

# LAKE TAPAWINGO NEWS

*A publication of the Lake Tapawingo Country Club*



Photos by Larry McCue and Mary Bedsworth

**GOALIE OUT OF THE BOX** -- There had been no action at the soccer goal on the Ponderosa since the property was bulldozed and turned into a silt pond in 2018 -- except that the tubular frame had been damaged at some point. Traditional deer traffic from the woods resumed when the pond was filled in and the pasture restored. A young deer blundered into the goal netting on Aug. 25, requiring assistance from Maintenance Coordinator Matt Kempf and residents to disentangle him and remove the netting to prevent further mishaps.

## City receives second half of U.S. ‘Rescue Plan’ funds

*By John Braden*

The city of Lake Tapawingo has received the second half of \$145,000 in funding from the federal American Rescue Plan Act, to be used for work on city sewer and water systems. The second distribution came in two payments totaling \$73,240.93.

A year ago, the city received an initial \$72,541.91.

The Missouri Office of Administration notified the city Aug. 16 that a direct deposit payment would be made to Lake Tapawingo as early as Aug. 18. That was followed Aug. 18 by notice of another \$699.02 being paid by Aug. 22. The lesser amount was from funds that had been declined or not requested by other local governments within the state.

Mayor John Sellars and City Clerk Paul Blixrud had worked with the Missouri Municipal League to submit a proposal for an ARPA grant, to be received over two years.

The mayor said the money would be used mainly for water meter replacements and water system upgrades. He said the funds would allow those improvements to be completed without increasing residents’ sewer and water rates.

Although the city’s water mains were replaced in recent years, the city still experiences unexplained losses of water when the

amount of bulk water supplied to the city is compared to residential water meter readings. It is suspected that some of the residential water connections made at the time of the water main upgrade were attached to residential pipes that were unsound so that some water losses could be occurring under residential properties. That water main connection work is now beyond its warranty period.

The city was limited in the uses of ARPA money because it owns no infrastructure other than the water and sewer system. Roads and other common areas are owned by the Lake Tapawingo Country Club, a private corporation representing property owners. Additionally, the money cannot be used to create new ongoing programs due to the lack of funding once the ARPA grant runs out.

Congress passed the ARPA in March 2021 “to provide direct relief to Americans, contain COVID-19 and rescue the economy.” The act’s State and Local Fiscal Recovery Fund included \$65.1 billion for cities, towns and villages across the nation, with \$1.272 billion of that going to Missouri municipalities. The federal government set direct payments to cities generally over 50,000 residents. As a smaller city, Lake Tapawingo is among “non-entitlement units of government” (NEU), whose payments are administered by the state.



# Around the Lake

## BIRTHDAYS

Sept. 5 Chris Moran, 4 Dockside  
 Sept. 8 Cathy Rowe, 24 Emerald Shore  
 Sept. 10 Angie McKay, 32 Emerald Shore  
 Sept. 12 Rick Cunha, 28 Anchor  
 Sept. 15 Penny Ellwood, 52 Dockside  
 Sept. 16 Barbara Landes, 173 Anchor  
 Sept. 17 Nick Cunha, 154 Anchor  
 Linda Sangster, 28 Dockside  
 Sept. 18 Mary Bedsworth, 1 Anchor  
 Sept. 19 Cheryl Clary, 119 Anchor  
 Sept. 22 Colleen Gibler, 32 Dockside  
 Sept. 24 Elizabeth Welch, 45 Beach

## WELCOME TO THE LAKE

Ryan and Amanda Foster, 14 Emerald Shore  
 Justin King and Aminda Gailey, 117 Beach  
 Arik Milam and April Taylor, 161 Dockside

*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.*

## Invasive species know no season; training Sept. 17

The next invasive species training session -- focusing on the dreaded zebra mussel -- is set for 9 a.m. Saturday, Sept. 17, at the Lake Office.

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](mailto:office@laketapawingomo.com) or (816) 228-3721.

**Property owners are reminded** they must provide guests with all lake use items while they visit. They may not bring their own gear into the lake.



### NOTICE OF PUBLIC HEARING

A public hearing will be held at **6 p.m. Sept. 1, 2022**, at the Lake Tapawingo City Hall, 144 Anchor Drive, Lake Tapawingo, Mo. 64015 at which time citizens may be heard on the proposed 2022 property tax levies for the City of Lake Tapawingo, Mo.

ASSESSED VALUATION:	2022	2021
Real Estate	\$20,057,387	\$20,009,982
Personal Property	\$2,949,735	\$2,889,764
State-Assessed Railroad and Utility Real Estate	\$198,571	\$184,253
State-Assessed Railroad and Utility Personal	\$25,032	\$25,217
Total	\$24,230,725	\$23,109,216

TAX RATES		
General Operating Fund	\$0.7593	\$0.7593
Debt Service	\$1.2500	\$1.4500
Total	\$2.0093	\$2.2093

REVENUE:		
General Operating Fund	\$183,984	\$175,468
Debt Service	\$302,884	\$335,084
Increase in general tax revenue due to new construction/ reassessment	\$440/\$0	\$864/\$0

## Subscription & Advertising Information

The *Lake Tapawingo News* is a monthly publication of the Lake Tapawingo Country Club. Views expressed are not necessarily those of the Lake Tapawingo Country Club.

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**Subscriptions:** An annual subscription for non-Lake residents is \$15, payable to Lake Tapawingo Country Club. Mail or deliver payment to above address.

**Advertising:** Rates, per issue as follows:

1/6 page	\$ 8.00
1/3 page	\$ 12.00
Half-page	\$ 20.00
Full-page	\$ 30.00

Please send ads to the editor at the e-mail address below or deliver to the Lake Office. Payment is due at time of ad submission. Make checks payable to: Lake Tapawingo Country Club. We reserve the right to refuse any ad at any time.

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

**Deadlines:** Submit news items or advertising by the 20th of the month prior to publication.

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**Contributing columnists:** Jayme Dean, Shannon Follis, John Nicol, John Sellars, Tammy Taylor.

