

# LAKE TAPAWINGO NEWS

*A publication of the Lake Tapawingo Country Club*

## Draft flood plain map appears unchanged from last year

By John Braden

A contractor for Missouri's State Emergency Management Agency conducted two Flood Risk Review follow-up meetings Sept. 12 for communities in the Little Blue River Basin, a little more than a year after it issued a proposal to raise the level of Lake Tapawingo's base flood plain map by an estimated 1.2 feet.

SEMA is partners with the Federal Emergency Management Agency in updating Flood Insurance Rate Maps and the Flood Insurance Study report for the Little Blue River Basin, including the tributary creek on which Lake Tapawingo is built. Officials identified the creek as "East Branch Little Blue River Tributary 15."

Two meetings were conducted at the Raytown City Hall by Stephen Noe, project manager for WSP Environment and Infrastructure Inc., the contractor chosen to carry out the mapping work. Lake Tapawingo Mayor Tom Rodenberg attended one meeting, while Lake Board President Darren Davis attended the other.

A year ago, the agencies' federal-state mapping site indicated the draft flood plain map would place 10 Lake Tapawingo homes within the 100-year flood plain and another 26 in the even more rare 500-year flood plain. That



FEMA's mapping partner, Missouri State Emergency Management Agency, produced the map showing 10 houses in orange they say would be touched by the 100-year flood and 26 in purple they say would be touched by the 500-year flood.

website map appeared to be unchanged in the ensuing year.

WSP's presentation said the purpose of the meeting was to review the working set of Flood Hazard Maps

and request comments on what the end result of mapping should look like.

The agency said it would work with commenters to address concerns and

**See Response, Page 3.**

### COUNTRY CLUB BOARD REPORT

## Drought action continues; Budget Committee prepares

The Lake Tapawingo Country Club Board of Directors met Sept. 3 and 16 at the Clubhouse. President Darren Davis presided.

**Visitors:** Chris Mettes, 44 Beach; Charles Plank, 38 Dockside; Brian Richards, 24 Beach; John Braden, 45 Anchor.

**Lake Management: Drought precautions.** President Davis noted the community was still under a no-wake order on the lake and no watering from

the lake due to the continued low lake water level. He asked if there were issues with residents disregarding the warning.

Board Member Wes Knox said he knew of one resident who was using lake water for irrigation. Davis asked if he needed to contact the resident personally to ask that he stop using lake water. Knox said that might be the best course of action

President Davis said he has heard numerous residents express disbelief that their irrigation habits with small hoses would make a large difference in

water level. He said cumulatively it does make a difference in water level that is affected even more by evaporation.

Brian Richards asked why the board allows residents to take water from the lake for irrigation if they are not charged for the water. He said he heard 200 residents were taking water from the lake for lawn watering. Board members said that was a great overestimate. Richards said he spent \$2,000 to repair his dock, which he said was damaged by waves.

**See Lake, Page 5.**



# Around the Lake

## SYMPATHY

Sympathy to:

The family of Helen Lorraine "Sally" Denise, 95, formerly of 203 Anchor and former city bookkeeper, who died Sept. 3 in Sun Prairie, Wis.

## BIRTHDAYS

- Oct. 4 John Nicol, 59 Dockside  
 Oct. 5 Margie Guffey, 45 Beach  
 Casey Hodges, 17 Beach  
 Oct. 8 Janice Cunha, 28 Anchor  
 Oct. 10 Betty Smock, 102 Beach  
 Oct. 13 Brian Hodges, 17 Beach  
 Oct. 14 Julie Howe, 25 Emerald Shore  
 Oct. 15 Lory Miller-Rodak, 159 Beach  
 Oct. 16 David Dean, 62 Beach  
 Oct. 18 Fletcher Bateman, 116 Anchor  
 Valerie Frankeberger, 58 Beach  
 Oct. 25 Shirley Graff, 26 Dockside  
 Oct. 27 Kevin Hornick, 7 Anchor  
 Oct. 28 Thomas McDonald, 159 Dockside  
 Oct. 31 Cammie Turner, 48 Anchor

## WELCOME TO THE LAKE

Michael and Carmen (Melissa) Bickimer, 63 Anchor  
 Steven and Stephanie DeCamp, 84 Anchor  
 John Flager, 148 Dockside  
 Craig and Jennifer Kincaid, 195 Anchor  
 Lowell and Shanen Lacy, 178 Anchor  
 Scott and Debbie Martin, 143 Beach

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

## Invasive species training bumped to Oct. 26

The next invasive species training session has been bumped from the third Saturday to the last Saturday of the month, Oct. 26, due to a scheduling conflict. Training is set for 9 a.m. Saturday, Oct. 26, at the Lake Office.

Preregister for training by contacting the Lake Office at [office@laketapawingomo.com](mailto:office@laketapawingomo.com) or (816) 228-3721 to make arrangements.

Training is required before residents may obtain boat registration stickers or dock permits, or use the lake "for any activity." Rules require a member of each household to be retrained every two years.

Lake Rules prohibit the transfer of boats and gear between Lake Tapawingo and other water bodies unless quarantined before they return to Lake Tapawingo. Violation of invasive species rules -- including using the lake without prior invasive species training -- can result in revocation of Lake privileges for up to a year, fines by the Missouri Department of Conservation or other agencies, or civil damages awarded to the Lake Tapawingo Country Club.

The Missouri Department of Conservation confirmed that zebra mussels are now in Jackson County's interconnected Prairie Lee Lake, Lake Jacomo and Blue Springs Lake. They are also in nearby Lake Lotawana, Longview Lake and other lakes including the Lake of the Ozarks.



## 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.

144 Anchor Drive  
 Lake Tapawingo, MO 64015  
 Phone: (816) 228-3721  
 Fax: (816) 228-3699.

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**Editor:** John Braden, (816) 229-2794  
[laketapawingo@gmail.com](mailto:laketapawingo@gmail.com)

**Contributing columnists:** Darren Davis, John Nicol, Tom Rodenberg, Erin Spiva, 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:  
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 "Lake Tapawingo Police Department"



# Response invited prior to formal flood map adoption

Continued from Page 1.

incorporate them into the preliminary map. It said a 30-day comment period began the day of the meeting, Sept. 12, and that a letter would be sent, presumably to Mayor Rodenberg, stating the actual ending date for comments, which it said should be in late April 2025. Eventually, the process would result in a 90-day formal appeal process, a letter of final determination and formal map adoption.

Noe said the mapping program is to help determine property owners' need for flood insurance but also is to provide municipal building officials the risk information to advise builders of the need to anticipate potential flood inundation on affected properties.

He said the computerized mapping program has become more sophisticated, utilizing two-dimensional mapping with airplanes performing remote sensing by Light Detection and Ranging (LiDAR) to create models of the earth's surface. The results divide the mapped area into a network of small cells that reflect entry of water, barriers or hindrance to flows, absorption, and amounts and direction of runoff.

