

Galvin's News and Views from *Lake of the Ozarks*

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FOUR SEASONS REALTY

News from around the Lake.....

Local construction gaining progress

Patience and perseverance has finally paid off in Lake Ozark. In the past several weeks, the city has been a bustle of activity as several construction projects have gotten underway bringing new signs of life to the city. Route 242, the Strip and a new residential development on Fish Haven Road are all receiving attention these days.

City Inspector Charlie Misenheimer said the projects are just the beginning.

His office continues to be a hot spot as talks progress for more potential development in Lake Ozark. He can't disclose names, but Misenheimer said the talks are promising.

Construction is expected to start sometime [in March] on the old Lakeside Tattoo building. The building is also being remodeled into a restaurant, Burnt Ends BBQ, a barbecue place. Feb 26, 2011. Deanna Wheeler, *Lakewebonline.com*

Kohl's department store to ask for less parking space

The Lake Ozark Board of Adjustments will consider a request on Thursday that could clear the path for **Kohl's** department store starting construction at Lake of the Ozarks. The retailer is looking at building a 64,000-square-foot-store in the Shoppes at Eagle's Landing development. Based on the store's size and city codes, Kohl's would also need to construct more than 300 parking spots. Instead, Kohl's is asking the board for a variance because shoppers will be able to utilize other parking space in the retail development.

The Board of Adjustment meeting will begin at 4 p.m. at City Hall. City officials are optimistic that this is the final request before construction starts. Building Inspector Charlie Misenheimer has been reviewing the retailer's plans since they were submitted nearly two months ago. The plans, he said, have all passed his inspection and are ready to go.

Construction is expected to start this spring and take about eight months. Misenheimer said the exact date of groundbreaking remains a mystery. The developer still has to install some infrastructure and utilities, like water and sewer, on the Eagle's Landing site before construction can start on the store, Misenheimer added.

The 64,000-square-foot store will come with an estimated construction cost at a little over \$5.6 million. The Eagle's Landing project encompasses 250 acres on Business Highway 54 in Lake Ozark. Once complete, it will be a combination of retail, commercial and residential space. Mar 03, 2011. Deanna Wheeler, *Lakewestonline.com*

Economic forum updates area residents of ongoing projects

About 100 people attended an economic forum Monday, February 28, in Lake Ozark. The evening included presentations and speakers on a wide-range of issues and projects within the city. After the short presentations, the public had the chance to ask further questions at individual tables set up for speakers. This was the first time the city held a forum and updated residents on commercial projects, Route 242, the city's overall finances and more. While the idea to hold the forum was McClure Engineering Company's, Mayor Johnnie Franzeskos said he jumped on board immediately. "I knew this was a good thing for the people," he said.

Because of the night's success, officials said they are looking at holding similar events in the future.

Recaps from a Few of the Speakers

Charlie Misenheimer

Lake Ozark Building Inspector

Misenheimer gave a brief rundown on the status of construction in Lake Ozark. When comparing the number of commercial new construction building permits in 2010 to 2009, he said both were right about the same. The difference came in residential remodeling, which jumped in 2010 more than 20 percent. Looking at 2011, the number of new projects is on track to be the same as in years' past, Misenheimer said. However, the dollar amount of the projects will beat out prior years by several thousand dollars. Driving down the Strip, it's not hard to see why. Misenheimer gave a list of the projects already in the construction phase. And there's more. Next month, on April 6, the Planning and Zoning Commission will hold a public hearing for rezoning request by a developer who intend to use the land for multi-family/condos. The developer intends to build condominium units on the land. The public hearing will begin at 6 p.m.

Dave Van Dee

Lake Ozark City Administrator

The last year has been spent making considerable strides in a number of areas, Van Dee told the crowd. In the past year, the city has: moved into a new city hall that projects a professional image and helps the public feel welcome; completed major upgrades and mandates to the sewer system; applied for additional funding to complete phases 2, 3, and 4 which will allow the system to expand and grow; and, looked at funding options to address the expansion needs on the water side. Van Dee said all this was done while maintaining a fiscally tight budget. The city ended the year better than what even he thought, which allowed the city to set aside money going into this year to act as a buffer.