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

**Lake Tapawingo Country Club website:** [www.laketapawingomo.com](http://www.laketapawingomo.com)

**City of Lake Tapawingo website:** [www.laketapawingomo.org](http://www.laketapawingomo.org)

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





## MAYOR'S MINUTES

# City builds financial reserves; tax rate to decline

By Mayor John Sellars

The last week in August has been beautiful. The cool mornings and mildly hot afternoons have made this week spectacular. Bette and I start every day drinking coffee on the porch watching the birds, fish, hummingbirds, butterflies, and bees. The blue and green herons are especially active in the early mornings.



Watching the beautiful nature around us in the quiet early hours makes one grateful. We all have so much to be grateful for every day. The new medicine Bette is taking has enabled her to feel better and join me on morning walks. She can now make it up the stairs to her studio and is beginning a new oil painting. We are grateful.

I am grateful for last month's column written by Alderwoman Kate Gray. Her background in horticulture and landscaping gives her expertise in the stewardship of nature. Kate provided insight into how we can continue to be good stewards of the lake and environment we love so much. At a time when the effects of climate change around the world are on the evening news, it is reassuring to know we have an alderwoman whose advice and leadership can help us to protect our environment.

We have completed the July 1, 2021, to June 30, 2022, fiscal year. Preparations are being made for the auditors to visit our offices to certify the accuracy of our records. For the past many years, the auditors have given the City of Lake Tapawingo an unqualified opinion. This means the financial statements we publish each year and send to the state of Missouri have received the stamp of approval that indicates the highest level of accuracy.

This week we received a check for a little more than \$72,500 from the federal infrastructure program to help upgrade our sewer and water system. The brings the total to a little over \$145,000 over the two-year period. These monies have been extremely helpful to upgrading our systems. Most of the credit for the quality of our sewer and water system goes to Alderman Bob Seago and the staff he works with to make the upgrades.

The City continues to build financial reserves as recommended by national organizations to ensure a solid financial base for our community. This year the

City's property tax rate will decline by 10 percent. With the water bond getting close to being paid off, we anticipate a further decline in two more years. After the smaller third year payment being made the City's tax rate will decline substantially.

While the future looks rosy on several fronts, there are issues we need to work on to ensure the quality of life at Lake Tapawingo. The Municipal Committee composed of Alderman Brad Cloverdyke, Alderwoman Morgan Combs, and two members from the Lake Board is reviewing the issues of 1.) pollution from Miller's Pond, and 2.) Woods Chapel Road ownership. A special thanks

to Alderman Steve Magel and Alderman Tom Rodenberg for continuing efforts on ordinances, zoning, and variances.

My column is never complete without thanking the Lake Board led by Jayme Dean (2022 City of Lake Tapawingo Citizen of the Year), Sportsmen's Club led by Jim Clarke, and Women's Club led by Tomi Bellinghausen (past City of Lake Tapawingo Citizen of the Year). A special thanks to John Braden who has spent more than a decade writing the monthly newsletter.

If you have any comments or thoughts to share, please send them to me at [Johndsellars1@gmail.com](mailto:Johndsellars1@gmail.com).

## BLUE SPRINGS EVENTS

Kick off Fall with these local activities

- SEPT 9** Flicks & Food Trucks 7pm  
Hidden Valley Sports Complex 6420 Valley View Rd.
- SEPT 13** Chick-fil-a Night 5-8pm  
951 NE Coronado Dr.
- SEPT 18-20** Fall Fun Fest!  
Main Street Downtown Blue Springs
- SEPT 20** Fall Paint & Sip 6:30pm  
Sinclair's 1402 Hwy 7
- SEPT 24** Composting Made Easy & Plant Sale  
10-12 BS Historical Society 101 SW 15th



## Monthly Home CHECKLIST



Let the cool breeze of Fall inspire you to get outside and tackle those tasks you've been putting off before the cold moves in. When Spring rolls around, you'll be glad you did!



- ✓ Store your yard furniture
- ✓ Move non-hardy plants indoors
- ✓ Feed and seed your lawn
- ✓ Harvest seeds from annuals & perennials
- ✓ Remove dead branches on trees
- ✓ Seal small openings around windows, doors & crawl spaces

## Market UPDATE For Lake Tapawingo

2

Sold Home

0

New Listings

39

AVG Days on Market

\$470K

AVG Sale Price

\$632K

AVG Listing Price

93%

Sales to List Price Ratio

### MARKET TIPS

#### SELLING YOUR HOME IN AUTUMN

The autumn real estate market is almost always a hot season. If you need to sell a home in autumn, here are some worthy tips for attracting the autumn home buyer.

- Selling a house in autumn requires some special touches to make the home attractive.
- A clean yard with popular autumn flowers and spotless windows can make your house stand out.
- New air filters, a fireplace without ashes, and fall treats help the interior of your home feel clean and welcoming.
- The right music and colors can create a fall ambiance that makes your home warm and inviting.



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SCAN ME



## CITY COUNCIL REPORT

# City Council approves payment for urgent sewer repair

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

**Visitors:** John Braden, 45 Anchor; Tracy and Sharron Sawyer, Grandview, Mo.; Orrie Covert, city intern.

**Water and Sewer:** Alderman Bob Seago said he was reviewing applications for a new Water and Sewer Department employee but had not been satisfied with the applicants. He said the department is doing fine for the time being with his help and help from Underground Plumbing Pros, the city-approved contractor.

Seago said there had been a sewer issue under the road at 42 Emerald Shore, which was built about a year ago. Seago said it was determined that the plumbing contractor who installed the home's new grinder pump service line to the sewer main failed to install it properly, along with the repair of the road. Seago said he had told the contractor that prior to the road repair to cover the sewer work, an inspection would be needed. However, the contractor failed to do that.

Seago said the improper installation resulted in a sewer leak into the lake with the potential for daily penalties from the Missouri Department of Natural Resources. After discussions with the builder's superintendent and plumbing contractors involved or associated with the project, Seago hired Underground Plumbing Pros to make urgent repairs at a cost of \$17,642. He said the repair also affected the water service under the road.

Seago asked to pay Underground Plumbing Pros for the repairs from the city's water and sewer funds, with restitution to be sought from the builder and the plumbing contractors. City Attorney Paul Campo said he would need to gather more information regarding the matter before he could make a recommendation whether to pay. After discussion, the council unanimously approved a motion by Alderman Steve Magel to pay Underground Plumbing Pros \$17,642 for the repairs.