Noe showed one meeting a projection of the creek that enters C Cove at Woods Chapel Road. It was noticed SEMA's LiDAR data predates Blue Springs School District's construction of a 1,900-foot viaduct from Vesper Street, across the creek bed and railroad tracks to connect with Blue Springs High School, or significant earthmoving under way on 15 acres of BSSD Vesper property uphill from the creek.

The last time FEMA and SEMA redrew the flood map in 2017, engineering firm Olsson (formerly Olsson Associates) was hired by the city of Lake Tapawingo, the Country Club and affected residents to perform an on-ground elevation survey and challenge the map, which resulted in 58 threatened homes being declared out of the flood map and another six advised what they could do -- such as raise steps, doorways or deck posts by a few inches -- to also be free of the flood designation. At that time the affected property owners agreed to pay Olsson \$200 each to help pay for the \$500-per-residence survey cost. At the same time the City Council and the Lake Board voted each to pay \$150 per house toward the cost of surveys since so much of the community was affected.

Noe said such a coordinated effort by property owners was a good way to respond to the matter. He added that SEMA still retained the results of those Olsson on-ground surveys of the individual properties on the lake.

Noe said the map data is available to all with an Internet connection. Draft maps and data can be viewed at <http://bit.ly/MOSEMAOutreach> or on a smart phone or tablet at [http://bit.ly/mobile\\_MOSEMAOutreach](http://bit.ly/mobile_MOSEMAOutreach). The website is quite intricate and complicated. There is a link to a User Guide on the black bar at the top of the home page. For help in navigating the website maps, contact Sydney Roberts, Floodplain Engineering and Mapping Section Manager, SEMA, [sydney.roberts@sema.dps.mo.gov](mailto:sydney.roberts@sema.dps.mo.gov), (573) 526-9383 or Stephen Noe, Program Manager, WSP USA Inc., [stephen.noe@wsp.com](mailto:stephen.noe@wsp.com), (615) 430-0456.

When the latest draft map was proposed a year ago, Olsson used its 2017 survey to estimate 17 houses would be touched in varying degrees by the proposed new

flood plain map. Based on Olsson's 2017 on-the-ground survey measurements -- which proved more accurate than government computer modeling in 2017 -- the city sent letters and the FEMA notice to those 17 property owners.

However, the map on the SEMA website showed 36 houses that might be affected by the new flood map, either in the 100-year or 500-year flood plain.

Only 10 houses were marked in orange on the SEMA map, indicating they are the ones touching the 1-percent-annual-chance flood (the 100-year base flood) flood plain. The other 26 houses were marked in purple, indicating they touch the 0.2-percent-annual-chance flood (the 500-year flood) flood plain.

Nine of the 17 homes named by Olsson are also listed by SEMA in the 100-year flood plain. Seven Olsson homes are listed by SEMA in the 500-year flood plain. One home listed by Olsson, 29-A, escaped inclusion on the SEMA map in either flood plain.

## Homes Olsson or SEMA say are affected

**A Block -- 28-A:** SEMA 500-year; **29-A:** Olsson 100-year (not listed by SEMA); **30-A:** SEMA 500-year; **32-A:** SEMA 500-year; **33-A:** SEMA 500-year; **34-A:** Olsson 100-year, SEMA 500-year; **35-A:** Olsson 100-year, SEMA 100-year; **37-A:** SEMA 500-year; **39-A:** SEMA 500-year; **43-A:** SEMA 500-year; **53-A:** Olsson 100-year, SEMA 100-year; **64-A:** SEMA 500-year; **66-A:** Olsson 100-year, SEMA 500-year; **67-A:** Olsson 100-year, SEMA 100-year; **68-A:** Olsson 100-year, SEMA 100-year; **69-A:** SEMA 500-year; **74-A:** SEMA 500-year; **207-A:** SEMA 500-year

**B Block -- 38-B:** Olsson 100-year, SEMA 500-year; **52-B:** SEMA 500-year

**D Block -- 1-D:** Olsson 100-year, SEMA 500-year; **2-D:** SEMA 500-year; **3-D:** SEMA 500-year; **13-D:** Olsson 100-year, SEMA 100-year; **14-D:** SEMA 100-year; **15-D:** Olsson 100-year, SEMA 100-year; **25-D:** SEMA 500-year; **26-D:** SEMA 500-year; **27-D:** Olsson 100-year, SEMA 500-year; **30-D:** Olsson 100-year, SEMA 500-year; **32-D:** SEMA 500-year; **33-D:** Olsson 100-year, SEMA 100-year; **34-D:** Olsson 100-year, SEMA 100-year; **35-D:** Olsson 100-year, SEMA 100-year; **36-D:** SEMA 500-year

**E-Block -- 11-E:** Olsson 100-year, SEMA 500-year; **12-E:** SEMA 500-year

These differences in estimates likely will have to be resolved by challenges to the FEMA/SEMA proposed flood plain map.

Katy Linnenbrink, public information director of SEMA, last year explained that any property with a 1 percent or higher chance of experiencing a flood each year is considered to be high risk with at least a one-in-four chance of flooding during a 30-year mortgage. She said all home and business owners in high-risk areas with mortgages from federally regulated or insured lenders are required to purchase flood insurance.

She said the 500-year flood plain boundary represents a reduced risk of flooding, but not completely removed.



PRESIDENT'S MESSAGE

# Communication: Fun with Flags



By President Darren Davis

Communication can be defined as sending and receiving of information. In August, red flags with notices were posted on the three Lake Tapawingo bulletin boards to inform residents that due to low water levels, boating was limited to idle speed and lake water was not to be used for irrigation.

The flags seem to be somewhat of an archaic method of communication, yet at times effective. For further explanation of the red flags, please see the September *Lake Tapawingo News*, page 9, -- and repeated again here -- Red Flags: What You Need to Know.

It has been nice to see the rain again! The lake level is slowly rising. Thank you to all residents who have done their part in conserving water and keeping boats and docks from being damaged. We will keep everyone up to date regarding the lake restrictions.

Amendments to the Rules, Regulations and Restrictions have been discussed and read at the two past September 2024

board meetings. These updates fall under the categories of Communications and of Fishing Rules. Please send any questions, comments or concerns regarding these updates to the Lake Office or join us for the final reading during our Oct. 7, 2024, board meeting.

A huge thank you goes out to Treasurer Scott Johnson and Lake Tapawingo property owners who have committed to this year's Budget Committee. I encourage you to attend the Budget Committee meeting that will be held at the Clubhouse during the third week of October. Once the date is set, we will send out the information.

I have had a number of conversations with prospective candidates for the 2025 Lake Tapawingo Country Club Board of Directors. I urge those who have interest to ask any questions that you may have regarding this three-year commitment. Candidates have to be nominated before the first of the year (amidst the Christmas-New Year holidays) for election Feb. 20, 2025.

Lake Tapawingo is a beautiful place to live!



## RED FLAG ALERTS: WHAT YOU NEED TO KNOW

**WHAT ARE RED FLAG ALERTS?**

- Urgent Announcements from the Lake Tapawingo Country Club or the City of Lake Tapawingo.
- Posted on all 3 community Bulletin Boards near the entrance gates.

