APPENDIX F

CONSULTATION RECORD

Standard Response Table

and

Ameren Missouri's Response to Comments Filed on Draft Amendment Application

Appendix F, Table 1 - Index of Summary Responses that Address Similar Comments Submitted on the Draft Boundary Amendment Application

Std Cmt #	Proposed Response
1	Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment. Ameren Missouri has no involvement with the establishment or administration of the floodplain; it is set by the Federal Emergency Management Agency (FEMA) and administered by the local Counties. A change in the project boundary will not affect their existing floodplain management ordinances or programs. Ameren Missouri currently holds flooding easements outside the proposed FERC project boundary of elevation 662' and intends to maintain these flood easements if the boundary is amended as proposed. As proposed, flood easements will be maintained outside of the FERC project boundary.
2	Allowable uses of land below the 662 will not change as part of this proposed revision. Any ground disturbing activity or proposed facility warranting pre-authorization must still be sought through Ameren Missouri's permitting program. In submitting this application to amend the Osage project boundary, Ameren Missouri is not proposing any changes to the current permit program. Allowable uses and activities are addressed in the Shoreline Management Plan, Appendix B Lake of the Ozarks Permit Requirements A Reference Guide for Property Owners and Builders Contractors.
3	Since the time the Osage Project was initially licensed, the boundary has always been set at elevation 662 or higher at the Lake of the Ozarks. In other words the boundary has never been 660 or any elevation below 662. Ameren Missouri is not proposing any changes to the current permit fee structure. No part of this application proposes or contemplates increased permitting fees, requirements for adjacent owners to lease Ameren Missouri shoreline lands for a fee, or any changes to the way Ameren Missouri handles permits for docks, seawalls, ramps and similar permitted facilities. These matters are addressed in the Shoreline Management Plan, Appendix B Lake of the Ozarks Permit Requirements A Reference Guide for Property Owners and Builders Contractors. Parcel lines and property rights will not change under this boundary amendment proposal, which is designed to remove excess lands not needed for project operation from FERC jurisdiction.
7	Ameren Missouri's proposed boundary amendment complies with FERC's November 10, 2011 Order on Rehearing and Amending Shoreline Management Plan by providing "carve outs" lakeward from the 662' elevation to remove residential and commercial structures from the Osage Project. The FERC order does not affect anyone's property rights and FERC has instructed Ameren Missouri to amend the boundary to remove homes and commercial structures remaining within the proposed 662' boundary from FERC jurisdiction and oversight.
8	Since the time the Osage Project was initially licensed, the boundary has always been set at elevation 662 or higher at the Lake of the Ozarks. In other words the boundary has never been 660 or any elevation below 662. Ameren Missouri's proposal is intended to remove land above the 662' boundary from FERC jurisdiction if it is not needed for project purposes. Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.

Std Cmt #	Proposed Response
10	Since the time the Osage Project was initially licensed, the boundary has always been set at elevation 662 or higher at the Lake of the Ozarks. In other words the boundary has never been 660 or any elevation below 662. Parcel lines and property rights will not change under this boundary amendment proposal, which is designed to remove excess lands not needed for project operation from FERC jurisdiction.
11	The FERC boundary has never been set at elevation 660' and has always been at elevation 662' or higher. Ameren Missouri's proposal is intended to remove land above the 662' boundary from FERC jurisdiction if it is not needed for project purposes.
12	Setting the boundary to elevation 660' would remove all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy, as well as the Osage FERC license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows control of activities in the shoreline zone for Project purposes.
13	Parcel lines and property rights will not change under this boundary amendment proposal, which is designed to remove excess lands not needed for project operation from FERC jurisdiction. Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.
16	As discussed in Ameren Missouri's boundary amendment application FERC regulations require that hydropower project boundaries include those lands necessary for safe project operation and maintenance. Setting the boundary to elevation 660' removes all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy as well as the Osage Project license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows management of activities in the shoreline zone for Project purposes. The proposed boundary amendment does not affect existing property ownership or rights in any way and Ameren Missouri's approved shoreline permitting program will continue if the boundary amendment is approved. Certain, ancillary structures such as docks, piers, and boat ramps are allowed inside the FERC boundary but must be permitted under Ameren Missouri's shoreline management plan and permitting guidelines.
17	Setting the boundary to elevation 660' removes all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy, as well as the Osage license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows control of activities in the shoreline zone for Project purposes. The proposed boundary amendment does not affect existing parcel lines, property ownership, or property rights in any way.
18	Setting the boundary to elevation 660' removes all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy, as well as the Osage FERC license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows control of activities in the shoreline zone for Project purposes. Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.
20	As discussed in Ameren Missouri's boundary amendment application FERC regulations require that hydropower project boundaries include those lands necessary for safe project operation and maintenance. Setting the boundary to elevation 660' removes all

Std Cmt #	Proposed Response
	terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy as well as the Osage Project license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows management of activities in the shoreline zone that could impact the existing riparian zone. The proposed boundary amendment does not affect existing property ownership or rights in any way and Ameren Missouri's approved shoreline permitting program will continue if the boundary amendment is approved. Ameren Missouri is working with title companies to develop a process for resolving title issue facing impacted dwelling owners. This resolution of title issues cannot occur until we revise the project boundary with FERC.
30	In submitting this application to amend the Osage project boundary, Ameren Missouri is not proposing any changes to the current permit fee structure. No part of this application proposes or contemplates increased permitting fees, requirements for adjacent owners to lease Ameren Missouri shoreline lands for a fee, or any changes to the way Ameren Missouri handles permits for docks, seawalls, ramps and similar permitted facilities. These matters are addressed in the Shoreline Management Plan, Appendix B Lake of the Ozarks Permit Requirements A Reference Guide for Property Owners and Builders Contractors. Ameren Missouri is working with title companies to develop a process for resolving title issue facing impacted dwelling owners. This resolution of title issues cannot occur until we revise the project boundary with FERC.
47	Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.
50	There are FERC required recreational amenities in and around Pebble Creek. We committed to not lower the boundary in areas of recreational value. We have reviewed the mapping in this area and have reworked it to resolve mapping errors seeming to indicate some of the Pebble Creek dwellings are on project property.
59	We too value our relationship and are proud of the lake and its residents and we intend on keeping that relationship strong. Our goal in lowering the boundary in all locations from higher elevations is to revise it so encroaching dwellings are no longer in the federally regulated boundary.
71	Ameren Missouri has been working with lake front owners in revising mapping anomalies project wide. The final proposal to FERC should reflect these changes.
72	The only deviations from the proposed project boundary at elevation 662' being proposed by Ameren Missouri are to remove existing residential and commercial structures from the Osage Project, in compliance with the FERC's directive to Ameren Missouri that triggered this boundary amendment application filing.
75	Ameren Missouri intends to continue to work closely with property owners, developers, and counties to ensure that encroachments into the approved FERC boundary do not occur in the future. Ameren Missouri encourages private property owners to be aware of property lines, land ownership, flood plains, other regulations and property interests in the vicinity of Lake of the Ozarks.
80	Our public workshops were designed to provide enough staff and resources to meet with property owners one-on-one to answer specific questions on the proposed boundary amendment. All 4 of the public forums allowed open public comments both in group and individual settings. Comment forms for written comments were also provided at each meeting. We strove to collect as many comments as possible, as well as individually assist the public with their specific questions. Unfortunately, there are many property

Std Cmt #	Proposed Response
	owners who hold invalid deeds to property that is owned by Ameren Missouri. Ameren Missouri's ownership dates back to the 1920's and 30's and has not changed. We encourage property owners to seek out their title history and communicate with their title insurance company to fully understand the issue. Ameren Missouri's proposed boundary amendment complies with FERC's November 10, 2011 Order on Rehearing and Amending Shoreline Management Plan by providing "carve outs" lakeward from the 662' elevation to remove residential and commercial structures from the Osage Project. The FERC order does not affect anyone's property rights and FERC has instructed Ameren Missouri to amend the boundary to remove homes and commercial structures remaining within the proposed 662' boundary from FERC jurisdiction and oversight.
109	The project boundary revision will not affect our permitting program for other structures like piers, docks, or steps providing a reasonable access to the water. Any new decks, patios and gazebos will have to be installed off of Ameren Missouri owned or controlled lands.
113	Nothing in Ameren Missouri's Shoreline Management Plan or this proposed revision of the boundary to elevation 662' has any impact on existing property rights or parcel lines. All legal rights held by property owners within the current and proposed FERC boundary at the Lake of the Ozarks are unaffected by this proposed boundary amendment.
116	Ameren Missouri is working with title companies to develop a process for resolving title issue facing impacted dwelling owners. This resolution of title issues cannot occur until we revise the project boundary with FERC.
165	No structure built prior to March of 2008 will be required to be removed. Permits need be sought for any un-permitted structures remaining on project lands after the revision to the boundary. We will strive to streamline and simplify the process so there are very few steps required in obtaining a simple permit for a deck, patio, or gazebo.
182	Seawalls have always been maintained by the property owner and Ameren Missouri's proposal to lower the boundary will not change our policy for bank stabilization.
286	Ameren Missouri strove to cast a wide net of public notifications regarding this proposal. Three individual mailings beginning December 15 to stakeholders and agencies culminating in a lake-wide mailing to all parcel owners not owning an encroachment structure on January 4th. The letter to the most-impacted property owners, those having a potential dwelling encroachment, was mailed on December 22nd. Additionally, Ameren Missouri issued press releases to the news media about the preparation of the boundary amendment application on 8/22/11, 11/14/11, 11/18/11, and 12/15/11 and submitted letters to the editor on 12/22/11 and 1/19/12, so there has been quite a bit of news coverage of this effort locally as well. Copies of these Ameren Missouri media outreach efforts are included in the consultation record. Our public workshops were designed to provide enough staff and resources to meet with property owners one-on-one to answer specific questions on the proposed boundary amendment. All 4 of the public forums allowed open public comments both in group and individual settings. Comment forms for written comments were also provided at each meeting. We strove to collect as many comments as possible, as well as individually assist the public with their specific questions.

Appendix F, Table 2 - Ameren Missouri Responses to Comments filed on Draft Amendment Application

CMT #	Date	Name	Comment	Ameren Missouri's Response
1	12/16/11	Cynthia & Dave Bolinger	The project boundary needs to consider flood concerns which I do not believe 662 elevation does. If 662 is set as project boundary, mortgage and insurance companies need to still provide policies and pricing based upon realistic flood zones rather than 662. I do not want my insurance rates to be paying for damage to someone's house who was dumb enough to build in a flood area. In the late 80s I saw the Niangua Arm at 672. Truman Lake has been close to needing to dump water into LOZ twice in the last few years. If that happens, and it will, the Warsaw end of the lake will inundate many homes. Unfortunately, many builders and real estate agents in our area are profit motivated over honesty. When I looked for houses I was given very untrue assurances about water depth and lake level maintenance. Ameren's definition of project boundary needs to be such that it helps protect the public from such deceit.	Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment. Ameren Missouri has no involvement with the establishment or administration of the floodplain; it is set by the Federal Emergency Management Agency (FEMA) and administered by the local Counties. A change in the project boundary will not affect their existing floodplain management ordinances or programs. Ameren Missouri currently holds flooding easements outside the proposed FERC project boundary of elevation 662' and intends to maintain these flood easements if the boundary is amended as proposed. As proposed, flood easements will be maintained outside of the FERC project boundary.
2	12/16/11	Eric Morse	Greetings, I applaud your effort to resolve the FERC issues regarding private property. Our property is located as addressed below and is physically at the approx. 5 1/2 mile mark on the Little Niangua. The top of the permitted seawall/riprap is 660 ft and the established survey stakes run on that line. Our problem would not be structural but as we have a flat lot for a considerable distance from the 660' level our lawn and gardens would all be within your proposed 662' contour. Will there be any provision for making this kind of carve out? We've owned this home/property for over 10 years and of course had all the normal title work etc done before the purchase. Thank you in advance for your response. We will attempt to attend the workshop in Sunrise Beach in January.	Allowable uses of land below the 662 will not change as part of this proposed revision. Any ground disturbing activity or proposed facility warranting pre-authorization must still be sought through Ameren Missouri's permitting program.

CMT #	Date	Name	Comment	Ameren Missouri's Response
3	12/16/11	kayeagan	I am one of the many individuals that will be affected by these boundary line proposals. My property line ends at the 660 level and will be greatly affected by the 662 proposal. It is our understanding in my subdivision (Lake Valley) where many of our homes are affected by this proposal that we owned this land as far back as 1932 or thereabouts. My property has been owned within my family for the last 18 years and we have paid property taxes on it. How does anyone have the right to say that they own this property or put boundary lines on it as we have paid taxes on it for all this time. There has been no environmental or recreational need for this property in all these years and why now? Even if a 662 boundary is approved, I do not believe that any negotiations for rights to the 660 level would include anything but some expenditure (and probably a hefty amount} on our part to Ameren. It has even been rumored that you would lease us back our property which makes no sense as we own it. I would then assume you will charge a hefty fee for the lease. What about our docks then - would you charge us a hefty fee to keep them as well? We have always understood that Ameren has easement rights so why the need to change the boundary line. Also in the latest proposal, it seems that Ameren would have the right to determine the negotiation terms down to the 660. The only thing acceptable to me is quick deeding my property back to me to the level at which my boundary line is today. Anything other than that is unacceptable.	Since the time the Osage Project was initially licensed, the boundary has always been set at elevation 662 or higher at the Lake of the Ozarks. In other words the boundary has never been 660 or any elevation below 662. Ameren Missouri is not proposing any changes to the current permit fee structure. No part of this application proposes or contemplates increased permitting fees, requirements for adjacent owners to lease Ameren Missouri shoreline lands for a fee, or any changes to the way Ameren Missouri handles permits for docks, seawalls, ramps and similar permitted facilities. These matters are addressed in the Shoreline Management Plan, Appendix B Lake of the Ozarks Permit Requirements A Reference Guide for Property Owners and Builders Contractors. Parcel lines and property rights will not change under this boundary amendment proposal, which is designed to remove excess lands not needed for project operation from FERC jurisdiction.
4	12/16/11	Robert Dye	My neighbor is in the hospital and mostly unaware of what is going on. I noticed that in our area, the proposed boundary generally follows existing seawalls. However, at the Mueller's, it goes into their front yard about 20 feet, then back out to the seawall. It then goes back in, where an old boat ramp WAS located. This area has since been filled in when a seawall was installed. Your proposal should continue to follow the existing seawall that is higher than the 662 elevation.	There will be areas where the 662 boundary follows seawalls and other areas where they do not. The variation of when the line coincides with a wall is based on when the seawall was built and its elevation. As a rule all seawall should be built at least 3 feet from the eroded bank, so the boundary will be landward of the seawall a minimum of 3 feet in most cases. The placement of fill does not change the original property line/contour.
5	12/16/11	Rebecca Green	Project boundary amendment should eliminate issues regarding encroachments and provide a more understandable boundary moving forward.	Comment noted and thank you for your support.
6	12/17/11	karen k hill	I support the proposal	Comment noted and thank you for your support.

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7	12/19/11	Gary L. Thomas	While I have no dog in this race (no property within the current boundary) it is never the less very important that ***ALL*** property owners in the area take the time to weigh in on this because anything that removes any property owner's rights today could be a precedent for encroaching upon the rights of the rest of us later on. I believe that moving the boundary down to the 662 level is a very positive good faith start to the process but if even 1 or 2 property owners still fall within the boundary I believe the only moral thing to do is pay those few property owners a fair price for their property as opposed to demanding they move or abandon their homes. Anyone remaining has likely paid many years of property tax on what you (Ameren) have declared to be ***YOUR*** property. We have enough mean spirited politicos in Washington (FERC) to last us a lifetime. Please do not add your name to that list Ameren.	Ameren Missouri's proposed boundary amendment complies with FERC's November 10, 2011 Order on Rehearing and Amending Shoreline Management Plan by providing "carve outs" lakeward from the 662' elevation to remove residential and commercial structures from the Osage Project. The FERC order does not affect anyone's property rights and FERC has instructed Ameren Missouri to amend the boundary to remove homes and commercial structures remaining within the proposed 662' boundary from FERC jurisdiction and oversight.
8	12/19/11	Michael Digman	To Officials that will listen; Setting the PB at 662 would put 8" over my seawall. That means that I would have water about 10 ft up into my yard and into my septic system field area. This would reduce my absorption field area by 1/3. That would reduce the occupancy allowed by a third also. Thus reduce the number of family members that I could have living with me. I walked my neighbors seawalls in both directions from my house. All of them have their seawalls at the s ame elevation as mine. When I purchased this property I was understanding the lake elevation is 660, and apparently all of my neighbors did too. What gives? is Government wanting Ameren Ue to have additional land around the lake? For what purpose? So more public can have access to the Lake? Keep the boundary at 660. Changing it to 662 would kill the economic value in the surrounding counties of the Lake of the Ozark.	Since the time the Osage Project was initially licensed, the boundary has always been set at elevation 662 or higher at the Lake of the Ozarks. In other words the boundary has never been 660 or any elevation below 662. Ameren Missouri's proposal is intended to remove land above the 662' boundary from FERC jurisdiction if it is not needed for project purposes. Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.
9	12/19/11	H. Wayne Young	While I support the proposal to further lower the boundary and carve out sections, I resent the fact that the issue has even come to fruition. The letter suggests the proposal will "resolve the issue of enroachment of lakefront property." I find that offensive given that I purchased this property in good faith and was not informed by the realtor, title insurance company, Ameren, or anyone else that my property was an enroacment upon what is not stated to be Ameren property. If the contention is that I do not in fact own this property, then we have problem - carved out or not - in that the county continues to collect taxes for this property and the value of my property has been diminished in that I may not be able to, for example, build on to my house as I had planned to do when I retire to my lake home. Very disappointed in this situation, particularly the Federal government's rolem, which continues to encroach upon my personal life. I will happily join and financially support any legal action necessary to resolve this issue to my satisfaction.	Parcel lines and property rights will not change under this boundary amendment proposal, which is designed to remove excess lands not needed for project operation from FERC control.

CMT #	Date	Name	Comment	Ameren Missouri's Response
10	12/19/11	Joyce Hudson	Take it to the waters edge, 660, like the 1932 plan conveys. How much have you distroyed the economy here already, especially the real estate????????? Of course no one wants to destroy the lake, the conservation, recreation and power. You will always have easement to flood. We understood when we purchased the property of that flood chance. I believe this is not about these real issues but about making money with Ameren in control. Give us your property rights back to the 660 waters edge.....Joyce Hudson	Since the time the Osage Project was initially licensed, the boundary has always been set at elevation 662 or higher at the Lake of the Ozarks. In other words the boundary has never been 660 or any elevation below 662. Parcel lines and property rights will not change under this boundary amendment proposal, which is designed to remove excess lands not needed for project operation from FERC jurisdiction.
11	12/20/11	Jim Spalding	Change it back to the 660 like it was in 1932	The FERC boundary has never been set at elevation 660' and has always been at elevation 662' or higher. Ameren Missouri's proposal is intended to remove land above the 662' boundary from FERC jurisdiction if it is not needed for project purposes.
12	12/21/11	Robert Maddux	I am not able to attend the meetings but I would like to say is lets cut through all the stuff and make the shore line levels at 660. This would make the Lake level full at 660. Don't let some Government stuff make our Lake a junk yard. We deserve better.	Setting the boundary to elevation 660' would remove all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy, as well as the Osage FERC license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows control of activities in the shoreline zone for Project purposes.
13	12/21/11	Kenneth & Teresa Moore	This new proposed area would make our cottage totally worthless . In fact it would also cover the road and electric lines and also phone service . We bought this area for our retirement and to have to walk away from $150,000 isnt going to be easy . Are plan is to enjoy it as much as we can until we are forced off the land we own .	Parcel lines and property rights will not change under this boundary amendment proposal, which is designed to remove excess lands not needed for project operation from FERC jurisdiction. Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.
14	12/21/11	Ron Brown	I appreciate Ameren's desire to find a solution that is to everyone's benefit. The proposal does not impede Ameren's ability to operate the lake and generate power, but does help property owners clear up a huge problem, it works to everyone's advantage. Thanks for a practical solution.	Comment noted and thank you for your support.

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15	12/22/11	Arlene Leonard	My greatest concern is this: IF "you" give up boundary footage, and there is a natural disaster or one of the upper dams has a fault, will you be able to prevent flooding by the property which falls below the current boundary? This is indeed a difficult situation...I pray each of you and all of you will be led to a good solution (if there is one!).	Ameren Missouri holds flooding easements for most of the lands within the current FERC project boundary and these will be maintained when the boundary is amended to 662', but will be outside of FERC jurisdiction.
16	12/22/11	Barry & Joyce Bezenek	Concerning the proposed boundary establishment at the 662' above sea level (ASL), I wish to comment. I've looked at the proposed boundary map on your Web site and find that there may be some discrepancies. The concern is that these discrepancies will continue to be a problem for you and for us as the 662' proposal goes forward. In my personal case, the indicated boundary line is on the house side or this side of my seawall. if the boundary is going to occur at 662' ASL then that level is not evan as high as the top of my seawall. How then can the line be this side of the seawall? Further, if you insist on placing the line on this side of my seawall, then my sidewalk going to the dock ramp, my landscape lighting, my flag pole, and perhaps an architectural block retaining wall are all on Ameren property. What happens to those? Not only that but I have been and will likely continue to be required to pay taxes on that indicated strip of land. Not only is that amazingly unfair but is also like illegal. Additionally, my land title indicates that I own the land to the lake level which is determined to be the 660' ASL, full reservoir level. Lake of the Ozarks is different than nearly any other lake and we have always considered that our land ownership is to the full resevoir level. After so many years of operation, Ameren MUST have significant operating history strongly indicating the reason Ameren needs to OWN to the 662' level. If not, it is my opinion that placing the level at 660' instead of 662' would be in the best interests of all involved and would stop all controversy immediately. Certainly, homeowners are well aware that Ameren may at sometime, due to an emergency beyond their control, have to temporarily raise the lake level to 662'. Surely that is covered by some easement clause somewhere. We are all familiar with easement rights and any property owners understands that the utility has special rights in certain situations. Usually easement rights are on land that we own and can do with what we wish as long as we do not encumber Ameren's right to raise the water level to 662' ASL. I understand that concept as do my neighbors. For 99.9% of all homeowners, raising the level to 662' would not result in any significant damage except for those that built right at the 660' level. For those people, we have no sympathy and the controversy is over. If I built at the 660' or even the 662' level I certainly would be aware that at some point I may be facing a flooding condition. If not, I would consider myself to be an idiot and so would my insurance company. Please strongly consider placing the boundary at the 660' level instead of 662'.	As discussed in Ameren Missouri's boundary amendment application FERC regulations require that hydropower project boundaries include those lands necessary for safe project operation and maintenance. Setting the boundary to elevation 660' removes all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy as well as the Osage Project license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows control of activities in the shoreline zone for Project purposes. The proposed boundary amendment does not affect existing property ownership or rights in any way and Ameren Missouri's approved shoreline permitting program will continue if the boundary amendment is approved. Certain, ancillary structures such as docks, piers, and boat ramps are allowed inside the FERC boundary but must be permitted under Ameren Missouri's SMP.
17	12/22/11	Jerry & Alice Walker	My wife and I have owned lakeside property at the Lake of the Ozarks since 1985. It has always been our understanding (and the lot survey confirms) that our property commenced at the 660 foot level. We therefore request that the proposed new boundary be set at the 660 foot elevation.	Setting the boundary to elevation 660' removes all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy, as well as the

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				Osage license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows control of activities in the shoreline zone for Project purposes. The proposed boundary amendment does not affect existing parcel lines, property ownership, or property rights in any way.
18	12/22/11	Kerry Rogers	I signed the petition for this not to happen, now I'm asking to at least make 660 the full pool. I am amazed at the inconsiderate doings with people's life's!. If you were going to do this it should have been done 50 years ago not after everyone built homes.	Setting the boundary to elevation 660' removes all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy, as well as the Osage FERC license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows control of activities in the shoreline zone for Project purposes. Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.
19	12/22/11	R. Rowen	I am a long time year-around resident of the Lake of the Ozarks. Historically, Ameren has done an exceedingly poor job of custodianship of the lake shoreline. Excessive development has been continually allowed, encroaching on the project boundary, without Ameren taking proper proactive steps to stop it. I have experienced lake life on lakes administered by the Corps of Engineers and the TVA and their rules and enforcement ensure true public access to the shoreline. Ameren's policies should be consistent with theirs. I would be hard pressed to think of another lake where private wealth and greed have been allowed such free rein over what should be a public trust. However, that said, since it is Ameren's fault that so many approved structures have been built below that boundary it is unfair to expect existing homeowners to remove them. Therefore, I believe that all approved existing encroaching structures should be grandfathered in and allowed to remain. However, I do not believe that the boundary should be lowered to allow those few very wealthy lake-front homeowners to have exclusive access to the shoreline. The lake is supposed to be accessible to the public at large therefore there should be a sufficient year-round shoreline setback to allow that access everywhere on the lake. I believe that if anything, the project boundary should be raised to ensure a viable and practical public-accessible shoreline. Also, Ameren should take steps to ensure that no additional encroaching structures are allowed.	See response to comment 284. Also, the laws and regulations that govern US Army Corps of Engineers projects and Tennessee Valley Authority projects are different than the Federal Power Act and FERC regulations governing the Osage Project. Ameren Missouri maintains and exercises the property interests necessary for project operations. All Lake front properties have an Ameren Missouri controlled strip of land adjacent to the lake that is project land and accessible from the reservoir by the public.

CMT #	Date	Name	Comment	Ameren Missouri's Response
20	12/22/11	Stacy Shore	I believe the contour boundary change should be set at the 660 contour elevation since that is the variable water's edge and that is the natural boundary where Ameren's property ends and the property owners begin. Tax payers have paid taxes on this ground for generations, thus it is a natural expectation that they have ownership of these grounds with no stipulations. As well, in the majority of cases the lake property owners either retain deeded easement rights to occupy and use the project boundary with the clear edict that those property owners have the responsibility to pay taxes on said property, or Ameren only holds the easement rights to flood which again leave the property owners with the expectation that the property to the water's edge is theirs. Ameren should fully expect to hold the easement rights to flood, but the reality is acknowledged by the majority of lake residents that Ameren does not need to retain to the 662 to serve the public interest to include only those lands that are necessary and appropriate for the generation of power with the hydroelectric dam. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. To produce hydroelectricity should be the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership without the assertion that they have paid taxes on properties they are claiming absolute ownership of. Clearly, property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 there are property owners who will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear an confusion with reference to Ameren's statement in their letter dated December 15, 2011 to stakeholders that asserts "the proposed project boundary does not affect existing land ownership or property rights". Is Ameren talking about their own rights? Do you plan to change the property boundary and then continue to claim fee simple ownership of the ground that was the project boundary as you do now? This statement only brings confusion to stakeholders. This is why the project boundary must be accompanied by quit claim deeds so stakeholders know exactly where they stand. The 660 is the easy answer for all.	As discussed in Ameren Missouri's boundary amendment application FERC regulations require that hydropower project boundaries include those lands necessary for safe project operation and maintenance. Setting the boundary to elevation 660' removes all terrestrial property from the Osage Project which currently provides a shoreline buffer consistent with established FERC regulation and policy as well as the Osage Project license. Elevation 662' provides an adequate shoreline buffer that protects water quality and other riparian resources at Lake of the Ozarks and allows management of activities in the shoreline zone that could impact the existing riparian zone. The proposed boundary amendment does not affect existing property ownership or rights in any way and Ameren Missouri's approved shoreline permitting program will continue if the boundary amendment is approved. Ameren Missouri is working with title companies to develop a process for resolving title issue facing impacted dwelling owners. This resolution of title issues cannot occur until we revise the project boundary with FERC.

CMT #	Date	Name	Comment	Ameren Missouri's Response
21	12/22/11	Charles L. Burns	I believe the contour boundary change should be set at the 660 contour elevation since that is the variable water's edge and that is the natural boundary where Ameren's property ends and the property owners begin. Tax payers have paid taxes on this ground for generations, thus it is a natural expectation that they have ownership of these grounds with no stipulations. As well, in the majority of cases the lake property owners either retain deeded easement rights to occupy and use the project boundary, or Ameren only holds the easement rights to flood which again leave the property owners with the expectation that the property to the water's edge is theirs. Ameren should fully expect to hold the easement rights to flood, but the reality is acknowledged by the majority of lake residents that Ameren does not need to retain to the 662 to serve the public interest to include only those lands that are necessary and appropriate for the generation of power with the hydroelectric dam. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. To produce hydroelectricity should be the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership without the assertion that they have paid taxes on properties they are claiming absolute ownership of. Clearly, property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 there are property owners who will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear any confusion with reference to Ameren's statement in their letter dated December 15, 2011 to stakeholders that asserts "the proposed project boundary does not affect existing land ownership or property rights". Is Ameren talking about their own rights? Do you plan to change the property boundary and then continue to claim fee simple ownership of the ground that was the project boundary? This statement only brings confusion to stakeholders. This is why the project boundary must be accompanied by quit claim deeds so stakeholders know exactly where they stand. The 660 is the easy answer for all	See response to Comment 20.
22	12/22/11	wes enlow	it should be at 660 to finish out this problem.	See response to Comment 12.
23	12/22/11	Rich Knoch	The full pool elevation has historically, since the original deeds, been the 660 foot level and the Federal Register, Army Corps of Engineers, Union Electric and Ameren documents site this fact many times. Somewhere in the merger of Union Electric to Ameren the concept of the 662 foot level entered your literature. I have not been able to determine just when or how. Question: When did the "Property Boundary" and "662" enter your literature and was this at FERC's request? What, in reality, is the intended use of this 2 foot (elevation) boundary. Due to the limited dimensions (unless on a very flat point) it would not be sufficient for public use and it would essentially be land-locked and water-locked; i.e., normal access would be limited via boat and the boater would have to know where to stand.	See response to Comment 18.

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24	12/22/11	Ronald Duggan	I believe the contour boundary change should be set at the 660 contour elevation since that is the variable water's edge and that is the natural boundary where Ameren's property ends and the property owners begin. Tax payers have paid taxes on this ground for generations, thus it is a natural expectation that they have ownership of these grounds with no stipulations. As well, in the majority of cases the lake property owners either retain deeded easement rights to occupy and use the project boundary, or Ameren only holds the easement rights to flood which again leave the property owners with the expectation that the property to the water's edge is theirs. Ameren should fully expect to hold the easement rights to flood, but the reality is acknowledged by the majority of lake residents that Ameren does not need to retain to the 662 to serve the public interest to include only those lands that are necessary and appropriate for the generation of power with the hydroelectric dam. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. To produce hydroelectricity should be the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership without the assertion that they have paid taxes on properties they are claiming absolute ownership of. Clearly, property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 there are property owners who will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear any confusion with reference to Ameren's statement in their letter dated December 15, 2011 to stakeholders that asserts "the proposed project boundary does not affect existing land ownership or property rights". Is Ameren talking about their own rights? Do you plan to change the property boundary and then continue to claim fee simple ownership of the ground that was the project boundary? This statement only brings confusion to stakeholders. This is why the project boundary must be accompanied by quit claim deeds so stakeholders know exactly where they stand. The 660 is the easy answer for all.	See response to Comment 20.
25	12/22/11	Joe Roeger	662' is the most equitable and simplistic solution to apply to the myriad of issues on lakefront ownership at the Lake of the Ozarks.	Comment noted and thank you for your support.
26	12/22/11	Max Fisher	I believe the contour boundary change should be set at the 660 contour elevation since that is the variable water's edge and that is the natural boundary where Ameren's property ends and the property owners begin. Tax payers have paid taxes on this ground for generations, thus it is a natural expectation that they have ownership of these grounds with no stipulations. As well, in the majority of cases the lake property owners either retain deeded easement rights to occupy and use the project boundary, or Ameren only holds the easement rights to flood which again leave the property owners with the expectation that the property to the water's edge is theirs. Ameren should fully expect to hold the easement rights to flood, but the reality is acknowledged by the majority of lake residents that Ameren does not need to retain to the 662 to serve the public interest to	See response to Comment 20.

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			include only those lands that are necessary and appropriate for the generation of power with the hydroelectric dam. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. To produce hydroelectricity should be the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership without the assertion that they have paid taxes on properties they are claiming absolute ownership of. Clearly, property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 there are property owners who will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear an confusion with reference to Ameren's statement in their letter dated December 15, 2011 to stakeholders that asserts "the proposed project boundary does not affect existing land ownership or property rights". Is Ameren talking about their own rights? Do you plan to change the property boundary and then continue to claim fee simple ownership of the ground that was the project boundary? This statement only brings confusion to stakeholders. This is why the project boundary must be accompanied by quit claim deeds so stakeholders know exactly where they stand. The 660 is the easy answer for all.	
27	12/22/11	Wade Burgher	660 elevation	See response to Comment 12.
28	12/22/11	Charles Ray	I support the 660. I want Ameren to generate power but this affects the economy and property of the entire lake area. Since full pool is at 660 and there have been easements since the 1930's I see no reason to change anything. Ameren has generated power at these levels for many years. This lake generates very little power in the scope of things anyway.What is this really about anyway? I read about not allowing dredging in the shallows and how the little fish need the shallows to survive but I am having difficulty in understanding. When dredging is needed is because dirt and rock has eroded and is filling in the area. If this continues then it becomes land. Fish cant live on land.	See response to Comment 12.

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29	12/22/11	Patti Sloan	I believe the contour boundary change should be set at the 660 contour elevation since that is the variable water's edge and that is the natural boundary where Ameren's property ends and the property owners begin. Tax payers have paid taxes on this ground for generations, thus it is a natural expectation that they have ownership of these grounds with no stipulations. As well, in the majority of cases the lake property owners either retain deeded easement rights to occupy and use the project boundary, or Ameren only holds the easement rights to flood which again leave the property owners with the expectation that the property to the water's edge is theirs. Ameren should fully expect to hold the easement rights to flood, but the reality is acknowledged by the majority of lake residents that Ameren does not need to retain to the 662 to serve the public interest to include only those lands that are necessary and appropriate for the generation of power with the hydroelectric dam. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. To produce hydroelectricity should be the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership without the assertion that they have paid taxes on properties they are claiming absolute ownership of. Clearly, property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 there are property owners who will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear any confusion with reference to Ameren's statement in their letter dated December 15, 2011 to stakeholders that asserts "the proposed project boundary does not affect existing land ownership or property rights". Is Ameren talking about their own rights? Do you plan to change the property boundary and then continue to claim fee simple ownership of the ground that was the project boundary? This statement only brings confusion to stakeholders. This is why the project boundary must be accompanied by quit claim deeds so stakeholders know exactly where they stand. The 660 is the fair answer for all.	See response to Comment 20.

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30	12/22/11	Carol Fisher	I have been following this issue for some time and it seems that we as property owners have seen a shift from one type of problem to a different, but none the less harmful, problem altogether. First we were told our homes would probably be removed and now we are told that all those situated above 662' will be left as they sit, but we will have to "pay" additional fees for this grand gift from Ameren and FERC. I already own my property and I have been paying the taxes on it for a number of years now. Ameren was always at fault for not overseeing and requiring a permiting process specifically to ensure that this type of issue never came up. I purchased Title Insurance and have filed a claim with my Title company as they were also at fault for not "catching" this encumbrance and giving me fair warning prior to closing. However, I have been told that Title companies rarely pay their claims. So I still am not pleased with where this "solution" has taken me. I am entitled to a deed for this property without liens and provisions. Anything less than this is theft by Ameren and FERC. And I suspect that every other home owner feels the same.	In submitting this application to amend the Osage project boundary, Ameren Missouri is not proposing any changes to the current permit fee structure. No part of this application proposes or contemplates increased permitting fees, requirements for adjacent owners to lease Ameren Missouri shoreline lands for a fee, or any changes to the way Ameren Missouri handles permits for docks, seawalls, ramps and similar permitted facilities. These matters are addressed in the Shoreline Management Plan, Appendix B Lake of the Ozarks Permit Requirements A Reference Guide for Property Owners and Builders Contractors.
31	12/22/11	Margaret Mundhausen	Please keep the boundaries at 600 and respect the rights of private property owners. Only as we protect the individual rights will it benefit the masses.	See response to Comment 10.
32	12/22/11	Gary & Mary Ann Nagel	To pursue 662' as property line is a waste of time. Do it right and change the line to 660'. This will make life much better for all involved parties.	See response to Comment 12.

CMT #	Date	Name	Comment	Ameren Missouri's Response
33	12/22/11	Douglas E. Pluth	The contour boundary should be set at the 660 contour elevation since that is the normal water's edge and functional and natural boundary. For the majority of cases the lake property owners either have deeded easement rights to occupy and use their deeded property within the project boundary how they see fit, or Ameren holds only the easement rights to flood; which again leaves the property owners with the expectation that the property to the water's edge is theirs. Taxpayers have maintained and paid taxes on their ground down to the waterfront and in Missouri Adverse Possession laws dictates this property is legally theirs. Precedents have been set in favor of such property owners and I fully intend to contest any claim of control by, much less ownership by Ameren. Ameren should fully expect to hold the easement rights to flood as it has since the lake was created, but does not need to retain ground to the 662 to "serve the public interest". Ameren only needs those lands that are necessary and appropriate for the generation of power with the hydroelectric dam which has historically 660. Anything more than that is a land grab by Ameren, and at a minimum, an attempt to claim, regulate, lease or impose user fees on private property as spelled out. The current Shoreline Management Plan. FERC has even stated that they do not condone private property ownership within Project Boundaries. Ameren conveniently failed to notify FERC that private property was protected by an easement. FERC is ignoring private property rights and AMEREN is going along hoping for total control of land up to the 662. It will not be tolerated. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. Producing hydroelectricity is the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership if they have not paid taxes on properties they are claiming. Some private property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 some property owners will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear any confusion. Ameren's statement that "the proposed project boundary does not affect existing land ownership or property rights" is a lie. Every FERC order and every Ameren document issued to this day is loaded with the intentions to ignore our property rights, charge fees and even lease back to us our own property or improvements. We will not stand for it. The 660 is the only acceptable answer.	See response to Comment 20.

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34	12/22/11	David Scott	The contour boundary should be set at the 660 contour elevation since that is the normal water's edge and functional and natural boundary. For the majority of cases the lake property owners either have deeded easement rights to occupy and use their deeded property within the project boundary how they see fit, or Ameren holds only the easement rights to flood; which again leaves the property owners with the expectation that the property to the water's edge is theirs. Taxpayers have maintained and paid taxes on their ground down to the waterfront and in Missouri Adverse Possession laws dictates this property is legally theirs. Precedents have been set in favor of such property owners and I fully intend to contest any claim of control by, much less ownership by Ameren. Ameren should fully expect to hold the easement rights to flood as it has since the lake was created, but does not need to retain ground to the 662 to "serve the public interest". Ameren only needs those lands that are necessary and appropriate for the generation of power with the hydroelectric dam which has historically 660. Anything more than that is a land grab by Ameren, and at a minimum, an attempt to claim, regulate, lease or impose user fees on private property as spelled out. The current Shoreline Management Plan. FERC has even stated that they do not condone private property ownership within Project Boundaries. Ameren conveniently failed to notify FERC that private property was protected by an easement. FERC is ignoring private property rights and AMEREN is going along hoping for total control of land up to the 662. It will not be tolerated. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. Producing hydroelectricity is the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership if they have not paid taxes on properties they are claiming. Some private property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 some property owners will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear any confusion. Ameren's statement that "the proposed project boundary does not affect existing land ownership or property rights" is a lie. Every FERC order and every Ameren document issued to this day is loaded with the intentions to ignore our property rights, charge fees and even lease back to us our own property or improvements. We will not stand for it. The 660 is the only acceptable answer.	See response to Comment 20.
35	12/22/11	Emmett Helm	I do not support the proposal	Comment noted.
36	12/23/11	Doug & Vera Miller	We have owned our property since 1973. Our survey confirms property commencing at the 660 foot level. Our request to you is that the proposed boundary be set at the 660 foot elevation.	See Response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
37	12/23/11	Pat Kelleher	This comment was eFiled with FERC and is included in Appendix F. Comment of Pat Kelleher on proposed boundary amendment p-459….The other choice is financial ruin and eventual surrender.	Ameren Missouri appreciated Mr. Kelleher's point, insofar as we understand it, that as a FERC licensee Ameren Missouri is required to provide reasonable public access to and use of the project and lands and waters, and to control non-project uses of project lands and waters so that they do not interfere with the operation of the project. Ameren Missouri believes that this proposed amendment and the continued implementation of the Shoreline Management Plan help to achieve these important requirements.
38	12/23/11	Bill Orlick	I believe the contour boundary change should be set at the 660 contour elevation since that is the variable water's edge and that is the natural boundary where Ameren's property ends and the property owners begin. Tax payers have paid taxes on this ground for generations, thus it is a natural expectation that they have ownership of these grounds with no stipulations. As well, in the majority of cases the lake property owners either retain deeded easement rights to occupy and use the project boundary, or Ameren only holds the easement rights to flood which again leave the property owners with the expectation that the property to the water's edge is theirs. Ameren should fully expect to hold the easement rights to flood, but the reality is acknowledged by the majority of lake residents that Ameren does not need to retain to the 662 to serve the public interest to include only those lands that are necessary and appropriate for the generation of power with the hydroelectric dam. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. To produce hydroelectricity should be the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership without the assertion that they have paid taxes on properties they are claiming absolute ownership of. Clearly, property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 there are property owners who will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear an confusion with reference to Ameren's statement in their letter dated December 15, 2011 to stakeholders that asserts "the proposed project boundary does not affect existing land ownership or property rights". Is Ameren talking about their own rights? Do you plan to change the property boundary and then continue to claim fee simple ownership of the ground that was the project boundary? This statement only brings confusion to stakeholders. This is why the project boundary must be accompanied by quit claim deeds so stakeholders know exactly where they stand. The 660 is the easy answer for all.	See response to Comment 20.

CMT #	Date	Name	Comment	Ameren Missouri's Response
39	12/23/11	Mary Shalz Ott	Come on, Ameren! We know you need to be profitable but not at our tax-payers' expense!!! Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. Producing hydroelectricity is the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership if they have not paid taxes on properties they are claiming. Some private property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 some property owners will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear any confusion. Ameren's statement that "the proposed project boundary does not affect existing land ownership or property rights" is a lie. Every FERC order and every Ameren document issued to this day is loaded with the intentions to ignore our property rights, charge fees and even lease back to us our own property or improvements. We will not stand for it. The 660 is the only acceptable answer.	See response to Comment 20.
40	12/23/11	Douglas Dragert	Dear Sir: Who's side are you representing? Are you trying to protect your stockholders and the citizens of Missouri or are you trying to please FERC? Set the boundry at 660'. Who is that going to hurt? That is what the residents of the Lake want. I am just a simple man with simple thought patterns. My dock, my seawall, property line in no way interfers with the generation of electricty. Let's see...you are a private corporation, you are in business to make money. That makes you a private enterprise. Have your attorneys read the Constitution (Art1sec.7) and tell me where the federal government is granted the power to regulate power or energy. Gee, it must remain in the State since it is not granted to the government! Is sombody else paying taxes on my property? I'm sure not aware of it. You can and will do what is in the best interest of your customers and your shareholders.	See response to Comment 17.
41	12/24/11	Bruce Barton	I propose that the boundary changes be made to the 660" above Sea Level and that Ameren Quit claim all boundary properties from it's current level to the 660 level to the respective property owners on the Lake of the Ozarks	See response to Comment 20.
42	12/27/11	Charles Hayden	Mr. Green, as you are aware by now, a lawsuit has been initiated, against the priviledged few. As I have informed Congresswoman Hartzler, those priviledged few that have homes/structures built on the boundry, and I trespass, those owners of the homes/structures could cite me for trespass. Many lake homes/structures have no trespass signs posted or purple coloring. I suspect Ameren-Mo. will capitulate and satisfy the illegal owners of the structures/homes. If, for example, I was on boundry property, you might have me pay for the encroachment. However, now four, the Gang of Four, to wit: Hartzler, Luetkemeyer, McCaskill, Blunt are getting in the mix for the affected property owners on the boundry. I believe that are doing so to save their political hides and their 3p's: Power, Priviledge, Perks. To date, Congress members have a 9% favorable rating.	All owners of residential and commercial structures remaining within the proposed 662' contour are being treated equally under Ameren Missouri's boundary amendment proposal. The Shoreline Management Plan and the Recreation Enhancement Plan describe and ensure reasonable public access to project waters and adjacent project lands owned by the Licensee.