**Police:** Police Chief Tammy Taylor introduced Tracy Sawyer as her selection for a part-time officer. She said Sawyer is a recent graduate of the police academy, currently drives a semi-truck full time for

the U.S. Postal Service and previously drove for United Parcel Service. After discussion City Clerk Paul Blixrud administered the oath of office to Sawyer.

**Employee benefits:** Alderman Brad Cloverdyke said he met recently with Mayor Sellars and Chief Taylor regarding sick time for police officers. With assistance from intern Orrie Covert, they analyzed comparable communities and determined Lake Tapawingo varied in its sick time policy. The city currently has available paid time off for all full-time employees, but no sick time. Additionally, Cloverdyke noted police officers only are allowed off from one-half to one-third of the employee holidays because police protection still must be provided.

Cloverdyke made a motion to approve five sick days per year to licensed law enforcement staff and three sick days to those who begin work after July 1. After discussion, Alderman Morgan Combs made a motion to amend Cloverdyke's motion to include all city employees, not just police officers. The motion passed unanimously. Cloverdyke then offered the amended motion to approve five sick days to all full-time employees per calendar year with no carryover, and three sick days to any new full-time employee who begins work after July 1. The motion passed unanimously.

**Municipal Committee:** Alderman Brad Cloverdyke said the joint city-Lake Board committee had not met since

last City Council meeting. He said City Clerk Paul Blixrud had begun providing the Country Club e-mail copies of building permit applications prior to approval. However, Cloverdyke said he was uncertain whether the Lake Board had implemented a procedure for their review to make sure Country Club property was not improperly affected.

**Office:** City Clerk Paul Blixrud explained the proposed property tax levy rate for next year, which must be established after a public hearing at the 6 p.m. Sept. 1 City Council meeting. Based on the reduced revenue requirement to retire the general obligation bond to replace water mains, Blixrud proposed lowering the water bond levy rate to \$1.25 per \$100 of assessed valuation from \$1.45 in 2021.

Alderman Steve Magel proposed paying off the bond early using money from city reserves, making it possible to reduce the tax levy further. City Attorney Paul Campo said the state auditor requires city reserves to equal one year's debt service and, in a worst case scenario, such as a tornado, values of existing properties, and their taxes, could go down, jeopardizing reserves.

After discussion, the council agreed to consider reducing the water bond levy rate to \$1.25 per \$100 of assessed valuation from \$1.45 in 2021.

*Official city minutes may be read at City Hall or on the city Internet site, [www.laketapawingomo.org](http://www.laketapawingomo.org).*

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## COUNTRY CLUB BOARD REPORT

# Board: Don't call 911 for stalled boat; 'no' to profanity

The Lake Tapawingo Country Club Board of Directors met Aug. 1 and 15 at the Clubhouse. President Jayme Dean presided.

**Visitors:** Christine Baird, 48 Clipper; Barbara Chavez, 108 Beach; Darren Davis, 22 Clipper; Jay and Annie Floersch, 15 Beach; Sarah Jordan, 70 Anchor; Hilary Peknik, 68 Beach; Jim and Mary Sennott, 1 Dockside; Brian Zoller, 87 Dockside; John Braden, 45 Anchor.

**Lake Management:** President Dean said recent lake events prompted discussion of emergency procedures in the event of watercraft engine failure. She suggested stranded boaters first attempt to contact other boaters for a tow to shore. She also recommended phoning a Lake neighbor for assistance.

She said calling 911 or emergency police department numbers for a disabled boat is not a proper solution as it will dispatch Central Jackson County Sheriff's Department and potentially attract news media coverage. She said calling 911 should only be used if there an emergency rescue situation or immediate medical attention needed.

Board Member Wes Knox said emergency numbers were called on two other occasions this summer for situations in which emergency rescue or medical assistance was not warranted. Board Member Jennifer Moran suggested watercraft keep a paddle on board in the event of motor failure and paddling to the nearest shore or dock is the best solution.

Dean said property owners and their guests should remember Lake Tapawingo is a family focused community. She said a boater displayed a flag containing profanity that was extremely inappropriate. She asked the community to be mindful of children present and the use of profanity.

**Docks and Waterfront: 15-B.** Board Member Scott Johnson presented an application to construct a deck on rocky Country Club lakefront at 15-B. He said Jay and Annie Floersch sought permission to improve access from an existing bridge on the lakefront to their dock for safety reasons. He said the construction would only be over the rocky shoreline and not

over water. Johnson said all Docks and Waterfront subcommittee members were present Aug. 13 to view the project that was already under construction.

Jay Floersch described the dimensions of the dock access platform to be a trapezoid shape 5 feet long on one corner angling to 10 feet long on the other. He said the platform would be 15 feet wide with stairs leading to the dock on one side. Annie Floersch said access to the lake was unsafe and her mother fell on July 4 while trying to get to the dock.

Board Member Clayton Holland said he took issue with the construction because there is a new dock post sitting on a new column of concrete in the water. He said no quarantine guidelines were followed. Board Member Wes Knox said he did not understand how the construction had already begun with no permit application. He said while he thinks it would be nice, he has a problem with the lack of due process. Board Member Allison Holmes said not following invasive species quarantine guidelines is a huge issue.

Jay Floersch apologized to the board for not following the process. He said he was reminded by a board member to stop working on the project, which he did.

President Dean said she would like to get back to the submitted permit application for the deck and stairs. She read from the application: "Install dock railings, safety concerns regarding walkway to dock. We are trying to connect the bridge to dock so we can safely access it. Children and elder parents currently cannot enter water from ground level. Newer footprint to connect stairs to bridge."

Dean said there is a staircase on the drawing submitted but not listed on the work to be performed on the application. She said there are also steps to the upper level of the dock. She said railings would be required per Lake Rules.

Johnson made a motion to approve the submitted drawing. Board Member Jennifer Moran seconded.

Board Member Mike Stiles said he didn't think the 2 x 6 lumber was adequate for the span and load with no joist hangers. He said he thinks Mr. Floersch should consult a knowledgeable carpenter to be certain the project is structurally sound. Dean asked the board whether the city should inspect the project for proper construction practices. Mr. Floersch said he would be happy to reinforce the structure and have the work inspected.

