

LAKE TAPAWINGO NEWS

A publication of the Lake Tapawingo Country Club



SOLD -- A Realtor sign designates the half of the pasture property on Anchor Lane sold by Rocky Queen to the new owners of 1 Anchor, right.

Half pasture sold to 1 Anchor

Realtor Janice Cunha confirmed that Rocky Queen, who had proposed developing more than 50 houses on pasture property next to 1 Anchor, has sold his half of the property to Rick and Mary Bedsworth, who recently bought 1 Anchor.

With 13.5 acres sold to the Bedsworths and 13.5 acres still owned by Larry and Dana McCue, 83 Anchor, Cunha said Nov. 22 there will not be a housing development on the property facing on Anchor Lane.

Cunha, an agent for ReeceNichols, said the Bedsworths, who moved from 17 Anchor to 1 Anchor, just wanted to have some land around the house and she asked Queen if he would be willing to sell. She said Queen agreed.

Queen's property included the north half of the upper pasture next to 1 Anchor and land north of 1 Anchor, below the bluff. The McCues own the south end of the upper pasture and land below the bluff to the west. At one time the land had been owned by former owners of 1 Anchor.

A strip of the property along the road is already within Lake Tapawingo city limits. The remainder is in Jackson County. The purchase by the Bedsworths does not bring the unincorporated land into the city limits or into the Country Club.

In March 2021, Queen had said he would like the city to annex the property to facilitate construction of 12 houses. Over the summer, Queen's proposal was expanded to include the McCue property with more than 50 houses. Queen had said the development would be built in Jackson County if the city declined annexation.

By August 2021, Lake resistance to the development, including concern about adverse effects on privately owned Lake roads, caused discussion of the development to move behind the scenes, out of public discussion.

City Council candidates must file by Dec. 28 for April election

By John Braden

The Missouri Legislature amended election filing deadlines, making the filing period for the April 5 city election a week earlier and two weeks shorter. The first day for filing by Lake Tapawingo city alderman candidates is Dec. 7; the last day for filing is Dec. 28 at 5 p.m. at City Hall.

Three of the six City Council seats are up for election on April 5. The two-year City Council terms are staggered so that one alderman is elected from each of the three city wards each year. The three aldermen whose terms expire in April are:

- In Ward 1 (A Block), Alderman Steve Magel, 14 Anchor;
- In Ward 2 (B and C blocks), Alderman Tom Rodenberg, 35 Beach;
- In Ward 3 (D and E blocks), Alderman Bob Seago, 12 Emerald Shore.

The remaining three council members, Rhonda Dolan in Ward 1, Brad Cloverdyke in Ward 2 and Morgan Combs in Ward 3, have terms that expire in April 2023, as does Mayor John Sellars.

The City Council meets one Thursday night a month and the six aldermen are assigned by the mayor to oversee the various city departments or functions.

To be eligible for election, alderman candidates must be at least 21, citizens of the United States, registered voters and residents of the city for at least one year preceding the election. They also must be residents of the wards in which they file for election. Candidates may not be in arrears for unpaid city taxes.

See Candidates, Page 3.

Lake Board reserves about \$59,000 for possible Clubhouse renovation

By John Braden

Faced with a Budget Committee recommendation that rejected all but a minimal amount for Clubhouse renovation in 2022 and several board members who wanted more complete cost information on the proposed work, the Lake Board voted Nov. 15 to move an estimated \$59,000 in "leftover" 2021 money to a designated fund for Clubhouse renovation that might be used in 2022 or thereafter.

The money would not be spent without a separate board vote, presumably after receipt of a new series of contractor bids that have been requested by Board Member Cyndi Willoughby. Willoughby had hoped to receive the bids in November but said they were likely to be delayed until after the first of the year.

The allotment of end-of-year cash to designated funds is a traditional practice of the Lake Board. Designated funds are

See Clubhouse, Page 3.



Around the Lake

BIRTHDAYS

- Dec. 1 Sharon Arbaugh, 74 Anchor
Jeanne Turner, 6 Anchor
- Dec. 2 Pat Miller, 159 Beach
- Dec. 5 Christine Smith, 38 Beach
- Dec. 10 Paula Weber, 115 Anchor
Frances Welsh, 77 Beach
- Dec. 12 Braden Hodges, 17 Beach
- Dec. 14 Larry McCue, 83 Anchor
- Dec. 18 Lisa Cloverdyke, 3 Beach
- Dec. 21 Barbara Young, 63 Beach
- Dec. 22 Heather Bateman, 116 Anchor
- Dec. 24 Jody Cloverdyke, 168 Beach
- Dec. 26 Craig Combs, 82 Anchor
- Dec. 27 Mike Bellinghausen, 26 Anchor
- Dec. 29 Beverly Payton, 140 Beach
- Dec. 30 Kennedy Bateman, 116 Anchor

WELCOME TO THE LAKE

- Charles Glaze and Sarah Gilpin, 70 Dockside
- Bobby Gene and Della Mae Hembree (joining daughter Crystal and Douglass Sharp), 70 Beach
- Jessica Simpson, 135 Beach
- Kelly Sloan, 138 Dockside

If you know of anyone who needs a Get Well card, Sympathy, Birthday greetings, Congratulations or Welcome to New Resident, call Tomi Bellinghausen of the Women's Club at 582-5293.

