



Summer Newsletter 2015

NEXT GENERAL MEETING: July 11, 2015 at 9:00 A.M.

Community Christian Church - McCardle and Main Street

Email: cgclakeassoc@gmail.com

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PRESIDENT'S COMMENTS

The Independence Day Celebration is almost upon us. This is my favorite holiday of the year. This year will be a very special celebration for us. Joyce and I will have all five girls and their families here with us. This is a real feat since that includes spouses, 11 grandchildren (we will be missing only two) and two great grandchildren. We have imagined and reimagined where and how we are going to sleep everyone; but now have it all figured out. I know many of you are experiencing the same thing. To me, this is what it is all about; getting together with family and friends to celebrate all that we have here in this wonderful country. This is the place where everyone else wants to be---and tries to get to. I think sometimes it is too easy for us to forget those who have gone before us and the sacrifices they have made so we can enjoy the freedoms we have. Take a moment during the weekend to pause and remember---and say "thank you" to those who have served and are serving to provide for you. Fly your flags high. Eat too much. Enjoy this beautiful little spot of paradise in the Flint Hills.

Board of Directors Election

As a result of the June elections, those serving on the Board of Directors for 2015-2016 are Joyce Hutter, Robert Herbig, Larry Heyka, Jim Steckart, Larry Fischer, Gary Catlin, David Fritchen, Andy Hutter, Jerry Roths, Tom Nurnberg and Ed Hooper. At the annual meeting Joyce Hutter presented awards to Tad Fuller & Larry Berner for their previous service on the Board. John Nicodemus, retiring board member was not present to receive his award.

Property Taxes for Council Grove City Lake

The Council Grove City Lake Association (CGCLA) would like to express our appreciation to the City for their cooperation in the pursuit of justice for the inappropriate valuation of lake property by the County. The following facts and legal findings are provided to better inform the public of our rationale for pursuing the tax appeal.

- Prior to 2008 Improvements on leased lots were subject to property tax paid by the lease holder and leased lots were taxed to the city on an income /expense basis. Approximately \$7,000 total taxes were paid by the City on the land at the City Lake.
- Several years ago the property taxes on improvements located on city lake lots began to escalate out of proportion to other Morris County properties, and similar lake properties in Kansas. This caused many individuals to appeal the valuations.
- In every known case, the Court of Tax Appeals (COTA) of the State of Kansas ruled in favor of the tax payer. Some of these COTA rulings were appealed by the County to the Kansas Court of Appeals and in every case the COTA ruling was upheld.

- In addition, the Court ordered the Board of County Commissioners of Morris County to designate a person or persons subject to prior approval of the court, to appraise all taxable City Lake real property and improvements used for residential purposes in compliance with K.S.A. 79-412.
- Morris County commissioned Voss & Company and, then later, Marion Johnson, to reappraise lake lots and improvements. The county's valuation of the 228.3 acres of unplatted improved land surrounding the lake totaled over \$28.0 million (\$123,468 per acre).
- Morris County collected taxes in 2012 and 2013 based on these appraisals, which were considered inappropriate and unfair by the taxpayers. These taxes were paid under protest as a result of the valuation inequities.
- In December 2012, the City agreed with the Council Grove City Lake Association (CGCLA) and therefore authorized the CGCLA to pursue a tax appeal on behalf of the City and lake leaseholders in accordance with the provisions contained in the lease agreement.
- In February 2015 the Kansas Board of Tax Appeals (BOTA) determined that Morris County's valuation methodology contained numerous significant violations of the USPAP (Uniform Standards of Professional Appraisal Practice). Moreover, the valuation was not in compliance with Kansas statutes. Therefore the BOTA issued a Summary Decision that upheld the tax appeal by the city and the CGCLA for 2012 and 2013.
- In their Summary Decision, the BOTA ordered that the appraised value of the lake property for 2012 is \$2,366,442 and for 2013 is \$2,386,800 (not \$28,187,810 and \$29,871,240 as appraised by the county). It was further ordered that the appropriate officials shall correct the county's records to comply with their order, re-compute the taxes owed by the taxpayer, and issue a refund for any overpayment.
- On June 1, 2015 the county filed an appeal in Morris County District Court on the 2012 and 2013 Council Grove City Lake Tax Appeals. The Kansas Board of Tax Appeals hearing for 2014 Taxes is delayed pending the outcome of the county appeal.