Board Member Ellwood asked the board to consider who would be allowed access after the work is complete. He said the structure is a potential liability for the Country Club if due diligence regarding construction code is not adhered to. He said he would like some assurances from someone other than the homeowner that the project is built to standard.

Board Member Kim McReynolds asked why the deck needs to be so big. Ms. Floersch replied it is an access platform and not a deck to which several board members responded the proposed platform of that size most certainly is a deck. Ms. Floersch said there were safety concerns when the area was a rock surface that shifted when stepped on.

**See Lake, Page 6.**

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# Lake Board penalizes lakefront deck construction

**Continued from Page 5.**

Dean said the permit application must be rewritten to include the deck/platform access structure, new stairs to the dock, steps from the deck up to the top level of the dock and railings that meet the required parameters of Lake Rules. She said the Country Club would forward the \$25 permit application fee to the city and the Floersches must obtain a city permit to ensure the project is inspected and installed to code.

Johnson amended his motion to require resubmission of the permit application with the request as stated by Dean with city inspection a requirement. The board approved, 9-5.

Moran spoke to the violations of the rules that had already occurred. Holland said there was concrete poured without a permit and without having undergone quarantine. Dean said the situation puts the board in a terrible position and is not the first instance in which the Floersches have violated Lake rules, referring to a 2019 sprinkler system installation on the Country Club lakefront without permission. Mr. Floersch expressed apologies to the board and asked for leniency.

Board Member Randy Thatcher moved a penalty citation be issued totaling 14 points. Ellwood said he understood the point calculation in that either the board wanted to keep the Floersches off the water for a year or they don't, but with the motion on the floor, they would be prohibited from Lake privileges in any manner whatsoever for 28 days with no margin for infraction over the next 12 months. Mr. Stiles

seconded. The motion was approved, 8-6.

Dean said the Floersches were not able to be on Country Club property including the lake until the 28-day suspension expired, including working on the lakefront project. She said that would allow time to get the necessary permit from the city.

**30-A.** President Dean said a boatlift was placed next to the dock at 30-A after the board denied permission for a lift to be installed there. Board Member Mike Stiles said he was told the placement was temporary. Dean said the lift would be removed.

**68-A.** Board Member Mike Stiles said he spoke with Daniel Via of 68 Anchor regarding the underwater boatlift that is separate from their dock at 68-A. He said Via was going to remove it from the lake. Mr. Stiles said he offered to help them remove it. At the subsequent meeting, Board Member Susan Stiles said the boatlift was removed from the lake with help from Board Member Wes Knox. She said the job was more extensive than originally thought. Knox said the lift was hauled away.

**70-A.** Board Member Susan Stiles said the new 70-A dock is still not permanently fastened to the shoreline. Sarah Jordan of 70 Anchor said both contractors that came to bid a new seawall told them the anchoring system that had been previously approved by the board would need to be removed in order to install the new seawall. Jordan said the dock currently is securely fastened to the shoreline by 3-foot stakes. She said they flattened out the lakefront area as best they could and would complete

the seawall and permanently anchor the dock as soon as funds allow.

**67-B.** Board Member Jennifer Moran presented an application from Mary Ashurst to replace the 67-B dock. She said there is ample room for the replacement dock with 42 feet between the proposed 12-foot-wide by 25-foot-long dock and the neighboring dock on one side with a distance of 44 feet on the other. The board passed, 12-0, her motion to approve the application.

**83-B.** Board Member Susan Stiles presented an application to install a 6-foot wide by 4-foot-long pavestone flat surface near 83-B on the Country Club lakefront. Alex Duvall of 83 Beach wanted a flat surface on the shoreline for a rocking chair. Board Member Randy Thatcher moved to approve the application as long as the pavestone is level with the easement ground surface. Board Member Brian Smith said he did not understand why the requested 4- by 6-foot area was away from the shoreline or not closer to Duvall's dock. The motion was rejected, 1-10 with 1 abstention. At the subsequent meeting, Ms. Stiles again presented the application, saying Duvall was willing to relocate the requested pavestone patio closer to the shoreline near his concrete pad and stairs. The board passed, 14-0, her motion to approve the application.

**90-B.** Board Member Scott Johnson presented and moved to approve an application from James and Lisa Autry for a new 3-foot-wide sidewalk cap on the seawall at 90-B. He said the permit application includes refacing the

**See Further, Page 7.**

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## Further action ordered for 8-C lakefront safety

**Continued from Page 6.**

deteriorating seawall. The motion was approved, 11-1. President Dean said a concrete permit application is needed from the city and quarantine procedures must be followed.

**108-B.** Board Member Jennifer Moran presented a new dock permit application for Barbara and Enrique Chavez of 108 Beach. She said the requested 12-foot-wide by 25-foot-long dock should be extended to 30 feet long due to shallow water. She said neighboring docks are also extended to 30 feet for that reason. Moran said Randy Gregory would build and install the dock using anchors to secure it to the shoreline between 64-B and 66-B. She said the proposed 108-B location allows 15 feet to one neighboring dock and 34 feet to the other. The board passed, 14-0, her motion to approve the 12-foot-wide by 30-foot-long dock and ramp.

**8-C.** President Dean said Christine Baird, 48 Clipper, had additional concerns about the Country Club lakefront near a waterfall pump housing at 8-C that the board ordered reconfigured during the July 18 meeting. Baird said she and her elderly father must cross the 8-C lakefront to reach their dock. Board Member Mike Stiles reported she said there is a sinkhole that is dangerous due to the size and depth and that she took three of the pave stones from the waterfall housing structure and dropped them into the hole to keep someone from injuring themselves. Baird said her father has a difficult time navigating the walkway blockage caused by the pump housing and there are other holes in the yard. Mr. Stiles said it had been determined the pave stone pump housing could not be rebuilt as ordered without also moving the pump.

Dean said according to Lake Rules the first-tier resident is responsible for maintaining the lakefront area. She said a letter should be sent to both the current non-resident owner and the Realtor, who is also acting as the property manager. She said the letter should refer to the unsafe conditions, the owner's responsibility to correct the problems and to reconfigure the pump housing, all to be completed within ten business days.

