

LAKE TAPAWINGO NEWS

A publication of the Lake Tapawingo Country Club

Proposed dock rule would ban unencapsulated foam by April '24

By John Braden

(Note: John Braden has a "grandfathered" dock at 45-A with unencapsulated foam that also does not conform to "new" dock rules in other ways.)

The Lake Tapawingo Country Club Board voted May 16 to begin a rulemaking that would force owners of nearly one-fourth of the Lake's docks to replace their conventional foam flotation with encapsulated foam by March 31, 2024.

The proposed rule would require two more readings and two more affirmative votes to go into effect. The next Lake Board meeting is at 7 p.m. Monday, June 6, at the Clubhouse.

Lake Office records indicate there are 368 docks on the lake. That includes both floating docks and stationary docks generally sitting on posts. A visual inspection by the *Lake Tapawingo News* found 88 floating docks are resting on unencapsulated, or partly unencapsulated, foam flotation.

In addition to the costs of replacing their foam, the rule change could cause owners of otherwise "non-conforming" docks to run afoul of another rule that requires any dock undergoing more than 50 percent replacement to be declared a "new" dock -- which would require the dock to conform to other rules governing size, design, boatlifts and placement. Unless the board otherwise provides to exempt such foam replacement situations from the 50-percent rule -- or to determine new foam does not constitute more than 50 percent of the dock -- that could force some owners of pre-rule "grandfathered" docks to obtain entirely new conforming docks.

Conventional foam was the flotation choice that replaced air-filled steel oil drums years ago. Although reports indicate conventional non-encapsulated

See Dock, Page 3.



MINOR SUBDIVISION -- The city Zoning Commission tabled a request to move two lot lines dividing three land-locked lots designated 61A, 61B and 61C in the center of E Block. The request sought to create three lots with equal 50-foot frontages facing on a strip of Country Club property where the applicant hopes there will be a road. Panel members said before they would approve three house-sized lots, they want to see engineering drawings and proposals of where a road and underground utilities would be built and who would pay for them. (The Jackson County Parcel Viewer lot lines overlaying E Block are for illustration purposes and are somewhat distorted from actual survey lines.)

Zoning panel tables subdivision request

By John Braden

The city Zoning Commission tabled May 24 a request to move two lot lines dividing three land-locked lots designated 61A, 61B and 61C in the center of E Block. The request included a "minor subdivision" map and sought to create three lots with equal 50-foot frontages facing on a strip of Country Club property where the applicant hopes there will be a road.

Property owner Connie Thomas said her three lots now have frontages of 75 feet, 50 feet and 25 feet on their northwest side and she wants to move the intervening property lines to the southwest to create three lots with equal frontages. She told the commission she thought it was odd that one lot was only 25 feet wide when she bought them. She said she would only build one house but said if one of her sons wanted to build next to her it would be nice

to have a full-sized lot.

Commission Chairman Dale Blanchard said the lots had been considered unbuildable because there is no road and no utilities to the property. Thomas said she was told a road goes right in front of the properties and there is a 10-foot-wide easement for utilities. The "road" actually is a strip of grassland owned by the Lake Tapawingo Country Club, while the "easement" is a pathway owned by the Country Club.

Blanchard said the commission was to make a recommendation to the City Council for final action on the request. He said the commission did not want to make a recommendation that would create more problems in the future for the city, the Country Club and property owners.

Commission Member Andy Rogers said there is no road and the developer

See Panel, Page 4.



Around the Lake

SYMPATHY

Barbara Miller, 41 Anchor, on the death May 9 of her mother, Mary Lou Lemberger.

Richard Phillips, 113 Dockside, on the death May 23 of his wife, Charlotte, 69, at Centerpoint Medical Center, Independence.

BIRTHDAYS

June 3 Lisa Cherepak, 62 Anchor
 June 6 Nancy Martin, 22 Dockside
 Kim Osborne, 142 Dockside
 June 11 Barbara Burke, 57 Beach
 June 16 Amy Lengyel, 161 Anchor
 June 17 Lisa Hodges, 17 Beach
 Mackinzie Moran, 4 Dockside
 Jane Nicol, 59 Dockside
 June 18 Susie Graff, 30 Dockside
 June 26 Beth Kreiling, 56 Beach
 June 30 Joan Mackey, 66 Anchor
 Sharice Tremain, 195 Anchor

WELCOME TO THE LAKE

Richard and Sabrina Korentager, 82 Anchor
 Michael and Erin Morgan, 164 Beach

If you know of anyone who needs a Get Well card, Sympathy, Birthday greetings, Congratulations or Welcome to New Resident, call or text Lisa Davis of the Women's Club at (530) 386-1629.

Get invasive species training for boating season

The Lake Board plans invasive species training at 9 a.m. **June 18** in the Clubhouse. Training normally is on the third Saturday of each month. It is required before residents may obtain boat registration stickers or dock permits, or use the lake "for any activity."

Preregister for training by contacting the Lake Office at office@laketapawingomo.com or (816) 228-3721.

Property owners are reminded they must provide guests with all lake use items while they visit Lake Tapawingo. They may not bring their own gear into the lake. This includes water toys, flotation devices, and of course, any fishing gear.



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Dock rule change would require three readings, votes

Continued from Page 1.

polystyrene foam slowly deteriorates, entering water bodies and the marine food chain, the Lake Board has never publicly discussed that as an issue in recent history.

The topic came up May 16 when Board Member Scott Johnson suggested docks be required to meet current standards for new docks, including encapsulated foam, upon sale of property, figuring the dock improvement cost would be factored into the overall cost of a house. President Jayme Dean said the best option for mandating encapsulated foam might be a “sunset” date by which all conventional foam would be prohibited.

Board Member Clayton Holland said such a deadline could not be too soon because contractors would be inundated with dock requests. The Docks and Waterfront subcommittee also would have to investigate and process applications to modify the 88 docks in addition to its normally busy calendar.

Board Member Mike Stiles moved to set a deadline of Jan. 1, 2024, to require removal of non-encapsulated foam from all docks. Board Member Wes Knox seconded. John Braden, 45 Anchor, said the proposal would be a rule change and would require three readings and votes to amend the Lake Rule Book.

Stiles revised his motion to propose a new rule setting a deadline of March 31, 2024, to require removal of non-encapsulated foam from all docks. Knox confirmed his second and the board approved, 11-0. Two more readings and affirmative votes would be required for passage.