CMT #	Date	Name	Comment	Ameren Missouri's Response
43	12/27/11	Peggy Crockett	My name is Mrs. Peggy Crockett. I live at 32263 Echo Bodine Bay Rd., Gravois Mills, MO 65037-4745. I have owned this property since 8-1958. My husband, (deceased 11/4/97) and I cleared and built our home here. I do not want to change my property line to 662 we bought and paid and have been maintaining 660. Over 80% of property owners own their property 660 feet elevation. I do not own nor can I afford to own a computer. You have not property notified property owners in the 9.5 mile shoreline that you are changing to 662. We all own to 660 and have deeds and title insurance to that fact. I am 83 years old and you have upset people with your trying to take our property when the lake is all full of property owners. It is now close to 1 million people here. We bought our property from Union Electric. The people that are on your property is really not as much as you think. If we all had not bought and helped to maintain the lake, it would be quite different now. Please leave us all at 660.	See response to Comment 10.
44	12/27/11	R. Rowen	This comment was submitted to FERC and later sent directly to Ameren Missouri.	See Comment 19.
45	12/27/11	Kay Eagan	With the most recent revised proposal of the SMP, the 662 line will come up to my foundation, leaving all lake frontage down to 660 as under the guise of Ameren. My family and I have paid taxes on this property for the last 18 years. I have no structures below the 662 line except my dock. What will you tell me I have to do. Are you doing to control what grass I plant, shrubs and charge me for this land or dock? I find this hard to swallow that we have paid taxes on this land for all these years and you can come in and take it. I know this will not be as simple as you quick deeding my property back to me. I own down to the 660 level, You must have a plan already set as to how you would address an issue like this. I find very little said about ownership in any conversations or proposal about the land. Will I still own my land down to 660 after this proposal, provided I have no structures on it. You certainly have access to maps for my area in Lake Valley subdivision and have reviewed this area to determine as to its usage what this could be. I also need to know if I must now register my property with Amerent prior to January 15 or when?	See response to Comment 10.
46	12/27/11	robert s. tracer	lets take it to the 660 like it suppose to be. everyone will be happy.	See response to Comment 12.
47	12/28/11	Don Downer	My family has had our house at the lake for over 30 years. We are located near the 7 mile marker. We would like for no changes to be made to the elevation levels. Thank you!	Ameren Missouri is not proposing any changes to project operation or water levels or the existing guide curve at Lake of the Ozarks as part of this license amendment.
48	12/28/11	mrhawk	We adamantly oppose any max lake level beyond 660!	See response to Comment 47.
49	12/28/11	larry honn	i live here full time and looking at the project boundary as it is looks like 315 building is in trouble the proposal takes us out of the problem.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
50	12/28/11	Mark Epstein	While much of the Lake is benefiting from a change in the project boundary down to 662 feet elevation, the area in front of our client's properties is not. For some reason, unknown to us, the project boundary is being left alone in our cove. This does not make any sense. Having reviewed the proposal and the summary, there is no compelling reason for the project boundary along our clients' property to remain the same. Our clients should receive the same change in the project boundary down to 662 that everyone else is receiving. There are only a limited number of reasons why the project boundary would not change. According to the FERC proposal, "the proposed boundary will not change so as to encompass project facilities, public recreation sites, historic sites, sensitive resource areas such as wetlands, and state parks." There are no project facilities located in, on or adjacent to Pebble Creek. There are no public recreation sites. There are no historic sites. There are no sensitive resource areas such as wetlands or state parks. There is absolutely no reason why the project boundary should remain at the current elevation. Pebble Creek should be treated the same as those similarly situated at the lake. They want equal protection. There are also compelling reasons why the project boundary SHOULD be reduced to 662 elevation. First, it appears from the project map/aerial that there are structures and appurtenances built within the existing project boundaries. The driving force behind this amendment was to get houses and buildings out of project boundaries so they didn't have to be removed. It appears that our clients' homes fall into this category. As such, the project boundary adjacent to our clients' properties should be lowered to the 662 elevation. Second, there is a trail which runs parallel to the shoreline that because of the existing boundary has become the responsibility of AmerenUE. It is costing Ameren time and money to constantly try to maintain that walking trail. Lowering the boundary would get it out of the jurisdiction of Ameren and save resources. There are other reasons why our clients believe the project boundary should be reduced in front of their homes, just as it is being done for so many others at the Lake. We would welcome an opportunity to discuss these matters in more detail. In the meantime, our clients will only support the proposal with the changes requested herein.	There are FERC required recreational amenities in and around Pebble Creek. We committed to not lower the boundary in areas of recreational value. We have reviewed the mapping in this area and have reworked it to resolve mapping errors seeming to indicate some of the Pebble Creek dwellings are on project property.
51	12/29/11	douglas brewer	I think this is ridiculous and very, very unjust to all property owners affected at the Lake. The amount of resources, money, blood-sweat & tears poured into the lake community should be greatly considered and take notice of. Any amendment should support or enhance the property owners, not hurt them. I see that "important sites" will not be affected...well...every individuals investments are "important sites" and the overall economy is much greater than any "wetland" or the like. If folks believe that their investment are at risk than the continued investment and enrichment will be questioned. Thus...hurting the local economy. Db	See response to Comment 11.

CMT #	Date	Name	Comment	Ameren Missouri's Response
52	12/29/11	JANE BOYCE	The contour boundary should be set at 660. I have copies of my deed and title. I also have a declaration of Ratification of Vacation of parkway in Cape View Subd., dated May 31, 2001, Within this document is stated: "A ten (10) foot strip of land running between the designated lots and 660 contour line of the lake was titled as a park." "That lot owners adjoining the "Park" hace each maintained and used the section of the park adjoining their lots and not one uses the park as such." "All owners of the ... Subdivision agree that the "Park" should be abolished and the lot lines of all lot owners adjoing the "Park" should be extended to the 660 contour of the Lake of the Ozarks" The purpose of the notice was to give back the parkway and easements to the property owners adjoining them. This document is notorized and signed by every property owner that lives in Capeview Subdivision. I have been paying taxes to the 660 coutour since possession. The owner before me has paid taxes to the 660 since 2001. I, and the owner before us, have owned and paid taxes as "fee simple" on this property. Ameren cannot claim "fee simple" ownership without the assertion that they have paid taxes on properties they are claiming absolute ownership of. In their original permitting requirements, clearly state that they do not allow construction of structures without their approval, that, "Any acitvity located lakeward of elevation 658.2 feet." If you give Ameren up to 662, they will need to do a quit claim and they state they have not intention to do so. They say they own fee simple, when in fact the Counties of Miller, Morgan, Camden, and Benton clearly show all property taxation starts and ends at 660 contour. If you give them 662, they intend to lease back the lands to the original property owners. This lake was intended to be a recreational lake, it is not a corp project. Ameren's statement in their letter dated December 15, 2011 to stakeholders that asserts "the proposed project boundary does not affect existing land ownership or property rights". Is Ameren talking about their own rights? Do you plan to change the property boundary and then continue to claim fee simple ownership of the ground that was the project boundary? This statement only brings confusion to stakeholders. This is why the project boundary must be accompanied by quit claim deeds so stakeholders know exactly where they stand. The 660 is the easy answer for all. Mr Green of Ameren says these deeds have been wrong for 80 years, without proof. It is crucial that our Government protect the property rights of the private property owners here at Lake of the Ozarks. To give Ameren authority to take possession of these lands is in violation of Amend. V of our Constitution. Jane Boyce	See response to Comment 20.
53	12/30/11	Clyde Hegelund	Regarding the stakeholder letter I received regarding the new project boundary proposal - I think what you are doing is fine, I'm in favor of it, good luck to you, too bad FERC had to bring it up in the first place.	Comment noted and thank you for your support.
54	12/30/11	Gary J. and Elvie Carnival	Please move the boundary out to the seawall for my property as well as all of the other properties surrounding the cove that I live on.	See response to Comment 12.
55	1/2/12	Barb & Arnie Fenske	How about REALLY solving the problem and make the elevation 660 instead of 662.	See response to Comment 12.
56	1/2/12	Charles R. Peterson	I support the proposal with changes noted below: I prefer 660. My property is deeded at 660 and making it 662 will impose more fees.	See response to Comment 30.

CMT #	Date	Name	Comment	Ameren Missouri's Response
57	1/2/12	Dave & Pat Golding	I support the proposal with changes noted below: We are pleased with the cutout change for property at the address above.	Comment noted and thank you for your support.
58	1/2/12	George Camos	I am very upset at the pending changes in the lake property lines as FERC is requesting. I hope that Ameren does the right thing for Ameren and all lake property owners. Having been a lake property owner for over 40 years, I strongly object to a government agency changing rules and property lines that have been in effect since the Bagnell Dam was built. Thank you.	See response to Comment 17.
59	1/2/12	Janice E. Jack	Please help Lake of the Ozarks homeowners continue the lifestyle for which we boast proudly when we travel to other states and visit homefolk elsewhere. It never ceases to amaze me at the response I receive when I say "I live at Lake of the Ozarks in Missouri". Ameren officials, and others, you are a part of this proud heritage we've come to love, cherish and brag about to others. I am a native of Kansas and you can't imagine how many from the sunflower state envy what we proudly call home at Lake of the Ozarks. My late husband and I saved all we could all our working years so we could retire at Lake of the Ozarks. Surely everything we saved for and continue to do to keep this lake shoreline attractive, wholesome and comfortable for us and generations to come is worth a continual effort on your part. Please fight for the lake lifestyle to continue.	We too value our relationship and are proud of the lake and its residents and we intend on keeping that relationship strong. Our goal in lowering the boundary in all locations from higher elevations is to revise it so encroaching dwellings are no longer in the federally regulated boundary.
60	1/2/12	John Cokendolpher	I live at 177 Red Bud Circle, Camdenton, MO 65020 at about MM 15 Big Niangua. I purchased this house in 2006 through title company, etc. My floor elevation is at 673 something. I have not been clear on all the FERC hearings. Am I to understand that Amerun OWNS my house and lot, since it is below 678? I just had my property surveyed to secure flood insurance required by my mortgage company. I was told the flood elevation at my house is 671.1. That being several feet lower than 678 leaves me quite confused. Do you have any information, or a clearly worded website, that will help me understand what is going on? I read that you were going to redraw some boundary lines. Do I have to do something to protect my interests?	See response to Comment 13.
61	1/2/12	Mike Martin	In looking at your proposal of 662, it is quite obvious that sewers are located in this area. How do you propose to handle the issue of this, and why you not leave it at 660 which would solve all issues with the property rights of us owners? If you are going to make a new proposal ahead of the date that FERC requires it by, use 660 and see what issues they have with it. It obviously is not a bad elevation to sue, since you are not changing it for state parks and other government property. The new outline of 662 takes away almost half of my front yard and come very close to my house. Thank you.	See response to Comment 8.
62	1/2/12	Nancy Steward	I do not support the proposal. I believe that Ameren should have in the proposal 660 not 662. Considering that there are already quit claim deeds in existence to allow for 660 boundary.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
63	1/2/12	Nora S. Sayre	Please change the Boundary Proposal to the 660 elevation. I believe the property line should be set at the 660 contour elevation because it is the variable water's edge. The reason is that the 660 is the high water mark. Where the high water mark and the land begins is where Ameren and the people separate their tax responsibility. Surveyors survey to the 660 contour all the time. I believe there are many people who already hold deeds that say with specificity that they own to the 660 contour elevation. I believe that the people's rights should be honored. Your proposal is a step in the right direction, but continue to right it by adopting the 660 elevation. Thank you. I am not a property owner on the lake but I am a visitor to the lake area.	See response to Comment 17.
64	1/2/12	Patrick & Donna Alexander	I am not able to attend the meeting but would like to express my concern. I feel that the 660 elevation would be the most appropriate boundary because that is full reservoir which is what we were sold when the property was purchased. Taking property that was purchased makes no sense nor do I feel it is reasonable. Please reconsider the boundary and not exceed the 660 mark. Thank you.	See response to Comment 17.
65	1/2/12	V Luber	I support the proposal with changes noted below: 660 lake wide with personal property rights protected by Constitution. Sales (future) will/are affected by this continuing to loom over the lake area. Not just for lake property but all living and working in area.	See response to Comment 17.
66	1/2/12	L Jean Hoover	I feel the proposed green boundary for our property is still an encroachment and would have an impact on my ability to sell the property. This would result in a property value loss. My title insurance indicates that I own the entire lot free and clear. Thank you for your consideration to amend the Project Boundary closer to lake edge. P.S. I was told earlier by an Ameren rep that since my property was on the Big Niagua around 15 or 16 MM that I would not need to worry as Ameren did not own any property there. Is this or isn't this correct? If correct, why is there a project boundary there?	See response to Comment 17.
67	1/3/12	Joe & Teresa Roeger	We are in support of AmerenMO's proposal to amend the project boundary to the 662' contour elevation at the Lake of the Ozarks.	Comment noted and thank you for your support.
68	1/3/12	Russell Sayre	The contour boundary change should be set at the 660 contour elevation since that is the variable water's edge and it is the natural boundary where where Ameren's property ends and the property owners begin.The property owners have paid taxes on this ground(many for generations), thus it seems natural that they have ownership of these grounds with no stipulations. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. The main goal of Ameren should be to produce hydroelectricity. Unless the contour boundary is changed to the 660 there are property owners who will lose ALL of the lake front property that makes their property valuable. The easement must be honored, and the contour must be acknowledged at 660. The 660 is the right answer for all.	See response to Comment 17.
69	1/3/12	Greg Kelly	Dear Concerned Citizens and Officials I am opposed to the FERC 662 project boundary proposal. If the project boundary stays at 662 lakewide there will still be massive issues for all homeowners at the Lake of the Ozarks. At 662 there will still be a small strip of land that will sit between your lake home and the lake. Although an easement of record does and has existed since the 1930s, it apparently does not matter to	See response to Comment 16. Nonconforming structure standards as outlined in Appendix B to the SMP will not apply to the structures that are no longer in

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			Ameren since they are claiming “fee simple ownership” of these lands even though they do not pay taxes on this property. This strip of land Ameren clearly claims ownership of will separate your lake front home from the lake, thus making your property a second tier property. This can be said fairly since you do not “own” to the water’s edge. You will have to trespass over Ameren’s property to get to the lake. Whether by 2 feet or by 20 feet, if you do not own the property (or find your easement honored) that adjoins the lake you will be expected to pay for it in one way or another. Let’s look at how. If you do not own to the waters edge, your dock will be sitting on the “Project Boundary” that Ameren claims to own, even though you pay taxes on it. If it is found that you have any encroaching structures (this could be your lateral lines to your septic or a patio) this is what you will have to look forward to according to Ameren: Non Conforming Structures “Ameren Missouri will review the registration and application materials and consider whether it is appropriate to convey an interest in project property (typically through a permit or lease) to an applicant, the interest will allow the applicant to continue the use of such non-conforming structure and to transfer such interest.” Here is what Ameren says about “Non Conforming Structures”: “Even where Ameren Missouri has conveyed an interest in project property to an applicant, Ameren Missouri generally will not encourage the survival of the non-conforming structure related to the transfer, as all non-conforming structures in the project boundary are declared by Ameren Missouri to be incompatible with other permitted shoreline structures and uses.” 2. Should a non-conforming structure be destroyed by any means to an extent of more than sixty percent (60%) of its total replacement cost at the time of the destruction, a grantee shall not reconstruct the non-conforming structure except as otherwise provided herein. 3. A grantee may not enlarge, alter, increase, expand, or extend the non-conforming structure(s) for which the interest is conveyed, such that the non-conforming structure(s) occupy a greater area than occupied on the effective date of this section. 4. In the event a grantee violates any of the foregoing terms, conditions, covenants or restrictions, or in the event a non-conforming structure is determined to be unsafe, unlawful or abandoned and cannot be restored, repaired or rebuilt in conformity with the provisions herein, then Ameren Missouri may terminate the interest conveyed and may require the non-conforming structure be removed. Ameren also grants themselves “absolute discretion” to change the rules at any time when they see fit. " Since every possible situation cannot be anticipated, Ameren Missouri reserves the absolute right and discretion to make appropriate exceptions or modifications to Ameren Missouri’s requirements, to make special rulings, and impose additional requirements, including the requirement that the applicant provide a survey to verify the facility was installed in conformance with the permitted location." The 660 protects property owners. It is just as simple as that. Without that protection there will continue to be issues. Thank You; Greg Kelly	the boundary after the revision. Ameren Missouri will work with property owners on remaining structures installed prior to 2008 to reach reasonable terms of continued use provided no harm to the lake’s resources or the environment will occur.
70	1/3/12	Barry Bezenek	Set the Ameren boundry at the 660' above sea level, not 662' and then record the boundry by official survey establishing survey pins.	See response to Comment 12.

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71	1/3/12	Steve Jacobs	The new changes didnt effect the boundry that splits the condo building 90% out of the boundry and 10% within. Please advise of possible changes	Ameren Missouri has been working with lake front owners in revising mapping anomalies project wide. The final proposal to FERC should reflect these changes.
72	1/3/12	joseph m juneau	The proposed boundary line comes onto the property located adjacent to my seawall. There is a 50 foot wide lot located between two seawalls.Is it possible to show the proposed boundary line as a direct connection between the two seawalls?	The only deviations from the proposed project boundary at elevation 662' being proposed by Ameren Missouri are to remove existing residential and commercial structures from the Osage Project, in compliance with the FERC's directive to Ameren Missouri that triggered this boundary amendment application filing.
73	1/3/12	Ward Cryderman	I support the proposal	Comment noted and thank you for your support.
74	1/4/2012	Jerry & Mary Lou Dettmer	It's a good feeling, in reading Attachment 1, to see that Ameren Missouri is proposing to establish the Lake of the Ozarks Project Boundary to 662 feet elevation (Union Electric Datum). It's an even better feeling to read in Attachment #1, that ""In certain discreet locations and in order to removal all residential dwellings from the Project Boundary, the boundary line will be adjusted below elevation 662 as needed." Please take a look at the 662 elevation line around our personal residential dwelling (T39N,R17W,Section 4-2) and you will see where it "cuts through" the corner of our deck and pool. This deck, with pool, is attached to our living quarters and is an important part of our residential dwelling. We therefore request that you adjust the boundary line around the corner of it prior to submittal to the Federal Energy Regulatory Commission (FERC) for approval. This small change in our boundary line will have no impace on project facilities, public recreation sites, historic sites or sensitive resource areas such as wetlands and state parks. In our opinion, this would be a very minor change and would have absolutely no impact on Ameren Missouri's shoreline management while it would definitely help our residential dwelling boundary. We appreciate what you are doing. Please help to make this "minor" project boundary change on our dwelling/property prior to submittal to FERC for approval.	Thank you for your comments. Thank you for your comments in your letter and subsequent conversations with our team at the public workshop on January 5, 2012. As you are aware, our proposal to lower the boundary includes a comprehensive revision to the 662 UED lake wide with individual carve outs below the 662' for residential dwellings. We have evaluated the boundary at your location and determined, as you described in your letter, that your dwelling is **not** located within the project boundary currently, or as proposed. As outlined in your letter and recent discussions with you, we find that it appears that a portion of your pool and deck area may be within the project boundary. Since these structures were built prior to 2008, you can acquire a permit to authorize the structures within the project boundary. If you think the map is incorrect and the pool and decking is located above the 662' contour, then we recommend that you acquire a land survey or have the 662' boundary staked on the property. If your pool and deck area are above the 662' elevation, then we can amend the map. In either circumstance, your pool and deck area will be clearly and appropriately

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				authorized.
75	1/4/12	Lita Francis	In reference to the article in the December 28 "Focus" it is long past time to hold the counties, the builders and developers, the title companies, and the realtors accountable for decades of errors. This boundary mess is the result of years of unbridled, uncontrolled development, with no regard for boundaries which have been in existence for 80 years. There is a pervasive lack of knowledge and regard for property lines in this region. It happends in my area, too, although I don't live in this disputed area. FERC has every right to do its job since the main purpose for this dam is to generate energy. I appreciate your efforts to try to mainain water quality and some natural areas for the wildlife which has always been here. I also think you plan is more than generous, considering how much development has occurred in this area. These legislators are merely grandstanding for an upcoming election year, threatening yet more legislation which can't be legally enforced. What a waste of time and tax dollars! I urge you to more closely monitor further development along this beautiful lake shoreline. I realize real estate is not your function; but there needs to be a mechanism in place to prevent these deed and plat errors in the future. Since the counties collect our real estate taxes every year, it would be nice to believe they were trying to get it right (and corrected). Thanks for this opportunity to comment.	Ameren Missouri intends to continue to work closely with property owners, developers, and counties to ensure that encroachments into the approved FERC boundary do not occur in the future. Ameren Missouri encourages private property owners to be aware of property lines, land ownership, flood plains, other regulations and property interests in the vicinity of Lake of the Ozarks.

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76	1/4/12	Rita Harrison	I would like to express my opinion regarding the Projected 'Boundary Line at Lake Ozarks. For decades, the Boundary Line was 660 and numerous homes, decks and other structures were built with the thought that their homes etc were within the proper Boundary Line. Since there has been no problem for many decades with the 660 Boundary Line I see absolutely no reason to change it to 662. This will cause people more expense, which in today's economy, would create a serious hardship on people who have spent several thousand's of dollars over the years to improve their homes and property. What you are proposing will take several feet off our yard between the Lake and our house. We hand cleared the land and have kept it clean and clear and from my kitchen window I get to watch geese, ducks and deer play and eat the grass or worms (depending on the wildlife). Since I get to watch them from the kitchen window I don't mind washing dishes cause I get to see the birds and deer play. Our Grandchildren have a big yard to play football, baseball or badminton and we can watch them play. Now you say we will have to restore the yard to it's former condition. I guess that means we can re-plant the poison ivy, oak and sumac since that is primarily what we cleared out. We left the trees and mow around them. Please leave the boundary line at 660. There has not been any problem with it at 660 so why make changes? It make no sense.	See response to Comment 11.
77	1/4/12	Steven W. Stokes	In the event the ownership of property above 660 and up to 662 is granted, reasonable $$ compensation is made for taking acreage which has been established to be easement only but will now be part of the 662 boundary belonging to Ameren if the proposal is granted. This includes property deeded to me on record and direct communication take place prior to approval of this proposal.	See response to Comment 10.
78	1/4/12	Brad Mitchell	I am unsure and do not understand after reading all the info what this means to me, I understand boundries but do not understand why people were misled. I and my late father always undetstud 660 which is our sea wall. My concern the 662 mark is on my front pourch I pay taxes on a 50 by 90 lot this home has been here since the 60's why am I paying taxes on Ameren land. If the proposal goes through will my taxes change, will I be reinbursed for taxes paid prior to this change. I look at the 662 mark the person next to my home almost goes to the lake front then cuts back to my front pourch how is that fair. I know I sound confused and I will tell you I am I just do not understand. I am going to the meetin Lake West Christian Academy on the 5th hopefully I will walk out with some understanding what is being done. If this goes through my property value will go down as well this home was an invest for my family I feel like I have been misled. Look forward to hear from you Thanks confused lake front owner	See response to Comment 11.

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79	1/5/12	Karen & Gary Foote	We do not want to see leases allowed on the lake as this would open a can of worms and all kinds of possibilities. We have adverse possession to the 660' as we have been caring for that land on both our lot and the Skyline Resort land which we sold in 2006 but still carrying the paper on it. We would like a quit claim deed to the 660' mark and do not believe you need any more than that for the operations of the electrical facility. You have not used more than that in the past and do not believe you will use more than that in the future. Your company has done a great job with the water level in the past and fo not expect that to change. We are property owners on the lake and do not support your property boundary at 662'. We have owned this property on the Lake of the Ozarks for 25 years and do not believe FERC wants your lake levels to change. Most people have set their sea walls for 660, and if you do not make the project boundary at 660', you will have many adverse possession lawsuits, and I don't believe you want that. We are on the Big Niangua in Narrows Cove. Address: 146 Skyline Drive which includes the Resort and 188 Skyline Drive and a buffer lot next to the resort which does not have an address.	See response to Comment 11.
80	1/5/12	Tom & Jane Boyce	The venue was suppose to be for public comment, what I found was a walk in, look and see where you are on a map agenda. This was not a speaking agenda with seating. There wasn't seating but easels with large aerial pictures of the lake. All around the room were stations with lap tops where people could look up their specific property. What Ameren did was to let the property owners see the proposed easements. As I walked around there were Ameren representatives standing, answering questions that were posed to them. this was not a public comment meeting but a venue that let Ameren inform property owners where the proposed 662 contour would be located on their property. I asked why Ameren is insisting on the 662 contour why they can't they go to the 660, they said they could not opporate at the 660. This seemed odd to me as the Lake is around 650 to 658 in the summer and hardly goes to 660 even in the Spring after snow melt. But this is what they are saying to the public. I brought my titles and deeds with me because I have documentation and maps that show where my property line for tax purposes begins. I was told my an Ameren rep. that these deeds have been wrong since the 30's. When I asked why they did not submit corrections or liens against these deeds, to correct this error, I was told that Ameren did not want to deal with the PR mess. I was very surprised at this story they are trying to spread. They seem to think they can just verbal say that these deeds have been wrong for 80 years, without legally trying to correct the deeds and thus the titles. I believe my various titles and the deed at the County Court house is accurate. The original deed states it was approved by the Federal Power Commission, May 1930; my deed also references Union Electric Land and Development Co., by Louis H. Egan, President; "On this 3rd day of June, 1932, before me appeared Louis H. Egan, to me personally known, who, being by me duly sworn, say he is the __ President of Union Electric Land and Development Company, a corporation...;" my deed is notorized b y N Ruth Smith and recorded by O.G. Jones; The original deed references that "the said site, designed to hold the water level at the dame at approximately 660 feet above Mean Gulf Level, Bilosi gage." I believe my deed is correct and as such titles I hold are also accurate. I believe that Ameren is fabricating stories that the deeds held at Morgan, Camden, Miller and Benton are wrong, and that	Our public workshops were designed to provide enough staff and resources to meet with property owners one-on-one to answer specific questions on the proposed boundary amendment. All 4 of the public forums allowed open public comments both in group and individual settings. Comment forms for written comments were also provided at each meeting. We strove to collect as many comments as possible, as well as individually assist the public with their specific questions. Unfortunately, there are many property owners who hold invalid deeds to property that is owned by Ameren Missouri. Ameren Missouri's ownership dates back to the 1920's and 30's and has not changed. We encourage property owners to seek out their title history and communicate with their title insurance company to fully understand the issue. Ameren Missouri's proposed boundary amendment complies with FERC's November 10, 2011 Order on Rehearing and Amending Shoreline Management Plan by providing "carve outs" lakeward from the 662' elevation to remove residential and commercial structures from the Osage Project. The FERC order does not affect

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			they can not operate at 660. I believe they want to lease back these lands to the original owners with fines and fees as well. I as you to help the property owners here at Lake Ozark, accept the 660 contour.	anyone's property rights and FERC has instructed Ameren to amend the boundary to remove homes and commercial structures remaining within the proposed 662' boundary from FERC jurisdiction and oversight.
81	1/5/12	Walter Kampe	The structure on my lots was built based on the orginal 1959 plot map with the official Missouri State seal stamped in the document that I have. It was handed down to me from my parents the cabin was built in 1962 with the plot plans showing the project line around where the current purposed project line is. I was always told that it was the 665 which there are pre cast concrete markers sticking out of the grounded on the property lines which match the 1959 plot map. My question is with the mass eroisin from the county road whistles above the property blocked causing the water to run right down my property for 25 years washing out the ground change the elavation locations of the 600, 662, 665, 670 and so on.	There are areas where the original contour has been modified by fill or erosion. In assembling our proposed project boundary amendment we lowered the boundary to 662 and carved out below that for impacted dwellings regardless of these factors. This should resolve most issues regarding encroachments on project property regardless of changes overtime due to natural or manmade changes to the original contour.
82	1/5/12	Joyce Bezenek	We do not want ANY leases allowed on the lake. We want a quit claim deed to the 660, full basin, level as we have adverse possession since we have been caring for this land for over 9 years and the people who sold it to is had cared for the land to the 660' level. The only fair and equitable thing for Ameren and the FERC to do is to understand and respect that we have in good faith tried to do the right thing. Now it's your turn. The right thing is to make sure that Lake of The Ozarks and retired people who have invested everything in our property and home, are protected. Please change your proposed boundary to 660'.	See response to Comment 20.
83	1/5/12	Larry Toombs	660 is the answer	See response to Comment 12.
84	1/5/12	Stan Cramer	The proposed revisions should alleviate most of the problems and concerns associated with shoreline management. It should allow for orderly growth of the lake area and help stabilize property values.	Comment noted and thank you for your support.
85	1/6/12	R.C. Kloehr	Jeff: When you were here in Warsaw on December 7, 2011, I suggested something in the way of a permanent and exclusive easement to the 662 contour line to run with the land for owners whose properties abut the water's edge on Lake of the Ozarks. In considering the various interests of Ameren, the public, and the property owners, I offer the following suggestions that might help resolve the issues: SUGGESTION 1: I would suggest that for those lands currently owned in fee simple by Ameren be returned to the adjacent property owners. It would seem on the surface that Ameren doesn't have a planned use for much of the property UE acquired. For instance, in the case of the Sycamore Valley cove in which I live, UE acquired several acres more than it wanted, released a good part of it, but retained that which lay below the 672 contour line. Those acres have not been used in the 80 years or so since their acquisition, which might indicate that there are no future plans for the land. Whatit has meant to UE and its successors is that they have been paying taxes on lands for which they have no plans. It might be more prudent for Ameren to release those lands rather than continue to hold	Ameren Missouri has proposed a project boundary amendment to lower the boundary to 662 lake wide with individual carve outs below the 662 to resolve additional encroachments. We feel we can manage the normal lake levels and all other project purposes at the 662. All properties at Lake of the Ozarks currently have a strip of Ameren Missouri project property between their land and the lake and that will not change with this proposal. Ameren Missouri is also committed to resolve title issues facing dwelling owners who's homes are currently located on Ameren Missouri land.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			them. If Ameren does have plans for using the land it holds, it would be of great interest to know what they are and might allay concerns of the affected property owners to understand them. SUGGSestion 2: In some situations a permanent, exclusive easement to use and enjoy Ameren owned property to the 662 contour line would leave large areas below 662 open to possible public abuse which would disturb the adjacent property owners' enjoyment of their homes. At the location at which I reside, for instance, the grade of the land from the lake water line to the 662 contour line is such that it allows for some 50 or more feet in which unthinking or obstreperous indviduals could create problems for the homeowners (see attached map with red shaded areas). Such might be in the form of unruly, loud, and inconsiderate activity. It could even permit someone's pitching tents, building campfires, using brigh lights at night, etc. the following, I believe, would eliminate such problems: 1) Provide permanent, exclusive easements to the property owners to the waterline, reserving, if necessary, a five-foot exclusion measured along the ground from the waterline and at right angles to it. The exclusion would disappear when it reached the 662 contour line. The easements granted would bind all parties and their heirs and assigns to the terms of the grants. 2) Assign stewardship of the easements to the landowners to require compliance by using local law enforcement agencies, if necessary; and landowners would be responsible for the maintenance of the easements granted. CONCLUSIONS: Suggest 1 provides the cleanest approach to the problem and would 1) abolish tax payments by Ameren for the land currently owned by Ameren for which there is no planned use. 2) provide clear title to the homeowners for land on which their houses and other structures currently sit, making selling such property easier. Suggestion 2 is less clean and 1) requires Ameren to continue paying taxes and retain responsibility for land for which it has no planned use. 2) presents a cloud on the transfer of title in the event an owner wishes to sell. Because of the above, I would recommend the transfer of land from Ameren to the homeowner as the best choice.	
86	1/6/12	Robin Krieger	Who do we write to affect some sort of change to this? We understand that it is beginning at the federal level, so I assume we need to contact our congressmen? We are so upset about this….	See response to Comment 10.
87	1/6/12	Ron Spillman	Mr. Jordan, As President of the Pebble Creek Homes Association I am contacting you in regards to the proposed project boundary line issue. Our association consists of 15 lakefront lots running east to west in Lick Creek cove at the 66 mile marker. I am aware of your recent discussion with Mark Esptein concerning our area, and specifically the "walking trail." I would like you to consider that this trail only impacts the first 4 lots starting east to west and stops on lot 4. Changing the project boundary to the 662 elevation for lots 5 through 15 would not have any impact on this trail or the recreational facilities. According to the tgisites aerial map website, it indicates that project boundary line on Duncan Point is changing to 662. I would appreciate your comments on my request.	See response to Comment 50.

CMT #	Date	Name	Comment	Ameren Missouri's Response
88	1/6/12	Donald & Joanna Boulware	We are very much supportive of changing the boundary to 662, however, when we reviewed the aerial maps with the changes, we were surprised that the boundary at our property remained at the 664. We don't understand the difference from our property and the other properties, even in the same cove. We would appreciate your explanation for the distinction of this single specific strip of properties.	See response to Comment 50.
89	1/6/12	Glenn A. Pollan	I would like to see the boundary changed to 660 mean sea level.	See response to Comment 12.
90	1/6/12	Diane Pluth	The contour boundary should be set at the 660 contour elevation since that is the normal water's edge and functional and natural boundary. For the majority of cases the lake property owners either have deeded easement rights to occupy and use their deeded property within the project boundary how they see fit, or Ameren holds only the easement rights to flood; which again leaves the property owners with the expectation that the property to the water's edge is theirs. Taxpayers have maintained and paid taxes on their ground down to the waterfront and in Missouri Adverse Possession laws dictates this property is legally theirs. Precedents have been set in favor of such property owners and I fully intend to contest any claim of control by, much less ownership by Ameren. Ameren should fully expect to hold the easement rights to flood as it has since the lake was created, but does not need to retain ground to the 662 to "serve the public interest". Ameren only needs those lands that are necessary and appropriate for the generation of power with the hydroelectric dam which has historically 660. Anything more than that is a land grab by Ameren, and at a minimum, an attempt to claim, regulate, lease or impose user fees on private property as spelled out. The current Shoreline Management Plan. FERC has even stated that they do not condone private property ownership within Project Boundaries. Ameren conveniently failed to notify FERC that private property was protected by an easement. FERC is ignoring private property rights and AMEREN is going along hoping for total control of land up to the 662. It will not be tolerated.	See response to Comment 17.
91	1/6/12	Tracy Mangels	The change needs to be revisited for our property, due to in cuts into the dwelling in error.	See response to Comment 71.
92	1/6/12	William Helensmith	I am affected by the proposal if Ameren plans to move to the 662 elevation from the 665 elevation. At the 662 elevation my property will be encroached by Ameren Missouri. I feel that Ameren should move the elevation of the project boundry to 660. At elevation 660, this will help property owners that have warranty deeds to the 660 elevation not have property disputes with Ameren.	See response to Comment 17.
93	1/7/12	Les and Jan Nunn	I do not support the proposal	Comment noted.
94	1/7/12	Patsy Riley	If Ameren and FERC want most of the property owners to agree with all of this inference from them, then they should pay more attention to what we want. Make the Boundary at 660 and then put it in writing that they will NEVER pull anything like this again.	See response to Comment 12.
95	1/7/12	Robert Dye	I was wondering why the close-to-being-derelict old floating house (076.013.0000.0003045.000) gets a carve out almost to the waterline?	Ameren Missouri has revised its boundary amendment map to reflect the requested

CMT #	Date	Name	Comment	Ameren Missouri's Response
				change.
96	1/7/12	Anne Lockwood	Comment: This has been an awful period down at the lake and I am disgusted with FERC and it's disregard for private property rights but I concur with Ameren's propsed solution.	Comment noted and thank you for your support.
97	1/7/12	Ronald W. Ohmes	This is the U.S.A. Property rights have been guaranteed by our CONSTITUTION from the beginning. People have made investments from their hard earned savings, paid taxes for the benefit of all and created a positive economic environment that benefits many through creation of tax paying jobs in the area. Priority consideration should be given to the current landowners who located at the Lake in good faith. Thank you	See response to Comment 10.
98	1/7/12	Mike & Judy Moran	We think the new proposal for the boundry to stop at 662' above sea level is the proper way to go with individual consideration for property at 662' and below 662' if it doesn't interfere with your operations.	See response to Comment 7.
99	1/7/12	Walter & Phyllis Menshik	We agree with the Camden County, Missouri Coordinated Land Use Plan Draft, which proposes the 660' elevation as the project boundary and the additional provisions as stated.	See response to Comment 12.
100	1/7/12	Shirley Jones	The proposed project boundary should be 660. This would alleviate property disputes where private ownership is shown to be at the 660. A 662 project boundary would also devalue properties since a portion of their land would now be in the project boundary. It would also cause a decline in real estate sales since no one wants to buy a property where there are property disputes. This affects our entire economy at the Lake.	See response to Comment 17.
101	1/7/12	Robert Kent Savage	I appreciate efforts of Ameren to address issues, and improved efforts to notify public. I have had discussion with Ameren representatives about the 662 proposed boundary. No individual can provide detail why 662 would provide more ability of ameren to manage project any better than at 660. I recognize 662 for identified wetland areas and support 662 in those areas. for the rest of the boundary area on the lake I am requesting that you propose to Ferc the 660' level. you can base and justify this level utilizing the facts stated in the Camden County Coordinated Land Use Proposal Draft. I believe a coordinated proposal request from both camden county and Ameren UE asking for the same levels may increase success. I thank you for considering my comments, your management responsibilities for the project. Kent Savage	See response to Comment 12.
102	1/7/12	Landon L Chapma	My deed trust stipulates that I own ALL of lot 16 not 1/2 or 1/3 but ALL of it. I feel that I own to the 660 mark which is the seawall not 662 or 665 mark that Ameren states. I paid taxes of this lot and have been since 1980. If Ameren owned this property why didn't they come forth and prevent owners from building on the land and putting up seawalls.	See response to Comment 17.
103	1/8/12	kdhcar53	I would prefer to see a 660 boundary lake wide.	See response to Comment 12.

CMT #	Date	Name	Comment	Ameren Missouri's Response
104	1/8/12	wade burgher	I think the elevations on the map indecated on my property is wrong my lot is no lower than the adjoining lot but its at the sea wall and mine comes up in my yard to my potio it would make everyones life a lot easier if the elevation was set at full pool 660 or measure 662 at peoples sea wall mine is at 662 or above as are most peoples	Ameren Missouri has detailed pre-construction site information for most seawalls permitted in the past 10 years. There is an area of approximately three feet behind every seawall that will be considered project property, subject to review of the permitting history of the seawall. Ameren Missouri cannot contain normal lake levels and operations at 660.
105	1/8/12	Roberts A Hunter	The lake has always had an established boundary of 660' since it was originally established. The original permit allows for flooding to 675' and other wetland activities at the full pool level of 660'. If there is an area that needs to be protected Ameren should establish this in those direct areas. Property owners who purchased under one set of circumstances should not be required to adjust due to political desires to justify change for change sake.	See response to Comment 8.
106	1/9/12	Barb Lowtharp	I support the proposal.	Comment noted and thank you for your support.
107	1/9/12	Bea Porter	The boundary has always been at 660 and I'm sure there are many buildings about that which would be affected if the boundary is changed. We lake owners have paid taxes on this land for many years and I see no reason why there is a need to change it and cause great expense and loss to property owners. Please leave the boundary as is.	See response to Comment 10.
108	1/9/12	Charles J. Sanzottera	My properly deeded title indicate that I own down to elev. 660.0 not 662.0, 665.0 or 667.0 or whatever. If the Gestapo ajents of FERC want any rights or sayso of my property they may obtain them by legal means, including payment al in accordance with the State and Federal laws better known as "imminent domain". Caution: my property has been posted and I intend to protect my individual property rights aganist all usurpers be they private, state and most of all Federal.	There are no lands at Lake of the Ozarks where Ameren Missouri ownership or control by easement for project purposes and generation of power is lower than 662.
109	1/9/12	Fred & Ronda Candall	My wife and I just received a letter from Ameren in reference to "the Project Boundary" government regulatory proposal. We have lake property between mile marker 82.4 and 82.5. We have owned this property for a considerable time but have not done much with it until recently when we put a retirement home. At this time we are not full time residents but are in the process of trying to make the property livalbe so it will eventually become our primary home. The letter we received refers to "accessory structures, i.e. decks, patios and gazebos" and goes on to say "New accessory structures constructred after 2008 within the Project Boundary will not longer be permitted". Does this language prevent us from putting steps down to the bank to get to a dock if we put one in? No one other than my wife, invited guests and me would have legal access to our water frontage or dock. (assuming we aren't preventeed from putting one in). Does this prevent us building a board walk pier style dock? Also, what are the government requirements if we want to dredge part of our cove for easier maneuverability of our	The project boundary revision will not affect our permitting program for other structures like piers, docks, or steps providing a reasonable access to the water. Decks, patios and gazebos will have to be installed off of Ameren Missouri owned or controlled lands.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			boats?	
110	1/9/12	Fred Lowtharp	I support the proposal.	Comment noted and thank you for your support.
111	1/9/12	George E. King	FERC or Ameren should not be allowed to have ownership or control for elevations 660 or higher, because their main focus is for hydroelectric power only. Therefore, their boundaries should be 660 or below, shoreline management plan should not be above 660. FERC's job should be to regulate energy production, not private land development.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
112	1/9/12	Jeff Wilson	We are a property owner at the Lake of the Ozarks effected by the FERC shoreline plan. We had a representative attend a recent meeting and I offer their comments emailed to us this weekend: We attended the Ameren meeting about the Feds wanting Ameren to change the boundaries of all of our properties. At the meeting they had computers set up showing the current boundaries and the new proposed boundaries. The boundary line went directly through the cabin nearest the water. According to Ameren they thought that it was a boat dock. From the satellite pictures they could not tell that it was a building and not a dock of some sort. We had them change the boundary from through the building to around it. Ameren was accomodating and said that they would make the change permanent. Their website is AmerenMissouri.com/Lake. Upon receiving this information, I went to the aforementioned site and viewed the map. I located our property and have included several maps printed today from this site, in varying degrees of detail to identify subject property exactly. Please refer to these maps and the following information pulled from these maps: Our property is in Camden County, Section 11 T39N, R16W, on the point between Darby Hollow and Harpers Hollow, Wilson, Jeffrey K & Janet L (as condensed on the map), 081.011.0000.0003047.000. on the most detailed of the maps, you can see two structures. One is inside the yellow solid liens and is the larger structure, along with our parking area, lawn, and deck & stair systems. The other smaller structure is just North and a little East, outside the yellow lines and has the green hatched line directly through the roof. As stated above an Ameren representative stated this structure was mistaken for some sort of dock. It is in fact a decades old living structure and was purchased as part of our property. The representative stated they would make this correction to include this structure. As of the map on the site today, the change has not yet been made. Please see that this is done and confirm the change. The subject property is titled as follows: Jeffrey K Wilson and Janet L. Wilson, Husband and Wife and Kenneth Reasbeck and Suzanne Reasbeck, Husband and Wife, Lot 3 of Sunshine Point Subdivision, a subdivision in Camden County, MO; 1295 Case Rd., Osage Beach, MO 65065. Please confirm the map has been changed to reflect both structures are located within the subject property. Also please contact me immediately if this is not the appropriate address for this request. If this is the case, please provide the proper email address and/or forward on my request and copy me as well. Unless I hear differently soon, I will assume you have properly processed the change.	See response to Comment 71.
113	1/9/12	jimrettamorton	I do not agree with your plan. You have no right to take my property to the 662 elevation. All the additional land does for you is to satisfy FERC. You are wrong and a bad neighbor.	Nothing in Ameren Missouri's Shoreline Management Plan or this proposed revision of the boundary to elevation 662' has any impact on existing property rights or parcel lines. All legal rights held by property owners within the current and proposed FERC boundary at Lake of the Ozarks are unaffected by this proposed boundary amendment.

CMT #	Date	Name	Comment	Ameren Missouri's Response
114	1/9/12	Michael Halliwell	If I own land (no home currently on it, but I was planning to build in the future,) will I be permitted to put a dock on the property in the future? I'll have no problem building the home above the 662 mark, but my question pertains to the permitting of the dock. I received a letter in the mail today that talked about the changes in the shore line management and in one sentence it state a bullet point, unpermitted ACCESSORY STRUCTURES, i.e., dock, patios...(this seems to include docks as accessory structures). Then another bullet point states "NEW ACCESSORY STRUCTURES constructed after 2008 within the project boundary will no longer be permitted". Docks are obviously on the water and thus below the 662 mark, and I assume the word at the end of this sentence "permitted" really means without a permit, but can you confirm that docks will still be granted permits in the future on the LOZ. Thank you for your clarification.	Only habitable structures are being "carved out" from the 662' boundary and ancillary structures such as decks and swimming pools constructed prior to 2008 are grandfathered and allowed within the project boundary if permitted under Ameren Missouri's permitting program.
115	1/9/12	Paul & Delores Blakeslee	I do not support the proposal. With this correspondence, we are requesting a change in the boundary to exclude our deck and swimming pool from the perposed 662 boundary line. Thank you for your consideration of this request.	See response to Comment 72.
116	1/9/12	Paul Buchheit	Ameren to relinquish all claims to property outside the new proposed project boundary.	Ameren Missouri is working with title companies to develop a process for resolving title issue facing impacted dwelling owners. This resolution of title issues cannot occur until we revise the project boundary with FERC.
117	1/9/12	Gary Brennan	Since Ameren's use of land surrounding the lake is primarily involved with uses up to the 660' elevation, it only makes sense that this becomes the new project boundary. Ameren has abandoned the land in question up until the point that the Federal government made them aware of requirements for the new SMP as directed by the Federal government. For over 80 years the land has been ignored by Ameren and now that ownership must be claimed, they are finally stepping forward only because they were made to be accountable. 80 years of abandonment cannot be resolved with a couple months involvement. 660' has been and should remain the Project Boundary.	See the response to Comment 12.
118	1/9/12	james mor5ton	maintain boundry at the 660 line. Follow the Camden County Shoreline Management Plan.	See the response to Comment 11.

