

Galvin's News and Views from Lake of the Ozarks

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A real estate card for Galvin Humphries. On the left, the logo features a stylized 'H' in a diamond shape above the name 'Galvin Humphries' in a script font, with the tagline 'A Legacy at The Lake' below it. Contact information includes: Direct: (573) 216-3600 • Toll free: (800) 879-5687; Office: (573) 365-8596; E-mail: galvin@galvinatthelake.com; Web site: www.galvinatthelake.com. The address is P.O. Box 970, 109 Horseshoe Bend Parkway, Lake Ozark, MO 65049. There are icons for 'FOUR SEASONS REALTY' (sun, leaf, snowflake, recycling) and a 'REALTOR' logo. On the right, a photograph of Galvin Humphries, a man in a grey suit and tie, is shown sitting and smiling.

News from around the Lake.....

AmerenUE begins winter drawdown in anticipation of spring rain

The winter drawdown is underway as AmerenUE prepares to drop the water level on Lake of the Ozarks to make way for spring rains. As anticipated, the lake level will be steadily declining from now through April before coming back up to full pool of 660 feet above sea level by the summer boating season.

Barring any huge rain or snow fall event AmerenUE is back on track with the draw down. In the last week or so the lake level has dropped several feet with engineers expecting to hit 654 feet above sea level.

“We will hold steady there (again barring major rainfall) and start re-filling the first of April,” according to AmerenUE Shoreline Management supervisor Jeff Green. “We were certainly concerned with the amount of ice we had on the lake and the need to continue the drawdown. Luckily we have had plenty of water in the basin and we can bring the lake on down to normal winter levels without too much more dock damage.” *Continued on page 2*

AmerenUE begins winter drawdown in anticipation of spring rain Continued from page 1.

Green said property owners should be reminded that they should take steps each year to avoid dock damage from icing and the draw-down.

The winter drawdown is an annual event to make way for late winter and spring rains that flow into the Lake of the Ozarks watershed. Flow coming from the Truman Dam and Reservoir accounts for more than 80 percent of the water in the lake. The remaining water flows in from tributaries.

By the end of May, the lake will be at or near full pool of 660 feet. Feb 13, 2010 *Lake Sun Leader*.

Lake of the Ozarks annual Shoreline Cleanup set to begin next month

The largest volunteer effort at Lake of the Ozarks is getting ready to kick off the annual spring shoreline cleanup. Hundreds of volunteers will be taking part in the event that will clean hundreds of miles of shoreline as the lake community gets ready for the season to begin.

The 2010 Spring Shoreline Beautification Cleanup is set to begin March 13 and continue through April 18. The Adopt-the-Shoreline organization, which organizes the cleanup, invites businesses, residents, second homeowners and vacationers to participate in the event, is celebrating its 19th anniversary this year.

AmerenUE Field Coordinator Bryan Vance says more than 700 volunteers, representing 60 Adopt-the-Shoreline member groups, are expected to participate in this year's cleanup. But Vance adds more boats and volunteers are always needed to help make the cleanup a success. "There's plenty of work for everyone - cleaning shoreline, transporting waste flotation material and stacking debris for pick up by volunteers with cleanup boats," Vance says.

Last year, volunteers in the spring cleanup and a second effort that was held in the fall removed a record 266 tons of debris from the lake's shoreline. With UE's ban on non-encapsulated foam flotation material in place for more than a year, Adopt-the-Shoreline members anticipate a much lighter cleanup this spring since discarded dock flotation has previously accounted for the majority of all material removed during each cleanup.

Almost 85 percent of the material collected during the spring 2009 was recycled through the joint efforts of UE, Materials Processing Center, and Allied Waste Service of Osage Beach.

In years past, the majority of what volunteers remove is boat dock foam, along with soda bottles, beer cans and other trash that accumulates on the shoreline and creates an unsightly mess. In 2009, Vance said, volunteers reported a significant decrease in the amount of discarded dock foam that was found littering the shoreline.