Current Lake Rules

The current Lake Rule Book under Docks, Waterfront and Shoreline (F. Docks) states:

15. Dock Flotation

a. The Board of Directors must approve materials to repair flotation docks. The only acceptable form of flotation is encapsulated foam, without prior approval of the Board.

b. All new flotation docks must be installed with encapsulated foam.

c. Any existing dock being transferred to a new location must meet the current standards for new docks.

The same section also provides:

19. ... If an existing dock requires more than 50 percent replacement (as determined by the Docks and Waterfront Committee) and/or it has to be removed from the water to be repaired, it will be considered construction of a new dock... All new docks must be constructed and located in compliance with current rules and regulations.

The upshot of those rules is that currently only “new” docks must have encapsulated foam. Existing non-conforming “grandfathered” docks are to be declared “new” and must comply with current new-dock standards (for flotation, size, design and placement) if they are moved to a new location or more than 50 percent of the dock is replaced. Over the years, the “50 percent rule” has led to a gradual replacement of “grandfathered” non-conforming docks with conforming docks.

Cost, timeframe “ballpark”

The *Lake Tapawingo News* questioned costs with Brad Williams, owner of Williams Lakefront Construction, a

major provider of docks and repairs at the Lake and the Lake Board’s chosen contractor for its own lakefront work.

Williams was asked for “ballpark” estimates for typical work. He said installation of encapsulated foam on a hypothetical 12- by 20-foot dock would cost less than \$5,000 including labor. He said property owners could buy the foam and install it themselves at a materials cost of \$316 per 4- by 4-foot by 16-inch float or \$283 for 4- by 4-foot by 12-inch float. He said Williams Lakefront does not sell cheaper flotation but confines its products to those that meet highest standards for wall thickness, impact resistance and resistance to water absorption.

Williams was asked about the cost of replacing an entire dock if a requirement to replace foam triggered the 50-percent rule on a grandfathered dock that was also non-conforming for other reasons. A new dock also might be needed if the framework of an aging dock was too fragile to survive the replacement work.

Williams said the hypothetical 12- by 20-foot dock could cost between \$15,000 and \$20,000 for a new dock. He added that new foam might be considered less than 50 percent of the dock, suggesting possibly 33 percent of the dock.

Williams was asked about Holland’s concern that contractors might not be able to convert or replace all those docks by March 31, 2024. He said it could be done, though it might not be easy. If the rule should pass, he said dock owners should not wait until the last minute to place their orders. He said it currently takes his supplier 14 to 20 weeks to fulfill an order. He said weather conditions during the two winters before the proposed spring deadline would have an effect on the work.

Time limit eyed for 50-percent rule

Knox and Board Member Brian Smith also suggested a time limitation should be added to Lake rule F. Docks, 19. that states any dock that requires more than 50 percent replacement would be considered a new dock that must comply with new dock standards. It was suggested a dock could be considered new if more than 50 percent is replaced within 12 months, to reduce the possibility that a dock owner might make repeated replacements of less than 50 percent to avoid having to make his dock comply with new dock standards. Smith said without time constraints the current “grandfather clause” rule is open for interpretation.

See more Country Club Board Report, Page 5.

Dolan to move, leave City Council

Alderman Rhonda Dolan, 54 Anchor, is selling her house and moving out of the city, creating a vacancy on the City Council in Lake Tapawingo Ward 1 (A Block).

Dolan, who was elected to the City Council in April 2021, said she would be moving to the Crossroads District of Kansas City, Mo. It was reported she would be leaving in mid-June.

Mayor John Sellars was expected to nominate a replacement for approval by the City Council. The nominee would fill the remainder of the two-year term until the April 2023 election.



Panel calls for engineer drawings with road, utility siting

Continued from Page 1.

of such a minor subdivision usually pays to build the road and water/sewer and electric utility mains. He said the minor subdivision map did not show where those necessities would be located.

Alderman Steve Magel said he represented the city's community development department and that the commission needs to look at whether three potential houses in that area are warranted. He said the community development department thinks there must be an agreement between the developer and the people who own the "road" and "easement" land, i.e., the Country Club.

Magel said there already is a problem with two houses at 42-E and 43-E using other people's property as a driveway to their houses. A "driveway" from Emerald Shore Drive (at the railroad tracks) previously extended to the back of 43-E. When 42-E was built, gravel was added to the "driveway" extending to that house as well. Magel noted the gravel driveway crosses both the Country Club property and a portion of an empty lot to the north of that, which is owned by Rebecca Cravens-Wait, daughter of Barbara Cravens at the adjoining 58-E.

"We've got a bad situation now," Magel said. "We shouldn't make a bad situation worse."

(Alderman Brad Cloverdyke noted at a May 25 Municipal Committee meeting that 43-E is now for sale with the possibility a buyer might think he has rights to drive over others' property to reach the back of the house.)

Commission Member Gary Mallen asked how the gravel came to be placed on the property. Magel said it was done illegally and that the city made a mistake and did not require it to be removed. Magel said "the powers that be" at that time let the encroachment stand. Then-Mayor Tom Goddard was acting as city building official at that time.

Thomas said her surveyor said where the "road" was and that she had called the Country Club for a year on the matter. Board President Jayme Dean said she had told Thomas that the situation needed to be corrected by the city. Dean said the Country Club does

not have the financial ability to pay for a road and that the matter began with an incorrect designation of access to the property.

Commission Member Jeff Pirner said Thomas should present engineering drawings showing elevations, drainage and designations of where the road and utilities would be built. Blanchard said also performance bonds would be required for utility and road improvements before the issues could be resolved. Magel said if the city had a full planning department and city manager, the application would not have been sent

to the Zoning Commission until those requirements had been fulfilled.

Thomas questioned whether all that was necessary for her requested property line moves. Rogers and Commission Member Andy Gibler said Thomas was creating the potential for construction of three houses and the commission had to assume there eventually would be three houses if approval were granted.

Pirner moved and Rogers seconded that the application be tabled. The motion was approved by unanimous voice vote.