Invasive species training at Clubhouse

The Lake Board continues in-person invasive species training at the Clubhouse on the third Saturday of every month. Training is required before residents may obtain boat registration stickers or dock permits, or use the lake "for any activity."

Those seeking training should contact the Lake Office at office@laketapawingomo.com or 228-3721 to make arrangements.

The next training session is scheduled for 9 a.m. Saturday, **Dec. 18.**





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Half-page	\$ 20.00
Full-page	\$ 30.00

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News: Send news items to the editor at the e-mail address below or deliver to the Lake Office.

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Copies of the *Lake Tapawingo News* are available at the Lake Office for \$1 each.

Lake Tapawingo Country Club website: www.laketapawingomo.com

City of Lake Tapawingo website: www.laketapawingomo.org

Community Facebook pages: Search on Facebook for: "Residents of Lake Tapawingo" or "Lake Tapawingo Police Department"



Candidates sought in December for six Lake Board seats

Continued from Page 1.

Six seats of the 15-member Lake Tapawingo Country Club Board will be up for election in February for three-year terms. Candidates must be recruited by about the first week in January.

The Lake Board is required to select a nominating committee no later than 60 days before the Feb. 17 election, about Dec. 19, to recruit candidates. Ideally, at least seven candidates are needed to ensure voters have a choice.

Lake Rules require the nominating committee to report back its nominees at least 45 days before the Feb. 17 Property Owners Meeting and election -- about Jan. 3. Then ballots can be prepared and residents notified by letter of the candidates before the election, scheduled for 7 p.m. at the Clubhouse.

Property owners who want to express their interest in serving on the Lake Board may contact the Lake Office, 228-3721, to find a Nominating Committee member.

Normally only five seats, representing a third of the board, are up for election each year. The five regular seats up for three-year terms include those held by Hap Graff, Clayton Holland, Wes Knox, Gary Mallen and Joe Rush.

Also up for election is the remaining two-year term of a seat held by Susan Stiles, who was appointed to succeed the resigned David Hillerman until the February election. Under usual procedures of the election, the top five vote-getters would win the five three-year terms, with the sixth vote-getter receiving the two-year term.

Continuing on the Lake Board are Jayme Dean, Bill Ellwood, Allison Holmes, Kim McReynolds, Steve Meek, Jennifer Moran, Brian Smith, Randy Thatcher and Cyndi Willoughby.

The Lake Board meets on the first and third Mondays of the month and board members are appointed to subcommittees having responsibility for various Country Club tasks and properties.

To be eligible for election to the Lake Board, a candidate must own a lot in Lake Tapawingo, must be a year-round resident, must have resided within Lake Tapawingo for not less than two years preceding the date of the election, and must have no outstanding dues, assessments or fees owed to the Lake Tapawingo Country Club.

Qualified residents are urged to take a turn at helping lead the community on the City Council or Lake Board, while learning firsthand how their governments operate, and while getting to know their neighbors.

Clubhouse renovation dominates 2022 budget discussion

Continued from Page 1.

the Country Club's "savings accounts," setting aside money in hopes of avoiding special assessments for big-ticket expenses in the future.

The board had voted Aug. 16 to spend \$54,000 in undesignated funds in 2021 to renovate the Clubhouse when the 2021 budget had only \$20,000 budgeted, mainly for handicapped-accessible bathrooms, and only \$15,000 of that actually remaining for the Clubhouse work. Several board members later questioned that action, prompting a successful vote to reconsider the spending on Sept. 7. That returned the \$54,000 motion by Board Member Gary Mallen to the point before the board had voted on it and then the motion was tabled.

Meanwhile, a Budget Committee of Lake property owners met Oct. 20 to review a proposed budget for 2022 containing a line item of \$20,000 for the Clubhouse and proposing \$40,000 be diverted from other existing designated funds into a designated fund for Clubhouse renovation. Willoughby also had asked the committee for \$80,000 for major Clubhouse renovations in 2022. In response, the panel moved the \$40,000 in proposed designated funds into an empty designated fund for future dredging and cut the Clubhouse line

item to \$17,600 specifically to replace only the floor.

At the subsequent Nov. 15 Lake Board meeting, Willoughby summed up the board's choices as: voting again to approve the \$54,000 in 2021 funds; spending \$15,000 in remaining 2021 funds on handicapped-accessible bathrooms and \$17,600 in 2022 funds on new Clubhouse floors; or do nothing.

Board Member Hap Graff urged the board to proceed with spending the \$54,000, saying the board has done well financially and has been investing in projects.

Graff said opposition to spending for the Clubhouse renovation was

due to the *Lake Tapawingo News*. He said the project "did not get a fair representation" from the newsletter.

Over two years, the newsletter has reported on the six instances in which the Lake Board or the Budget Committee has rejected, stalled or reduced funding for major Clubhouse renovation.

Board Member Bill Ellwood moved that the board take the unspent \$15,000 from the 2021 Clubhouse line item and an estimated \$44,000 in funds expected to be left over at the end of the year and put the combined estimated \$59,000 into a designated fund for Clubhouse

See Lake, Page 4.



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Board makes little change to Budget Committee recommendations

Continued from Page 3.

renovation, subject to future appropriation by the board. The motion passed, 13-1.

The precise amount going into the Clubhouse designated fund will be determined at the end of this budget year.