CMT #	Date	Name	Comment	Ameren Missouri's Response
119	1/9/12	Steve Gattenby	We purchased the affected property in February 2011. It is great news to hear that the Project Boundary Line will be resolved soon. This affects so many people that have no idea about what has happened over the years with Union Electric, Union Land Development Co., and the various developers that appear to have had no oversite when developing the lakeside subdivisions. It has been a huge blow to many to be notified of the problem at hand as you well know. In our case, when we purchased our affected property, the deed wording was arbitrarily changed by the title company (Drake Land Title in Warsaw) now showing that Ameren owns the land up to elevation 672, whereas the previous landowner's deed read that the previous landowner owned all of lots 9,10, and 11 with ONLY an easement to Union Electric to elevation 672. I would like to know what resolution will be made to get the remainer of land, being taken out of the proposed project boundary, to then have it quit claimed back to us, the original land owners as originally platted, no more no less. At the time of purchase, we were required to have a licensed surveyor do a lot stake survey including topographic contouring. The surveyor found and noted the original platted property corners, including the ones within the current Project Boundary. It also indicates the current Project Boundary Elevation line. Ameren has this survey on file for record and can be used for further discussions in our case. I will also comment that it makes total sense of where the new project boundary will lay as it matches up closely with the revised FEMA flood mapping system, at least in our community. I would enjoy discussing this further with a representative if the time allows. I have had quite lengthy conversations with Reggie and he has been a pleasure working with and he has always been straight with me when I had concerns about the matter at hand and also when we got the dock transferred to us.	See response to Comment 116.
120	1/9/12	John Bishop	This change will affect all property owners at the lake, not just a few. could have a lasting impact on property values, the ability to sell property, and fees introduced in the future by ameren or ferc. I vote no . just more government burocracy ,confusion to tie the hands of private landowners in a society of inceasing regulation to protect a few by the expense of all.	See response to Comment 17.
121	1/9/12	RANDALL GUNN	PLEASE ADVISE HOW I KNOW FOR SURE IF I AM EFFECTED ? LOOKING AT YOUR AREIAL IT IS INCORRECT TO PORPORTION. PLEASE ADVISE HOW I KNOW FOR SURE . ASAP BY PHONE OR E-MAIL THANK YOU RANDY GUNN	Yes, we have addressed all questions like this. Ameren Missouri has been working with lake front owners in revising mapping anomalies project wide. The final proposal to FERC should reflect these changes.

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122	1/9/12	Kelly DeVerter	The contour boundary should be set at the 660 contour elevation since that is the normal water's edge and functional and natural boundary. For the majority of cases the lake property owners either have deeded easement rights to occupy and use their deeded property within the project boundary how they see fit, or Ameren holds only the easement rights to flood; which again leaves the property owners with the expectation that the property to the water's edge is theirs. Taxpayers have maintained and paid taxes on their ground down to the waterfront and in Missouri Adverse Possession laws dictates this property is legally theirs. Precedents have been set in favor of such property owners and I fully intend to contest any claim of control by, much less ownership by Ameren. Ameren should fully expect to hold the easement rights to flood as it has since the lake was created, but does not need to retain ground to the 662 to "serve the public interest". Ameren only needs those lands that are necessary and appropriate for the generation of power with the hydroelectric dam which has historically 660. Anything more than that is a land grab by Ameren, and at a minimum, an attempt to claim, regulate, lease or impose user fees on private property as spelled out. The current Shoreline Management Plan. FERC has even stated that they do not condone private property ownership within Project Boundaries. Ameren conveniently failed to notify FERC that private property was protected by an easement. FERC is ignoring private property rights and AMEREN is going along hoping for total control of land up to the 662. It will not be tolerated. Ameren is a private corporation operating for profit with the primary benefit of its shareholders the primary goal. Producing hydroelectricity is the main goal of Ameren. The land in question has never been used to assist Ameren in the production of electricity. Ameren cannot claim "fee simple" ownership if they have not paid taxes on properties they are claiming. Some private property owners have been paying taxes on those properties where discrepancies exist and will still exist even with the change of the contour elevation to the 662. Unless the contour boundary is changed to the 660 some property owners will lose ALL of the lake front property that makes their property valuable, leaving their properties as no longer lakefront, but instantly second tier. The easement must be honored, and the contour must be acknowledged at 660. Also, it is crucial that Ameren also administer quit claim deeds to clear any confusion. Ameren's statement that "the proposed project boundary does not affect existing land ownership or property rights" is a lie. Every FERC order and every Ameren document issued to this day is loaded with the intentions to ignore our property rights, charge fees and even lease back to us our own property or improvements. We will not stand for it. The 660 is the only acceptable answer.	See response to Comment 20.
123	1/9/12	Joyce Hudson	I strongly oppose the 662' elevation by Ameren...For 80 years 660' elevation was entirely adequate for managing the dam. Ameren has never paid any taxes on the land from 662' to 660' elevation so why the need for the change. The private property owners want more than Ameren to preserve the beauty and environment at LOZ and we all understand the easement to flood. Please stop Ameren/FERC from taking away from private property rights and restoring the 660' elevation to property owners.	See response to Comment 10.

CMT #	Date	Name	Comment	Ameren Missouri's Response
124	1/9/12	John Ryan	I would like to know why and how Ameren feels their information is correct? I have Title Insurance, a Deed: proof I have been paying taxes on this parcel of land, proof I have been maintaining this land since 1987. DNR's website provides a Historical Background and Information that states "AmerenUE, a subsidiary of Ameren Corporation, owns the dam and the land surrounding the Lake up to an elevation of 660 feet above sea level." I have not heard about any of these issues until December 2011, but the quotes from Lakeexpo.com by Mr. Bryan Vance not only sound arrogant and unprofessional ""Our deed indicates we own, in your case, up to the 664. We are proposing to lower the project boundary to the 662. We have deed copies if you would like to view your deed," said Vance." Why is this different than the previously referenced 667? Then Mr. Vance continues on with ""We are not saying your home does not belong to you. We are saying we have a different deed than you do," said Vance." So your Deed is correct, someone else Deed is incorrect or survey? Mr. Witt states "just because you pay taxes does not mean you own the property", I wish Ameren would not be so arrogant sounding in the paper, and I recognize their may be legitimate disputes and I want to believe Ameren is attempting to do the right thing (which scares me) but I also don't think Ameren wants to get into a protracted legal battle either and something fair is possible. But for Ameren to think just because they have a Deed that says one thing and everyone else's Deed's are incorrect, is a little naive in my opinion. Why does Ameren care about 660 vs 662 for instance in most cases? Then you want me to believe Ameren allowed everyone to build on these lots on Ameren's property? I don't buy that Ameren didn't know, you have inspected Docks for permits for how many years, you didn't happen to notice structures on your alleged property? If FERC is behind this why does FERC care whether it is 662 instead of 660? Please provide more information on this in the public so we don't have to rely on quotes in the newspaper which usually are taken out of context.	See response to Comment 72.
125	1/9/12	Kerry Rogers	Why are you out to ruin so many lake home owners?	See response to Comment 59.
126	1/10/12	Beth Bales	I own a home on Lake of the Ozarks in the Camdenton area. This whole mess is very distressing. I hope you will make a decision that will return to be the home I believed I bought. The rights to the land and the home I believed were mine. I consider this whole mess to be Ameren/UE's fault. You ownership and right to easements should have been enforced from the time the dam was built, since you didn't do that you can hardly go back now and claim the land that has been sold in good faith.	See response to Comment 10.
127	1/10/12	Bob Lindner	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
128	1/10/12	Charles F. Welek	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
129	1/10/12	Christine A. Cisar	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
130	1/10/12	cj616	My only question…Why do you want to extend your right-of-way to 662.	See response to Comment 10.
131	1/10/12	Conda Davidson	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
132	1/10/12	Crystal Shafer	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
133	1/10/12	Dan Ralston	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
134	1/10/12	Dave B. Altman	I am a part time lakefront resident of the Lake, and have been since 1988. I vehemently oppose the proposed boundary changes to 662 UED. Once again, the landowner will get hosed if this proposal is approved. We have lived with the 660 elevation here for years, and many of us have built structures, seawalls, ramps, etc..., that were allowed by permit, or grandfathered in. Now, years later, you want to change the elevation to 662, at the expense of the landowner. And think of the landowners that secured permits, and built something post 2008. They would have to kiss their investment goodbye. NO, I will oppose this proposal and talk to as many landowners at the Lake as I can to do the same. Ameren needs to concentrate on other areas of concern and quit making proposals that will benefit them at the expense of the landowner. We still have to pay property taxes on our land and the improvments that we've made over the years. It the lake levels are not going to be affected, grandfather all of the structures that were allowed at the 660 elevation, and issue permits for new construction at 662 UED. My biggest concern is if the current lake levels are not going to be affected, why are you proposing the change to 662 to begin with?? Are you setting the landowner up for other surprises in the future?	See response to Comment 10.
135	1/10/12	Doris Lucke	Really need some guidance for my neighbors and myself. First, your new boundary goes through the middle of a deck we built 6 years ago, what happens with this deck? Do we have any options? Secondly, I know everyone on Jett Drive has a deed to the property they believe they own, the land was platted by the Jetts in the early 70's, a few of the current owners purchased the land directly from Mr. Jett. Surveys were done, etc. Some of the original survey stakes are in place. My question is, if you amend the boundary, exactly what we will "own"? From the road side to the new boundary? Just the footprint of the house? Another question, I have a neighbor whose seawall is basically falling apart, the shoreline on his property is gradually washing away. When it does wash away up to your new proposed boundary, what then? Will he own to the new shoreline? Is the new boundary a elevation based boundary or metes and bounds? Thanks for any answers.	See response to Comment 13. The new boundary is based on an existing contour elevation of 662 and lower for dwellings carved out below the 662. In unusual circumstances, the project boundary line can be eroded by wave action, however, the wall should be repaired or rip-rap placed to mitigate on-going erosion on the subject property.

CMT #	Date	Name	Comment	Ameren Missouri's Response
136	1/10/12	Ed Schmidt	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
137	1/10/12	Gerald M. Wisthoff	please don't screw with my property lines. This lake house has done well for 80 years without anyone screwing with it.	See response to Comment 10.
138	1/10/12	Heidi Ebert	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission. I am in support of Ameren setting the boundary project line at the 662 elevation.	Comment noted and thank you for your support.
139	1/10/12	Judy Elliott	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
140	1/10/12	Ken Kuenzie	I strongly disapprove of the taking of property and the change to the lake level from the 660 foot level to the proposed level of 662. I will use any and all resources to fight this proposal.	See response to Comment 10.
141	1/10/12	Kerry Rogers	What happens to the condition of the lake when all these homes that have septic tank laterals like everyone does at the lake, are under water for good? Have you even considered the consequences and the cost to you and the public outrage on top of being known as the polluted Lake of the Ozarks across the country, because if you think this won't make national news you are so WRONG. Make the level 660 that is the right thing to do it will make you happy and won't destroy so many peoples' property. Thank you.	See response to Comment 8.
142	1/10/12	Liz Brown	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
143	1/10/12	Peggy Robbins	My name is Peggy Robbins. I own property at the 9 mile mark of the Big Niangua. When my husband and I purchased this we assumed that we owned our entire yard and seawall. Since looking at your project boundary maps of the 662 feet we realize that we might not. If this area between the seawall and the 662 is open to the public access just how is this going to be controlled? Do I have to allow people to walk on the project boundary land? This has already been an issue. I also have spent time looking at the proposed project boundary map with the 662' elevation with revision around some property. This seems to me to be quite unfair. Why do some get drawn around and the rest of us do not. It would appear that the 660' elevation or just rewriting to the existing permitted seawalls and etc. or anything built before 2008 would be a better solution. As a homeowner who bought an existing property, with or without permits on everything required today that was not required before, I feel this would be the most fair. My husband is also a stakeholder in another piece of property at the 7-8 mile marks on the Big Niangua. Most of this is undeveloped property. It also has the 662' as the project boundary. Will we have to allow people on the project boundary? Will Ameren clean up the trash ie: soiled diapers, feces (both human and pet), condoms that are tossed there daily? What about fires? These are started on the beach often and abandoned. At this point we have been tackling this problem but when it is learned that anyone can set foot on this property all control will be lost. We will have no recourse to have people removed from the shore. How will this be dealt with? At this point I don't believe we can support the revised project boundary. Thank you for listening. You may email your answers back to us.	Ameren Missouri maintains and exercises the property interests necessary for project operations. All Lake front properties have an Ameren Missouri controlled strip of land adjacent to the lake that is project land and accessible from the reservoir by the public. No part of this proposal allows access to project lands across private properties without permission.
144	1/10/12	Phil Shafer	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
145	1/10/12	Robert Maddux	I was checking the old level 670' and the new level 662'. I find that the Black line and the Green line are the same on some properites. How is this possible? Let me know more about this. Why don't we just set the level at 660' and be done with this problem?	See response to Comment 11.
146	1/10/12	Ryan Gattermeier	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
147	1/10/12	Shaunna Gordy	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
148	1/10/12	Shivann McCann	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
149	1/10/12	Whitney Backsen	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
150	1/10/12	Mary Megert	Found the Ameren meeting to be well organized and informative. However we were not convinced to accept 662 as optimum operation level you say you "require." Although not directly effected we favor 660 as has been the case forever and is reflected on many deeds as the edge of private property. WHy does FERC have any right to manage shoreline whether corporate or private? What do decks, seawalls, etc have to do with "energy"? Why now? Still seems like a government land grab and I do not think Ameren should have to take FERC's side over property owners who have vested interest in being the true stewards of the lake.	See response to Comment 13.
151	1/10/12	Steve Bunch	Current and future lake shore property owners to be deeded property rights to the 660 ASL elevation or less as required, with common sense consideration of all parties, and with Ameron to retain easments as required to operate and maintain operation of the project as originaly intendened. All of which to be overseen and controled by a seperate group if individuals and entities to act as as system of checks and balances as not to give all authority to one governental agency.	See response to Comment 17.
152	1/10/12	Richard Hudson	The lake ownership has been to the 660' elevation waterfront since the beginning of the lake 1932. Ameren or Union Electric did not need to the 662' elevation to control the power generation of the dam so why is it needed now???? The economy over the US is struggling so you bring down the Lake of Ozark economy by land grabbing for Ameren? Please let private property owners continue to own their lake front homes and not make them second tier homes. The private owners who have always paid taxes on the land to the 660' want to preserve the lake scenery, environment and preservation for recreation also. Richard Hudson	See response to Comment 10.
153	1/10/12	Doris Lucke	I have a deck that is cut in half by this new line, as well as a corner of our house. Up the road from us I see a house that is basically cut in half with the new boundary. This makes no sense and most of us have no clear idea what the end game is here. Will we now "own" the land that we have had title to for years, that we have paid taxes on, made improvements to, paid fees to Ameren all these years?	See response to Comment 16.
154	1/10/12	Paul Brunzie	There is no reason to take away my property. I have paid taxes on it for 12 years. Under the laws of adverse possession I should be able to go to court and claim it as mine. But shouldn't need too as I already own it. This is just a land grab by FERC and the Obama administration.	See response to Comment 10.

CMT #	Date	Name	Comment	Ameren Missouri's Response
155	1/10/12	Joy Robackouski	What a pain to make sooo . . . . many people go through the bureaucratic process to get permits for things done on their property before 2008 so they can be "grandfatherd" in. In our situation, we have followed all the rules and have secured permits for the dock and sea wall on our property whiich we purchased in 2004. Our property address is 30 Stagecoach Lane in Camden County at the 46 MM and we have not made any structural changes to the property since we purchased it. However, we have a wood deck and concrete pillar lakeside and it looks like a portion of each goes beyond your boundaries. After reading your proposal, we will need to apply for a permit for these structures so they are "grandfathered" in and I can only imagine the steps involved in that. It seems like you have done a lot of work already and have very good idea of properties that have some type of encroachment. My suggestion would be that you send the completed permits to the homeowners of record where you have found encroachments. The homeowners would then be responsible to pay the fee associated with your efforts, get the required permits you now require, and be done with it.	Ameren Missouri will be notifying all owners having structures that need to be permitted after (and if) the project boundary is revised. We will strive to streamline and simplify the process so there are very few steps required in obtaining a simple permit for a deck, patio, or gazebo.
156	1/10/12	Christine A. Cisar	I support the proposal	Comment noted and thank you for your support.
157	1/10/12	John Corkill	I do not support the proposed boundry changes. 660 has been the operating level for years, there has not been information given as to why it needs to raise up. I have property which will be affected by the change.	See response to Comment 11.
158	1/10/12	Robert L. Maddux	The Lake level is kept at 660' I think this is the level that should be proposed. The 662' is just wrong, let's make the level at 660' and do away with this problem. I also don't understand the old and new lines black is the old and green is the new, but on some propreties the line stays the same. how and why.	See response to Comment 8.
159	1/10/12	Eugene Murphy	As I see the changes, Ameren will basically take the front yard or approximately 33% of my property. If the water will be raised it will be at the start of my deck. I bought this property in good faith and abided by all laws during the purchasing process etc. I do not think it is right to come after the fact and try to adjust a persons property. How will this impact taxes, property costs etc. going forward. Respectfully, Eugene Murphy	See response to Comment 17.
160	1/10/12	Kevin Johnson	I support the proposal with Ameren finishing the concrete seawall around the cove to prevent overspill of the lake, most of the small cove has a concrete seawall on one side but the back of the cove and the other side will need a concrete seawall, if Ameren will supply the concrete seawall I will support this.	We are not raising lake levels to 662; we are lowering the project boundary to 662. Lake levels and operations stay the same.
161	1/10/12	Ronette Graham	I support the proposal	Comment noted and thank you for your support.
162	1/10/12	Donn Nelson	I support the proposal	Comment noted and thank you for your support.
163	1/10/12	John & Mary Hardesty	I support the proposal	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
164	1/10/12	Samuel Blair	The abstract of my title refers to the boundary of my land being the 660' contour of the lake. It gives you easement to my property but no where does it refer to 662'. I have checked your maps and because my lot is level you effectively claimed my entire front yard. When 662' would encompass my entire lot but you have adjusted it so as not to include my house. It is my belief that given the topography of the Sunny Slope Subdivision it should remain at the 660' boundary.	See the response to Comment 11.
165	1/11/12	Charles Andrew	I received your letter dated January 3, 2012 and find it to be somewhat confusing. You have listed a number of bullets, but you don't clearly articulate what is going to happen to structures down in the project boundary? I have been the director of public works for several governmental agencies and I have found that most of the letters we send to our constituents seem to be very confusing as we use a lot technical jargon that confuses the average person. Why can't you make it clear on what happens to these structures that are at certain elevations? Are we going to be asked to remove structures that have been in families for generations? Are you going to send in contractors to remove these structures? These are questions that mean more to folks in this dilemma. Why don't you write these letters as if you are talking to 3rd graders so it is clearer what you have planned? For the last several years the lake levels have been up and down which has been hard on docks anyway so saying the lake levels will not change is misleading. My home at the l ake has been in the family for 7 decades and we have invested considerable dollars in docks and rehab to the lake home. My family does not plan to remove any structures. If that is the intent of this notice, please let me know and I will put you in contact with my attorney and my Senator, Claire McCaskill. I believe she is getting involved as she believes this is a rather ludicrous decision involving the Federal Energy Regulatory Commission and Ameren. It is time to scale back on these regulatory commissions in a time when we should be downsizing government rather than having folks develop requirements that are costly and stressful to an area that has been in existence for many years.	No structure built prior to March of 2008 will be required to be removed. Permits need be sought for any un-permitted structures remaining on project lands after the revision to the boundary. We will strive to streamline and simplify the process so there are very few steps required in obtaining a simple permit for a deck, patio, or gazebo.
166	1/11/12	James & Marilyn Wilson	Just keep the pool boundaries at 660. We have believed it to be 660 for years. Why change it now?	See the response to Comment 8.
167	1/11/12	Les Hassell	I was told at the meeting the other night that Ameren is proposing to FERC that they confiscate 2 ft. of my property by moving the boundary from 660 to 662 ft.. I have approximately 1/2 mile of shoreline on Indian Creek. My deed clearly states that I own to the 660 ft. elevation. What gives Ameren the right to arbitrarily take 2 ft of my land? Ameren/FERC's proposal to raise the elevation to 660 is a deliberate attempt to steal private land for public use.	See the response to Comment 10.
168	1/11/12	Mark S. Thurman	I support the proposal.	Comment noted and thank you for your support.
169	1/11/12	Mike Benne	WELL!! I LIVE AT 305 WEST LAKE PARK 13 MM BIG N FLAT LOT I HAVE GOTTEN A LOMA LETTER LOWEST GRADE IS 672.6 AT 662 PART OF MY YARD IS BELOW THAT DO YOU PLAN TO BUY THAT PART OR HAVE THE	See the response to Comment 8.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			RIGHT TO FLOOD IT???	
170	1/11/12	Phyliss Greenfield	I support the 662 boundry line and believe there are some folks who will never be happy.	Comment noted and thank you for your support.
171	1/11/12	Robert Maddux	My questions at this time is, if the propriety line is at 662' or 670', why am I paying Taxes on Ameren's propriety. If I am who is going to refund the $$$$$$ I have payed in Taxes. Let's just make the changes to 660' and be done with this mess.	See response to Comments 17.
172	1/11/12	Thomas B. Roof	I own two lots 4200 and 421 GP2; one is improved and has a concrete patio that your proposed boundary is drawn across; my neighbor has a large deck and pool which encroaches much further yet the boundary is drawn around his structure; I would like the boundary redrawn around my small existing patio.	Ameren Missouri has reviewed and revised the maps on a case-by-case basis. Changes were made to the maps as appropriate. Decks, patios and gazebos are permissible within the boundary.
173	1/11/12	Bill Surerus	The map and legend are not clear. It appears that the black line represents the existing boundary and that the green line represents the proposed boundary. The green line is closer to the lake than the black line. While the green line would be okay for my property and most of my neighbors, I strongly oppose any plan that would require the razing or permitting of any existing structures. If Ameren or FERC want to make any changes, they should establish the green line and not allow any building between the lake and the green line going forward, including any changes to existing structures within that boundary.	See response to Comment 75.
174	1/11/12	beth campbell	I do not support the proposal	Comment noted.
175	1/11/12	Don & Lenore Neuharth	No new changes should in any way remove lands in part or in whole from owners that have been given clear title to property. If a property owner currently owns to 660 that should stay intact. However, that owner has to know that such lands are indeed subject to flooding and that they cannot hold the lake's operator liable for damage to improvements placed in that zone. If the lake's operator has heretofore allowed improvements to stand on now contested property a valid case can be made that such land can be considered abandoned and now in rightful possession of the one who has made the improvements. Henceforth, if the lake's operator establishes, monitors, and maintains its property rights those too must be protected and insured. Further, to the extent that local entities can and do exercise oversight regarding local matters such should be allowed to prevail. Uneventful power generation at the Osage Plant took place for several decades without the excess overreach of any federal entity such as a FERC. There are numerous lakes of a "public" nature under the control of the Corps of Engineers and other such public entities. Lakes such as Lake of the Ozarks, developed and owned by private entities, are a much rarer occurrence and, as such, deserving - arguably even MORE so - of the recognition of the personal property rights of both developers and neighbors. Thank you.	See response to Comment 30.

CMT #	Date	Name	Comment	Ameren Missouri's Response
176	1/11/12	James Selke	My property falls into Map Index # 381734.6. What does residential encroachment mean & what exactly does Carve out to remove residence from boundry/How does this affect my property if at all and how will it affect the summertime normal lake water level in minnowbrook cove if at all. This property has been in my family for approximately 50 years.	An encroachment is a structure on Ameren Missouri-owned land without permission. Ameren Missouri's proposal seeks to lower the boundary to 662 lake wide with carve outs below that elevation with a goal of resolving all residential structures from the boundary. Lake levels will not change from our current guidelines and past operation.
177	1/11/12	Charles Ray	I do not understand why the project boundary cannot be the full pool level of 660 with and emergency flooding noted. Anything other than the 660 is killing the entire economy of the Lake. I want Ameren to be in the power generating business. The operation has worked at the 660 for many years. Flooding has not been an issue. Please propose the 660 to FERC.	See response to Comment 12
178	1/11/12	Bea Porter	I may be affected by this change to 662' if that means anyone can come onto my lake property and picnic, fish or swim. I'm sure it will affect the Marina's and other property owners. Please leave the boundry at 660', it has worked for 70 years, why change it now?	See response to Comment 11. Ameren Missouri maintains and exercises the property interests necessary for project operations. All Lake front properties have an Ameren Missouri controlled strip of land adjacent to the lake that is project land and accessible from the reservoir by the public. No part of this proposal allows access to project lands across private properties without permission.
179	1/11/12	Nancy Steward	Ameren should take the project boundery's to the 660. Nothing less. It will take all affected areas out of the boundery and the issue over who owns what property and who has paid what and to where in real estate tax will be solved. The 660 will not affect the dam operation and it will not eliminate the flood boundery.	See response to Comment 12.
180	1/11/12	Douglas Morgan	I believe the project boundaries should be established at 660 elevation	See response to Comment 12.
181	1/11/12	Richard W Smith	This lake has been used by individuals and businesses since the day construction of the dam began. And now, suddenly, FERC and AMREN are saying oops, tear down your homes, give up your property rights, destroy the whole tourist trade, the thousands of jobs that are dependent on those few short months of the year, wreck the economy of the counties that border the lake and to the state as well all to make the lake a more 'public use' area under the guise of 'shoreline management'! Sounds all to much like a political issue of sharing the wealth now being waged on individuals and businesses. AMREN and FERC are joined together in this assault on our individual property rights!! If we are forced to accept some form of compromise I would accept the 660 level and not the 662 or higher, but only if those that may be in harms way, at that level, are fairly compensated for their losses due to this insane proposal. Richard W Smith	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
182	1/11/12	Danny Thompson	I was told when I bought this house that I owned everything above 660. How can you take property from me that I have been taking care of and paying taxes on? Does this mean you will take care of the seawalls, Most of them will be on the 662 property?	Many properties around the lake have been misrepresented over the years. Typically, lakefront owners pay for land based improvements and their property landward of the shoreline. All bank stabilization is located on Ameren Missouri owned or controlled lands.
183	1/11/12	Jeff Krantz	I support the proposal and appreciate the effort Ameren has made to maintain the consistency that the lake has enjoyed for many years. I understand the reasons that support the suggestions to use the 660 elevation as the project boundary. I feel that the decisions Ameren makes regarding the proposal will be with the best interest of the Lake and it's residents in mind. I look forward to a more complete solution to the unfortunate concern the property boundary issue has caused soon.	Comment noted and thank you for your support.
184	1/11/12	Debbie Rieke	They need to leave all alone at the 660 level. Ameren should at least try that level with FERC first instead of jumping right to the 662.	See response to Comment 11.
185	1/11/12	Jeffrey L Zelms	I support the revised proposal as long as I am not required to make changes. Our property is held in a trust but does not indicate that on the aerial map. Please explain why. Thank you Jeffrey L Zelms	Our land ownership records are a reflection of information directly from County ownership records. We recommend you contact the county assessor to discuss needed changes in ownership information.
186	1/12/12	Albin Hudek	As a native of the Lake of the Ozarks I truly believe that the lake level should be left alone at 660. Why fix something that really isn't broken?	See response to Comment 11.
187	1/12/12	Annette Fox	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
188	1/12/12	Bill Hankins	I am sending this email as a letter of support for your proposed project boundary amendement to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission. The boundary line issue is a major factor affecting the whole economy and especially lake front home sales here at Lake of the Ozarks. this issue needs to be resolved as soon as possible.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
189	1/12/12	Bill Mundhausen	I'm writing to encourage you to establish the 660 contour as the boundary for the Shoreline Management Plan. It is the only option for consistently removing private property from the SMP. Establishing the 662 with "carveouts" for affected property owners does not represent equal treatment under the law. Furthermore, I encourage you to adopt some type of language that protects private property rights. It should say that "no regulations or fees will be established that restrict the rights or quality of lake access that prive property owners adjacent to the SMP have historically enjoyed". Neither of these requests are detrimental to Ameren's ability to general power or manage the lake for the purpose of generating power. Any other provision would convince me that Ameren does not have in mind protection of private property rights. End the controversy now.	See response to Comment 3.
190	1/12/12	Brian Fry	Your communications regarding the proposed boundary fail to explain its purpose. I want to know WHY lines are being re-drawn, and don't want to hear nonsense about a virtuous commitment to being good stewards. Responsible caretakers don't steal property under the guise of stewardship. My insurance company demands that we carry flood insurance as a result of your proposal - a hike of $1200 a year, even though I would have significantly less land to insure. This hike is not even contingent on the proposal being approved. It's a done deal, because my insurance company must now insure itself against a loose cannon like Ameren, regardless of the proposal's outcome. Thanks for that. And if new boundaries have to do with improving "shoreline management", why is nothing changing? You've stated that lake levels and "operations guidelines" will remain the same. Since you don't mention any tangible benefits of the plan to the homeowner or the public in general - such as cleaner water, more generation of power or safer conditions - this gerrymandering is less about managing, more about owning the shoreline. Questions you don't raise in your Q&A: Why isn't the current elevation of 660 sufficient for managing the shoreline? What is the purpose of raising the boundary two feet? Finally, I have a proposal for you: try a little public relations. Quit using compliance to a federal license renewal as an excuse, and start explaining your actions in earnest. Otherwise, your brand identity forever will be : "Ameren Missouri: Crooked Shoreline Management".	See response to Comment 11.
191	1/12/12	Byron Grimes	The following comentary below is one of the reasons that I cannot support the proposition that elevation 662 should be adopted by Ameren and FERC, and then everything below 662 belongs to Ameren/FERC to own or control. The 662 mark (feet above sea level) is an elevation that is not consitent throughout the entire lake area. In some areas it is where the lake level meets the land, in other areas it is up to and includes buildings. There is a lot more at stake here than who owns the concrete pier that the dock ramp is attached. There are parcels where the lake front property owner has title to the "center of the cove" and AmerenUE has a flood easement. It is my feeling that neither Ameren nor FERC should be involved in the management of shoreline that has nothing to do with the production of electricity. Camden County has proposed to regulate the shoreline in that county by means of Planning and zoning. I think that this is the proper entity(each county) to control the shoreline development at Lake Of The Ozarks.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			By having local control, if the majority of owners don't like the control they can vote the regulators out of office....with FERC/Ameren in control, property owners have no say so on how their privately owned property is regulated. My backyard...the place where my family enjoys our summer evenings is not mine according to Ameren. > It is theirs. Even though I pay taxes on it; I mow it; I swing my kids on the swingset that sits on > it; I tend my little vegetable garden on it; my family plays bean bag toss on it; the place we > shoot our fireworks from on the 4th of July; it is not mine if the 662 is accepted. If that is true > then ALL of the yard that you are looking at is not mine anymore according to the new maps output > by Ameren. And, I am just one of thousands, and thousands, and thousands, and thousands of > homeowners on LOZ where this statement will be true. Therefore, I am pretty sure that makes my > property second tier. I will be using their property reserved for "public access"...and I don't > mean my invited guests. From this point forward in order to enjoy what I have understood mine for > the past 12 years (and for those in the decades before me) I > have to submit to all of the new regulations that FERC and Ameren have for MY backyard in Appendix > B of the SMP. This picture shows you that the 662 is not a matter of just a couple of feet. It is > my whole entire back yard and probably yours, too. If Ameren says it is theirs then they can pay taxes on it. I will refuse. But, wait what will > happen then? Will I still be REQUIRED to pay taxes on property that is not mine? How can they MAKE > ME PAY TAXES ON SOMETHING THEY SAY THEY OWN FEE SIMPLE? Has that ever happened before anywhere > that you know of? My property will not be worth that of a lake front property. My value will be > diminished if I do not own true lake front. That is guaranteed. Ameren will have to pay the taxes > that make my property truly valuable if they say it is theirs, then they should have it > all....including the tax bill for it. I am pretty sure there will be a revolt at the assessors > office. People are already promising they will take it up with the county and someone will pay if > the 662 is achieved. What a mess the 662 will create. > How do you think the owners of those mulit million dollar mansions in Porto Cima will feel when > they realize that the true difference in the 660 and the 662 takes in their whole back yard? How	

CMT #	Date	Name	Comment	Ameren Missouri's Response
			> are they gonna like it when some of the LOZs finest wander over from the Party Cove and decide to > cove up and use the million dollar home owner's rip rap to build a camp fire pit? And then~ GASP~ > pitch a tent in their back yard since Ameren and the FERC are protecting that area for the "public > use". Heck, they may just stay and fish, and swim, and cook out, and drink beer ALL weekend jamming > out to their rap with a nice base shaking your windows on your property all weekend if they wish, > and maybe invite their friends, and there is not going to be a darn thing you (the homeowner) can > do about it if Ameren gets their way with the 662. It should be fun watching it all go down as the > public gets a real > education as to what the 662 really looks like up close and personal. It ain't gonna be pretty. > Guaranteed. So, as Ameren is saying that the public meetings were a huge success and an Ameren rep claims that > this is what the majority of owners are asking for..... "Although there are some people who want to see the boundary even lower, it was clear that the > revision to 662 is well supported among most of the attendees. Read the article here: http://www.lakenewsonline.com/news/x1569737485/First-Ameren-workshop-a- > success Is that true? Is that what the EDUCATED public really wants? If not encourage your neighbors and > friends to say so to Ameren and your elected officials.	
192	1/12/12	Charles Hayden	Mr. Green, I don't agree with your plan nor do I agree with the four politicians, aka Gang of Four, Hartzler, McCaskill, Blunt, Luetkemeyer. Had I complained of Ameren's "rule" that I pay to have my dock refoamed, or have a 911 sign posted on my dock I would not have had one ounce of representation from them. The "Gang" is getting involved for Political reasons: to get the vote and to protect their 3p's - Power, Privileges, Perks. Let the courts settle the boundry disputes; it called due process.	Comment noted.

CMT #	Date	Name	Comment	Ameren Missouri's Response
193	1/12/12	Clifton Luber	I strongly believe to ensure future sales of homes, businesses and recreation at our lake the project boundary needs to be 660. With FERC and 662 (as Ameron is proposing) boundry still leaves many home owners living on property they are paying taxes on, but not owning, should not even be considered as our BEST attempt to solve this unbelievable and long standing problem at the Lake of the Ozarks. Ameron, I found it interesting to listen as one of Ameron's reps (at the public comment meeting) told one homeowner that at 662 they would do a footprint around their home to keep their home out of the project bountry. They were so excited to tell them that they had "saved their home". But , they failed to even think the homeowner was intelligent enough to realize (the used car salesman manuver) that once they step outside it's AMERONS property!. and the extra deal is.. They still (homeowner) get to pay taxes on it!! I urge (and I will pray) that our legislators, AMERON, and local realtors understand how much is at stake.	See response to Comment 10.
194	1/12/12	Clifton Luber	I am writing this email to express my extreme dissatisfaction with Ameren's proposal to to to a 662 Lakewide Elevation and their mishandling of this entire situation. The full pool has been accepted here for almost 79 years at the 660 contour elevation. This dam has properly functioned without the 662 elevation and with the building of Truman Dam, the lake area has not flooded here since 1986, hardly a consistently reoccurring event. Simply stated, contrary to Ameren's contention, they DO NOT need the 662 to operate Bagnell Dam. Everyone who lives on the lake is accepting of Ameren maintaining their flooding rights, but not the intrusion onto property homeowners who have maintained, protected, and paid the real estates taxes upon, and are granted absolute use and right in the 1932 easement. The homeowner is permitted to improve upon the easement and use as long as certain conditions are met. Payment of taxes and not doing anything to interfere with the operation of the dam are the two primary requirements. Ameren has failed to prove in any way the current conditions of property and improvements standing thereon for decades, have conflicted with the way the Bagnell Dam operates and produces electricity. If Ameren is claiming fee simple ownership of the easement and demanding to regulate it after 79 years, then homeowners have in my opinion a potential class action suit against Ameren for Adverse possession if they refuse the simple viable alternative, to quit claim the property to the water's edge to homeowners. There is Missouri appeals case law similar to this debacle, Empire District Electric Company V. GAAR. The contour should be lowered to the 660 Contour elevation with minor increases to perhaps the 662, as needed to protect already identified wetlands. Endangered species is not a primary concern here as there are only two endangered species, and are sparsely located here at the lake. According to the Camden County Assessor's Eddie Whitworth, Ameren has only been paying taxes up to the variable water's edge which causes one to believe Ameren has NOT been paying taxes on the easement property, people thought they owned. However; the homeowners have maintained and improved upon with the approval of Ameren in certain circumstances by permitting. Ie; docks and seawalls. While the payment of taxes on property may not absolutely be the deciding factor in determining property ownership, it does strongly indicate ownership in Missouri. Ameren has been aware of thousands and thousands of	See response to Comment 8.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			structures, they claim to be in their project boundary for as long as to two years ago, and have still not notified the homeowners. This is not acceptable! The above figure does not encompass the 1200 plus homes Ameren claims to be in their project boundary as a significant number of them have still not been notified either. Together, there are an approx. 4200 structures and homes. Also, the 662 contour elevation does not deal with other futures homes and/or structures which may be in the project boundary that Ameren may not have identified as of yet. Ameren has stated if FERC would tell them to go to the 660 contour elevation, then they would do so. What I find extremely disconcerting is the some of the same people and businesses who are now advocating the 662 contour elevation publicly now, were also on the SMP Team. The lake front homeowners here are sensitive to environmental concerns and already take great lengths to ensure its waters are clean, property is protected from erosion, and wildlife flourishes without Ameren's intrusion as outlined in their Shoreline Management Plan. I am respectfully asking FERC for the good of our lake and the quality of life here to tell Ameren to go to the 660 contour elevation with Ameren maintaining their flooding rights should the extremely isolated weather event warrant them to do so. Thank you.	
195	1/12/12	Connie Wardenburg	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
196	1/12/12	Dan Kusgen	I Dan Kusgen request for you to have the contour elevation moved back to the 660 instead of 662. This more that enough for your needs.!!!! I've been a Realtor here at the Lake for 19+ years now and the Feds are trying to take over out land..NO Way!!! This is a Private Lake not Gov't owned!!!!	See response to Comment 10.

CMT #	Date	Name	Comment	Ameren Missouri's Response
197	1/12/12	Darrel Dougan	I would like to respond to your correspondence regarding this boundary change. In review of your map of proposed change I noticed you offered no change to the boundary area in the shoreline part of the cove where I own a home. (66 MM Lick Creek N. Shore in the back of the cove) I noticed you offered a change to the Duncan Point area & the Holliday Hills area but not to our side. There are two subdivisions on our side (Pebble Creek & Timber Oaks). My property is in Timber Oaks along with one other lot west of me, or in the back of the cove to be exact. My property used to be in the Pebble Creek area but was divided out with the Plat of Timber Oaks. The reasons you site in your publication to not change the boundaries in some area are not impacted by our two lot subdivision in that ours contains none of the areas you indicate ie; recreation sites, historic sites or sensitive resource areas. Our subdivision is divided away from Pebble Creek by a public access point including a dock that you had installed. I would only suggest that this change being applied to our two lot subdivision would reduce the area you currently monitor by visits & picture taking thus reducing your workload in this area. These two lots have no structures encroaching on your boundaries & would seem to be a good candidate for this change in boundary. This would also move your line further away from any established structures & reduce your maintenance. I understand the complexities of the Pebble Creek area but suggest that should not impact your decision to change the boundaries of our two properties. I respect your thoughts on this but ask that you give some consideration to changing the boundary in our area as well. Lake property address: 534 Duncan Drive, Edwards, MO 65326	See response to Comment 50.
198	1/12/12	Dave Bolinger	I am a lake resident who is against setting the boundary at 662. The lake boundary needs to recognize water fluctuation and be high enough that flooding should not occur above that level. I do not believe 662 is sufficient for that at the lower end of the lake and it is certainly not high enough in the upper reaches of the Osage, Niangua, Gravois, etc. If the project boundary is set at 662, steps must be taken to let those buying property and our insurance companies know what flood potential exists. I promise the realtors and developers in the Lake area will not be open with such information and some will intentionally mislead buyers.	See response to Comment 1.
199	1/12/12	Dave Doering	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission. As a Lake area property and business owner, I greatly appreciate the efforts of Ameren to fairly address the shoreline boundary issues and respect the interests of the adjoining property owners.	Comment noted and thank you for your support.
200	1/12/12	Dena Koerner	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
201	1/12/12	Dwight Tilling	I strong disapprove of any changes to the present 660 contour elevation. There can be no reason for changing it to 662 other than greed. It has been 660 since the lake was created and there is no good reason to change it now. In my mind this is nothing more than a land grab. One in which legal battles will surely follow.	See response to Comment 11.
202	1/12/12	Gene Stanfield	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
203	1/12/12	Geniece Tyler	I would like to thank you and Ameren for trying to resolve a very difficult situation. Your plan for making 662 the standard project boundary instead of the 660 (full pool) that most people thought was the boundary is probably a good idea. The easement that was mentioned in our abstracts was never used after the filling of the lake and most people didn't understand what it was or that it was still active. **I do have a concern.** 1. Our property specifically is listed as being owned to 660 and then there was an easement of 15 feet horizontal for the only purpose of entering the lake to remove trees and to fulfill the provisions of the Federal Power Commission license issue for said Project No. 459. Will Ameren be providing an official document to be added to our Abstract to reflect the 662 change as being suggested in the SMP? That 662 is now the project boundary and the previous easements are no longer valid. Property owners should also have something official that says docks, seawalls, or other structures currently in the easement or project boundary will not have to be removed, or changed. That any additions or changes must go thru Ameren and the permit provisions of the SMP. My concern is that FERC or Ameren may want to make changes in the future with a new license and I want all property owners to have something official that is attached to their abstracts and that lists their definite rights of property ownership. Most of us may not be around if this comes up again. I would like to recommend that this somehow be included in your SMP plan. I appreciate your reviewing this idea and including my thoughts when you present your plan to FERC.	See response to Comment 116.
204	1/12/12	Gina Humlicek	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
205	1/12/12	Greg Tolbert	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
206	1/12/12	Gunther K. McConnell	I am one of the home owed that owns a home on the lake. I for one do not want the contour line of the lake change in any way to 662. I paid for every inch of my property when I retired here, and want my property to stay in my pocket not yours. So get out of my pocket, and leave the contour line at 660.	See response to Comment 11.

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207	1/12/12	Jaime Copeland	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
208	1/12/12	Jane Boyce	I would like to see the contour lowered to 660, as a lake wide solution. It will serve to defend private property rights of the homeowners. I have proof that I own down to the 660 contour. I have a warranty deed, copies of all my titles and respective deed pages. You can not go around and verbal claim to own lands without the proper paper trails. The fact that you claim to own these properties fee simple, is not good enough. You need to prove that you own this land. Your workshops were not designed to collect public comment. You were required by law to inform the public and collect comment on your actions. Instead these workshops were nothing more than smoke and mirros. All you did was set up computer stations to call up individual properties here at the Lake and show the owners how much land you were taking away from them. You need to accept the 660 contour, give these property owners peace of mind.	See response to Comment 17.
209	1/12/12	Jane Kelly	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
210	1/12/12	Janet Sappington	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
211	1/12/12	Jeanne Anderson	I think the contour elevation should be at 660 and the rights of private property owners should be protected.	See response to Comment 17.
212	1/12/12	Jeffery King	The 662 proposal is an outrage and a gross abuse of power by the government against private property and the American citizens freedom. This is Big Government take-over, land grabbing, ugly and no matter how you look at it, a shame.	See response to Comment 17.
213	1/12/12	Jenna Bates	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
214	1/12/12	Joan Wetzel	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
215	1/12/12	Jodi Langley	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
216	1/12/12	John Baenisch	I have been a Lake front property owner since 1976. It is unfair for you to come along 36 years later and say that property I bought and paid for is now yours. Very poor stewardship on your part, very poor customer service. Ameren has failed to return my phone calls for over a month regarding questions on permits for structures existing prior to 1990.	Our land ownership and easement rights have been in place since before the lake was filled in 1931. Our lake representatives are instructed to return customer calls within 24 hours or less.

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217	1/12/12	John Garrett	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
218	1/12/12	Joyce Hudson	These realtors most likely have sold properties to homeowners at the lake which now Ameren will be taking away some of their lake front. I'm sure these 'prior' customers will be thrilled about that if and when their property can be considered a second tier! What happened to our private property rights as written in our constitution??? The owners pay taxes on this land that Ameren/FERC say they need after 80 years to generate power at the dam. Also, when Ameren had their workshops on Jan 3rd and Jan 5th they were not open forums of public comments, they were one on one talking to an Ameren representative so all the public would not hear all comments. I was attending the meeting on Jan 3rd and the comments I heard around the representatives I was waiting to talk to were NOT in favor of the 662' elevation; they strongly disagreed and cannot understand why Ameren needs to the 662' to generate power after 80 years. Why not ask for the 660' after all these years. The private property owners do not want to hurt the environment, or harm the shoreline or recreation at our beautiful Lake of the Ozarks. Consider also, Ameren sent very few letters to lake front owners so most people involved do not even know they have property in the project boundary. And this is winter seasons so vacation home owners may not know of this change. Is that why Ameren is trying to get this proposal approved ASAP? Will this set well with all involved when everyone finds out about Ameren's land grab and FERC's overreaching power???	See response to Comment 17. Our public workshops were designed to provide enough staff and resources to meet with property owners one-on-one to answer specific questions on the proposed boundary amendment. All 4 of the public forums allowed open public comments both in group and individual settings. Comment forms for written comments were also provided at each meeting. We strove to collect as many comments as possible, as well as individually assist the public with their specific questions.
219	1/12/12	Judith French	PLEASE USE THE 660 ELEVATION TO PROTECT ALL PROPERTY OWNERS. 662 IS NOT ADEQUATE AND 660 WILL NOT IMPEDE AMEREN'S LEGITIMATE SHORELINE PROTECTION EFFORTS. A lakehome owner.	See response to Comment 12.
220	1/12/12	Kathy Beeler	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
221	1/12/12	Ken Willingham	Please put me down as having total support of the boundary lines that you are proposing. I feel that your policy of the water level marker is just and correct for all involved.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
222	1/12/12	Lee Rovik	Hello, this is my note to Ameren to express my concern over the current problems that exist between Ameren and lake front property owners. 1. Assuming if you want to maintain a cordial relationship with lake property owners, many of whom also happen to be your customers, why don't you simply accept the full pool water line at a specific point on the lake as the new contour line? Measure the spot and mark it permanently for public viewing. Do it at a time when the lake levels are stable and announce to all lake residents so the can mark their "FULL POOL BOUNDARY LINE". This is essentially the 660 contour line for the great number of lakefront property owners. Simple idea. Simple that is unless someone thinks that control of a little strip of land between people's homes and the lake is a control issue. 2. If this is not setttled soon people will band together, both the permanent residents and the part-time residents (who are generally more affluent and live in major population areas and have further reaching political connections). They will form a coalition (read that as class action suit) Which we can support with small amounts of money from a large group of people. 3. Assuming 2 above happens, this will drag out for years with some arbitrated solution being the result. One that please no one, except the lawyers who picked up a bundle. 4. Why not cut to the chase and suggest the full pool idea or the 660 contour, as a resolution. Now you are heroes, to the people of the lake, your customers and your shareholders. Plus you have fulfilled your corporate fiduciary responsibilities to your company. Huge legal expenses that could be easily avoided suggest fiduciary irresponsibility on the part of the corporate officers. Just remember that lawyers are not and never have been deal makers, they are deal breakers, and profit from the acrimony thus raised.	See response to Comment 12.
223	1/12/12	Lew & Terry Geissel	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
224	1/12/12	Lisa Elliott	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
225	1/12/12	Marilyn Cullers	I live in Owens Cove at the 8mm of the BN. Please continue to get a reasonable solution to keep the homes and structures from being impacted by the FERC's ruling. I would like to see 660 the number to use in getting this problem settled for all concerned. Before I purchased my home in 1985, I personally paid to get the lot surveyed. I did not realize I should have gotten a sea level reading. We have FEMA in place to take care of us in the event of some very unusual event that would impact us due to high water.	See response to comments 1 and 12.

