



Spring Newsletter 2017
NEXT GENERAL MEETING June 10, 2017 at 9:00 A.M.

Community Christian Church - McCardle and Main Street

Email: cgclakeassoc@gmail.com

Website: www.cgclakeassoc.org

PRESIDENT'S COMMENTS - Robert Herbig

WELCOME BACK from your President:

Welcome back to the “*Gem of the Flint Hills*” for what will surely be one of the finest boating and family seasons ever! The Lake is full! The buoys are set as agreed upon, the boat ramps are both safe and functional and the water is inviting! The fish have signed up to “catch us if you can” fishing program!

In this newsletter you will be given a current update on some of the difficulties facing the CGCLA. While this is not and should not be our main focus, it does have an effect on attitudes and opinions. It is my opinion that positive things will occur at the City Lake Park if we stay the course, keeping our mission as a focal point. As frustrating as it gets at times, we need to remember: “If I don’t try – I can’t fail!” “Think you can, think you can’t either way you will be right!” We’re trying and we believe in our mission! Personally, the future at the City Lake community couldn’t be more promising!

Exactly what has been done to paint such a bright picture for the city and the City Lake communities? The following might give a thumbnail sketch of the involvement of association members toward meeting the goals of our

MASTER PLAN:

- Chamber of Commerce Executive Committee member;
- City Council monthly reports and requests on behalf of CGCLA;
- Development of a Water Quality and Water Quantity for the City Lake and City of Council Grove;
- Member of Council Grove Economic Development Committee;
- Member of Flint Hills Economic Development Committee;
- Leadership on the Hotel Search Committee to bring a hotel to Council Grove;
- Partnership with “Dirty Kanza Promotions” to bring a major bike race to Council Grove;
- Development of a CGCLA Scholarship for graduating seniors of CGCLA family members;
- Development of a CGCLA membership scholarship program. First recipient in 2017;
- Sponsorship of an annual Golf Tournament with proceeds going to USD #417 Educational Endowment Fund;
- Leadership on various committees tasked with the job of bringing major infrastructure changes at the City Lake;
- Volunteers serving as USD #417 Mentors for Council Grove High School;
- Volunteers serving on the Arts Council, City Beautification and Historical Committees as well as a wide variety of Chamber sponsored events;

- 4th of July Activities – kayak, paddleboat and boat regatta;
- Patriot's Outdoor Adventures Wounded Warrior Fishing Tournament and Youth Fishing Tourney;
- Annual Steak Fry open to the public with proceeds going to the POA and/or Scholarship fund;
- Business Directory of area businesses available to the citizens of the lake, City and County;
- Our leadership and input is sought by leading citizens of Council Grove.

Hopefully, these positive actions can help each of you to enjoy the City Lake to the fullest extent possible. Have a great lake season – but more importantly, HAVE A GREAT FAMILY SEASON!!!

Robert Herbig, President

CGCLA

Property Taxes for Council Grove City Lake – Tax Committee

The tax appeal for 2012 and 2013

Lake lots valuation rulings were appealed by Morris County to the Kansas Court of Appeals when in July 2016 the Morris County District Court affirmed the February, 2015 decision of the Kansas Board of Tax Appeal (BOTA) to modify the 2012 appraisals of the Lake Lots from the County value of \$28,187,810 to \$2,336,442 and the 2013 appraisals from \$29,871,240 to \$2,386,800. The District Court also affirmed that the BOTA Finding of Fact was correct in its determination that the County appraisal contained significant violations of Uniform Standards of Professional Appraisal practice and that the County appraisal methodology violated Kansas statutes ([county used what they claimed was market value and BOTA ruled lease income approach the only legal method for leased lots](#)). The Kansas Court of Appeals will hear the 2012/2013 appeal in August/September time frame.

The tax appeal for 2014 and 2015

On the same basis as 2012 & 2013, those appeals are on hold in the legal process until the Kansas Court of Appeals hears the 2012 and 2013 appeal by Morris County. If the County appeals the ruling of the Kansas Court of Appeals to the Kansas Supreme Court it is likely that the Kansas Supreme Court will refuse to hear it since they only take about 3% of the cases that have been appealed.