Budget Committee Chairman Mike Stiles told the board it had not significantly changed the recommendations of the Budget Committee, which dealt with 2022 funds, because the money moved was “excess” funds from 2021. For that reason, he said he thought the proposed budget likely would be approved by property owners at the Dec. 9 property owners Budget Meeting at 7 p.m. at the Clubhouse.

Opening the 2022 budget discussion, Lake Board President Jayme Dean said she had been advised the Country Club no longer operates under bylaws of the Lake Tapawingo Development Co. and solely follows bylaws of the Country Club.

The Country Club bylaws and the Development Co. bylaws were both adopted on April 4, 1960, to govern jointly the Lake’s two closely interrelated governing bodies. The Lake Board has continued to use provisions of the Development Co. bylaws (Article IV) every year for budgeting purposes for the 20 years since property owners voted on Dec. 13, 2001, to merge the Country Club with its sister Development Co. to simplify board record keeping and tax filing.

After the \$54,000 Clubhouse spending had been reconsidered and tabled by the board in September, John Braden, 45 Anchor, delivered a letter to board members stating that the bylaws of both the closely related Lake Tapawingo Development Co. and the Lake Tapawingo Country Club continue to govern the successor Country Club. The Budget Committee language from the Development Co. bylaws was read by Treasurer Randy Thatcher to the most recent property owners Budget Committee meeting Oct. 20.

In relation to the proposed \$54,000 Clubhouse spending, Braden noted the Development Co. bylaws declare the board shall make no expenditure from assessment funds except those approved by a budget meeting of property owners.

Dean told the board she talked with board lawyers and researched the bylaws question and has been advised the Development Co. bylaws do not apply. She said the Development Co. guidelines have

been followed for the budget process “not because of the Development Co. bylaws. It’s because historically it’s what we’ve done.”

Dean said, in order to follow the Development Co. bylaws, the board would need to vote to merge the bylaws, which was never done after the merger. She said such a vote was well within what the board could do. She said it was a project that was being investigated and that would require bylaws to be developed, merged and voted on.

COUNTRY CLUB BOARD REPORT

The Lake Tapawingo Country Club Board of Directors met Nov. 15 via Zoom video conference. President Jayme Dean presided.

Visitors: Paul and Brenda Bowers, 23 Clipper; Kevin Hornick, 7 Anchor; Jane Quinn, 19 Anchor; Mike Stiles, 26 Beach; John Braden, 45 Anchor; accountant Rick Wesemann, Higdon & Hale CPA PC.

More 2022 Budget: Liberty Landing dock. Board Member Susan Stiles noted the Budget Committee did not approve a
See Liberty, Page 5.

The Medicare Annual Enrollment Period is upon us.

During this time, Oct. 15 to Dec. 7, you can review plan options for 2022 and make changes. **Remember, if you are happy with your current plan you need not do anything! You don't need to talk to anyone, sign anything, or see anyone!** Every Medicare Advantage Plan, Stand-alone Drug Plan, and Medicare Supplement Plan automatically rolls over for the next year. Everyone will receive their Medicare Advantage Plan or Prescription Drug Plan **Annual Notice of Change** by Oct. 1. So watch for it!

I will be conducting individual plan reviews by phone, e-mail and online media. After Oct. 1, you can view all the 2022 Plan Guides at www.seniorbenefits101.com. I strongly urge you to view the guides. You can also self-enroll on the website as well.

What you need to do for AEP this year:

- After Oct. 1, go to www.seniorbenefits101.com to view the guides.
- If you are happy with your plan, no need to contact me, it will automatically renew.
- If you have had changes in your medicines or have questions about plan changes and/or costs, **please contact me for assistance.**
- If you are an insulin dependent diabetic or have other chronic issues, there are new 2022 plans with updated formularies I can share with you.



As a former Lake resident, I appreciate and thank you for the opportunity to be of service over the years.

**Paul Kueffer, 816-520-2162, pckueffer@gmail.com
www.SeniorBenefits101.com**

(Not affiliated with any government agency.)

No Lake privileges

November 2021

The Lake Board lists the following property owners or tenants who do not have Lake privileges as of Nov. 24. Lake privileges include use of the lake for any purpose as well as all common space such as Liberty Gardens, boat lots, soccer fields, tennis courts, the Clubhouse and shelterhouses.

56-A Beatty	123-A O'Grady
120-A Rogers	124-A Schwenk



Liberty Landing dock, Miller's pond dam items outstanding

Continued from Page 4.

request for \$40,000 to replace the Liberty Landing dock and that bids and an understanding of the need would have helped the committee.

Board Member Brian Smith said the composite decking on the existing dock is fine but the wooden frame is rotten. Smith said he asked Williams Lakefront Construction for a bid for a new dock, but didn't have the bid by the time the Budget Committee met. So, he said, he entered a request for \$40,000 so that the dock replacement and any other unforeseen item could be addressed. President Dean said the Budget Committee suggested the funds could come from \$50,000 in undesignated funds.

Miller's pond dam. Board Member Hap Graff said the board is not going to be spending the \$346,000 currently in a designated fund for rehabilitation of the Miller's pond dam and said the money should be moved into the silt dredging designated fund. President Dean said her priority for 2022 is to move the Miller's pond project to the top of the list.

Board Member Gary Mallen said many of the engineering report's line items seemed to be overpriced. Dean said she thinks the board should budget more but spend less on the project.

