

Galvin's News and Views from Lake of the Ozarks

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FOUR SEASONS REALTY

News from around the Lake.....

Lake levels to drop to 654 Dock owners may need to take precautions to prevent damage in preparation for the final phase of the winter drawdown.

By this time next week, the lake level will be headed to its lowest point in 24 months.

The winter drawdown is to make way for late winter and spring rains that flow into the Lake of the Ozarks watershed.

AmerenUE has announced that beginning on Monday, Feb. 16, the lake will start dropping from its current level of approximately 655.7 feet above sea level to 654.

Barring any significant precipitation, the plan is to leave the lake at that level until April when they will begin to raise the water for the summer boating season.

By the end of May, the lake will be at or near full pool of 660 feet.

The lake did see a slight rise in the water level this week due to recent rains. Fri Feb 13, 2009, *Lake Sun Leader*, Joyce Miller

Shady Gators bitten again Large commercial docks at Lake of the Ozarks fall under the regulatory authority of AmerenUE, based upon a court ruling that ends an 8-month dispute between AmerenUE and the owner of Shady Gators in 7-mile cove. A U.S. District Court Judge affirmed AmerenUE authority to regulate shoreline development activities, including large commercial boat docks, those with more than 10 slips, on Lake of the Ozarks.

The decision came in a case AmerenUE had filed against the owners of Shady Gators at the 7.5 mile marker, who had installed or moved several large docks without obtaining permits.

In June 2008, the utility company hired a private company to disconnect the docks from the shoreline and tow them to a storage area after the owner of Shady Gators, Gary Prewitt, failed to comply with a federal court order to remove them from the lake.

The defendants, listed in court documents as Gary Prewitt and Glacier Park Investments, LLC., argued that AmerenUE could not regulate commercial docks with more than 10 slips. They also questioned easement rights. Last month, the court ordered the defendants to comply with AmerenUE permit program when placing any boat docks or other structures on project property, and to remove any non-permitted boat docks from project property and not return them without first obtaining a permit, according to a press release issued by AmerenUE.

Judge Nanette K. Laughrey also ruled in December that an easement that grants landowners certain rights does not preclude AmerenUE from enforcing its federally approved shoreline management regulations and requirements. Through relicensing and development of the shoreline management plan, a lot of folks have raised the issue about the easement in the title. AmerenUE position all along is that we do acknowledge the easement exists, but it is subject to our permitting authority as provided by our federal license, Mark Jordan, AmerenUE managing supervisor in the real estate department, said. The judge essentially confirmed that.

AmerenUE regulates docks, seawalls and other structures at the lake under the terms of its federal license for the operation of the Osage Hydroelectric Project, which includes Bagnell Dam, the Osage Power Plant at the dam, and the lake itself. A subsidiary of St. Louis-based Ameren Corporation, UE serves 1.2 million electric and natural gas customers in a 24,000-square-mile area covering parts of north, central and eastern Missouri. Tue Jan 13, 2009, *Lake Sun Leader*



Bagnell Dam Strip to get makeover Plans to revitalize the historic Bagnell Dam Strip are well under way, says Jeff Carroll, newly elected president of the Bagnell Dam Strip Association (BDSA). The association, Carroll said, is preparing a feasibility study as part of an application to the Missouri Department of Economic Development (DED) for a MODESA grant. MODESA is a program through which cities and individual businesses are allowed to use incremental tax dollars to fund downtown revitalization projects.

The BDSA, with the help of developer Ron Armitage, has prepared a master plan for revitalizing the lower third of the historic street “From about the old White House to the Dam, Carroll said. The MODESA moneys, he said, will be used to fund infrastructure projects such as new sidewalks, sewers, water service, streets and possibly a waterfront boardwalk.

The BDSA also plans to open a portion of the Lakefront for installation of a public docking facility and to demolish several derelict buildings and rehabilitate others, he said. “We don’t have a specific timeframe yet. It will take another eight to 12 weeks to complete the feasibility study, then we have to go through MODESA’s application process. From there, it will depend on how the economy goes before we can start actual work on the project.” Under the MODESA plan, a city or group of business owners can apply to form a “Super TIFF” in which they issue bonds to fund a downtown-revitalization project. Then, they can use the portion of local and state sales taxes, as well as property taxes, which increase as a direct result of the improvements.