BLUE SPRINGS EVENTS

Enjoy summer weather with these local activities

- JUNE 5** Summer Concert Series - JLove
6pm Rotary Park 600 NW Vesper
- JUNE 7** Yoga & Wellness 6:30-8 pm
Colonial Gardens 27610 E. Wyatt Rd
- JUNE 12** Beers & Boutiques
7-10 pm The Mill Room 1201 Main
- JUNE 18** Yoga in the Park 7:30 am
Rotary Park 600 NW Vesper
- JUNE 24** Summer Adult Cornhole Tournament
All Day 425 NE Mock Ave



Monthly Home

CHECKLIST

HERE COMES THE SUN! Longer days & warmer weather bring home projects to the top of the to do list. Check out these easy tasks to make it more manageable.



- ✓ Situate seasonal plants for optimal sunlight
- ✓ Clean baseboards
- ✓ Seal exterior doors to prevent unwanted insects
- ✓ Trim shrubs growing close to AC units
- ✓ Re-stain weathered looking decks or fences
- ✓ Soak & scrub trash bins

Market UPDATE For Lake Tapawingo



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COUNTRY CLUB BOARD REPORT

Lake Board makes assessment increase top priority

The Lake Tapawingo Country Club Board of Directors met May 2 and 16 at the Clubhouse. President Jayme Dean presided.

Visitors: Fred Chavez, 34 Anchor; Stacie Evans, 137 Beach; T.J. McGinnis, 102 Dockside; Beverly Payton, 140 Beach; Jessica Simpson, 135 Beach; John Braden, 45 Anchor.

Project “To-Do” list: President Dean asked the board to focus on prioritization of the board’s previous “to-do” list. Board Member Cyndi Peterson suggested paring the list down by removing anything that either could not be done within the current board’s time frame and anything that was not a high priority. It was agreed that research into gating the entrances and “community matters” should be deleted from the list. It was also agreed a number of other items on the list are already in progress and reports of same should be given at subsequent board meetings.

Board Member Susan Stiles suggested many items on the to-do list would require funds, depleting monies for future dredging, roads and other high-ticket projects. She said due to the time involved in investigating, presenting, passing and processing a proposal to increase assessments, she asked the board to move the issue of increasing property owners’ annual assessments to a high priority. Board Member Scott Johnson said another source of revenue might be consideration of a potential transfer fee when property is sold.

As a result of the discussion, Dean said the top five priorities on the to-do list are: Investigating an increase in assessments; maintenance of the dam’s spillway; rules, regulations and bylaws; rehabilitation of the Miller’s pond dam; sale of Country Club owned real estate.

Dam and Spillway: President Dean said Board Member Brian Smith was seeking a second engineer’s opinion on state-required repairs to deteriorating concrete in the dam spillway.

Miller’s pond rehabilitation: President Dean said a special committee and project manager are needed to collect and update information on the effort to rehabilitate the Miller’s pond dam, which

carries Anchor Drive above AB Cove.

Clubhouse: President Dean said an e-mail vote to buy additional chairs for the Clubhouse was approved in order to meet rental dates. She said 40 chairs were ordered from Sam’s. Board Member Cyndi Peterson said they were shipped and scheduled to arrive by May 23. She said the total including a handling fee was \$1,478.72. She confirmed the new chairs are from the same manufacturer and would match existing chairs.

Peterson said she was disappointed that the Sportsmen’s Club did not agree to help pay for the replacement chairs. Board Member Joe Rush said the Sportsmen’s Club was open to assist in replacing the chairs with similar chairs. He said they were not interested in paying for the hard plastic chairs that replaced upholstered chairs with arm rests.

It was suggested the Sportsmen could be charged a rental fee or the chairs could remain locked up in the new furniture storage building. President Dean said the Clubhouse subcommittee members should go to the Sportsmen’s Club, explain what the board has spent and see how the two organizations could partner together. Board Member Susan Stiles said the board needs to repair its relations with the Sportsmen’s Club. Board Member Wes Knox said if the replacement chairs cost \$1,400, half that amount would be \$700. Knox said a ramp should be obtained for the furniture storage building to protect tables being moved.

Dean said she talked with Sportsmen’s Club President Jim Clarke about the

possibility of replacing the playground equipment that was removed from behind the Clubhouse as unsafe. She said she was not sure the board wants new equipment due to liability and insurance issues. Board Member Steve Meek said the former play area had been a nice feature for Lake children when it was there.

Silt Control: Fred Chavez said the former silt pond site on the Ponderosa property created a number of issues from runoff over the past few years and more issues ensued after the property was restored and graded. He said muddy runoff runs down the hill and into a drain pipe between 32 and 33 Anchor that is dumping silt runoff into the lake. He presented photos of a silt plume in the lake below the pipe.

Chavez said the former silt pond was graded incorrectly so runoff goes toward the lake. Board Member Clayton Holland said he and Maintenance Coordinator Matt Kempf and Board Member Brian Smith would look at the site. Holland said a 10-inch pipe between 32 and 33-A from a box drain was reduced to a 4-inch pipe by the property owners of 32-A. He said the pipe does not extend completely through the seawall creating a washout of the fill behind the seawall. Holland said the contractor that installed the drain pipe should be held responsible. President Dean said she would locate the photos of the work performed at 32-A.

Holland said before seeding the silt basin, the grade of the property needs to be adjusted to drain more toward U.S.

See Board, Page 6.



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Board president cautions on Lake privileges, quarantine

Continued from Page 5.

40 rather than sloped toward the lake. Dean said grading and seeding of the former silt basin remained incomplete.

Board Member Steve Meek said a lack of commitment shown by contractor Underground Plumbing Pros had gone on long enough. He said they missed the season for planting grass seed both in the fall of last year and now this spring. He also told the board that Underground Plumbing Pros, which also performs work for the city, should not be able to use Lake property as the parking lot for their equipment while not in use. Dean said she and Smith would meet with the contractor May 20 to discuss follow up action.

Treasurer's report: Treasurer Randy Thatcher said the 2022 remaining assessments anticipated to be collected totaled \$10,270 and the three long-delinquent accounts in collection (including their 2022 assessments) totaled \$52,651.

Board Member Kim McReynolds asked that next year a list of property owners having no Lake privileges be forwarded to the board by April 1 as she said a past due

resident has paddleboarded every day this year while being on the no Lake privileges list for past due assessments.

President Dean said residents with past due assessments will have no access to the lake for any purpose. She said that means utilization of the Clubhouse, pathways, Lake boat lots and the Lease Lot. Stored items in lots will be considered as trespassing on Lake property. She said loss of Lake privileges applies to anyone associated with the delinquent property whether they be family living in the home, guests or renters.