AmerenUE banned any new installation of non-encapsulated dock foam in 1995 and founded the Adopt-the-Shoreline program in 1992 to help protect the miles of shoreline at the lake.

The cleanups were the catalyst of AmerenUE's ban on the use of non-encapsulated foam on Lake of the Ozarks. It was used for decades as the flotation material of choice on thousands of docks on the lake.

Since its inception, the annual spring cleanup has removed hundreds of tons of dock foam, junk and debris a year from the shoreline.

Adopt-the-Shoreline is sponsored by AmerenUE, which provides administrative support and pays for disposal of the trash and debris removed. Feb 26, 2010. *Lake Sun Leader*.



Entire High Pointe Shopping Center to be demolished

Walls continue to tumble as crews systematically destroy the remaining structures at the High Pointe Center on Highway 54 in Osage Beach. After years of struggling with tenants while buildings fell into a state of disrepair, the Raul Walters development group is moving forward with the city's desire to see the shopping center torn down.

The move to demolish the shopping center came too late to salvage a Tax Increment Financing District the city had approved but could be in the developer's favor if they go back to the TIF commission and board of aldermen.

So far, there have been no discussions between the development group and the city that would indicate they are going to come back to the city for a second round of discussions.

City Administrator Nancy Viselli said the city left that as an option.

The city and developers had reached a stalemate over the future of the High Pointe Center property several months ago over the TIF agreement that had been approved in 2008 for redevelopment.

It ended when the city revoked the \$5 million TIF for the Raul Walters Development Group, of Columbia, Mo.

The city had issued an ultimatum to the Walters group, demanding they move forward with signing the TIF redevelopment agreement that called for the buildings to be torn down or face the consequences.

Viselli said aldermen felt like the developers were unwilling to make a commitment. First the developers cited the economy and then there was some discussion about whether or not the buildings were going to be demolished or left standing. The aldermen had made their position clear – the shopping center is an eyesore and they wanted it gone.

The development company had originally proposed a \$33-million redevelopment plan that called for the construction of a one-story center with 150,000-square feet of retail space. The developer was given \$5 million in reimbursements in the form of a TIF.

Viselli said city officials made it clear to the developers that if they would tear down the buildings, the city might reconsider the TIF.

If the developers were to come back to the city, they would be required to start the TIF process over.

At one time, Walmart held the lease on the anchor store. The giant retailer moved when the Supercenter was built. Since then, the shopping center has had trouble keeping tenants and maintaining the buildings. Feb 24, 2010., Joyce Miller *Lakenewsonline.com*

Photo by Deanna Wheeler



Gravois Arm Sewer District expands plan for Phase 3

The Gravois Arm Sewer District is expanding its plans for the third phase of construction at the request of USDA Rural Development, according to GASD chair Dave Taylor.

"They wanted us to bring in Coconuts Bar & Grill and expand for more customers so we'll have to do some additional engineering," he said.

Phase 3 originally included about 300 more customers in two different areas — the end of Route O and the Lake Road 5-18 area.

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Gravois Arm Sewer District expands plan for Phase 3 *Continued from page 3*

Those two areas will be added to the flow going to the district's new wastewater treatment plant off Route P. On a much smaller system currently, the village of Gravois Mills will be switched to the new plant as well. The plant that is being used for the town will be sold.

"It came in on a truck, and it can go out on a truck," Taylor said.

In addition to Coconuts on Red Hollow Road in the Gravois Mills area, the district plans on expanding the distribution more extensively in the Route O area, going down to the west side of Gladstone Cove out to Gibson Point, located off Towering Oak Road.

With the changes still in the design stage, Taylor estimates the total cost of the phase three project will rise to somewhere in the \$4-5 million range. It was originally estimated at \$4 million.

The entire planning and financing package, which will be about 40 percent grant and 60 percent low interest loans, for phase three will likely be completed in April, according to Taylor. Construction will hopefully be by the end of the summer.

"There are a number of things though that have to happen once the funds are obligated — environmental studies, bids, pre-construction meetings. You add up all those 30 day processes, and it will take awhile," he said.

