



UTILITIES DEPARTMENT

WATER & SEWER SYSTEMS | SERVICE CONNECTION INSPECTIONS | BACKFLOW PREVENTION

April 9, 2024

Jeremy Nickols
CFS Engineers
3015 E. Cairo St.
Springfield, MO 65082

Dear Mr. Nickols:

The Utilities Department has reviewed your request to vacate easements for Lot 18B Branson Hills Dev. Phase 4, parcel ID 08-4.0-17-000-000-004.025. We have no utilities in these easements therefore have no issues with the easements shown on Lot 18B, Exhibit A and B, being vacated. If you have any questions please feel free to call me at 417-243-2733.

Sincerely,

A handwritten signature in black ink, appearing to read "Harley Coulter", written over a horizontal line.

Harley Coulter
Plan Coordinator
Utilities Department



April 23, 2024

Jeremy Nickols
Survey Crew Chief
CFS Engineers
3015 Cairo Street
Springfield, MO 65802

RE: **Easement Vacation – Beth Court**

Dear Mr. Nickols:

We are in receipt of your email correspondence, dated April 17, 2024, concerning the vacation of an easement on Lot 18B of Branson Hills Development, according to the plat thereof recorded in Slide M, PG 470 of the Taney County Records. **Missouri American Water** has no objection to the proposed vacation of said easement, as shown highlighted on the attached drawing because we have no water main installed within said easement. Further, there is no language on said plat granting an easement to Missouri-American Water Company.

Should you have any questions, please contact me at (314) 996 -2324.

Sincerely,



Terrance Green
Engineering Specialist
Right of Way and Developer Services

Missouri-American Water

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St. Louis, MO 63141
USA

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White River Valley Electric Cooperative

P.O. Box 969

Branson, Missouri 65615

(417) 335-9335

Chris Hamon, CEO

April 18, 2024

Jeremy Nickols
CFS Engineers
3015 E. Cairo Street
Springfield, MO 65082

RE: Utility Easement Vacate Request—Lot 18B Branson Hills Development. Phase 4.
Owner Jones Family trust. Parcel id# 08-4.0-17-000-000-004.025

Dear Jeremy,

This letter is to inform you that I have reviewed the utility easement vacate request of Lot 18B of Branson Hills Development phase 4. I do not see this being an issue for any for White River Valley Electric Coop, Inc. as we do not have and will not have any electric line infrastructure in the area in question and will not need access in the future. Please use this letter to give to this letter to whom it concerns for their records.

If you have any questions, please contact me at 417-335-9219.

Sincerely,

Joe Donavant

Distribution Planner White River Valley Electric Coop Inc

Fwd: Requesting Of Vacating A Utility Easement

Jeremy Nickols <jnickols@cfse.com>

Wed 4/17/2024 8:59 AM

To: Jennifer Luna-Thompson <jluna-thompson@bransonmo.gov>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: **Kurt Jacobsmeyer** <Kurt.Jacobsmeyer@libertyutilities.com>

Date: Tue, Apr 9, 2024 at 9:19 AM

Subject: RE: Requesting Of Vacating A Utility Easement

To: Jeremy Nickols <jnickols@cfse.com>, Kendall Powell <kpowell@bransonmo.gov>, Harley Coulter <hcoulter@bransonmo.gov>, generalmanager@taneywater3.com <generalmanager@taneywater3.com>, cecilia.garceau@amwater.com <cecilia.garceau@amwater.com>, Matthew.smith@suddenlink.com <Matthew.smith@suddenlink.com>, Egraves@summitnaturalgas.com <Egraves@summitnaturalgas.com>

Cc: Jennifer Luna-Thompson <jluna-thompson@bransonmo.gov>

Jeremy,

According to my GIS system, Liberty or Empire District does not have any primary or secondary in place withing these area. There are no plants that utilize these locations as well. If services are in place that serve 123 Beth Page or surrounding areas, it is the responsibility of the homeowner to provide a trench and conduit to maintain service. I do not anticipate that this will be an issue.

Kurt Jacobsmeyer | **Liberty Utilities** (Missouri) | Construction Planner II - Electric
P: 417-450-5934 | C: 417-450-5934 | E: Kurt.Jacobsmeyer@libertyutilities.com

From: Jeremy Nickols <jnickols@cfse.com>

Sent: Friday, April 5, 2024 12:43 PM

To: Kendall Powell <kpowell@bransonmo.gov>; Harley Coulter <hcoulter@bransonmo.gov>;

Summit Natural Gas Response

5-6-2024

RE: 123 Beth Page Ct.

To date, there have been multiple attempts through email and phone requesting a response from Summit Natural Gas regarding the vacate request. There has been no response from Summit Natural Gas regarding their position on this matter. Staff is assuming they have no objection to this request as there have been multiple attempts requesting such.

Jennifer Luna-Thompson

Senior Planner

City of Branson, Planning and Development

Public Water District #3

5-6-2024

RE: 123 Beth Page Ct.

****Email correspondence from PWSD3 regarding vacate****

Good afternoon,

The title search information our attorney requested has been to him by the title company. Once he finishes reviewing the volume of information provided to him, he should be able to present his opinion to the Board at its next meeting on May 28, 2024. Once that is presented then the Board can act on your request.

An answer would then be available on May 29th.

Please let me know if you have any questions or if I can be of further assistance.

Thank you.

Ed Young
General Manager
Public Water Supply District #3
507 Rinehart Rd.
Branson, MO 65616
PH.: 417-337-8451
Fax: 417-334-7206

Good afternoon,

The previous email to which you are referring was based on the anticipation that the title search would be available with enough time for the attorney to review the information before the meeting. Unfortunately, that did not happen, mostly due to the amount of information needing to be reviewed.

Yes, PWSD3 has water mains along Beth Page Ct, and, in fact, have a water meter service the residence on the property in question. While we have no plans to extend water lines along the side lot lines indicated on the drawing which accompanied the request, vacating waterline easements is something we research before releasing. Once our attorney has prepared his opinion, the Board can review this request.

I hope this helps explain where the District is in this process. Please let me know if you have any questions.

Thank you.

Ed Young
General Manager
Public Water Supply District #3
507 Rinehart Rd.
Branson, MO 65616
PH.: 417-337-8451
Fax: 417-334-7206

Jennifer Luna-Thompson

Senior Planner

City of Branson, Planning and Development