If the application is approved the association will hire a developer to “fine tune” the master plan and develop a strategy for implementation of the project. Part of the project will work in conjunction with the proposed extension and development of the Horseshoe Bend Parkway corridor.

“Ron Armitage has some good plans for development of the old American Legion property and those plans will work in conjunction with the revitalization of the strip, “ Carroll said. Several years ago, Armitage purchased 200 acres of undeveloped land including the old American Legion building and campground below the dam. At that time, he announced plans to develop the property by creating recreation areas and residential subdivision. Armitage, along with the Stanton Group and others, plans to bring retail shopping centers and residential housing units to a previously undeveloped section of Lake Ozark. The developments would be constructed on several hundred acres of land on either side of a proposed four lane extension of the Horseshoe Bend Parkway. The extension would carry traffic to and from the current junction of Horseshoe Bend Parkway and Business 54 to a junction with the US 54 expressway near the Osage River Bridge.

While not all the Bagnell Dam Strip property owners are yet members of BDSA and are not involved with the revitalization project, Carroll said he and others “are working with them to get them on board. Carroll added: “Some of the buildings down there are structurally sound; they just need a good coat of paint and some fixing up. We want this to be a project where we all help each other with whatever needs to be down to bring the strip back to what it once was.” Wednesday, February 11, 2009. Ceil Abbott, *The Lake To-*

A record amount: Fall shoreline cleanup hauls off more junk than ever

It was a record year for the 2008 fall cleanup.

According to figures released this week by AmerenUE, 281 volunteers removed 937 cubic yards (about 72 tons) of material setting a record for the largest amount of debris ever brought in during a fall cleanup.

Larger amounts of debris can be attributed to lower participation in the spring cleanup (due to weather and lake levels) and the high volume of re-foams going on with the non-encapsulated foam deadline of Dec. 31 having passed, according to AmerenUE officials.

The cleanup is spearheaded by AmerenUE Adopt-the-Shoreline program.

The fall cleanup follows the spring event which is the largest volunteer effort in the lake area. More than 100 groups are now participating in the Adopt-the-Shoreline program.

Twice a year, volunteers clean hundreds of miles of shoreline to pick up debris, discarded dock flotation and other junk that accumulates along the shoreline.

This year, the fall cleanup was an even bigger job to tackle, according to Jeff Green, Ameren Adopt-the-Shoreline Coordinator.

Unusually cold and wet weather combined with high water levels prevented some groups from participating in this year's spring cleanup, Green said. That made the fall cleanup a great opportunity to remove the trash and debris that has accumulated over the summer, as well as material volunteers couldn't get to in the spring cleanup.

Adopt-the-Shoreline is sponsored by AmerenUE which provides administrative support, provides bags, and pays for disposal, but the actual cleanup work is performed entirely by hard-working volunteers.

AmerenUE spends more than \$30,000 annually on the spring and fall cleanups.

The cleanups are the catalyst of AmerenUE ban on the use of non-encapsulated foam that was used for decades as the flotation material of choice on thousands of docks on the lake.

Since its inception, the annual spring cleanup has removed 120 to 240 tons of dock foam, junk and debris a year from the shoreline.

The smaller cleanup is held in the fall with the Adopt-the-Shoreline groups. More than 90 percent of what is hauled off the lake during the shoreline clean ups is dock foam. Fri Jan 02, 2009, *Lake Sun Leader*, Joyce Miller

Water Patrol could lose 22 A recommendation from Gov. Jay Nixon to curb state spending could spur debate around the lake if it means a reduction in the number of Missouri Water Patrol officers.