Lake Office remodeling. Board Member Kim McReynolds noted remaining designated funds for the Lake Office renovation project had been moved elsewhere. She estimated another \$3,000 to \$4,000 was needed because asbestos, termite damage and electrical and plumbing problems were discovered during demolition. It was suggested money might be taken from undesignated funds.

President Dean expressed her appreciation to the Budget Committee. Budget Committee Chairman Mike Stiles said there is justification to raise the annual assessments and the board should not be reluctant to broach the subject in December.

Board Member Bill Ellwood said he would still like to sell Country Club lots to generate income and reduce expenses.

Announcements: President Dean said the Nov. 1 board meeting was cancelled



By Elizabeth Braden

TAKING THE POND OUT OF PONDEROSA -- Equipment of contractor Underground Plumbing pushed in the berms of the silt pond that was left over from the 2018 dredging of the lake's coves. (Has it been that long ago?) Once leveled out, the old Ponderosa property is to be seeded and ready for other community use.

due to lack of a quorum. She said review and approval of the proposed 2022 budget was the priority of the night's meeting in order to distribute it to property owners for their review before the Dec. 9 annual property owners budget meeting. She said any other discussion items were limited to emergency situations only and would be reviewed and discussed at the Dec. 6 meeting.

Dean said this would be the last meeting by Zoom video conference. Beginning in December, she said, board meetings will be held in person at the Clubhouse. However, due to the close seating arrangements, board

members would be able to participate via Zoom.

Dean said the invasive species quarantine period is now at 28 days.

Treasurer's Report: Treasurer Randy Thatcher said long-standing assessments receivable had been reduced by \$17,365 representing payment, via property sale, of one of the five delinquent accounts in legal collections. President Dean said the board made the collection from a judgment at the sale of the property located at 135 Beach.

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

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Volcano mulching is a form of incorrect mulch placement against the trunk of a tree. The mulch is installed in a way that resembles a volcano from which the tree trunk appears to be erupting from. You can also spot volcano mulching if the tree trunk's root flare is covered, and only the remaining cylindrical portion of the trunk is visible. While this practice is so prevalent that it seems to have become an accepted mulch application method, it can cause more harm than good for your trees.

How is volcano mulching affecting my trees?

This is a guaranteed way to stress your trees and possibly kill them. Here are some things that are happening under the surface of volcano mulching.

-  Moisture in the mulch against the tree's bark encourages fungus and rot.
-  Excess mulch creates a barrier preventing water and air from reaching the soil properly.
-  Hair like feeder roots designed to absorb water and nutrients from the soil can remain in the mulched area rather than move into the soil layers.
-  Root flare is the area at the base of a tree where the trunk transitions from trunk and bark tissues into root system tissues. Volcano mulching can cause the root flare to grow improperly or become buried, causing stability issues, poor growth and make the tree more prone to insects, disease, and wind.
-  Tree bark needs sunlight and air to remain hardened, so this practice is similar to leaving a band-aid on a wound way too long.

What does proper mulching look like?

Proper mulch techniques prevent mechanical damage from mowers and string trimmers. It also encourages moisture to remain in the tree's root zone.

-  Mulch should only be at a 2-3" depth and excess should be removed and replaced each season to prevent the build up of mulch.
-  Mulch should NOT physically touch the tree's trunk



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MAYOR'S MINUTES

Thanksgiving traditions hold lessons for today

By Mayor John Sellars

This afternoon, I am working on my monthly column a couple of days before the Thanksgiving holidays. As I look out my office window, the leaves are off the trees. The morning breeze is brisk, and the temperature is in the low 40s -- a perfect fall day! It is always exciting to anticipate being with loved ones over the Thanksgiving holidays.



This week I have been reading the books *Indian Givers* and *Native Roots* written by Jack

Weatherford, professor of anthropology at Macalester College. As we know, the first Thanksgiving was a celebration, in part, for surviving the winter of 1620-1621. What I did not know was that the Pilgrims learned to provide for themselves because of the help of the neighboring Indians who also supplied the food for the first and subsequent Thanksgiving feasts.

Professor Weatherford wrote "The Pilgrims had lived in cities and towns in Europe and not the countryside, they knew nothing of living in the forests, or of farming" when they arrived in America. They learned how to provide for themselves from Squanto, a Wampanoag Indian. The first Thanksgiving was possible because of the kindness of this tribe. Also, I learned that "The Indians continued to help the new newcomers to America. As new waves of settlers washed up on the American shores in the decades after the arrival of the Pilgrims, new generations of Indians introduced them to the flora and fauna of America and taught them how to farm," wrote Weatherford.

This puts a whole new twist on Thanksgiving for me. My family arrived close to Plymouth, Massachusetts, around 1680. I knew from family history that two of the four brothers died not long after arriving from England. The other two brothers eventually became successful and planted our family in America. Their success was, in part, because of the help of others.

I always thought that Thanksgiving was about religious freedom and the Pilgrims. Little did I expect the story to include how survival was possible because

of the generosity of strangers. The Pilgrims must have been thankful and filled with gratitude for the help they received.

My hope is your Thanksgiving holiday is full of thankfulness, gratitude, and love.

City Initiatives

Every month I like to share the initiatives the Board of Aldermen are working on for the city:

- Charlie Cruitt and Alderwomen Rhonda Dolan and Morgan Combs are working on

providing firewalls and security protection for our computer system.