Jason Vanderfeltz

Route 242 project manager for Missouri Department of Transportation

Despite an unusually long winter season in Missouri, Route 242 is still on track toward a Dec. 31, 2011, completion date, Vanderfeltz said. "Everyone needs to please pray for no more snow," Vanderfeltz said, laughing. Crews are working from west to east on the two-mile, four-lane highway that will extend Horseshoe Bend Parkway to the new Highway 54 on the other side of Lake Ozark. Vanderfeltz said they are about halfway through clearing the land and will soon start blasting in preparation for grading. Once blasting begins, Vanderfeltz said to expect the ground to shake and the project to take shape fast. A project of this size built this quickly is almost unheard of, Vanderfeltz said. But, it's not impossible. *Continued on page 3*

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Jeff Segin

Representative with McClure Engineering Company

More than a thousand acres of landlocked, wooded land will be opened for development as Route 242 makes its way through Lake Ozark connecting Horseshoe Bend Parkway and State Road MM to Highway 54. Already, several developments have expressed interest in building in the interior district, Segin explained, expanding the building possibilities outside retail. One situation is for a combination assisted living center that would include memory care for aging adults. On one side of the center, adults could live with little assistance, maybe rehab therapy. As their needs progress, so does the care.

The center would also include a memory care wing with around-the-clock care for patients with Alzheimer's disease and dementia. Segin said other possibilities for development include multi-family residential units, like apartments and town homes, that would be affordable options for workers. A small business park or educational facility would also fit the needs of the area and the space well, Segin said. Apr 1, 2011. Deanna Wheeler, *Lakenewsonline.com*

New condo development in the works along Bagnell Dam Boulevard

Development of a new, high-end condominium complex in Lake Ozark took a giant leap forward on Wednesday after the Planning and Zoning Commission approved a rezoning request for a parcel of land located on Bagnell Dam Boulevard. The proposed site sits between Regent Place condominium complex and Pizza Hut, and across the street from Monarch Plaza.

Shawnee Bluff, LLC, requested the board to change the classification of the land from CR-3 Mixed-Use High Density District to R-3 Multiple Family Dwelling District. Because of its location next to a condominium complex, representatives said it is an easy transition to change the zoning classification. Plus, because of the steep grading of the land up from the road, the land is nearly impossible to develop as commercial property.

The Planning and Zoning Commission approved the rezoning request unanimously. The next step is for the request to be approved by the Lake Ozark Board of Aldermen before developers present the site plan for approval. Developers of the property are envisioning building a high-end condominium complex at the site. The complex will have three buildings, each six stories tall with 24 condo units per each building.

While all six stories will be visible from the bluff side, only four stories will be visible from the street side, representatives said. Developers are also envisioning a glass-backed elevator to maximize the gorgeous views of the lake's waters. Each unit will be about 1,700-square-feet, and have three bedrooms and three bathrooms. Apr 9, 2011. Deanna Wheeler, *Lakenewsonline.com*

Bagnell Dam power plant receives national award for improvements

The power plant at Bagnell Dam received recognition from the National Hydropower Association for improving its efficiency and environmental controls. Ameren Missouri is one of seven companies in the nation to earn the Outstanding Stewards of America's Waters Award in 2011.

In 2007, the Federal Energy Regulatory Commission demanded Ameren make several changes to operation of the Osage Power Plant. The company responded by replacing four of its eight main turbines, developing new ways to mix and air water for discharge from the dam, and increasing generation capacity.