Dean said the letter should state if the work is not completed within the allotted time, the Country Club would perform the work, or hire a contractor to do so, and bill the labor and materials to the owner. The

board approved, 11-0 with 1 abstention, a motion by Mr. Stiles to charge corrective labor provided by the Lake at a rate of \$175 per hour with materials billed separately. Dean said the labor rate should also be included in the letter.

Dean said if the Lake must make the repairs, the bill would be added to the property owner's account. She said if the bill is not paid by the owner the amount would be included in a report to the title company should the property be sold. She said any amount due the Country Club then would be added to the settlement statement and a check would be issued to the Country Club directly from the title company. Dean said in the meantime caution tape should be put around the area until repairs are made.

At the subsequent meeting, Dean said she is working directly with the property owner and requested an extension through the end of the week. She said a lot of the work had already been performed and the balance of the work should be completed by end of week. The board agreed to allow the extension.

**23-C.** Board Member Susan Stiles presented a permit application for Paul and Brenda Bowers to place landscape rock along the outside of a retaining wall on the homeowner side of the Country Club lakefront at 23-C. She said added dirt and ground cover are proposed. The board passed, 14-0, her motion to approve the application.

**87-D.** Board Member Susan Stiles presented an application from Brian and Katy Zoller of 87 Dockside to move their dock from the seawall at 40-D to a new location at 58-D. Brian Zoller said he has had to repair the dock twice where

it currently sits and it would be more protected in the newly proposed location. Ms. Stiles said Randy Gregory would be relocating the dock in the area marked at 58-D. She said there would be 15 feet from the neighboring dock on one side and 38 feet between docks on the other side. Ms. Stiles said the dock would be attached to a concrete seawall in a location that would not interfere with the drainage hole in the seawall. The board passed, 14-0, her motion to approve the application. Board Member Kim McReynolds said there is a tree limb and an old boat canopy frame in the water in that location that need to be removed from the lake.

**115-D.** Board Member Jennifer Moran said Rebecca Jameson was waiting on Williams Lakefront Construction to confirm the proposed 115-D dock space location discussed in meetings late last year and earlier this year. She said Williams is booked out through 2023 and the dock permit application is expired. She said the permit application should be dropped from the agenda until Jameson follows up with Williams Lakefront regarding dock parameters.

**140-D.** Board Member Scott Johnson said Ron Ruggles submitted an application to remove his existing non-conforming dock at 140-D and replace it with a 12-foot-wide by 12-foot-long dock with a 3-foot-wide by 7-foot-long ramp from 142-D. He said the replacement dock has encapsulated foam. President Dean said the installation of the larger dock would require a placement adjustment as the shoreline does not permit a perpendicular attachment area for the larger dock. She

**See Concrete, Page 9.**

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## Concrete work commissioned for 17-C seawall, pathway

### Continued from Page 7.

said the installation might require the use of mud poles in the lake bottom. It was determined after discussion a reattachment plan should be submitted before a vote can be made. At the subsequent meeting, Johnson again presented the application, saying the ramp installation would need to be slightly off-center to accommodate the shoreline. The board approved, 14-0, his motion to approve the application.

**17-C.** Board Member Susan Stiles said she spoke to concrete contractor Chad Eickleberry regarding the seawall permit application for 17-C submitted by Tamara Thissen. She said eroded areas would be corrected by the new seawall with a three-foot cap and moved to approve the application. She said the new wall would follow the former shoreline prior to the erosion and be backfilled behind it. She said concrete would be required for the application. Ms. Stiles moved the application be approved. President Dean said the permit application did not match the latest drawing by Eickleberry that was submitted for approval. Ms. Stiles amended the motion adding conditions that Thissen must add to her application the sentence, "work to be performed as per attached drawing" and sign off on the application. Dean said a concrete permit would be needed from the city. The motion was approved, 11-1.

**Roads, Easements and Pathways: 17-C.** Board Member Mike Stiles said contractor Chad Eickleberry proposed a new 40-foot

by 3-foot reinforced concrete drainage flume in the 17-C pathway that widens to 5 feet at the flume end. He said Eickleberry included a new footing and stem wall along with hydraulic cement patching at the top (roadside) of the drain path. Mr. Stiles said if the work were to be performed in conjunction with the 17 Clipper seawall work, the bid amount would be less. President Dean said the board should never comele contract bid work in conjunction with bid work for Lake residents. Mr. Stiles said the bid is \$8,500 and moved to approve the bid as described. The motion was approved, 12-0. President Dean said the Country Club would need to contact the city to get a concrete permit.

**Drainage grates.** President Dean said she texted Glen Tombleson of Underground Plumbing Pros regarding the time line for replacement of the last road drainage grates. She read Tombleson's response on July 23: "Not done yet but I think this week we will finish." She read a text from Aug. 1 from Tombleson that said "Should start the box drain installations tomorrow." Dean said she would continue to check the progress on the installation.

At the subsequent meeting, Dean read text updates from Tombleson. She said he texted, "One is done with two to be completed on Saturday." However, she said no work had been started. Board Member Cyndi Peterson said Tombleson previously told the board he had to postpone Country Club work to perform emergency water/sewer work at

38 Emerald Shore. She said nothing had been done at 38-E for three weeks.

Dean asked board members on the joint Municipal Committee to meet with their city counterparts and form a plan to have Underground Plumbing Pros remove its company equipment from Country Club property and the work bid by other companies who can complete the tasks. Board Member Wes Knox said he would check with an insured and licensed acquaintance to see if he would be interested in doing the work.

**1-D.** Board Member Clayton Holland said road asphalt patching by Seal-O-Matic was scheduled for the second week of September and that replacement of 15 feet of a drainage curb at 1 Dockside was included.

Jim Sennott of 1 Dockside asked to address the board about the road drainage issues they have had since 2017. He handed out a timeline to the board and said they did not have issues with drainage until sewer repairs required the road to be torn up. He said when the asphalt was replaced the crown of the road was not done properly causing rainfall runoff into their yard.

