

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

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## **News from around the Lake.....**

### **Dierberg's brings new full-time employment opportunities**

Dierbergs Markets, set to open April 16 at Dierbergs Lakeview Pointe Shopping Center, is starting to take applications for management positions. Jeff Gloss, manager for the new 77,000-square-foot store, said he plans to hire 12 to 15 department managers in the next couple months to start work in late February. Applications can be filed online now by visiting [www.dierbergs.com](http://www.dierbergs.com) or in person at the trailer parked in the grocery store lot around the second week in December.

“Anyone interested in applying should just watch the sign. We’ll be posting the hours that we’ll be available,” he said, adding that while they’re hoping to get people with grocery experience, a strong retail background might be enough to garner a spot with the new store. “We’ll need people for meat, produce, salad bar – every department in the store.

” After department managers are hired, the store will then move to hire another 35 full-time, 65 part-time and 50 to 75 seasonal employees.” *Continued on page 2..*

## **Dierberg's brings new full-time employment opportunities** Continued from page 1.

"It's a big store – we'll have a lot to do and we'll need a lot of help doing it," Gloss quipped, adding that with every passing day, he gets more excited about the future. "This store is going to be beautiful! I've been in this business 28 years and have never seen anything like the architectural design we're using. It'll be similar to the new store we just opened up in Des Peres but this will be even better because we'll have an outdoor patio and 5,000-square-foot mezzanine overlooking Lake of the Ozarks."

The market will also include a JJ Twigs eatery, offering pizzas and Panini's; Bob's Signature Smokehouse Barbecue, which will be smoking ribs, salmon chicken and brisket; and a full deli featuring a wide variety of dishes, many of which are made from employees' favorite recipes. Gloss said customers will be able to pay for their food on the spot, then take it with them or have it sent upstairs via the dumb waiter to be delivered to them at the mezzanine or patio.

Gloss said that the store will also feature a large selection of Missouri-grown produce, promised to be picked just hours earlier, an extensive whole life department of organic and natural foods, a UPS store, Great Clips and Crown Vision center.

The store, located directly across from the south entrance to the Osage Beach Premium Outlets, will be the company's 25th and its first supermarket outside the St. Louis metropolitan area. Phase Two of the development project will include 45,500 to 61,100 square feet of retail space. December 13, 2012. Nancy Zoellner-Hogland. *Lake of the Ozarks Business Journal*. /LakeExpo.com



## **Roadmap to 2013 road work**

With 2013 well underway, the Lake of the Ozarks region is expecting renovations, expansions, and constructions within the Camden, Miller, Morgan and Pulaski Counties. Bob Lynch, MoDOT Area Engineer, constructed a list of renovations occurring throughout the lake area for 2013.

### **Camden County**

- ◆ Rte. 5 Camden County - Hurricane Deck Bridge - 32.3 million - Construction of a new bridge to include 2-12' lanes and 2-7' shoulders. Located just east of downstream from the existing bridge. New bridge to open by end of 2013.
- ◆ Rte. 5 Morgan and Camden County - Roadway resurfacing project from Rte. 52 in Versailles south to just north of the Niangua Bridge. The project will include construction of a 4' paved shoulder for both sides of the roadway. Completion by the end of 2013.
- ◆ Rte. 54 Camden County - Roadway resurfacing project from the intersection of Bus. 5 in Camdenton west to the Niangua Bridge.
- ◆ Rte. 5 Camden County - Construction of a center turn lane, 4' paved shoulder and roadway resurfacing. This project is a cost share project with the City of Sunrise Beach and is approximately 1 mile in length from south of Lk. Rd. 5-36 to north of Lk. Rd. 5-31. Project will be let late fall of 2013, with construction to occur in spring of 2014.
- ◆ Osage Beach Parkway - Partial roadway resurfacing of various sections of the Parkway from Rte. 42 east to Lake Ozark.

### **Miller County**

- ◆ Rte. 54 Miller County - West Bound Osage River Bridge - Complete bridge deck resurfacing to include full depth pavement repairs.
- ◆ Rte. 42 Miller County - Construction of a 2' or 3' paved shoulder from Iberia to Osage Beach. Project is complete from Iberia to 5 miles east of Osage Beach. The 5-mile section remaining will be complete in Spring of 2013.
- ◆ Rte. 17 Miller County/Pulaski County - Roadway resurfacing and
- ◆ construction of a 2' paved shoulder from I-44 to Rte. 52 in Tuscumbia.
- ◆ Rte. 52 Miller County - Roadway resurfacing and construction of a 3' paved shoulder from Rte. 17 in Tuscumbia to Rte. 54.