Among the \$250 million Gov. Nixon is proposing to withhold from this year's budget is a \$5 million cut for the Missouri Department of Public Safety. That could include cutting 22 Water Patrol officers from the department's payroll, significantly reducing the manpower available statewide. The Water Patrol currently has 96 officers. Just last year, the state legislature passed a measure that lifted a cap that prevented the Water Patrol from having more than 99 officers. The Water Patrol currently has 97 officers with 22 assigned to Lake of the Ozarks. If Nixon's proposal is successful, that number could be reduced by nine if the cuts are made based on seniority.

The cuts would come on July 1, 2009, the beginning of the 2010 fiscal year, just as the Water Patrol heads into the busiest weeks of the summer season. The budget process gets underway next week. Work on the budget will continue for the next three months. By state law, the budget has to be completed by the first Friday in May, according to Sen. Chuck Purgason, R-Caulfield, who represents a large portion of the lake area.

Purgason said he has not had a chance to address the issue with the governor but does intend to as the budget process progresses.

Hopefully we can get this restored, he said. We have been working the last several years on increasing the Water Patrols funding and we don't want to lose anything through the budget process.

In the last three years, several key pieces of legislation have been approved in an effort to improve boater safety, Purgason said. It would be a step backwards to cut officers when there has been progress made by increasing boater education, getting more officers on the water, giving competitive pay increases and tightening the boating while intoxicated law.

We don't want to lose any progress we've made, Purgason said.

Purgason is expected to play a key role in the budget talks. He is on Senate Appropriations Committee and chairs the Governmental Accountability and Fiscal Oversight Committee. State Representatives Wayne Cooper and Rodney Schad are expected to be outspoken advocates for the Water Patrol. Both have sponsored key legislation for the agency.

On the House side, Cooper serves on the State Parks and Waterways Committee. Fri Jan 30, 2009, *Lake Sun Leader*, Joyce Miller

Natural gas line to come to Lake Lake Area cities sign pact with natural gas supplier. A natural gas supplier could bring a pipeline to the Lake Area within the next few years. Officials from several cities are working with representatives from Missouri Gas Utility Inc. (MGU) of Littleton, CO, to bring a natural gas pipeline to the Lake Area. According to Osage Beach City Attorney Ed Rucker, officials of several Lake Area cities were approached last spring by an attorney seeking a franchise agreement to allow the installation of a natural gas pipeline along U.S. 54.

The MGU attorney said the pipeline would bring natural gas from the Springfield region to the Lake Area via the Highway 13 and Highway 65 corridors, Rucker said.

Rucker said the utility company had offered franchise agreements to Bolivar, Buffalo, Sedalia, Camdenton, Linn Creek, Osage Beach and Lake Ozark.

After some discussion, the decision was made to have those towns “join forces” and work to reach a mutually beneficial franchise agreement. Since then, attorneys from five of those cities have finalized a draft agreement and each town is presenting a copy to its board for passage.

At a Feb 10 meeting, Lake Ozark aldermen sent that town’s franchise agreement back to City Attorney Jay Harms for some minor changes in the language. Rucker said the Osage Beach board of aldermen is scheduled to vote to accept or reject the agreement March 5.

In the meantime, Osage Beach Mayer Penny Lyons said she considers the interest MGU has shown in construction a natural gas pipeline through the Lake Area “a very positive sign for the economy. The rest of the world has natural gas available, it would certainly help our ability to draw manufacturing and other industries to the Lake if we could show that all types of utilities are available here,” Lyons said.

Rucker said under state law each city has to post a copy of all proposed franchise agreements with utilities for a period of 30 days before it is brought before the board for a vote. He said the waiting time is designed to give the public a chance to express its feelings about the proposed service.

Although the agreement has been posted in Osage Beach City Hall and was published in a local newspaper, Rucker said he has received no comments from the public. Under the terms of the proposed agreement, MGU would be allowed to lay a natural gas pipeline in the utility corridor that runs alongside Highway 54 from Camdenton, through Osage Beach and along Business 54 in Lake Ozark.

Harms said it would be the responsibility of the gas company to extend the service to neighborhoods outside the highway corridor. He said the franchise agreement does not give MGU exclusive right to serve the Lake Area and other natural gas suppliers would also have the option of seeking franchise agreements with Lake Area cities. He said representatives of MGU had not set a timeline for completion of the pipeline project and it could be as much as “10 years” before natural gas is readily available in the Lake Area.

