

CityScene



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www.independencemo.org
City of Independence, MO

Trash and Weeds Top Code Violations

Did you know that trash is not allowed to be placed at the curb more than 16 hours before the scheduled pick-up, and containers must be removed from the curb on the same day?

Did you know that all vehicles parked or stored in an unenclosed area should be kept licensed, have four inflated tires and appear to have all major parts?

The City has several laws regarding trash, vehicles, and other health and safety concerns. A portion of this code is enforced by the Environmental Public Health Division and its six property maintenance officers.

In 2013, the division received 6,333 initial complaints and performed more than 12,000 property maintenance inspections.

The top five violations of 2013 were trash/rubbish/garbage, weeds, open storage, non-operable vehicles and building maintenance.

To protect the health and safety of all citizens, trash should be disposed of in containers with tight-fitting lids which are kept inside or behind the front building line of the structure. Weeds and grass on the property, including any right-of-way/easement, should not be taller than 12 inches.

Building materials, appliances, and non-outdoor furniture stored outside for more than seven days are considered open storage violations.

Barbecue grills, lawn furniture, garden hoses, lawn mowers, and toys may be stored outside, provided they are kept in good repair. Firewood may be stored behind the house as long as it is cut in sizes suitable for

use and stacked neatly on concrete or 12 inches off the ground.

Any wood, siding, roofing, and other exterior parts of a building must be maintained structurally sound, weather tight and in good repair.

By working in partnership with the citizens of Independence, property maintenance officers are able to close the majority of cases without any type of enforcement action. In fact, only 13.9% of cases in 2012 required a City contractor

clean-up, the towing of a vehicle, and/or the issuance of a ticket.

If you have any questions regarding property maintenance violations or would like to submit a complaint, please call (816) 325-7193. You can also visit www.independencemo.org/health and click on "Code Compliance."



More than 12,000 code inspections were performed in 2013.



Winter Causes Pothole Pains

Clunk! Thud! Winter is the season you are most likely to notice those pesky potholes. Almost all City streets are paved with asphalt, which is a mixture of different sizes of rock bound together. A pot-



hole starts when a piece of asphalt breaks loose, which is very common during winter weather months.

When moisture penetrates into the asphalt and then freezes, the pavement is weakened. The result is a hole, which can get larger the more times it is driven over. Last year, the City's street maintenance crews patched 4,319 potholes.

Pothole repair is done in different ways. Some pothole patching is done by a work crew which cleans the pothole and removes all loose materials. Tack oil is placed in the hole to bind the repair to the existing street. Asphalt patching material is placed in the hole, then compacted using a roller.

A second method to repair a pothole is with a patching truck, which cleans out the pothole and sprays a mixture of asphalt and rock into the hole. Another option is cold mix asphalt patching. This is temporary patching performed during cold weather which will be made permanent later.

Some highways in Independence, such as 24 Highway, Truman Road (west of Spring Street), 23rd Street, 40 Highway, 291 Highway, and 7 Highway are maintained by MoDOT. MoDOT uses their crews for pothole repairs on those highways.

You can help Public Works by reporting potholes needing repair to the Street Maintenance Division. Leave a message with the pothole location on the 24-hour Pothole Hot Line at (816) 325-7624.

Elegance Abounds With Annual Spring Events

What better way to prepare for spring than an elegant luncheon and fashion show! Make your plans now to attend “Crystal Fantasy,” the 27th annual spring fashion show and luncheon at the Bingham-Waggoner Estate, 313 W. Pacific.

On Saturday, March 15, the Carriage House Boutique will open at 10:30 a.m. for shopping among the unique items offered; luncheon seating will begin at 11:30 a.m. The dining room in the Mansion provides the perfect setting for a delicious meal and a preview of the latest spring fashions and accessories from Alissa’s.

This reservation-only event is a fundraiser for the preservation and presentation of the historic Bingham-Waggoner Estate. Tickets are \$25 per person and the event sells out well in advance every year, so don’t delay. To purchase tickets call Shireen McLaughlin at (816) 461-3491.

The Vaile Victorian Society invites you to attend “Downtown Abbey” at the

Vaile Mansion, 1500 N. Liberty. From 2 to 4 p.m. on Saturday, March 29, enjoy an informal tea party and fashion show at the beautiful Vaile Mansion.

Dressing in costume or wearing hats is not required, but ladies are encouraged to dust off their best British hats or period clothing for this limited-seating event. The period atmosphere of the Vaile is enhanced with delicious finger food, appetizers and desserts. Tickets are \$30, and the event is often

a sell-out, so purchase tickets as early as possible. For information, call (816) 478-3334 or visit www.vailemansion.org.