Jan 14, 2013. *lakenewsonline.com*.

## **Drilling under the lake continues for gas project**

Boring under the Lake of the Ozarks at the Niangua Bridge on Hwy. 5 continues as construction crews work to create space in the earth under the lake bottom for 3,320 feet of pipeline. The bore is one of three at lake area bridges that are part of a project by Summit Natural Gas to extend natural gas service throughout the lake region from west and north to east and south.

Bores will also be done at the Hurricane Deck Bridge on Hwy. 5 and Lake of the Ozarks Community Bridge on State Route MM. These three bores, each taking around a month to complete, are the most expensive parts of the Lake of the Ozarks project, according to Summit's Director of Missouri Business Development Bret Brown. Boring at the Niangua Bridge began Nov. 12 and is nearing completion.

Construction workers utilize a \$7 million piece of equipment to accurately bore from one side of the lake to the other. The machine is controlled by a crew at one side of the bridge. Attached to the front of the bore rig is a head that steers in the direction that the pipe will go, according to Brown. Behind the head of the bore rig is a 40-foot rod that drills an 11 1/4 inch hole under the entire length of the lake. Once the machine has drilled 40 feet into the ground, workers attach another 40-foot rod to the existing rod and continue to do so every 40 feet until they reach the other side of the lake.

Once the head of the bore rig reaches the other side of the lake, the pipe will be laid out and welded together, ready to be pulled through. The drill head is removed and replaced with a pull head. This pull head is welded to the pipe that will be placed in the ground and then pulled back through the existing hole, along with the 40 foot rods. Every 40 feet, a rod is removed until all the pipe has been pulled through.

"The logistics behind building a Natural Gas pipeline aren't as simple as finding customers and putting pipe in the ground," said Project Manager Bert Stefanic. "A system is designed and mapped out to show proposed installation locations, rights-of-way must be obtained from land owners, hiring contractors, marketing, sales, and so much more that goes into it." Brown explains that the best way to describe a natural gas pipeline project is to compare it to a moving assembly line.

"In order for the job to be complete, each person must do their designated job to ensure that the next person can do theirs. If land is not cleared, then the pipe can't be put in the ground. If the pipe isn't put in the ground, then the cleanup crews can't come restore the property. As each person works and completes their job, the next person can begin their part of the process," Brown said.

Overall, the project is ahead of schedule. Summit representatives anticipate that most of the Westside area of the lake will be hooked up and running in February or March 2012. Live gas service is expected to reach Osage Beach, Camdenton and Lake Ozark areas by the heating season of next year.

The natural gas will come from the Lincoln area via a six-inch steel main line that is currently under construction as well. Summit Natural Gas currently serves over 11,000 customers in areas of northwestern, southwestern and central Missouri. For more information about obtaining lower cost and efficient natural gas please visit [www.summitnaturalgas.com](http://www.summitnaturalgas.com) or call 573-374-1244.

Dec 10, 2012. [lakenewsonline.com](http://lakenewsonline.com).



This \$7 million piece of equipment began drilling under and across the lake bottom at the Niangua Bridge on Hwy. 5, from the north shoreline to the south, on Nov. 12 and is now almost done with the first of three borings that will be done to extend natural gas service throughout the region.

## **Isla Del Sol talks revived**

A proposal to build a causeway from an island to the mainland on the northshore is back on the agenda for the Miller County Commission.

During a recent public hearing held by the commission, the developers/owners of Isla Del Sol indicated that there has been an agreement with residents who own property where the causeway would connect with the shoreline. In light of that, they would like the commission to re-consider granting approval of a Community Improvement District to oversee the construction and maintenance of the causeway.

About 50 people attended the hearing held earlier this month, Despite the large crowd, few spoke out in opposition. Those who did were not necessarily opposed to the CID but were more worried about the traffic and maintenance of Lake Road W-12. The support of the commission for a CID is crucial to the proposed causeway. Once the county makes a decision, the developers/owners would have to file a permit with Ameren for approval.

Known as Isla Del Sol, the condominium development is not accessible by land. It is served by a ferry service that runs to and from the shoreline at the end of Lake Road W-12 on the north shore of the lake in Miller County. Prior to being taken over by Rockwood Bank of Eureka, the current owners/developers, it was known as Atlantis Island. Prior to being bulldozed for development, it was called Hawaiian Island for years by locals.

Past attempts to build a causeway between the shoreline and the island have failed. For the county, the concerns have been financial. A CID could resolve those concerns. The proposed causeway, constructed of rip rap, would link the shoreline to the island, a distance of about 300 feet.