It is unfortunate that Morris County has already spent or committed tax monies which were collected based on inappropriate valuations and, at this time, any plan for the county to refund the overpayment is unknown to the City or the CGCLA. We just hope that the county does not waste any more time or money pursuing an appeal that history has already shown is not likely to be ruled on favorably by the Court. It is time to move forward together with fair and equitable treatment for all.

Helping Heroes Heal Bass Fishing Tournament

CGCLA volunteer Martin Thurman, organized and made possible this terrific event. Martin tirelessly worked through Patriot Outdoors Adventures, and with the Lake Association, the City of Council Grove, and numerous local merchants and citizens. This was truly a community event that attracted State wide attention.

Patriot Outdoors Adventures is a 501(c)3 charity that was established by retired Sgt. Maj. Mark Spencer in 2008. Spencer, a wounded veteran, created the organization as a way to help other veterans struggling with physical, mental and emotional injuries transition back into civilian life, as well as learn how to live with their injuries.

There are far too many enthusiastic volunteers, both individuals and groups, to thank in this article. Our thanks to go out to all those who made this heartfelt event happen. The volunteers came in all aspects: Boat captains, fishermen, organizers and leaders, workers and folks who came to show their support and

appreciation. We are excited that this event also served to bring our community (the town and the lake) together and provided a truly cooperative atmosphere. It was inspiring to see so many people come together in a combined effort to support our soldiers and let them know how much we care.

Our most important thanks go to the soldiers themselves for giving us the opportunity to show our gratitude for the sacrifices they and their families have made for us.



CGCLA Golf Tournament Benefit for Educational Fund

The council grove city lake association 6th annual charity golf tournament was held at the Council Grove Country Club on Saturday, May 9, 2015. A total of 36 golfers played in the 2 man scramble tournament. Once again, the weather cooperated and a great time was had by all the golfers, as well as those friends, family, and guests who attended the post-tournament awards ceremony and raffle. The 1st place team winners were Cody Catlin and Matt Lawrenz, 2nd place winners were Hook Zimmerman and Eric Gant, with 3rd place going to Jesse Knight and Tanner Buchman. Winner of the "closest-to-the-pin" contest was Kevin Rowse. 1st, 2nd and 3rd place teams were awarded trophies, while the closest-to-the-pin winner received a new golf bag, Ping driver and rescue club. The BIG winner was the USD 417 Educational Enhancement Fund with a **total donation from the tournament sponsors, participants, and guests being \$5,128.00.**

A very special thanks to all those who bought raffle tickets, and those who donated just because they wanted to support this event. Without your generous support, this charity event would not have been a success. On a personal note, I would like to thank all the volunteers who helped me organize and run this golf tournament. I am forever indebted to Lisa Palmer, Jill Spaulding, my wife Kem Nicodemus, and all the volunteers who helped make this event a huge success. Also, a very special shout-out to all my golfing buds from Newton who came out to support me and this charity tournament. It would not have been as successful without your support and I can never thank you enough.

We are going to do it again next year! Mark your calendars, Saturday, May 14, 2016, for the Council Grove City Lake Association 7th Annual Charity Golf Tournament.

Sincerely,

John Nicodemus, Member, Board of Directors, COUNCIL GROVE CITY LAKE ASSOCIATION
Charity Golf Tournament Chairman

Many sponsors who helped to make this event successful are listed on an attached page. Please take time to visit them and thank them for their support of the USD 417 Educational Enhancement Fund.