The new wastewater treatment plant off Route P began treating sewage last week. Currently, the daily flow into the facility is only about 6,000 per day.

The aeration basin and two clarifiers has a capacity to treat about 280,000 gallons and was built with the ability to expand further. Even with phase three plans growing, Taylor said the facility will easily be able to handle the load. Contact this reporter at amy.wilson@westsidestar.net Feb 25, 2010. *The Lake Sun Leader*, Amy Wilson.

'Green' PUD on Shawnee Bend to Camden County P&Z

A Camden County man will soon begin his dream of a greener life after the county's Planning and Zoning commission approved his zoning request for a Planned Unit Development.

County director Chris Hall said Woodland Community Incorporated, owned by Gary Storm, proposed plans for a green neighborhood on 72 acres of Shawnee Bend.

Located between Red Oak Lane and Spruce Road, Hall said the landowner wants to put in a community garden, housing structures, a few commercial structures and promote open green space where he can. "He doesn't have the money for resources yet, but he has conceptual authority," Hall said. "He has lots of very good ideas and even though he's got a pie-in-the-sky kind of thinking, that didn't deter us from approving it. He deserves the opportunity to try to make it work."

According to Storm's website, The Woodland Community would be "developed for individuals and families who want either permanent homes out of which to live and work or second homes that they can use for weekend and/or vacation retreats.

"Over time, it is expected that an increasing percentage of residents in The Woodland Community, full- or part-time, will be retired, and the environment is being designed to accommodate older residents."

The website suggests that the housing would be condominium or duplex style so as to maximize green space. The lakefront property will also make way for "nonprofit activities consistent with its environmental, horticultural, arts, health, and education-related purposes."

Commercial facilities Storm has considered for the property include a natural foods store, fitness center, restaurant and weekend farmers' market, according to the site.

On the web

www.thewoodlandcommunity.com Feb 27, 2010. *Lake Sun Leader*

UPCOMING EVENTS

MARCH - APRIL 2010

Lake West Business Expo in Sunrise Beach	Mar 6 Sunrise Beach, MO	573-374-5500
CADV 2nd Annual Chili Cook Off! Tan-Tar-A	Mar 6 Osage Beach, MO	573-346-9630
Chili - Wing Cook off to benefit Share the Harvest	Mar 6 Laurie, MO	573-374-3020
El Capitan Lakefront Mexican Restaurant OPENING	Mar 12 Sunrise Beach, MO	www.elcapitanatthelake.com
St. Patrick's Day Parade Bagnell Dam Strip	Mar 13 Lake Ozark, MO	573-280-5477
6th Annual Westside St Patrick's Pub Crawl	Mar 13 Sunrise Beach, MO	573-374-5852
ST Pat's Parade on the Water Westside/Gravois Arm	Mar 13 Sunrise Beach, MO	573-374-5500
31st Annual Products and Services Show at the Country Club	Mar 20-21 Four Seasons, MO	573-346-2227
Early Bird Buddy Bass Tournament at Alhonna Resort	Mar 27 Lake Ozark, MO	573-365-2634
Easter Brunch at The Lodge of Four Seasons	Apr 4 Four Seasons, MO	573-365-8555
Lake Area Taste Challenge sponsored by Lake Area	Apr 11 Osage Beach, MO	573-964-1008
60th Annual Dogwood Festival Parade/Carnival/Golf Tourn.	Apr 15-18 Camdenton, MO	573-346-2227
Crappie Masters State Tournament held at Captain Ron's	Apr 16-17 Sunrise Beach, MO	573-374-5852
MDA Fishing Tournament	Apr 18 Camdenton, MO	314-313-0595

Steady progress on lake area road projects, some to open this year

Despite freezing temperatures, roadway crews have made considerable progress on portions of the lake area's major construction projects.

With spring approaching, the Missouri Department of Transportation and major contractors in charge of these projects are gearing up for a summer full of changes as major transformations take hold and change the Lake of the Ozarks landscape.

Crews also have their fingers crossed for clear skies in order to make target opening dates set for spring, summer and fall of this year.