He said he informed then-Mayor Tom Goddard, then-Lake Board Member Buddy Young and then-Alderman Mike Cloyde of the situation. He said they assessed the problem and agreed to install an asphalt water diversion curb from the 1 Dockside driveway past the lower driveway as a measure to divert water.

**See Penalty, Page 11.**

### Are you turning 65 this year or do you know someone who is? Are you over 65 and curious about the recent Medicare changes and how they apply to you?

Former Lake Tapawingo resident Paul Kueffer, a licensed Missouri agent for more than 30 years (also licensed in Arizona, Kansas, Florida and Texas), specializes in all areas of Medicare, Social Security and Senior Benefits. Let Paul simplify and streamline your research, answer all your questions, and point you in the right direction. Paul is an independent broker licensed and certified with all the major providers. He will save you time and money, not to mention clarity and peace of mind. Paul's only mission is educating and helping you make an informed choice. **There is never a charge for his services.** Paul is happy to schedule an initial telemeeting and provide you information and next steps guidance for all your Medicare and Social Security questions.



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## Penalty rules questioned; property transfer fee considered

**Continued from Page 9.**

He said in 2018 the curb was damaged during the winter snow removal and the replacement curb was taller and extended to encompass the mailbox to better manage the flow of runoff. He said since that time, rain water continues to create serious foundation and other erosion damage. He asked the board to watch a brief video of the stormwater effects.

Board Member Bill Ellwood said we live on a lake and everyone has stormwater issues to deal with. He asked what the Sennotts have done in the way of mitigation themselves. President Dean said the Country Club can only make improvements on its own property and does not have the expertise to recommend solutions on residents' property.

Dean asked Holland to have Seal-O-Matic Asphalt and Paving Co. assess the situation when they are working on Lake roads in September and asked to have the drains in the area checked for proper operation.

John Braden asked the purpose of a road cut at 42 Emerald Shore. President Dean said Underground Plumbing Pros was working on sewer repairs. Sarah Jordan asked if any progress had been made on the road repair on Beach Drive where the road was dug up for a water line for a new home. Dean suggested Board Member Steve Meek inquire at the next joint city-Lake Board Municipal Committee meeting.

**Bylaws, Rules and Regulations:** Board Member Cyndi Peterson said the Lake Rules providing an appeal process of penalty citations are in need of revision. She said appeal decisions are generally conducted via e-mail. Peterson said in the appeal process she has a conversation with the board member or Water Patrol staff member that reported the violation and a conversation with the resident who received the citation. She reports her findings to the Bylaws, Rules and Regulations subcommittee and they determine whether the points should stand. She said it is extremely time

consuming with at least half of issued citations being challenged. President Dean asked the subcommittee to bring a suggested plan to the board. She said they might want to check with other local lake associations for their process as well.

President Dean said board lawyer Zach Goff is looking into bylaws regarding potentially charging a transfer fee when owners sell their property. Board Member Scott Johnson said the board is looking at various ways to bring in revenue without increasing annual assessments for 2023. He said an example using a 1 percent transfer fee on a \$500,000 home would result in \$5,000 revenue for the Country Club. Dean said title companies are required to call the Lake Office for any unpaid assessments. She said nearly all inquiries from title companies ask if there are transfer or other fees.

**Miller's pond:** President Dean said the board is working with the Missouri Department of Natural Resources

**See Board, Page 13.**

## *Fish Fry!*

*The Lake Tapawingo Sportsmen's Club  
and the Lake Tapawingo Women's Club  
invite you to join us for the eighth annual*



## **Vernon McGuire Memorial Fish Fry**

*Saturday, Sept. 17, 4-7 p.m.  
at the Shelterhouse.*

**Adults \$5, children 12 and under FREE**

Credit and debit cards welcome.

Menu: Fish fried to perfection, mouthwatering onion rings, hushpuppies, freshly made french fried potatoes and coleslaw.

Drinks include water, soda, beer and margaritas.

***Women's Club to provide desserts.***





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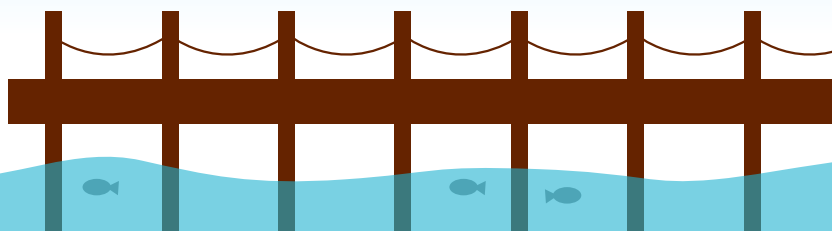
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## Board calls Blue Valley Labs to spray duckweed

**Continued from Page 11.**

regarding the recent odor and duckweed below the Miller's pond dam in AB Cove. She said the lake was tested for E.coli a few times with a very good result while the water from Miller's pond tested about 370, which she said is extremely high.

Dean said DNR said duckweed is a weather related result. She said Blue Valley Labs would be out to spray the weeds and residents within the treatment area will be contacted in advance so they do not water yards with lake water.

Dean said she has had extensive conversations with the board's lawyer regarding the issues surrounding Miller's pond and if the Millers would be required by law to remedy potential pollution from their property into the lake.

**Real Estate:** President Dean said she met via Zoom with a civil engineer involved with the owner-developer of lots in the center of E Block designated 61 Emerald

Shore. She said the owner of the property wants to subdivide the parcel and develop a three-home mini-subdivision. She said they had a conversation in which installation of utilities, access road and watershed information was discussed.

**Treasurer's report:** Treasurer Randy Thatcher said he planned to form a budget committee for 2023 and asked if anyone is interested or had a nominee to please contact him.

**Maintenance: Railroad fence.** President Dean said Kansas City Southern Railway reimbursed the Country Club \$2,902.81 for costs of removing dead or fallen trees from railroad property. Dean said a railroad representative earlier this year mentioned clear-cutting the mile-long tract and removing the damaged areas of fence. She said currently the board is not pursuing reimbursement for removal of dead railroad trees and scrub and for repair of fencing

because clear-cutting would remove any visual and sound barrier to passing trains.

**Tree removal.** Board Member Brian Smith said Monster Tree Service submitted five tree removal or trimming bids totaling \$3,960. He said the tree budget has a remaining \$21,963 available and moved to approve the bids. The board approved, 12-0.