Lake Environment: President Dean said the invasive species quarantine times are not negotiable for anyone for any reason with no exceptions. She said board members cannot relax vigilance to protect the Lake and property owners' investments.

She said brand new lake use items still in the store wrapper must be quarantined the appropriate length of time as if they were used items. She said the reason is due to a small percentage risk that the item might have touched contaminated waters at some point. Board Member Susan Stiles asked if that meant fishing lures in sealed

packages. Dean confirmed they would be included in quarantine.

Dean said board members are to photograph watercraft, lily pads and other such water use items and send the images to the Lake Office for recording quarantine periods. She said anyone who did not feel comfortable enforcing the quarantine rules should speak to her.

Roads, Easements and Pathways: 17-C. Board Member Wes Knox said he contacted new resident Tamara Thissen regarding the erosion she reported at the concrete pathway next to her property at 17-C. He said there are marked areas of erosion and washout at the pathway itself as well as the street and lakeside areas. Knox said the erosion is bad enough to be a trip hazard.

He said Thissen would like to have the erosion issues resolved before she addresses the seawall problem at her property. President Dean asked the Roads, Easements and Pathways subcommittee to develop a repair proposal to present to the board.

At the subsequent meeting, Board Member Mike Stiles reported the erosion
See Eroded, Page 7.

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Eroded path closed; summer landscaping work hired

Continued from Page 6.

is extensive although it does not look bad from the street. He said the concrete pathway is unsafe to use. Board Member Clayton Holland said the pathway mainly serves as a drain to the lake.

President Dean suggested removing the three pathway markers and deleting the pathway altogether. Replacing the concrete with riprap was discussed, but it was stated the size of the rock needed would eliminate the area as a walkable path. The board passed, 10-0 with 1 abstention, a motion by Mr. Stiles to remove the pathway markers.

There was also discussion of erosion behind the seawall at that location. President Dean requested options be presented at the June 6 meeting, with bids to resolve the erosion and correct the drainage chute. Holland said he and Board Member Brian Smith would examine the situation.

Parks and Beautification: President Dean said a proposal by Brad Cloverdyke, 3 Beach, to plant native grasses and wildflowers in Liberty Gardens and other landscape areas could not be implemented until fall. She said if the board was considering approving that plan, a temporary plan should be presented for beautification and maintenance of the landscape areas until fall. She asked that a plan be presented to the board for decision at the next meeting.

At the subsequent meeting, Board Member Steve Meek moved to accept a bid of \$5,000 from Andy and Kristy Rogers, 120 Dockside, to maintain

and freshen landscaped areas over the summer. The motion was approved, 11-0.

Board Member Cyndi Peterson suggested that pickleball and tennis court users stack the plastic chairs which are strewn about the courts on a regular basis. Board Member Randy Thatcher said he would suggest the chairs be bungee tied when the court is not in use.

Docks and Waterfront: 70-A. Board Member Susan Stiles said a new dock at 70-A was unfinished despite an extension of the original dock permit in April 2021. She said the dock is not anchored to the shoreline and is tied to the deck, creating a shoreline trip hazard. The owners were to be asked how they intended to attach the dock to the shore as proposed in the application. A 3-point citation was assessed to 70-A for not completing the dock despite the extension. Also, the owner was to be advised to correct immediately the shoreline trip hazard.

115-D. Board Member Jennifer Moran said no decision had been made by Becky Jameson, 115 Dockside, on placement of a new dock. Board Member Cyndi Peterson noted the resident cannot reserve an unused dock space.

135-B. Moran said owners of docks near a site approved for a 9-foot-long by 12-foot-wide dock for 135-B expressed concern to owner Jessica Simpson about navigating the narrow cove when she added a 20-foot-long pontoon boat alongside. Simpson said owners of the dock opposite her boat said they ordered a pontoon boat and both would not fit between the docks.

Moran moved that the new dock be rotated 90-degrees with the swim ladder facing the cove. She said the dock, 12 feet long plus a 4-foot ramp, would not stick out further into the cove than any other dock in that area and would have an additional 1.5 feet on each side. That would allow Ms. Simpson to moor her boat on the opposite side of her dock. Simpson said she does not want to create ill will among her neighbors and would reconfigure the dock to better accommodate her boat without encroaching on the already cramped cove. Moran further moved the dock should be moved slightly to one side so that there is 16.5 feet between docks on either side. The motion was approved, 12-0.

23-C. Ms. Stiles presented a permit application for Paul and Brenda Bowers to connect electricity to the dock at 23-C. The application included detailed information of the installation and noted the riprap placed at C Cove would not be disturbed and the Lake easement would be returned to its original condition. The board passed, 12-0, a motion by Ms. Stiles to approve the application.

140-B. Ms. Stiles presented a boatlift permit application from Jim and Beverly Payton at 140-B. She said the lift from 41-B would be installed to the side of the existing dock. President Dean said the dock already has one lift. She said rules and regulations permit only one boat lift per dock. Ms. Stiles said the dock also is in poor condition. Visitor Stacie Evans, 137 Beach, said the dock at 140-B floated loose and hit her dock. Ms. Stiles said she would contact the

See Lake, Page 9.

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Lake Board prohibits fishing from Railroad Cove dam

Continued from Page 7.

Paytons regarding the dock condition and the second lift rule. No vote was taken.

At the subsequent meeting, Ms. Stiles re-presented the boat lift application for 140-B. She said, while the dock has an upper deck and a slip, it is only 12 feet wide and the slip is less than 8 feet wide and has no lift in it, meaning, under Lake Rules, the dock is narrow enough for a side boat lift, plus the slip is too narrow for a lift. Ms. Stiles said the dock is in poor condition and lists to one side but there is ample space on each side to accommodate the boat lift. The board passed, 11-0, a motion by Ms. Stiles to approve the boat lift.

29-B. Board Member Mike Stiles presented a dock modification permit application for 29-B to raise the upper deck 6 inches and replace it with aluminum. He said the upper deck height requested is within parameters of Lake Rules. He said Rob and Kelli Jordan wish to modify the shore side of the dock for safety and accessibility. The dock ramp connects the shoreline bluff to the upper deck. Mr. Stiles said the Jordans' request was to relocate the dock stairs and add a 6-foot landing deck to the back of the 24-foot dock within the space between the dock and the shoreline, making safer access to the lower deck. He said the new stairs would be made of galvanized steel and composite steps. He said the modifications would not extend the dock further into the lake, only the shore side. The board passed, 10-1 with 1 abstention, a motion by Board Member Scott Johnson to approve the permit application.