The tax appeal for 2016

The CGCLA has appealed the 2016 tax appraisal to BOTA and we have a hearing set for January 2018.

The tax appeal for 2017

As you are aware, the City of Council Grove sent out a letter dated March 14, 2017 notifying all leaseholders that the Morris County Appraisers Office changed their appraisal process for 2017. In

the past all the lots were valued in one lump sum and divided by 350 lots. Now that the lots are platted, the County decided to value the lots individually and the City sent each leaseholder a County Valuation Notice with a deadline within 14 days.

As a result the CGCLA sent an email to each leaseholder with an email address on record advising of the appeal process to follow using a Declaration of Representative form designating the CGCLA Attorney, Linda Terrill, Property Tax Law Group, LLC, and the CGCLA as your representative. Approximately 196 of the leaseholders met the City appeal deadline of April 5, 2017 and about 48 leaseholders missed the deadline but desired to appeal.

Even if you missed the deadline, you can protest your property taxes in December by the “Pay Under Protest” process. More detailed information will be sent by email to all leaseholders so you can “Pay Under Protest” and use the CGCLA and our tax attorney to represent you.

The County to date has hired four appraisal firms over the past several years, directing them to appraise the lake lots based on “Fair Market Value” ignoring the income approach. This appraisal methodology does not comply with Kansas Law. The BOT and the District Court correctly determined that the valuation of the land be determined by the direct capitalization of income approach to valuation utilizing the contract rents due to the nature of the lease between the taxpayers and the governmental owner of the land.

Master Plan Status

The CGCLA Master Plan is completed, printed, bound and delivered. Great job by the MP committee.

Independence Day Celebration – Renee Roths



This year's Independence Day Lake celebration will be held on Saturday July 1st

Paddle boat races - 1:00

Kayak races - 1:30

Boat Regatta – 4:00

GOLF TOURNAMENT CANCELLED.

2017 Environmental Objectives CGCLA -

We will be focusing our efforts in two very important issues concerning the water at the city lake.

Both water quantity and quality will continue to be top priorities.

Water quantity-

In September Tom Nurnberg and Larry Fischer presented our water plan to the full City Commission and a group of local business men and women and tried to answer the questions they had. They seemed to recognize they could have a problem with aging infrastructure, however, chose to pump out of the river rather than make a pipe connection to the reservoir should the need arise. We feel we have documented the need to connect and the cost good enough and will be changing our efforts to identify incremental cost differences between the two streams. This will include both costs of the raw water and the costs to process the different streams. Once identified we will make recommendations on how to handle those costs. We feel a grant and/or low interest loan can be found to cover capital needs.

Water quality-

In September the City on their own took raw water samples at four different locations at the lake. We requested a copy of the results and found indications of concerns. However, the tests were not conducted to fully identify possible contaminations. The tests showed high total coliform bacteria but was not tested to EPA E. coli standards. The Board of Directors voted to do a one-time EPA swimming beach test which requires 5 samples in 30-day time frame then average the numbers. We will be looking for harmful strains of bacteria for full body contact recreations. We will notify everyone by E-Mail on the test results.

The City is convinced leaseholders are contaminating the water and have put a temporary ban on using commercial fertilizers. They also have appointed a committee to look into sewer and water systems for the lake. Andy Hutter ,Tad Fuller, Jeff Broiller and Larry Fischer are on that committee.

That committee has met twice and is trying to purpose cluster systems to be installed utilizing the ATU systems that have been installed in the past years, however connecting to their discharge and go to common well engineered drain fields. A Scope of Work will be written to send out for competitive quotes. The scope will include researching available grants for installation.