**Clubhouse:** President Dean said a check for 50 percent of the cost of new chairs purchased for the Clubhouse was received from the Sportsmen's Club. The board thanked the Sportsmen's Club for their contribution.

**Executive session:** The Aug. 15 meeting adjourned at 9:13 p.m. so the board could reconvene in closed executive session to discuss matters of attorney-client privilege.

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

## Lake voters track state primary results, except one

*By John Braden*

Lake voters' balloting tracked statewide results in the Aug. 2 primary election, ratifying the actual primary winners with one exception. On the Democratic ballot, Lake voters chose Lucas Kunce for the U.S. Senate with 55 votes, over Trudy Busch Valentine, who received 45 Lake votes. Statewide, Valentine won the Democratic nomination with 158,583 votes (43.1 percent) over runner-up Kunce, who received 140,953 votes (38.3 percent).

On the Republican ballot, Lake voters added 79 votes to the statewide total of 298,852 (45.6 percent) for U.S. Senate nominee Eric Schmitt. Vicky Hartzler added 27 Lake votes for second place with 144,469 (22 percent); Eric Greitens got 20 Lake votes for third with 123,982 (18.9 percent).

In the 5th U.S. House District, on the Democratic ballot, incumbent Rep. Emanuel Cleaver II was renominated with 60,273 votes (85.6 percent) including 95 Lake votes. Maite Salazar received 20 Lake votes for a total of 10,118 votes (14.37 percent). On the Republican ballot, Jacob Turk received the nomination with 20,445 votes (51.7 percent) including 63 Lake votes. Runner-up Jerry W. Barham received 13,233 votes (33.5 percent) including 31 Lake votes.

In the State Auditor's race, on the Republican ballot, Scott Fitzpatrick received the nomination with 378,275 votes (64.69 percent) including 70 Lake votes. Runner-up David Gregory received 206,452 votes (35.3 percent) including 44 Lake votes. Democrat Alan Green was unopposed for his party's nomination.

In the Missouri Senate District 8 race, on the Republican ballot, incumbent Sen. Mike Cierpiot was renominated with

9,083 votes (49.9 percent) including 57 Lake votes. In the Lake, Cierpiot only edged runner-up Joe Nicola by 1 vote. Nicola got 5,599 votes (30.79 percent) including 56 Lake votes. Democrat Antoine Jennings was unopposed for his party's nomination.

Of Jackson County races:

**County Executive:** Republican Theresa Cass Galvin won that nomination with 13,229 votes (42.47 percent) including 43 Lake votes. Democrat incumbent Frank White Jr. was renominated with 16,324 votes (55.5 percent) including 63 Lake votes.

**County Legislature District 5:** Incumbent Republican Jeanie Lauer was unopposed.

**County Legislature 1st District-at-Large:** Republican Bill E. Kidd won that nomination with 17,242 votes (58.8 percent) including 53 Lake votes. Democrat incumbent Jalen Anderson was unopposed.

**County Legislature 2nd District-at-Large:** Republican John J. Murphy won that nomination with 17,584 votes (64.4 percent) including 61 Lake votes. Democrat Donna Peyton won that nomination with 16,379 votes (62.27 percent) including 67 Lake votes.

**County Legislature 3rd District-at-Large:** Democrat Megan Marshall received 17,426 votes (64.8 percent) including 61 Lake votes to defeat incumbent Democrat Tony Miller, who received 5,881 votes (21.88 percent) including 19 Lake votes. Republican Lance Dillenschneider was unopposed.

A full list of election results for the Lake precincts (SN 34, 35, 36) can be obtained from the Jackson County Election Board Internet site, <https://jcebmo.org>.





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Photos by John Nicol

## WOMEN'S CLUB NEWS

## *C & E blocks capture the Golden Paddle*

By Shannon Follis

*Cue trumpets playing a triumphant march...*

The winners of the 3rd annual Block Wars are C & E blocks! Thank you so much to the Block Wars committee for the time and effort you put into planning and pulling off Block Wars. It was a fantastic event that couldn't have happened without you.

A sincere thanks to Lisa Hodges, Jen Osborne, Jill Jackley, Traci and Dan Via, Lisa and Darren Davis, Morgan Combs, Tomi Bellinghausen, Julie and Sarah Davis and Kendra McGinnis. Additional thanks to B Block for a strong turnout



and lending players to other teams to fill them out. The glory of the Golden Paddle remains with C & E blocks until next year. Until then build your teams and plan your strategy so you can win the Golden Paddle for your block.

On Sept. 22 at 6:30 p.m., please join the Women's Club for a session on Native Plants 101 from Paula Diaz, native plant expert and master gardener. This event will be held at the Clubhouse.

All are welcome. A small snack will be served at the session.

Looking forward to October and November, the Women's Club will host a barn dance in October and the Seniors Thanksgiving Luncheon in November.

Break out your western wear for the barn dance on Oct. 22. Fat Rascals will be playing for us again. Cooter Brand BBQ food truck will be present for those who would like to purchase food while two-stepping the evening away. The price will be \$10 per person purchased ahead of time and \$12 at the door. Tickets come with 1 drink and 1 dessert. Keep an eye out in the newsletter for a barn dance flier with additional information.

The Seniors Thanksgiving Luncheon will be returning to an in-person seated event this year (as long as that option remains within public health guidelines). It will be held on Nov. 17. Additional information to come.



### Upcoming Events

- Women's Club Board meeting -- 7 p.m. on the second Thursday of the month at the Clubhouse. Any Women's Club member is welcome to attend if you would like to join in discussion and planning of upcoming events.
- Women's Club meeting -- 6:30 p.m. Sept. 22. Session on native plants by Paula Diaz, native plant expert and master gardener.
- Barn Dance -- 6:30 p.m. Oct. 22. Live music by the band Fat Rascals; Cooter Brand BBQ food truck. Tickets include dance admission + 1 drink + 1 dessert. \$10 per person for pre-purchased. \$12 per person purchased at the door.
- Seniors Thanksgiving Luncheon -- Nov. 17. 11:30 a.m., arrival and sit down; Noon, food will be served.

