

## COUNCIL GROVE CITY LAKE PARK

Master Plan 2006

Annual Review 2007

Council Grove Lake Association Facilitator: Curt Brungardt, Ph.D. Center for Civic Leadership Fort Hays State University



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### 2007 Overview

Only one year after the development of the Council Grove City Lake Park Master Plan – 2006, steady progress has been made on many different fronts. Many of the projects were accomplished by the City of Council Grove with help and encouragement from the Master Plan and its process. Several of the projects (dump clean-up, dam repairs, and other improvements) were long overdue and were likely accomplished as a result of the Master Plan. Much of the physical improvement can also be credited to the hard work and dedication of our previous lake caretaker, Kevin Rikli. Finally, the Executive Board would like to personally thank all those lake resident volunteers who have played a major role in this year's lake area improvements.

1. Governance, Financial Stability and Development Policy	
Action Steps and Strategies	Time Frame
<ul> <li>1a. Lake Residents Purchase the Council Grove City Lake Park  This plan recommends that the Lake Association (or a newly formed group-possibly the Governance Task Force) negotiate the purchase of the city-owned real estate around the lake. Once the transaction is completed, each homeowner will be encouraged to purchase their own residential lot. This process would guarantee long-term financial stability and encourage further private sector investment. Strategy: A City Lake Association Task Force should be formed and, with the help of legal counsel, negotiate this transaction. A majority of council members and Lake Association members would then need to ratify the agreement.</li> <li>For nearly a year, a special commission (which includes representatives from both the city and the lake community) has been discussing various ownership and financial stability options. As of this date, the current proposal approved by the special commission and forwarded to the City Council includes a joint ownership proposal that includes the permanent easement. While no final decisions have been made in this area, progress has been made.</li> </ul>	
<ul> <li>1b. Establish an "Improvement District" for Self-Governance</li></ul>	

1. Governance, Financial Stability and Development Policy	
Action Steps and Strategies	Time Frame
<ul> <li>1c. Establish/Verify Lot Boundaries This plan recommends that a professional real estate surveyor establish all boundaries between lots at the City Lake Park. This should include setting pins (when necessary) and a legal description for each lot leased from the City. This action will need to be completed before negotiations for the purchase of the lakefront property can take place. Strategy: This plan encourages the City of Council Grove to contract with a surveyor and complete this action step as soon as possible. When needed, a mediator may be utilized to resolve disputed boundaries.</li> <li>The lake community agrees that a comprehensive survey must be completed of the residential lots to establish boundaries. Current proposal calls for the lake residents to share a cost of this survey in</li> </ul>	
<ul> <li>turn for the permanent easement discussed earlier. No decision has been made at this time.</li> <li>1d. Expand and Formalize the Lake Association Structure  This plan recommends that the Lake Association change its by-laws to improve the overall effectiveness of the organization. To better monitor the implementation of the Master Plan, this plan calls for a more formalized structure that will better represent the lake residents, make for a more efficient decision making process, and have a stronger role in external relations. Strategy: A new and improved association structure should be adopted at the annual June 2006 meeting. This organization will serve in a transition role until the Improvement District can be formed.</li> <li>The lake association legal counsel has drafted a proposal for a home owner's lake association structure. While this proposal is not complete, it is a starting point for further work and discussion. It is our hope within the next year to establish a formal home owners association.</li> </ul>	
<b>1e.</b> <u>Neighborhood Revitalization Program</u> To further encourage private sector economic activity and investments, this plan recommends that the Improvement District adopt a Neighborhood Revitalization Plan. For any remodeling or new construction that results in a \$10,000 or more increase in the appraised value, the resulting tax increase is rebated and then pro-rated for 5 years. It further recommends that other similar incentives be investigated as well. <i>Strategy:</i> Either the City of Council Grove or Morris County can submit this proposal to the state on behalf of the City Lake Park and the Improvement District.	