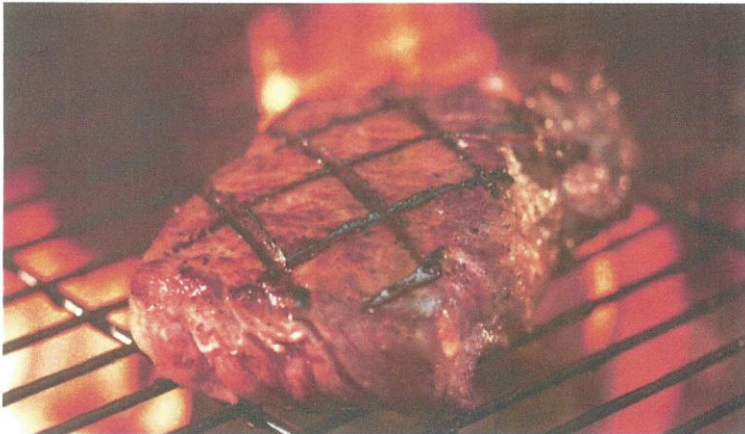
We will also try to conduct a full environmental turnaround to help identify any potential problems with water quality.

We are proud to have available Chuck Bewer and Gary Mason, both being new lake lease holders. Chuck owns and operates GSI Engineering and Gray is the Deputy Secretary of Environment KDHE. Thanks for your interest and help.

Currently, items under discussion are:

1. Posting of lake rules on the CGCLA website www.cgclakeassoc.org
2. Temporary ban on application of lawn fertilizer so as not to contaminate the water
3. Water/Waste Water monitoring to comply with Kansas Department of Health and Environment (KDHE).
4. Testing of Dust Control product on south side of lake
5. Fence ordinance similar to that required in the city. No fence allowed between lots and restrictions on "dog runs".

ANNUAL STEAK FRY-



Renee' Roths

Annual Lake Steak Fry – August
12th – 4:00

PATRIOT OUTDOOR EVENTS –



2017 FISHING TOURNAMENT SEPTEMBER 10

“HEROES HELPING HEROES”

POA (Patriot Outdoor Adventures) fishing tournament

– Contact Marty Thurman Phone: 316-644-5656

COUNCIL GROVE CITY LAKE ASSOCIATION SCHOLARSHIP



Earlier this year the CGCLA Board of Directors voted to implement a \$500 scholarship to be awarded yearly to a high school senior. To be eligible for the scholarship the applicant must be the grandchild or child of a member of the CGCLA. Applicants were required to submit a resume and two letters of recommendation. Each candidate was judged on their resume, their academic achievements, and leadership qualities. The committee members were Jeff Broiler, Olive Broiler, Louise Carlin, Becky Catlin, and Marty Wright.

After reviewing seven outstanding candidates, the committee selected Jay Weston Scott as the 2017 winner of the Council Grove City Lake scholarship. Weston is the son of Jay Scott, owner of I-13. He graduated from Bluestem High School in Leon with a 4.0 GPA. He participated in sports, student council, FFA, and was a member of the National Honor Society. He also was active in community and mentoring programs. Weston intends to pursue a career in medicine and hopes to become a orthopedic surgeon.

LAKE ASSOCIATION MEMBERSHIP



Because of your involvement, approximately 90% of lake homeowners became paid members of the Council Grove City Lake Association in 2016. Considering some folks own two leases and some owned by absentee trusts go unused, our true membership level is usually above 90%. This level of membership is an open testament of your support. The Association could not begin to accomplish our mission without you. It is only with your continued support that we can promote your interests as a lake homeowner and keep you informed of developments that may affect you. It is because of this continued level of support that we were able to be recognized by the city government as the spokes "person" for lake residents. Representing you as a "joint voice" increases your "power of one" and gives you considerable leverage when decisions are being made. **We thank each and every one of you who has already paid your 2017 dues to support the Lake Association.** However, if you

have not, we encourage you to do your share, and get your dues in the mail. You may use the form below or the card sent to you by mail.

The dues have been at \$35 per household for many years. This year it was necessary to increase the dues to \$50 per household in order to support legal fees, water sampling and other activities.

Dues Card – 2017	
COUNCIL GROVE CITY LAKE ASSOCIATION	
PO Box 13, Council Grove, KS 66846	
NAME(S) _____	Annual Dues: <u>\$ 50.00</u>
LOT NUMBER _____	Legal Fund Contribution: \$ _____
Lake Street Address _____	General Fund Contribution: \$ _____
Mailing Address _____	CHECK TOTAL: \$ _____
City _____ State ____ Zip _____	I can help with: _____
Email _____	_____
Home Phone _____	_____
Cell: _____	_____
Lake or 2 nd Cell phone _____	_____

REMINDER!