58-A. Ms. Stiles said the stone façade on the 58-A seawall had fallen into the lake. It was decided the property owner might not have seen this and that Ms. Stiles would visit with the owner about removing the debris from the lake.

68-A. Ms. Stiles said there is a boat lift completely under the water and detached from the dock belonging to 68-A. She said she researched the permit, which required the lift to have a marker above the water, which does not exist. Board members indicated they considered the lift to be abandoned. The board passed, 12-0, a motion by Board Member Bill Ellwood that the owner be directed to remove the lift from the lake or the board would do so at the owner's expense. A representative from the Docks and

Waterfront subcommittee was to contact the property owner regarding removal.

137-B. Stacie Evans, 137 Beach, said the Evanses had paid a portion of the cost to repair the seawall at their dock site several years ago. She said when their dock was replaced two years ago, the contractor said a boatlift since added to the 41-B dock was so close the Evans dock had to be moved to an unsound part of the old wall. She said since the 41-B lift was sold, she would like to move her dock back to its original attachment. She also said she would like to move her dock over so that she and her guests would not have to avoid dock cables to gain entry to the dock. President Dean said Docks and Waterfront would investigate further, including the original permit for the 41-B lift. With a chronologically progressive view of the map on the overhead projector, the dock ramp did not appear to have been moved, the dock size was increased and the method to secure the it to the shoreline had changed creating the obstacle.

Bylaws, Rules & Regulations: Fishing rules. Board Member Wes Knox moved fishing be prohibited on the dam of Railroad Cove citing safety concerns along the road. Board Member Steve Meek, a member of the city-Lake Board Municipal Committee, was asked whether the Country Club or the city would pay for two signs stating "Fishing Prohibited Between Signs." He said it should be the responsibility of the Country Club. Knox's motion passed, 9-0 with 3 abstentions. Meek said he would meet with the Municipal Committee to determine whether the city should be involved in erecting the signs along the road.

Citations. Discussion and determinations of rule infractions included: Issuing a letter to **69-A** for trash bags near the shoreline.

Board Member Mike Stiles moved to issue a 12-point citation to **64-B** for failure to remove a partial second dock from the lake. The 12-point penalty imposes a 28-day loss of Lake privileges, (other than use of the lake to remove the second dock). The motion also included imposition of another 3 points for a one-year loss of Lake privileges should the dock not be removed by June 5. The motion passed 12-0. At the subsequent meeting, President Dean reported the partial dock at 64 Beach had been removed from the lake.

70-A received a 3-point citation for not completing a dock whose permit was extended last April. Also, the board said connection of the incomplete dock to the property owner's deck creating a shoreline trip hazard should be immediately corrected.

Real Estate: President Dean told the board the city's Water and Sewer Maintenance building is owned by the Country Club and rented to the city. She said the city is bearing the cost of replacing the custom door on the back of the building.

Water Patrol: Board Member Wes Knox said the Water Patrol would begin work on the weekend and the propeller on the patrol jon boat had been repaired. He said they would concentrate on Water Patrol pontoon boat maintenance next.

Official Country Club minutes may be read at the Lake Office.

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MAYOR'S MINUTES

Dealing with four-letter words: diet, plan, list...

By Mayor John Sellars

This is a wonderful time of year when we are beginning to actually do the fun activities we have been dreaming about all winter -- like boating, kayaking, fishing and swimming!



I began my own preparation by getting tags for our kayaks, checking my fishing gear, pulling out the floating gear, and trying on my swimming suit. It was at this point that I quickly realized, my swimming trunks had shrunk over the winter!

After exploring potential reasons and excuses for this happening, I had to admit that I had put on weight. Bummer. This meant going on a diet which I began six weeks ago. It just seems to me that every day is a bit longer when you are on a diet. Every week is a bit longer as well. It reminds me why diet is a four-letter word. Diets are not fun especially with a new Whataburger opening in Blue Springs. No fries and cokes for a while for me.

Another four-letter word is plan. A plan can be like a diet. It sometimes means you cannot do everything you would like to achieve future goals. At our June meeting the Board of Aldermen will approve the 2022-2023 budget plan. Other agenda items include our ongoing strategic plan, zoning and ordinances plans, a computer security plan, and long-term financial and infrastructure plans.

Wow, this is quite an agenda when you realize it all represents work done by volunteers and our small staff. We are blessed with neighbors who volunteer their time and with staff who make our city such an efficient, vibrant and beautiful place to live.

One last four-letter word, list. After developing the plan and securing the budget, it is time to develop our next to-do list. Every month we create and deal with our to-do list. Without a to-do list,

we talk, then go home, and nothing gets accomplished. When we review our to-do list on a regular basis, the Lake moves forward.

I invite you to attend the Board of Aldermen meetings and hear our four-letter words thrown around.

Dean named Citizen of the Year

Every year the City of Lake Tapawingo selects a resident who is recognized as the Citizen of the Year at the Truman Heartland Community Foundation Annual Banquet. The person selected is someone who has made a significant contribution to our community.

I am pleased to announce that Jayme Dean is our 2022 Citizen of the Year. Jayme Dean has lived a life of service. In addition to being an elementary school teacher, Jayme and her husband David are foster parents. She volunteers at her church and for Harvesters Food Bank. Jayme has served five years as the President of the Lake Tapawingo Country Club Board of Directors.

Other service to the City of Lake Tapawingo includes serving on the Board of Aldermen, Strategic Planning Committee, Election and Nomination Committee, Municipal Committee, Budget Committee, Lake Dredging Committee, and volunteers at functions. Jayme has received recognition as the teacher of the year at Southwind Elementary School in the Raytown School District.

Please join me in giving thanks to Jayme Dean, our 2022 Citizen of the Year.

Please let me know if you have any questions at johndsellars1@gmail.com.

Blessings.



Dean

CITY COUNCIL REPORT

City Council certifies election, inaugurates winners

The Board of Aldermen of the city of Lake Tapawingo met May 12 at City Hall. Mayor John Sellars presided.

Visitors: John Braden, 45 Anchor.