A CID is a financing mechanism that would allow the formation of a district. The district, once it is formed and has a board in place, could assess fees against the residents within the boundaries of the district for construction and maintenance of the causeway. The CID would run as its own entity, electing a board to make decisions. Miller County Commissioner Brian Duncan said the developers/owners have set aside \$100,000 in a special road fund to assure county officials that the county is not going to incur any financial responsibility for the proposal. Jan 17, 2013. Joyce Miller. *lakenewsonline.com*.

## **Offshore Super Series race returns to the Lake with new twist**

Hosted by Beavers at the Dam, the Offshore Super Series is coming back to the Lake of the Ozarks in 2013. The speed and power of offshore boat racing will hit the Lake June 7-9.

With National and World Champion, as well as world record holder, Dave Scott, an offshore racing legend, as the honorary chairperson, the Lake of the Ozarks Invitational Offshore Super Series will be a world-class racing event attracting teams, support operations and thousands of spectators from the area and beyond.

And it will come with a new twist this time: Working with the City of Lake Ozark, the Missouri Department of Transportation and Ameren Missouri, the event committee is excited to announce that Bagnell Dam will be closed to traffic to allow fans to view the races from the Dam.

The goal is to generate significant new tourism revenue to the Lake of the Ozark economy at a time before the traditional summer vacation season. The race committee is working to meet all race event financial commitments through sponsorships and designate the remaining funds for local charities as well as beautification projects in the Historic Bagnell Dam Strip area.

Sponsorships will be available to help fund the various aspects of the event. Volunteers and in-kind donations will be appreciated in order to generate the most revenue for charitable donations.

Editor's Note: The Offshore Super Series committee clarified Dec. 13 that plans to close the Dam for the race are tentative. The OSS race committee is currently working with officials from Ameren Missouri, the Missouri Department of Transportation, and the City of Lake Ozark on a plan to allow spectators onto the dam in order to view the race.

Dec 13, 2012. *lakenewsonline.com*.

# UPCOMING EVENTS

## January ~ February

EVENT	DATE	LOCATION	CONTACT INFO
The Great American Medicine Show at Royal Theatre	Jan 26	Versailles, MO	573-378-6226
5th Annual CADV Chili for Charity Cook-Off	Feb 2	Osage Beach, MO	573-346-9630
2013 Mardi Gras Pub Crawl	Feb 16	Lake of the Ozarks	www.lakepubcrawl.com
Polar Bear Plunge Lake of the Ozarks	Feb 23	Osage Beach, MO	somo.kintera.org
Breakfast with Santa at the Lodge of Four Seasons	Feb 24	Lake Ozark, MO	www.lakebridalexpo.com
Lake West Business Expo	Mar 2	Sunrise Beach, MO	573-374-5500
Winterfest at Tan-Tar-A	Mar 2	Osage Beach, MO	573-302-2368
Liverpool Legends at the Lake - Main Street Music Hall	Mar 8-9	Osage Beach, MO	1-800-386-5253
34th Annual Products & Services Show	Mar 9-10	Lake Ozark, MO	573-346-2227
St. Patrick's Short Bus Shuffle	Mar 16	Sunrise Beach, MO	573-374-5852
Buddy Bass Tournament	Mar 23-4	Lake Ozark, MO	573-365-2634
Easter Egg Hunt - Hillbilly Fairgrounds	Mar 31	Laurie, MO	573-374-8776
Jacob's Cave Swapping Days	Apr 4-7	Versailles, MO	573-348-4374
The Great Lake of the Ozarks Gospel Sing	Apr 4-6	Osage Beach, MO	888-285-7464
April Showers Dance—Lake Jazz Band	Apr 14	Linn Creek, MO	573-346-7191
Dogwood Festival 63rd Annual	Apr 18-21	Camdenton, MO	573-346-2227

### Wehrenberg Theater

The developer for a new Wehrenberg Theater in Eagles' Landing is expected to begin work on an eight-auditorium complex this month, weather permitting. Charles Misenheimer, the city's building official, said in a report to the board that a foundation permit has been requested. Thomas Construction of Osage Beach will be the general contractor.