Although representatives of MGU did not return calls to The Lake Today, the company does have a web site with a map of the proposed pipeline extension. The map shows the pipeline being laid along Highway 13 from Springfield to Bolivar, then across coun-

COST COMPARISON

Each year, the U.S. Department of Energy publishes its average representative costs for five residential energy sources.

Those sources are electricity, natural gas, heating oil, propane and kerosene.

The annual survey is mandated by the 1975 Energy Policy and Conservation Act, which compares each source of energy equally in terms of energy released with equivalent costs.

According to the Natural Propane Association Web site, the U.S. Department of Energy’s million BTUs of each energy source is as follows:

- **Propane – \$12.18**
- **Natural Gas – \$20.47**
- **Electricity – \$31.21**
- **Heating oil – \$16.61**
- **Kerosene – \$9.48**

St. Patty’s Day parade at Lake back on track Saints an’begora. The luck o’ the Irish appears to be back for the Lake Area. Even though the Bagnell Dam Association of Realtors is no longer solely responsible for staging the St. Patrick’s Day Parade, the March 14 event will be held as scheduled.

Responsibility for organizing and staging parade is being taken over by the Bagnell Dam Strip Association. But Jeff Carroll, events committee chairman, said the realty organization would still be involved with this spring’s affair. “They aren’t just dropping the whole thing in our lap. Most of the volunteers from the Bagnell Dam Association of Realtors who have always worked on the parade will be working with us this year. We need their help. They have lists of things that have to be done to get the parade off the ground and without their experience we’d really be up the creek.” Carroll said.

His organization took over the event earlier this month and has been working to make sure this year’s parade is as enjoyable as in the past. “We’ve begun sending out invitations to people who have always participated in past parades and are looking for new groups to get involved.” Carroll said he is preparing a presentation for upcoming meeting of the Bagnell Dam Strip Association to assure the group preliminary work on the event is going forward on schedule.

“We want to assure the public that nothing has changed. Even though the Bagnell Dam Association of Realtors will no longer be the sponsor, the quality of the parade will not decline.” Carroll said he will be applying for a Lake Ozark parade permit this week and will be talking with officials about traffic control, crowd control and safety, and other issues over the next several weeks.

This year’s St. Patrick’s Day Parade is scheduled for 1pm, Saturday, March 14. For more information about the parade or to make arrangements for an entry, call Carroll at 573-280-5477.

UPCOMING EVENTS

MARCH

	DATE	LOCATION
Millstone Wheelers Square & Round Dance Club	1, 15	Laurie
Jazz Society Brunch	1	Lake Ozark
Realtor Appreciation Day at the Mall	3	Osage Beach
Comedy Night at the City Grill	4,11,18,25	Osage Beach
10th Annual Business Conference	4	Osage Beach
Knights of Columbus Fish Fry-Our Lady of the Lake	6,13,20	Lake Ozark
Knights of Columbus Fish Fry-Camdenton	6 & 20	Camdenton
Liverpool Legends at the Lake of the Ozarks	6	Osage Beach
Sunrise Beach Little Theatre Performance	6	Sunrise Beach
Indoor Garage Sale & Market Place	7	Linn Creek
Ozark Whirlers Square Dance	7, 21	Eldon
YMCA Spring Dance	7	Lake Ozark
70's Dinner and Disco Party	7	Osage Beach
1st Annual Fund Raiser for CADV: Chili Cook-off	7	Osage Beach
Mended Hearts Support Group	12	Osage Beach
Children's Health Fair	14	Osage Beach
24th Annual St. Patrick's Day Parade	14	Lake Ozark
17th Annual St. Patrick's Day Parade on the Water	14	Gravois Mills
Annual St. Paddy's Day 5K Run/Walk	15	Eldon
St. Patty's Open Golf Tournament	14	Lake Ozark
St. Patty's Open (Golf)	15	Osage Beach
St. Patrick's Day Shamrock Celebration	17	Osage Beach
After Hours Social	18	Lake Ozark
Knights of Columbus Fish Fry-St. Patrick's	20	Laurie
Lake of the Ozarks Swing Dance Club	21	Linn Creek
30th Annual Products & Services Show	21	Lake Ozark
Bluegrass Concert	27	Versailles
Spring Craft Show & Fiber Festival	28	Linn Creek
14th Annual Early Bird Buddy Bass Tournament	28	Lake Ozark
Jazz Society Program	29	Lake Ozark
Annual Shoreline Beautification Clean Up	15	Lake Ozark&Osage Beach



