



CITY OF COUNCIL GROVE · 205 UNION STREET · PO BOX 313  
COUNCIL GROVE, KS 66846 · 620-767-5417 · COUNCILGROVE.COM

**City Council Agenda  
October 3, 2023  
5:30 P.M. - City Hall**

WELCOME AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION

PUBLIC COMMENT PERIOD

Items not already on the agenda may be brought before the Governing Body. People must sign in to be eligible. (**Three-minute maximum time limit**). After three minutes, items will then be voted on to see whether to place the item on the next agenda.

**CONSENT AGENDA:**

- Minutes from the Previous meeting: Pages 2 – 3
- Appropriations:

|                |                  |                |                    |                    |
|----------------|------------------|----------------|--------------------|--------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost:</b> |
|----------------|------------------|----------------|--------------------|--------------------|

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**OLD BUSINESS:**

- Safe Routes to School Project: Update

|                |                  |                |                    |                   |
|----------------|------------------|----------------|--------------------|-------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost</b> |
|----------------|------------------|----------------|--------------------|-------------------|

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**NEW BUSINESS:**

- Lake Committee Recommendation: Bruce & Nancy Arnold C-19 Pages 4 - 8

|                |                  |                |                    |                   |
|----------------|------------------|----------------|--------------------|-------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost</b> |
|----------------|------------------|----------------|--------------------|-------------------|

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- Lake Committee Recommendation: Micheal & Lindsey Towers K-23 Pages 9 – 23

|                |                  |                |                    |                   |
|----------------|------------------|----------------|--------------------|-------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost</b> |
|----------------|------------------|----------------|--------------------|-------------------|

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- Headwaters Trap Range at Council Grove City Lake: Request Pages 24 – 25

|                |                  |                |                    |                   |
|----------------|------------------|----------------|--------------------|-------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost</b> |
|----------------|------------------|----------------|--------------------|-------------------|

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- Greenwood Cemetery Stone Wall: Repair Estimate: Page 26

|                |                  |                |                    |                   |
|----------------|------------------|----------------|--------------------|-------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost</b> |
|----------------|------------------|----------------|--------------------|-------------------|

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- Cemetery Endowment Fund Resolution: 100323-01 Page 27

|                |                  |                |                    |                   |
|----------------|------------------|----------------|--------------------|-------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost</b> |
|----------------|------------------|----------------|--------------------|-------------------|

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- Annual Chip N Seal: Page 28

|                |                  |                |                    |                   |
|----------------|------------------|----------------|--------------------|-------------------|
| <b>Motion:</b> | <b>Seconded:</b> | <b>Action:</b> | <b>Abstention:</b> | <b>Este. Cost</b> |
|----------------|------------------|----------------|--------------------|-------------------|

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**Governing Body Comments:**

**Adjournment:**

City Council Meeting Minutes  
September 19, 2023

**WELCOME AND CALL TO ORDER**

Mayor Debi Schwerdtfeger called the regular City Council Meeting to order. Council members present were Jason Booker, Mark Berner, Denise Hartman, Larry Siegrist, also present were the City Administrator Nick Jones, City Attorney Brian Henderson, Assistant City Attorney Molly Priest. Others attending were Jan Sciacca, Sharon McVay, Reb. Adam Reichart, Benee Berner

**PLEDGE OF ALLEGIANCE**

**INVOCATION:**

Rev. Adam Reichart

**PUBLIC COMMENT PERIOD**

N/A

**CONSENT AGENDA**

Councilperson Sean Honer made a motion to approve the Consent Agenda as presented in the packet. Councilperson Jason Booker seconded the motion. Motion Carried 5 – 0. The consent agenda consisted of:

- Sept 5, 2023, Minutes
- Sept. 5, 2023, to Current Appropriations.

**OLD BUSINESS**

- **Safe Routes to School: Update**  
City Administrator Jones gave an update on the Safe Routes to School project and informed the Council that several property owners have turned in their Temporary Construction Easement forms. Administrator Jones also said that a second round of mailings was also sent out.