Election certification: Mayor Sellars asked for a first reading of Ordinance 1018: *An Ordinance Accepting the Certification of the Jackson County Election Commissioners for the April 5, 2022, Election*. Alderman Brad Cloverdyke made a motion to advance the ordinance on first reading, which passed, 6-0. Cloverdyke then made a motion to approve the ordinance on second reading, which passed, 6-0.

City Clerk Paul Blixrud inaugurated aldermen who had been re-elected, Steve Magel, Tom Rodenberg and Bob Seago.

Appointments to Board of Zoning Adjustment, Zoning Commission: The

council passed, 6-0, a motion by Alderman Steve Magel to approve Mayor Sellars' nominations of Angela Bergner, 34 Beach, to the Board of Zoning Adjustment and Jim Conway, 91 Dockside, and Andy Gibler, 32

Dockside, to the Zoning Commission.

Vehicle size restrictions: Alderman Tom Rodenberg presented a proposed ordinance
See City, Page 13.

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City Council advances limits on vehicle size in city

Continued from Page 11.

based on recommendations of Police Chief Tammy Taylor to limit the size of vehicles, particularly trucks, operating or parked in the city. Ordinance 1019: *An ordinance adding Chapter 326 to the Municipal Code relating to vehicle restrictions* would prohibit operating or parking on city streets motor vehicles with a height more than 13.5 feet, length of more than 40 feet and width of more than 8.5 feet. The ordinance would allow the chief to issue special permits for oversized vehicles upon application. It also would require persons violating the section to pay restitution for any damages caused by such vehicles, and to be subject to legal penalties.

The council passed, 6-0, a motion by Rodenberg to advance the ordinance on first reading. Second reading and adoption are expected at the June 2 council meeting.

Community Development: Alderman Steve Magel said he and Alderman Tom Rodenberg had four or five items to refer

to the Zoning Commission for further discussion in a proposed work session. Magel proposed the commission and the council offer ideas and study the issues.

Magel said he hoped to have new street signage installed within a week. He said he might send the topic of overnight parking restrictions to the Zoning Commission for discussion. Magel said he also might have the commission consider whether to limit the width of new driveways on second tier to limit losses of on-street parking.

Alderman Brad Cloverdyke asked if the city was following up on a complaint last meeting by Jason Eaves, 24 Beach, that a fence between 25 and 26 Beach was taller than the 4-foot maximum allowed by city codes. Magel said City Attorney Paul Campo was working on the matter. City Clerk Paul Blixrud said no permit had ever been issued for the fence. Magel said the fence was built before the current resident moved in. Campo said if the fence was built before the fence ordinance was amended by the council, it would be grandfathered as a

non-conforming use. Mayor Sellars asked Magel and Rodenberg to further review.

Sellars said a graduate student from the State University of New York with studies in public administration and computers has agreed to work as an intern at no cost to help the city for 10 weeks on city codes, utilities and government management.

Annexation, city limits realignment:

Alderman Brad Cloverdyke said the Municipal Committee had not met since last month's discussion that Blue Springs would not consider deannexation of property adjoining 90 Beach unless the city of Lake Tapawingo agreed to establish their common city limits line due to realignment of the improved Woods Chapel Road. James and Lisa Autry, 90 Beach, had asked that Blue Springs deannex and Lake Tapawingo annex the two acres they own behind their house. Cloverdyke said a Lake Board member on the Municipal Committee indicated the board thought the issue was a city matter.

See City, Page 15.

JOE NICOLA

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Vote August 2

We are in desperate need for strong Constitutional Conservatives to protect our individual rights and freedoms that are guaranteed by the US Constitution. As a US Navy Seabee veteran, I took a life-long oath to defend the US Constitution against enemies foreign and domestic. I will stand up against the politicians on both sides of the aisle who have been encroaching on our personal liberties. Politicians are not our leaders, they are our servants voted in to serve the people. We hire them, we pay them, and we can fire them.

Joe Nicola

How Joe would vote **"Facts are stubborn things"**

A True Constitutional Conservative Republican YES
Vote for Joe on August 2 NO
 Endorsed by Bev Ehlen NO
 Missouri State Director NO
 Concerned Women for America YES

(Title used for identification purposes only)

7-1 Redistricting Map, HB2117
 Allow Men in Women's Sports, SB672
 Ban CRT in Schools, SB672
 Defund Abortion Providers, SB1
 Database for Patient Data (PDMP), SB63
 Vaccine Mandates in Schools, HB3014
 Expand Obama Care, HB10
 Anti-local Tyranny Law, SB12

Paid For By Citizens For Joe Nicola Janna Rust, Treasurer

How Mike voted

Mike Cierpiot

NO
 YES
 NO
 NO
 YES
 YES
 YES
 NO

Wrong "Republican" for Missouri

Time for Mike to be replaced on August 2!



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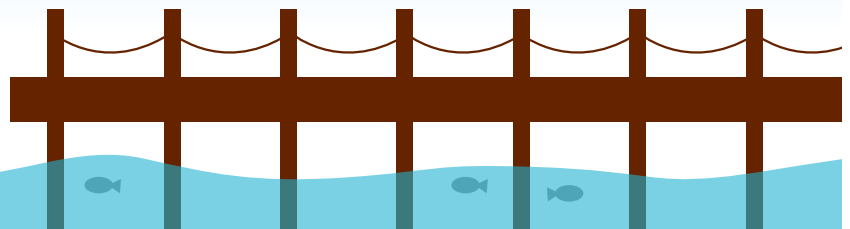
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City continues talks on Blue Springs border issue

Continued from Page 13.

Historically, the city limits line ran down the center of Woods Chapel Road, with Blue Springs having jurisdiction over the northbound lane while Lake Tapawingo had jurisdiction over the southbound lane. However, the road was moved slightly and widened. Cloverdyke said Blue Springs would like to have the entire road within its city limits and said if part remained within Lake Tapawingo, it might bill Lake Tapawingo for future road maintenance costs. City Attorney Paul Campo suggested finding the legal description of Lake Tapawingo's boundaries as well as surveys that show the limits of the road right-of-way. He suggested Blue Springs be asked to show whether its road improvement plans contained that information. Mayor Sellars said he would discuss the issue with Blue Springs Mayor Carson Ross.