Highway 54 Expressway

What's Happening

The project will make the most progress in 2010 as portions start to open up to traffic later this year. In anticipation of those dates, roadway crews are making steady headway.

Phase 1 - Grand Glaize Bridge north to Mace Road

The prime contractor, McAnnich Corp. from Des Moines, Iowa, is making steady progress on the overpass bridge near Mace Road. Provided that there are no major setbacks in terms of weather, etc., the company is planning on having the bridge open to traffic by Memorial Day.

Farther down the road, near Route 42 and the Walmart area, asphalt work will pick up again once the winter weather breaks. This area is also anticipated to be open to traffic by Memorial Day.

Work at the Grand Glaize Bridge will occur during the late summer months. Traffic will be redirected onto a single bridge while the connections are being built. This portion is expected to be completed by early fall. *Continued page 6*

Steady progress on lake area road projects, some to open this year *Continued from page 5*

Phase 2 - Mace Road north to Osage River Bridge

Major land transformations are nearing completion leaving the project ready for the second part - paving. Paving on this portion of the project is expected to start in the late spring with an overall completion date set for mid-fall.

Emery Sapp & Sons, of Columbia, Mo., was awarded the bid as prime contractor for paving. The company will also be responsible for the new bridge for the Horseshoe Bend Road Interchange. Work on that project is anticipated to start in early spring.

The grading project was handled by RSI Development Group with Bloomsdale Excavating, of Bloomsdale, Mo., serving as the prime contractor.

Phase 3 - west of Grand Glaize Bridge to Route KK

This phase is in its earliest stages of construction and has the most to accomplish. Divided into several smaller projects, only one is actively being worked on. Crews have started grading the project, which is expected to be completed in 2011.

However, the project also includes building two bridges at Case and Jeffries roads. The bridges have a target opening date of early summer. Once open, local traffic will have to be redirected over these bridges so major grading work can continue on the expressway. The prime contractor on this phase is Kolb Grading, of St. Charles, Mo.

About the Project

The 8.5-mile-long expressway will be four-lane divided highway. Once completed, MoDOT will be responsible for maintenance of the expressway. The current Highway 54 and its connections will be handed over all at once to the city of Osage Beach. When that happens, the highway will be renamed Osage Beach Parkway.

Interchange Locations

- Lake Ozark for the new Horseshoe Bend Parkway
- Between Route 42 and Walmart
- Passover Road
- Jeffries Road
- Broadwater Road
- Double-diamond interchange at Nichols Road and Route KK
- There will also be an at-grade intersection near Lazy Days Road that will be the first access point to the Osage Beach Parkway coming from the west. **Total Estimated Cost:** \$150 million **Speed Limit:** 65 mph

Route 5 Shared 4-lane

Grading work continues on this project in preparation of paving the project south of Camdenton.

The grading is being done by Kolb Grading.

By late spring, work should begin on the second-half of the project - widening the existing road in Laclede County and paving the new road in both counties with concrete.

About the Project

The entire project, from just north of Route 7 near Camdenton to Greenfield Road in Lebanon, is 18 miles long.

The plan provides continuous, alternating passing lanes for motorists.

A shared four-lane highway consists of alternating passing lanes along a conventional two-lane highway to provide motorists with periodic opportunities to pass other vehicles without having to drive in the opposing lane.

The project broke ground in May 2008. ...

Sunrise Beach Route 5 Widening

Work has stopped for the winter to accommodate the cold weather, but contractor Hill Brothers Construction Company, of Falkner, Miss., will pick up the project again when warm temperatures resume.

Grading and driveway work still need to be completed for the portion of the highway that's going to be widened.

About the Project

The village of Sunrise Beach entered into a cost-share agreement with MoDOT for a 1-mile widening project of Route 5 within village limits.

In a cost-share agreement, both parties pay for approximately half the costs of the project, or about \$500,000 each in this case.

In the plans, a center turning lane and shoulders will be added to both lanes of traffic. Feb 27, 2010. *Lakewsonline.com*. Deanna Wheeler.