CMT #	Date	Name	Comment	Ameren Missouri's Response
226	1/12/12	Mark Krantz	Over the years I have gained a genuine appreciation for your company! My appreciation is due primarily to the efforts and commitment I have witnessed on the part of AmerenUE, to and for the greater good and future well being of the Lake of the Ozarks community. For years now I have personally witnessed Ameren employees participating in annual projects and AmerenUE equipment being donated or utilized in worthwhile endeavors such as the 'Shoreline Clean Up' which also represents a considerable annual expense to your company, I am quite certain. I'm sure that there are countless Lake area resident's just like me, who would want to voice their appreciation for the many efforts and community involvement and commitment that we have seen and come to respect. I am writing today however, to voice opposition to AmerenUE's proposed project boundary / contour line of 662 and to share with you my concern that this position and suggested boundary level be reevaluated by your company as quickly as is possible. My family has owned Lake shoreline property at different locations here at Lake of the Ozark's for more than forty (40) years. Our first purchase being a small 35 room resort in Osage Beach (where 'The Hampton's' Condominium Complex is currently being developed). In all of those years and with all of the Lake front property my various family members have owned, we have faithfully paid for our annual property taxes, dock permits, etc., along the way. For all of these years full-pool at Lake of the Ozarks has consistently been measured and held to a standard at that of the 660 level. To now arbitrarily suggest that it would be fair and/or equitable to Lake Area property owners, to own the property only to the 662 contour level, seems to me somewhat disingenuous (at the very least) and outright deplorable at face value. Please don't make the mistake of underestimating the anti-AmerenUE sentiment that a decision of this nature may create in our Lake Community in the coming years, should a 662 contour line / decision ultimately stand! Should that happen, we may find that in the long-run your fight to separate the full-pool level from the naturally accepted contour line of 660, permanently alienates the Lake Area Community from the future goals and aspirations of AmerenUE. When / if that were to happen, the very property owners that have made the Lake Area their home, invested their personal wealth, hard work and determination for these many decades, might never again view AmerenUE in the same light as they have historically. I believe that could indeed result in a tragic and most unfortunate change for both AmerenUE and Lake Area property owners in the coming years. When / if that paradigm shift were to take place and take hold, area residents might no longer identify AmerenUE as the company they have historically thought of as a business partner, sharing in the stewardship of this beautiful lake region. Rather, if that were to transpire the common conception of Ameren may become that of a corporate entity credited with engineering the devaluation of Lake front real estate property at Lake of the Ozark's for the foreseeable, if not the indefinite future. Although I find this potential scenario quite plausible, I also see it as completely unnecessary and one that can still be avoided entirely by simply using 660, and not 662, as the acceptable project boundary / contour line at Lake of the Ozarks.	See response to Comment 17.

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227	1/12/12	Mark Schwartz	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
228	1/12/12	Marsha Sharp	I was under the impression that the FERC order was to move the boundary so as to be mutually satisfactory to all concerned. Most Lake area residents that I've spoken with, and they are many, feel that 660' would be a far better solution as this has always been considered full reservoir and, as I understand it, is the maximum height that Bagnell Dam can sustain. No one is concerned with flood rights or issues as this is a risk all lake front residents are willing to accept. Please do what is right for our citizens and our property values.	See response to Comment 12.
229	1/12/12	Marty Gum	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
230	1/12/12	Mary Davies	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
231	1/12/12	Mary Sweeten	When I bought my property in 1982 I bought and paid taxes on the land to the 660 shoreline. Also, when I got the permit for my seawall it was 660. I think you will have a fight on your hands if you try to raise the level to 662. I don't understand how you can perpose boundery change to the level after all these years.	See response to Comment 17.
232	1/12/12	Matt Schrimpf	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
233	1/12/12	Michele Daniels	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.

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234	1/12/12	Mid-Missouri Oil Company / Wayne Compton	We are neutral. Thank you for the time you spent with me discussing our company's concern outlined below regarding our property in Sections 4 and 9, Township 38N, Range 17W in Camden County Missouri. Section 3.5 of the proposed draft of the Boundary Amendment Application for Osage Project, FERC No. 459 states that, "Appendix C also displays lands above (emphasis added) the predominant 662 boundary contour elevation proposed to be maintained with the Project boundary." As now prepared we believe index No: 381704.1 for our property should be removed from the draft Appendix C, Table 1, because Ameren has fee simple rights on this property only to the 662 contour as described in the Camden County land records deed book 63, page 270, Item 544 and said land is subject to an easement reserved to all successors and assigns in said book 63, page 436. Thus, the reference to land above the 662 contour for any of this area cannot be asserted in this Appendix C. This matter was brought to the attention of Mr. Bryan Vance and Mr. Chuck Van Bebber, Ameren representatives, at the January 3, 2011 public forum. Mr. Vance was under the impression that this parcel had been condemned to the 665 contour which is now known to not be the case. I understand from our discussion that index number 381704.1 will either be deleted from Appendix C, Table 1. Or in the alternative that paragraph 3.5 and the appendix headings will be modified to clearly state that no land above 662 is being added or "bumped up" in those areas such as ours where Ameren has only fee simple to the 662 contour. I believe adding a third column on Table 1 with a heading such as "Maintained Boundary at 662 Contour" for those properties such as ours will most accurately communicate the differing factual situations. Please do not hesitate to contact me if you have any questions or further comments.	Ameren Missouri has amended the proposed boundary at index point 381707.1 as requested.
235	1/12/12	Patti Martin	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
236	1/12/12	Rich Knoch	If a property owner lives on a gently sloping lakefront and wakes up to find unknown campers/party goers in his front lawn will Ameren cover the liability for damages? The FERC mandate of Public Access works properly on a Corps lake which has "Project Boundaries" of 500+ foot, the property is owned by the Federal Government and property owners know about this easement before purchasing property. Will property owners, in the future, be fined, pay fees or require permits for crossing this 2 foot boundary? Will property owners be fined, pay fees or be required to remove Crappie Beds and replace them with PVC Crappie Beds? Why did the Corps of Engineers, Union Electric and Ameren Permit seawalls (since the 1930's) at the 658.5 foot elevation - - - is this not implicit permission that property owners control property to that, or the 660 foot elevation? What is your position on Adverse Possession for property owners who have paid taxes to the 660 foot elevation for, possibly 70+ years? Missouri case law seems to believe in Adverse Possession and Private Property Owners Rights. Private Property and Control of that Property is a cornerstone of our C onstitution. Does it apply? The last two workshops seemed to be designed to stop any public statements from being made, as was parroted by FOCUS (Lake Newspaper). I attended both workshops and didn't hear any comments as to owners being pleased with loss of control of the 2 foot easement (660 foot moves to 662 foot elevation.).	See response to Comment 3. Ameren Missouri maintains and exercises the property interests necessary for project operations. All Lake front properties have an Ameren Missouri controlled strip of land adjacent to the lake that is project land and accessible from the reservoir by the public. No part of this proposal allows access to project lands across private properties without permission.
237	1/12/12	Richard Summers	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
238	1/12/12	Rita Lahti	As a property owner & business owner at Lake of the Ozarks, I am totally opposed to changing the lake contour to 662. My deed says 660 and that is what I have been paying taxes on all these years I refuse to pay taxes on property that you claim I don't own. What are you doing or trying to do is just totally wrong, no matter how you try to cut it.	See response to Comment 10.
239	1/12/12	Robert Scott West	I attended the workshop on 1/5/2012. First, I would like to acknowledge Dennis Weisenborn and Mark Jordan for their in-depth and knowledgeable explanation of all the issues. Their information changed my mind significantly, and the minds of twenty four of my neighbors I represent. I now believe Ameren is trying to make the best of a bad situation. It remains disgusting that FERC refused to address this issue in a satisfactory manner until public outcry demanded another look. Provided the information Ameren has provided is correct, I'm willing to support the new 662 proposal, and associated "cut outs" so that homes can be saved. Personally, the impact on my property is either minimal or nil. However, if at all possible the 660 is a better solution. I find it difficult to accept that after seventy years of no problems, any change to what we have thought to be correct, is really necessary. It appears to be nothing more than a Federal power trip!	See response to Comment 12.
240	1/12/12	Ron Lewis	Good luck with your proposal. I think it is the best way to amend this situation.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
241	1/12/12	Sandy Bryan & Gary Sublett	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
242	1/12/12	Sandy McKnight	This has to be at 660' and no more, for Home and Business owners to be relieved of the Threat from Ameren Please Reconsider doing the 660' Boundary line, so it won't be an issued for you and the owners that have Paid for these Properties or Inherited the from Family.	See response to Comment 17.
243	1/12/12	Steve Bruce	I am a lake front property owner in Buck Creek Cove and want to express my STRONG OPPOSITION to the 662 elevation project line. The 660 elevation is the absolute best solution for the project boundary. As a finale and financial solution for the lake economy and real estate valuation. The 660 level will not effect your operation of the dam. Thank you for your serious consideration.	See response to Comment 12.
244	1/12/12	Susie Berra	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
245	1/12/12	Suzi Layden	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
246	1/12/12	T. Marck Hammack	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
247	1/12/12	Terry Moore	Man-Up. 660.	See response to Comment 12.
248	1/12/12	Tina M. Stotler	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission. Myself and my staff appreciate your efforts in all that you do. Keep up the good work.	Comment noted and thank you for your support.
249	1/12/12	W. Jeff Meier	I would like my home removed from within the project boundary. I also believe this is not correct.	See response to Comment 71.
250	1/12/12	david hardinger	ameren's limits are at elevation 660. that has been the boundary since before ameren takeover of the dam. any elevation higher than 660 is personal property. aquisition of personal property without consent and proper compensation is unacceptable. I think your picking a big fight.	See response to Comment 8.
251	1/12/12	mark	according to your aerial survey, we stand to lose what is currently over 300 ft of OUR property. I fully support the level change to be set at 660 ft.	See response to Comment 10.
252	1/12/12	Steve Lee	I would like the proposal set the boundry @ 660'	See response to Comment 12.
253	1/12/12	Terry Mizer	I support the proposal	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
254	1/12/12	William Meier	I believe this proposal presents takings of property and ex post facto issues.	See response to Comment 10.
255	1/12/12	Bill Mundhausen	Establish the 660 contour as the boundary for the Shoreline Management Plan. It is the only option for consistently removing private property from the SMP. Establishing the 662 with "carveouts" for affected property owners does not represent equal treatment under the law. Furthermore, I encourage you to adopt some type of language that protects private property rights. It should say that "no regulations or fees will be established that restrict the rights or quality of lake access that private property owners adjacent to the SMP have historically enjoyed".	See response to Comment 17.
256	1/12/12	William Meier	I would like to see the project boundary set at 660 ft elevation. This would solve all of the disputes.	See response to Comment 12.
257	1/12/12	Tom Paul	If the proposal of 662 is the highest flood water level we can expect then I am OK with this. I don't understand why you change the Lake of the Ozarks water level so much each week with the flood control that Truman Lake does it should be able to hold the water. I understand you generate for electricity but sometimes you change the water level one or two feet or more. Those of us with shallow water have to keep a constant eye on the water level, your Hydroelectric Report and your recorded message or our boats will be on the bottom. Surely there is a better way of controling this.	See response to Comment 8.
258	1/12/12	Carrol D & Ruth A Mills	Our property deed states that we own to the 660 foot line and we support a property boundary line of 660 or belowl.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
259	1/12/12	Steve and Jennifer Gray	The Lake of the Ozarks is a unique area that has been a favorite location for residents and vacationers since 1932. Unfortunately, due to the lack of coordination and enforcement between Camden County and Union Electric/Ameren Missouri, encroachments to the "project boundary" occurred during these 80 years and are only now causing a problem due to the FERC involvement of re-issuing the hydropower license. These encroachments have not impeded the ability for Ameren Missouri to produce and sell electricity. Due to the uniqueness of the area and the fact that the community is involved in keeping the shoreline clean and the lake safe (the Lake of the Ozarks is already one of the most tested bodies of water in the State of Missouri), the over-involvement of the Federal government at this point for shoreline management is unneeded. Unnecessary politics has had negative effects on this area, as seen by the fiasco with the DNR, the Governor and the media concerning the supposed water quality issue. It does not make any sense to move forward with the proposal of 662 instead of 660. A uniform 660 project boundary will solve current AND future issues. The lands located above the 660 elevation are not integral to the operations of Ameren Missouri, but they ARE integral to the individuals that have maintained and paid the taxes on the property in question. Using a 662 boundary will taint the properties and significantly reduce their fair market value which in turn will have serious ramifications to the community. Lower assessed values will have adverse effects on the revenue to school districts, ambulance districts, fire districts, and the County itself. Using a 662 boundary opens the area up for unnecessary over-reaching government regulation. We support the residents and the Camden County Commission in requesting the uniform 660 boundary.	See response to Comment 17.
260	1/12/12	Connie Plemons	I think that the right of the owners of the property surrounding the proposed project need to be weighed out carefully. That the Constitutional rights to property ownership need to be preserved at all cost. Big business has no rights to take any property for any project at the cost of property owners. Move out unless they give you permission to be there.	See response to Comment 17.
261	1/13/12	Betty Knighton	Even though we are not effected by t he changes in the Lake shore management, I am bothered by someone in Washington D.C. telling us what we should do. For approximately 70 years this lake has been a delightful place to visit or live on. Electricity has been produced all during that time. Now the Federal Government is telling us how we should live. There needs to be a cut back on all of the regulating comittees and more efforts given to our economy, jobs, inflation and more serious situations.	See response to Comment 59.
262	1/13/12	Bill Mundhausen	The board of directors of the Lake Area Chamber of Commerce recently endorsed your Shoreline Management Plan and implied that they and the other chambers of commerce represent 1,500 members. They do not. They merely speak as individuals and their opinion should have no more weight than the opinion of any individual citizen. I am one of many chamber members who disagree ith the Ameren plan. We were not asked out opinion by the chamber board members, and they do not represent all of us in regard to this issue.	Comment noted.

CMT #	Date	Name	Comment	Ameren Missouri's Response
263	1/13/12	Bob Renken	I support the lake area chambers position on the lake boundary issue.	See response to Comment 12.
264	1/13/12	Camille Earhart	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
265	1/13/12	Cindy Vaught	The Bagnell Dam Association of REALTORS voted and is in support of the amendment offered by Senator Blunt and Senator McCaskill to require the Federal Energy Regulatory Commission (FERC) to amend the project boundary of the Lake of the Ozarks to a uniform 662' elevation contour. Citing the adverse impacts on the real estate market and the regional economy, the realtor board expresed the belief that a standard project boundary would alleviate the public's confusion about the status of waterfront real estate ownership at the Lake of the Ozarks. The realtors also contend that a uniform 662' project boundary will eliminate most of the encroachment issues that have been well publicized in recent days and treat all waterfront property owners equally. Certainly there are still exceptions even to this 662 boundary, but it should allow Ameren more time and energy to work with the remaining owners and their properties. The impact of FERC's July 26, 2011, order with respect to nonconforming structures at the Lake has had an adverse impact on real estate sales of waterfront property at the Lake. The simplicity of ownership to a standard boundary line certainly will eliminate confusion on the part of current and future property owners and help restore confidence in the public's mind about ownership of waterfront property. This support follows recent joint endorsements of all three lake area Chamber of Commerce, who have stated their agreement for a uniform 662 project boundary.	Comment noted and thank you for your support.
266	1/13/12	Cindy Wilson	Please accept this email as support of the 662' project boundary. Taking the boundary lower will create a multitude of issues that don't exist at this time. However, the transfer of property back to home owners affected by the current boundary needs to be addressed. Will the title be fee or easement. How the property is transferred will also impact the marketability of the property and the value of the property. Ameren Mo., needs to talk to lenders and appraiser to get an understanding of the effect of the title transfer.	Comment noted and thank you for your support. See response to Comment 116.
267	1/13/12	Dave Young	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
268	1/13/12	Debra Cribb	Please let this email serve as my written opposition to the proposed 662 contour changes for the Lake of the Ozarks. My husband and I chose this lake over any other lake in the country for the ability to own to the water and live a community where education and church were important facets of the lifestyle. We consulted with surveyors, land planners, architects, etc., to place our home in an area where we would be safe from floods, and constructed extensive land berms around our property to insure our home from potential flood damage. At that time, our home was safely placed in an area safe from harms way and we built a very expensive home made of brick and stone. It will be here for hundreds of years. Now we are faced with a "new" mapping system where our home is no longer considered within a "safe distance" from flooding, requiring from my lender flood insurance. Anyone with any sense can walk our property and see that it would take a flood of biblical proportions to harm our home, yet someone in an office drew a line and called that gospel. We went through the proper precautions prior to choosing our building site and feel that this proposed elevation change (which still does not alter the fact that many precautions were taken) would be detremental to the resale of our home and place additional financial burdens on a family already feeling the squeeze of our failing economy. We strongly oppose this 662 proposal and feel the 660 is a level that many other homeowners have placed their life investments on.	See response to comments 1 and 12.
269	1/13/12	Diane Johnstone	Please accept this email as support of the 662' project boundary. Taking the boundary lower will create a multitude of issues that don't exist at this time. However, the transfer of property back to home owners affected by the current boundary needs to be addressed. Will the title be fee or easement. How the property is transferred will also impact the marketability of the property and the value of the property. Ameren Mo., needs to talk to lenders and appraiser to get an understanding of the effect of the title transfer.	Comment noted and thank you for your support. See response to Comment 116.
270	1/13/12	Ed Moore	My name is Ed Moore and I live at 32 Endline, Camdenton, MO 65020. I am writing in regards to retaining lake level at 660. Speaking with my surrounding community we are in hopes that Ameren UE and FERC will maintain the lake level at 660.	See response to comment 11.

CMT #	Date	Name	Comment	Ameren Missouri's Response
271	1/13/12	Fred & Karen Foster	We strongly object to you coming in and making changes to property that has been owned prior to you requesting to make this amendment. We have had our lakefront property for 40 years with the intention of building on it upon retirement. Why do you think people buy lakefront property? Most generally, it's because they enjoy the outdoors and the land and want to spend time close to it, if not in it. To tell us that even though we purchased our property 40 years ago without restrictions on putting a patio or gazebo close to the water for our pleasure and enjoyment, is wrong and unfair. I go to a MOH surgeon every year to have skin cancer cut out. I don't spend time in the direct sun. I can't. Yes, our plans included putting a gazebo/patio combination close to the lakefront so that I too, can enjoy being outside and close to the grandkids and great grandkids as they play in the water and fish. I want to be a part of the family gatherings too. **How dare you rob us of this pleasure; to come around years after purchasing the property and try to ruin our dream plans! SHAME ON YOU!** What you do to affect future purchases of land is another thing. I see no problem with that. People making purchases in the future will know what they are buying and what restrictions they will have to adhere to. **But for those of us who purchased land years ago without these proposed restrictions, we should be grandfathered in and it should be considered your easement and without restrictions and not your property.**	See response to Comment 35. Docks, walkways, piers and similar structures will be permitted in the future and our staff would be glad to work with you on authorizing such structure. Decks, patios and gazeboes must be kept on the adjacent land owners' property.
272	1/13/12	Gary & Lynne Wurm	I do not support your proposal. We support Camden County Commission, Land Use Plan, adopted November 2011 which proposed Ameren lower its project boundary to the 660 foot level rather than the 662 foot level currently proposed by Ameren. My wife and I are retired and are full time lake residents who reside at 4884 Sellers Road, Camdenton, Missouri. We would request a response from Ameren as to why we never received any prior notification that our property was involved in this dispute. From information we have received by newspaper accounts, property owners with potential property issues were notified by "certified mail". We did not receive any prior information specifically relating to our property from Ameren. How and why did this not happen for us? Our home is approximately 20 years old. In good faith, we purchased our residence from the original owners in 10/2003. During the real estate transaction, we purchased Title Insurance to assure us of "clear" ownership of property on which our home sits, shown as "from street easement to the sea wall". We have also during the last 8 years of ownershiop, paid real estate taxes to Camden County based on that county's assessments and billing of our home and property. The Ameren proposal map shows our property with a line through the middle of our home with a "grace" allowance back to the footprint of our home. This current propsoal by Ameren to make the 662 foot level as its project boundary would in essence make our retirement "dream home" totally worthless. On 1/10/12, we had Arnold Surveying LLC, Camdenton, Missouri provide us with a contour elevation survey pertaining to our residence at 4884 Sellers Road, Camdenton, Missouri which is located at the 37.5 mile marker of the Osage and on lake road 5-58. This contour survey places the top of our sea wall at 661.21 feet. Therefore, we are strongly supporting the resolution dated November 2011 by Camden County, Missouri which recommends that Ameren lower its project boundary to 660 feet.	See response to Comment 10. Only recently have we identified all encroaching dwellings lake wide. Our certified mailings in the past to encroachment owners were as we encountered them through evaluating permit requests for other facilities; i.e. dock permits. Only recently have we sent letters to all property owners with a potential encroachment or un-permitted structure.

CMT #	Date	Name	Comment	Ameren Missouri's Response
273	1/13/12	Helen Gross	Please accept this email as support of the 662' project boundary. Taking the boundary lower will create a multitude of issues that don't exist at this time. However, the transfer of property back to home owners affected by the current boundary needs to be addressed. Will the title be fee or easement. How the property is transferred will also impact the marketability of the property and the value of the property. Ameren Mo., needs to talk to lenders and appraiser to get an understanding of the effect of the title transfer.	Comment noted and thank you for your support. See response to Comment 116.
274	1/13/12	Jake Drake	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
275	1/13/12	James & Krisha Pennino	My wife and I own lakefront property at mile marker 31.2+2.6+0.2. We purchased this property in 2002 and are full time residents of Camden County at the above address. Our Warranty Deed recorded on March 15, 2002 states we own "All of Lot 14 of Little Village, a subdivision in Camden County, Missouri, according to the plat thereof on file and of record in the office of the recorder of Deeds, Camden County, MO; ALSO: All that part of lot 15 of Little Village…". The Plat on file shows that the lakeside property line is contour 660.0; therefore we have been paying taxes on property to the 660.0 contour. I have read both the FERC order on rehearing and amending the SMP dated Nov 10, 2011 and your Draft Boundary Amendment Application dated December 2011 in their entirety. I have also reviewed the aerial photos of my property and the surrounding shoreline. Since the deed to our property says that we own to the 660.0 contour (as do all property owners in the Little Village Subdivision), we request that you change the project boundary to 660.0, and not 662.0 as stated in your Amendment Application. This change is only fair since we've paid taxes on property to the 660.0 contour since purchasing the property. We realize, however, that even if the project boundary is changed to 660.0, we own an accessory structure (i.e. an extended seawall and deck) that will lie below the Amended Project Boundary. This is evident when looking at Appendix C (Map showing our property). There is no language in your Draft Boundary Amendment that gives consideration to accessory structures, even those that have a valid permit issued by Ameren. In the case of this extended seawall and deck, we have Ameren Permit No. UE-16287-1-Z for Seawall Modification dated 09/26/2002 and for the deck atop the seawall, Permit No. UE-26291-1-M. The only "carve outs" that you propose in the Draft Amendment refer to residential and commercial structures; not accessory structures. However, in FERC's Order on Rehearing, they included the following paragraph quoted below on Accessory Structures. Since Ameren proposed the retention of accessory structures such as decks, walkways, gazebos and patios in the project boundary in the original SMP, then we request that similar language and provisions are included in the Draft Amendment. This allows for grandfathering of these structures and therefore allows them to remain even if the project boundary elevation is changed. In fact, in Paragraph 33 of FERC's Order, they agree with the retention of these structures: "We agree that these structures should be grandfathered and left undisturbed, absent concerns about the protection of life, health, and property." Paragraph D is quoted as follows: "D. Accessory Structures - 32. In the SMP, Ameren	See response to Comments 17, 109, and 165.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			proposed to continue to allow the construction of accessory structures such as decks, walkways, gazebos, and patios. The July 26 Order concluded that such accessory structures along the shoreline have the potential to restrict a significant area of project lands and waters from public access.48 Consequently, in order to protect public access and recreational use of project lands and waters, the July 26 Order prohibited future construction of these accessory structures within the project boundary.49 Ameren now states that it will no longer issue permits for new construction of decks, patios, gazebos, and similar structures located within the project boundary. 33. In reviewing existing accessory structures (e.g., decks, walkways, gazebos, and patios) to determine whether they constitute an encroachment, Ameren proposes to use March 28, 2008 (the date it submitted its SMP to the Commission), as a "grandfather" date from which to consider these structures. Accessory structures that conform to Ameren's permitting guidelines as set forth in Appendix B to the SMP and that were constructed prior to March 28, 2008, would be allowed to remain in their current location provided that the owners of such facilities: (a) already have a permit; or (b) apply for and obtain a permit prior to July 26, 2016.50 We agree that these structures should be grandfathered and left undisturbed, absent concerns about the protection of life, health, and property. 34. According to Ameren's proposal, structures in existence on March 28, 2008, that are not properly registered and issued permits by July 26, 2016, and unauthorized accessory structures installed after March 28, 2008, would be deemed to be nonconforming and subject to enforcement action by the company, including removal. 35. Ameren states that the above timeframe would allow it to provide to stakeholders adequate public notice of the registration deadline and to properly process permit applications. We generally agree with this approach, but we believe that the 2016 deadline is too far into the future, and that stakeholders deserve a quicker resolution of these issues. Consequently, we are requiring Ameren to address these accessory structures in the encroachment report discussed in Paragraph 30, above, and to include in the report only those structures that have not been issued a permit. This would include those unauthorized accessory structures built after March 28, 2008, which are deemed to be non-conforming structures. 36. Ameren also proposes that all existing accessory structures that have permits properly issued by Ameren and/or the U.S. Army Corps of Engineers51 will be considered authorized and such permits will remain in full force and effect. We agree. Authorizations that complied with then-existing permitting conditions remain valid, and those who received such permits following the procedures in place at the time may continue to rely on their validity.52 In conclusion, we request that the project boundary be changed to the 660.0 contour, and that specific language and provisions are included in the Amendment application to grandfather these accessory structures.	

CMT #	Date	Name	Comment	Ameren Missouri's Response
276	1/13/12	Jeff Christenson	Please accept this email as a letter of dissatisfaction with your proposed project boundary amendment to the 662 countour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission. In my opinion it is unfair to penalize property owners in the downstream areas of the lake in order to fix problems that your management policies created in the upstream areas of the lake. In many areas your proposal will result in property owners LOSING significant amounts of property. In addition, I do not think it is fair to make "all structures below 662" illegal if they were not previously permitted. I own a property with these structures and there was no permitting process at the time that they were built. Now you was they are illegal twenty years after the fact and I am suppose to spend my time and money sorting out YOUR problem. Given these considerations I do not support your proposal.	See response to Comment 16.
277	1/13/12	Jesse & Jeannette Phillips	If my land is taken will I receive compensation for my loss? Should I get a lawyer in this matter? I will take a substancial loss if this does occur! I have plans to build a home and need an answer soon. This will have a big affect on wheather or not I decide to reside in this state or not. I pleas ask in your most urgent response.	See response to Comment 17.
278	1/13/12	Jim Griffin	I think the 660 elevation proposal is best for this lake.	See response to Comment 12.
279	1/13/12	Joe Roeger	Please accept the attached letter from the Lake Area Chamber of Commerce in support of the current proposal to amend the project boundary to the 662' contour. The board of directors of the Lake Area Chamber of Commerce has endorsed the amendment offered by Senator Blunt and Senator McCaskill to require the Federal Regulatory Commission (FERC) to amend the project boundary of the Lake of the Ozarks to a uniform 662' elevation contour. The Lake Area Chamber of Commerce joins with the Camdenton Area Chamber of Commerce and the Lake West Chamber of Commerce in supporting this change to the project boundary of the Lake of the Ozarks. Collectively the three chambers represent 1,500 members and serve an area in Central Missouri that includes Benton, Camden, Miller and Morgan counties. Thank you for considering this comment as part of the Shoreline Management Plan for the Lake of the Ozarks.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
280	1/13/12	Joyce Hudson	After another sleepless night I realized there are three more points I forgot to mention in yesterdays comment…. 1. At the November Town Hall Meeting at the Camdenton School with 300 some people in attendence, when asked for a show of hands for those in favor of the Coodination Process to be invoked by the county endorsing the 660' elevation almost everyone raised their hands. There were only a handful who raised their hand in opposition. It's is very difficult to believe the report from Ameren saying majority was in favor of the 662' elevation after the workshops in Jan. 2. When the Lake Valley residents received our 'registered letter' from Ameren in January 2010 stating Ameren owned our land in the Project Boundary, we all paid for a survey of our properties. The Ameren Aerial Map is quite different from our survey map. All except a small lake front corner of our property is above the 662' elevation on our paid for survey; however, from the online Ameren aerial map the 662' elevation goes thru the middle of our lots. Of course, by Ameren's SMP the ycan be off 40' either direction... and it is the individual property owners' responsibility to pay for a survey to prove otherwise... At these difficult economic times, I am sure this will be a hardship for many as surveys are not cheap. 3. My husband and I purchased our lots to build our retirement home in June of 2008. We received a building permit from the county in Sept 2008. then in Jan 2010 we receive this letter stating we did not owne the property, Ameren does. In an Oct TV broadcast on KMIZ out of Columbia, an Ameren Rep stated 'everyone was made aware of the project boundary change in 2007 and 2008'. If that were correct, no one informed us so we would not have purchased and built this home....How many others are in this situation????????????	Only recently have we inventoried and notified all property owners of potential encroaching structures. Ameren Missouri filed for a change to the project boundary to 662 in our relicensing application but it was rejected by FERC, and Ameren Missouri is once again pursuing this boundary amendment with this license amendment application filing.
281	1/13/12	Judy Hendricks	We are relatively new lake front homeowners. My son and I bought a summer place there in 2002. We made a lot of improvements to the house and the land. All the improvements to our lake front were made with permits from Ameren. Then Ameren required incapsulation of dock floations. We did that. (much money) After several years we received a call from Ameren telling us that we had a boat ramp that wasn't "permitted". We explained we were the third owners of the property and the boat ramp was here when we purchased. They insisted and we paid $50 for a permit we're not even sure we received. Now we have the dilema of the 670. Our mortgage company required us to purchase "flood insurance" (which we don't need). Even at 670 it wouldn't reach our house. New that Amern is working to change the boundary to 662, the change would take us out of the picture (except for ownership). The 662 still involves all of our neighbors who also worked hard to have nice homes. We all want the boundaries to be 660 as we were told when we purchased. Our main concern also is ownership. How would we sell property that we've maintained and paid taxes on every year without ownership? Ownership and 660 are our requirements. How do we get that?	See response to Comments 1, 10, 116, and 165.
282	1/13/12	Lynda Halteman	Please keep the lake boundary at 660.	See response to Comment 11.
283	1/13/12	mcmanndev	People need to wake up. The 662 boundary is a hugh gesture of good will on Ameren's part, and nooo we do not need the county over seeing the shoreline!!!!!!!! Leave them alone!!!!!!	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
284	1/13/12	Pat Kelleher	This comment letter was eFiled with FERC and is included in Appendix F. Comment of Pat Kelleher on proposed boundary amendment, under p-459…. All licensee owned lands serve the project purpose of unrestricted public access required in standard license article 18.	Ameren Missouri has sufficient property interests to operate the project under the existing project boundary and under the proposed project boundary. The Shoreline Management Plan and the Recreation Enhancement Plan describe and ensure reasonable public access to project waters and adjacent project lands owned or controlled by the Licensee.
285	1/13/12	R. Fred Stevenson	Ameren and FERC's shoreline elevation should be defined as the common-sense 660' MSL full pool elevation. Flooding and other risks should be addressed between private property owners and their selected insurance coverage. Recreational access, historic, environmental, fish and wildlife concerns are already addressed by existing state and local governmental entities. Ameren and FERC (Federal ***Energy*** Regulatory Commission) should remain focused on revenue in the production of electricity, not justification for non-energy related additional revenue derived from ownership or management of real estate. The Bagnell dam turbine-generators have produced electricity for the past 80 years from an unobstructed reservoir of water at or below 660' MSL full pool. Shoreline boundary revisions, property ownership revisions, fees, permits, and revenue therefrom do not contribute to the production of electricity. The lake shoreline is already adequately managed by state and local authorities and tax revenue entities. Ameren's 15 December 2011 letter claims that stakeholders are "valuable assets", while asserting encroachments. FERC provides rules for Ameren and other utilities, while receiving funding therefrom, that impact property owners and taxpayers whom exercise no direct control of FERC. This absence of accountability to property owners and taxpayers, plus Ameren political contributions, represents a conflict of interest. Ameren's arbitrary deadline of 15 January 2012 is insufficient for adequate public comment, considering Ameren and FERC have apparently spent substantially more time developing the shoreline management scheme. Many utility installations operate on leased real estate and facilities, avoiding real estate ownership by the utility company. Ameren requested feedback. In summary, Ameren should focus on electricity production, based on 660' MSL full pool, and cease FERC's attempts for licensing that affects existing property ownership.	See response to Comment 16.

CMT #	Date	Name	Comment	Ameren Missouri's Response
286	1/13/12	Sandy Clutter	I find it reprehensible that I received a letter on January 13, 2012 stating that I have until January 15, 2012 to give my public and/or stakeholder comments regarding possible changes in the Project Boundary around the Lake of the Ozarks. Granted you wrote the letter on January 3rd but there is no postmark date to verify when you mailed it. Getting this kind of letter is disturbing enough without ample time being given to me as a property owner to fully research and construct my reply. I do not understand why this change is necessary. My family has owned lake front property in the same cove at Lake of the Ozarks for 32 years. We have paid our taxes, kept the property in excellent condition, gotten necessary permits and licenses for building projects or improvements, and have enjoyed every minute of our ownership. Is this some way for your organization to make more money? Scare property owners? Decrease the value of lake front properties? Do you really want property owner and stakeholder comments or are you just going through the motions to make it appear as such? You mention the 662 elevation (UED) as if every property owner has the elevation of their property at their fingertips and knows the current Project Boundary. I believe you should provide access maps with elevation to every property owner and provide current Project Boundary status. To send this letter so it arrives on a Friday does not allow easy access to this information. I further believe you should extend your comment period so property owners can conduct research on your statements to verify how they will impact each of us. I am opposed to any change in the (UED)and will contact every state and federal official in Missouri regarding my concerns in this matter.	Ameren Missouri strove to cast a wide net of public notifications regarding this proposal. Three individual mailings beginning December 15 to stakeholders and agencies culminating in a lake-wide mailing to all parcel owners not owning an encroachment structure on January 4th. The letter to the most-impacted property owners, those having a potential dwelling encroachment, was mailed on December 22nd. Additionally, Ameren Missouri issued press releases to the news media about the preparation of the boundary amendment application on 8/22/11, 11/14/11, 11/18/11, and 12/15/11 and submitted letters to the editor on 12/22/11 and 1/19/12, so there has been quite a bit of news coverage of this effort locally as well. Copies of these Ameren Missouri media outreach efforts are included in the consultation record. Our public workshops were designed to provide enough staff and resources to meet with property owners one-on-one to answer specific questions on the proposed boundary amendment. All 4 of the public forums allowed open public comments both in group and individual settings. Comment forms for written comments were also provided at each meeting. We strove to collect as many comments as possible, as well as individually assist the public with their specific questions.
287	1/13/12	sleessmc	You continue not to listen to the will of the people! You should not ram rod & railroad lake front property owners into accepting your New Raised Project Boundary! Do you really think a **"Class Action"** is out of the question! Do the right thing… drop this 662' idea.	See response to Comment 11.
288	1/13/12	Susan Spica	Please accept this email as support of the 662' project boundary. Taking the boundary lower will create a multitude of issues that don't exist at this time. However, the transfer of property back to home owners affected by the current boundary needs to be addressed. Will the title be fee or easement. How the property is transferred will also impact the marketability of the propety and the value of the property. Ameren MO., needs to talk to lenders and appraiser to get an understanding of the effect of the title transfer.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
289	1/13/12	Trenna Underhill	Just want to let you know that the letter sent to me concerning the change of the boundary for the SMP arrived today. The letter is dated January 3, 2012. I did not receive it until January 13, 2012. The deadline for comments gives until January 15, 2012. Since this is Friday night, and January 15 is a Sunday, this does not give affected homeowners any time to make comments. I don't know that I have anything to say about the proposal; however, either someone doesn't care about response or someone in the mailroom needs to be reprimanded.	See response to Comment 286.
290	1/13/12	Trish Creach	The boards of directors of the Camdenton Area Chamber of Commerce along with the Lake Area Chamber of Commerce and the Lake West Chamber of Commerc have endorsed the amendement offered by Senator Blunt and Senator McCaskill to require the Federal Energy Regulatory Commission (FERC) to amend the project boundary of the Lake of the Ozarks to a uniform 662' elevation contour. Collectively the three chambers represent 1,500 members and serve an area in Central Missouri that includes Benton, Camden, Miller and Morgan counties. Thank you for the opportunity to comment and for your consideration of this amendment to the Shoreline Management Plan.	Comment noted and thank you for your support.
291	1/13/12	James M and Anna F Heisler	I support the proposal	Comment noted and thank you for your support.
292	1/13/12	Marijean Ulrich	Would request 660...	See response to Comment 12.
293	1/13/12	Colleen Casey	The 662 boundary line is fine. However, you cannot own the property my house is sitting on. My family has paid taxes for years, only to own none of the property for which we've paid?? I assure you that Ameren will not be getting my family's property without a fight.	See response to Comment 17.
294	1/13/12	Ben Casey	i support a rollback to the 662 lake level. i do not support Ameren's continued ownership to the 665 level. while my deed and title insurance registered in Morgan County may be worthless it was to us legal at the time of purchase in 1997 and do not intend to let this issue die without litigation. we have paid taxes and insurance on property that Ameren believed they owned and they did not act allowing us to continue to pay taxes and make improvements. no matter whose fault Ameren knew for years and did nothing to remedy the situation.	See response to Comment 116.
295	1/13/12	Richard Rishel	I would support the 660 Project Boundary instead of the purposed 662 elevation	See response to Comment 12.
296	1/13/12	Larry Goudy	I have owned property on this lake since 1973. Because of the changes that FERC has attempted to implement and the confusion it has created, the best solution to the situation would be to use the 660 elevation to prevent more future potential issues. For example, I have seawall permits that allow the base of the seawall at 658.5, the top of which is at approximately 661. Considering the existing issues, what new regulations might future decisions potentially create? There are times when the "keep it simple" philosophy is the better argument. Set it at 660. Thanks for this opportunity to voice my opinion.	See response to Comment 12.
297	1/13/12	John	For our local property owners changing to 660 feet is more suitable than 662 feet. At 660 property lines are not or very little affected. At 662 there are some properties highly impacted.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
298	1/13/12	Gary Colliver	The project boundary should not go above the 660 ft elevation level. There is no good reason for Ameren to control to 662. Affected properties do not in any way interfere with the purpose of the Lake, which is to generate electricity, provide flood control. and provide recreation. Thank you. Gary Colliver	See response to Comment 12.
299	1/13/12	Sarah Casey	Current residents should retain all rights to current homes AND property, not just have the right to live on Ameren's property.	See response to Comment 17.
300	1/13/12	John Zubeck	Any encroachment on the use of private property must be purchased by Ameron and property taxes reimbursed to the private property owner for all years that owner paid taxes on the property. I a so called "wet lands" was sold by Union Electric but now becomes of no private property use this is a land grab.	See response to Comment 17.
301	1/13/12	Dianne Costa	I support the proposal	Comment noted and thank you for your support.
302	1/13/12	William G. Drover	This is a comment. I began practicing law in Camden County, Missouri in 1976. For a number of reasons, boundary disputes have been common in the lake area. Lawsuits filed to quiet the title to lakefront properties based upon claims of adverse possession frequently included Union Electric (Ameren's predecessor) as a party defendant. I cannot recall an occasion in which Union Electric would not appear through legal counsel on these cases with the following position: "Union Electric should be dismissed from the suit because we have given recorded permission to possess, use, build on, etc. land to the water's edge, so the adjoining property owner's use thereof cannot be adverse" (frequently referring to the easement situated at Book 63, Page 162. Union Electric was constantly aware for decades of what are now calls "encroachments", including recorded subdivision plats, and recorded deeds for property situated below the project boundary, and made no suggestion I ever heard indicating an adjoing property owner could not use his land to the water's edge (unless it interfered with the operation of the dam) or that it had a right to cause structures such as houses to be removed because they were within the project boundary. To the contrary, its position was that the property owners had the right to use the land below the project boundary for construction of houses, etc., although it reserved the right to flood that property, if necessary. In recent years, an appellate court specifically ruled that to interfere with these deeded easement rights of an adjoining landowner is a basis for a trespass action. Honest people relied upon Union Electric's position by continuing to invest in lakefront land and to construct houses and other improvements all or partially below the project boundary. Ameren succeeded to Union Electric's interest in the lake long after all of the lakefront property had been sold to the public with those recorded easement rights, which had been for decades relied upon in accordance with Union Electric's stated interpretation. To consider now reversing course on that position would be unconsionable.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
303	1/14/12	Allan Johnson	I have lived at the lake for the past 10 years. I have watched with interest the recent debate and apparent "change in the rules of the game" by Ameren and FERC after respecting the legal ownership of personal property for the past 25 years or more. **I strongly encourage Ameren to go to a 660 Contour elevation lake wide for the good of our lake, while understanding Ameren retain their flooding rights.** It is our personal property rights in this country that sets us apart from most of the other countries around the world. We are on very dangerous footing when government agencies try to exert influence beyond their normal charge and "take" property from our citizens who have clear title to their land. This is a serious "over reach" of FERC authority in my opinion. FERC should concentrate on their primary mission - Assist consumers in obtaining reliable, efficient and sustainable energy services at a reasonable cost through appropriate regulatory and market means. Ameren in cooperation with the local governments in the lake area are fully capable of managing the lake level that is in the best interest of electricity consumers and landowners. Thank you for listening.	See response to Comment 17.
304	1/14/12	Allen & Helen Piroutek	My wife and I live on Lake of the Ozarks. We strongly encourage Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
305	1/14/12	Angie Terry	Please accept this email as a letter of support for your proposed boundary amendment to the 662 contour line along with proposed carve outs to be submitted to FERC.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
306	1/14/12	Ann Alexander	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation. Ameren does not need 662 for operations or any other purpose and according to all reports we understand that FERC is willing to accomodate Ameren at the 660 level if only Ameren would ask for that elevation as their boundary. Thank you.	See response to Comment 17.
307	1/14/12	Barry Kane	I want the level to be 660 instead of 662. Why not make it 660 for all lake?	See response to Comment 12.
308	1/14/12	Bernie & Kim Kostrunek	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

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309	1/14/12	Beverly Williams	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
310	1/14/12	Bruce Barton	I believe the boundaries of Ameren should be at the 660" above Sea Level and leases should not be allowed to be charged by Ameren on any of the properties or structures currently in the boundary lines. I further think Ameren should issue quit claim deeds to all who own property at the shoreline and have not received them to date. I do not currently own property on the lake, but did previously. In my view, the shoreline property plan will lower property values not only on the lake, but off the lake too. I support the Coordinated Land Use Plan (CLUP) being developed by Camden County, Mo. There is a draft on the web site of Camden County at: http://www.camdenmo.org/.	See response to Comment 17.
311	1/14/12	Buzz & Suzie Sawyer	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
312	1/14/12	Carol Lynch	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
313	1/14/12	Cathy Ellett Bruce	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
314	1/14/12	Charles & Karen Andrew	Please accept this email as a letter that I do not support your proposed project boundary amendment to the 662 contour line along with the proposed carve outs to be submitted to FERC.	Comment noted.