**WHEN WILL YOU SEE A RED FLAG?**

- Safety Warnings: Potential dangers in the community.
- Hazard Alerts: Road closures, water outages, severe weather, lake water quality.
- Notices: Critical advisories or emergency information.

**WHAT SHOULD YOU DO?**

- Stop and Read the notice when you see a red flag.
- Stay Informed to keep our community safe and secure.

**WHY IT MATTERS?**

- Your Safety and Well-Being are our top priority.
- Stay Connected and help maintain a strong, informed community.



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# Lake Board faces infrastructure issues on two fronts

Continued from Page 1.

**Boat ramp.** Board Member T.J. Mcinnis asked when the boat ramp signups would be activated on the Country Club website again. Board Member Kim McReynolds said the app probably would be reopened for signups in October when the water level rises and residents seek to store their boats for the winter.

**Budget Committee:** Treasurer Scott Johnson said he recruited 11 volunteers to act on the Budget Committee. He said he was still confirming the date for the Budget Committee meeting, but possibilities included Oct. 16 or 17.

He thanked board members who submitted budget proposals for their areas of responsibility and asked other members to continue submitting requests for consideration. He invited board members to attend the Budget Committee meeting to answer committee questions and provide comments as needed.

**Oct. 7 board meeting:** John Braden asked if the board had any intention of canceling the next meeting, set for Monday Oct. 7, due to the Kansas City Chiefs playing on Monday Night Football. Board Member Clayton Holland said the meeting might be cancelled due lack of a quorum of board members. President Davis asked board members to advise him of any absences as soon as possible so a cancellation decision could be announced to residents.

**Miller's pond dam repair.** Board Member Clayton Holland reported ICON Grading and Construction Inc. found two burrows, probably by beavers, in the pond side of the Miller's pond dam. The holes extended beneath the Anchor Drive pavement to the sewer line alignment under the road where a 3-by 3-foot cavern and sinkhole had been created by erosion. They poured concrete plugs in each burrow, then filled the cavities with flowable fill. Holland said the contractor considered the repair a permanent fix that cost \$1,760 less than the original bid.

President Davis said the board's lawyer is communicating with the attorney of Miller farm heir Debra House. He said an agreement is being drawn up to send to her lawyer. Davis also said he contacted engineer Affinis Corp. so the board can take immediate action as soon as access is granted to the Millers' side of the property line. If allowed, he said work would include complete remediation, including dredging the pond.

Board Member Scott Patton asked if the sinkhole problem discovered in the dam provided a reason to give the Country Club access to Miller's pond for remediation. Patton asked if the board had tried to buy the property or if it has only communicated with their lawyers. Davis and Board Member Mike Stiles said the property is not for sale and the Miller siblings often disagree among themselves.

Board Member Andy Gibler asked if the Miller heirs are being briefed on the board's plan to fix the dam or whether the board is asking to fix it without explanation. Davis said the whole plan has been provided to the Miller family and there will be a meeting in person to go over the plan before any permissions are signed.

Board Member Brian Smith asked if the goal of the Country Club was to complete the project next year. Davis said if the Country Club were to receive permission tomorrow, the board would start taking steps to complete it. He said the sooner pond work is completed on the Miller property, the

sooner the Country Club can complete its dam work on its side of the property line. Davis said he has already spoken to the fire district and the school district about possible road closures and they have devised a plan to put in place as soon as necessary. He said everything is in place, the board just needs permission.

Board Member T.J. McGinnis asked how the Country Club intends to pay for the project and whether a predicted two year pay-off time is still accurate. Treasurer Scott Johnson said the two-year predicted pay-off time that was mentioned last year has dropped to one year, adding that the Country Club has had a revenue bump from last year's assessment increase. He said the funds that are left over from this year will aid in the pay-off and reduce the time to one year.

Johnson told the board that the Miller's pond project would have to be done all at once on the neighboring property, but the roads portion on the Country Club's side could be delayed to gather the needed funds. Mr. Stiles said once the project starts, the board will receive monthly statements from the contractors and will have to pay at that time even if it were to require obtaining a loan. Johnson said it could possibly require a special assessment.

**Woods Chapel inlet.** President Davis said he consulted a construction company about building a ramp into upper C Cove for removal of inflowing debris from the Woods Chapel Road bridge box culvert and was told there already is fairly good access to the area. He said they suggested the board talk to engineers about constructing some sort of weir project in the concrete inlet area to slow the water, alter the direction of the flow and possibly catch larger debris. Davis said he would contact engineers OWN Inc. and Affinis Corp. for their opinions.

At the subsequent meeting, Davis presented a proposal from OWN Inc. with their estimate to complete a plan to mitigate damaging inflows into C Cove during heavy rains. Board Member Mike Stiles said the proposal price for planning a fix to the Woods Chapel inlet is in line with what the board paid Affinis Corp. for a concept design for the Miller's pond dam project. Mr. Stiles said OWN is confident this would be a long-term permanent solution.

OWN submitted a letter of agreement for professional services for the Lake Tapawingo Gross Solids Removal Study (Project 1) and Lake Tapawingo Shore Stabilization Study (Project 2). For Project 1, costing \$25,000, OWN would provide an engineering report recommending three alternatives for removal of debris that enters C Cove. For Project 2, costing \$20,000, OWN would provide engineering plans and generalized specifications for repair and protection of the C Cove shoreline

See Board, Page 6.

## No Lake privileges September 2024

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

- 123-A O'Grady
- 148-D Sweeney
- 96-B Tadlock



## Board advances rule changes on red flags, fishing

**Continued from Page 5.**

just downstream from the Woods Chapel Road bridge.

Davis said he would provide copies to board members and ask them to discuss the proposal at the next board meeting.

Board Member Andy Gibler asked why the board should pay \$25,000 for a design when the board does not have access from Blue Springs to the Woods Chapel Road bridge box culvert. Mr. Stiles said Blue Springs would be more likely to cooperate if the board presented an actual plan.

Board Member Scott Patton asked if \$70,000 that Blue Springs retained at the end of the Woods Chapel Road improvement project was available for use on the project. Patton also suggested purchasing a Weedoo, a bobcat-like excavator on a pontoon boat that could be used to remove debris from upper C Cove after heavy rains. Patton said he thinks one could be purchased for \$44,000 or less. He said the Maintenance Department also could use the equipment for other work around the lake.

Board Member Kim McReynolds asked if there were other planning bids submitted from other companies. Davis said the board could request a bid from Affinis. Patton suggested Epic Concrete Construction Inc. might be interested in bidding as well. Mr. Stiles questioned whether the concrete company had sufficient design capability.

Board Member Brian Smith said the board should delay spending on the Woods Chapel inlet project until it completes the Miller's pond dam

remediation, which he called potentially a million-dollar project.

### **Bylaws, Rules and Regulations:**

**Communications.** Secretary Kim McReynolds introduced three rules related to communications and the intent of red flags posted on community bulletin boards. After the RENTAL RULES section, a section named "COMMUNICATIONS" would be added with three rules that address Country Club communications methods.

After initial reading of the rules, it was suggested the term "SMS" be replaced by "text message" in one section to provide more clarity.