Master Plan Update Meeting. – Facilitated by Dr. Curt Brungardt

Email surveys of the membership were conducted in October 2014 and another in February 2015.

Curt presented the results after describing the 7-step Master Plan update process presented below.

- Review of progress since the 2006 Master Plan.
- Development of survey questions by committee (Joyce Hutter, Tom Nurnberg, Larry Heyka)
- Conduct the survey (using Survey Monkey)
- Review the responses to the survey June 13 Annual Meeting)
- Develop the draft plan by Master Plan Committee and Board.
- Hold a Town Hall (community)/ meeting.
- Implement the plan with action steps

Joyce Hutter kept notes on an easel board in order to enhance the presentation with visuals.

Curt summarized the activities associated with steps 1, 2 and 3. He reviewed the response to the survey (Step 4) in detail, showing membership interest level and position for each item addressed in the survey.

After presenting the membership responses to the survey, Curt asked discussion questions: In your opinion, what are the 3 most important things that could be done to improve life at the lake and what advice would you give to the Board of Directors? Discussion was held after each of these questions. The Master Plan Committee will now be putting together a draft update of the Master Plan to be approved by the Board of Directors. After that the Town Hall Meeting will be held for input from all interested parties, then the update will be written and sent to print.

Wayne Criser Volunteer Of The Year Award

Karen and Richard Waring were the recipients of the Wayne Criser Volunteer of the Year Award at our Annual Meeting. AS most of you know Richard passed away last year. However, we wanted to honor both of them for all the years of service they have given to enrich the lives of all with whom they have come in contact. We would like to share this heartfelt note of appreciation from Karen.

To: The Council Grove Lake Association

I want to say "Thanks" so much for the "Wayne Criser" Volunteers of the Year Award". What an honor to receive this award. Richard and my volunteering was preformed from the heart. We loved doing what we did and I was so surprised to receive this award.

Richard was living his dream to live at the lake. I am so glad he got a few years to enjoy it. We have both made some lasting friends that will NEVER be forgotten. However, living here is just too hard for me alone that is why I have my house listed for sale. It may take a while to sale and while I wait I will still be active with the Association.

Many many will be missed when I do leave.

We have made some lasting friends here in Council Grove. I will never forget that Andy and Joyce were the first ones that welcomed Richard and I to the lake. That made a lasting memory to both of us.

I know Richard was smiling down when the Award was presented to us. I miss "My Richard" everyday and always will. Sorry I couldn't thank you when I received the award but it was too touching for me to talk all I could do was cry, with joy, to think we received such a reward. One of the highest that can be given.

Once again I will say "Thanks To All Of You"...

*Sincerely,
Richard and Karen Waring*

Independence Day Celebration

The traditional Independence Day Regatta will take place Saturday July 4th. The traditional regatta is a "must do" event. If you haven't participated give it a try. It is a great experience. Kayak and Paddle boat races will also be on the 4th. Renne' Roths is the very capable chair person. Flyers with details are attached to this newsletter

Boat Safely Practice Caution

It has been several years since we have had our water level this high. Many folks who have not been able to use their ramps and docks are now able to do so. We expect this 4th of July weekend will see an exceptionally high number of people on the lake. That is good news!

However, that also means that all of us need to be vigilant in practicing boating safety. We want no one's time at the lake to be spoiled by a trip to the hospital---or worse. Here are just a few tips that will help ensure that all have a good time.

