exiting a building in an emergency. They are not concerned with the quality of workmanship of a building, problems with paint finishes, whether all the ceiling fans work properly, or if the air conditioner is cooling adequately. Much of a building inspector's most important work involves checking parts of a home under construction that will be hidden (inside the walls or under the floor slab for example) by the time a home inspector arrives on the scene.

A home inspector is not affiliated with a government agency, and evaluates the condition of a house for a home buyer, as part of the due diligence in purchasing a property. Although some home inspectors do progress inspections on a residence under construction, most of their work involves evaluating existing or newly completed houses. The home inspector does a visual inspection of readily accessible areas of a home, and also tests the electrical and plumbing systems, doors and windows, and major appliances. Looking for evidence of foundation or other structural problems, along with evaluating the condition of the roof, are also part of a home inspector's work. The inspector delivers a report that provides an overview of the condition of the home, listing any defects and necessary maintenance.

A recurring complaint that home inspectors get from sellers is, "The building department inspected this home and approved. Why are you now finding all these things wrong?" The answer is that home inspectors are looking at the home from a different "cosmetic" viewpoint, and checking things that are not the responsibility of a building inspector. Also, as time passes, building components deteriorate, and a home inspector takes note of areas that are in need of repair or replacement.

PUBLIC WORKS MAINTENANCE DIVISION NEWS

STORM SEWER

Public Works crews have worked hard installing storm grates on the storm water inlets in town.

The inlet guards keep trash and debris out of the storm water and streams help protect water quality and wildlife. Now that Public Works is concluding the trash guard installations we will begin to inspect the boxes and pipe. In the City of Grain Valley there are approximately 1,600 inlet boxes and 185,000 feet of storm water pipe.

There are various types of pipe including plastic, concrete, and metal. All different types of pipe have different life expectancies; this is why we need to inspect. Public Works crews will inspect pipe for failed areas using a portable camera, then repair or replace damaged areas. The failures could be caused by several items such as other utilities, improper installations, soil types, trees and landscaping.



ANNUAL CONCRETE PROGRAM

Public Works crews work hard to prioritize and fix sidewalks in town. We schedule work based on the severity of hazards.

One risk Public Works tries to eliminate is trip hazards. Crews evaluate the trip hazard and decide how to minimize the risk to the public.



Public Works uses several methods to attack the risks, including mud jacking. If the concrete area has sunk, crews work with contractors to make needed repairs by drilling holes in the concrete and pumping material to bring the concrete section back to the desired point.

Another method is grinding. If the concrete section has heaved upward, crews have equipment (hand held and walk behind grinders) to grind the concrete back in place to eliminate the risk.

The last option is to replace if no repair can be made to eliminate the risk. This option requires workers to completely remove concrete and replace it. Crews try to group repair items together to make sure funds are used most effectively.

If you have a concrete trip hazard in your neighborhood and feel it needs attention please call Public Works at (816) 847-0091 or email jlanders@cityofgrainvalley.org. After we receive a call, someone will come out and rate the severity and get it on the repair/replacement list if needed. We also encourage you to stop when you see our crews working to ask any questions you may have.

JACKSON COUNTY AND GRAIN VALLEY TO HOST MOBILE HOUSEHOLD HAZARDOUS WASTE DISPOSAL COLLECTION EVENT

Jackson County residents who need to get rid of hazardous items like old paint and chemical cleaners can responsibly dispose of them October 1 at the Jackson County Public Works facility at 34900 E. Old U.S. 40 Highway.

Proof of residency is required.

The event is for residential waste only. **NO BUSINESS WASTE WILL BE ACCEPTED.** This includes nonprofit organizations, churches, home-based businesses and rental property owners.

County officials have some tips for gathering your Household Hazardous Waste (HHW) for disposal:

- Seal containers tightly.
- Bring items in their original containers inside a sturdy box.
- If original container is leaking or damaged, transfer product to a safe container and re-label.
- Don't mix products together.
- Be prepared to leave your containers. Containers such as gasoline cans will not be returned at mobile events.

If you are unable to participate in the Grain Valley HHW event, there are two permanent collection facilities:

City of Kansas City

4707 Deramus (just south of the Chouteau Bridge in the east river bottoms) No appointment necessary. Call for hours and availability, 816-513-8400.

Summit Waste Systems

2101 SE Hamblen Rd. (Lee's Summit Resource Recovery Park) Appointment necessary. Call for details, 816-623-3066.

SNOW SEASON

Snow season will be here before we know it.

Grain Valley residents can help get the roads plowed safely and more effectively this winter by moving all vehicles parked on the roads.

Please remember that when the City declares a snow emergency, you must remove your parked vehicles from the street or you could be ticketed and your vehicles could be towed. Police do not issue warnings during snow emergencies.

According to Municipal Code SECTION: 340.190: All vehicles parked on such "Emergency Routes" must be removed within two (2) hours after snow, sleet or freezing rain causing slippery or hazardous conditions.



CODES OFFICER

From time to time, you'll see a codes officer in your neighborhood. So what does a codes officer do?

A codes enforcement officer is responsible for evaluating private and public properties against local codes, answering citizens' questions about the codes, and issuing warnings, violation letters or citations for code violations. The officer may or may not be a certified police or peace officer. Codes enforcement officers work to maintain an attractive, safe community, which helps improve both property values and the quality of life of people in the community.

Among the more common concerns for codes officers in Grain Valley are residential property-related issues. These include tall grass and weeds, junk or debris on properties, appliances or furniture left in plain sight, vehicles parked on grass and fences in disrepair.

Grain Valley codes officers also serve as backup for building inspections.

The hiring of these officers has become popular with local governments for several reasons. A codes enforcement officer is typically focused on handling code violations which, while important, are often neglected because law enforcement personnel are too busy handling more serious offenses. The presence of such officers also serves to reduce citizen complaints. In addition, because most officers usually do not receive danger pay, carry lethal weapons, or have the power of arrest, their salaries, medical insurance, and liability insurance are often less expensive than for regular police officers.

Any time you observe a potential code violation in your neighborhood, you are encouraged to report it with the Building and Codes Division at the City of Grain Valley, (816) 847-6220.

CITY CONTACT INFORMATION

GRAIN VALLEY CITY HALL

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(816) 847-6200

www.cityofgrainvalley.org

ADMINISTRATION

(816) 847-6200

PARKS & RECREATION

(816) 847-6230

COMMUNITY DEVELOPMENT

(816) 847-6220

POLICE DEPARTMENT

(816) 847-6250

PUBLIC WORKS

(816) 847-6270

After Hours (816) 990-1990