	Time Frame
Economic Impact Study  This plan recommends that the Lake Association and the City of Council Grove have an economic impact study conducted detailing the economic activity and contributions the lake residents have on Council Grove and Morris County. This data will be extremely important to the Lake Association and the City as they pursue state and federal grant dollars for the City Lake Park Improvements. <i>Strategy:</i> This plan encourages the Lake Association, City of Council Grove, Morris County, and Morris County Economic Development Corporation to join together and contract with a rural economic development consulting firm for the study in 2006.  Currently the lake association has a proposal and bid from the Docking Institute of Public Affairs to conduct such a study. No action has been taken.	
Development Policy  This plan recommends that the Improvement District establish a residential development policy for the City Lake Park. This policy should restrict residential home construction to 348 homes on the current surveyed leased lots. Because of the lake size (434 acres of surface water) and the current water and sewer condition, this policy should prohibit "2 <sup>nd</sup> tier" lots and homes and buildings on lakefront public park areas at this time. Thus, the development policy is calling for the "re-development" of the current residential areas around the lake. This policy should encourage the private sector to continue their investment in current cabins and leased lots while the public sector seeks to improve the public infrastructure.	

1. Governance, Financial Stability and Development Policy	
Action Steps and Strategies	Time Frame
<ul> <li>Ih. Improvement District Establish Resolutions and Enforcement Practices and Policies  This plan recommends that all city ordinances (that relate to the City Lake) and City Lake rules and regulations be reviewed and be replaced by Improvement District resolutions. Many of the current ordinances and rules were established many years ago and likely will need some changes. Strategy: This plan encourages the Board of Directors of the Improvement District to review the city ordinances and lake rules (with feedback from the lake residents) and submit resolutions shortly after the establishment of the Improvement District.</li> <li>As part of the permanent easement plan, detailed covenants need to be developed that establish residential rules and guidelines for the Council Grove City Lake Park. Legal counsel of the lake association has started developing these covenants, but the city and lake residents will need to complete them once the easement plan is approved.</li> <li>1i. Communication and Marketing Program  This plan recommends that the Lake Association, and then later the Improvement District, develop multiple ways to improve communication among lake residents. This may include additional meetings, newsletters, bulletins, emails, an expanded website, and other forms of electronic mail. In addition, the Lake Association/Improvement District should develop marketing materials and methods to promote the Council Grove City Lake Park. Strategy: This plan encourages the development of a Communication and Marketing Committee to further advance these important issues.</li> <li>Good progress has been made under this action step. This includes the lake association's comprehensive and thorough website and a monthly newsletter to share critical information to the lake residents. In addition, weekly and sometimes daily e-mails are sent out by the lake association to lake residents to keep them updated on current events. Finally, the lake association has also participated in the Council Grove Business Expo. This net</li></ul>	

	2. Infrastructure	
	Action Steps and Strategies	Time Frame
2a.	<ul> <li>Hard Surface for County Roads</li> <li>This plan recommends that the four county roads (1200 Rd., 1250 Rd., 1300 Rd., and U Rd.) be asphalted. These high traffic county roads are important arterials to the City Lake Park. Strategy: This plan recommends that the Improvement District formally request the Morris County Commissioners to include these four roads in the county's capital road construction plans. Grant dollars from the Kansas Department of Commerce and the Kansas Department of Transportation may be possible funding sources.</li> <li>After an initial meeting with the Morris County commissioners, a preliminary study was conducted by a civil engineering firm. In addition, KDOT officials had discussed various options. While there is much to be done under this action plan, discussions with proper officials about road improvements have begun.</li> <li>Maintenance on these roads has improved as a result of increased interest and activity.</li> </ul>	
2b.	Hard Surface for City Lake Park Roads  This plan recommends that the Improvement District develop a comprehensive plan to asphalt all interior City Lake Park roads. Priority should be given to the most heavily traveled roads first. In the interim, dust reduction products and methods should be researched and applied if feasible. Strategy:  The Improvement District should contract a feasibility study for City Lake Park road improvements. This should include researching grant dollars and how Improvement District tax funds can be leveraged.  Improvements have been made over the last 12 months on these important City Lake Park roads.  Lake caretaker cleared culverts and conducted an aggressive grading program.	
2c.	Development of a City Lake Park Sewer System  This plan recommends that the Improvement District develop a comprehensive plan to add a sewer system to the City Lake Park. It further suggests that alternative or unconventional methods and other new creative solutions to sewer treatment be researched. Strategy: Using the 2002 feasibility study as a starting point, this plan recommends that the Improvement District begin the process of researching both sewer systems as well as possible funding sources.	