A very special presentation of the Charles Dickens’ timeless story, “Great Expectations,” will be offered by puppeteer David Simpich at 7 p.m. on Friday, March 7. Designed for ages 12 and up, the classic story will come to life with beautiful marionettes and the voice skills of this award-winning performer from Colorado Springs, CO.



The dining room at the Bingham-Waggoner is the perfect setting for a special luncheon.



Admission will be \$20 for this one-time event, to be held in the small theater at Van Horn High School, 1109 S. Arlington Ave. Program length is one hour and 45 minutes, including a 10 minute intermission with refreshments. For more information, contact the Puppetry Arts Institute at (816) 833-9777 or visit www.hazelle.org.

For a look back at regional history, visit the National Frontier Trails Museum on Tuesday, March 4. Guest lecturer

Jim Howk will talk about the compelling story behind the Civil Wars’ Order #11 and its effect on the region. The lecture is free, and starts at 7 p.m. For details, contact the museum at (816) 325-7575.



Revisit days of yesteryear at the Vaile Mansion.

For a complete list of tourism events, visit www.visitindependence.com or call the Tourism Department at (816) 325-7111.

Building Permit Activity Increased in 2013

In 2013, the Community Development Department continued to see steady new investment and reinvestment in the community.

Each January Community Development reviews the permits issued in the prior calendar year. These permits include new construction, major renovation or remodel and additions. Minor repairs or regular property maintenance work is not included in the totals.

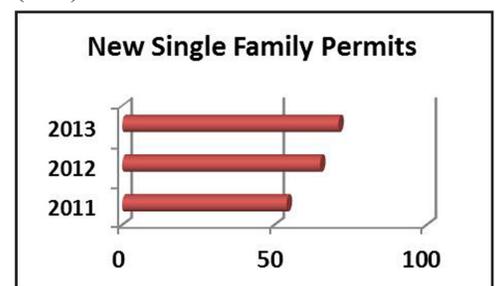
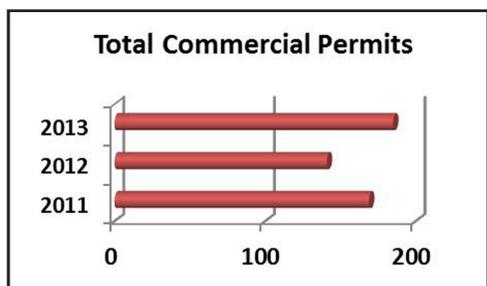
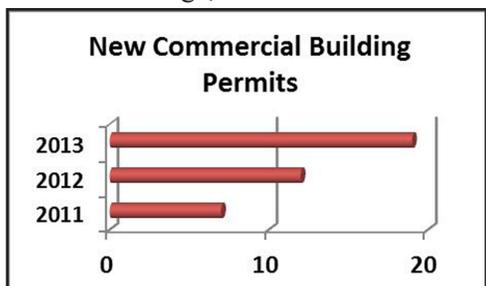
Commercial permits increased 30% from 2012, and 10% over 2011. These types of permits include new construction of buildings, tenant finish of exist-

ing shell buildings and renovation or additions to existing structures. Examples include the new Burlington Coat Factory on 40 Highway, the Green Lantern Car Wash on 40 Highway and the Culvers Restaurant at the corner of Little Blue Parkway and Valley View Parkway.

In late 2013, building permit applications were submitted for a new Wal-Mart Neighborhood Market at the northeast corner of Noland Road and 35th Street and for a new 167-room Stoney Creek Inn next to Bass Pro Shops. It is anticipated these permits will be issued in 2014.

Residential permits increased slightly in 2013 compared to 2012 and 2011. New single-family residential permits continue to fluctuate from year to year, but have remained relatively steady for the last three years. Renovations, repairs and additions to existing homes remain strong.

The real estate market continues to be unpredictable for new development. However, this report indicates positive signs for development in Independence. For more information, contact Building Inspections Manager David Lehman at (816) 325-7403.



New Community Garden Location in 2014

Have you ever wanted to test your green thumb, but not known just where to start? It may be the middle of winter, but it's never too early to start planning your garden, which is the first step of a successful garden.

Coming this spring, a new community garden will be added. Located just behind the Community Services League at Noland Road and White Oak, 25 raised beds will be available for a small fee for anyone interested in growing their own produce.

The fee will cover water for your plants, use of tools and dirt for each garden bed. It will also cover the cost of a key to enter the garden to ensure your produce stays just as you leave it.

Independence Community Garden Coordinator and Health Educator Joanie Shover said using a raised bed makes gar-

dening easy. "They are higher than ground level, any vegetable can be grown in it and they are easy for everyone to work in," Shover said.