CMT #	Date	Name	Comment	Ameren Missouri's Response
315	1/14/12	Charles & Karen Andrew	As I have stated earlier in communications with Ameren and Jeff Green, I am a strong supporter of submitting to FERC a project boundary at least down to 660. This will sustain what is needed for Bagnell Dam operation and still allow us to retain our property ownership. WE are aware that if flooding should occur that we are responsible for repair costs to our property and homes. Also, I support the coordination with local government as they are in a better position to recognize our needs as homeowners and work with the local utility in representing us. As an added note,by dropping this level to the 660, we will be in a better position to sell our property at a proper market value. We are aware that it is the land vs. the home structure that is so valuable. You, as utility company, should focus your efforts on power for electricity and not power of land ownership which is not needed for this purpose, This land was made available long ago after it was determined that it was not needed for electric power generation.	See response to Comment 17.
316	1/14/12	Charles & Karen Andrew	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
318	1/14/12	Charles Morris	I support a uniform 660' contour, with bump outs (< 660') as necessary to address disputed properties, as the Lake of the Ozarks (LOZ) project boundary. In the following email string, previously sent to Roy Blunt, Vicky Hartzler, and Diane Franklin, I've outlined my reasoning as briefly as possible. Similarly, but in a much more elegant and professional manner, Camden County Presiding Commissioner, Kris Franken, has detailed a plan (Coordinated Land Use Plan) that would implement a uniform 660' contour for all LOZ planning purposes and places the local county government in control of shoreline management. From its inception, this proposed plan has received wide spread public support and is destined to receive a great deal more, as it becomes publicized. This "dig in your heels" attitude that Ameren has adopted, therein indicating that the 662' contour is essential for the operation of the dam, appears to be ludicrous to the general public and has to be a public relations nightmare for Ameren. Ameren appears to be involved in the seizure of private property and the violation of property rights. Is that the image that Ameren wants to publicly project? Does Ameren really want to be in the real estate business? Does Ameren really want to be involved in shoreline management and development? Or does Ameren want to get back to its core business, that being, in part, the operation of the LOZ dam and the production of clean energy for public consumption? Why not turn this situation into a win-win for everyone by: 1.) adjusting your FERC mandated proposal to a 660' contour with extremely limited exclusions; and 2.) relinquishing control of the LOZ shoreline management to the local government.	See response to Comment 17.
319	1/14/12	Cheryl Martin	I believe that project boundary should be set at the 660 contour elevation in order to protect private property home owner's rights at the Lake of the Ozarks. I know that our elected county officials have specifically asked for the 660 contour elevation forthe benefit of the people as part of their CLUP plan. If paying taxes on a piece of property does not establish ownership and a measure of protection for property owners what does? It has always been understood that the 660 is the accepted property boundary at the Lake of the Ozarks. That should not change. To offer anything other than the 660 makes no sense. It is the easy solution. To set the boundary at the 662 means tons of extra work for Ameren. Why would they even want to take on that fight? The 660 is what people want and should have.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
320	1/14/12	Curtis & Linda Danford	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
321	1/14/12	Dallas & Lori Dlouhy	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
322	1/14/12	Dan Kusgen	Yes,,My name is Dan Kusgen and I'm a realtor here at the Lake of the Ozarks for the last 19+ years.. I request that we all stand together and request that we keep the 660 contour not the 662 as what is misstaken for the main request..I have emailed to Vucky before but i'm asked to do this agin.. For the recore again..I request for the big support for the 660 contour to stay in for the best for the People !! Thank you.	See response to Comment 11.

CMT #	Date	Name	Comment	Ameren Missouri's Response
323	1/14/12	Dan Tilling	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
324	1/14/12	Daniel & Judith Buchman	As tax paying property owners for many years at Lake of the Ozarks, we do not support your proposed boundary amendment to the 662 contour line. A 660 contour line would be the most fair of all.	See response to Comment 12.
325	1/14/12	Dean & Katie Pluth	As people who live here on the Lake, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built; there has not been a flooding event here at the Bagnell Dam since 1986. As lakefront homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. Our family has taken actions and spent alot of money, and labor time, to help take the best care of our lake since almost 1962. We understand the treasure we have here at the lake and work dililgently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the damage to our tax base by advocating a 662 contour elevation. In closing, it is an absolute fact Ameren does not need the 662 elevation. Thank you.	See response to Comment 17.
326	1/14/12	Doug Horman	I agree with the position of the Camdenton Chamber of Commerce and support a uniform project boundary of the 662' contour. Thank you for your support and your efforts to manage the beautiful Lake of the Ozarks.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
327	1/14/12	Douglas & Christii Spriggs	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
328	1/14/12	Edward & Julie Glotzbach	Regarding the proposed amendment for the Project Boundary around Lake of the Ozarks, we are contacting you to suggest an amendment. Our property is located at 333 Country Club Drive, Lot 47A. Revising the boundary to 662 elevation, as was suggested in the notification we received, will result in the boundary going directly through our home at this address. May we suggest that the boundary be revised to 660, which would eliminate this problem for us. Thank you for your consideration.	See response to Comment 71.
329	1/14/12	Harold E. Segraves	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
330	1/14/12	Jack Martin	I will keep this plain and simple. 660 was the rule and law since the first town was destroyed for this lake/dam project. A contract is a contract and should not be broken. Too many properties were sacrificed for this dam. Too many lives were affected. Stop this insanity and leave well enough alone. 662 is not the way to win friends and influence people.	See response to Comment 11.
331	1/14/12	Jane Boyce	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
332	1/14/12	Judith French	I live here at The Lake of the Ozarks on the water. I strongly encourage Ameren to adopt a lake wide 660 contour elevation for the good of the lake, while retaining flooding rights. (Truman Dam has kept flooding a non-issue since 1986.) Regarding wetlands, they have been identified and can be protected by increasing the contour ONLY FOR THE WETLANDS PROPERTY. LAKE RESIDENTS ARE KEENLY AWARE OF THE NEED TO KEEP THE LAKE WATER AS PRISTINE AS POSSIBLE. WATER QUALITY TESTS HAVE PROVEN THAT WE HAVE A CLEAN LAKE. WE ARE RESPONSIBLE AS WELL FOR OUR PRIVATELY OWNED HOMES. WE UNDERSTAND THAT THE LAKE IS A TREASURE TO BE PROTECTED AND NURTURED. Full pool at the lake is 660' and has been for decades. During that time, responsible development has occurred, wildlife is flourishing and clean water has been achieved by frequent testing and responsible usage. ALSO THE COUNTY COMMISSION ADVOCATES THE 660' CONTOUR ELEVATION, AS STATED IN THEIR CLUP. THEY FULLY UNDERSTAND THE POTENTIAL DAMAGE TO OUR TAX BASE IF A 662' ELEVATION IS USED. THEY UNDERSTAND THAT AMEREN DOES NOT NEED THE 662' ELEVATION FOR RESPONSIBLE MANAGEMENT OF THE SHORELINE. PLEASE UNDERSTAND THE IMPORTANCE OF THIS ISSUE. OUR ECONOMY AND RESPONSIBLE GROWTH DEPEND UPON THE PROTECTION OF PRIVATE PROPERTY WHILE CONSIDERING RESPONSIBLE SHORELINE MANAGEMENT. AGAIN, AMEREN	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			DOES NOT NEED THE 662' ELEVATION TO FULFILL ITS DUTIES AND OPERATE EFFICIENTLY. THANK YOU.	
333	1/14/12	Landon Chapman	As a home owner, I strongly DISAGREE with Ameren's proposal to stand on the projected boundary for the Lake at the 662 mark. My deed and land title states that I own all of lot 16 from the water edge to the road boundary. Ameren's proposal is to zig zag around peoples properties to get all that they can. It seems that Ameren's prospect on this, "We will take all we can from the people around the Lake!" This is totally wrong. People have worked hard and saved for the land they have and Ameren wants to come in and jerk our land away from us that we have paid for with sweat and blood!!!! Big companies like Ameren are getting to greedy!!! If it were not for lake homeowners and other customers they would not have a business. But, this does not give them the right to take property away from landowners!!! As landowners around the lake have expressed their desires to Ameren, give us back to the 660 mark, which is the sea wall, and this issue will be dropped.	See response to Comment 17.
334	1/14/12	Larry and Pat Jones	We are in agreement with the proposal below: "The board of directors of the Lake Area Chamber of Commerce has endorsed the amendment offered by Senator Blunt and Senator McCaskill to require the Federal Energy Regulatory Commission (FERC) to amend the project boundary of the Lake of the Ozarks to a uniform 662' elevation contour."	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
335	1/14/12	Larry Wymer	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmentla concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmentla needs and understand Ameren does not need the 662 elevation. Thank you.	See response to Comment 17.
336	1/14/12	Laura Tilling	We have owned our home here on The Lake of the Ozarks for 28 years and as per our survey, we own to the 660 elevation. To propose a change to the 662 is nothing short of a "Land Grab" by Ameren UE. To continue to pursue the 662 is detrimental to the lake economy and totally destructive to land values. The governmental agencies involved need to be curbed and their powers taken away. They are supposed to work for us, the tax payers, not against us and it is time that "We The People" take back our rights and vote out any of our representatives that do not in fact represent the will of the people. We as voters and tax payers are tired of what is going on behind the scenes, the dirty little secrets of those presently in a position of authority. Stop this horrendous injustice and understand that we are not going to stand silently by and let you take away our land.	See response to Comment 10.
337	1/14/12	Lee White	I own lake front property and believe I have a legal right to use of the AmerenUE land located between my property and the waters edge. This use includes improvements above and below the ground surface. Taxes have been paid on this land for over 50 years. My experience with your past permitting process is very favorable and hope such a relationship continues. The current problems created by FERC and AmerenUE causes us great concern for the future. Any change to the way the lake has been accessed since 1930 leaves too many questions. If the project boundary is established at the 662' level, the two feet above full pool might be used by FERC to bar lake access without special restraints dictated by the Federal Government. This is BAD news, therefore I support a level of 660' with access and usage specified. In addition, the land above 660' up to my property must have a legal description, including who pays the taxes.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
338	1/14/12	Leonard T. Sterling	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
339	1/14/12	Lynwood P. Rudolph	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
340	1/14/12	Mary Luber	I am a nine year resident of the area surrounding the beautiful Lake of the Ozarks. As such, I wish for my voice to be heard by Ameren. I believe it to be in the best interest for our lake for Ameren to adhere to a 660 elevation. Ameren should, obviously, retain its flooding rights; however, the need for flood control is less since the construction of the Truman Dam. Thank you ever so much for considering the opinions and wishes of the citizens of Lake of the Ozarks.	See response to comment 11.

CMT #	Date	Name	Comment	Ameren Missouri's Response
341	1/14/12	Mary Sweeten	I want the lake level to remaine at 660. That is what my deed said 30 years ago and that is what I have been paying taxes on all these years. I don't see how you c an just up and change it now. I believe you will have fight on your hands if you do. Thank you very much.	See response to Comment 8.
342	1/14/12	Max E. Fisher	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
343	1/14/12	Mike & Darlene Burnett	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
344	1/14/12	Pat McNeil	I am a small developer at 19 mile marker, I currently have 10 lake front lots for sale, My question is how will this effect the sea wall elevation, the size of lot? What else will change effect… What has been there for a long time seems to work well, so why the changes? Thanks.	Most of Ameren Missouri's ownership around the 19 mm is already at 662 elevation or controlled by easement. Nothing will change in areas where the boundary is at 662 and there are no existing encroachments.
345	1/14/12	Rebecca Howard	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
346	1/14/12	Rich Knoch	I attended both your workshops and did not hear, nor see anyone who was pleased with the change to the 662 foot easement, though Ameren, through the public media, states that a great majority was happy with the loss of control of their lakefront. At the two Public Comment sessions sponsored by the Lake Area Conservative Club, public comments were made and recorded. After speaking with several of Ameren's representatives it seems no one wanted to address the situation in a forthright manner; i.e., the directives in Appendix B. These directives are open-ended and leave Ameren as the sole authority to change, anytime, and at their discretion, the Fees, Fines and Lease schedules associated with the 2 foot elevation band around the Lake. This is a scimitar, held over the Lake in perpetuity and can only hurt property values and the overall economy. After researching FERC debacles at Smith Mountain Lake in Virginia http://www.smithmountainlake.com/news/lakerWeekly/wb/300688, Crescent Bar Island in Washington https://sites.google.com/a/curb-ferc-aep.com/crescent-bar/and the infamous Thermal Curtain at Lake Almanor in California http://www.plumasnews.com/mcondon/8976-thermal-curtain-may-still-be-in-lake-almanors-future it seems that FERC, in conjunction with their respective energy producers, have little concern for private property ownership and control of their property. FERC seems overly concerned with Public Access, which on a Corps of Engineers lake is no problem, but on a lake that is essentially privately owned, it presents a continuing problem for those who own lakefront property . . . . or any property. To draw a picture of a future potential problem which Property Owner will have no control over . . . . think of someone with a million dollar lakefront home on a gently sloping lot. Now . . . . subtract the 2 foot elevation easement from his front yard and add a few overnight campers/partiers who have FERC Public Access Rights to use the easement. The 2 foot band around the lake is both land-locked and water-locked and the only egress, normally, is by boat in 90%, or so, of these easements. The home owner loses all rights to control his/her property, acquires random campers/partiers on the easement property and will also be the one who is fined for polluting the Lake as the trespassers leave their messes for the owner to clean up, in many cases. This, of course, does not even consider future Fees, Fines and potential Lease issues. The 2 foot band will cause constant grief for Property Owners - - possibly, on year FERC, through Amren will madate that all property owners plant millet on this easement, but when waterfowl e-coli increases they now mandate that bullrushes should be planted, followed by giant cattails so boaters can't see homes around the lake. Somehow, (the Corps of Engineers sanctioned it) Union Electric and Ameren have managed to generate electric quite successfully for 70+ years with seawall permits issued at the 658.5 foot elevation, implicitly stating property ownership is to the 660 foot level in most cases, unless their deed says differently. To compound the issue of property ownership defined by metes and bounds is the fact that many owners actually own property that goes into the lake, due to 70+ years of erosion on the property, as defined by their deed.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
347	1/14/12	Richard & Deborah Bowen	We moved to Warsaw Mo. in 2006 after I retired. The lot that we put our house on we bought specifically because we would own the land all the the way to the lake. This appears to us as to be simply a corporate land grab. If you are not going to raise the lake level, why would you even need the land. Our lot is fairly steep, so you won't get too much of ours, but we still find this move objectionable. We also have friends who own 2 acres down the road from us. Your move will claim half of their land. We will be writing to our members of Congress to express our objection. I am now turning this over to my wife for her comments. My husband's comments reflect my feelings about this land grab. If you need or want the land so badly, you can pay the landowners market value for heir land, IF they choose to sell to you. There is no apparent reason for this change, and we consider it theft of property, and greed for the income you will derie from th permits you will then require. WE VOTE NO!!!!!!! [Filed with FERC, posted 1/18/12] We vote NO!!!!! on this disgusting land grab by Ameren EU. They arent going to raise the water level, only their available land elevation from 660' to 662', so this isn't about flood control or producing more electricity. Everyone's "waterfront property" real estate values will be decreased immensely. We could've paid a lot less for "Corps" land with water "views", but Lake of the Ozarks between Truman Dam and Bagnell Dam in Missouri is one of the last places left in the USA to purchase waterfront property, so we did. This merely increases their land ownership and allows them to increase their income by requiring more permits. Thy csn buy the land from anyone who wishes to sell to them, but they csn't just take it!!!!	See response to Comments 10 and 17.
348	1/14/12	Robert Stewart	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
349	1/14/12	Robert Winkeler	As a person who lives here in the lake area,I am strongly encouraging Ameren to go to a 660' Contour elevation,lake wide for the good of our lake,while understanding Ameren retain their flooding rights.With Truman Dam being built,there has not been a flooding event here at the Bagnell Dam since 1986. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660' and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. I support the amendment offered by Senator Blunt and Senator McCaskill to the (FERC) to amend the project boundaryto a uniform 662' elevation contour. Thank you for considering this comment as part of the Shoreline Management Plan for the Lake of the Ozarks.	Comment noted and thank you for your support.
350	1/14/12	Sharon Marshall	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
351	1/14/12	Stephanie Ezard	I am writing to endorse the 660 contour elevation at the Lake of the Ozarks. It is the simple solution. It is the accepted high water mark and the elevation to where my tax responsibility ends and Ameren begins. It makes no sense to me to do anything other than the 660. Anything other than the 660 is the same as stealing.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
352	1/14/12	Terry & Grace Stanley	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
353	1/14/12	Terry & Marion Quinn	We have owned a condo at The Lake of the Ozarks for almost 10 years. It is a wonderful place to live and to visit. We are concerned that inference of unnecessary regulations by the government will reduce the value of the property not to mention the enjoyment of all the recreational activities on the Lake. In the last 10 years the development of the Lake has been steady and appropriate. I see no reason to change the regulations to the 662 elevation when there has never been a problem and the environment has not suffered.	See response to Comment 11.
354	1/14/12	Trudy & Georg Neal	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
355	1/14/12	Val Bradford	Give back what we have been legally deeded. Lower to 660.	See response to Comment 17.
356	1/14/12	William Copeland	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
357	1/14/12	robert tracer	make it 660 and everyone will be happy.	See response to Comment 12.

CMT #	Date	Name	Comment	Ameren Missouri's Response
358	1/14/12	James R Pennino	My wife and I own lakefront property at mile marker 31.2 + 2.6 + 0.2. We purchased this property in 2002 and are full time residents of Camden County at the above address. Our Warranty Deed recorded on March 15, 2002 states we own "All of Lot 14 of Little Village, a subdivision in Camden County, Missouri, according to the plat thereof on file and of record in the office of the recorder of Deeds, Camden County, MO; ALSO: All that part of lot 15 of Little Village…". The Plat on file shows that the lakeside property line is contour 660.0; therefore we have been paying taxes on property to the 660.0 contour. I have read both the FERC order on rehearing and amending the SMP dated Nov 10, 2011 and your Draft Boundary Amendment Application dated December 2011 in their entirety. I have also reviewed the aerial photos of my property and the surrounding shoreline. Since the deed to our property says that we own to the 660.0 contour (as do all property owners in the Little Village Subdivision), we request that you change the project boundary to 660.0, and not 662.0 as stated in your Amendment Application. This change is only fair since we've paid taxes on property to the 660.0 contour since purchasing the property. We realize, however, that even if the project boundary is changed to 660.0, we own an accessory structure (i.e. an extended seawall and deck) that will lie below the Amended Project Boundary. This is evident when looking at Appendix C (Map showing our property). There is no language in your Draft Boundary Amendment that gives consideration to accessory structures, even those that have a valid permit issued by Ameren. In the case of this extended seawall and deck, we have Ameren Permit No. UE-16287-1-Z for Seawall Modification dated 09/26/2002 and for the deck atop the seawall, Permit No. UE-26291-1-M. The only "carve outs" that you propose in the Draft Amendment refer to residential and commercial structures; not accessory structures. However, in FERC's Order on Rehearing, they included the following paragraph quoted below on Accessory Structures. Since Ameren proposed the retention of accessory structures such as decks, walkways, gazebos and patios in the project boundary in the original SMP, then we request that similar language and provisions are included in the Draft Amendment. This allows for grandfathering of these structures and therefore allows them to remain even if the project boundary elevation is changed. In fact, in Paragraph 33 of FERC's Order, they agree with the retention of these structures: "We agree that these structures should be grandfathered and left undisturbed, absent concerns about the protection of life, health, and property." Paragraph D is quoted as follows: "D. Accessory Structures 32. In the SMP, Ameren proposed to continue to allow the construction of accessory structures such as decks, walkways, gazebos, and patios. The July 26 Order concluded that such accessory structures along the shoreline have the potential to restrict a significant area of project lands and waters from public access.48 Consequently, in order to protect public access and recreational use of project lands and waters, the July 26 Order prohibited future construction of these accessory structures within the project boundary.49 Ameren now states that it will no longer issue permits for new construction of decks, patios, gazebos, and similar structures located within the project boundary. 33. In reviewing existing accessory structures (e.g., decks, walkways, gazebos, and patios) to determine whether they constitute an encroachment, Ameren proposes to use March 28, 2008 (the date it	See response to Comments 17, 109 and 165.

CMT #	Date	Name	Comment	Ameren Missouri's Response
			submitted its SMP to the Commission), as a “grandfather” date from which to consider these structures. Accessory structures that conform to Ameren’s permitting guidelines as set forth in Appendix B to the SMP and that were constructed prior to March 28, 2008, would be allowed to remain in their current location provided that the owners of such facilities: (a) already have a permit; or (b) apply for and obtain a permit prior to July 26, 2016.50 We agree that these structures should be grandfathered and left undisturbed, absent concerns about the protection of life, health, and property. 34. According to Ameren’s proposal, structures in existence on March 28, 2008, that are not properly registered and issued permits by July 26, 2016, and unauthorized accessory structures installed after March 28, 2008, would be deemed to be nonconforming and subject to enforcement action by the company, including removal. 35. Ameren states that the above timeframe would allow it to provide to stakeholders adequate public notice of the registration deadline and to properly process permit applications. We generally agree with this approach, but we believe that the 2016 deadline is too far into the future, and that stakeholders deserve a quicker resolution of these issues. Consequently, we are requiring Ameren to address these accessory structures in the encroachment report discussed in Paragraph 30, above, and to include in the report only those structures that have not been issued a permit. This would include those unauthorized accessory structures built after March 28, 2008, which are deemed to be non-conforming structures. 36. Ameren also proposes that all existing accessory structures that have permits properly issued by Ameren and/or the U.S. Army Corps of Engineers51 will be considered authorized and such permits will remain in full force and effect. We agree. Authorizations that complied with then-existing permitting conditions remain valid, and those who received such permits following the procedures in place at the time may continue to rely on their validity.52 In conclusion, we request that the project boundary be changed to the 660.0 contour, and that specific language and provisions are included in the Amendment application to grandfather these accessory structures. Respectfully, James R. Pennino Krisha Pennino	

CMT #	Date	Name	Comment	Ameren Missouri's Response
359	1/14/12	Thomas J. Smith	I will address two issues of Ameren's proposal separately. ISSUE: 'A'-- I completely endorse Ameren's plan to redraw and re-define the project boundary to the 662' elevation for the expressed purpose of lake level management. I concur that this is a responsible and balanced plan developed to satisfy both FERC and property owners adversely affected in the situation at hand. I recognize Ameren's unique and difficult position as they attempt to satisfy two distinctly different entities with distinctly different interests. Demands from individuals and groups in the community for a uniform 660' elevation are misguided and unrealistic. I affirm that your willingness to make boundary exceptions in limited cases where necessary demonstrates good faith. ISSUE 'B'-- I'm defining this as Ameren's proposal to retain ownership in fee simple of project boundary property to various elevations. For purposes of my interests, I'll address the 665' boundary established for myself and seven immediate neighbors. I categorically reject this provision of the revised SMP without absolute commitment from Ameren that fair and equitable exceptions to this blanket proposal can and should be made. Once again, I understand your uniquely difficult task in the process that is underway; I concur that it will be impossible to please everyone; I anticipate that some individuals will demand unreasonable concessions from Ameren; and I concede – to a certain degree – that much of this problem is not directly attributable to you. However, there is plenty of blame to be shared and Ameren does not escape unscathed. Realistically, Ameren is the only one uniquely positioned to satisfactorily resolve the cases like mine whereby your proposed solution would result in great and irreparable harm. I will, of course, avoid a long and detailed account of my circumstances. That can be addressed appropriately later. But, it can be quickly and efficiently summarized. All I ask Ameren to do is to designate the 665' elevation as a reserved flood easement and to transfer property title to me (a Lot that is perhaps 1/10th of an acre) in fee simple by whatever manner proves to be efficient and mutually agreeable …. A quit-claim deed is one possibility.	Comment noted and thank you for your support. See response to Comment 116.
360	1/14/12	Dennis P. and Joanne E. Nilges	Upon reviewing the aerial maps showing the propsed 662' boundary line running through our property located at 95 Pebble Beach Lane(T40N;R16W Section 27), it appears to have and affect on our building. This proposed boundary line is not consistent with what has always been presented to us as a property owner, and it concerns us that this could now have any affect on our property title. As resonsible property owners, it is our opinion that the boundary line be set to an elevation level of 660'. This would allow Ameren to operate the lake in the same manner as it always has and will allow property owners, now and in the future, to feel confident that they will have clear and absolute title and ownership of their properties.	See response to Comment 17.
361	1/14/12	Philip and Mimi La Marca	We strongly oppose the proposed changes to the 662 elevation. We want the 660 contour elevation. We do not want additional fees attached to our land.	See response to Comment 3.
362	1/14/12	Haley Allgood	Support 660	See response to Comment 12.

CMT #	Date	Name	Comment	Ameren Missouri's Response
363	1/14/12	G. Susan Ewing	Over $30,000 in material + the labor was spent on the APPROVED Sea Wall and now the proposed change will be over and behind that wall. It also comes close to the main house that was built in the 50-60's. This place is a memorial to our family's history, their lives and how they lived. I have phoned the 573-365-9203 but no one is available. We are very angry and upset... No one can seemingly explain what this all means. We didn't even receive this 1st written notification until January 11, 2012.	All seawalls and varying distances behind the walls are located on Ameren Missouri owned or controlled property. All hotline 365-9203 calls are answered in 24 hours. See response to Comment 286.
364	1/14/12	Peter Trompeter	I bought my property over 2 years ago fullfilling all legal requirements including proper permitting with Ameren. Now I am subject to the new boundary running right through the middle of my home. This will make my home uninsurable, unable to sell and decrease substantially in value. The new proposed lake boudary needs to stay the same or at least be moved to not adversely affect the legal property owners which are the people paying the taxes on the property, not Ameren.	See response to Comment 71.
365	1/15/12	Gary & Mary Joyce Stevenson	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
366	1/15/12	Gregory A. Trempy	I wanted to register my concerns for the proposed new boundary elevation at 662 ft. I live in the Millcreek cove on the Gravois arm of the lake. Most of our area has a gentle slope to the properties from the shore line. I have been at this residence for 37 years and have watched over the years as the lake levels steadily increased and destroyed properties. We put in a sea wall in 1980 to minimize the erosion of land. As the years passed this proved necessary with the ever increasing size of boats and the waves to go along with them. In 2006 I placed a small concrete patio/deck (6x12 ft) near the sea wall for pleasure and gatherings. The following are my concerns: 1. Today the lake level is 659.5 and as you can see at the sea wall on the attached picture increasing the Ameren level to 662 will be beyond the wall and at least 8 feet into my property (estimate at this time without a survey). 2. Ameren controls the lake dynamics and I am concerned this will allow the lake levels to increase and greatly destroy properties like mine. 3. What do I do to protect my interest in my patio and property?	See response to Comment 8.

CMT #	Date	Name	Comment	Ameren Missouri's Response
367	1/15/12	James Horton	I am writing as a concerned Missourian. I do not fully understand all that is involved but I can with certainty say this will impact myself and my family. Your attempt to "enforce" or "impose" contract stipulations in the manner you are doing is highly suspect. The intent should be to work together with the parties involved and affected by any actions FERC and AMEREN are to take In essence Before an Agency can implement a law it must **COORDINATE with Local Governments. Protecting the community's Economy and Way of Life**. Federal and state courts have said repeatedly that when the legislative body uses a word of common usage without specific definition it is presumed that the legislative intent was to use the word as it is commonly defined for public use. The common definition of "coordinate" shows that a person or party operating in "coordinate" fashion is operating as a party " of equal importance. rank,or degree, not subordinate" (Webster's New International Dictionary) California Native Plant Society v City of Rancho Cordova 172 Cal,App 4th 603,91 Cal Rpr. 3rd 571 (Third App Dist.2009) the Court said this of "coordinate" "Although the city suggests "coordination"is synonymous with "consultation".....that is not true... by definition "coordination" implies some measure of cooperation that is not achieved merely by asking for and considering input or trying to work together." In Empire Ins. Co. of Texas v Cooper (138 S.W 2nd 159 (1940)) The Texas Civil Court of Appeals relied on the "equal not subordinate" definition of the word the Court also referred to the dictionary definition when defining the term "coordinate" The Federal Land Policy and Management Act passed in 1976. Congress defined the term "coordination" by specifying exactly how the federal agency should negotiate with local government. The FLPMA states there are certain steps that have to be taken the least of which is to make all practical effort to resolve conflicts between federal and LOCAL policy and reach consistency. The coordination mandate has been included in every other natural resource management statute which congress has passed since 1976. Even in the Homeland Security Act Congress directs that coordination exist with local government and local officials. Given the dictionary definition of the term and concept of "coordination", given actions which the agencies MUST take under FLPMA, it is apparent that Congress intended to require equal base negotiations. It is believed that AMEREN nor FERC has operated in a manner that is consistent with is requirements under Federal Statute. I am hoping this is at least considered before any further actions are taken.	The whole re-licensing and SMP process is a coordination process and we are continuing that process as we proceed to FERC now with this request to lower the boundary. We are working diligently to revise our boundary so 1600 encroaching homes are no longer in our boundary in favor of seeking removal of homes within the boundary and on Ameren Missouri-owned lands .
368	1/15/12	Joe Roeger	Recognizing that the project boundary for 42 percent of the shoreline containing the vast majority of platted waterfront lots is currently located at the 662-foot contour elevation, to locate the project boundary at other than this elevation would result in incalculable costs, confusion in the marketplace and potential loss of value to thousands of property owners at Lake of the Ozarks. Further, unintended consequences, such as new parcels without restrictive covenants that currently apply to the portion of lots above the 662' contour would then have to be assimilated into waterfront subdivisions--a process which will diminish the value of waterfront lots in subdivision with protective architectural restrictions. We at First Title Insurance Agency support the AmerenMO proposal to conform the project boundary to the 662' contour elevation.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
369	1/15/12	John F. Audley	This is in response to your proposed confiscation of some of my land. I found your letter of January 3, 2012 quite interesting on several fronts. One that you gave us an opportunity to respond only until January 15, 2012, and did not propose the format or the location the response should be returned. That is why i have chosen to E-mail your corporation and cc members of congress. Your letter went into some depth WHAT you would like to have happen, but absolutely no explaination as to how this benefits the common good. I and my family have been paying taxes on that ground for over four decades, and now you propose taking several hundred square feet from us without offer of compensation. I understand how this may benefit your corporation, but it is unclear to me how it benefits anyone outside your corporation. If you are looking for a response from the shore line owners, this is my response and I am absolutely against the proposal.	See response to Comment 17.
370	1/15/12	Kristie A. Schneider	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
371	1/15/12	Larry Mowry	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
372	1/15/12	Mary Oxley	I do not support you taking more land. When we bought the place we were told 660'. We have been paying tax;s and maintaining it for over 30 years. So No to 662' yes to 660'. Mary Oxley Lake road 5-33 on Explorers road, Laurie MO.	See response to Comment 17.
373	1/15/12	Richard Von Gunten	I am writing to ask you to keep the elevation of property owners at 660. When I retired from the military after 23 years of service in 1976 a life long dream of owning lake front property and living on a lake came true. We purchased Lake Front lot # 12, in Normac Estates and built our retirement home. My wife and I worked hard for almost 20 years to pay for our home and to enjoy a comfortable retirement. Then our dream became a nightmare when under the direction of FERC our lake front lot elevation was being moved to 678, which would run through the center of our beautiful home and is now being suggested at 662. Like so many, we have maintained, payed taxes faithfully thinking we owned the property down to the 660 elevation. We have seen the lake at its highest recorded level and never felt our home was being put under a risk of being destroyed. We have seen continued improvement of water conditions in front of our home, and each year observe fresh water sponges attach themselves to our dock cables and brush around our dock indicating the quality of water in front of our homes is excellent. Normac Estates now has its own sewer system of which we pay a large month assesment which also enhances the quality of water of the lake. I served in Korea at the end of the Korean War, and a full tour of duty in Viet Nam with many decorations and acolades. Never during my military service of which I took an oath to defend the Constitution and the Rights of American people, would I have ever thought that a private enterprise under the direction of the Federal Government be allowed to infringe upon those rights. To change the elevation 660 to 662 would be in my opinion an infringement upon our rights. Thank you for listening.	See response to Comment 10.

CMT #	Date	Name	Comment	Ameren Missouri's Response
374	1/15/12	W. Rodger & Kimberly Roos	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
375	1/15/12	william enlow	Boundry should not be higher than 660'. Please review the line on my property and advise.It should be lower than it is. Thank you William Enlow	See response to Comment 17.
376	1/15/12	Daniel Kendrick	I checked above that I am affected by a change to 662 because I believe that such a change adversely affects the entire community. I don't know what my building foundation elevation is so I don't know if I am directly adversely affected but either way, I feel that a 660 level would be more appropriate as a compromise in this matter, particularly since this also happens to be the full pool level.	See response to Comment 12.
377	1/15/12	Bill Miller	would like to know if the change affects me any and what if so, we are in section 22, T41N,R17W	This comment was directly addressed by Ameren Missouri staff
378	1/15/12	Patty meier	I support 660. I believe this is a taking an ex post facto law and a way to raise money. I also believe to preserve the shoreline it's best to keep the water level more constant and slightly below full pool. I have watched shoreline destruction in the winter when high winds and high water levels batter the shoreline. I also believe the latest period of high water through January has soaked many root to the point that trees may loose footing and topple	See response to Comment 3.
379	1/15/12	Bruce Borghardt	The proposed boundary line comes up further on my property than on other properties in the area including those right across the cove. I would like the boundary line changed to be more uniform from the water's edge at a distance closer to others in the area. It appears the boundary line has been adjusted near the garage on my property and that distance is preferable over the remainder of the line on the rest of my property which comes up higher in my yard. Bruce Borghardt, Member/Manager of Silent River Properties LLC.	Ameren Missouri is proposing that the boundary be moved towards the lake to a contour elevation of 662' along the entire shoreline.

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380	1/15/12	Marguerite Trussell	I do not believe it is necessary to change the boundary line. I feel this is a way for you to obtain more money through permits and fees since your first proposal for fees did not work. We have owned this property for over 20 years and you have done absolutely nothing to manage my shoreline other than to try to collect money. I have spent money on walls to retain my shoreline. What improvements have you made to my shoreline? This is an unreasonable power/money grab by your company...again.	See response to Comment 8.
381	1/15/12	Joseph E Gigous	660 instead of the current proposal of 662 !!!!!	See response to Comment 12.
382	1/15/12	Glenn Garrison	I purchased my home under the assumption that the mortage of my land was cleared by the title co, the county assessor and the survivor. I paid county taxes on the property for the last ten years. their should be some way we should be able to rectify this problem. Can you please help me.	See response to Comment 116.
383	1/15/12	Dorothy Wilson	Representatives of Sunshine Point Subdivision attended the January meeting with Ameren in Osage Beach where they notified Ameren that the proposed boundary actually goes through the middle of a duplex built decades ago on the point in our subdivision. At that time, our representatives were assured by Ameren representatives that the proposed boundary would be changed to include the entire duplex so there would be no problem. As of this date 1/15/12 your map still shows the boundary going through the duplex. Please make the promised changes.	See response to Comment 71.
384	1/15/12	GENE ALLEN	WE PURCHASED OUR PLACE AT THE LAKE A FEW YEARS AGO. WE HAD A TITLE COMPANY DO A TITLE SEARCH WHICH CAME UP OK. AT NO TIME WERE WAS ANYTHING EVER MENTIONED TO US OF THIS KIND OF PROBLEM. WE RECEIVED THE LETTER OF THE INFORMATIONAL METTINGS AFTER THE FIRST SCHEDULED MEETING AND NOT IN TIME TO ATTEND THE SECOND MEETING. I HAVE READ A LOT OF INFORMATION AND HAVE WOULD LIKE TO KNOW WHY ALL OF A SUDDEN THIS IS A BIG PROBLEM WHEN 660 HAS BEEN FULL POOL FOR QUITE SOME TIME. NOW WHAT IF SOME HOME OWNERS HAVE THINGS THAT WERE ALREADY THERE WHEN THE HOMES WERE PRUCHASED SUCH AS RAMPS, CEMENT PATIOS AND EVEN SOME SEPTIC SYSTEMS TO MENTION A FEW. IF ALL THE THINGS YOU MENTION ARE ALL A BIG PROBLEM WHERE WAS THE MANAGEMENT, OR WHERE WAS THE MANAGING THAT WAS SUPPOSE TO BE GOING ON? I AM NOT AS INFORMED AS I NEED TO BE AT THIS POINT BUT WILL WORK ON BEING INFORMED. THANK YOU FOR LISTENING GENE ALLEN P.S. IAM FOR KEEPING THE ELEVATION AT 660 LIKE THE LADY WHO WAS SPEAKING FOR HERSELF AND OTHERS.	See response to Comment 10.

CMT #	Date	Name	Comment	Ameren Missouri's Response
385	1/15/12	Bruce Borghardt	I would like the ownership boundary line placed at an elevation lower than the proposed 662' level, such as at the 660' level proposed by some other landowners. I would not object to certain restrictions above that level tied to the possibility the lake level could go above the 660' elevation but would rather Ameren not actually own above that level. The map on this site indicates I own below the 662' elevation level now on the Oak Crest location and setting the boundary below that elevation would address my comment submitted earlier today with respect to the Silent River property. Also, I object to the distinction between pre and post-2008 structures such as sidewalks and patios. I believe that all should be allowed through a permit process with some restrictions. Why shouldn't I be allowed to pour a sidewalk or patio above a permitted seawall such as the one I have at Oak Crest? That couldn't possibly interfere with the generation of electricity at the dam or affect navigation on the lake. Bruce Borghardt Member/Manager of Oak Crest Properties LLC and Silent River Properties LLC.	See response to Comment 17. Shoreline construction of improvements and shoreline management goes beyond power generation and navigation. Ameren Missouri can allow reasonable access to the water in the form of a sidewalk or walkway to the dock or shoreline and our shoreline staff can assist you with proper permitting and limitations on shoreline improvements.
386	1/16/12	Ann Walker	My husband and I live on the Lake of the Ozark and both feel that the best solution is to set the new boundary line at the 660. This will reduce the likelihood of trampling on our private property rights and help to remove any cloud on the title for a future sale of the property.	See response to Comment 17.
387	1/16/12	Brenda Hettinger	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
388	1/16/12	Danny Roeger	Attached, please find and review a letter from Stan Schultz, the principal engineer at Schultz and Summers Engineering. Thank you for the opportunity to show our support to the recently proposed plan of action regarding the Shoreline Management Plan: Schultz and Summers Engineering is an advocate to the recently proposed amendment by Senator Blunt and Senator McCaskill to relocate the project boundary regulated the Federal Energy Regulatory Commission (FERC) to the 662' contour elevation uniformly around the Lake of the Ozarks. The misconception around the community is this uniform contour property boundary is already in existence; the cause for many of the encroachments on waterfront properties. The relocation of the project boundary line opens the opportunity to relocate waterfront property lines solving many of the current issues with encroaching improvements. Your review of the community's comments concerning the Shoreline Management Plan comments is greatly appreciated.	Comment noted and thank you for your support.
389	1/16/12	M. Dale Thompson	I am a property owner that is affected by the lake elevation. The 662 IS NOT the level that will give back property owners all their property. The LEVEL MUST BE 660. Since the full pool of the lake is 658, then the 660 level will still be 2 feet above full pool. Don't let "2" feet ruin people's lives and ability to legally own all the property they have been living on, paying taxes on, and using as their retirement nestegg. 660 MUST be the number. Thank you for all your considerations.	See response to Comment 12.
390	1/16/12	Margie Rudolph	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
391	1/16/12	Martha Bultemeier	Is this the United States of America? I feel like I'm living in some socialist country when a government entity (FERC) can come in and say I have to give back part of property. I have owned this property since 1986 and have paid property taxes on it. Now Ameren and FERC say they are going to raise the contour of the lake from 660 to 662. If they can do this, what is to stop them from deciding in a few years to take the contour even higher? I think it is time for "the people" to stand up and fight for our rights. If there are no laws to protect us from our own government, we need to pass some. Our legal documents say we own to the 660 contour. Amerens answer to this is "your title is based on a faulty deed". If this is a true statment, whey has it taken since the early thirties to discover this? I am violently opposed to this infringements of my rights as a property owner. We need to stop this before it goes any further. Thank you for hearing my concerns.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
392	1/16/12	Peggy & Bill Oades	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
393	1/16/12	Sudy Jenkins	As a member and state director of the Missouri Board of Realtors, I fully support of a uniform boundary at the Lake of the Ozarks. Being a realtor here at the lake, I support this fully.	Comment noted and thank you for your support.
394	1/16/12	Terri Neill	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
395	1/16/12	Craig S. Wharton	I agree with a project boundary of 662 ft above sea level and the plan as stated in the Boundary Amendment Application, Osage Project FERC No. 459. I would just like to see it stated that the property owners own to 660 and above and Ameren owns to 660 and below. This is how taxes are currently collected and paid. It is also the homeowner who cares for the property above 660. We are the ones that pay for erosion control, upkeep and maintenance. However, I am fine with Ameren having easement rights and the ability to control construction of any structures, seawalls, riprap, decks, gazebos, homes, patios, etc. up to 662. Real estate is what drives the lake economy. This wording will give potential buyers clear understanding that they will own the actual waterfront and eliminate any grey areas. I would also like it stated that the homeowner has the right to use vertical datum NAVD88 if there are any elevation (vertical) line disputes. Ameren currently uses their own vertical datum. NAVD88 datum has been officially adopted by the federal government and was used by FEMA in the recent flood map revisions. Sincerely, Craig S Wharton	Comment noted and thank you for your support. The proposed boundary amendment does not affect existing parcel lines, property ownership or property rights in any way.
396	1/16/12	John Mott	We do not understand why you want to take an additional 2 feet of land but are not raising the water level. What exactly is the reason for the NEW proposal?	See response to Comment 11.

CMT #	Date	Name	Comment	Ameren Missouri's Response
397	1/16/12	Brian Nichols	I spent the weekend at our lake property evaluating both the "black line", the proposed "green line" and the actual measurement of 662 as it relates to our property(s). * Our family also owns the property next door. I had the opportunity to have my property evaluated with professional self-leveling surveying / elevation laser equipment. We established lake elevation at exactly 5 pm Saturday night which was 659.51. We then adjusted the equipment to establish an elevation of 662, approximately 2 1/2 feet higher than the current lake level. We began at the waterfront and continued up gradient until we identified the exact location of 662 on our property. We established 3 points across the property from East to West. We then repeated the exercise to verify there were no mistakes. We continued with the review across the neighboring yards to the West until all 3 lots were properly marked. PLEASE NOTE - Based on these finding, there is no possible way that the "black line" is correct. Moreover, the "green line" which is supposed to be a compromise by Ameren is also incorrect. The actual 662 line (or 663 line) is over 10 ft. from the Southwest corner of my house / deck toward the water line. If you reviewed the proposed boundary line, you will note the discrepancies I am referencing. Question – Is there a possibility that the proposed "green line" is not to proper scale? I am going to respond in much greater detail, including pictures, via email, but I wanted to make general notice to Ameren. I am unsure if you have erroneously evaluated this area, but the entire Blue Waters subdivision should be reviewed in person, with residential witnesses present. Once the proper boundary line is established I believe it will not only validate my points above but it will remove properties from the area of concern. Best Regards, BN	There will be isolated instances of mapping error based on many factors. We certainly appreciate your evaluation of the 662 and other elevations in your subdivision. Keep in mind that the actual 662 as it exists and can be proven on-site will be the most correct location of the contour elevation.
398	1/16/12	Carl C. Williams	Did I spend thousands of dollars and hundreds of hours buying,fixing up our place for you to take it all from my family? We did everything by the book(permits,surveying, even an engineered septic system) All approved by Ameren. So I (like many other property owners at the lake) am going to talk to my attorney.	The proposed boundary amendment does not affect existing parcel lines, property ownership or property rights in any way.
399	1/16/12	William Enlow	Proposed boundry should not be higher than 660'. The drawn boundry on my property listed above, appears to be drawn higher than 662'. Please review and advise me.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
400	1/17/12	"A Concerned Citizen"	As a concerned citizen of Missouri and as a land owner at the Lake of the Ozarks I wish to submit the following: 1) All violations of FERC regulations now under consideration were incurred under the stewardship of "Union Electric" and subsequent to them "Ameren Missouri". 2) These violations were incurred because of the above mentioned companies failure to enforce applicable Federal regulations. 3) These violations were not, in almost all cases, due to any failure on the part of private ownership to follow regulation established by or continued by the above mentioned Companies. It would follow then that if you are proposing that "Ameren Missouri" be held blameless for actions of "Union Electric" you should extend that to propose that private owners should be held blameless for the actions of "Ameren Missouri". Further, it would follow that any restorative action taken by "Ameren Missouri" to comply with Federal regulation which adversely effects the property of a private owner should be done at the expense of "Ameren Missouri". In addition, it should be the obligation of "Ameren Missouri" to make the affected owner whole by way of monetary compensation. A far more just proposal thatn is being suggested would be (and I admit that the provisions of Federal regulation and indeed your proposal are far too voluminous and inclusive for this commenter to digest without extensive study) where possible to exempt all construction to date from any action. Then, if you must, begin as a new day enforcing Federal edicts as per your charter demands. I believe that, to do otherwise is very close to "retroactive legislation" which is expressly forbidden in the "Constitiution". I and many Missourians are eager to see how you accomplish a just solution to this problem.	The proposed boundary amendment does not affect existing parcel lines, property ownership or property rights in any way.
401	1/17/12	Barbra Frizzell	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
402	1/17/2012	David & Maureen Gray	We go on record as approving Ameren boundary proposal to 662 ft. elevation at the Lake of the Ozarks.	Comment noted and thank you for your support.