- Alderman Bob Seago, Paul Blixrud and I are collaborating with employees Vance Fredricks and Dan Rowe, and contractors Glenn and Jesse, to prepare a long-term infrastructure plan for low-cost and reliable sewer and water services. The government grant of \$145,000 is a tremendous help. We will be applying for additional resources under the new infrastructure plan passed by Congress in November.

See Strategic, Page 9.

Monthly Home Checklist

PARTY SEASON

If family and friends like to gather at your place this time of year, get your abode celebration ready by following these to dos:

- * Deep clean bathrooms
- * Inspect and clean floors
- * Prepare main areas for entertaining - brush down chairs/couches to remove pet hair, bring extra chairs out
- * Take inventory of your food and recipes
- * Spend time organizing what you have and what you need to limit last minute stress
- * Make things kid friendly - ensure guests of all ages stay safe
- * Decorate - we say deck the halls for a reason. So get to it!

RED VELVET PEPPERMINT SOFTIES

Who doesn't need another quick-and-easy recipe in their winter cookie rotation? The vibrant color and sweet peppermint flavor in these will brighten any holiday spread, while the soft/crunchy combo will delight the taste buds!

DIRECTIONS

- Preheat oven to 350F and cover cookie sheet w/parchment paper
- Mix butter & sugar until light & pillowy. Separately mix flour, salt, cocoa, and baking powder. Set aside. Add egg to butter mix, mixing until well combined. Add food coloring & extracts. Gradually add flour blend to cream mix.
- Shape dough into 1 inch balls and place an inch apart on sheet. Use a spoon to press an indentation in the center.
- Bake 9-11 minutes until firm. Remove and let cool.
- Melt white chocolate in microwave, stir until smooth. To decorate fill each cookie with melted chocolate in criss cross pattern. Sprinkle crushed peppermint candies, let stand. Enjoy!

UNIQUE GIFT WRAPPING IDEAS

Crafty people have it made, but craft-challenged people can still contribute because it doesn't take a decorating savant to make gifts look snazzy.

- * Lace-Need to hide less than perfect wrapping? Lay lace over the paper!
- * Faux Flowers-A well placed artificial bloom says "I know things" (Hint: these work well with colorful gift boxes!)
- * Natural Accessories-Pair with plain white or kraft paper, a sprig of evergreen, pinecones, even a cinnamon stick can make gifts look and smell like the North Pole!
- * Candy-Make your gift even sweeter by topping it with an edible bow!

YOU WILL NEED:

1c butter room temp	3tbsp cocoa powder
1c sugar	1tsp baking powder
1 egg	1/4tsp salt
4tbsp red food coloring	2c white chocolate chips
1tsp peppermint extract	2tsp canola oil
1tsp vanilla extract	1/4c crushed peppermint candies
2.5c flour	Makes about 4 dozen

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CITY COUNCIL REPORT

Council adopts ordinance authorizing April 5 election

The Board of Aldermen of the city of Lake Tapawingo met Nov. 4 at City Hall. Mayor John Sellars presided.

Visitors: Charles Cruitt, 51 Anchor; Jim Megerson, 110 Beach; John Braden, 45 Anchor.

April 5 city election: Alderman Brad Cloverdyke made a motion for the first reading of Bill 1223, Ordinance 1016 *An Ordinance Calling an Election in the City of Lake Tapawingo, Mo., on April 5, 2022.* City Clerk Paul Blixrud said normally the council has voted on the election ordinance in its December meeting, but the state moved up and shortened the candidate filing period to three weeks from four weeks. The council approved the motion, 5-0. The council then passed, 5-0, a motion by Cloverdyke to adopt the ordinance on second reading.

Computer security: City Clerk Paul Blixrud reported on talks with former alderman Charles Cruitt on computer security, backup, and monitoring concerns. Cruitt said the city does not have sufficient firewall protection or a regular Internet security specialist or service. After discussion, the council approved, 6-0, a motion by Alderman Steve Magel to obtain bids on firewall upgrades and computer system monitoring.

Business licenses: Alderman Tom Rodenberg said he and Alderman Steve Magel hoped to have a draft business license ordinance in place for a first reading in December with a second reading and adoption in January 2022. He suggested the council consider making homeowners responsible for making sure their contractors have business licenses. He added the proposal is expected to exempt from license requirements such jobs as children mowing grass. Discussion continued on whether electrical, mechanical and plumbing contractors would be required to have a valid master or journeyman trade license.

Water and Sewer: City Clerk Paul Blixrud said Water and Sewer Department employee Vance Fredricks asked if he could be paid for his 40 hours of paid time off in lieu of taking the time off. Blixrud said the council took a similar action last year when Fredricks was the

only employee for an extended period. Alderman Brad Cloverdyke suggested the council consider amending the employee handbook to set parameters for paying in lieu of PTO and allowing Alderman Bob Seago, as supervisor, to authorize payments. Mayor Sellars said such a plan becomes a budget issue if all employees decide to utilize it. He asked the council to consider such a handbook amendment. The council then passed, 6-0, a motion by Seago to approve the payment to Fredricks.

Alderman Bob Seago reported the department changed out one grinder pump since last meeting. He said the Water and Sewer Department was moving to float-

type grinder pumps rather than air tube controls, with employees to be trained on the float-type grinder pump.

Seago said the council was expected to consider making Underground Plumbing its city-approved contractor to assist the department when needed. He said crews are working to locate water and sewer cut-off valves that were covered by asphalt in road repaving by the Country Club. He said water meters are still to be replaced in a little less than half of the city.