Willmore Lodge

This historic log building was completed in 1930 for Union Electric, by Stone and Webster Engineering Corp. and designed by Louis La Beaume, a noted St. Louis architect and partner in the architectural firm of La Beaume and Klein. His design was two years in the making and was approved by Union Electric (UE) President Louis A. Egan, whose name the lodge informally bore in its early years. Early documentation refers to the lodge as an administrative and entertainment facility for UE during the first few years of the Great Osage River Project.



The Adirondack styled 6,500 sq.ft. lodge floorplan contained twenty-nine rooms. The building was constructed from Western white pine logs, brought into the area by rail from Pacific Northwestern United States logging companies. Egan forwarded La Beaume's plans to Oregon and the structure was cut and assembled.

Only after Egan's personal inspection of the completed building in Oregon, was it then marked, disassembled and transported by train to Missouri. It was finally reassembled at the present site using only square wooden pegs and overlapping corner saddle notchings to hold it together. Stone for the patios and fireplace were hauled from local area quarries. The building was completed in about 3 months at an approximate cost of \$135,000.

The Lodge contained all of the modern conveniences of the time. The two story living area and dining room had an oil burning furnace with a 1930 state-of-the-art air cooling machine, a kitchen, servant quarters, a bar with an ice-making machine and an annunciator with call buttons in each room to request service. The five guest rooms had private baths and were named after the towns that were relocated or flooded by the rising waters: Linn Creek, Zebra, Passover, Arnolds Mills and Nonsuch. In 1930, the Dam was still under construction, so the view from the Lodge was only wooded valleys and grassy fields along the narrow little Osage River.

The sprawling dragon shaped Lake of the Ozarks was over a year from being open to the public and as yet to be named. In 1945 UE sold the Lodge, a UE built hotel, pleasure boats, forty thousand acres of lakefront property and eight hundred miles of shoreline to Cyrus Crane Willmore for \$320,000. Willmore was one of the more important St. Louis real estate developers, creating much of what is the modern St. Louis landscape. Willmore's dream was that the newly created lake would soon be a vast vacation land. He knew that the chance to escape the city and still retain many of the city conveniences would appeal to wealthy St. Louisans. The new lake would provide a class of wealthy urban sportsmen a way to recapture a type of pioneer lifestyle through hunting and fishing.

The Egan Lodge served as his primary residence until his death from heart disease just four years later. Although the building remained in his estate and unoccupied from 1949 until 1969, the local residents have, since, always referred to the property and building as the Willmore Lodge. The property was sold in 1969 to Harold Kopljar (developer of Lodge of Four Seasons) and again in 1988 to North Port Company (developed what is now Osage National Golf Course). UE re-acquired the building and adjoining property in 1996 in order to insure the Lodge would be retained as a National Historic site and to protect the integrity of the shoreline from the Lodge to Bagnell Dam. The repurchase took place upon the bankruptcy of North Port Company and only amounted to the building and about thirty acres of undeveloped shoreland property. This time, the winning bid price was \$1.06 million. During that same year, UE officials proposed that the Lake Area Chamber of Commerce use the building for its offices, develop a visitor center and repository for the Lake's history. The Chamber would pay for restoration costs and UE would provide the facility and grounds to the Chamber on a long term lease for \$10.00 a year.

As the Lodge is preserved as a historic site, it will house the history of its region. Local historical organizations and area residents will join UE to tell the story of the Osage River, the monumental engineering project that became Bagnell Dam, and the development of Lake of the Ozarks.