Board Member Scott Patton questioned why rules were being created for what essentially is a board procedure. McReynolds explained that the Rules Committee was not proposing rules with point penalties related to Communications, but rather specifying how the board might communicate important updates in a timely manner and encourage residents to be aware of and comply with the posted information.

The board approved, 11-0, a motion by McReynolds to advance the three rules on first reading.

At the subsequent meeting, McReynolds presented the three new rules for second reading. Typographical errors were pointed out in the Country Club website address in Sections 1 and 3, which were corrected.

Board Member Brian Smith said he did not think the rules changes were needed and questioned language calling for red flags to

be posted if the board posted amendments to Lake Rules, rather than matters of hazard. Posting non-hazard items might cause residents to start ignoring the flags, he said.

The board approved, 9-2, a motion by McReynolds to advance the three rules on second reading. A third reading and vote are required for final approval.

As advanced on second reading, the rules read:

### **COMMUNICATIONS**

1. Any amendments to the Rules and Regulations will be posted on the community bulletin boards located at each of the three entrance gates and on the official Lake Tapawingo Country Club website ([www.laketapawingomo.com](http://www.laketapawingomo.com)) within five (5) business days. Additionally, notifications of these amendments may be sent via phone, text message, or email.

2. The Lake Tapawingo Country Club will post a red flag on each of the three (3) community bulletin boards located near the three (3) entrance gates whenever there is an important update to share with the community. This may include safety or precautionary information, amendments to the Rules & Regulations, water quality notifications, or any other information the Lake Tapawingo Country Club considers urgent and important. The reason for the red flag will be included beneath the flag and residents are advised to review the important information posted.

**See Fishing, Page 7.**

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# Fishing amendments clarify permissible fishing practices

Continued from Page 6.

3. The Lake Tapawingo Country Club may temporarily modify the rules and regulations concerning lake usage due to specific environmental conditions or to protect life and property. These modifications may include changes to speed limits, directional rules, access, or usage. Notifications will be posted on the community bulletin boards at the entrance gates beneath the red flags, on the official website of the Lake Tapawingo Country Club ([www.laketapawingomo.com](http://www.laketapawingomo.com)), and/or communicated via phone, text message, or email.

**Fishing Rules.** McReynolds also presented proposed amendments clarifying permissible fishing practices. The amendments also specify penalty points to be assigned for specific infractions and, if necessary, allow stacking of points.

Board Member Scott Patton questioned language, which is in a current rule, limiting a fishing line to no more than two hooks. He noted many fishermen use treble hooks (consisting of three hooks) or lures with multiple hooks attached. The quantity of hooks was discussed and one of the amendments was modified to specify that a treble hook or lure with multiple hooks is considered a single hook.

McReynolds moved to advance the amendments on first reading. Patton said he would vote against the amendments as he and others like to fish for crappie using spreader rigs that employ multiple hooks. The board approved McReynolds' motion, 9-2.

At the subsequent meeting, the board passed, 9-2, McReynolds' motion to advance the amendments on second reading. A third reading and vote are required for final approval.

As advanced on second reading, the amendments read (with deletions in stricken type):

## FISHING RULES

### B. GENERAL RULES AND GUIDELINES

~~4. Throw lines, trotlines, or setlines are prohibited. Not more than two (2) poles or lines with not more than two (2) hooks per line are permitted to each person. Each line must be attended at all times. (3 points)~~

**Allowed - Sport Fishing Method:** Pole and Line (also known as

rod and reel). Ice fishing tackle or tip-ups are considered a pole and line method.

**5. Quantity:** Not more than two (2) poles or two (2) lines are permitted to each person. No more than two (2) hooks per pole or line are permitted to each person. A treble hook or a lure with multiple hooks is considered a single hook. (3 points)

**6. Attendance:** Each pole and line must be attended at all times. (3 points)

**7. Restrictions:** All other methods not explicitly specified as allowed methods in section 4 above are strictly prohibited. This includes, but is not limited to, throwlines, trotlines, setlines, throw nets, jug lines. (3 points)

**8. Non-Sport Fishing Methods are Prohibited:** Use of explosives, poison, chemical, or electrical equipment to capture, kill, or stupify fish is strictly prohibited. (9-16 points)

Because of the addition of the new rules, the following existing rules would be renumbered with no other changes to those rules:

### B. GENERAL RULES AND GUIDELINES (RE-NUMBERING):

- ITEM 5 becomes ITEM 9.
- ITEM 6 becomes ITEM 10.
- ITEM 7 becomes ITEM 11.
- ITEM 8 becomes ITEM 12

**Docks & Waterfront: 20-A, 22-A.** Board Member Mike Stiles presented a \$1,440 bid from contractor Chad Eickleberry to replace the Country Club's 23-foot portion of a collapsing seawall with a stacked stone wall at the end of the pathway between 20-A and 22-A. Mr. Stiles said Daniel Curby, 20 Anchor, also applied to replace a portion of his adjoining seawall at the same time. The board passed, 11-0, a motion by Mr. Stiles to accept Eickleberry's bid to repair the seawall. The board then passed, 11-0, Mr. Stiles' motion to approve Curby's application to repair 10 to 12 feet of his adjoining seawall.

**60-A, 61-A seawall repair.** Board Member Mike Stiles said he received a complaint about crumbling seawall and sink hole problems on the lakefront at the end of a Country Club pathway between 60 and 61 Anchor. He said he

had not looked at the situation in person, but thinks it will be a similar situation to the problem on the seawall at the end of a pathway between 20 and 22 Anchor.

Mr. Stiles said it is his understanding that the problem area is on Country Club property at the end of the pathway and poured concrete might be a better solution than stacked stone used at 20 and 22-A. Board Member Scott Patton suggested using cast concrete like bunker blocks for the repair as that area has always had issues with the seawall being damaged by frequent boat traffic. Board Member Brian Smith agreed with Patton but questioned how the heavy machinery would get the materials in place in that area. Patton said the pathway could be used for machinery access. He said using the blocks, along with netting on the land side of the blocks, should stop the water from going through the seawall and creating sink holes.

Board Member Scott Johnson asked what makes that portion of the seawall the responsibility of the County Club rather than first-tier property owners. Mr. Stiles said if you project the residents' property lines on either side of the pathway to the water, the area that needs to be repaired is not in front of either neighboring property.

**90-A.** Board Member Andy Gibler presented an application from Lise Hill, 90 Anchor, requesting to replace the 90-A dock flotation with encapsulated foam as well as replace some damaged boards on the dock. He said the dock footprint is not changing and it currently meets all measurement requirements. Board Member Mike Stiles said the replacement and repairs require a permit due to being more than 50 percent of the dock. The board passed, 11-0, a motion by Gibler to approve the application.

**22-B.** Board Member Brian Zoller said Grace Stuckmeyer applied to repair stairs and the dock at 22-B. However, he said the work does not constitute more than 50 percent of the dock and does not require a permit, but does require quarantining materials, silt fence, etc.