Strategic planning: Alderman Morgan Combs said there had been little community response to questions about what should be the city's goals and what were its strengths, weaknesses,

opportunities and threats. She said the consensus she had heard regarding the city was to promote effective communication and working relations between the city and Country Club. Alderman Brad Cloverdyke said it appeared the citizens want to have a safe, financially sound community and for not much else to change. John Braden said the council should congratulate itself for improving relations with the Country Club, maintaining a sound financial status and working to keep the community safe. Mayor Sellars asked if the council was in agreement and most, if not all, agreed.

Water and Sewer: Alderman Bob Seago said the Water and Sewer Department replaced six sewer grinder pumps since the previous council meeting and responded to 13 calls to locate underground utilities. He said the water meter replacement program slowed down to allow the cash reserve for meters to be replenished. Seago said one of the department's employees had been working during his off time with

the city's plumbing contractor to learn more about the plumbing trade.

Office: Alderman Rhonda Dolan said she and City Clerk Paul Blixrud had been working with contractor Firefly to review computer system update costs to date and to get the new computer server installed plus changing the city's e-mails to Office 365.

Financial: Mayor Sellars asked the council to review both the working draft of amending the current budget and the working draft for the new budget for the next fiscal year that will begin July 1, 2022. He said the financials looked good and the city is maintaining a good cash balance. Sellars said he would review possible cash investments with different banks. He also said he would look at possible federal funds available for infrastructure projects.

Official city minutes may be read at City Hall or on the city Internet site, www.laketapawingomo.org.



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WOMEN'S CLUB NEWS

Cinco de Mayo a success; on to Movie Night!

By Shannon Follis

A huge thank you to everyone who came out and enjoyed and supported the Cinco de Mayo dinner. It was a great start for the 2023 scholarship fund.

We couldn't have done it without all the lovely residents and Women's Club members who volunteered, donated, and/or supported the event. We hope you all had some great festive fun enjoying the taco salad and drinks.

The Women's Club is super excited as we swing into prime lake season. Ice cream boats will be returning! Keep an eye out on the Residents of Lake Tapawingo Facebook page for the dates ice cream boats will be out.

Dumpsters available for Bulky Trash Days, June 14-16

Large trash dumpsters will be placed at City Hall for Bulky Trash Days, June 14-16.

Dumpsters are to be placed probably in mid-morning June 14, one for brush and yard waste and one for bulky items. A second bulky trash dumpster is expected later June 14, followed by a third June 15, with dumpsters removed as they are filled. Dumpsters will remain until June 16.

Only Lake residents are allowed to use the dumpsters. Lake Tapawingo police are expected to monitor attempts to bring in trash from outside the Lake.

Unacceptable items for bulky trash include major appliances, construction debris, firewood, paint, motor oil, tires, household hazardous waste and car parts. Lawn mowers, weed eaters, etc., must be emptied of all gasoline and oil.

No large tree trunks or stumps will be accepted at the yard waste dumpster.

Next up in fun events please join us for a movie night Friday, June 24. Bring blankets to lie on, chairs to sit in, and your favorite movie snacks for a family friendly movie night. Come to the Shelterhouse about 7 p.m. Once everyone is snuggled in, we will get the movie rolling as it gets dark.

The Women's Club Board meeting is at 7 p.m. on the second Thursday of the month, June 9 upcoming. This is held at

the Clubhouse. Want to get more involved? Help plan an upcoming event? Have ideas to share? Feel free to join us. Any club member is welcome to join the meeting.

Not yet a member and want to be? It is never too late to join. Julie Davis is our fabulous board member in charge of membership.

Hope to see you soon at an upcoming Women's Club event.



By John Nicol

Pancakes!

190 young and (uh) not so young met for pancakes on Memorial Day.



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By John Nicol

SPORTSMEN'S CLUB NEWS

Fourth of July Boat Parade theme: 'America the Beautiful'

By John Nicol

We are so lucky to live in a beautiful spot, that is in a beautiful country, reaching from "sea to shining sea." Reflect on what we have to enjoy and express it your own way by decorating your boat for our most patriotic day of the year, the Fourth of July.

Our 2022 Fourth of July Boat Parade theme, "America the Beautiful," recognizes our freedom for our wonderful land to continue to fulfill its promise! The annual Boat Parade is sponsored by the Sportsmen's Club. Impartial judges select the parade winners for First, Second, Third and Honorable Mention. Each is awarded a trophy and a traveling trophy listing past First Place winners is held for a year by that year's winner.

The boat parade contestants gather in C Cove by Liberty Landing to begin the parade at 2 p.m. on the Fourth of July. Organize your crew and gather the decorations to share your vision with the Lake. That makes everyone a winner, and that is beautiful, too!

by parents and grandparents, the kids were headed for some good experiences with the guidance from their mentors.

Scott Patton and Barnard Wilson set up the weigh-in at the Liberty Gardens gazebo and were joined by Chuck Welch at 1 p.m. to weigh and count the fish. From there, after the "keepers" were saved, the rest of the fish were released in the lake to get bigger for next year's contest. Then, returning to the Shelterhouse, a hotdog lunch waited and trophies were given to all participants.

The contest winners were:

- Addie Willig, largest fish*, a 1 lb., 14 oz. bass;
- Hudson Lee, most combined weight of all fish, 3 lbs., 4 oz.;
- Rett Silvius most total fish, 22.

*Addie topped Zen Sloan, who was first thought to have the largest catch, a nice 1 lb., 8 oz. channel catfish.

Even the very young fishing enthusiasts will have a great memory and trophy to show for the time spent together with loved

ones learning to fish. All in all, it was a good start for children new to the sport of fishing.

190 eat Memorial Day Pancakes

The Memorial Day Pancake Breakfast brought 175 adults and 15 kids to the remodeled Clubhouse on May 30 for breakfast being served by Lake kids who were selected from the volunteers by Chuck Welch. The over 60-year tradition continues.

BBQ Feast set 4 p.m. June 18

Your mouth begins to water just thinking about having some barbecued pulled pork, brisket burnt ends, chicken, andouille smoked spice sausage, BBQ beans, coleslaw, potato salad and desserts, provided by the Lake Tapawingo Women's Club. The Blaze-Off BBQ experts, Jim Clarke and John Harrison, will have the Sportsmen's Club's Awesome BBQ Feast ready at 4 p.m., Saturday, June 18, and will serve until 7 p.m. or until the food is gone.