Municipal Committee: Alderman Brad Cloverdyke said the joint city-Lake Board
See Mayor, Page 11.

Strategic plan review scheduled in January

Continued from Page 7.

- Aldermen Steve Magel and Tom Rodenberg are working to update our zoning rules and permit rules.
- Alderman Brad Cloverdyke and Alderwoman Rhonda Dolan are working with representatives of the Lake Board to coordinate activities.
- Chief Tammy Taylor and the Police Department are working on weight/length/height truck restrictions on our roads and signage.

Budget Preparation for 2022-2023

Starting in January we will have a "Call to Plan." This will entail a review of the five-year strategic plan, the long-term financial plan, the infrastructure plan, and the next year's budget. The Board of Aldermen will be discussing

these plans and begin discussions on the 2022-2023 budget. The intent is to get feedback and comments from the Lake Board, Women's Club, the Sportsmen's Club, and the Lake Tapawingo community as we begin the initial budget draft. This draft will eventually become a final draft and presented to the Board of Aldermen in April 2022.

Other Information

For your information, the land owned by Rocky Queen has sold to Rick and Mary Bedsworth, 1 Anchor, and therefore, no longer seeking rezoning for a housing development.

As always, please let me know if you have questions or ideas for improvement. My e-mail address is Johnsellars1@gmail.com.

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Orientation given to BZA, City Council members

By John Braden

In an orientation session for new members of the Board of Zoning Adjustment, City Attorney Paul Campo said Lake Tapawingo has had an unusually high number of requests for variances from the city's property line ordinances compared to a couple of dozen other cities represented by Campo's firm.

Campo gave an orientation Nov. 10 to new members of the Board of Zoning Adjustment as well as Mayor John Sellars and two city aldermen.

The attorney said Lake Tapawingo is a challenge in terms of land use because it was platted and built in the 1920s before the U.S. Supreme Court upheld cities' use of ordinances to control zoning. Before that, land use was controlled by private easements and deed restrictions.

As a result, the Lake's zoning ordinance had to be drawn, years later, to govern an already built environment. So, some existing properties were non-conforming to the new zoning and were grandfathered. Campo said he thinks that situation "bleeds over" to the BZA with property owners who say "it has always been that way" and want their situations to be different from the ordinance.

The attorney said the law, and ordinances, apply to all citizens and a variance creates an exception to the law. "The law disfavors variance," he said. After an elected legislature or elected City Council passes a law, he asked, why do we allow five members of a non-elected board to change it.

Campo said case law provides that variances should only be granted sparingly and only under exceptional circumstances in situations in which the

ordinance would deprive the property owner of the ability to use his land -- not for "mere inconvenience" such as being prevented from encroaching on a property line setback in Lake Tapawingo's case.

The attorney said the burden of proof is on the applicant to show a variance request is justified. He said variances are not granted to make one's property "look better" or to make the property more valuable.

"We represent a couple of dozen communities," he said. "We don't see that many (variances)... The number here is inordinate... I think people are looking for ways not to follow the law."

The lawyer said the BZA must build an evidentiary record of each variance application because, under appeal, a judge would decide whether the BZA acted properly based on that record alone. He said a list of exhibits should be maintained and a record of BZA testimony should be made. He recommended at least an audio recording be made.

He said it would be better to hire a court reporting service to provide a transcript of meetings. He said the reporter could be paid by a fee assessed to the applicant. Currently, there is no fee, meaning property owners can ask for a variance, requiring time be spent by city officials and BZA members, at no cost to themselves.

Campo said a city's staff sometimes takes a position in defense of an ordinance and sometimes not. He said sometimes city officials simply facilitate the meeting. Alderman Steve Magel said the city should make recommendations on variance requests. Mayor Sellars noted the city recently contracted with the Institute for Building Technology and

Safety to be city planner, which might represent the city in such proceedings.

Newly named BZA Chairman Buddy Young said it is important to be fair to all parties. He asked for input from the city on variance requests. He also asked Campo for guidelines to be used in BZA meetings. He asked Magel to consider application fees.

While the BZA usually only deals with area variances -- mainly whether construction can encroach into property line setbacks -- Campo was asked how the board recently came to deal with specifications for height and design of privacy fences. Campo said it was decided the BZA also should hear appeals of determinations of the zoning officer, the city's building official. Campo said such cases are considered administrative appeals, not variance requests.

BZA to consider variance for stairs

The BZA is to meet at 6 p.m. Dec. 8 at City Hall to consider an application to replace crumbling steps from a parking area at 16 Anchor. Sarah Buchanan and Scott Johnson requested a variance to allow new wood and steel steps to encroach into a side setback.

Mayor expects federal aid

Continued from Page 9.

committee has not met since last council meeting. He said they are waiting on replacement no-parking signs and further information on size limits on tractor-trailers and heights for utility lines. Alderman Steve Magel asked City Clerk Paul Blixrud to ask about restrictions on fuel storage delivery trucks parked in the city overnight.

Financial: Mayor Sellars said the city should have the auditor's report for the fiscal year that ended June 30, 2021, either in December or January's council meeting.

The mayor said the Missouri Municipal League indicated the Lake would receive additional federal infrastructure money for streets and that he had been talking with Lake Board President Jayme Dean about how the money could be applied to privately owned Lake roads. He suggested the money could be used to improve areas where the city's water main project could have done a better job of restoring cuts in Lake roads.