What they're saying

"Most people who work in the hydro industry have a deep rooted interest in our environment and see the beneficial use of producing power with clean, renewable water," said Philip M. Thompson, superintendent of the Osage Plant. "I am excited about the efficiency improvements made in the Osage control system and with the new turbines, because it allows us to produce more energy with the same amount of water. Additionally, it helps Ameren Missouri keep rates lower." Apr 13, 2011. *Lakenewsonline.com*

CVS pharmacy set to begin construction

Construction will start quickly on the first tenant at the Shoppes at Eagle's Landing. CVS, a national pharmacy chain, is expected to start construction on a 14,900-square-foot store before May 1. The store will be open in the early fall of 2011 becoming the first store to open in the 220-acre Eagle's Landing development. Developer Gary Prewitt said this is a sign of more great things to come. Prewitt said he expects to announce more major retailers coming to the site soon.

Menard's, a building supply store, and Kohl's department store were the first two stores to sign onto the development. Kohl's is next store expected to start construction on a 64,000 foot store to be open to the public sometime in the late fall.

Eagle's Landing is located in Lake Ozark at the intersection of Highway 54 and Bagnell Dam Boulevard. The 220-acre development is using a \$63 million Tax Increment Financing agreement with the city of Lake Ozark to help facilitate development.

Apr 15, 2011. Rance Burger, *Lakenewsonline.com*

Lake of the Ozarks Community Bridge rates rise come April 1

It [wasn't an] April Fools joke when the fare to cross the Lake of the Ozarks Community Bridge increased by 50 cents to \$3 on April 1. This will be the first summer season to see higher toll rates on the bridge after the Bridge Commission decided last fall to increase both the in-season and off-season rates by one-half dollar. That brought the summer rates to \$3 per carload and the winter rates to \$2 per carload.

Larry Gridley, president of the Bridge Commission, said last fall that the 50-cent increase was the lowest recommended by consultants to bring the bridge revenues up to meet legal and technical requirements of the bond covenants. "The commission worked hard last summer to get low-interest USDA financing, but we weren't successful," Gridley said this week. "We did have a \$30 million guaranteed loan, but we had to find a local bank that would make the loan. We applied to three banks, but we were unsuccessful." In the meantime, interest rates have climbed to between 4 and 4.5 percent. There remains a glimmer of hope, he noted, because one of the institutions is willing to review mid-summer revenue and traffic numbers. "But it's probably not going to work out," he said.

One of the requirements of the bond covenants to obtain financing is that the revenue stream has to be 120 percent of actual costs to operate the bridge. The revenue has been running about 100 percent, but the increase in the toll rate bumped that up to 116 percent.

"We're hoping the bond holders see that as a positive for us," Gridley said.

In the original feasibility study for the bridge, one of the major components for success was a new highway to the bridge. State Routes F, TT and MM now wind and twist up and down the hills from Highway 5 in Sunrise Beach to the bridge at the end of Shawnee Bend peninsula. In the original plan, a Transportation Development District would have purchased the bridge for \$30 million and financed half the cost of the new route with another \$11.8 million through the proposed USDA loan. The unawarded loan would have been repaid via toll revenues.

A raise in tolls, however, had been planned either way for around six months, Gridley says. The increase in tolls that would have taken place if the refinance via USDA had been approved was the same as this lowest increase advised by traffic consultants without it, according to Gridley.

About the bridge

Lake of the Ozarks Community Bridge Corporation was formed in 1992, and development of the project went into high gear. Construction began in 1995, and the bridge was dedicated May 1, 1998. Today the Lake of the Ozarks Community Bridge serves as a key traffic artery for both tourism and local traffic. Mar 11, 2011. Dan Field. *Lakenewsonline.com*