- Make certain that a life jacket is available on the boat for every person on the boat and that anyone 12 and under has a life jacket on.
- Make certain you have a "throw" flotation device on the boat.
- Comply with "no wake" zones outside the buoys (between the buoys and the shoreline)
- Travel in a counter-clockwise direction inside the buoys.
- When traveling outside the buoys, stay away from the immediate area around docks and ramps. People could be swimming and playing in the water and it is difficult to see them until you are very close. Be courteous. Remember, this is a "no wake" zone. Look behind your boat. Be aware. Make no wake!
- Comply with "no wake" times between sunset (not dark!) and 8:00 a.m.
- Use your lights when boating at night. (We have heard people going at high speed with no lights after dark! Not only is this dangerous for you, but you could seriously injure an innocent person)
- Sailboards, Sailboats, paddleboats, canoes, kayaks, any boat without a motor has the right-of-way. Keep an eye open for these.
- Use your orange flag to signal a downed skier or person tubing. Hold it high so others can see someone is in the water in the ski area. Remember, the flag is to be held up only when a person is in the water and not the entire time you are towing them.

HAVE FUN----ENJOY YOUR LAKE TIME----BE SAFE.

Council Grove City Lake Annual 4th of July Celebration



Boat Regatta - Saturday July 4th 6pm

Celebrate this great nation by decorating your boat & Lakefronts in a Patriotic theme.

Judges will be watching so put your imagination to work.

Prizes in both categories will be

1st place – \$150.00 - 2nd place – \$100.00 - 3rd place – \$75.00

Contact Renee' Roths @ reneeroths19@gmail.com to enter.

Please provide — Name, cabin # or address and phone #

Kayak & Paddle boat races
Council Grove City Lake Saturday July 4th

Kayak race 1:00



Kayak - (1 person 13 and over)

1st place -\$ 50.00 – 2nd place \$40.00 – 3rd place \$30.00

paddle boat race 2:00



Paddle boat – (2 person 13 & under)

Contact Renee' Roths: reneeroths19@gmail.com to enter.

Please provide – Name, Cabin # or Address and Phone #

\$5,128.00.

BECAUSE OF YOU, YOUR SUPPORT AND YOUR CONTRIBUTIONS, THIS IS WHAT WE WERE ABLE TO GIVE TO USD417 FROM THE 6TH ANNUAL CGCLA GOLF TOURNAMENT.

Adams 66	Adams Lumber and Home Store	Alexander Art Works
Alta Vista Locker, Alta Vista, KS.	Ameriprise, Mike Petitjean, Newton, KS.	Apothecary Shop
Bluestem Brokerage	Bolton Chrysler/Dodge/Jeep	Bosch Furniture Store
Bowman Interiors	Buchura Family Automotive	Carlin Enterprises, LLC
Council Grove Assisted Living	Council Grove Realty	Don-Right Construction, Newton, KS.
Edd Wallace Family, Newton, KS.	Emprise Bank	Farm Bureau Financial Svices
Farmers and Drovers Bank	Flint Hills Floral	Flint Hills Rural Electric Co-op Assoc.
Golf USA, Newton, KS.	Grove Gardens	H & R Block
Hays House	Historic Grounds Coffee & Pastry Shop	K Construction, Alta Vista, KS.
Korina and Steve Martin	Lakeside Properties	Larry Heyka
McDonalds of Dodge City, KS.	Midwest Concrete Materials	NAPA The Parts Place
Penwell-Gabel Funeral Home and Crematory	R & J Bait and Tackle	Ray's Apple Market
Read's Clubhouse	Redbud Design and Promotions	Sand Creek Station Golf Course, Newton
Santa Fe Liquor	Saturday Morning Boutique	Services Unlimited
Simms Enterprises, Newton, KS.	State Farm Insurance	Storage Plus
Stovers Restoration, Emporia, KS.	TCT	The Cottage House B & B
The Eye Doctors	The Tire Shop	The Welton Family, Shawnee, KS.
Twin Lakes Lawn Service	Tyner Insurance Group	U S Cellular
Valerie's Gifts and Such	Wolgast Lumber Company, Alta Vista, KS.	Zing Zang

THANK YOU FOR YOUR GENEROUS AND CONTINUING SUPPORT

THE COUNCIL GROVE CITY LAKE ASSOCIATION