2. Infrastructure	
Action Steps and Strategies	Time Frame
This plan recommends that the Improvement District develop a comprehensive plan for a water system at the City Lake Park. Using the 2002 feasibility study as a general guide, a water distribution system should be constructed consisting of twelve inch and eight inch water lines with a ten foot by 100 foot standpipe. <i>Strategy:</i> This plan recommends that the Improvement District investigate the various options of implementing a comprehensive water distribution system for the City Lake Park.	
This plan recommends that the City of Council Grove have an engineering study conducted on the structural integrity of the city lake dam. The dam is nearly 70 years old and the Lake Association suggests a proactive approach to addressing any potential problems or related issues before they may become serious.  • The City of Council Grove, recently received results of a preliminary dam study conducted by the US Corps of Engineers. The results of this study encouraged the city to make improvements to the dam and spillway areas. Improvements include: the removal of all trees from the dam and structural improvements to the base of the spillway.	
This plan recommends that safety improvements be made to City Lake Park roads. This may include adding signage (speed limits, turns, reflectors, etc.), guard rails and lighting at important intersections and other potentially dangerous locations. <i>Strategy:</i> This plan encourages the Improvement District to contact the Kansas Department of Transportation for a traffic-safety study of the City Lake Park region.  • While much needs to be done in this area, the City of Council Grove and the lake caretaker made substantial improvements to south Lake Road Dr. Between sections R and H, coverts were replaced and the road was widened.	

3. Beautification and Park Area Improvements	
Action Steps and Strategies	Time Frame
<ul> <li>3a. Mowing and Weed Control  This plan recommends that City Lake Park residents and the Improvement District be responsible for mowing the grass and controlling weeds in City Lake Park. First, lake residents shall be responsible for regularly mowing the grass and controlling weeds on their own property and septic system areas. Second, during the growing season the Improvement District shall be responsible for mowing and weed control in all public park areas, interior common areas and along all roadways. Third, the Improvement District shall embark on a program of noxious and obnoxious weed control. Strategy: Division of responsibility between individual residents and the Improvement District along with height/frequency requirements shall be included in Improvement District Resolutions and Rules and Regulations.</li> <li>Through the various communication networks, the lake association has encouraged lake residents to maintain their yards and control weeds. Overall residents have responded.</li> </ul>	
<ul> <li>3b. Trash Receptacles and Related Issues</li></ul>	

Action Steps and Strategies	Time Frame
This plan recommends that the City Lake Park adopt a comprehensive signage program. This includes uniform address signs for each residency (two signs-one that can be viewed from the lake and the other from the frontage road); consistent maintenance of sectional signs; purchase and install two new City Lake Park identification signs on US Hwy 56 at the intersections of 1200 and 1300 roads; and improve and enhance the four City Lake Park entrance signs with new paint and landscaping. <i>Strategy</i> : Signage requirements and regulations shall be included in the Improvement Districts Resolutions and Rules and Regulations.  • Over the last year, several major improvements have occurred under the signage action steps. Sectional signs and residential numbering has occurred throughout the Council Grove City Lake Park. This is critical for emergency vehicles when they are looking to identify particular locations. The lake association made improvements to the four city lake park entry signs refurbishing the signs and landscaping. Finally, the City of Council Grove replaced the south entrance sign on Hwy 56.	
This plan recommends that the Improvement District leadership study the public park issue and make decisions about which parks should be improved and updated and which ones should be returned to general common areas or made available for development. It is further recommended that at least one or two public parks remain and be equipped with public restrooms, a fish cleaning station, modern picnic facilities, and a public swimming area. <i>Strategy</i> : The Improvement District, working with an ad hoc committee of interested residents, should propose a comprehensive program to improve the city lake public park areas. Kansas State University's park and landscaping architectural program may be a source of expertise and should be consulted.  • The lake caretaker has made minor improvements to the public parks. However, long-range and comprehensive improvements are still needed.	