President Davis noted there is a beaver den under the existing dock. Board Member Kim McReynolds asked if the board should contact the Missouri Department of Conservation for assistance trapping the beaver, since they have offered to help in the past. Board Members Clayton

**See Pathway, Page 9.**

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# Pathway seawalls, dock rehabs advanced

Continued from Page 7.

Holland and Brian Smith said it is difficult to place the traps in the correct location, especially in deep water, and there has been little previous success. Davis suggested the board contact the Conservation Department when work is to begin on the Miller's pond dam repair project due to possible presence of beavers in the pond.

**44-B.** Board Member Mike Stiles presented an application from Chris Mettes to pour a concrete sidewalk across Country Club property to the seawall at 44-B. He said it is to be flat and flush to the ground, no steps and no contact to lake water. He said Mettes has a city permit for concrete work. Board Member John Nicol asked how the resident would get concrete down to the area. Mr. Stiles said a neighboring property would allow access. The board passed, 11-0, Mr. Stiles' motion to approve the application.

**15-C, 17-C.** Board Member Brian Smith said he received a complaint from a resident about condition of the lakefront at the site of previous work around a concrete drainage chute on a former pathway between 15-C and 17-C. He said during the low lake level, the resident reported seeing rebar sticking out of the water, large rocks, and a blue tarp still connected to the seawall under the usual water level.

Smith said the company that did work last year did not put enough grass seed down so there are large areas of bare dirt that is supposed to be grass covered. He said he is unsure when the items were left in the lake but asked the board if they should hire someone to clean it up. Board Member Mike Stiles said he consulted contractor Chad Eickleberry about the items in the water and Eickleberry said the items had not been left by him. He said Eickleberry noted the item identified as rebar was actually an old curb pin that was used commonly in construction about 50 years ago. Eickleberry said when he completed the work previously, the water level was not as low as it is now. He said he also did not tear any rock out and placed block into the area on top of the existing stone. Eickleberry said he did not use any tarps at the depth which the current one is located. He said he removed the curb pin from the water to make it safe for the residents.

**44-C.** Board Member Brian Zoller presented a revised application from Barnard Wilson for a 14-foot-wide, 25-foot-long stationary dock with a slip in the middle at 44-C. He said the new dock replaces a narrower existing dock that already had electricity. The board passed, 11-0, a motion by Zoller to approve the application.

**133-D.** Charlie Plank said President Davis, new owner of 133 Dockside, had repaired the long-dilapidated and hazardous dock at 133-D and it looks very nice.

**26-E.** Board Member Mike Stiles submitted to the minutes a board e-mail vote on an application by Joe and Monica Kroupa, 26 Emerald Shore, to pour concrete deadmen to anchor their previously approved new 26-E dock and to cover the anchors with a 9- by 21-foot concrete patio. Mr. Stiles said Chad Eickleberry would be the contractor. The board passed, 10-1, a motion by Mr. Stiles to approve the application. Board Member Brian Smith said the Docks and Waterfront subcommittee needs to make the homeowner aware that anyone can fish from that patio on the Country Club lakefront, regardless of who poured it.

**Roads, Easements and Pathways:** Board Member Brian Smith said the pathway posts between 15 and 17 Clipper were never removed as previously approved by the board. He said the pathway, which has been converted to a drainage chute, is dangerous for walkers and the posts need to be removed as soon as possible. Board Member Clayton Holland said he would instruct Maintenance Coordinator Matt Kempf to remove the posts either by cutting them to ground level or removing them base and all. President Davis asked Holland to have Kempf remove the posts by whatever means necessary.

**Pathway obstructions.** Board Member Susan Stiles expressed concern over a growing number of residents who are planting things and blocking the pathways and poles. She said one resident planted banana trees that completely block the entrance pole to a pathway. Ms. Stiles also said she is concerned about pathways being claimed as residents' property through surveys. She said the pathway markers are supposed to be in the middle of the pathway, but she saw a survey stake placed right next to a pathway pole at a house for sale, apparently encroaching on Country Club property.

**Water Patrol:** Board Member Wes Knox said the last weekend in August was to be the last weekend for the Water Patrol and, given the temperatures and the no-wake rule, they are no longer needed. He proposed the patrol should cease and end under budget for the season. He said that might allow for additional funds to repair equipment. The board approved, 9-2, a motion

See Boat, Page 11.



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# LAKE SIDE NEWSLETTER

## HELLO OCTOBER

From Lisa Hodges, Realtor KS & MO



### MARKET NEWS

Mortgage rates were flat last week, despite the Federal Reserve cutting rates by 0.5%, which was more than expected. Fed Chair Powell described the rate cutting cycle as a "recalibration." The question now is, what will the next move be? That said, the market is pricing in 0.75% more cuts by the end of the year, which is another 0.5% cut and a 0.25% cut. If the soft landing happens, we will likely get two 0.25% cuts by year end, not a 0.25% and a 0.5% cut. Even though the Fed has started their rate cutting cycle, we are still data dependent for the time being.

Emily Conaty - PrimeLending

### MONTHLY CHECKLIST

- Collect seeds for next years garden and store bulbs in cool dark place
- Drain your irrigation systems and disconnect hoses
- Repair damaged sidewalks, driveways and steps
- Seal cracks where critters can enter
- Decorate for Halloween and carve those Jack-o-lanterns!



### SAVE THE DATE

- DIY CUSTOM WITCH HAT @ KARMA MARKET OCT 2
- GHOST TOURS @ THE DILLINGHAM-LEWIS HOUSE MUSEUM OCT 4
- SPOOKYTIDE PAINT PARTY @ PINOT'S PALETTE OCT 11
- TRUNK OR TREAT @ LUCY FRANKLIN ELEMENTARY SCHOOL OCT 18
- VENDOR TRICK OR TREAT @ QUEEN BEE BOUTIQUES OCT 26
- TRICK OR TREAT MAIN ST @ DOWNTOWN BLUE SPRINGS OCT 26

### MARKET UPDATE

<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">8</div> <p>FOR SALE</p>	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">2</div> <p>SOLD</p>	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">92%</div> <p>SALE TO LIST PRICE</p>
<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">88</div> <p>AVG DAYS ON MARKET</p>	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">554K</div> <p>AVG ACTIVE PRICE</p>	<div style="border: 1px solid black; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">435K</div> <p>AVG SOLD PRICE</p>

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*Lisa Hodges*  
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MAYOR'S MINUTES

# Immediate attention and things to note

By Mayor Tom Rodenberg

We need your immediate attention. Under current Environmental Protection Agency rules and regulations, our city is required to develop and submit to the state an inventory of water service lines for both the publicly owned lines and privately owned residential lines. That includes the water service line coming into your home.

This inventory is due by Oct. 16, 2024. The city obviously needs your immediate attention to this requirement.

Please take the time to visually inspect the water service line coming into your home to determine if it is lead, galvanized steel, copper or plastic. If you are uncertain how to determine the substance visually, there is a fact sheet at City Hall and on the Missouri Department of Natural Resources website (<https://dnr.mo.gov/document-search/how-identify-your-water-service-line-material-pub3052>) to assist your determination.