CMT #	Date	Name	Comment	Ameren Missouri's Response
403	1/17/12	Don Frizzell	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
404	1/17/12	Donnie R. Hemme	I support the proposal. I think that Ameren UE's proposal is a good plan and will help lake owners come to an agreement on this lake level situation. I know many lake owners from the 38 mm to the 64mm (I'm at the 54 mm) who are pleased with the proposal. My feelings are Ameren is trying their best to please and accomodate all lake owners, but this is a challenge as there are always some who are never satisified. I have found that Union & Ameren Electric have always been very good to work with. I am very satisified with the proposed 662 level and I hope this proposal is approved for the benefit of all lake property owners.	Comment noted and thank you for your support.
405	1/17/12	Doris Meyer	Beginning with Union Electric, Ameren MO has done a good job with Shoreline Management. Now that FERC has shown up, it is scarey; the same as our dear US Gov't. This is not a Corp of Engineers Lake or a Gov't built Lake, it is a private lake built by U.E.. The boundary should stay as originally decreed 1932 - 660' above sea level. How can we trust any property line if the gov't (FERC) can come in and change it? I trust this will be taken care of as such. I'm 77 and disabled so unable to attend meetings - but I am a property owner since 1979 and concerned. Thanks for your attention to this matter.	See response to Comment 11.
406	1/17/12	Gary Silvany	I support the proposal.	Comment noted and thank you for your support.
407	1/17/12	Herb Amor	My wife and I are property owners at the 48.3 mm on the lake and want you to know that we oppose any shoreline plan that modifies what we (and thousands of other property owners) were told that our property line was the 660' level. Just because some bureaucrat found some obscure rule in an old document, it does not make it right for anyone to do a land grab around the shoreline of the l ake, either to 662' or 670'.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
408	1/17/12	Hugh & Linda Skjeveland	I have been a Lake property owner for 11 years. I have reviewed my deeds and surveys. It states I own my property to the 660 level. I plan to fight any change to a 662 level with all the resources at my disposal. I have paid taxes on this property to that level for 11 years and the owner prior to me for over 60 years. We know what your up to and have seen what has happened to other lake property owners that just let this land grab take place. We have a large group here in Sunrise Beach who are committed to not letting this happen to us. You need to listen to the people and change your proposal to the 660 level, or plan to spend a lot of time and money in court.	See response to Comment 17.
409	1/17/12	Jacob & Anna Lippert	I support the proposal with changes noted below. Lower the elevation to 660 foot elevation; since that's been "full pool" and considered the norm. It would diminish the number of "special carve outs" for properties in question and substantially reduce many more questionable property ownership issues. As current Ameren Missouri stockholders since August 1957/ U.E. stocks, we have been mostly satisfied with the company management until this problem came to light. If this problem is not resolved to honor our property deeds free and clear titles with our children's inheritance , it will be the worst undermining of the "American Dream" to date. Personal rights of ownership and researched legal titles will be worthless, and Ameren's public relations will all be drowned. The right and noble thing to do is to reduce the project boundary to the 660 ft elevation and issue the correct legal guarantees to every property owner affected!!! Ameren's application to FERC should make it clear that it is Ameren's intent and ability to adequately operate that hydroelectric facility with a 660 foot elevation in the future, as it has successfully done in the past. We have owned our home in Normac Estates since 2003. We have not seen or heard about any "public hearing" published in regard to the 2007 relicensure SMP, even though we've received the daily "Lake Sun" newspaper and watch daily news reports. None of our neighbors were aware of any opportunities to attend any "public hearings" either. Nothing about the Shoreline Development Permit Program, except a permit for the boat dock requirement, was ever promulgated in any UE or Ameren communications we've noticed (like annual reports) since becoming shareholders in 1957. The publications: Osage Project FERC #459 dated 12/2011 and Appendix A Order of Rehearing seem to indicate some questions about how well informed the public has had the opportunity to be included in the process. It's too late to correct lack of public information. It is certainly time - immediately - to correct errors, reestablish homeowner's and the public trust in Missouri's premier public utility company, by getting all questions of personal private homeowners and full ownership (and Ameren's Project Boundary) straightened out so there are no questions that we can sell or will our homes as we wish without questions of clear title. The entire stability of the Lake of the Ozarks counties, as well as Missouri and Ameren are at stake here. Thank you for doing the right thing.	See response to Comment 17.

CMT #	Date	Name	Comment	Ameren Missouri's Response
410	1/17/2012	James L. Williams	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
411	1/17/12	Nancy Silvany	I support the proposal.	Comment noted and thank you for your support.
412	1/17/12	Phil & Virginia Dorth	We have had our north shore lake property since 1968 and have been very diligent in checking with the then Union Electric and now Ameren about rules and regs specifically for lake property, docks, placement of buoys, etc.. We have followed their directions in every instance and have the permits to prove it. We waited until the lake was at the 660 so we would know where to put our seawall. That was the rule at the time. We feel it is unfair that Ameren is not going to fight the new 662 mandate. We would request that you take up the cause of a multitude of lake property owners and use any pressure you have to keep the same 660 as the measure. Thank you for your consideration of this request.	See response to Comment 11.
413	1/17/12	Raymond N. Burns, Jr.	I do not support the proposal. I want to own my own property.	The proposed boundary amendment does not affect existing parcel lines, property ownership or property rights in any way.

CMT #	Date	Name	Comment	Ameren Missouri's Response
414	1/17/12	Thomas J. Smith	I support the proposal with changes noted below. I will address each issue of Ameren's proposal separately. Issue "A": I completely endorse Ameren's plan to redraw and re-define the project boundary to the 662' elevation for purposes of lake level management. I concur that this is a responsible and balanced plan developed to satisfy both FERC and property owners adversely affected in the situation at hand. I recognize Ameren's unique and difficult position as they attempt to satisfy two distinctly different entities with distinctly different interests. Demands from individuals and groups in the community for a uniform 660' elevation are misguided and unrealistic. I affirm that your willingness to make boundary exceptions in limited cases where necessary demonstrates good faith. ISSUE 'B'-- I'm defining this as Ameren's proposal to retain ownership in fee simple of project boundary property to various elevations. For purposes of my interests, I'll address the 665' boundary established for myself and seven immediate neighbors. I categorically reject this provision of the revised SMP without absolute commitment from Ameren that fair and equitable exceptions to this blanket proposal can and should be made. Once again, I understand your uniquely difficult task in the process that is underway; I concur that it will be impossible to please everyone; I anticipate that some individuals will demand unreasonable concessions from Ameren; and I concede - to a certain degree - that much of this problem is not directly attributable to you. However, there is plenty of blame to be shared and Ameren does not escape unscathed. Realistically, Ameren is the only one uniquely positioned to satisfactorily resolve the cases like mine whereby your proposed solution would result in great and irreparable harm. I will, of course, avoid a long and detailed account of my circumstances. That can be addressed appropriately later. But, it can be quickly and efficiently summarized. All I ask Ameren to do is to designate the 665' elevation as a reserved flood easement and to transfer property title to me (a Lot that is perhaps 1/10th of an acre) in fee simple by whatever manner proves to be efficient and mutually agreeable... A quit-claim deed is one possibility.	Comment noted and thank you for your support. See response to Comment 116.
415	1/18/12	Pat Kelleher	The comment was eFiled with FERC and is included in Appendix F. Allegation of Pat Kelleher concerning non compliance with standard license article 18, under p-459…. Relief sought is a daily fine of $11,000 per day per encroachment until the project purpose of full public utilization of projects waters for navigation and unrestricted public access to license fee owned lands in the pool is restored.	See response to comments 37 and 284.

CMT #	Date	Name	Comment	Ameren Missouri's Response
416	1/18/2012	R. Michael Webb	Thank you for your letter advising of your Proposal to amend the Lake of the Ozarks Project Boundary and advising that Shoreline Management would accept comments through January 15, 2012. Your letter was received January 9th. I am Trustee for Owners of different parcels located on the Lake of the Ozarks as well as hold ownership interest in other parcels affected by your Proposal. First le me state that 6 days is not Legal Notice and I demand that said notice deadling be extended to give respondents adquate time to research and respond. Second, the United States government does not own all the land below that lake level 660. Easements were granted for encroachment of water in areas where land could not be purchased. Union Electric / Ameren leases the land below lake level 660 and / or rights under easements from the Federal Government. The Federal government cannot just take the land rights above the 660-lake level to the 662 lake level from property owners, without due process, engaging with each property owner. This is illegal and unconstitutional. There is no public need or benefit. The only benefit is to Ameren, a privately owned company. **I demand you stop and reject your aggression on lakeshore owner's property rights.** I suggest you consider the economic impact in terms of reduced utility of high value land, the reduction of tax base to municipalities required to provide roads and infrastructure about the lake and general decline of business since Ameren started this attack. I suggest Ameren's Board of Directors consider the potential for legal action to remove them for using corporate assets to embark on non-income producing activities, which will significantly increase legal and lobbying costs and reduce profitability of the company. I shall contact the Missouri Public Service Commission and demand they disallow all Ameren costs associated with this attack when applying for rate increases. The U.S. Government or Ameren, individually or through it agents or appointees have no legal rights to land above lake level 660 or to require permits or control activities without legislation or zoning by local municipalities. If you are going to take our land you must follow the laws like everyone else.	See response to Comments 17 and 286.
417	1/18/12	Richard & Deborah Bowen	We vote NO!!!!! on this disgusting land grab by Ameren EU. They arent going to raise the water level, only their available land elevation from 660' to 662', so this isn't about flood control or producing more electricity. Everyone's "waterfront property" real estate values will be decreased immensely. We could've paid a lot less for "Corps" land with water "views", but Lake of the Ozarks between Truman Dam and Bagnell Dam in Missouri is one of the last places left in the USA to purchase waterfront property, so we did. This merely increases their land ownership and allows them to increase their income by requiring more permits. Thy csn buy the land from anyone who wishes to sell to them, but they csn't just take it!!!!	The proposed boundary amendment does not affect existing parcel lines, property ownership or property rights in any way.

CMT #	Date	Name	Comment	Ameren Missouri's Response
418	1/19/2012	Larry A. Borcherding	As a person who lives here in the Lake Area, I am strongly encouraging Ameren to go to a 660 Contour elevation, lake wide for the good of our lake, while understanding Ameren retain their flooding rights. With Truman Dam being built, there has not been a flooding event here at the Bagnell Dam Since 1986. As homeowners and good stewards of our Lake, we understand environmental concerns be addressed such as wetlands. Wetlands have already been identified and we believe they can be protected in those small areas by increasing the contour ONLY for wetlands as needed. In closing we understand the treasure we have here at the lake and work diligently on our own, to keep our homes pristine and lake water clean. It is evidenced by the water testing quality showing our water is extremely clean. It is also important to consider it is widely understood and accepted that full pool here at the lake is 660 and that is what this lake has been operating under for decades while maintaining responsible development and clean water, as well as the flourishing of wildlife. Our County Commission is also in agreement advocating the 660 contour elevation which is cited in their (Coordinative Land And Use Plan (CLUP) as they fully understand the potential damage to our tax base by advocating a 662 contour elevation. They are also sensitive to the environmental needs and understand Ameren does not need the 662 elevation.	See response to Comment 17.
419	1/19/2012	Shellby & Lori Hendee	We support adoption of the 660-foot Boundary elevation since it has long been held by the general population as the extent of their property ownership and many have deeds executed by Union Electric or Ameren so stating. The 80-year acceptance of this understanding along with unopposed use thereof testifies to the appropriateness and ratification of the 660-foot level as ownership by prescription for all involved. We appreciate consideration by Ameren of this comment and we working with Ameren in energy use and property issues to improve and develop the Lake of the Ozarks.	See response to Comment 11.
420	1/20/2012	Chris & Jen Bachman	We support the 662!! GO FOR IT!!!! Let's put this one to rest.	Comment noted and thank you for your support.
421	1/20/2012	Joan M. Brouwer	Please accept this email as a letter of support for your proposed project boundary amendment to the 662 contour line along with proposed carve outs to be submitted to the Federal Energy Regulatory Commission.	Comment noted and thank you for your support.
422	1/20/2012	Mary Casey	I support the proposal with changes noted below: I support the reduction to 662 boundary, but not for continued ownership by Ameren from 662 to 665.	Comment noted and thank you for your support. See response to Comment 116.
423	1/20/2012	Richard Bene'	I support the proposal.	Comment noted and thank you for your support.

Ameren Missouri Outreach on
Draft Amendment Application

December 15, 2011

Re: Osage Project (FERC No. P-459-310) Draft Project Boundary Amendment for Comment

Dear Lake of the Ozarks Supporter,

As a Shoreline Management Plan stakeholder, you are a valuable asset to Ameren Missouri and the Lake of the Ozarks community. We have previously worked with you and/or your organization to successfully renew our license and submit a Shoreline Management Plan to the Federal Energy Regulatory Commission (FERC). We look forward to working with you again on this very important proposal to revise our Project Boundary (an elevation-based, strip of land surrounding the Lake's shoreline) to resolve lakefront encroachments at Lake of the Ozarks.

We recognize the Project Boundary issue is of great concern to the Lake community and, as promised, we have worked to quickly find solutions that we believe meet federal requirements and address the concerns of property owners.

Below you will find a brief history recap, a summary of the proposed boundary changes, and the locations for two workshops that will be held to provide the public with opportunities to offer input on the proposal.

History

FERC has regulatory authority over specific hydroelectric projects including Ameren Missouri's Osage Project in central Missouri. By law, FERC is charged with balancing power generation and non-power generation values when issuing hydropower licenses. FERC accomplishes this by giving "equal consideration" to the wide range of public benefits provided by hydroelectric projects.

Typical non-power values assessed by FERC at Lake of the Ozarks include:

- Recreational access
- Historic preservation
- Environmental preservation and stewardship
- Maintenance and enhancement of fish and wildlife habitat

Union Electric acquired property for the Lake of the Ozarks in the late 1920s. Ameren Missouri's current ownership includes the property under the Lake, up to a specific elevation above sea level that can vary from an elevation of 662 ft. to as high as 678 ft. (full pool is 660). That variation creates a narrow band of unmarked ownership rights around the shoreline referred to as the Project Boundary.

On July 26, 2011, FERC issued an order to Ameren Missouri approving and modifying our proposed Shoreline Management Plan for Lake of the Ozarks. In that order, FERC raised concerns about encroachments to the Project Boundary. Ameren Missouri reviewed the order and on August 26, 2011, filed a rehearing request on certain provisions related to nonconforming structures and encroachments. FERC responded on November 10, 2011, with a second order. The November order clarified FERC's previous position and clearly provides a framework for Ameren Missouri to propose a Project Boundary change to be submitted for FERC approval. Ameren Missouri is aggressively working to submit our proposal in the first quarter of 2012, well in advance of FERC's June 2012 deadline.

Summary of Proposed Project Boundary Changes

Ameren Missouri's proposal is described fully in the draft proposed boundary amendment application which can be viewed at AmerenMissouri.com/Lake.

In summary, for most lake front areas Ameren Missouri proposes to establish the Project Boundary to 662 feet elevation (Union Electric Datum). In certain discrete locations and in order to remove all residential dwellings from the Project Boundary, the boundary line will be adjusted below elevation 662 as needed. In other locations, the proposed boundary will not change so as to encompass project facilities, public recreation sites, historic sites, sensitive resource areas such as wetlands and state parks. These proposed revisions must be approved by FERC before they can become effective.

Please understand that the proposed Project Boundary changes do not affect existing land ownership or property rights. This proposal is to revise the boundary with the intent of removing excess land not needed for "project purposes" within the meaning of the Federal Power Act and FERC requirements and therefore eliminate the risk that these properties would have to be removed under the provisions of the Federal Power Act.

Public Comments

Ameren Missouri is asking for resource agency and public comments before the proposed boundary change is submitted to FERC. Therefore, the draft proposed boundary amendment application (including revised Project Boundary maps) and an online form for comments are available electronically at AmerenMissouri.com/Lake.

Additionally, the public is invited to workshops planned to explain these changes.

- **January 3, 2012 – Osage Beach**; Inn at the Grand Glaize – 6 to 8pm
  5142 Hwy 54 - Osage Beach, MO 65065

- **January 5, 2012 – Sunrise Beach;** Lake West Christian Academy – 6 to 8pm
  17178 N State Hwy 5 - Sunrise Beach, MO 65079

To Submit Comments

Ameren Missouri values you as a stakeholder and requests your comments on this proposal. We will review and carefully consider the comments we receive before a Project Boundary amendment proposal is finalized and submitted to FERC for approval.

Deadline for comments: January 15, 2012.

Please email comments to: lake@ameren.com. Comments can also be submitted by calling **573.365.9203** or by U.S. Postal Mail:

Project Boundary Comments
Ameren Missouri Shoreline Management
P. O. Box 993
Lake Ozark, MO 65049

We look forward to your feedback as we continue our commitment to resolve this important issue facing shoreline property owners at Lake of the Ozarks.

Sincerely,



Jeff Green
Supervisor Shoreline Management
Ameren Missouri

Ameren
MISSOURI

December 22, 2011

Dear Lake Front Property Owner:

During the first quarter of 2012, Ameren Missouri is planning to file with the Federal Energy Regulatory Commission (FERC) a proposal to amend the Project Boundary around the Lake of the Ozarks. The Project Boundary is an elevation-based, strip of land surrounding the Lake's shoreline. The proposal, which must be approved by the Federal Energy Regulatory Commission, is now available to the public and can be viewed on AmerenMissouri.com/Lake. We are collecting public and stakeholder comments on the proposal through January 15, 2012. To follow are some important facts you should know:

- The proposed boundary will be revised to 662 elevation (UED) lake wide, additional revisions to the boundary were also made for structures below 662 where appropriate. The boundary was not lowered in areas containing important public recreation sites, historic sites, sensitive resource areas such as wetlands and state parks.
- Most residential and commercial structures located in the current Project Boundary will no longer be in the Project Boundary if the revision is approved by FERC.
- Unpermitted accessory structures, i.e. decks, patios and gazebos remaining in the Proposed Project Boundary that were constructed prior to 2008 will require a permit if they do not already have one.
- A permit application can be obtained also at AmerenMissouri.com/Lake.
- New accessory structures constructed after 2008 within the Project Boundary will no longer be permitted.
- The Proposed Project Boundary will NOT change the lake levels or our operation guidelines at Bagnell Dam.

Enclosed please find a list of our contact numbers. Ameren Missouri is committed to being a good steward and working with you now and in the future.

Sincerely,

Jeff Green
Supervisor
Shoreline Management

Shoreline Management
PO Box 66149
St. Louis, MO 63166-6149

We are committed to being

a good steward of the Lake of the Ozarks shoreline.

If you have questions or concerns, please contact us.

Telephone Number: 573.365.9203

Email address: lake@ameren.com

Website: AmerenMissouri.com/Lake



Lake of the Ozarks

Contact Information

Ameren Missouri values the lake community and wants to take this opportunity to share important contact information with you regarding our programs and services. Keep this flyer handy for future reference.

Electric and Gas Customer Service:
800.552.7583 or **AmerenMissouri.com**

For Lake information:
AmerenMissouri.com/Lake

Email address:
lake@ameren.com
To send us an e-mail for general communication and if you would like to receive periodic information from Ameren Missouri electronically. Please include your name and lake property address in your e-mail.

Other important Lake phone numbers:

Lake Level Information (operational data):
573-365-9205

Dock & Permit Information, and Information on Approved Flotation Manufacturers:
573-365-9208 or 573-365-9212

Dock Electrical Requirements:
Contact your local fire district

Ameren MISSOURI
FOCUSED ENERGY. For life.

Ameren
MISSOURI

January 3, 2012

Dear Lake Front Property Owner:

During the first quarter of 2012, Ameren Missouri is planning to file with the Federal Energy Regulatory Commission (FERC) a proposal to amend the Project Boundary around the Lake of the Ozarks. The Project Boundary is an elevation-based, strip of land surrounding the Lake's shoreline. The proposal, which must be approved by the Federal Energy Regulatory Commission, is now available to the public and can be viewed on AmerenMissouri.com/Lake. We are collecting public and stakeholder comments on the proposal through January 15, 2012. To follow are some important facts you should know:

- The proposed boundary will be revised to 662 elevation (UED) lake wide, additional revisions to the boundary were also made for structures below 662 where appropriate. The boundary was not lowered in areas containing important public recreation sites, historic sites, sensitive resource areas such as wetlands and state parks.
- Most residential and commercial structures located in the current Project Boundary will no longer be in the Project Boundary if the revision is approved by FERC.
- Unpermitted accessory structures, i.e. decks, patios and gazebos remaining in the Proposed Project Boundary that were constructed prior to 2008 will require a permit if they do not already have one.
- A permit application can be obtained also at AmerenMissouri.com/Lake.
- New accessory structures constructed after 2008 within the Project Boundary will no longer be permitted.
- The Proposed Project Boundary will NOT change the lake levels or our operation guidelines at Bagnell Dam.

Enclosed please find a list of our contact numbers. Ameren Missouri is committed to being a good steward and working with you now and in the future.

Sincerely,

Jeff Green
Supervisor
Shoreline Management

Shoreline Management
PO Box 66149
St. Louis, MO 63166-6149

Meeting Minutes
Osage Project (P-459-310)
Draft Project Boundary Amendment for Lake of the Ozarks

Date: January 24, 2012
Time: 10:00 to approximately 11:15 a.m.
Location: Ameren Missouri, Jefferson City, Missouri Office Building, 101 Madison Ave.

In Attendance:

1. Scott Totten, Missouri Dept. of Natural Resources
2. Carrie Schulte, Missouri Dept. of Natural Resources
3. Warren Witt, Ameren Missouri
4. Mark Jordan, Ameren Missouri
5. Jeff Green, Ameren Missouri
6. Mike Lobbig, Ameren Missouri

Notes:

The purpose of this meeting was to discuss and review for the Missouri Department of Natural Resources, Ameren Missouri's draft Lake of the Ozarks project boundary amendment.

Mark Jordan reviewed several project boundary change examples that are posted and available to the public on the Ameren Missouri/Lake website.

Specific points of our discussion included:

- Approximately 50% of the Lake currently has a project boundary of 662' and this proposal does not change this boundary. Many people erroneously believe that we are raising the boundary or changing our operating levels.
- The proposed boundary change removes about 1600 homes and buildings from inside the boundary.
- No existing property rights are being changed.
- Ameren Missouri is not proposing any changes to our permitting fees.
- The project boundary is not being revised in areas of existing state parks, existing recreation facilities, cultural properties, and designated wetlands.
- The major themes of the public comments were discussed.
- Ameren Missouri does not believe water quality, or aquatic resources, will affected by this boundary change.

No specific concerns were raised by the Missouri Department of Natural Resources. They are considering submitting comments directly to FERC after the Ameren Missouri submits the proposed boundary amendment for approval.

END OF MEETING NOTES.

Ameren Missouri Press Releases and Letters to the Editor on Draft Amendment Application

Media Releases

Ameren Missouri Requests Rehearing/Clarification of FERC Order on Shoreline Management Plan

Aug 26, 2011

Ameren Missouri has filed a petition with the Federal Energy Regulatory Commission (FERC) seeking reconsideration of certain parts of a FERC order approving a new Shoreline Management Plan for Missouri's Lake of the Ozarks. Specifically, the petition seeks a rehearing and/or clarification of FERC-imposed modifications to the plan that apply to structures that encroach on the Project Boundary—an elevation-based, Ameren Missouri-owned strip of land surrounding the lake's shoreline.

Ameren Missouri was required to file a new Shoreline Management Plan as part of the new 40-year license for the operation of Bagnell Dam and its electric generating facility—the Osage Renewable Energy Center—that FERC approved in March 2007. Ameren Missouri filed the plan in March 2008, and FERC approved the plan, with modifications, on July 26, 2011.

In its petition, Ameren Missouri seeks reconsideration of a FERC requirement that the company identify and take actions to resolve all non-confirming structures and encroachments within the Project Boundary by May 1, 2012. Ameren Missouri contends it will not be possible to meet this deadline, because of the large number of structures and the complexity in determining the required detail for those involved.

Ameren Missouri also expresses concern about the FERC order's ban on decks, patios, gazebos and similar structures within the Project Boundary, since such structures have been previously allowed if the owners obtained proper permits.

Where project lands are not actually needed for project purposes, Ameren Missouri proposes that the most practical solution would be to adjust the Project Boundary so that as many structures as possible that are identified as encroachments under the existing boundary are no longer encroachments. Therefore, Ameren Missouri proposes that the reporting and resolution of all encroachments on the Project Boundary be deferred until after FERC rules on a petition to revise the boundary, which the company plans to file no later than Sept. 1, 2013.

A copy of Ameren Missouri's petition is available by visiting AmerenMissouri.com/lake, and clicking on "Shoreline Management Plan."

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# # #

Contact: Media Hotline, 1.314.554.2182. MissouriCommunications@ameren.com

Media Releases

Ameren Missouri Responds to FERC Order on Shoreline Management Plan Rehearing

Order directs Ameren Missouri to do what the company initially proposed

Nov 14, 2011

"Ameren Missouri recognizes local communities and property owners in the Lake of the Ozarks area are very concerned about the order recently issued by the Federal Energy Regulatory Commission (FERC) on the Shoreline Management Plan," says Richard Mark, Ameren Missouri senior vice president. "We want to assure everyone that we are committed to working as quickly as the process will allow us to resolve those concerns."

The new FERC order clarifies the agency's position regarding structures within the Project Boundary – an elevation-based, Ameren Missouri-owned strip of land surrounding the Lake's shoreline.

The order directs Ameren Missouri to do what the company had initially proposed to resolve the issue of encroachments within the Project Boundary – namely, to redraw the boundary, where appropriate, so the vast majority of properties currently identified as encroachments would no longer be considered as such and to work with the remaining property owners on a case-by-case basis to determine a solution.

Ameren Missouri has been a good steward of the shoreline and will continue to do so as we work to resolve this issue by balancing the requirements of our FERC license with the needs of the local community.

It should be noted that under the FERC order the process for submitting a proposal includes conducting comprehensive studies in areas such as environmental protection recreation, and power production.

Ameren Missouri will work aggressively to submit our proposal before the June 2012 deadline established by FERC, if at all possible; after which, FERC will have an unspecified amount of time to respond.

"FERC would still have final approval over whatever solutions Ameren Missouri proposes," explains Mark. "We can make proposals that Ameren Missouri and the affected property owners believe are appropriate, but the outcome won't be final until FERC approves."

Ameren Missouri was required to file a new Shoreline Management Plan as part of the new 40-year license for the operation of Bagnell Dam and its electric generating facility—the Osage Renewable Energy Center—that FERC approved in March 2007. After numerous meetings to gather input from local officials and representatives of business interests, resource agencies, and the general public, Ameren Missouri filed the plan in March 2008. FERC approved the plan, with modifications, on July 26, 2011.

FERC's recent order came in response to a petition filed by Ameren Missouri Aug. 26, seeking reconsideration of certain parts of FERC's July 26 order. Ameren Missouri's petition cited concerns with the deadlines for compliance in the original FERC order and the potential impact on privately-owned structures located within the Project Boundary.

# # #

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Media Releases

Ameren Missouri Offers Shoreline Hotline for Lake Communities and Property Owner's Questions

Recent FERC Order on Shoreline Management Plan Causes Concerns

Nov 14, 2011

Ameren Missouri encourages local communities and property owners in the Lake of the Ozarks area to contact the Shoreline Management Office – phone: 573.365.9203; email: lake@ameren.com – with their questions and concerns related to the order recently issued by the Federal Energy Regulatory Commission (FERC) on the Shoreline Management Plan.

"We recognize local communities and property owners in the Lake of the Ozarks area are very concerned about the order recently issued by FERC regarding our Shoreline Management Plan," says Jeff Green, Shoreline supervisor. "As always, we are available to address their concerns."

The new FERC order clarifies the agency's position regarding structures within the Project Boundary – an elevation-based, strip of land surrounding the Lake's shoreline. FERC's recent order came in response to a petition filed by Ameren Missouri Aug. 26, seeking reconsideration of certain parts of FERC's July 26 order. Ameren Missouri's petition cited concerns with the deadlines for compliance in the original FERC order and the potential impact on privately-owned structures located within the Project Boundary.

"Any home owner that believes their property is in the Project Boundary can rest assured no adverse action will be taken while we are working to resolve the issue," notes Green.

# # #

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Contacts: Media Hotline 1.314.554.2182

Media Releases

Ameren Missouri Expedites Timeline for Submitting FERC Proposal

Success of Aggressive Timeline Requires Cooperation of Stakeholders

Nov 18, 2011

Ameren Missouri officials announced a timeline for submitting their proposal to the Federal Energy Regulatory Commission (FERC) to resolve the issue of encroachments with the Project Boundary at the Lake of the Ozarks. Ameren Missouri will submit its proposal in the first quarter of 2012, well in advance of FERC's June 2012 deadline.

"We understand the heightened concerns of affected property owners and others regarding this issue and are taking, what we believe to be, necessary steps to expedite submitting a proposal to FERC," says Jeff Green, Shoreline supervisor. "Once we finalize our proposal draft, the next step is to allow stakeholders the required 30 days to provide input. We will then incorporate input received from stakeholders and finalize the proposal for filing with FERC. FERC will have an unspecified time to review the proposal."

Ameren Missouri is strongly considering a proposal to lower the Project Boundary to an elevation of 662 feet with additional revisions for those existing residential dwellings below the 662 elevation. Based on information gathered in recent years, and presented within the framework of the recent FERC order, Ameren Missouri believes it can provide the necessary information to FERC in support of this Project Boundary change.

The new FERC order clarified the agency's position regarding structures within the Project Boundary – an elevation-based strip of land surrounding the Lake's shoreline. FERC's recent order came in response to a petition filed by Ameren Missouri Aug. 26, seeking reconsideration of certain parts of FERC's July 26 order and provides Ameren Missouri with the tools to proceed.
Ameren Missouri encourages property owners in the Lake of the Ozarks area to contact the Shoreline Management Office – phone: 573.365.9203; email: lake@ameren.com – with their questions and concerns.

# # #

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Contact: Media hotline, 314.554.2182 MissouriCommunications@ameren.com

Media Releases

Ameren Missouri Seeks Public Input on Proposal to Amend the Project Boundary at Lake of the Ozarks

Proposal on Schedule for Submission 16 weeks Before FERC Deadline

Dec 15, 2011

Ameren Missouri announced today it is requesting input from resource agencies and the public regarding proposed boundary changes to help resolve Project Boundary (an elevation-based, strip of land surrounding the Lake's shoreline) issues facing affected property owners at Lake of the Ozarks.

"We recognize the Project Boundary issue is of great concern to the Lake community and, as promised, we have worked to quickly identify solutions that we believe meet federal requirements and address the concerns of property owners," says Jeff Green, supervisor, Shoreline Management. "We will review and carefully consider the comments we receive before a Project Boundary amendment proposal is finalized and submitted to the Federal Energy Regulatory Commission (FERC) for approval."

Ameren Missouri proposes to establish the Project Boundary to 662 feet elevation for most lakefront properties. Additional revisions below 662 elevation are proposed for existing dwellings to achieve the goal of resolving as many dwelling encroachments as possible. In other locations, the proposed boundary will not change so that it continues to include project facilities, public recreation sites, historic sites, sensitive resource areas such as wetlands and state parks.

Ameren Missouri is hosting public workshops to provide opportunities for comments and questions regarding the proposal:
• January 3, 2012 – Osage Beach; Inn at the Grand Glaize – 6 to 8pm
5142 Hwy 54 - Osage Beach, MO 65065

• January 5, 2012 – Sunrise Beach; Lake West Christian Academy – 6 to 8pm
17178 N State Hwy 5 - Sunrise Beach, MO 65079

Comments may also be submitted, via email, lake@ameren.com; by calling 573.365.9203; or by U.S. Postal Mail: Project Boundary Comments, Ameren Missouri Shoreline Management, P. O. Box 993, Lake Ozark, MO 65049. Deadline for submitting comments is January 15, 2012.

Ameren Missouri's proposal is described fully in the draft proposed boundary amendment application which can be accessed at AmerenMissouri.com/Lake. Online visitors will also find a form for submitting their comments electronically.

Green notes, "It is important to understand that the proposed project boundary changes do not affect existing land ownership or property rights. This proposal is to revise the boundary with the intent of removing excess land not needed for the Osage Project and therefore eliminate the risk that these properties would have to be removed under the provisions of the Federal Power Act."

Background: FERC has regulatory authority over specific hydroelectric projects including Ameren Missouri's Osage Project in central Missouri. By law, FERC is charged with balancing power generation and non-power generation values when issuing hydropower licenses. FERC accomplishes this balancing by giving "equal consideration" to the wide range of public benefits provided by hydroelectric projects.

On July 26, 2011, FERC issued an order to Ameren Missouri approving and modifying our proposed Shoreline Management Plan for Lake of the Ozarks. In that order, FERC raised concerns about encroachments to the Project Boundary. Ameren Missouri reviewed the order and on August 26, 2011,

filed a rehearing request on certain provisions related to nonconforming structures and encroachments. FERC responded on November 10, 2011, with a second order. The November order clarified FERC's previous position and clearly provides a framework for Ameren Missouri to propose a Project Boundary change to be submitted for FERC approval.

# # #

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Contacts: Media Hotline, 1.314.554.2182, MissouriCommunications@Ameren.com

December 30, 2011

To The Editor,

As promised, Ameren Missouri has moved aggressively in developing and providing for public input on our plan for changes to the Project Boundary at Lake of the Ozarks. We remain committed to providing property owners with as much information as possible regarding questions surrounding the Project Boundary issue. A copy of our plan to revise the boundary is available to resource agencies and the public until **January 15, 2012**. Comments collected between now and then will be incorporated into the proposal that will be submitted to the Federal Energy Regulatory Commission (FERC). We invite public input to our plan at AmerenMissouri.com/Lake. It is our intent to submit our proposal to FERC in the first quarter of 2012, well ahead of the FERC's deadline of June, 2012.

We also have scheduled two public workshops to seek input about our plan:

Osage Beach
January 3, 2012 – 6-8 p.m.
Inn at the Grand Glaize
5142 Highway 54
Osage Beach, Missouri 65065

Sunrise Beach
January 5, 2012 – 6-8 p.m.
Lake West Christian Academy
17178 N. State Highway 5
Sunrise Beach, Missouri 65079

We encourage local communities and property owners with any questions or concerns to contact our hotline – **573.365.9203** – or email our Shoreline Management Office – lake@ameren.com. Comments may also be submitted by mail:
Project Boundary Comments
Ameren Missouri Shoreline Management
Post Office Box 993
Lake Ozark, MO 65049

We believe our proposal –to revise the Project Boundary to 662 feet elevation for most lakefront properties – will alleviate concerns regarding dwellings on Ameren Missouri project property and owned real estate. I want to emphasize that no part of this plan will affect our existing permitting program or authorizations and fees for other shoreline structures such as docks, boat ramps and shoreline improvements. Additionally, no part of this plan involves leasing property or establishing new fees for the use of project lands or facilities. It is important to understand that there is a Project Boundary issue and a property ownership issue as well. I encourage property and dwelling owners to seek out information about their specific circumstances and understand the ownership and conveyance history of their lake property.

The proposal is in response to an order by the Federal Emergency Regulatory Commission's order dated Nov. 10. The new FERC order clarifies the agency's position regarding structures within the Project Boundary – an elevation-based, Ameren Missouri-owned strip of land surrounding the Lake's shoreline.

The order provides a clear framework to proceed with an amendment to the boundary that would resolve the issue of encroachments on Ameren Missouri lands – namely, to redraw the boundary, where appropriate, so the vast majority of properties currently identified as encroachments would no longer be considered as such and to work with the remaining property owners on a case-by-case basis to determine a solution.

Ameren Missouri, formerly Union Electric, has owned land that comprises the Lake of the Ozarks since it built Bagnell Dam and the Osage Project in the late 1920s. Our ownership interests are publicly recorded in Camden, Benton, Miller and Morgan counties. I have personally reviewed deeds and plats that omit our ownership interest that have lead to many of the problems we face today. It is clear many transactions contained inaccurate and misleading deeds and plats that resulted in the construction of homes and structures on land Union Electric purchased more than 80 years ago.

Then as now, our commitment to being good stewards of shoreline management remains unchanged. Our goal is to balance the requirements of our license with FERC with the needs of the community in general. It is not an easy task but it is one we accept and embrace because of this commitment – a commitment that we first made when we built Bagnell Dam decades ago.

- Jeff Green, Ameren Missouri

Contact **Missouri Communications**
Media Hotline 1.314.554.2182
missouricommunications@ameren.com

For Immediate Release

Ameren Missouri Pleased with Public Input on Lake Plan

Open Letter to the Public from
Jeff Green, Shoreline Management Supervisor

St. Louis, Mo., (January 19, 2012) — On behalf of Ameren Missouri, I would like to thank Lake of the Ozarks residents and others who provided comment on our project boundary proposal posted for public review. Since December 15 we have collected hundreds of comments regarding our plan to resolve the issues facing owners of property located on Ameren Missouri lands at Lake of the Ozarks.

The public meetings provided us the opportunity to meet with Lake residents and to directly respond to their questions and concerns. We very much appreciate the public's prompt response to this important issue facing some Lake front property owners. We will review, respond and incorporate the comments in our final filing to the Federal Energy Regulatory Commission (FERC).

We recognize that all do not agree on everything that has been presented in our proposed plan, but we all do agree that we need to swiftly seek a solution that resolves the problems for property owners at the Lake who are most impacted. We want to assure you that we will do just that, and ahead of the FERC's June deadline.

We will comprehensively address comments in our final filing, but I felt it important to provide some important facts related to the most commonly held concerns:

Proposed Elevation Level

- A comprehensive lowering of the boundary to 662 plus carving out below for existing dwellings resolves over 1500 residential dwellings that are currently located on Ameren Missouri owned lands and within the project boundary. This is a necessary and critical step in resolving the uncertainty facing these dwelling owners.
- Over 500 miles of the Lake's shoreline is currently subject to a project boundary level of 662. We feel there is sound justification for managing shoreline development and protecting the lake's resources at 662, much like the 500 miles already at 662.

- There are no locations at the Lake where Ameren Missouri's current project boundary occurs at 660. In all instances the boundary is 662 or higher.
- The boundary amendment proposed is a reduction in elevation in all cases. There are no properties where the project boundary is being proposed at a higher elevation than it currently is today.

Lake Levels

- We are not proposing an increase in Lake levels to 662 from 660. The full pool elevation of 660 as measured at Bagnell Dam will not change, nor will our normal operating range of Lake levels throughout the year.
- We have experienced Lake levels at or above 660 elevation in 23 of the last 35 years since the completion of Truman Dam. Only one time did we exceed 662, therefore we feel we can contain the majority of the lake's normal operation at 662.

Leasing, Fees, Public Access, Property Ownership

- No part of our proposal involves leasing back, increasing fees or significantly changing the way we handle permits for docks, seawalls, ramps and similar permitted facilities. Unfortunately, Lake residents continue to receive misinformation on this point.
- No part of Ameren Missouri's proposal grants individual permission to trespass or changes or increases public access to shoreline areas. All Lake front properties have an Ameren Missouri controlled strip of land adjacent to the Lake that is project land and accessible from the reservoir by the public.
- The proposed boundary change does not change current property ownership. No property rights are being taken away or acquired by Ameren Missouri.

Again, thank you for your comments and we look forward to finalizing our proposal and moving quickly toward a submission of a final plan to the Federal Energy Regulatory Commission.

# # #

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Ameren Missouri Poster Boards from Public Meetings to Discuss Draft Amendment Application

Summary of Public Meetings
Osage Project (P-459-310)
Proposed Project Boundary Amendment for Lake of the Ozarks

Context for Meetings

On July 26, 2011, FERC issued an order approving and amending the Osage Project Shoreline Management Plan. Ameren Missouri requested a rehearing on this order and on November 10, 2011, FERC issued a second order clarifying and amending the previous order. Ameren Missouri was ordered to prepare and submit for approval a project boundary amendment by June 1, 2012.

On December 15, 2011 Ameren Missouri sent to the Lake of the Ozarks stakeholders and regulatory agencies a draft project boundary amendment for public comment. Additionally, the stakeholder letter was e-filed with FERC and informational ads were placed in local newspapers. Shoreline Management staff were interviewed on radio and attended several lake area meetings.

As part of this public outreach, Ameren Missouri planned and held two public workshop meetings to explain the draft boundary amendment application, answer questions, and obtain comments and concerns.

Summary of Public Meetings

The first public meeting was held on **January 3, 2012 from 6 to 8 p.m. at the Inn at the Grand Glaize, 5142 Highway 54, Osage Beach, Missouri 65065**.

The second public meeting was held on **January 5, 2012 from 6 to 8 p.m. at the Lake West Christian Academy, 17178 North State Highway 5, Sunrise Beach, Missouri, 65079.**

These meetings were conducted as informational workshops. With this meeting format there are no formal presentations or question -- answer sessions.

Both meetings were well attended with approximately 200 people attending each meeting.

Ameren Missouri created informational poster boards which were placed on easels and placed around the room. The poster boards showed lake area facts and project boundary information. Ameren Missouri representatives were

stationed nearby the poster boards to answer questions. (A copy of the poster board information is attached for reference.)

The stakeholder letter, the draft project boundary amendment application, and the FERC orders were placed on a central table and made available to the public to take and read. Comment forms were also available to fill-out and mail in to provide comments.

Three computer stations were set-up for the first meeting and five for the second meeting. These stations were connected by the internet to Ameren's Shoreline Management GIS and permitting system to look-up and discuss specific properties with the owners. These stations were very popular and helped to answer stakeholder questions about their specific property. Most people attending the meetings were concerned about the project boundary as it might affect their land rights for their specific property.

Other typical comments and concerns expressed by stakeholders at these meetings were:

- ***How was Lake 662 ' elevation selected as a proposed FERC Project Boundary?*** Many stakeholders expressed a desire for 660' elevation project boundary.

- ***How can Ameren and FERC restrict what I do on my property?*** Many stakeholders were not aware of FERC's jurisdictional boundary or Ameren's ownership and property rights.

- ***How has the project boundary changed on my property?*** Stakeholders wanted to see how the proposed project boundary would change at their location. The computer workstations were used to answer these questions.

- ***How does the project boundary change effect the FEMA flood maps?*** Many stakeholders were concerned about their ability to get flood insurance.

Several Missouri State and Congressional legislators either attended one or both meetings, and they sent a staff member to represent them at these meetings.

There were no organized protests, demonstrations, or unruly attendees.

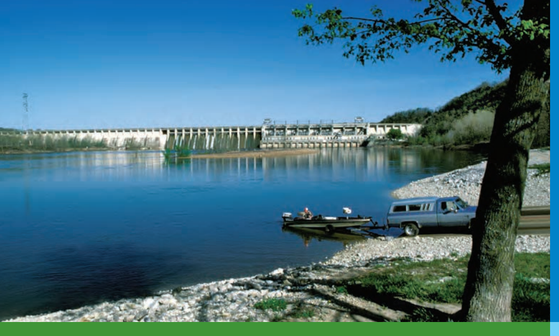
Ameren provided coffee, soda, and cookies.