Fireworks sale June 28-July 4

Fireworks are to be delivered June 28 for the Sportsmen's Club Fourth of July Fireworks Sale. Sales will occur through July 4 from 8 a.m.- 9 p.m. at the Shelterhouse. Funds raised by sales support the Sportsmen's Club to underwrite gatherings and pay for multiple scholarships.

Small fry catch 'em at Kids Fishing

Sign-in for the Lane Lasher Kids Fishing Tournament drew many young participants at 8 a.m. May 14. John Harrison and Jim Clarke had gift rods and reels and tackle box choices ready and Mike Bellinghausen brought doughnuts. Assisted

Awesome  Feast

A Great BBQ dinner sponsored and prepared by the Lake Tapawingo Sportsmen's Club Blaze-Off Experts

When: **Serving 4 p.m.- 7 p.m. Saturday, June 18**
(7 p.m. or when the food runs out, so come early)

Where: **Lake Tapawingo Shelterhouse**

What: **BBQ pulled pork, brisket burnt ends, chicken, andouille smoked spicy sausage, BBQ beans, coleslaw, potato salad and water, soda, beer and margaritas!**

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TAPAWINGO POLICE GAZETTE

PUBLIC SAFETY AND SECURITY

Pick up after your dog; keep car tags current

By Chief Tammy Taylor

We are again receiving complaints in regard to persons allowing their dogs to "do their business" in other people's yards and in the common areas throughout the city. When out with your dogs, please make sure you are carrying bags. Be mindful and courteous of others' property and pick up after your animal.

Your animals are not allowed on others' property unless you have been given consent by the owner. Also, it's reported that dogs are not on leashes in their yards or while out walking. The city of Lake Tapawingo has leash laws and you must follow them or risk receiving a citation. You can research this ordinance by going online to the city's webpage.

I am constantly approached by citizens asking, "How do all these people get away with expired plates" or "I have to have my car legal, why don't they?" All very good questions and believe me I have heard every reason or excuse as to why they are not current.

It is Missouri law that your vehicles are to display a current "tag." Please note

that you can receive a citation for failing to register your motor vehicle/expired tag. Again, please research Missouri law and the city ordinances in regard to this matter. Double check your license plates and save yourself the time, money and headache of a possible citation.

Citywide cleanup is this month!

Start gathering your items and yard debris for the bulky trash and brush dumpsters being placed at City Hall June-14-16. Let's continue to keep our community looking good.

Please note: The dumpsters are for residents only! They have a "fill limit"



so please pay attention to any signage that is placed on the dumpsters such as "FULL - NO MORE DUMPING!" Do not throw your items on the ground.

If they are over the limit the trash company will not take them and they can also charge additional fees. This happens every year and I am having to contend with trying to remedy the problem. So I would greatly appreciate everyone's help. If these kinds of issues continue to occur, we will need to rethink this event.

See Police Reports, Page 21.



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JUNE 2022

| SUN | MON | TUE | WED | THU | FRI | SAT |
|--|--|---|---|---|--|--|
|  | | | 1 | 2 City Council 6 p.m., City Hall | 3 | 4 |
| 5 | 6 Country Club Board, 7 p.m. Clubhouse | 7 | 8 | 9 Women's Club Board, 7 p.m. Clubhouse | 10 | 11 |
| 12 | 13 | 14  Flag Day Bulky Trash Dumpsters, City Hall Sportsmen's Club 7 p.m. Clubhouse | 15 Bulky Trash Dumpsters, City Hall | 16 Bulky Trash Dumpsters, City Hall | 17 | 18 Invasive Species Training, 9 a.m. Clubhouse (preregister) Sportsmen's Club Barbecue, 4 p.m. Shelterhouse |
| 19  Father's Day | 20 Country Club Board, 7 p.m. Clubhouse | 21  First Day of Summer | 22 Municipal court cases 1:30 p.m., Circuit Court, Independence | 23 | 24 Women's Club Movie Night, 7 p.m. Shelterhouse <i>City Hall closed</i> | 25 |
| 26 | 27 <i>City Hall closed</i> | 28 Sportsmen's Club Fireworks Sale begins, Shelterhouse | 29 Sportsmen's Club Fireworks Sale 8 a.m.-9 p.m. Shelterhouse | 30 Sportsmen's Club Fireworks Sale 8 a.m.-9 p.m. Shelterhouse |  | |

Police Reports

| | April 1-30 | March 1-31 | Feb. 1-28 | Jan. 1-31 | Dec. 1-31 | Nov. 1-30 | Oct. 1-31 | Sept. 1-30 |
|-------------------|------------|------------|-----------|-----------|-----------|-----------|-----------|------------|
| Traffic - Anchor | 9 | 3 | 1 | 2 | 2 | 6 | 3 | 10 |
| offenses - Beach | 0 | 2 | 2 | 0 | 1 | 0 | 2 | 4 |
| - Clipper | 0 | 0 | 2 | 2 | 0 | 1 | 1 | 1 |
| - Dockside | 1 | 1 | 0 | 0 | 1 | 1 | 0 | 1 |
| - Emerald Shore | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| - Woods Chapel | 1 | 2 | 4 | 4 | 3 | 9 | 4 | 1 |
| - U.S. 40 | 20 | 27 | 20 | 20 | 38 | 24 | 25 | 25 |
| - Total | 31 | 35 | 29 | 28 | 45 | 42 | 35 | 42 |
| Warrant arrests | 4 | 2 | 0 | 0 | 1 | 1 | 2 | 1 |
| Arrests | 4 | 2 | 0 | 0 | 1 | 2 | 2 | 1 |
| Felony arrests | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Codes complaints | 0 | 1 | 1 | 0 | 0 | 0 | 1 | 0 |
| Calls for service | 14 | 11 | 11 | 9 | 16 | 13 | 19 | 15 |
| Warnings | 27 | 17 | 12 | 17 | 36 | 34 | 31 | 32 |
| Total | 80 | 68 | 53 | 54 | 99 | 92 | 90 | 91 |



Seawall construction

Eickleberry Concrete and Decks



Call us for Custom:

- Flat work
- Block seawalls
- Outbuildings
- Outside tornado rooms
- Concrete work
- Seawalls
- Wood, composite decks
- Landscape
- Fire pits

**Contact Chad Eickleberry
(660) 238-5303 or (660) 747-0795**