The beds are great for growing vegetables, such as tomatoes, peppers, green beans, cucumbers, and many more. In addition to the benefit of growing your own food, the experience can be an opportunity for children to learn about gardening.

Shover said it is hoped any excess produce will be sent to a local food pantry for the community.

Again this spring, the Independence Health Department will have gardening classes open to the public. Watch for more information about dates, times, and locations of these classes on the city website at www.independencemo.org and www.buildingahealthierindependence.org.



In addition, the Health Department will serve as a distribution center for plants and seeds through the Kansas City Community Garden. Distribution will begin mid-March for spring plants and seeds. Membership is required to participate in this part of the program. Membership is \$2 for those who qualify for low or no income; for all others the cost is \$10.

If you are interested in renting a bed at the White Oak Community Garden or would like more information on any other community gardens in Independence, contact Shover at (816) 325-7185.

Avoid Headaches and Save Money by Preventing Sewer Backups

When sewer backups occur between a house and the sewer main, the property owner is responsible for correcting the problem. Avoiding blockages in the first place means you can avoid the cost of fixing them, and protects streams and waterways from overflows of untreated wastewater.

Follow these simple guidelines:

Don't flush anything not meant for the toilet. Sanitary sewer systems are designed to only handle water, human body waste and toilet paper. Items such as disposable wipes, feminine hygiene products, diapers, disposable toilet cleaner heads, etc, belong in the trash, not the toilet.

Products labeled "biodegradable" or "flushable" may break down eventually under the right conditions, but can still clog sewer lines if a tree root or other obstruction is present. Backups and overflows can also occur in the City sewer system when wipes or other debris collect at pipe bends or rough spots in the line.

Plant trees wisely. Avoid planting trees and shrubs over or near the house lateral or the City sewer lines in your yard. Roots can damage sewers, causing backups.

Make sure the sewer cleanout pipe is capped. This reduces the amount of rainwater in the sanitary sewer system, as well as preventing sewer odors and gases from escaping.

Disconnect your downspouts, sump pumps and area drains. If connected to the sanitary sewer system, they can overload the system with storm water and groundwater, in violation of City ordinance. Disconnecting them helps prevent dangerous, costly and smelly overflows.

Help the City protect water quality and maintain your sewer system. For more information call Water Pollution Control (WPC) at (816) 325-7711. To report a sewer backup or overflow, call WPC Maintenance at (816) 325-7727.

Steps For Starting Utility Services

Moving? For new utility service, apply by telephone (816) 325-7930 or in person at the Utility Customer Service Department Monday through Friday from 8 a.m. to 5 p.m. Service may also be requested on-line through the City's website, www.independencemo.org/Utilities.

You will need the following required information: address where service is requested, personal identification information, telephone number, and names of all adults living there. In some cases a copy of a valid lease may also be requested. If there is a delinquent bill on another account within the City, it must be paid prior to obtaining new service. Payment arrangements may be available.

All accounts will require a deposit equal to at least two times the average utility bill at that location, unless it can be shown the applicant has paid all bills by the due date from their previous utility or had no delinquent bills for the past 12 months. Proof of ownership for the residence will also waive the deposit requirement, as long as the owner resides at that address. The deposit is applied directly to the utility account after 12 consecutive month's bills have been paid by the due date.

Requests for service will be scheduled for the next working day once all requirements have been met. For more information, contact Customer Service at (816) 325-7930.

Early-Bird Specials at Adventure Oasis

Adventure Oasis Water Park opens on Saturday, May 24, so be prepared! Be an "early bird" and get your Season Pass and 5-Punch Pass at reduced prices. Passes may be purchased at the Truman Memorial Building, 416 W. Maple Ave. These discounts are good through February 28, 2014.

(Independence Residents)	Reg.	Disc.
Youth or Senior Pass	\$75	\$68
Adult Season Pass	\$105	\$95
Family Season Pass	\$250	\$225
Resident 5-Punch Pass Youth/Sr	\$24	\$22
Resident 5-Punch Pass Adult	\$32	\$29
Resident 5-Punch Pass Family	\$88	\$79
Non-Res. 5-Punch Pass Youth/Sr	\$28	\$25
Non-Res. 5-Punch Pass Adult	\$36	\$32
Non-Res. 5-Punch Pass Family	\$100	\$90

Directory

CityScene is published monthly by the City Manager's Office, 111 East Maple Street, Independence, Missouri 64050. For information call 325-7019. Web-site address is www.independencemo.org. Follow us at [Twitter.com/CityofIndepMO](https://twitter.com/CityofIndepMO).