BRIDGE RATE HISTORY

Established in 1998
Passenger Cars
\$1.50 in winter
\$2.50 in summer

In-Season Expanded in 2005
to Include April and October

Rate Increase November 2010
Passenger Cars
\$2 in winter
\$3 in summer

BRIDGE TRAFFIC HISTORY

Year	Traffic Count
FY 99	807,275
FY 00	1,010,172
FY 01	1,084,742
FY 02	1,156,087
FY 03	1,232,118
FY 04	1,337,579
FY 05	1,401,106
FY 06	1,527,969
FY 07	1,589,784
FY 08	1,587,357
FY 09	1,397,974
FY 10	1,314,298

TOLL RATES IN SEASON

(April 1 to Nov. 1) Passenger car, van, pickup, or motorcycle - \$3.00;
Passenger car, van, pickup, or motorcycle with trailer - \$4.25; two-axle and three-axle truck or bus - \$5.00; four-axle truck - \$6.50; five-axle truck - \$8.00; truck with six or more axles - \$9.50

TOLL RATES IN SEASON

Nov. 1-March 31): Passenger car, van, pickup, or motorcycle - \$2.00;
Passenger car, van, pickup, or motorcycle with trailer - \$2.75; two-axle and three-axle truck or bus - \$3.50; four-axle truck - \$4.50; five-axle truck - \$5.50; truck with six or more axles - \$6.50

UPCOMING EVENTS



A P R I L

EVENT	DATE	LOCATION	CONTACT INFO
Lake Area Fiber Arts Festival	Apr 23	Osage Beach, MO	573-552-5118
E.P.D.K-9 Crappie Tournament	Apr 23	Rocky Mount, MO	573-569-8809
23rd Annual Magic Dragon Street Meet Nationals	Apr 29 - May 1	Lake Ozark, MO	573-964-1008
Open 9 Ball Tournament	Apr 29 - 30	Sunrise Beach, MO	573-374-1307
Kelly's Clown Golf Classic	Apr 29 - 30	Lake Ozark, MO	573-348-4700
Cinco De Mayo Party at Mexicali Blues	May 5 - 7	Osage Beach, MO	www.mexblues.com
Lake Ozark Rotary Club 27th Annual Golf Fundraiser	May 6	Osage Beach, MO	573-365-4212
Spring Harbor Hop	May 7	Lake of the Ozarks	1-800-funlake
Lake Capital Bike Run 2	May 11	Camdenton, MO	573-873-2219
Hot Summer Nights - Bagnell Dam Strip	May 13	Lake Ozark, MO	573-964-1008
International Evening - food and wine	May 14	Lake Ozark, MO	www.lakeymca.org
Oma & Noma Days	May 14	Lake Ozark, MO	573-365-7132
2011 Lake of the Ozarks Dam to Dam Run	May 20 - 22	Lake Ozark, MO	515-571-7400
Memorial Day Fireworks at the LAKE	May 28	Lake of the Ozarks	1-800-funlake

Nauti Rooster Bar & Grill

Opening May 2011!

Look for the Giant Rooster! Located at the 0 MM by Water and on the Historic Bagnell Dam Strip, the Nauti Rooster will be "the" premier Water Bar at Lake of the Ozarks! Nauti Rooster Bar & Grill will have CHEAP Drinks, GREAT Food, FABULOUS Entertainment and a true "GO FAST" Boat Atmosphere.

In addition to serving lunch and dinner, we will also be serving breakfast...a much needed service on the water at Lake of the Ozarks! We will be offering the standard bar fare and I hope to add Bar-B-Q as well as some of my favorite, unique dishes from Key West.

Nauti Rooster Bar & Grill will have a Nautical Cowboy/Go Fast Boat/Country Rock Theme. It will have a rustic feel and we are going to use as much reclaimed materials as possible. Nice, but casual and rustic. With the help of some really great friends we will have quite the collection of boat racing memorabilia and racing photos. Nauti Rooster will be built in multiple phases. The first phase will be the bar and the second phase will be a nightclub. The nightclub will be located where The Pier is currently.

Nauti Rooster Bar and Grill will have a variety of entertainment. We are putting together a great line up from DJ's, Various Bands and of course ME! Our main stage will be ROCKIN' the Lake of the Ozarks everyday!