Completion is expected by summer. Jan 15 2013. Nancy Zoellner-Hogland. *Lake of the Ozarks Business Journal/LakeExpo.com*



**A new 23,258-square-foot Wehrenberg Theatre facility, to be located in the Shoppes at Eagles' Landing, will contain eight auditoriums containing a combined 1,128 tiered stadium-style seats, a concession stand and restrooms. The largest auditorium will house 282 seats.**

## **Reassessments begin in lake area**

Don't be surprised if sometime soon you see someone from your county assessor's office looking over your property. This is the year for reassessment of your real estate and personal property. According to state law, assessors place assessed values on tax rolls every odd-numbered year. This requires assessors, or their designee, to visit every property in their respective county and check real estate for its current estimated market value.

According to state law, all assessments for property tax purposes must be based on market value and must be uniform within the same class or property. Assessment is the process of placing value on a property for property taxation. Reassessment is an update of all real property assessments to equalize values among taxpayers and to adjust values to current market conditions.

Joe Cochran, Miller County assessor, said his office will run sales comparisons at various locations around the county to verify the sales data is correct and to make sure properties are appraised correctly. "We have already started visiting properties and have visited roughly 5,500 of the 21,100 parcels so far for the 2013 tax year," he said. The project should wrap up by June.

If a correction needs to be made, an adjustment will be made. There is an appeal process if property owners believe an increase in the assessment is incorrect.

Assessors will look for depreciation in properties, will see if the assessed value has remained the same or if there is an increase due to improvements or changes in the market. Over time, the value of property may change depending on its nature, location and other factors. Reassessment is the only way to make sure the taxpayer is being taxed fairly and is taxed the same as other comparable property. Once assessments are determined, the various taxing entities (schools, cities, counties, ambulance districts, etc.) use the new numbers to apply their tax levies. "We like to be within 5 to 10 percent of the market value in our assessments," Cochran said. An increase in assessed value does not necessarily equate to an increase in property taxes. Taxes are calculated by multiplying an assessed value times the combined levies of the taxing entities.

If levies increase, taxes may increase even if assessed values remain unchanged or decrease. If you see an increase in your real estate taxes in the even numbered years, it is due to new construction or a levy increase. If levies decrease, an increase in assessed value may not cause an increase in taxes. "We have seen a slight recovery in the market in some areas, and some other areas have seen a decrease in the market value of their properties," Cochran said. "If there is any increase, it will likely be minimal and be less than 5 percent in almost every case this year. The properties that have decreased are roughly the same, and will not lower more than 5 percent in most cases. Our assessment ratio is at 93 percent for the county as a whole and that is a great number to be at for the state and the citizens of our county."

### **Then what?**

Once market value has been determined, the assessor calculates a percentage of that value to arrive at an assessed value. The percentage is based on the classification, which is determined, by the type of property and how it's used. As per state law, percentages for each class of property are:

Real Estate	Personal
Residential – 19 percent	Cars, boats, other – 33 1/3 percent
Agriculture – 12 percent	Historic Autos – 5 percent
Commercial and all other – 32 percent	Farm Equipment, Livestock – 12 percent
	Grain 1/2 percent

<b>2009</b>	Real Estate .....	\$296,236,675
	Personal Property .....	\$80,984,131
	TIF .....	\$19,110,030
	<b>Total .....</b>	<b>\$396,330,836</b>
<b>2010</b>	Real Estate .....	\$300,279,800
	Personal Property .....	\$77,300,995
	TIF .....	\$19,232,550
	<b>Total .....</b>	<b>\$396,813,345</b>
<b>2011</b>	Real Estate .....	\$297,115,166
	Personal Property .....	\$72,630,524
	TIF .....	\$19,114,410
	<b>Total .....</b>	<b>\$388,860,100</b>
<b>2012</b>	Real Estate .....	\$298,382,770
	Personal Property .....	\$75,938,155
	TIF .....	\$20,153,660
	<b>Total .....</b>	<b>\$394,474,585</b>

As an example, a residence with a market value of \$50,000 would be assessed at 19 percent, which would place the assessed value at \$9,500. An automobile with a market value of \$10,000 would be assessed at 33 1/3 percent or \$3,333. Each January, assessors send out personal property assessment forms. Owners of personal property (cars, boats, planes) are required to provide the assessor with a list of personal property as of Jan. 1.

### **Appeal process**

Property owners who do not agree with the assessment can file an appeal with the assessor. There are three steps to an appeal: Informal appeal, Board of equalization, State tax commission.

For more information on the assessment and taxing process, go to [www.stc.mo.gov/faqs.htm](http://www.stc.mo.gov/faqs.htm), or call your county assessor: Miller County Assessor – Joe Cochran, 573-369-1960. Camden County Assessor -- Eddie Whitworth, 573-346-4440. Ext. 1260. Jan 17, 2013. Dan Field. [Lakewsonline.com](http://Lakewsonline.com).