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

Seniors Thanksgiving a hit; Lake logo sale coming

By Shannon Follis

The Women's Club would like to send a huge thank you to all our volunteers who helped put the Seniors Thanksgiving Luncheon together. We couldn't have done it without you. We hope all of our attendees enjoyed their lunch. Another great Lake Tapawingo tradition.

The Women's Club is planning a holiday pop-up store to sell Lake logo items. Come to the Clubhouse between 6 and 9 p.m. Wednesday, Dec. 8, to purchase the latest Lake logo gear for holiday gifts or just to treat yourself.

There will not be a Women's Club meeting in December. We want to wish all the residents happy and safe holidays.

On Jan. 15, the Women's Club will be hosting a casual sip and snack in a progressive dinner style. Please keep an eye out for further details.

Graduate reminder: Get Women's Club scholarship applications

Lake Tapawingo Women's Club scholarship applications are now available at the Lake Office and will be posted on the Blue Springs High School website: Go to bshs.bssd.net and click on Academics and Counseling, then Local Scholarships.

Each year, two \$1,000 college/advanced education scholarships are awarded to qualified Lake Tapawingo high school seniors by the Women's Club.

Transcripts, cover letter, application form, and results of ACT or SAT scores are required. Applicants will be contacted by the Scholarship Committee for interviews. Applicants must be from property-owning Lake Tapawingo households (not rental) and have lived in Lake Tapawingo city limits for a period of at least 12 consecutive months previous to and adjacent to the scholarship award date.

To be considered, applications are due no later than 6 p.m. Tuesday, Feb. 15, 2022. Please mail or hand deliver to: Linda Sangster, 28 Dockside Drive, Lake Tapawingo, MO 64015. For questions, call or text Linda Sangster at (816) 916-2400.



Tour date change: Jeep Club Candy Cane Tour now Dec. 10

The Lake Tapawingo Jeep Club revised the date of its third annual Topless Candy Cane Tour, now set for Friday, Dec. 10, beginning at the Clubhouse at 7 p.m. Fully clothed Jeep owners are to tour the Lake's candy canes and holiday lights with their vehicle tops down for a breezy panoramic view.



All are welcome, even those with hardtop cars, trucks and vans. If you don't have a vehicle, show up and members will do their best to find you an open seatbelt.

During the event, the club plans to collect donations for a Lake Tapawingo Police coat drive.

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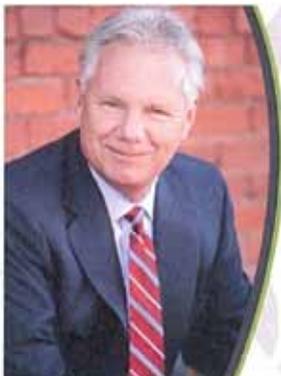
A: Let us shop for you. We have access to many different companies, not just one.

Q: Insurance is confusing. A real hassle.

A: With 36 years experience we can help coach you, making it understandable and easy.

Q: I hate calling "an 800" number or talking with someone different every time.

A: Not with us! Local, available and committed to you and the Lake community.



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Lake Resident





Photos by John Nicol

RETURN OF FREE CHILI DINNER -- Lake residents chowed down on their neighbors' favorite recipes Nov. 9 at the Sportsmen's Club Free Chili Dinner. As a COVID precaution, club servers filled the bowls, a change from the old ladle-it-yourself system.

SPORTSMEN'S CLUB NEWS

Santa welcomes season at the gates Saturday, Dec. 18

By John Nicol

Greeting and waving to Lake residents, Santa will be at the Lake gates once again from 10 a.m. to 1 p.m. on Saturday, Dec. 18, weather permitting. Candy canes will be on hand for kids, large and small, but no money will be asked or collected, so, slow down and wave back to Santa.

There are Christmas lights at the Shelterhouse and across the dam for more holiday spirit to get us through the end of 2021 and look forward to an even better 2022.

With health precautions taken, the Sportsmen's Club held the usual Free Chili Dinner Nov. 9 at which we honored all our veterans. The attendance was subdued, just running to the mid-40s including the club servers. Due to the expert number drawing skill of Barnard Wilson, the mother and daughter duo of Sarah and McKenna Luptak, 94 Beach, won the two \$25 door prizes. As always, the dinner was a fun gathering. We thank all who came and brought delicious chili and desserts.



Sarah & McKenna Luptak

2022 scholarship applications available at Lake Office

The Sportsmen's Club is again offering academic scholarships to Lake resident graduating high school seniors and college students. For resident Blue Springs High School or private high school graduates with a 2.75 GPA and Lake resident college students with a 2.5 GPA, applications are available at the Lake Office.



The application must be completed, transcript included, and returned to Darren Lengyel, 161 Anchor, or to Mike Bellinghausen, 26 Anchor, by Feb. 15. The current funding is \$3,000 divided

among eligible applicants with a maximum of \$1,000 per student. Applicants awarded a Women's Club Scholarship may not also receive a Sportsmen's Club scholarship that graduating year.

Full slate of 2022 club activities planned

After the Chili Dinner, President Jim Clarke opened the Nov. 9 regular club meeting. Treasurer Chuck Welch detailed payments including those toward the Clubhouse and Shelterhouse roofing and Women's Club making desserts for the club's dinners.