Once you have made the determination, please report your conclusion to City Hall. We only have two more weeks to develop this inventory and submit it to the state. Thank you very much for your immediate attention.

## Seago honored at Crown Center gala

On things to note, it was a pleasure to honor Bob Seago as our Citizen of the Year at the Sept. 21 Toast to Our Towns Gala at the Sheraton Kansas City at Crown Center. This is an annual event held by the Truman Heartland Community Foundation honoring citizens who have made extraordinary contributions to our communities.

Bob has served our community for over 10 years by overseeing our Water and Sewer Department. This includes more than just oversight from afar but working in the field to make sure that our water and sewer problems are properly



Citizen Bob honored at Toast to Our Towns Gala.

repaired. Thanks, Bob, for all you do for our community. It was my pleasure to celebrate with you.

## Mayor's Christmas Tree coming

On a final thing to note, my wife, Kathy, is in the process of planning the first ever lighting of a Mayor's Christmas Tree. The lighting is tentatively scheduled for Dec. 1. The tree is located adjacent to City Hall.

The lighting will be the kickoff of a drive during the month of December to benefit the Community Services League. Additional information will be forthcoming as to the program and the focus of the CSL drive. Please mark your calendars for this fun community event to kickoff the season of giving.

It has felt very fall-like lately. What a great time of year! Please take some time to enjoy the fall colors, all things pumpkin spice, and perfect weather for a walk.

# Boat ramp concrete expected to cure properly

## Continued from Page 9.

by Board Member Mike Stiles to give two long-standing water patrolmen a \$200 bonus for good performance at the end of the season.

**Lake Environment:** Board Member Brian Smith said recent E. coli tests of the lake's water produced next to nothing in regard to contaminants. At the suggestion of lake testing volunteer Renny Buckaloo, Smith proposed suspending testing for the year unless there is a sewer issue or heavy rain and contaminants become a concern.

**Quarantine.** Smith said the invasive species quarantine minimum is 21 days until Nov. 1 at which the minimum will increase to 28 days. He said that quarantine minimum will be at

28 days until Jan. 1 at which it will then increase again to 35 days minimum.

**Maintenance: Boat ramp.** John Braden asked if the board received a response from contractor Chad Eickleberry about the condition of the boat ramp repair. Board Member Mike Stiles responded that Eickleberry conducted a scratch test on the concrete in front of a board member. He said Eickleberry stated the underwater cure time for the concrete he used is 48 days and pledged if there was a problem with the repair, he would fix it.

**Bulletin boards.** Board Member John Nicol said the condition of the three Lake bulletin boards is starting to deteriorate. He said the plywood of the boards that residents use to staple fliers on is falling apart due to the number of holes from previous staples.

Board Member Kim McReynolds asked if the board could purchase clear cases to put on the boards to reserve a space for Lake announcements and protect them from weather.

President Davis asked the board if this was a fix that the Maintenance Department could complete or if it needed to be a hired job for a contractor. Board Member Clayton Holland said he would discuss the work with Maintenance Coordinator Matt Kempf but he thinks the project can be completed by putting up more plywood.

**Executive session:** The Sept. 16 meeting adjourned at 8:14 p.m. and the board reconvened in closed executive session.

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



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## CITY COUNCIL REPORT

# City Council OKs small reduction in tax rate

The Board of Aldermen of the city of Lake Tapawingo met Sept. 12 at City Hall. Mayor Tom Rodenberg presided.

**Visitors:** Kathy Rodenberg, 35 Beach; John Braden, 45 Anchor.

**Property tax levy hearing:** Mayor Rodenberg opened a public hearing for discussion of the 2024 property tax levy rates. City Clerk Paul Blixrud reported the city's July 2024 assessed value as determined by the Jackson County Assessor's office was \$29.5 million, slightly lower than the \$30.3 million in 2023, likely due to property owners appealing the county's assessed value of their homes.

He said the property tax levy rates for 2023 for general operating and debt service totaled \$1.35 per \$100 of assessed value. The 2024 rate is \$1.3223, a reduction of 2.7 cents.

The \$1.3223 figure includes \$0.6557 for the general operating fund (compared to \$0.6387 in 2023) and \$0.6666 for debt service (compared to \$0.7113 in 2023).

Blixrud said the expected revenue generated by those rates would be \$193,768 for the general operating fund, \$1 more than 2023, and \$196,989 for the debt service, which is the final year for the general obligation water bond. The debt service revenue in 2023 was \$215,792.

After discussion, Rodenberg closed the public hearing and returned to the open meeting. Alderman Steve Magel made motions for the first and second readings of Bill No. 1250 Ordinance No. 1035: *An Ordinance Levying an Assessment upon the Real and Personal Property Situated within the Corporate Boundaries of Lake Tapawingo, Mo.* The council approved both motions, 5-0. The council then voted, 5-0, to pass a motion by Alderman Traci Via to approve the ordinance.

**Codes enforcement:** Alderman Steve Magel led a discussion on the city's options for codes enforcement. Currently the Police Department sends code enforcement notices to residents who are violating ordinances, as well as writing some tickets.

The council discussed possibly hiring a non-police uniformed code enforcement officer. City Attorney Paul Campo said a code enforcement officer needs to be dedicated and there is a lot of effort needed for the position.

Magel, Building Official Kip Thomas and City Clerk Paul Blixrud met on Sept. 10 to discuss codes issues. In addition, the Planning and Zoning Commission met Sept. 17 for discussion including codes issues. Magel and Blixrud also were to look at the budget for the next fiscal year.

**Mayor's Christmas Tree:** Kathy Rodenberg, wife of Mayor Rodenberg, said she and others would like to use the evergreen tree near the City Hall mailbox for a Mayor's Christmas Tree to raise funds for a worthy cause in the upcoming holiday season. Ms. Rodenberg said possible beneficiaries might include the Women's Club or the Sportsmen's Club to be used for scholarships or city employee holiday bonuses.

She said a tree-lighting ceremony could be early in December. She said volunteers could decorate the tree, possibly have Santa Claus visit and serve refreshments.

**Missouri Department of Revenue issues:** Mayor Rodenberg cited resident complaints about issues with the Missouri Department of Revenue, at least partly because Lake Tapawingo shares the 64015 Zip Code with Blue Springs.

The mayor noted because Lake Tapawingo has no sales tax on motor vehicles and boats -- and therefore no tax code number on licensing forms -- when such items are registered with DOR's Motor Vehicle and Driver Licensing Division, some residents have been inappropriately required to pay taxes to Blue Springs.

Additionally local license office computers do not readily show Lake Tapawingo as its own city. One result is that licensing offices, particularly in Blue Springs, have issued new drivers' licenses to Lake residents with their addresses listed as Blue Springs.

Rodenberg said he contacted the DOR, the license office operator, which blamed Jackson County.

The mayor said he looked for solutions, including possibly attempting to get the federal government to create a separate Zip Code for Lake Tapawingo. It also was suggested Lake Tapawingo could solve the sales tax mixup by convincing residents to approve the city's own sales tax.