Representative Pictures from the January 3, 2012 Meeting (January 5, 2012 Meeting was similar)




EXIT


Patios, Decks and Gazebos

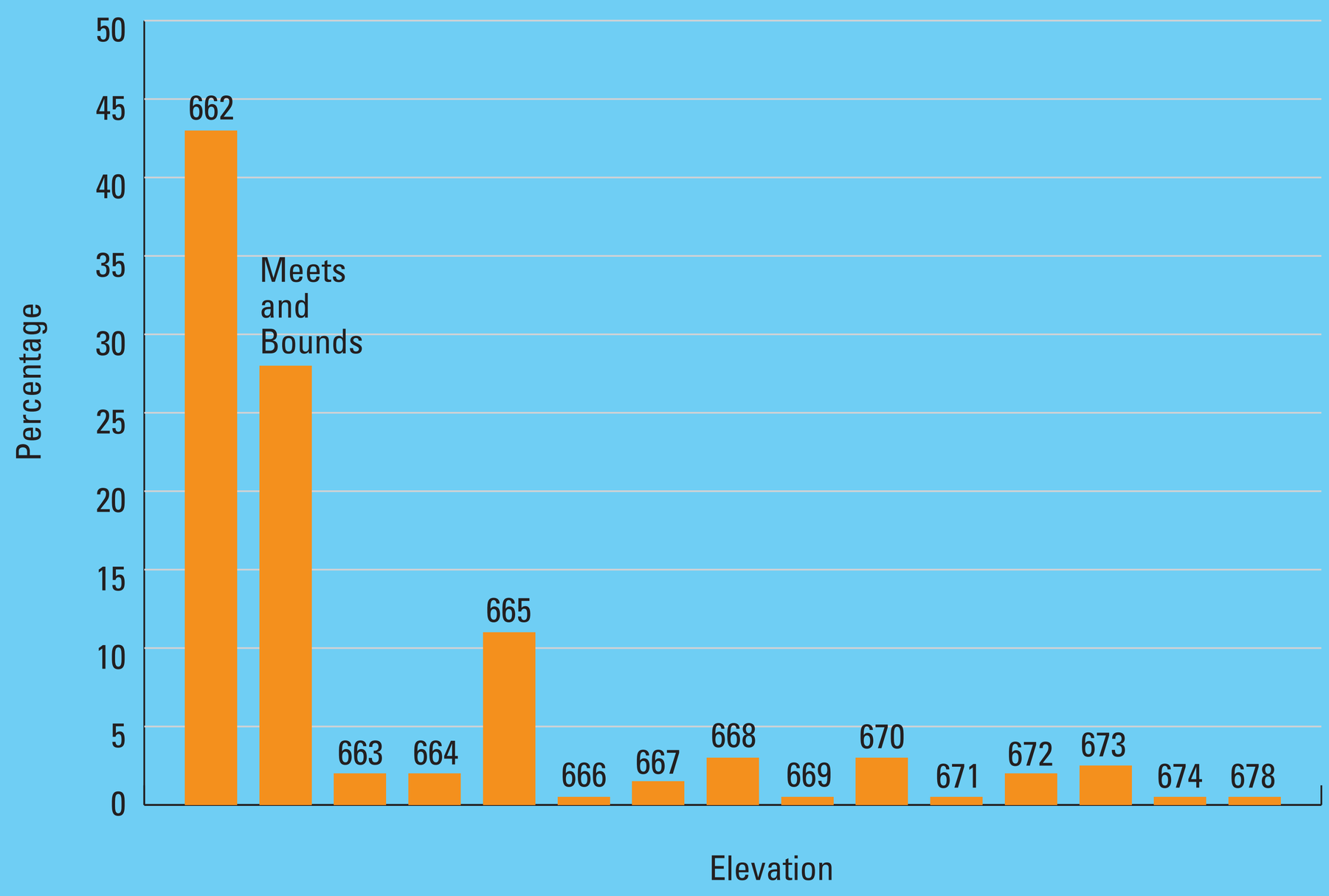


Establishing the Project Boundary

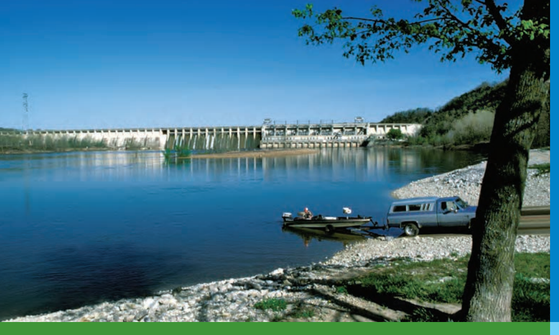
Union Electric Company (now Ameren Missouri) established the Project Boundary when it built Bagnell Dam and the first license was issued by the federal government. Like all hydroelectric projects, establishment of this boundary was necessary to ensure that lands required for project purposes were preserved. Today, those purposes include power production, recreation, environmental protection, flood control, shoreline control, irrigation, and water supply.

The current Project Boundary follows various contour elevations or meets and bounds legally described property descriptions. Ameren Missouri's Federal License requires the company to manage the shoreline by balancing recreational, environmental and operational aspect of the project.

Current Project Boundary Elevations and Ownership



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Historic Lake Levels at Bagnell Dam

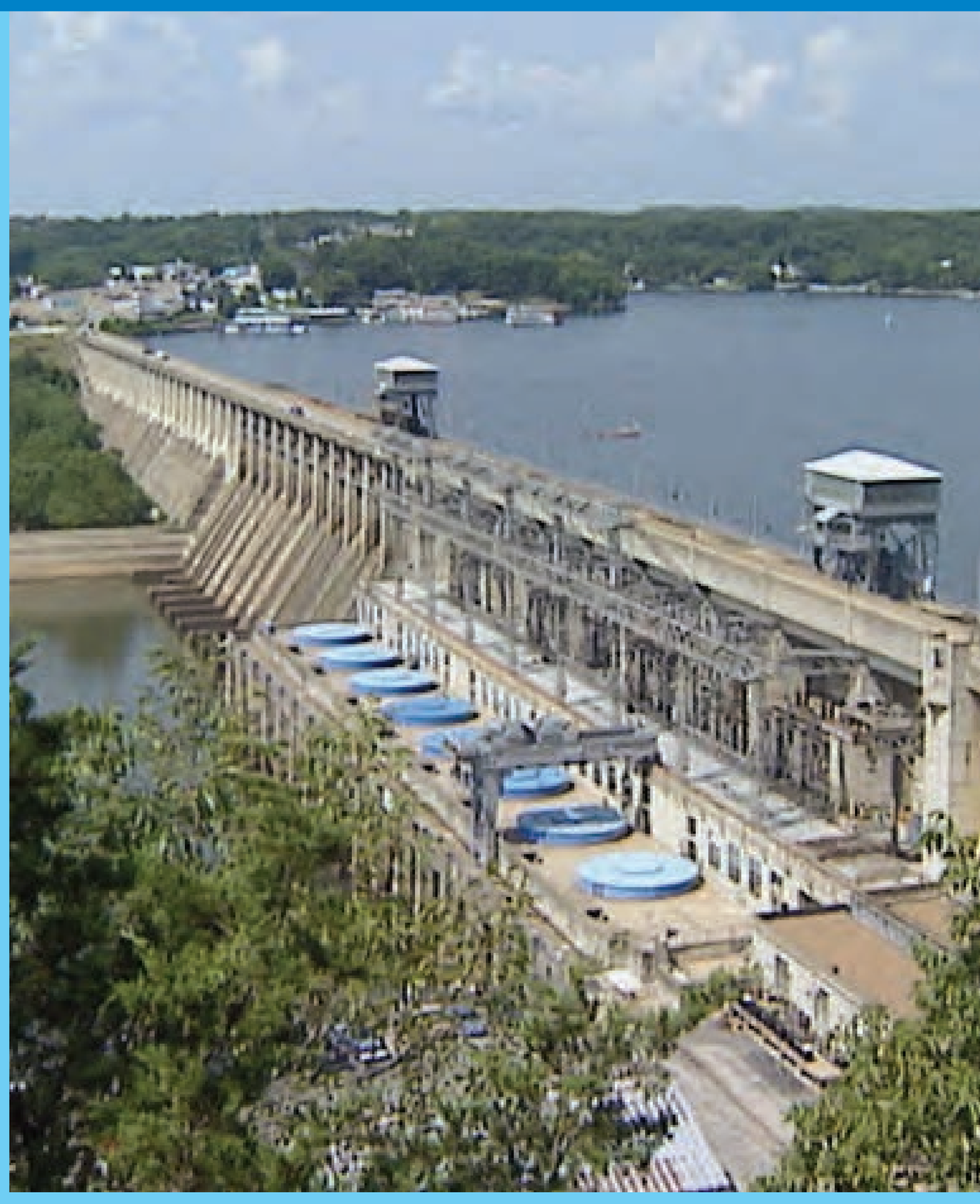
Highest Readings

Year	Elevation
1943	665.45
1951	664.41
1986*	664.31
1946	663.90
1961	663.32

*post Truman Dam

Lowest Readings

Year	Elevation
1948	639.95
1934	640.42
1936	640.70
1933	642.14
1950	642.56



Lake levels vary from Bagnell Dam to Truman or the upper reaches of major tributaries during flood conditions. Lake levels were recorded in 1943 at over 674' in the Warsaw area and over 670' in the Niangua Arm in 1986.

Recreations Pool.....659'

Top of Flood Pool.....661'

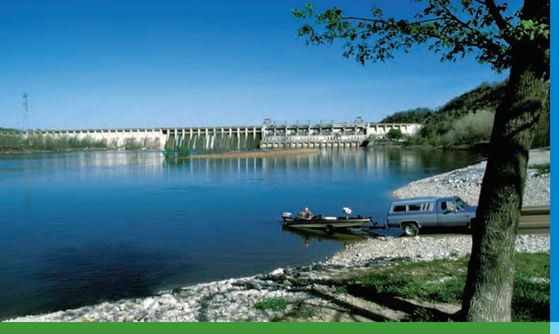
Full Pool .....660'

Low-level Limit .....3' below guide curve

Emergency Low-level Limit .....645'

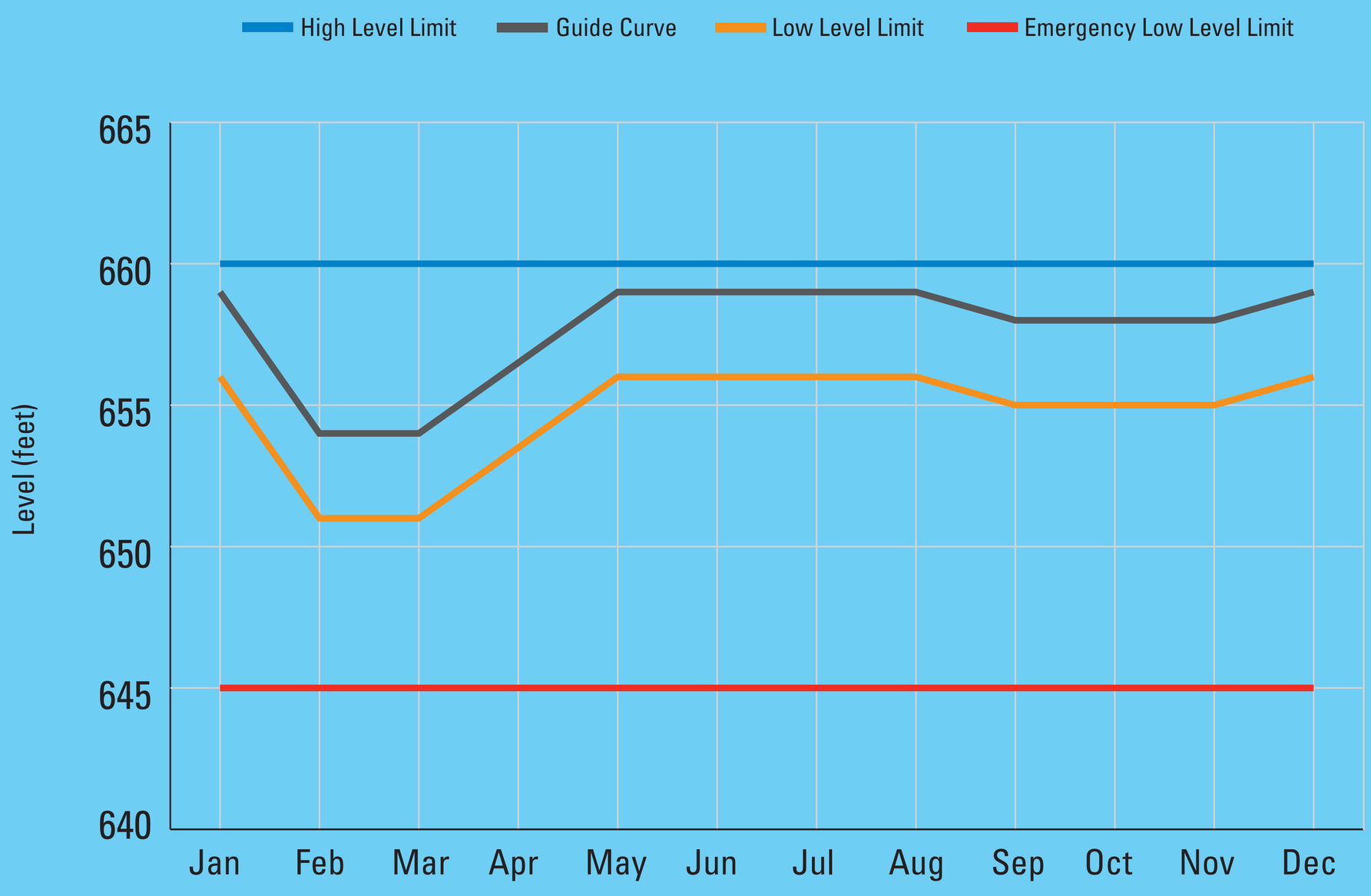
Corps of Engineer
Jurisdictional Boundary .....658.5 and below

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Lake Level Operations Guidelines/Target Dates

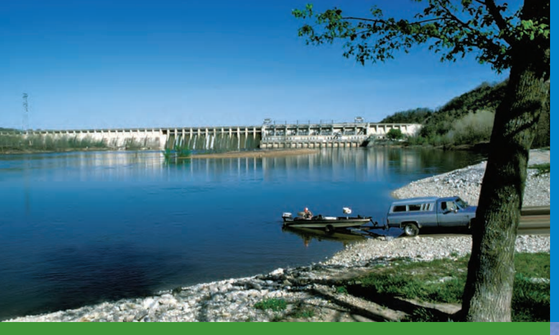
Lake Level Guidelines



Lake Level Guideline Target Dates

Period	Elevation
Jan 1	659 feet
Jan 2 – Feb 14	Incremental decrease from 659 to 654 feet
Feb 15 – Apr 1	654
Apr 2 – May 21	Incremental increase from 654 to 659 feet
Sep 10 – Sep 20	Incremental decrease from 659 to 658 feet
Sep 21 – Dec 10	658 feet
Dec 11 – Dec 31	Incremental increase from 658 to 659 feet

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Lake/Bagnell Dam Facts



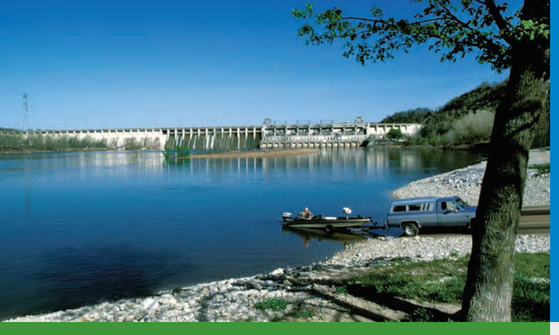
Lake Facts:

- 93 Miles Long
- 1,000 Miles of Shoreline
- 55,000 Surface Acres
- 600+ Billion Gallons of Water
- 25,000 Docks
- 27,000 Lake front parcels

Bagnell Dam Facts:

- 148’ High
- One-half mile long
- 8 Turbines and Generators
- 240 megawatts – can power over 42,000 homes
- 12 Flood gates
- Maximum discharge 245,000 cfs

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License - History



1926 **The license included 15 pages, 27 articles**

Project purposes: Navigation, power, flood control

1981 **The license included 30 pages, 70 articles**

Project purposes: Navigation, power, flood control, scenic, recreation, environmental values, public access, shoreline control

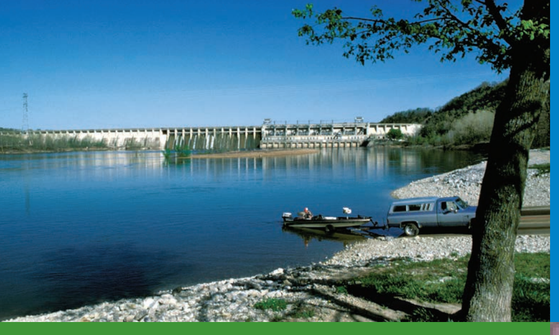
2007 **The license included 91 pages, 131 numbered paragraphs, 58 articles, 2 appendixes**

Project purposes: Same as 1981, added irrigation and water supply

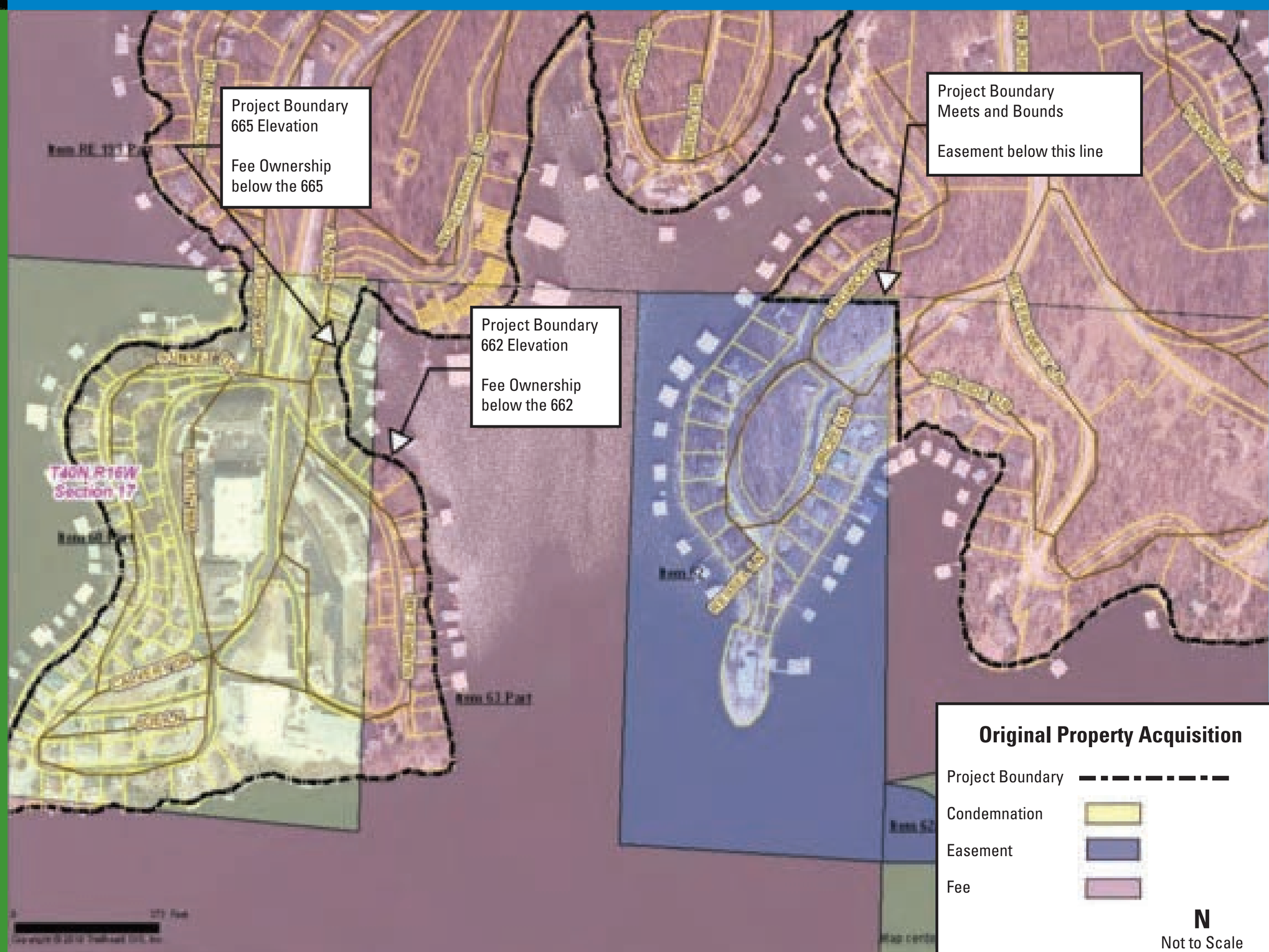
2007 License Article 419 – Use and Occupancy

"a) In accordance with the provisions of this article, the licensee shall have the authority to grant permission for certain types of use and occupancy of project lands and waters and to convey certain interests in project lands and waters for certain types of use and occupancy, without prior Commission approval. The licensee may exercise the authority only if the proposed use and occupancy is consistent with the purposes of protecting and enhancing the scenic, recreational, and other environmental values of the project."

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Acquisition of Lake Property



Ameren Missouri (Union Electric/AmerenUE) acquired property in three ways:

1) Fee

- Union Electric Land and Development acquired large parcels by fee.
- UE Land and Development sells property below project boundary to Union Electric Light and Power.
  - UE Land and Development retains easement over entire property.
- UE Land and Development sells excess property above project boundary.

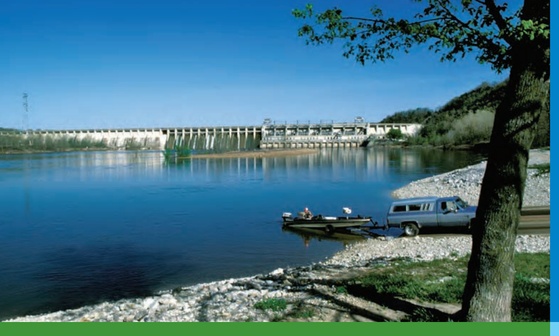
2) Condemnation

- Union Electric Light and Power brought suit to condemn lands for public purposes under the Federal Power Act.
  - Contour elevation of lands necessary for project purposes surveyed.
  - Condemnation cases list, by description, the location of the surveyed elevation.
  - Union Electric Land and Development was not involved in this process and there is no retained easement over the lands condemned.

3) Easement

- Union Electric Light and Power obtained easement over large tracts by meets and bounds description.
  - Easement references Project 459 and License.
- Ameren Missouri only exercises its shoreline management policies within the easement area along the shoreline.

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Natural Resources

The ecology of Lake of the Ozarks is dependent on the health of each resource; abandonment of one can lead to a breakdown of the system that keeps them together.

Soils

Important for vegetation and wetland communities. Soil instability leads to erosion and detrimental effects to other resources like water quality, vegetation, and good aquatic habitat.

Water Quality

Good water quality promotes a healthy fishery, looks appealing, supports diverse habitats and animal communities, enhances the recreation experience, retains property values.

Aquatic Resources

Those associated with supporting the fish, turtles, and other aquatic organisms. A healthy aquatic system supports the terrestrial resources as well as a strong recreational resource which promotes economic activity and property values.

Terrestrial Resources

Wetlands, shoreline vegetation, & wildlife thrive near the water's edge. Vegetation can promote healthy wildlife populations which support the fishery, the recreation, aesthetics, which in turn promote a strong recreation and housing economy.

Cultural Resources

Cultural sites are located throughout the shoreline areas above Bagnell Dam.

Recreation Resources

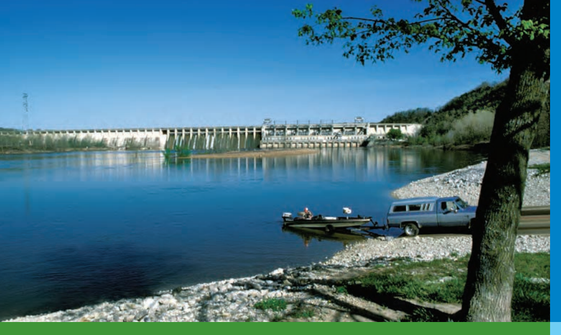
Lake of the Ozarks offers top notch fishing, boating, jet skiing, sailing, swimming and wildlife viewing to thousands of visitors each year.

Aesthetic/ Visual Resources

Lake of the Ozarks shoreline offers diverse visual resources from steep 60' cliffs to forested lands to areas of residential and commercial development. Stewardship in maintaining this resource allows the other resources to benefit.

The human environment should exist in harmony with natural resources and the environment we rely on as we live, work and play at Lake of the Ozarks.

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Resource Protection and the Project Boundary

Certain areas along the shoreline are worthy of an additional level of protection and the current boundary proposal will not change in those areas. The Project Boundary will remain as it exists today on Ameren Missouri owned land in areas of wetlands, historic properties, state parks and public lands.

Wetlands

Federal and state agencies have been directed to implement a policy of “no net loss of wetlands” in permitting and certification work. As the Licensee for the Lake we are also committed to this goal. Existing mapped wetlands will remain within the project boundary on Ameren Missouri owned lands. They will be field verified during the permitting process, and specific restrictions apply to development in wetlands.

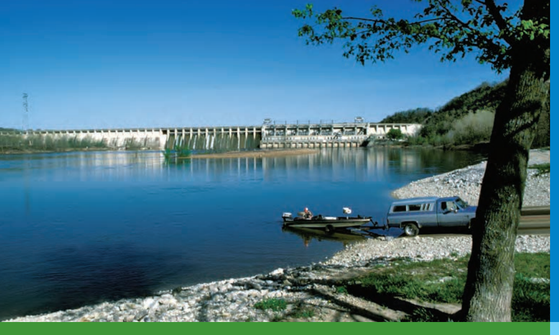
Historic Properties

Permit applications will be reviewed to determine if the proposed development is located within 300 feet of a historic property. If it is determined that the proposed development is located within 300 feet of a historic property, Ameren Missouri will notify the owner that the area has been designated as an historic property and that consultation and signoff from the State Historic Preservation Officer will be required before a permit can be issued.

State Parks and Public Lands

The Lake of the Ozarks State Park and other public lands, such as Missouri Department of Conservation access ramps are vital recreation areas and provide access to thousands of visitors each year. The project boundary will remain unchanged in these areas.

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FERC – FEMA

FERC – Federal Energy Regulatory Commission

FERC is the federal agency responsible for regulating hydropower projects. Ameren Missouri operates the Osage Plant and manages the shoreline of the Lake of the Ozarks in accordance with its FERC issued License. The FERC license requires Ameren Missouri to establish a Project Boundary that includes all lands necessary for managing the Project in accordance with the FERC License.

FEMA – Federal Emergency Management Agency

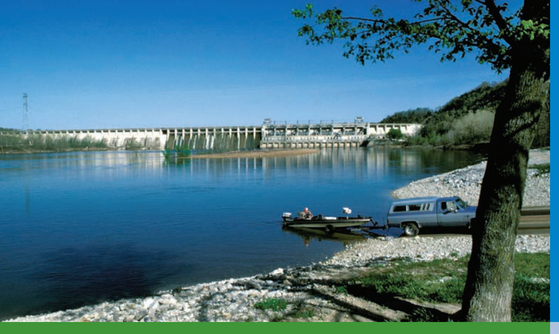
FEMA is the federal agency responsible for the National Flood Insurance Program and the establishment of the floodplain elevations for the Lake of the Ozarks. Local county and city governments are responsible to FEMA for this program.

Ameren Missouri's proposal to modify the project boundary for the Lake of the Ozarks will not affect the operation of Bagnell Dam or how the Lake level is managed. We will continue to operate the lake in conformance with the guidelines in our FERC License.

Since Ameren Missouri is not involved in the development or implementation of local floodplain management ordinances any questions concerning the floodplain should be directed to the local Floodplain Administrator at the numbers below:

Benton County	660-438-8412
Camden County	573-346-4440 ext 1350
Miller County	573-369-1910
Morgan County	573-378-4643

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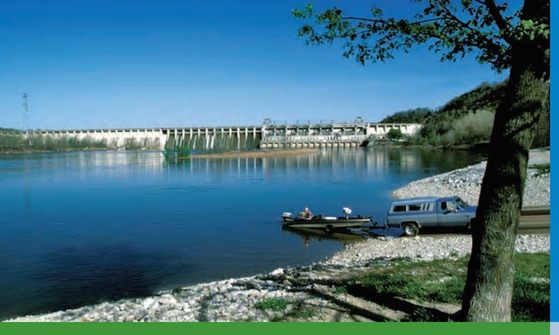
Shoreline Management Programs



- Shoreline Permitting (573.365.9212 or lake@ameren.com)
- Adopt-the-Shoreline Program
- Land Disturbance Education
- Certified Dock Builders Program
- Derelict Dock Removal Program
- Shoreline Protection Hotline (573.365.9203)
- Flotation Program
- Public Education
- Geographic Information System (GIS)
- Lake of the Ozarks Office and Staff

  (Located at: 1028 Bagnell Dam Blvd, Lake Ozark, MO 65049)
- Mile Marker Project
- Yard Waste Disposal Policy
- Mosquito Vector Control Program
- Individual Breakwater Guidelines

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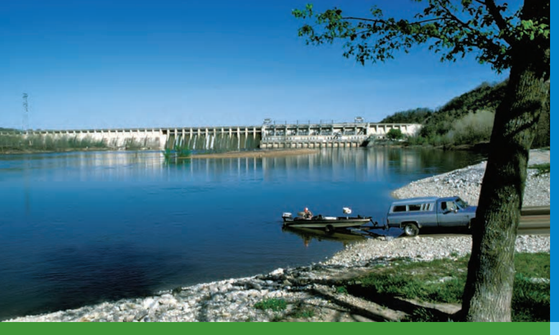
Shoreline Development Permit Program



Ameren Missouri implemented shoreline management measures in 1983 with the start of its permit program. The program was established to monitor the construction of residential boat docks, seawalls, and other activities along the shoreline through a permit-review process. The program was developed in accordance with Article 41 of the Federal Energy Regulatory Commission license to operate Bagnell Dam and the Osage Project. Since then, the permit program has grown to include management of activities such as the development of commercial docks, dredging/excavation, decks, piers, vegetation removal, debris removal, and other activities within the project boundary.

To facilitate the review of a permit application, Ameren Missouri developed a process for assessing future shoreline development. This process enables Ameren Missouri to assess submissions for shoreline development based on resource inventories of the Lake of the Ozarks shoreline and its shoreline requirements and programs.

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Permitting

Permits are required for all improvements located within the Project Boundary of the Lake. Depending upon the size and scope of your project Ameren Missouri may seek outside Resource Agency review and your request may require submittal to the Federal Energy Regulatory Commission for approval. Common permits are:

- Docks
- Seawalls
- Bank Stabilization
- Rip-rap/Seawalls
- Dredging - *very limited authorizations*
- Boat Ramps
- Irrigation Pumps
- Ground Source Heat Loops
- Deck, Patios, Sidewalks
- Permit Transfers

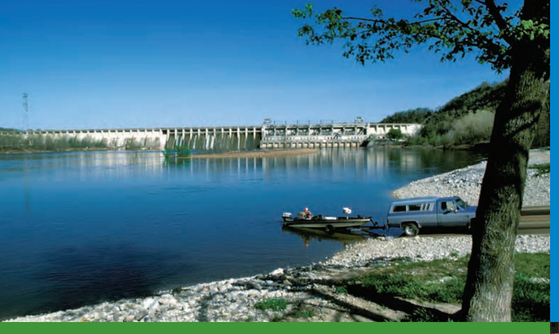
Specific questions concerning permits should be directed to the Real Estate Representative for your Lake Mile:

0 to 15.9 Mile Marker Osage Arm and Gravois Arms	**Josh Friedrich** **573.365.9247**
16 to 32 Mile Marker Osage Arm and Grand Glaize and Niangua Arms	**Chuck VanBebber** **573.365.9215**
32.1 Mile Marker to Truman Dam Osage Arm	**Joe Daly** **573.365.9207**

Shoreline Management Office
P.O. Box 993
1028 Bagnell Dam Blvd
Lake Ozark, MO 65049

Phone: 573.365.9208
Fax: 573.365.5773
Email: lake@ameren.com
Website: www.AmerenMissouri.com/Lake

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Patios, Decks and Gazebos







Ameren Missouri's current Shoreline Management Plan does not allow for new construction of patios, decks or gazebos within the Project Boundary. However, for existing structures constructed before March 11, 2008 we may issue a permit for those structures based upon the guidelines that were in effect at the time of construction.

Built prior to June 7, 2000

No Maximum cantilever length limit.

June 8, 2000 – June 30, 2006

Maximum cantilever length limit of 10' lakeward of the seawall or 658.5 elevation.

July 1, 2006 – March 11, 2008

Maximum cantilever length limit of 3' lakeward of the seawall or 658.5 elevation.

After March 11, 2008

Permit cannot be issued. Must be registered as a non-conforming structure.

Before issuance of any permit, each application must be reviewed to ensure that there are no environmental, historical, recreational or navigational issues associated with the structure.

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Ameren Missouri's Proposal



Ameren Missouri proposes a comprehensive adjustment of the Project Boundary to 662' elevation (Union Electric Datum) with additional adjustments for residential and commercial structures below elevation 662' where appropriate. The proposed boundary remains above elevation 662' where appropriate to encompass Project facilities, Project recreation sites, public access sites, historic properties, wetlands and Missouri State Parks.

Ameren Missouri's Proposal

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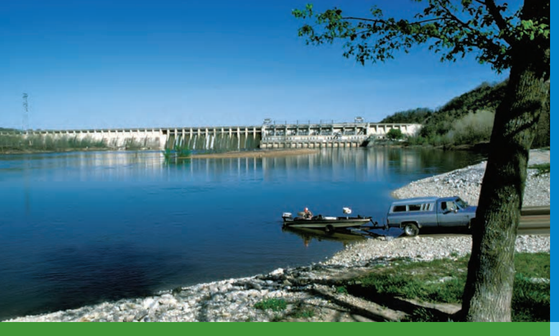
662' Contour

Proposed Project Boundary - 662'

Current Project Boundary - 665'

N

1 inch = 8 feet



Time Line Shoreline Management

1931-1982	Corps of Engineers responsible for issuing permits
1983	Union Electric began issuing permits for residential docks
1987	Union Electric began issuing permits for commercial docks
1994	AmerenUE instituted Shoreline Protection Hotline, Adopt the Shoreline, and Derelict Dock Removal Programs
1996	Implemented dock standards and encapsulated foam requirement
1998	Held public workshops on shoreline management planning
1999	Adopted new permitting guidelines and annual fee schedule
2004	Held public meetings and implemented new dock size standards
2005	Initial draft of Shoreline Management Plan (SMP)
2006	AmerenUE and Federal Energy Regulatory Commission (FERC) hold several meetings with agencies and the public to revise the SMP
2007	FERC issues license order, including requirement to submit the SMP to FERC after further agency, Shoreline Management Team, and public input
2008	Revised SMP submitted to FERC for review FERC posted plan for public comment Environmental Assessment prepared by FERC
2011	**July** – FERC issues order modifying submitted SMP **August** – Ameren Missouri files rehearing request **September** – FERC grants rehearing for further consideration indicating a final order will be issued **November** – FERC issues order clarifying position and framework for lowering the boundary **December** – Ameren Missouri posts draft Project Boundary revision for public and agency comment
2012	**January 3rd and 5th** – Public workshops **January 15th** – Deadline for stakeholder comments **First Quarter 2012** – Review stakeholder comments and incorporate as required. Submit Project Boundary amendment to FERC

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Comment Letters Filed Directly with FERC

P-459

ORIGINAL

FILED
SECRETARY OF THE
COMMISSION

2012 JAN -5 P 2:12

FEDERAL ENERGY
REGULATORY COMMISSION

December 22, 2011

Project Boundary Comments
Ameren Missouri Shoreline Management
PO Box 993
Lake Ozark, MO 65049

I am a long time year-round resident of the Lake of the Ozarks. Historically, Ameren has done an exceedingly poor job of custodianship of the lake shoreline. Excessive development has been continually allowed, encroaching on the project boundary, without Ameren taking proper proactive steps to stop it. I have experienced lake life on lakes administered by the Corps of Engineers and the TVA and their rules and enforcement ensure true public access to the shoreline. Ameren's policies should be consistent with theirs. I would be hard pressed to think of another lake where private wealth and greed have been allowed such free rein over what should be a public trust. However, that said, since it is Ameren's fault that so many approved structures have been built below the boundary it is unfair to expect existing homeowners to remove them. **Therefore I believe that all approved existing encroaching structures should be grandfathered in and allowed to remain.**

However, I do not believe that the boundary should be lowered to allow those few very wealthy lake-front homeowners to have exclusive access to the shoreline. The lake is supposed to be accessible to the public at large therefore there should be a sufficient year-round shoreline setback to allow that access everywhere on the lake. I believe that if anything, the project boundary should be raised to ensure a viable and practical public-accessible shoreline. Also, Ameren should take steps to ensure that no additional encroaching structures are allowed.

Respectfully,

R. Rowen
Osage Beach, MO

Cc: Federal Energy Regulatory Commission
Lake of the Ozarks Watershed Alliance
Lake Sun Leader

20111223-5129 FERC PDF (Unofficial) 12/23/2011 3:55:16 PM

23 Dec 2011

Kimberly D. Bose, Secretary
Federal; Energy Regulatory Commission
888 First Street, N. E.
Washington, D. C. 20426

Comment of Pat Kelleher on proposed boundary amendment p-459

….we grant its request for rehearing and amend the SMP accordingly.

2. We believe that the concern surrounding this proceeding is the result of misconceptions about the July 26 Order and the options Ameren failed to avail itself of prior to the issuance of that order.

The Licensee is in a FERC nutcracker. One jaw is March 2012 compliance with standard license article 5. The Licensee had five years for compliance. There is no EOT for standard license articles.

"For the lands owned in fee by Ameren Missouri not obtained through condemnation, the previous owners of these parcels also hold reserve easements granted by UED that allow them the use of the surface of the parcels of land sold to Ameren Missouri subject to conformance with Project purposes" RESERVE EASEMENTS will not satisfy FERC requirements in standard license article 5..

The other jaw is $11,000 daily fine per encroachment after March 2012. The licensee will self report over 372 encroachments in Appendix C. A minimum daily fine of over $4,092,000.

The proposed boundary amendment besides being fatally flawed will never be timely. Public comment, filing, notice, EA, order would take a minimum of 90 days from 15 December 2011.

Comprehensive options available:

-years of parcel by parcel litigation
-surrender the license (Brazos)

Or equal consideration could be given to FEMA/FERC requirements.

First model: Base floodplain elevation of 659'. The one foot surcharge of the floodway becomes 660', the existing reservoir hwm. This becomes the new project boundary. The project currently has 80 feet of hydraulic head available. An emergency minimum elevation of 645. What is the new maximum pool to satisfy this model?

The public interest is all FERC "state court concerns" are resolved without litigation and no FEMA flood insurance required for existing structures. A super CLOMA for the proposed action.

Licensee then requests amendment of the license with the new modeled maximum pool level and new project boundary request of 660' . The other choice is financial ruin and eventual surrender.

Sincerely,

20111223-5129 FERC PDF (Unofficial) 12/23/2011 3:55:16 PM

/s/ P Kelleher
Pat Kelleher
6530 Wilson Creek Road
Ellensburg, Wa 98926

R.C. Kloehr
21834 Valley Road, Sycamore Valley, Warsaw, Missouri 65355

January 6, 2012

FERC Docket Number P-459

Mr. Jeff Green
Shoreline Supervisor
AmerenUE
P.O. Box 993
Lake Ozark, MO 65049

Dear Jeff,

When you were here in Warsaw on December 7, 2011, I suggested something in the way of a permanent and exclusive easement to the 662 contour line to run with the land for owners whose properties abut the water's edge on Lake of the Ozarks. In considering the various interests of Ameren, the public, and the property owners, I offer the following suggestions that might help resolve the issues:

SUGGESTION 1:

I would suggest that for those lands currently owned in fee simple by Ameren be returned to the adjacent property owners. It would seem on the surface that Ameren doesn't have a planned use for much of the property UE acquired. For instance, in the case of the Sycamore Valley cove in which I live, UE acquired several acres more than it wanted, released a good part of it, but retained that which lay below the 672 contour line. Those acres have not been used in the 80 years or so since their acquisition, which might indicate that there are no future plans for the land. What it has meant to UE and its successors is that they have been paying taxes on lands for which they have no plans. It might be more prudent for Ameren to release those lands rather than continue to hold them. If Ameren does have plans for using the land it holds, it would be of great interest to know what they are and might allay concerns of the affected property owners to understand them.

SUGGESTION 2:

In some situations a permanent, exclusive easement to use and enjoy Ameren owned property to the 662 contour line would leave large areas below 662 open to possible public abuse which would disturb the adjacent property owners' enjoyment of their homes. At the location at which I reside, for instance, the grade of the land from the lake water line to the 662 contour line is such that it allows some 50 or more feet in which unthinking or obstreperous individuals could create problems for the homeowners (see attached map with red shaded areas). Such might be in the form of unruly, loud, and inconsiderate activity. It could even permit someone's pitching tents, building campfires, using bright lights at night, etc. The following, I believe, would eliminate such problems:

1) Provide permanent, exclusive easements to the property owners to the waterline, reserving, if necessary, a five-foot exclusion measured along the ground from the waterline and at right angles to it. The exclusion would disappear when it reached the 662 contour line. The easements granted would bind all parties and their heirs and assigns to the terms of the grants.

2) Assign stewardship of the easements to the landowners to require compliance by using local law enforcement agencies, if necessary; and landowners would be responsible for the maintenance of the easements granted.

CONCLUSIONS:

Suggestion 1 provides the cleanest approach to the problem and would

1. Abolish tax payments by Ameren for the land currently owned by Ameren for which there is no planned use.

2. Provide clear title to the homeowners for land on which their houses and other structures currently sit, making selling such property easier.

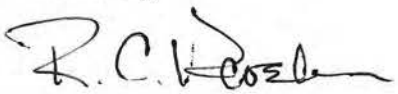
Suggestion 2 is less clean and

1. Requires Ameren to continue paying taxes and retain responsibility for land for which it has no planned use.

2. Presents a cloud on the transfer of title in the event an owner wishes to sell.

Because of the above, I would recommend the transfer of land from Ameren to the homeowner as the best choice.

Sincerely,



R. C. Kloehr

cc: Mr. Luke Beaman
Mr. Jerry Dill
Representative Wanda Brown
Representative Vicky Hartzler
Senator Roy Blunt
Kimberly D. Bose (FERC)

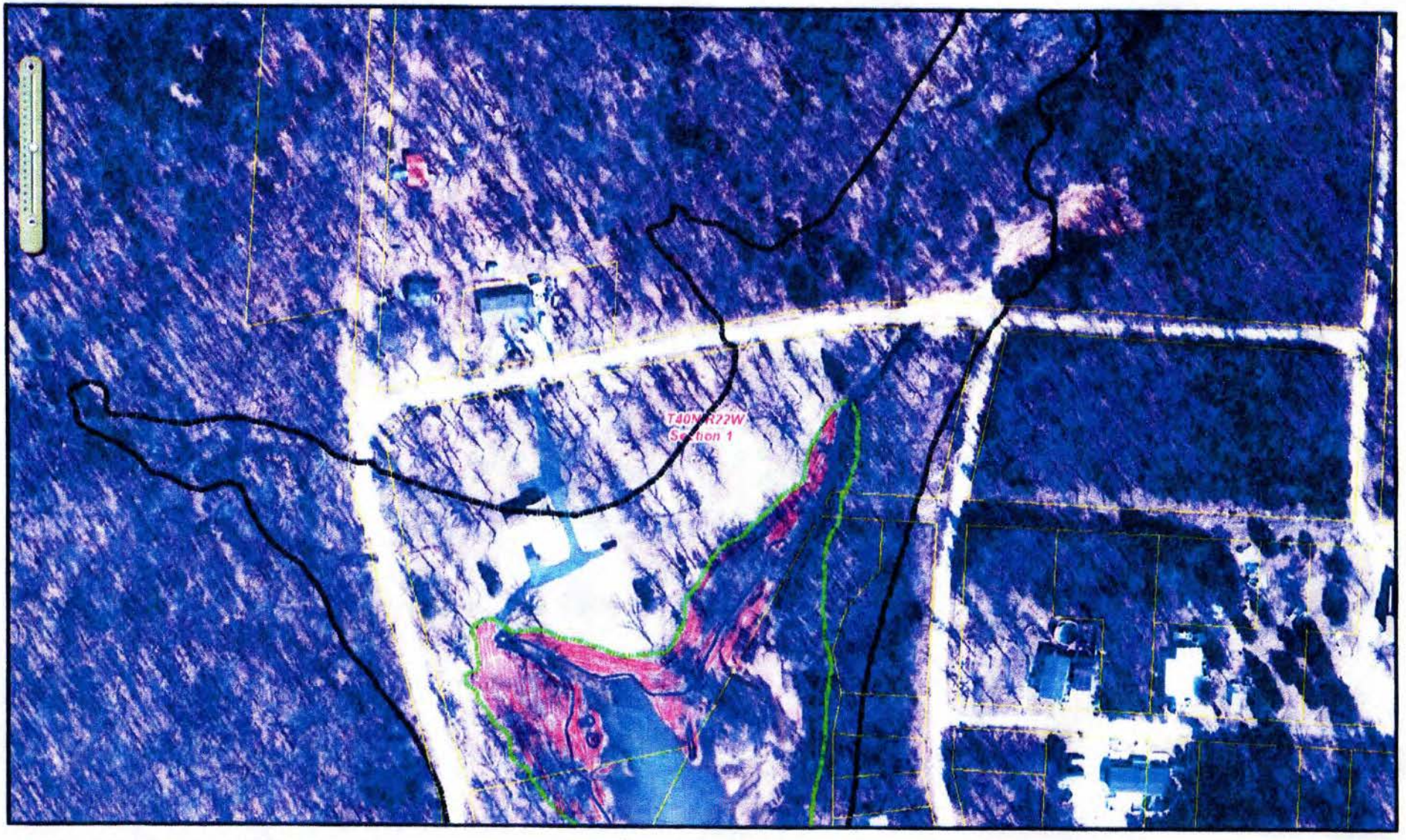
Ameren MISSOURI

Detail Map

662' =
660' =

N

1in = 100ft



Osage Hydroelectric Project P-459

Printed:Dec 15, 2011

13 Jan 2012

Kimberly D. Bose, Secretary

Federal; Energy Regulatory Commission

888 First Street, N. E.

Washington, D. C. 20426

RE: Comment of Pat Kelleher on proposed boundary amendment , under p-459

1. The licensee's repeated failure to properly implement the terms of its license has allowed matters to get to the point where it does not even know exactly what structures have been built within the project boundary and whether they were authorized. We recognize that the licensee's failure have left local property owners in an extremely difficult position (137FERC61,114 p3)

If you are in receipt of a letter claiming licensee ownership of a parcel, rest assured the licensee is correct. You can counter their letter with a settlement offer, a plan to resolve issues.

Request the licensee provided an aerial photo of "your parcel", with the current project boundary and the project specific 25 foot measured horizontal from 660, vegetative buffer marked. Licensee to mark any additional wetlands or other areas required for project purposes other than flowage.

Return the photo with $1 and a signed affidavit to disclaim any interests in the 25 foot vegetative buffer in exchange for fee simple ownership of the residual parcel..

The current project boundary remains unchanged. The mere inclusion of lands within a project boundary will not restrict landowner uses, since such inclusion does not itself create or alter property rights. (137FERC61,114 p25)

Flowage rights will be retained by the licensee and deeded over any project lands in the parcel.