**A CURRENT ZEBRA MUSSELS CERTIFICATE IS REQUIRED WHEN
APPLYING FOR A 2017 CITY LAKE BOAT PERMIT.**

Enjoy Kansas Waters Today and Protect Our Waters for Years to Come.

Aquatic nuisance species (ANS) impact YOU. They cause damage to your lake, your wallet, your recreation and your way of life.

ANS are:

- any non-native species (animal or plant) that harms Kansas waters
- a billion-dollar threat to boating, fishing, industry, agriculture and municipal water supplies
- usually spread by "hitching" a ride with anglers, boaters or other outdoor recreationists

ANS and the Law

- It is illegal to transport live ANS
- Livewells and bilges must be drained and drain plugs removed before transport
- Live fish cannot be transported from ANS Designated Waters; visit ProtectKSWaters.org for a list of these waters
- Dispose of unused bait on land or in an approved bait receptacle

ProtectKSWaters.org

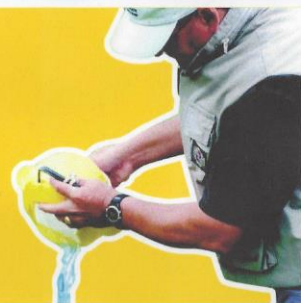
What Can I Do? Clean

Remove all plants, animals and mud; thoroughly wash everything, especially crevices and hidden areas.



Drain

Eliminate all water before leaving the area, including livewells, ballast and engine cooling water. Dispose of unused bait on land or in an approved bait receptacle.



Dry

Allow five days for your boat to completely dry before transporting to other waters.



If your boat has been in ANS Designated Waters and you cannot perform the required steps above, have your boat professionally cleaned with high-pressure scalding hot water (> 140°F).

2016 CALENDAR OF EVENTS

MAY

- 6-7 • Statewide Crappie Tournament
- 7 • Kaw Mission Program
- Every Tuesday in May - Farmers Market 5:30pm - 7:00pm

JUNE

- 1-3 • Flint Hills Rodeo, Strong City
- 10 • Council Grove City Lake Association annual meeting - 9am Christian Church
- 10 • Symphony in the Flint Hills, Deer Horn Ranch - Geary County
- 16-18 • Washunga Days
- Every Tuesday in June - Farmers Market 5:30 pm - 7:00pm

JULY

- 1 • City Lake Independence Day Celebration

- Kayak Races - 1:00pm
- Paddle Boat Races - 1:30 pm
- Boat Regatta - 4:00pm
- House & Dock Decorating - all weekend

- 3 • Wilsey 3rd of July Celebration
- 4 • Independence Day Celebration, Bolton Soccer Complex

7-8 • Santa Fe Trail Ranch Rodeo
22-31 • Morris County Fair
14 • Ladies Night Out, 5-9pm
Every Tuesday in July - Farmers Market 5:30pm - 7:00pm

AUGUST

5 • Youth Rodeo
12 • Council Grove City Lake Association 9:00am Christian Church

12 • City Lake Association Annual Steak Fry CG Country Club

26 • Evening on the Riverwalk
Every Tuesday in August - Farmers Market 5:30 pm - 7:00pm

SEPTEMBER

16 • Community Wide Garage Sales Every Tuesday in Sept - Farmers Market
5:30 - 7:00pm

OCTOBER

1 • Fall Ranch Rodeo
14 • Council Grove City Lake Association 9:00am Christian Church

31 • Halloween Parade-, 6pm/ /

NOVEMBER

3-5 • Gathering in the Grove, Carnegie Building
4 • Candlelight Charm, 6-9pm
24 • Santa's Arrival, 5pm
25 • Holiday Open House
25 • Santa on the Santa Fe Trail

DECEMBER

2, 9, 16 - Santa on the Santa Fe Trail. 1-3pm

EXTENSION OF HIGH SPEED AREA

The City Council has approved the permanent westward extension of the high speed area in the lake. Buoys have been placed accordingly.

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