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Photos by John Nicol

WAHINE, PORK AND TROPICAL FRUIT -- suitable for an evening in the islands at the Sportsmen's Club Luau.

## SPORTSMEN'S CLUB NEWS

### *Enjoy Vernon McGuire Memorial Fish Fry on Sept. 17*

By John Nicol

It was appropriate to dedicate the annual Fish Fry, a traditional Lake event, to the memory of Vernon McGuire, whose family was closely linked to origin of Lake Tapawingo. Vern was a life-long fisherman, a leader of the Sportsmen's Club and a beloved member of the community.

The Vernon McGuire Memorial Fish Fry will be from 4 p.m. to 7 p.m. or as long as the food lasts on Saturday, Sept. 17, at the Shelterhouse. The menu will feature fish fried to perfection, mouthwatering onion rings, hushpuppies, freshly made french fried potatoes and coleslaw. Drinks include: water, soda, beer and margaritas. The Women's Club will provide desserts. Just \$5 for adults and children under 12 are free. Credit cards are welcome. You can't beat this delicious event anywhere!



#### **Luau featured Hawaiian decor, tropical plants, piñatas**



Hawaiian attire and leis rounded out the Luau atmosphere that displayed decorations and even tropical plants on Aug. 13 at the Shelterhouse. All enjoyed excellent pork loin, roast pork, macaroni salad, baked beans, and tropical fruit with desserts provided by the Women's Club. The Women's Club also sold many unique plants along with Lake logo items.

The younger set had hula hoops and discs to throw and then batting practice on two piñatas, a Hawaiian rainbow for the youngest and a big shark for the older children to break out the candy. Thanks to Janelle Barge for volunteering to organize, line up and blindfold the children.

The event could not have happened without the efforts of Jim Clarke, John Harrison, Scott Rhodes, John Nicol, Scott Patton, Chuck Welch, Matt Quinn, Jeremy Cumberland and the Women's Club. Thanks to all who came and all who helped.

#### **Luau, Fish Fry plans set at Aug. 9 club meeting**

A fairly brief regular meeting was held Aug. 9. Treasurer Chuck Welch projected the club scholarship payment to be on the next financial report. First Vice President John Harrison reported the membership still to be the same.

Second Vice President Joe Rush discussed the Luau plans including the times for members to help with food preparation and decorations. Scott Patton would be called about the Luau fruit purchase and cutting. Fish Fry decisions also were made.

Ray Hubbard provided a fishing report that bass and a 15 lb. flathead catfish were caught. Under old business, the Lake Board's attention to and inclusion of new fishing rules in the July *Lake Tapawingo News* was appreciated by the Sportsmen's Club.





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## Watch for young'uns and buses; Stop means STOP!

By Chief Tammy Taylor

School is back in session. Please watch your speeds and be alert. We have to watch out for the kiddos waiting for, entering and exiting the bus. Remember when school bus stop signs are out/extended you are to come to a complete stop from either direction and wait for all students to load



and unload -- and for the sign to be withdrawn. This type of infraction can be extremely costly, not to mention very dangerous to our children.

Please take note that there has been a new ordinance put into effect over the last couple of months regarding semi-trucks and trailers allowed to enter the city. Please make

sure you research it before making plans to have items/building materials, etc. delivered. If you have questions, you can contact me at (816) 224-6645 and I will be glad to assist you. Ordinance 1019: An ordinance adding Chapter 326 to



the Municipal Code relating to vehicle restrictions.

Stop Signs are universal; they are red and octagon shaped in most parts of the world. Only stop signs feature this shape, making it easy for motorists to identify them. Stop signs are regulatory signs, traffic control devices that warn motorists to slow down and prepare to stop.

You're probably asking yourself, "Why is Chief telling us this? We know what stop signs are." Well, because we have many drivers running stop signs in this city and the biggest percentage are residents who know our streets and know where the signs are. You have to stop!

Citations will be written and fines assessed. Just because you are a resident in Lake Tapawingo does not give you a free pass to run stop signs and endanger other motorists and, yes, we have heard statements such as "I am a resident here, you can't write me a ticket." Which I cannot believe anyone would say. Please stop!

*See Police Reports, Page 21.*



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# SEPTEMBER 2022

SUN	MON	TUE	WED	THU	FRI	SAT
				1  City Council Tax Levy Hearing 6 p.m., City Hall	2	3
4	5  <b>Labor Day</b>  <i>City Hall closed. Lake Office closed.</i>	6  Country Club Board, 7 p.m. Clubhouse	7	8  Women's Club Board, 7 p.m. Clubhouse	9	10
11	12	13  Sportsmen's Club 7 p.m. Clubhouse	14	15	16	17  Invasive Species Training, 9 a.m. Lake Office (preregister)  Sportsmen's Club Fish Fry, 4 p.m. Shelterhouse
18	19  Country Club Board, 7 p.m. Clubhouse	20	21	22  <b>First Day of Fall</b>  Women's Club 6:30 p.m. Clubhouse	23	24
25	26	27	28  Municipal court cases 1:30 p.m., Circuit Court, Independence	29	30	

## Police Reports

	July 1-31	June 1-30	May 1-31	April 1-30	March 1-31	Feb. 1-28	Jan. 1-31	Dec. 1-31
Traffic - Anchor	4	5	1	9	3	1	2	2
offenses - Beach	0	0	0	0	2	2	0	1
- Clipper	1	4	0	0	0	2	2	0
- Dockside	4	1	0	1	1	0	0	1
- Emerald Shore	0	0	0	0	0	0	0	0
- Woods Chapel	1	1	3	1	2	4	4	3
- U.S. 40	31	30	16	20	27	20	20	38
- Total	41	41	20	31	35	29	28	45
Warrant arrests	2	1	3	4	2	0	0	1
Arrests	3	1	3	4	2	0	0	1
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	2	2	3	0	1	1	0	0
Calls for service	20	14	17	14	11	11	9	16
Warnings	23	16	14	27	17	12	17	36
<b>Total</b>	<b>91</b>	<b>75</b>	<b>60</b>	<b>80</b>	<b>68</b>	<b>53</b>	<b>54</b>	<b>99</b>



## Seawall construction

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