File a second copy with FERC. In March 2012 FERC could issue a $11,000 daily fine ($363,000 per month per encroachment) for licensee non compliance with standard license article 5.

Any disputes regarding property rights are not within the Commission's jurisdiction. Rather they are matters for the states courts to resolve. (137FERC61,114 p25) The licensee had five years to take recourse in state court to resolve license compliance issues regarding property rights in a thorough, thoughtful and timely manner.

You have now provided two possible options: FERC can approve your settlement offer before March 2012 or FERC can overtop AMEREN'S balance sheet with fines.

Simply stated: A settlement offer is a parallel process that you can do on your own. Give up any claim to " less yardage than what is required for a first down" of property that you do not currently own and for $1 you get your life back by March 2012.

2. Concerning the proposal for project boundary "carve outs", FERC's current opine is fully disclosed in 137FERC61,053.

3. The FEMA floodplain fringe has a 39% chance of flooding during a 50 year license period.

The level of the Bagnell dam reservoir is totally controlled by the licensee. Land below a higher FEMA BFE and above a lower FERC project boundary line is an area where the licensee will NEVER have flowage rights under the Federal Power Act.

Any land currently below the FEMA BFE and inside the current Project Boundary serves the project purpose of flood control. FIRM maps provide the substantial evidence for this project purpose.

Currently 57% or 702 miles of the project boundary is above 662, it is not possible for the licensee to provide specific and substantial evidence in the proposed license amendment to lower the project boundary to 662 in these areas. An elevation lower than the lowest FEMA BFE available in the area.

4. There are four types of land in a FERC project: Federal owned land, State owned land, Private owned land (with required licensee easement), and fee owned land of the licensee.

It is important to note that an SMP is only applicable to lands owned or controlled by a licensee, and has no effect on shoreline areas in which a licensee has no interest. (137FERC61,114 p 10).

The licensee proposes a project boundary with 55% of the shoreline or 610 miles of the shoreline with a shoreline buffer of less than 25 feet, the project minimum approved vegetative buffer width. Additionally the licensee is proposing a project boundary in "carve outs" that does not fully contain the Bagnell dam reservoir. All current licensee owned lands serve the project purpose of a vegetative buffer, regardless of width.

"On properties where AmerenUE has only easement interests, landowners shall also adhere to the provisions of this section. In these areas, it is recommended that a minimum of 25 feet be maintained as a vegetative buffer from all shoreline and stream tributaries of the lake. "136FERC62,070.

The vegetative buffer is a project purpose. The licensee must acquire an easement for the buffer on ALL Private owned land in the project . Existing or future improvements such as residential housing, decks, patios, gazebos, and similar structures located within the project boundary cannot be regulated by the licensee UNTIL additional rights are acquired to such easement interests to the private property.

Current Private property owners inside the project boundary have no worries, state law provides for that they will be fully compensated.

5. All licensee owned lands serve the project purpose of unrestricted public access required in standard license article 18.

Sincerely,

/s/ P Kelleher

Pat Kelleher

6530 Wilson Creek Road

Ellensburg, Wa 98926

P-459

ORIGINAL

FILED
SECRETARY OF THE
COMMISSION

2012 JAN -5 P 2:12

FEDERAL ENERGY
REGULATORY COMMISSION

December 22, 2011

Project Boundary Comments
Ameren Missouri Shoreline Management
PO Box 993
Lake Ozark, MO 65049

I am a long time year-round resident of the Lake of the Ozarks. Historically, Ameren has done an exceedingly poor job of custodianship of the lake shoreline. Excessive development has been continually allowed, encroaching on the project boundary, without Ameren taking proper proactive steps to stop it. I have experienced lake life on lakes administered by the Corps of Engineers and the TVA and their rules and enforcement ensure true public access to the shoreline. Ameren's policies should be consistent with theirs. I would be hard pressed to think of another lake where private wealth and greed have been allowed such free rein over what should be a public trust. However, that said, since it is Ameren's fault that so many approved structures have been built below the boundary it is unfair to expect existing homeowners to remove them. **Therefore I believe that all approved existing encroaching structures should be grandfathered in and allowed to remain.**

However, I do not believe that the boundary should be lowered to allow those few very wealthy lake-front homeowners to have exclusive access to the shoreline. The lake is supposed to be accessible to the public at large therefore there should be a sufficient year-round shoreline setback to allow that access everywhere on the lake. I believe that if anything, the project boundary should be raised to ensure a viable and practical public-accessible shoreline. Also, Ameren should take steps to ensure that no additional encroaching structures are allowed.

Respectfully,

R. Rowen
Osage Beach, MO

Cc: Federal Energy Regulatory Commission
Lake of the Ozarks Watershed Alliance
Lake Sun Leader

18 Jan 2012

Kimberly D. Bose, Secretary
Federal; Energy Regulatory Commission
888 First Street, N. E.
Washington, D. C. 20426

RE: Allegation of Pat Kelleher concerning non compliance with standard license article 18 , under p-459

The licensee's repeated failure to properly implement the terms of its license has allowed matters to get to the point where it does not even know exactly what structures have been built within the project boundary and whether they were authorized.

The project boundary generally follows the full pool elevation of 662.0 feet, except in some areas where it follows either a higher designated contour elevation (ranging between 663.0- and 678.0 contours) or irregularly shaped metes and bounds property descriptions. The licensee claims fee ownership of all lands from emergency pool to full pool elevation.

The minimum base flood elevation in the project boundary is 664. Full pool is fully contained in the floodway of the FEMA floodplain . The project license contains no rule curve restricting pool elevations.

During Jan 2012 public meetings concerning a proposed amendment to the project boundary the licensee disclosed project specific residential encroachments currently below full pool. The licensee's repeated failure to properly implement the terms of its license has allowed exclusive access for navigation for the privileged few. Public access for recreation on licensee owned lands inside the pool is restricted. Residential encroachments inside the FEMA floodway have endangered life and property in the floodplain fringe.

Apparently the licensee has placed both the cart and the house in the pool. The pool is overflowing, the house is drowning and the cart is floating away.

Relief sought is a daily fine of $11,000 per day per encroachment until the project purpose of full public utilization of projects waters for navigation and unrestricted public access to licensee fee owned lands in the pool is restored .

Sincerely,
/s/ P Kelleher
Pat Kelleher
6530 Wilson Creek Road
Ellensburg, Wa 98926

We vote NO!!!!! on this disgusting land grab by Ameren EU. They arent going to raise the water level, only their available land elevation from 660' to 662', so this isn't about flood control or producing more electricity. Everyone's "waterfront property" real estate values will be decreased immensely. We could've paid a lot less for "Corps" land with water "views", but Lake of the Ozarks between Truman Dam and Bagnell Dam in Missouri is one of the last places left in the USA to purchase waterfront property, so we did. This merely increases their land ownership and allows them to increase their income by requiring more permits. Thy csn buy the land from anyone who wishes to sell to them, but they csn't just take it!!!!

Richard and Deborah Bowen
24400 Friar Circle
Warsaw, MO 65355
660-438-3791
(current "wintering" phone number is 209-537-4474 until end of March 2012)
Turkey Creek Cove

Draft Amendment Application

20111216-5055 FERC PDF (Unofficial) 12/16/2011 9:27:58 AM

Ameren MISSOURI

December 16, 2011

Kimberly D. Bose, Secretary *(e-filed with FERC)*
Federal Energy Regulatory Commission
888 First Street NE
Routing Code: GC-10
Washington, D.C. 20426

Subject: Ameren Missouri Osage Project P-459-310
License Article 417, Shoreline Management Plan
Public Notification for Draft Project Boundary Amendment

Secretary Bose:

On July 26, 2011, FERC issued an order approving and amending the Osage Project Shoreline Management Plan. Ameren Missouri requested a rehearing on this order and on November 10, 2011, FERC issued a second order clarifying and amending the previous order.

Ameren Missouri was ordered to prepare and submit for approval a project boundary amendment by June 1, 2012. Ameren has been consulting with stakeholders and FERC staff. We are sending to various stakeholder groups and individuals the attached letter. Additionally, Ameren Missouri issued the attached press release requesting public review and comments by January 15, 2012.

We are providing these documents for information only. Ameren Missouri will review all of the public comments we receive and make revisions to the draft plan as necessary before a final project boundary amendment application is filed with FERC.

Sincerely,

Thomas L. Hollenkamp, S.E., P.E.
Chief Dam Safety Engineer
(314) 957-3406

MOL/
Attachments (2)
cc: P. A. Harding, FERC, CRO
H. Campbell, FERC, Washington

20111216-5055 FERC PDF (Unofficial) 12/16/2011 9:27:58 AM

Ameren MISSOURI

December 15, 2011

Re: Osage Project (FERC No. P-459-310) Draft Project Boundary Amendment for Comment

Dear Lake of the Ozarks Supporter,

As a Shoreline Management Plan stakeholder, you are a valuable asset to Ameren Missouri and the Lake of the Ozarks community. We have previously worked with you and/or your organization to successfully renew our license and submit a Shoreline Management Plan to the Federal Energy Regulatory Commission (FERC). We look forward to working with you again on this very important proposal to revise our Project Boundary (an elevation-based, strip of land surrounding the Lake's shoreline) to resolve lakefront encroachments at Lake of the Ozarks.

We recognize the Project Boundary issue is of great concern to the Lake community and, as promised, we have worked to quickly find solutions that we believe meet federal requirements and address the concerns of property owners.

Below you will find a brief history recap, a summary of the proposed boundary changes, and the locations for two workshops that will be held to provide the public with opportunities to offer input on the proposal.

History

FERC has regulatory authority over specific hydroelectric projects including Ameren Missouri's Osage Project in central Missouri. By law, FERC is charged with balancing power generation and non-power generation values when issuing hydropower licenses. FERC accomplishes this by giving "equal consideration" to the wide range of public benefits provided by hydroelectric projects.

Typical non-power values assessed by FERC at Lake of the Ozarks include:

- Recreational access
- Historic preservation
- Environmental preservation and stewardship
- Maintenance and enhancement of fish and wildlife habitat

Union Electric acquired property for the Lake of the Ozarks in the late 1920s. Ameren Missouri's current ownership includes the property under the Lake, up to a specific elevation above sea level that can vary from an elevation of 662 ft. to as high as 678 ft. (full pool is 660). That variation creates a narrow band of unmarked ownership rights around the shoreline referred to as the Project Boundary.

On July 26, 2011, FERC issued an order to Ameren Missouri approving and modifying our proposed Shoreline Management Plan for Lake of the Ozarks. In that order, FERC raised concerns about encroachments to the Project Boundary. Ameren Missouri reviewed the order and on August 26, 2011, filed a rehearing request on certain provisions related to nonconforming structures and encroachments. FERC responded on November 10, 2011, with a second order. The November order clarified FERC's previous position and clearly provides a framework for Ameren Missouri to propose a Project Boundary change to be submitted for FERC approval. Ameren Missouri is aggressively working to submit our proposal in the first quarter of 2012, well in advance of FERC's June 2012 deadline.

Summary of Proposed Project Boundary Changes

Ameren Missouri's proposal is described fully in the draft proposed boundary amendment application which can be viewed at AmerenMissouri.com/Lake.

In summary, for most lake front areas Ameren Missouri proposes to establish the Project Boundary to 662 feet elevation (Union Electric Datum). In certain discrete locations and in order to remove all residential dwellings from the Project Boundary, the boundary line will be adjusted below elevation 662 as needed. In other locations, the proposed boundary will not change so as to encompass project facilities, public recreation sites, historic sites, sensitive resource areas such as wetlands and state parks. These proposed revisions must be approved by FERC before they can become effective.

Please understand that the proposed Project Boundary changes do not affect existing land ownership or property rights. This proposal is to revise the boundary with the intent of removing excess land not needed for "project purposes" within the meaning of the Federal Power Act and FERC requirements and therefore eliminate the risk that these properties would have to be removed under the provisions of the Federal Power Act.

Public Comments

Ameren Missouri is asking for resource agency and public comments before the proposed boundary change is submitted to FERC. Therefore, the draft proposed boundary amendment application (including revised Project Boundary maps) and an online form for comments are available electronically at AmerenMissouri.com/Lake.

Additionally, the public is invited to workshops planned to explain these changes.

20111216-5055 FERC PDF (Unofficial) 12/16/2011 9:27:58 AM

- **January 3, 2012 – Osage Beach**; Inn at the Grand Glaize – 6 to 8pm
  5142 Hwy 54 - Osage Beach, MO 65065

- **January 5, 2012 – Sunrise Beach;** Lake West Christian Academy – 6 to 8pm
  17178 N State Hwy 5 - Sunrise Beach, MO 65079

To Submit Comments

Ameren Missouri values you as a stakeholder and requests your comments on this proposal. We will review and carefully consider the comments we receive before a Project Boundary amendment proposal is finalized and submitted to FERC for approval.

Deadline for comments: January 15, 2012.

Please email comments to: lake@ameren.com. Comments can also be submitted by calling **573.365.9203** or by U.S. Postal Mail:

Project Boundary Comments
Ameren Missouri Shoreline Management
P. O. Box 993
Lake Ozark, MO 65049

We look forward to your feedback as we continue our commitment to resolve this important issue facing shoreline property owners at Lake of the Ozarks.

Sincerely,



Jeff Green
Supervisor Shoreline Management
Ameren Missouri

20111216-5055 FERC PDF (Unofficial) 12/16/2011 9:27:58 AM

NEWS RELEASE

1901 Chouteau Avenue: St. Louis, MO 63103 : AmerenMissouri.com

Contact Media Hotline
1.314.554.2182
MissouriCommunications@Ameren.com

For Immediate Release

Ameren Missouri Seeks Public Input on Proposal to Amend the Project Boundary at Lake of the Ozarks

Proposal on Schedule for Submission 16 weeks Before FERC Deadline

St. Louis, Mo., (Dec. 15, 2011) — Ameren Missouri announced today it is requesting input from resource agencies and the public regarding proposed boundary changes to help resolve Project Boundary (an elevation-based, strip of land surrounding the Lake's shoreline) issues facing affected property owners at Lake of the Ozarks.

"We recognize the Project Boundary issue is of great concern to the Lake community and, as promised, we have worked to quickly identify solutions that we believe meet federal requirements and address the concerns of property owners," says Jeff Green, supervisor, Shoreline Management. "We will review and carefully consider the comments we receive before a Project Boundary amendment proposal is finalized and submitted to the Federal Energy Regulatory Commission (FERC) for approval."

Ameren Missouri proposes to establish the Project Boundary to 662 feet elevation for most lakefront properties. Additional revisions below 662 elevation are proposed for existing dwellings to achieve the goal of resolving as many dwelling encroachments as possible. In other locations, the proposed boundary will not change so that it continues to include project facilities, public recreation sites, historic sites, sensitive resource areas such as wetlands and state parks.

Ameren Missouri is hosting public workshops to provide opportunities for comments and questions regarding the proposal:

- January 3, 2012 – Osage Beach; Inn at the Grand Glaize – 6 to 8pm
  5142 Hwy 54 - Osage Beach, MO 65065

- January 5, 2012 – Sunrise Beach; Lake West Christian Academy – 6 to 8pm
  17178 N State Hwy 5 - Sunrise Beach, MO 65079

Comments may also be submitted, via email, lake@ameren.com; by calling 573.365.9203; or by U.S. Postal Mail: Project Boundary Comments, Ameren Missouri Shoreline Management, P. O. Box 993, Lake Ozark, MO 65049. Deadline for submitting comments is January 15, 2012.

20111216-5055 FERC PDF (Unofficial) 12/16/2011 9:27:58 AM

Ameren Missouri's proposal is described fully in the draft proposed boundary amendment application which can be accessed at AmerenMissouri.com/Lake. Online visitors will also find a form for submitting their comments electronically.

Green notes, "It is important to understand that the proposed project boundary changes do not affect existing land ownership or property rights. This proposal is to revise the boundary with the intent of removing excess land not needed for the Osage Project and therefore eliminate the risk that these properties would have to be removed under the provisions of the Federal Power Act."

Background: FERC has regulatory authority over specific hydroelectric projects including Ameren Missouri's Osage Project in central Missouri. By law, FERC is charged with balancing power generation and non-power generation values when issuing hydropower licenses. FERC accomplishes this balancing by giving "equal consideration" to the wide range of public benefits provided by hydroelectric projects.

On July 26, 2011, FERC issued an order to Ameren Missouri approving and modifying our proposed Shoreline Management Plan for Lake of the Ozarks. In that order, FERC raised concerns about encroachments to the Project Boundary. Ameren Missouri reviewed the order and on August 26, 2011, filed a rehearing request on certain provisions related to nonconforming structures and encroachments. FERC responded on November 10, 2011, with a second order. The November order clarified FERC's previous position and clearly provides a framework for Ameren Missouri to propose a Project Boundary change to be submitted for FERC approval.

# # #

Ameren Missouri has been providing electric and gas service for more than a century, and our electric rates are among the lowest in the nation. We serve 1.2 million electric and 126,000 natural gas customers in central and eastern Missouri. Our mission is to meet their energy needs in a safe, reliable, efficient and environmentally responsible manner. Our service area covers 63 counties and 500 towns, including the greater St. Louis area. For more information, visit AmerenMissouri.com.

20111216-5055 FERC PDF (Unofficial) 12/16/2011 9:27:58 AM

Document Content(s)

Information Ltr on Public Notice.PDF.....1-1

121511OsageStakeholderLtr.PDF.....2-4

AmerenMissouriPressRelease121511.PDF.....5-6

December 15, 2011

Re: Osage Project (FERC No. P-459-310) Draft Project Boundary Amendment for Comment

Dear Lake of the Ozarks Supporter,

As a Shoreline Management Plan stakeholder, you are a valuable asset to Ameren Missouri and the Lake of the Ozarks community. We have previously worked with you and/or your organization to successfully renew our license and submit a Shoreline Management Plan to the Federal Energy Regulatory Commission (FERC). We look forward to working with you again on this very important proposal to revise our Project Boundary (an elevation-based, strip of land surrounding the Lake's shoreline) to resolve lakefront encroachments at Lake of the Ozarks.

We recognize the Project Boundary issue is of great concern to the Lake community and, as promised, we have worked to quickly find solutions that we believe meet federal requirements and address the concerns of property owners.

Below you will find a brief history recap, a summary of the proposed boundary changes, and the locations for two workshops that will be held to provide the public with opportunities to offer input on the proposal.

History

FERC has regulatory authority over specific hydroelectric projects including Ameren Missouri's Osage Project in central Missouri. By law, FERC is charged with balancing power generation and non-power generation values when issuing hydropower licenses. FERC accomplishes this by giving "equal consideration" to the wide range of public benefits provided by hydroelectric projects.

Typical non-power values assessed by FERC at Lake of the Ozarks include:

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- Historic preservation
- Environmental preservation and stewardship
- Maintenance and enhancement of fish and wildlife habitat

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On July 26, 2011, FERC issued an order to Ameren Missouri approving and modifying our proposed Shoreline Management Plan for Lake of the Ozarks. In that order, FERC raised concerns about encroachments to the Project Boundary. Ameren Missouri reviewed the order and on August 26, 2011, filed a rehearing request on certain provisions related to nonconforming structures and encroachments. FERC responded on November 10, 2011, with a second order. The November order clarified FERC's previous position and clearly provides a framework for Ameren Missouri to propose a Project Boundary change to be submitted for FERC approval. Ameren Missouri is aggressively working to submit our proposal in the first quarter of 2012, well in advance of FERC's June 2012 deadline.

Summary of Proposed Project Boundary Changes

Ameren Missouri's proposal is described fully in the draft proposed boundary amendment application which can be viewed at AmerenMissouri.com/Lake.

In summary, for most lake front areas Ameren Missouri proposes to establish the Project Boundary to 662 feet elevation (Union Electric Datum). In certain discrete locations and in order to remove all residential dwellings from the Project Boundary, the boundary line will be adjusted below elevation 662 as needed. In other locations, the proposed boundary will not change so as to encompass project facilities, public recreation sites, historic sites, sensitive resource areas such as wetlands and state parks. These proposed revisions must be approved by FERC before they can become effective.

Please understand that the proposed Project Boundary changes do not affect existing land ownership or property rights. This proposal is to revise the boundary with the intent of removing excess land not needed for "project purposes" within the meaning of the Federal Power Act and FERC requirements and therefore eliminate the risk that these properties would have to be removed under the provisions of the Federal Power Act.

Public Comments

Ameren Missouri is asking for resource agency and public comments before the proposed boundary change is submitted to FERC. Therefore, the draft proposed boundary amendment application (including revised Project Boundary maps) and an online form for comments are available electronically at AmerenMissouri.com/Lake.

Additionally, the public is invited to workshops planned to explain these changes.

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To Submit Comments

Ameren Missouri values you as a stakeholder and requests your comments on this proposal. We will review and carefully consider the comments we receive before a Project Boundary amendment proposal is finalized and submitted to FERC for approval.

Deadline for comments: January 15, 2012.

Please email comments to: lake@ameren.com. Comments can also be submitted by calling **573.365.9203** or by U.S. Postal Mail:

Project Boundary Comments
Ameren Missouri Shoreline Management
P. O. Box 993
Lake Ozark, MO 65049

We look forward to your feedback as we continue our commitment to resolve this important issue facing shoreline property owners at Lake of the Ozarks.

Sincerely,



Jeff Green
Supervisor Shoreline Management
Ameren Missouri

Boundary Amendment Application

Osage Project
FERC No. 459

DRAFT

Ameren Missouri
One Ameren Plaza
1901 Chouteau Avenue
P.O. Box 66149
St. Louis, MO 63166-6149

DECEMBER 2011

BOUNDARY AMENDMENT APPLICATION

TABLE OF CONTENTS

Section **Title** **Page No.**

1.0 INTRODUCTION 1

2.0 HISTORY OF THE OSAGE PROJECT BOUNDARY 1

2.1 Fee Acquisition 2
2.2 Condemnation Acquisition 2
2.3 Flood Easement Acquisition 3

3.0 LANDS NECESSARY FOR PROJECT OPERATION AND MAINTENANCE 3

3.1 Justification for Proposed Project Boundary 6
3.2 Identification of Various Buffer Widths Around the Reservoir 7
3.3 Land Rights Held by Ameren Missouri or by Others 8
3.4 Locations of Structures Within The Existing And Proposed Boundary 8
3.5 Description of How Wetlands and Other Sensitive Areas Will Be Retained In the Revised Boundary 9
3.5.1 Impacts of Removal of Lands from Project Boundary 9
3.5.1.1 Rare, Threatened and Endangered Species 10
3.5.1.2 Terrestrial Resources 11
3.5.1.3 Cultural Resources 11
3.5.1.4 Recreation 12
3.5.1.5 Soils 12
3.5.1.6 Water Quality 13
3.5.1.7 Aquatic Resources 13
3.6 Identification of Lands Needed for Flowage at the Osage Project 14
3.7 Identification of the Total Cumulative Acreage Proposed for Removal 14
3.8 Structures Remaining within the Proposed Project Boundary that will Need to be Addressed After the Commission Issuance of Boundary Amendment Order ... 14

4.0 EXHIBIT G MAPS 14

5.0 CONSULTATION 15

DRAFT

TABLE OF CONTENTS
(Continued)

Section **Title** **Page No.**

APPENDICES

APPENDIX A - Order on Rehearing and Amending Shoreline Management Plan
APPENDIX B - Index Maps to the Enlargement Maps in Appendix C
APPENDIX C - Enlargement Maps Showing Deviations from Proposed 662' Boundary
APPENDIX D - Maps Showing Historic Properties in Relation to Proposed Boundary
APPENDIX E - Revised Exhibit G Maps
APPENDIX F - Consultation Record

DRAFT

BOUNDARY AMENDMENT APPLICATION

LIST OF TABLES

Table	Title	Page No.
1	SUMMARY OF HOW THE EXISTING COMMISSION BOUNDARY IS DEFINED AT THE OSAGE PROJECT	4
2	SUMMARY OF SHORELINE BUFFERS PROVIDED BY THE PROPOSED PROJECT BOUNDARY	7

DRAFT

1.0 INTRODUCTION

On July 26, 2011 the Commission issued an order ("July 26 Order")[1] approving and modifying Ameren Missouri's proposed Shoreline Management Plan for Lake of the Ozarks. Ameren Missouri reviewed the order and on August 26, 2011 filed a request for rehearing of certain provisions related to nonconforming structures and encroachments. On November 10, 2011, the Commission issued its order on rehearing ("November Order")[2]. The November Order (attached as Appendix A) clarifies the Commission's July 26 Order and requires Ameren Missouri to prepare a boundary amendment application for the Osage Project (Project) for Commission approval.

As discussed in greater detail below, Ameren Missouri proposes a comprehensive adjustment of the Project boundary to 662' elevation (Union Electric Datum) with additional adjustments for residential and commercial structures below elevation 662' where appropriate. The proposed boundary remains above elevation 662' where appropriate to encompass Project facilities, Project recreation sites, public access sites, historic properties, wetlands and Missouri State Parks.

2.0 HISTORY OF THE OSAGE PROJECT BOUNDARY

The existing Project boundary follows a combination of contour elevations (including the 662' contour) and metes and bounds property descriptions. The use of both contour and metes and bounds to define the Project boundary line primarily results from how property rights were obtained in the early 1930s. Property that was purchased in fee or by condemnation resulted in Project boundary areas with contour elevations whereas property that Ameren Missouri only obtained flood easements on resulted in Project boundary areas that are defined by metes and bounds. Understanding the history of the land transactions that took place during this period helps to support the revised Project boundary proposed in this amendment application.

[1] *Union Electric Company*, 136 FERC ¶ 62,070 (2011)
[2] *Union Electric Company*, 137 FERC ¶ 61,114 (2011)

DRAFT

Two companies were involved in the acquisition and conveyance of properties for the development of the Project and its subsequent early operations (Union Electric Land and Development Company ("UED"), and Union Electric Light & Power ("UELP")). UED was the primary company responsible for securing the land rights necessary for the Project, while UELP was ultimately the entity responsible for the operation of the Project under the Commission license. The land right acquisition activity can be separated into three categories: (1) fee acquisition; (2) condemnation; and (3) easement acquisition. Appendix B provides maps showing the original acquisition parcels and how Ameren Missouri currently holds those property interests within the existing and proposed Project boundaries.

2.1 Fee Acquisition

UED purchased entire tracts of property, and then as the Dam was completed, UED conveyed in fee portions of the properties below various elevations to UELP for the operations of the Project. In this conveyance, UED also granted UELP flooding easement over the remainder of its retained property, and reserved an easement for UED and its successors and assigns to allow usage and construction within the UELP Property or Project boundary. Under an order from the Securities & Exchange Commission, UED sold the remainder of the property to private owners (UED's successors in title) subject to the flooding easement granted to UELP and conveyed to those successors the rights retained to allow access and construction on the lands within the Project boundary; however, such uses are subordinate to Project purposes.

2.2 Condemnation Acquisition

UELP acquired property by condemnation for the operations of the Project. Those properties are described by a metes and bounds description to various elevations depending on the location on the Project.

DRAFT

2.3 Flood Easement Acquisition

UELP obtained flooding easements directly from private owners. In the majority of those cases, the flood easement was provided over the entire tract of land owned by the grantor even though typically only a small portion of the property would be impacted by the Osage Project. In most cases, the Project boundary followed the original tract owned by the grantor, even though not all of the land was needed for project purposes.

3.0 LANDS NECESSARY FOR PROJECT OPERATION AND MAINTENANCE

Commission regulations at 18 CFR § 4.41(h)(2) describe what lands should be included within the project boundary established for licensed hydroelectric projects. In general, the Commission requires that the project boundary include all project works and other features of the project described in Exhibit A of the license application, along with those additional lands necessary for operation and maintenance of the project. Section 4.41(h)(2) states, in part:

> The boundary must enclose only those lands necessary for operation and maintenance of the project and for other project purposes, such as recreation, shoreline control, or protection of environmental resources (see paragraph (f) of this section (Exhibit E)). Existing residential, commercial, or other structures may be included within the boundary only to the extent that underlying lands are needed for project purposes (e.g., for flowage, public recreation, shoreline control, or protection of environmental resources).

The Commission provides additional guidance on defining the boundary in relation to the reservoir in these regulations at 18 CFR § 4.41(h)(2)(i)(a):

> (B) The boundary must be located no more than 200 feet (horizontal measurement) from the exterior margin of the reservoir, defined by the normal maximum surface elevation, except where deviations may be necessary in

DRAFT

describing the boundary according to the above methods or where additional lands are necessary for project purposes, such as public recreation, shoreline control, or protection of environmental resources.

As discussed above in the introduction, the current Osage Project boundary contains lands far in excess of what is required by these regulations. Table 1 summarizes how the Project boundary is currently defined at the Osage Project.

TABLE 1
SUMMARY OF HOW THE EXISTING COMMISSION BOUNDARY IS DEFINED AT THE OSAGE PROJECT

Boundary Location	Length in Miles	Percentage (%)
Following Property Lines (Metes and Bounds)	347.29	28.19
662 Elevation	526.66	42.74
663 Elevation	27.75	2.25
664 Elevation	30.23	2.45
665 Elevation	133.81	10.86
666 Elevation	4.62	0.38
667 Elevation	17.70	1.44
668 Elevation	34.17	2.77
669 Elevation	8.10	0.66
670 Elevation	36.43	2.96
671 Elevation	4.38	0.36
672 Elevation	24.41	1.98
673 Elevation	28.69	2.33
674 Elevation	7.77	0.63
678 Elevation	0.13	0.01
Total	**1,232.14**	**100**

In this boundary amendment application, Ameren Missouri is proposing to establish the Project boundary at elevation 662'. This would remove excess lands that were acquired for the original construction of the Project and largely resets the boundary to encompass only those lands necessary for Project purposes. Ameren Missouri is proposing to lower the proposed boundary below elevation 662' to exclude any residential and commercial structures that are within the

DRAFT

boundary and to extend the boundary inland from elevation 662' to encompass areas that are needed for Project purposes including:

- Project Recreation Sites;
- Public Access Sites;
- State Parks;
- Wetlands; and
- Historic Properties.

As currently authorized by the Commission, the Osage Project boundary is already defined as the 662' contour for 527 miles (43 percent of the existing Project boundary). The only change to the Project boundary in these areas would be for carve outs of any residential or commercial structures built below the 662' elevation.

Twenty eight percent of the existing Project boundary is defined by metes and bounds and includes the large blocks of land that in most cases, are well beyond 200 feet from the normal maximum surface elevation of 660' at the Lake of the Ozarks. These metes and bounds areas are areas where Ameren Missouri only has flood easement rights but they encompass far more land than is necessary for Project purposes due to the flood easements having been applied to entire properties. This flood easement land encompasses approximately 30,000 acres of the 32,000 total acres in the current Project boundary. While flood easements may remain on the entire properties, the areas above the 662' contour do not serve Project purposes and should be removed from the Project boundary.

The remaining 29 percent of the existing Project boundary is contour-based at elevations above the proposed 662' elevation, ranging from 663' to 678'. With this boundary amendment application, Ameren Missouri is proposing to amend the remaining 29 percent of the current contour-based elevation to primarily follow the predominant contour elevation of 662'. This boundary proposal results in a total of 28,396 acres of land not needed for project purposes being removed from the project boundary.

DRAFT

3.1 Justification for Proposed Project Boundary

Lake of the Ozarks is a unique body of water that provides a wide range of benefits to visitors and residents. The lands surrounding the lake are prized and highly valued for the lake access and quality of life they offer in this part of the country. The current balance between shoreline management, recreational access, environmental protection, power generation and other project purposes has developed over the past nine decades, a longstanding history that should be reflected in the implementation of the current shoreline management policies at the Project.

As evidenced by the multi-billion dollar tourism and recreation industry around the Lake of the Ozarks, the various State and local entities associated with economic development, recreation, and environmental protection have determined the proper balance between these project purposes for this reservoir. The Lake of the Ozarks has proven to be very successful in all aspects of project purposes with the current balance established. This Lake supports a huge recreation industry and the shoreline development provides for a large part of the economic development in Central Missouri. At the same time, environmental protection is evidenced by the large fish population that the Lake supports. The Lake of the Ozarks is one of the premier fishing locations in mid-America, hosting over 400 fishing tournaments each year, evidence of the strong fish population that exists in our Lake. The Lake of the Ozarks is also one of the premier locations in mid-America for non-fishing recreation, which demonstrates the balance between the two purposes. Based on the development that has already occurred within the project boundary, the reduction in project boundary proposed by this application will have minimal if any impact on the successful balance of project purposes currently enjoyed at the Lake of the Ozarks.

Many of the encroachments on the current project boundary were the result of development which occurred prior to the requirements for shoreline management that began in the 1980's. As discussed in previous FERC orders on this subject, a considerable number of residences have been built on Ameren Missouri owned property within the project boundary. The identification of these encroachments in the last couple of years has created legal encumbrances that currently

DRAFT

prevent the sale and transfer of these residences. The proposed boundary amendment is a key component needed to remove these legal encumbrances. If approved, Ameren Missouri will work with stakeholders and affected properties to employ measures necessary to remove encumbrances both comprehensively and case-by-case as appropriate.

An additional consideration is the difference between the high level of shoreline development found at the lower end of the lake as compared to lesser development at the upper end of the lake. Landowners around the upper end of the lake have anticipated eventually realizing the potential value of their property through development. In preparing this boundary amendment application, Ameren Missouri is committed to providing a consistent elevation based Project boundary for property owners abutting the Project's shoreline and is proposing a revised Project boundary that will provide an appropriate balance of the Project purposes at the Lake of the Ozarks.

3.2 Identification of Various Buffer Widths Around the Reservoir

The shoreline within the Osage Project boundary is approximately 1,000 miles long and the proposed boundary provides varying shoreline buffer widths, as depicted in Table 2.

TABLE 2
SUMMARY OF SHORELINE BUFFERS PROVIDED
BY THE PROPOSED PROJECT BOUNDARY

Buffer Width	Length in Miles	Percentage (%)
Less than 25 feet	610.8	54.65
25-100 feet	286.9	25.67
100-200 feet	60.2	5.39
Greater than 200 feet	159.8	14.29
Total	**1,117.7**	**100**

DRAFT

3.3 Land Rights Held by Ameren Missouri or by Others

As discussed above in Section 2.0, lands within the current and proposed Project boundaries fall into one of the following ownership classifications:

- Lands owned in fee by Ameren Missouri that were obtained by acquisition;
- Lands owned in fee by Ameren Missouri that were obtained through condemnation; and
- Lands owned by others over which Ameren Missouri holds flooding easement rights only.

For the lands owned in fee by Ameren Missouri not obtained through condemnation, the previous owners of these parcels also hold reserve easements granted by UED that allow them the use of the surface of the parcels of land sold to Ameren Missouri subject to conformance with Project purposes[3]. Reducing the amount of land within the current Project boundary to include just those lands needed for Project operation and maintenance, as discussed above in Section 3.0, will address many of the outstanding complaints from property owners regarding regulatory concerns associated with the Project boundary.

Maps showing land rights ownership within the existing and proposed Project boundaries are attached in Appendix B.

3.4 Locations of Structures Within The Existing And Proposed Boundary

Appendix B provides maps showing the location of parcels within the existing and proposed boundary that include residential and commercial structures. Appendix C provides maps showing the location of residential and commercial structures within the proposed 662' contour elevation with index sheets supporting the reasoning for "carve outs" to the proposed Project boundary designed to remove those structures from the Project

[3] On lands obtained through condemnation, no reserve easements were granted and Ameren Missouri holds full interest in these lands.

DRAFT

3.5 Description of How Wetlands and Other Sensitive Areas Will Be Retained In the Revised Boundary

Appendix C also displays lands above the predominant 662' boundary contour elevation proposed to be maintained within the Project boundary. These "bump-ups" are designed to encompass areas within the existing boundary that Ameren Missouri is proposing be kept within the Osage Project boundary because they are needed for Project purposes. These resource areas include the following:

- Project Recreation Sites;
- Public Access Sites;
- State Parks;
- Wetlands;
- Historic Properties.

Maps showing the location of the boundary in relation to known historic properties are included in Appendix D but filed with the Commission as "Privileged" to protect site locations from public disclosure. Maps showing the location of the proposed boundary in relation to recreation sites are included in Appendix B and Detail Maps showing the location of the boundary in relation to wetlands are included in Appendix C.

3.5.1 Impacts of Removal of Lands from Project Boundary

Ameren Missouri is proposing that lands located above the proposed 662' contour-based boundary elevation be excluded from the revised Project boundary. These lands have various amounts of development, are not integral to the Project itself, and will not affect the ability of Ameren Missouri to operate the Project. Nearly all of the lands proposed to be removed are separated spatially from the Project by a broad strip of commercial and residential development. For this reason and as described more fully below, these lands cannot practicably serve Project purposes.

DRAFT

In some cases, the parcels defined by metes and bounds are now owned by the State of Missouri and incorporated within the boundaries of the adjacent state parks (approximately 1,493 acres). These lands are protected from development by the state as part of the Missouri state park system and Ameren Missouri is not proposing to remove any of these state park lands from the Osage Project Boundary.

3.5.1.1 Rare, Threatened and Endangered Species

Amending the Project boundary as proposed will not significantly affect certain sensitive resources. With regard to bald eagles, no foraging habitat would be affected as prey resources and shoreline roost trees are located within the Project boundary contour elevations, and would continue to be afforded the same protection that currently exists. The Missouri Department of Conservation's ("MDC") Natural Features Inventory and Heritage Database identified 11 nests associated with the lake and the lower Osage River; four nests were located on the lake and seven were located downstream. Yet, only one potential eagle nest was observed during field studies conducted by Zambrana Engineering, Inc. ("ZEI 2002"). Bald eagle nests, individuals, and eggs are all protected under the federal Bald and Golden Eagle Protection Act. Additionally, Missouri state rule 3 CSR 10-4.111 extends special protection to the bald eagle as an endangered species. The lands being proposed for removal will continue to be protected under the federal Bald and Golden Eagle Protection Act as well as the Missouri state rule.

The U.S. Fish and Wildlife Service ("USFWS") and MDC have confirmed the presence of a gray bat maternity colony in a cave that is within the Project boundary. The cave is located along a stretch of the shoreline that is not being proposed for removal; therefore, the proposed changes in the Project boundary do not impact this cave. In addition, the cave opening is several feet above pool high-water mark and is not impacted by Project operations (ZEI 2002). Furthermore, the bat colony will continue to receive protection under Missouri state rule 3 CSR 10-4.111, which extends special protection to the gray bat as an endangered species; this includes protection of any bat maternity cave.

DRAFT

3.5.1.2 Terrestrial Resources

General wildlife habitat and wetlands on removed lands could be affected as a result of the proposed change in the Project boundary. It is important to note that the Commission has stated in the Project EA (FERC 2006) that revision of the Project boundary to the 662.0-foot contour would not have a significant effect on wetlands or wildlife. "The most significant lakeshore areas with respect to wetlands and wildlife habitat are primarily below the 662.0-foot contour" (FERC 2006, page 13). In preparing this proposed boundary amendment, Ameren Missouri is proposing "bump ups" inland of contour 662 to retain wetlands located on property owned in fee by Ameren Missouri, which are depicted on the Detail Maps attached as Appendix C. With regard to wildlife on removed lands, potential effects would primarily be habitat loss and fragmentation as a result of continued development. However, much of the landscape surrounding the Project is already fragmented due to past development, and current habitat value for general wildlife species is marginal. Wetland habitat will continue to be provided protection pursuant to the Clean Water Act.

3.5.1.3 Cultural Resources

A sample lakeshore survey, sample riverbank survey, cultural resources overview, and selective historic architectural survey were performed in 2002 and 2003. Survey methodology was developed in consultation with the Missouri State Historic Planning Officer and members of the Cultural Resources Subcommittee. In general, opportunistic sample surveys of high-potential shoreline areas were selected as the most appropriate survey strategy. Much of the land around the lake was eliminated from the survey area of interest due to topography of the shoreline and the incidence of heavy development (Ensor et al. 2003).

None of the historic properties identified in the relicensing surveys are located within the parcels proposed for removal from the Project boundary. As noted above, the upland parcels proposed for removal from the Project boundary were all eliminated from the study scope developed in consultation during relicensing due to topography and the amount of existing development in these upland areas. If these private lands are to be further developed in the future, the land

DRAFT

owner will be required to proceed in accordance with local and state regulations regarding cultural resource protection in effect at that time. Additionally, Ameren Missouri is implementing the Osage Historic Properties Management Plan that was approved by FERC on June 12, 2009[4] which provides a process for the identification, protection and preservation of historic properties at the Project, and establishes a decision-making process with consultation procedures to consider potential Project effects on historic properties.

3.5.1.4 Recreation

The proposed Project boundary will not affect recreational facilities associated with the Osage Project. Ameren Missouri is not proposing to remove any lands containing State Parks from the Project boundary and is proposing bump ups from the proposed Project boundary of elevation 662' to maintain existing Project related recreational facilities and public access points within the Project. Ameren Missouri is implementing the Osage Recreation Enhancement Plan ("REP") that was approved by FERC on May 14, 2009 which identifies 23 existing recreation sites (including two State Parks) and four sites for potential future development for public recreation access and use at the Project. The REP includes a program to evaluate existing facilities at the project, in consultation with appropriate agencies, to ensure that they meet existing and future public recreation needs. The REP may be modified to address any identified changes in recreation need. Therefore, public access to the reservoir will not be affected by the proposed boundary amendment.

3.5.1.5 Soils

Soils were identified in the Commission EA as a potentially sensitive resource on lands proposed for removal from the Project boundary. Highly erodible soils may become vulnerable if exposed as a result of development. However, lands proposed for removal are mostly privately owned, and much of these areas have already been developed in areas closest to the Project reservoir. In most cases, lands developed around the lake have included riprap or sea walls to protect

[4] 127 FERC ¶ 62,206

DRAFT

against soil erosion. In addition, any ground disturbance of an acre or more requires a Missouri State Operating Permit that specifically identifies the Project prior to the removal of any site vegetation or disturbance of the site (10 CSR 20-6.200 (1) (B)). This applies to all lands both inside and outside the Project.

3.5.1.6 Water Quality

New development on removed lands may have indirect effects on water quality due to erosion, non-point source pollution, and additional wastewater discharge. However, the lands proposed for removal from the Project boundary are mostly privately owned and are already developed in most cases. Ameren Missouri has no control over what happens on these privately-owned lands. Any new development on removed lands must address local and state policies regarding erosion, sediment control, stormwater, and wastewater management practices, thus addressing the potential impacts of any new development on the lands proposed for removal from the Project boundary.

3.5.1.7 Aquatic Resources

The Commission stated in its draft EA that Ameren Missouri's proposal to revise the Project boundary would have no significant impact on aquatic resource habitat (FERC 2006, page 96). Ameren Missouri agrees with this assessment. No spatial changes to aquatic habitats are being proposed, and the Project's resources will be retained within the amended Project boundary. In the EA, the Commission has suggested that aquatic resources may be affected indirectly by the amended boundary if wetlands or shoreline buffers are altered. "Indirect effects could include decreased ability to filter and moderate run-off or a localized decrease in macroinvertebrate production" (FERC 2006, page 96). Implementation of any new development on removed lands must address local and state policies concerning wetland protection, erosion and sediment control, stormwater management, and wastewater management practices.

DRAFT

3.6 Identification of Lands Needed for Flowage at the Osage Project

Ameren Missouri will retain flood easements over all the privately held land located within the proposed Project boundary. On lands proposed for removal from the Project boundary, Ameren Missouri's flood easements will continue; but this will be outside the Commission's jurisdiction. Ameren Missouri is proposing to establish the contour-based boundary at elevation 662', which is two feet above the normal maximum full pool elevation of 660'.

3.7 Identification of the Total Cumulative Acreage Proposed for Removal

The revised Project boundary proposed in this amendment application removes 28,396 acres from the Osage Project. These 28,396 acres are not needed for project purposes. As requested by the Commission, Ameren Missouri has included closed-polygon GIS shapefiles of the existing and proposed boundary in the boundary amendment application eFiled with the Commission to allow the acreage proposed for removal to be confirmed.

3.8 Structures Remaining within the Proposed Project Boundary that will Need to be Addressed After the Commission Issuance of Boundary Amendment Order

This amendment application proposes a boundary that removes residential and commercial structures from the Project but leaves the ancillary structures that remain below elevation 662' within the proposed boundary. These structures include decks, gazebos, boat houses, patios, and other structures that can be permitted under Ameren Missouri's approved Shoreline Management Plan. As directed by the amended ordering paragraph (E)(2) of the Commission's November Order, Ameren Missouri will address these remaining structures within one year of the Commission order addressing this proposed boundary amendment.

4.0 EXHIBIT G MAPS

Exhibit G maps showing the proposed Project boundary are attached to this filing as Appendix E.

DRAFT

5.0 CONSULTATION

In conjunction with preparing this boundary amendment application, Ameren Missouri both participated in and sponsored public meetings to present its proposal and to gather public comment on the proposed boundary amendment. These meetings were held as follows:

- November 19th – Camdenton Town Hall Meeting
- December 7th – Warsaw Town Hall Meeting

Ameren Missouri distributed a draft of this amendment application for state agency and public review on December 15, 2011. Public meetings will be held as follows:

- January 3rd – Osage Beach - Inn at the Grand Glaize – 6 to 8pm
- January 5th –Sunrise Beach - Lake West Christian Academy – 6 to 8pm

Ameren Missouri is requesting comments on the draft amendment application by January 15, 2012. All comments received will be attached in Appendix F. Ameren Missouri will review the comments and revise the amendment application as appropriate. This section will include a summary of this consultation in the amendment application filed with the Commission.

DRAFT

APPENDICES

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