3. Beautification and Park Area Improvements  Action Steps and Strategies  Time Frame	
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Se. Boat Ramps and Public Docks	
This plan recommends that the two public boat ramps (near Section A) be repaired as soon as	
possible. Next, new floating public boat docks should be purchased to replace the existing and	
unsafe dock and boathouse near the north boat ramp. <i>Strategy</i> : Various grant options for	
improvements should be researched by the Improvement District and should be included in the	
public park overall improvement program.	
• A new temporary boat dock has been placed at the south boat ramp area. However, replacement	
of the north boat dock was not included in the city budget. Current discussions are taking place	
with the City of Council Grove to address this issue.	
of Marina an Laka	
Marina on Lake This plan recommends that the Improvement District negotiate a contract with the marina at the	
Council Grove Federal Reservoir to add marina services on City Lake Park property. Possibly using	
the Section A public park as a location, the marina could start by providing basic services and	
expand when/if financially feasible. <i>Strategy</i> : This plan encourages the lake residents and the	
marina to work together to begin the process of providing fuel, and related services this summer at	
the City Lake Park.	
<ul> <li>Preliminary discussions took place with the City Council on providing some basic marina</li> </ul>	
services at the lake. The lake association plans to develop a full proposal for the City Council in	
the future.	
D. D. A. T. C. L. D.V. C.	
Bg. Boat, Trailer and RV Storage  This plan recommends that the Improvement District establish a common heat trailer and RV	
This plan recommends that the Improvement District establish a common boat, trailer and RV	
storage/parking area for City Lake Park residents. A year-round secure parking area (possibly the area directly east of the Section A park) would provide residents a voluntary storage location.	
Strategy: The Improvement District should provide resources necessary for fencing, lighting, and	
maintenance of the storage/parking area.	
maintenance of the storage parking area.	

4. Water Quality, Environmental Issues and Water Level	
Action Steps and Strategies	Time Frame
<b>4a.</b> City of Council Grove Should Seek Alternative Water Sources  To help maintain the water level at the city lake, this plan recommends that the City of Council Grove obtain its primary water source from the federal reservoir. In addition to the 160 million gallons per year draw-down of the city lake, the City's new water purification equipment would be better suited for the reservoir water. Strategy: This plan encourages the City of Council Grove to begin the process of constructing a pipeline from the federal reservoir to the city water treatment plant. It is further recommended that the city lake remain as a secondary/back-up water source for the city.	
4b. <u>Precautions Against Harmful Chemicals</u> This plan recommends that the lake residents, the Improvement District, City of Council Grove, Morris County and area farmers and ranchers restrict chemical applications that are not compatible with the Clean Water Act. First, this plan endorses the continued requirement that persons applying chemicals to lawns have proper training and use only approved products. Second, this plan discourages any widespread use of chemical spraying anywhere in the drainage watershed. <i>Strategy</i> : This plan encourages the continuation of chemical classes as well as publicizing a list of chemicals which have the greatest threat to water quality. Additionally, the Improvement District and Morris County should create strict resolutions and county ordinances to control dangerous wide-spread chemical use.	
<ul> <li>4c. Residential Environmental Issues This plan recommends that lake residents should be stewards of their own property. This means residents should avoid disposing of leaves, fish waste, grass clippings and other unwanted substances in the lake. Residents should also properly dispose of old batteries, gasoline, paint, etc. at the Morris County landfill. Strategy: This plan encourages the Improvement District to develop environmental-related resolutions and enforcement practices for the City Lake Park.</li> <li>Through our various communication networks, the lake association continuously encourages lake residents to be good stewards of their property. The lake association also supports the city's chemical classes for lake residents. Publicity and emphasis by the lake association has increased the effectiveness of the classes, resulting in a record of seventy attendees at the spring 2007 class.</li> </ul>	

4. Water Quality, Environmental Issues and Water Level	
Action Steps and Strategies	Time Frame
4d. <u>City Lake Park Environmental Study</u> This plan recommends that the Improvement District and Morris County hire a qualified environmental biologist to study the entire lake and drainage watershed. A comprehensive study could provide lake residents and surrounding landowners with a list of "best practices" that, if adopted, would help stabilize the water level and maintain water quality. <i>Strategy</i> : The Improvement District should contact the appropriate state and federal agencies to assist with this issue.	
<ul> <li>4e. Wildfowl Control This plan recommends action to control the resident Canada Goose population at the lake. This population is increasing and causes fouling of docks, boat ramps and lawns. Leaseholders should not feed these geese or provide breeding habitat for them. The lake is increasingly becoming a refuge in the winter for large numbers of waterfowl, especially geese. Strategy: This plan recommends further study in conjunction with Kansas Department of Wildlife and Parks to evaluate the water quality problem and what control measures, if any, are needed.</li> <li>Recent concern about the possibilities of avian flu contaminating water supplies, and the large amounts of goose excrement that goes into the lake make this even a more important issue.</li> </ul>	
4f. Zebra Mussels Control Zebra mussels are a serious threat to lakes in Kansas and have already been found in El Dorado lake.	
This plan strongly recommends that <b>the City Lake Park residents avoid fishing or boating in El Dorado lake</b> . If they do so, boots, boats, minnow buckets, tools and anything that has touched the water of that lake should be washed in hot water, with a chlorine or salt solution, and away from boat ramps, and all bilge and live wells pumped out.	
• Again through its communication networks, the lake association continually reminds lake residents of the dangers of zebra mussels. We encourage boaters and fisherman to be cautious of the potential spread to the city lake. We encourage the city to be more proactive by placing signage at the boat ramps.	