It is our desire to make everyone feel at home at Nauti Rooster Bar & Grill. We want you to feel like it's your hometown local hangout. We will have a giant vinyl picture of the Lake of the Ozarks on one wall. If you have a home here, we invite you to write your name on the picture where your home is located. There are various other "surprises and details" about Nauti Rooster Bar & Grill that will be coming your way in the near future. However I can't tell you everything right now. I don't want to give away ALL the good stuff...

~ Dale Blue ~ www.lakeoftheozarksnightout.com

Home-selling tips: What not to renovate in 2011

There are lots of great ideas available regarding good renovation suggestions. For example, watching DIY shows can inspire many ideas and plans.

However, sometimes it's helpful to know right off the bat the ideas that are just bad. It's good to keep in mind when doing any renovations how they may add to the value or ability to sell your home if the need arises. Otherwise, you may be forced later into further potentially expensive renovations just to sell your home.

In general, most buyers are looking to create their own home. If you are indeed looking to sell, you want to have as clean a slate as possible. That way your potential buyer can work on "seeing" themselves in the house. Not that you have to keep your home bland, but you may want to be careful regarding any drastic renovations.

The bottom line is, our homes are personal to most all of us, and you don't want your personality to override your buyers.

Here are a few ideas about what not to renovate in 2011

- Don't do renovations that will date your home. Different home interior styles will trend depending on where you live. It's also a matter of business. For example, awnings are still being advertised as a "great addition to any home" in the Northeast. I see the ads every summer. People who have had a business usually want to stay in business, even if their product has become passé. Another example is "paste-on murals." I saw an ad for this product just yesterday on Facebook. Murals went out in the 1970s.
- I can't say this enough – no wallpaper. Wallpaper is a matter of taste. If you want wallpaper in your home, great. But if you ever want to sell your house, get rid of it. For one, it's too personal, and two, it is aggravating to get rid of.
- Don't do huge expansions. With the economic downturn, more people are buying smaller homes.
- Don't price yourself out of your market with expensive renovations. Home theaters or major electronic systems, such as security for example, may not work in your favor when selling.
- Talk with local real estate agents and go to a few open houses. If you are working with an agent, they will also be able to get you "comps" or the pricing of comparable homes in your neighborhood. I had grandiose ideas of renovations for my home when I was looking to sell my house a couple of years ago (this still holds true and even more so now). My agent helped me to see that I would have ended up with a house too pricy to sell in my neighborhood. You are better off fixing whatever needs to be fixed and doing smaller touches such as replacing hardware on cabinets.
- Closed kitchens are out. There is a greater trend towards kitchens that a family can hang out and feel comfortable in. You may need to make some adjustments to the kitchen if you are looking to sell. You might put in a breakfast nook or put in a butcher block as an island to allow the new cook to socialize more easily.
- In that same vein, no continuous counters in the kitchen. A continuous counter generally runs in an "L" shape, with the person preparing food facing a bank of cabinets. To allow the cook to be involved with the other people in the room or perhaps have a window to look out of, you may want to create a variety of work stations. Think of how restaurant kitchens have work tables strategically placed to promote better communication and oversight between the cooks.
- When painting in preparation to sell, don't select bold, bright colors. Warm, soothing earth tones are trending right now.
- Don't do much with your basement. The best you can do is to be sure you don't have dry rot and leaks. Resist the urge to put in a bedroom in the basement. Even though a house with more bedrooms is more likely to sell, having a bedroom up to code in a basement is costly and ultimately can be unappealing to a buyer.
- Overall, think smaller renovations, more light-filled rooms, open floor plans, better windows and other energy savers such as insulation. Also, upgrade electricity and your home's ability to handle electronics.

Cris Carl is a writer for Networx.com, a networking site for those with home improvement projects.

Feb 22, 2011. Chris Carl. Gatehousenews.com