Where To Call

The City of Independence has an automated voice-response telephone system. Call 325-7000 and say the name of the person or the department you wish to contact.



- Adopt-a-Street** 325-7602
- Barking Dogs** 325-7213
- Building Permits** 325-7401
- Business Licenses** 325-7079
- Crime Stoppers Tips** 474-8477
- Drop-Off Trash** 325-7623
- Drugs** 325-6272
- Graffiti** 257-7824
- Municipal Court** 325-7230
- Neighborhood Watch** 325-7643
- Park Vandalism** 325-7208
- Police Non-Emergency** 836-3600
- Fire Non-Emergency** 325-7123
- Potholes** 325-7624
- Report Power Outage** 325-7550
- Street Lights** 325-7535
- Storm Water Pollution** 325-7727
- Utilities**
- Customer Service** 325-7930
- Pay by Phone** 325-SERV
- Payment Assistance** 254-4100
- Weeds, Trash** 325-7193

City Drop-Off Depot

8 a.m. to 3 p.m.
Second Saturday Of Each Month
Opens March 8
875 Vista Avenue

From M-291, take Truman Road east approximately one mile, then north on Vista Avenue.

- Trash:** Cars, \$10; Vehicles Larger Than Car, \$15; Trailers 8 Feet or Longer, \$25
- Brush:** Limbs, Firewood, Bushes, Stumps. No Leaves or Grass: \$10/load
- Major Appliances:** \$15 Each
- Batteries & Lawnmowers:** Free
- Tires:** Car, \$1; Mounted Car, \$3; Truck, \$4; Mounted Truck, \$10; Farm/Tractor, \$15

Residential vehicles only, no commercial. No vehicles larger than a pick-up truck. Proof of Independence residency required.

There are lots of reasons not to smoke...

IT DOESN'T MAKE YOU LOOK COOL. SECONDHAND SMOKE KILLS TOO. ASTHMA. SMELLY CLOTHES. LOOK OLD BEFORE YOU ARE. BRONCHITIS. LITTER. LUNG CANCER. BAD BREATH. I WANT TO SET A GOOD EXAMPLE FOR MY LITTLE SISTER. I WANT TO BE IN CONTROL OF MY OWN LIFE. YELLOW TEETH. TRASH. DISEASE.

What's yours?

Your Life, Your Call. Live Smokefree.



Regional Animal Shelter

21001 E. Hwy. 78, Independence

Help them find a forever home. Adopt a homeless pet.

Noon - 8 p.m. Tuesday-Friday
11 a.m. - 6 p.m. Saturday-Sunday

Call (816) 621-7722

Always Spay or Neuter!



Become a fan of the City of Independence at www.facebook.com.

To follow the City on Twitter, go to <http://twitter.com/CityOfIndepMO> and click the follow button.

Watch City Meetings On Streaming Video

City Council meetings and study sessions are available as live and archived streaming video on the City's website, www.independencemo.org.

Each live City 7 TV broadcast is available online during the 6 p.m. Monday City Council meetings. An archive of the program is available on the site the next morning for viewing 24 hours a day. Archived videos are available for a few months following their posting. If you would like to purchase a copy of a Council meeting call 325-7762.

Recycling Centers

13600 E. 35th Street
 10 a.m. - 6 p.m. Fridays
 8 a.m. - 4 p.m. Saturdays

875 Vista Avenue
 8 a.m. - 4 p.m. Sundays
 10 a.m. - 6 p.m. Mondays

MRC now operates the two City recycling centers. Items accepted include paper, cardboard, steel, aluminum, plastic, glass, electronics, appliances, computers, flat screen TVs, lawn and garden equipment and rechargeable batteries. A fee will be charged for non flat-screen TVs. \$15 for TVs 27" and smaller and \$35 for larger TVs. All other items are free of charge, including computer monitors.

CITY COUNCIL

- Mayor**
- Don Reimal 325-7027
- City Council Office** 325-7022
- www.independencemo.org/citycouncil
- Councilmembers**
- Marcie Gragg District 1
- Curt Dougherty District 2
- Roxann Thorley District 3
- Eileen Weir District 4
- Jim Schultz At-Large
- Chris Whiting At-Large
- City Manager**
- Robert Heacock 325-7170



City of Independence

Government Access Television

CITY COUNCIL

- 6 p.m. Mondays*
- 10 a.m. Tuesdays
- 7 p.m. Wednesdays
- 2 p.m. Sundays

PLANNING COMMISSION

- 6 p.m. 2nd & 4th Tuesdays*
- 10 a.m. Wednesdays
- 7 p.m. Thursdays

For more information:
www.City7.TV

*Denotes live meeting, all others are rebroadcasts.