**City e-mail system:** Mayor Rodenberg said all city aldermen should have their e-mail address set up on the city's e-mail system and use it for city business. He noted it is important for the city to have those records available on its own server. City Attorney Paul Campo said such e-mails are public records and are difficult to maintain and retrieve, including for open records requests, if they are not on the city server.

**Flood plain mapping:** Mayor Rodenberg said he and John Braden attended a State Emergency Management Agency Flood Risk Review meeting Sept. 12 in Raytown to receive an update on actions to update the Lake Tapawingo flood plain map. He said it might be up to three years before a new flood plain map would be available for review.

Braden noted a SEMA representative said a cooperative effort by affected property owners was a good way to participate in the process. Residents, the city and the Lake Tapawingo Country Club worked together to hire an engineer to deal with the last time SEMA raised the 100-year flood level. That action was done in 2017 when SEMA and the Federal Emergency Management Agency revised the flood map, and nearly 70 houses were placed in the flood plain.

**Executive session:** Alderman Steve Magel moved to adjourn the meeting and reconvene in a closed executive session under Missouri Sunshine Law 610.021.1 (legal) and 610.021.13 (personnel records). The motion passed 5-0.

*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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# City Planning, Zoning panel refines proposed ordinances

By John Braden

The city Planning and Zoning Commission met Sept. 17 to further refine proposed updates to city ordinances mainly intended to reduce clutter and eyesores in Lake neighborhoods.

With the participation of Aldermen Steve Magel and John Nicol, the commission narrowed down recommendations that would be referred to the City Council for consideration. Chairman Gary Mallen said the commission plans to bring back its latest revisions for further consideration at its next meeting, which was yet to be scheduled.

**Driveways and parking areas:** The panel recommended the city require an amount of green space at the residential roadside property line on all but first tier. The length of street frontage green space would be based on a percentage of the length of the frontage of the particular lot.

Behind the recommendation was the intent that residential lots should not have border-to-border driveways, which would eliminate on-street parking. First tier homes were excluded from the recommendation because no on-street parking is allowed on first tier. It was recommended that driveways be only the width of two cars, maximum 28 feet, at the edge of the street but could widen as they approach the house.

New driveways would be solid surface -- concrete, asphalt or paving stone -- with proper drainage to avoid water issues for neighbors. Gravel could only be used for maintenance of existing gravel driveways. Gravel size would be 3/8 to 3/4 inch and must be cosmetically maintained and contained within the driveway border.

**Garages:** The commission recommended that detached garages be allowed as approved on a case-by-case basis. They would be required to be of similar design and materials as the residence.

The panel recommended that property owners who want to erect a building on a lot that is too small for a residence be allowed to submit variance requests to the Board of Zoning Adjustment.

**Outdoor storage:** The commission recommended that residents be allowed to store trash cans within 20 feet of the street if they are within or behind an approved visual barrier. A current ordinance requires trash containers and yard waste bags to be stored not less than 20 feet from the edge of the road.

The panel recommended that outside placement of items for sale or for free be limited to 72 hours. It was recommended that residential parking of commercial trucks with flammable products be subject to Central Jackson County Fire Protection District codes.

**Boat storage/repair:** It was recommended that boat repair at residences be limited to one boat at a time outside on the premises. The commission also recommended that residents be limited to storage of a maximum of two operational watercraft on hard-surfaced driveways. It recommended that non-operational boats and automobiles be limited to 12 months to be repaired or removed.

**Recreational vehicles:** The commission recommended the city enforce its existing ordinance limiting residential outdoor storage of recreational vehicles to one large RV, two small RVs, or one of each -- all parked on hard surfaces.

**Building construction:** The panel recommended enforcement of a current ordinance that requires an up-to-date property survey for any construction work outside the existing home footprint, including fences. It said projects begun without building permits should be halted.

**Political signage:** The commission recommended political signage be a

maximum size to be determined and display be limited to eight weeks before and one week after an election. Magel said state and federal laws restrict cities' ability to limit political speech and that City Attorney Paul Campo would be asked to research successful ordinances in other communities.

Magel said the commission still needs to consider recommendations for landscaping on residential property. He added that the panel still should address instances in which fences are too close to neighboring houses due to previous home construction too close to property lines. In some instances, a resident's fence prevented a neighbor obtaining access to maintain his own house. Although the commission had decided to recommend a fence come no closer than 3 feet from a neighbor's house, that item was not included in the recommended ordinances.



**SUBMARINE** -- A utility task vehicle briefly went out of control, rolling into the lake at the 142-D dock and coming to rest on its side. Lt. Mike Zielinski of the Lake Tapawingo Police Department stepped in to help until equipment could be summoned to extract the vehicle. Residents helped driver Myron Silvius, 68 Dockside, out of the vehicle unharmed.



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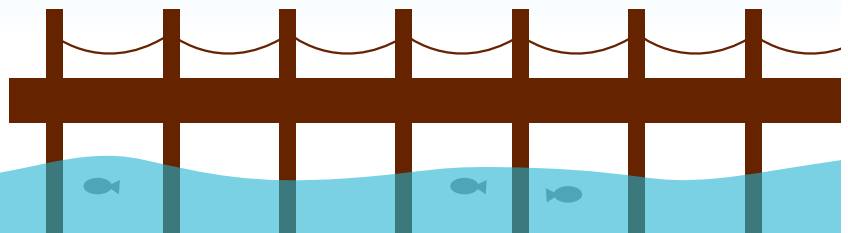
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SPORTSMEN'S CLUB NEWS

# Fish Fry serves 160, remembers Vernon McGuire

By John Nicol

It was a busy 10th annual Vernon McGuire Memorial Fish Fry. Lake folks loaded plates with crispy fried fish along with delicious onion rings, hush puppies, french fried potatoes and coleslaw. On display was a board of photos and stories on this 10th anniversary about the late Vern McGuire and his family's part in the history of Lake Tapawingo.

Fry masters included Jim Clarke, John Harrison, Scott Patton, Jeremy Cumberland, and Greg Fedo. An additional thanks goes to Greg who prepared the hush puppies from Patti Fedo's special batter recipe. Matt Quinn both set up and breaded the fish for frying.



Also setting up, serving and cleaning up was provided by Dan Long and his son Jaxson, Steve Fink, Matt Quinn, John Nicol and Chuck Welch who greeted along with being cashier. Tomi Bellinghausen and Stacie Gerken-Evans organized and served a variety of desserts furnished by the Women's Club. Thanks go to all who came out to enjoy the feast and those who made it happen.

See Sportsmen's, Page 19



**Join us on October 19th**  
**Sign in @ 9:30am**  
**Starts @ 10:00am**  
**\$30 per Team**  
 Proceeds go towards the  
**Senior Thanksgiving Luncheon**

**Cornhole Tournament**

**Cash Prizes For 1st, 2nd and 3rd Place Teams!**

**Registration open now!**

Womens Club  
 @LakeTapWC

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**Checks can be made payable to Lake Tapawingo Women's Club and Dropped at 154 Beach**

**\*Please register by October 12th**

**Upcoming Events: 10/17 7:00pm Women's Club Board Meeting**

*Please Join the Lake Tapawingo Women's Club Facebook Page!*

## Women's Club Senior Thanksgiving Luncheon

**Thursday, November 21<sup>st</sup>**  
**Open to all residents 55 and over**  
**Social time at 11:30**  
**Buffet opens at noon**

Any residents that are house bound or if you know of a neighbor who can't get out, please leave a Facebook post for Tomi Bellinghausen or leave a message at 816-582-5293 with name, phone #, and house # and we will arrange to deliver a meal. Happy Thanksgiving!