Action Steps and Strategies	Time Frame
<ul> <li>Water Safety – Rules, Regulations, and Enforcement</li> <li>This plan recommends that the Improvement District review, update and endorse the current safety-related rules and regulations in the City Ordinances. Concurrently, enforcement practices should also be reviewed and new approaches implemented if warranted. Strategy: This plan calls on the Improvement District to work closely with the Kansas Department of Wildlife and Parks to research more effective boat safety regulations. The plan also encourages increased lake patrol and enforcement of safety rules (especially during summer weekends).</li> <li>The summer of 2006 saw an improvement in water safety and enforcement at the Council Grove city lake. Caretaker Kevin Rikli provided increased lake patrol and enforcement that made for a safer lake. The lake association still recommends that the current safety rules and regulations be reviewed and updated if warranted.</li> </ul>	
This plan recommends an active water and boating safety education program for lake residents. In addition to regularly enforcing state boating laws, the lake residents should endorse a program that trains new boaters (both children and adults) in safe practices. Lake residents should be reminded that they are primarily responsible for making certain that their children and visitors are of legal age to operate watercraft and have completed required state water safety instruction. This plan further recommends that safety-related rules and regulations be published frequently. <i>Strategy</i> : First, have the Department of Wildlife and Parks provide yearly "on the water" safety instruction at the city lake. Second, water safety regulations should be mailed to lake residents on a yearly basis. Third, this plan recommends that a "black box" warning section be published in the Lake Association newsletter and on the website listing the latest infractions cited at the city lake.  • The current city lake rules and regulations, and city ordinances pertaining to the city lake are posted on the lake association website. Lake homeowners and others receive email reminders of changes to boating regulations and other items pertaining to boating safety. Attempts to arrange for a boat safety inspection in cooperation with KDWP did not materialize this year. Also efforts to obtain listings of the latest infractions from caretakers were unsuccessful.	

		5. Recreation, Public Safety and Fishery Management		
	Action Steps and Strategies	Time Frame		
Cur reg safe pro pro mer <i>Stre</i> con	rently the best estimate is that there are between 450 and 600 resident and non-resident boats istered at the lake, and approximately 100 jet skis. It is believed that weekend boating may pose a ety issue due to increasing numbers of boaters. A study is needed to determine "best use" policies to mote safety. It is agreed that the City of Council Grove and the Lake Association should be active in this area and not wait until a severe or fatal accident occurs. A majority of Task Force mbers opposed enlarging the high-speed boating area of the lake for safety reasons at this time. attegy: The lake residents should enlist the Department of Wildlife and Parks Safety Division to aduct a comprehensive study on the water and boating density and determine the best wake area for city lake.			
Fisl alre Sin frec pop of V may	hery Management will be considerably improved by a study of lake fish populations and habitat, eady underway and directed by the Kansas Department of Wildlife and Parks regional biologist. In the City Lake Park is now a part of the Community Fisheries Assistance Program (CFAP), more quent and intensive surveys will be undertaken. Preliminary information indicates that the bulation of key game fish species is declining. *Strategy*: This plan recommends that the Department Wildlife and Parks begin a stocking program based on fish survey results. The Improvement District y also want to survey lake residents asking them about their preferences for fishery development. The CFAP has already enhanced the city lake fisheries. Due to participation in the program there have been seasonal fish population surveys, and several fish stockings by KDWP. Volunteers from the lake association have provided shoreline trash pickup, shoreline brush removal and fisheries habitat replacement. City employees have also placed habitat. The city receives a cash payment of approximately \$10,000 from KDWP. Competitive grants for improvement to facilities are also available through the CFAP.			



## **Contact Information**

#### **Council Grove Lake Association**

PO Box 13, Council Grove, KS 66846

Email: cglakeassoc@yahoo.com Web: www.cgclakeassoc.org

### **Center for Civic Leadership**

Curt Brungardt, Ph.D Master Plan Facilitator Fort Hays State University 600 Park St, PH 200, Hays, KS 67601 785-628-4303 cbrungar@fhsu.edu