Second Vice President John Harrison's membership mailing already had 47 responding to build membership into 2022. Second Vice President Joe Rush again postponed attending while recovering. Planning for upcoming holidays including putting up Shelterhouse lights on Nov. 13 and for Santa to be at the Lake gates on Dec. 18 from 10 a.m. to 1 p.m. with greetings, waves and candy canes for the young at heart.

Third Vice President Jeremy Cumberford shared stories of bass, 10- to 12-inch crappie caught by Myron Silvius and a report of a large carp being caught. Under old business, storage shelves were purchased and installed in the storage building. Under new business, Chuck Welch shared that new Lake flags are needed for the flagpoles at the dam and made a motion to secure additional ones. The motion was seconded by Darren Lengyel and passed.

Discussion about Lake fishing species proper limits for "keepers" suggested that information needed to be communicated to residents more often during the year. From that, a motion was made by Darren Lengyel, seconded by Tom Paul and passed to provide a message periodically with the Sportsmen's Club news submissions.

Of interest to all, the 2022 schedule of activities is to include: Spaghetti Dinner; St. Patricks' Day traditional dinner; Low Country Shrimp Boil; Easter Egg Hunt; Kid's Fishing Derby; Memorial Day Pancake breakfast, a June BBQ Feast; Fireworks Sales and Boat Parade sponsorship; Luau; Fish Fry, Chili Dinner; and back to Santa at the Gates.



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PUBLIC SAFETY AND SECURITY

Don't let holidays distract you from safety concerns

By Officer Jamie Arwick

Here it is December; time for family dinners, shopping, decorating, perhaps there'll be evening school activities with the kids. In the fast-paced moments we may find ourselves in, it's good to be reminded there are those who'll want to exploit that busy-ness.

Vehicle break-ins are prevalent this time of year and the thief does not care about you or your efforts to make the most of your time. All too often we hear news reports of packages, gifts and personal items stolen from unattended vehicles in parking lots, even your own driveways.

One thing we can do to protect ourselves is not to leave these items in our vehicles. It may seem a bit impractical, however a little preplanning just might save you the distress of having your vehicle burglarized. Place items in your trunk away from sight, make an extra trip back home to unload these items before venturing out again and empty your vehicles before retiring for the night. In addition to these ideas, remember to always lock your vehicles!

Personal safety tips as well during this holiday season and all year, are good to practice. When leaving a store (especially at night) STOP, scan the parking lot, and look for people standing around.

Have your key fobs out in hand when going to your vehicles, remember you can always push the alarm button if



you need to, which can draw attention to your situation. Carry a small but bright flashlight as you walk to your vehicle; you'd be surprised what a bright light shined in someone's eyes does on a dark night. Pepper spray and a loud voice are good options too if you need to protect yourself. The phone call or text message you need to make or take can wait until you're securely locked in your vehicle.

This brings me to the next helpful hint: After the Christmas gifts are opened remember to be wise -- do not advertise those big box items (like TVs) by putting the box (intact) out with the trash. Cut it up. Thieves scan curbside trash to see you what you might have in your homes.

Please be careful decorating, hanging lights and putting Santa on the roof (especially when using ladders). There have not been any decorating accidents in my time here. We don't want a Clark Griswold moment!

I've had the joy of patrolling the city this time of year, enjoying the wonderfully decorated homes. I see the amount of effort given to make Lake Tapawingo a Winter Wonderland.

Happy Holidays to you and yours,

See Police Reports, Page 19.

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5	6 Country Club Board, 7 p.m. Clubhouse	7 First day to file for April City election	8 Board of Zoning Adjustment 6 p.m., City Hall Women's Club logo items sale, 6-9 p.m., Clubhouse	9 Country Club Budget Meeting 7 p.m., Clubhouse	10 Jeep Club Candy Cane Tour, 7 p.m. Clubhouse	11
12	13	14 Sportsmen's Club 7 p.m., Clubhouse	15	16	17	18  Santa at Lake gates, 10 a.m.-1 p.m. Invasive Species Training, 9 a.m. Clubhouse (preregister)
19	20 Country Club Board, 7 p.m. Clubhouse	21  First Day of Winter	22 Municipal court cases 1:30 p.m., Circuit Court, Independence	23	24 City Hall closed Lake Office closed	25  Christmas
26	27 City Hall closed Lake Office closed	28 Last day to file for April City election	29	30	31  New Year's Eve City Hall closed Lake Office closed	

Police Reports

	Oct. 1-31	Sept. 1-30	Aug. 1-31	July 1-31	June 1-30	May 1-31	April 1-30	March 1-31
Traffic - Anchor	3	10	5	1	5	2	9	4
offenses - Beach	2	4	2	4	1	5	1	4
- Clipper	1	1	0	4	2	5	0	2
- Dockside	0	1	1	6	0	1	2	1
- Emerald Shore	0	0	0	0	0	1	0	0
- Woods Chapel	4	1	4	3	9	5	8	2
- U.S. 40	25	25	36	31	32	33	39	45
- Total	35	42	48	49	49	52	59	58
Warrant arrests	2	1	2	0	0	1	3	0
Arrests	2	1	2	1	0	1	3	1
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	1	0	0	1	0	1	2	0
Calls for service	19	15	30	15	26	22	26	19
Warnings	31	32	57	22	30	25	31	38
Total	90	91	139	88	105	102	124	116



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