**NEW BUSINESS**

- **Council Grove Area Trade & Tourism Association: Presentation**  
Zoey Bond the Executive Director of the Council Grove Area Trade and Tourism Association gave an update to the Council regarding the marketing effort. Mrs. Bond said that there has been a 27% increase in merchants belonging to the association for a total of 163 members. Mrs. Bond said that the new website is complete and gives a new presence for both the association and the city, along with the new visitor's guide, which has been well received. Facebook indicated analytics said there have been over 90,000 impressions over the last month and that there has been 32 articles written in the Republican and 86 events posted. Mrs. Bond said she is working on marketing plan for the naming of the Neosho Riverwalk Amphitheater along with four proposed welcome signs as people come into town.
- **USD417 Homecoming Parade Request:**  
City Administrator Jones presented USD417 request to block off a portion of Main Street on October 6<sup>th</sup> from approximately 2:00 – 2:30pm for the annual Homecoming Parade starting on Railroad Street to Chautauqua. Councilperson Sean Honer made a motion to approve the request. The motion was seconded by Councilperson Jason Booker. Motion carried 5 – 0
- **Alcohol Consumption and Sale at Community Events Application: Sethfest**  
Renne Berner representing the Community Arts Council requests the use of the Neosho Riverwalk Amphitheater and allow the sale of alcohol for consumption for Sethfest scheduled for October 14<sup>th</sup> from 11am to 10pm. After discussion Councilperson Sean Honer made a motion to approve the request from the Community Arts Council. The motion was seconded by Councilperson Denise Hartman. Motion carried 5 – 0
- **CCLIP Project Programming Request:**  
City Administrator Jones spoke to the Council regarding the CCLIP Project Programming Request from KDOT, which will provide a 2in Mill N Overlay from 4<sup>th</sup> Street to East city limits. The total cost of the project is estimated to be \$505,000 with \$400,000 coming from the KDOT CCLIP funding. The other \$105,000 would come from CCLIP gas tax Council Grove received from the State to help with costs not covered by the KDOT CCLIP funding. Councilperson Jason Booker made a motion to approve the

CCLIP Project Programming Request. The motion was seconded by Councilperson Mark Berner. Motion carried 5 – 0

• **Katy Depot Discussion:**

City Administrator Jones asked the Council to move forward with speaking to Architect Ben Moore to obtain plans for restoration and estimates to apply for grants to start restoration. Councilperson Mark Berner made a motion to approve the request. The motion was seconded by Councilperson Jason Booker. Motion carried 5 – 0.

**GOVERNING BODY COMMENTS**

- Mayor Debi Schwerdtfeger – N/A
- Councilperson Mark Berner – N/A
- Councilperson Denise Hartman – N/A
- Councilperson Sean Honer – N/A
- Councilperson Larry Siegrist – N/A
- Councilperson Sharon Haun – N/A
- Councilperson Jason Booker – Encourage anyone who hasn't been to the Kaw Mission or Last Chance Store to do so as the re-interpretations are great.
- City Attorney Brian Henderson – N/A
- Assistant City Attorney Molly Priest – N/A
- City Administrator Nick Jones – said that the Greenwood Cemetery wall has a hole in it and has meant with Chris Hartman with Hartman Masonry to receive a couple estimates to repair the wall. City Administrator Jones said there are grants that can help with the cost.

**Adjournment:**

Mayor Debi Schwerdtfeger asked for a motion to adjourn. Councilperson Sean Honer made a motion to adjourn. Councilperson Mark Berner seconded the motion. Motion carried 5 – 0

\_\_\_\_\_  
Debi Schwerdtfeger                      Mayor

ATTEST:

\_\_\_\_\_  
Nick Jones                      City Administrator



## CITY LAKE COMMITTEE

City Council Meeting Recommendation, October 3, 2023

The City Lake Committee recommends the Council approve a new septic system request for C-19, Contingent on the following guidelines.

Bruce and Nancy Arnold  
C-19, 104 Breezy Shores Circle

- System must be located at the location discussed with City Lake Committee and approved by Council.
- Must have 2 foot of sand under lateral field.
- Must have 1 foot of rock around the lateral chambers.
- Must have 1 foot or more of dirt over the top of chambers.
- Sign annual agreement

LAKE COMMITTEE:

Sean Honer  
Larry Siegrist

CITY INSPECTOR:

Dan Drube



**AGREEMENT FOR PLACEMENT OF SEPTIC SYSTEM  
ON CITY OWNED PROPERTY**

This agreement is made between Bruce & Nancy Arnold ("Leaseholder") and the City of Council Grove ("City") for the purpose of allowing Leaseholder to locate a septic system on property owned by the City of Council Grove, within Council Grove City Lake Park, generally referred to as "commons area." Said commons area lies outside the leased property of Leaseholder.