# Sue's News At The Lake



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- **Appreciating value - Your home can increase in value over time.**
- **Tax benefits - As a homeowner, you may be able to deduct mortgage interest and property taxes from your income.**
- **Level payments - You'll never have a rent increase. With a fixed mortgage, your payments remain the same for life of loan.**

## Lake Tapawingo Stats

4 Active Listings  
3 Pending Sales  
2 Homes SOLD in past 30 days  
Average price of  
2 Homes SOLD \$435,000

## FREEZE YOUR PROPERTY TAXES

If you are 62+ you may now freeze your taxes on your primary residence. Here is the link to Jackson County MO. and the deadline is the end of 2024. You can go in person to the Independence, MO. Jackson County Courthouse or <https://www.jacksongov.org/home>

## Fall to do List

- check your weather stripping & caulking around your home.
- Test any alarms and detectors.
- Check for foundation cracks & repair.
- Check garage doors and openers.



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Between courses, eaters could examine a board of photos and stories on this 10th anniversary about the Fish Fry's namesake, the late Vern McGuire, and his family's part in the history of Lake Tapawingo.

## Sportsmen's Club nominates slate of officers

Continued from Page 17.

At the Sept. 10 club meeting, President Jim Clarke shared that long time Second Vice President Joe Rush would not be able to continue in that position due to health issues. Consequently, nominations for officers were set out to be: Jim Clarke, President; John Harrison, First Vice President; Jeremy Cumberford, Second Vice President; Scott Patton, Third Vice President; Chuck Welch, Treasurer, and John Nicol, Secretary. Voting is to take place at the Oct. 8 meeting.

The August financial status, including scholarship payments and July fireworks final numbers, was provided by Treasurer Chuck Welch. Membership remained the same 127 as given by First Vice President John Harrison. Third Vice President Jeremy

Cumberford reported that flathead catfish were being caught despite the lower lake water level.

Staffing for the Fish Fry was a concern, so it was decided to ask for assistance on the calling tree and on

the Residents of Lake Tapawingo Facebook page. Fish Fry setup would be at 1 p.m. for the frying cookers and to bring the propane tanks. Shelterhouse table arrangement and adding covers was also planned.

## TAPAWINGO POLICE GAZETTE

### HALLOWEEN SAFETY TIPS:

- USE THE BUDDY SYSTEM OR STAY WITH A GROUP
- MAKE SURE YOU CAN SEE AND BE SEEN: REFLECTORS, FLASHLIGHTS AND GLOW-STICKS ARE ALWAYS A GOOD IDEA
- WAIT UNTIL YOU GET HOME TO EAT YOUR CANDY- INSPECT EVERYTHING TO MAKE SURE IT LOOKS SAFE TO EAT.
- DRIVERS- DRIVE SLOWLY AND CAREFULLY!



HAVE A HAPPY HALLOWEEN FROM THE LAKE TAPAWINGO POLICE DEPARTMENT!



See Police Reports, Page XX.



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- Swim Docks
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## LIFTS

- Boat Floater
- PWC Lifts and Ports
- Used Lifts



## SERVICES

- Dock Repair
- Lift Repair
- Lift Relocation



## PRODUCTS



We are proud to carry and stock a complete line of replacement dock accessories!

Encapsulated Floats • Air Tanks • Wet Steps

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# OCTOBER 2024

SUN	MON	TUE	WED	THU	FRI	SAT
		1 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	2 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	3 City Council 6 p.m., City Hall <i>Lake Office hours: 9 a.m.-5 p.m.</i>	4 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	5
6	7 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours: Noon-6 p.m.</i>	8 Sportsmen's Club 7 p.m., Clubhouse <i>Lake Office hours: 9 a.m.-5 p.m.</i>	9 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	10 Municipal Court 10:30 a.m., Circuit Court, Independence <i>Lake Office hours: 9 a.m.-5 p.m.</i>	11 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	12
13	14 <b>Columbus Day</b> <i>Lake Office hours: Noon-6 p.m.</i>	15 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	16 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	17 Women's Club Board, 7 p.m. Clubhouse <i>Lake Office hours: 9 a.m.-5 p.m.</i>	18 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	19 Women's Club Cornhole Tourney 9:30 a.m. Shelterhouse
20	21 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours: Noon-6 p.m.</i>	22 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	23 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	24 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	25 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	26  Invasive Species Training, 9 a.m. Lake Office (pre-register)
27	28 <i>Lake Office hours: Noon-6 p.m.</i>	29 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	30 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	31 <b>Halloween</b> <i>Lake Office hours: 9 a.m.-5 p.m.</i>		

## Police Reports

	Aug. 1-31	July 1-31	June 1-30	May 1-31	April 1-30	March 1-31	Feb. 1-29	Jan. 1-31
Traffic - Anchor	1	1	3	0	0	2	1	5
offenses - Beach	1	0	0	2	2	1	0	0
- Clipper	1	0	2	0	1	1	0	1
- Dockside	0	0	0	1	1	0	3	2
- Emerald Shore	0	0	0	0	0	0	0	0
- Woods Chapel	3	1	0	1	2	1	0	0
- U.S. 40	14	5	6	7	2	20	27	11
- Total	20	6	11	11	8	25	31	19
Warrant arrests	1	0	0	0	0	1	1	0
Arrests	1	0	0	0	0	1	1	0
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	5	2	0	1	10	5	1	1
Calls for service	28	31	28	22	22	26	27	29
Warnings	6	10	8	7	11	13	18	10
<b>Total</b>	<b>61</b>	<b>49</b>	<b>47</b>	<b>41</b>	<b>51</b>	<b>71</b>	<b>79</b>	<b>59</b>



# Seawall construction

## **Eickleberry Concrete and Decks**

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**Concrete work   Flat work   Seawalls  
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**Chad Eickleberry**

**(660) 238-5303 or (660) 747-0795**

**The Lake Tapawingo Board of Directors**  
***Invites you on Sunday, Oct. 13, 2024***  
***to attend the***



# **Joe Rush**

## **Appreciation Day**

### **Open House**

**2 to 4 p.m.**

**Presentations at 2:30 p.m.**

## **Honoring Joe for:**

- Serving the most years on the Lake Tapawingo Board of Directors;
- Membership in the Lake Tapawingo Sportsmen's Club since 1990;
- Having served as Sportsmen's Secretary, President and Second Vice President;
- Many years of willing assistance to residents -- the "Go-to Guy" to help launch boats.

**Additionally sponsored by:**

**City of Lake Tapawingo**

**Lake Tapawingo Sportsmen's Club**

**Lake Tapawingo Women's Club**