1. Leaseholder is the current lessee of Section C Lot 19 of Council Grove Lake Park.
2. Leaseholder has provided City with engineered drawings and mapping of the system which are attached to this agreement.
3. Leaseholder agrees to pay as an annual fee \$.25 per square foot (3,732 Sq Ft) for the land usage as shown on said drawing/map, for a total annual payment of \$933.00 per year.
4. This fee shall be due in full on or before January 15 each year. The current year's payment will be prorated from the date of signing this agreement. Prorated amount to be paid as of, Oct 4, 2023, \$222.38
5. Leaseholder agrees to abandon the septic system and connect to City water and sewer systems if that becomes available at any time while this agreement is in effect.
6. Leaseholder will be responsible for any maintenance and upkeep of the septic system.
7. City agrees to provide unrestricted access to the septic system for installation and maintenance.
8. Remove old septic tank and lateral field.

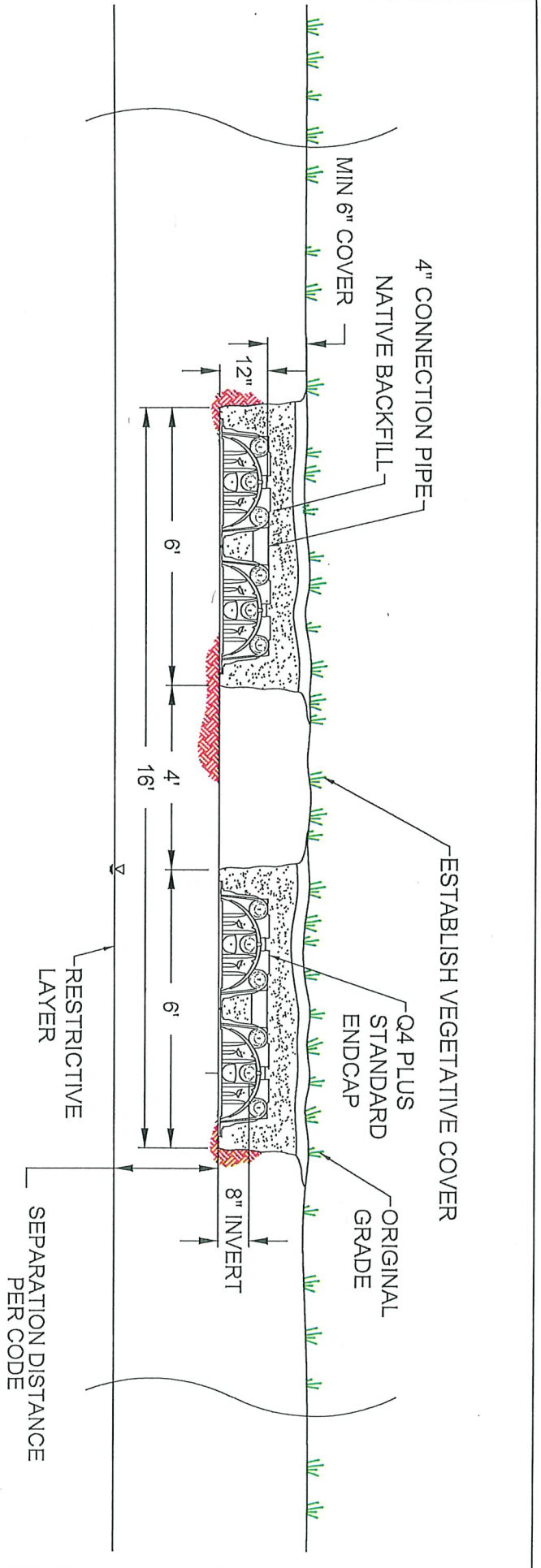
Dated: \_\_\_\_\_.

\_\_\_\_\_  
LEASEHOLDER

\_\_\_\_\_  
CITY OF COUNCIL GROVE  
By: \_\_\_\_\_

ATTEST:

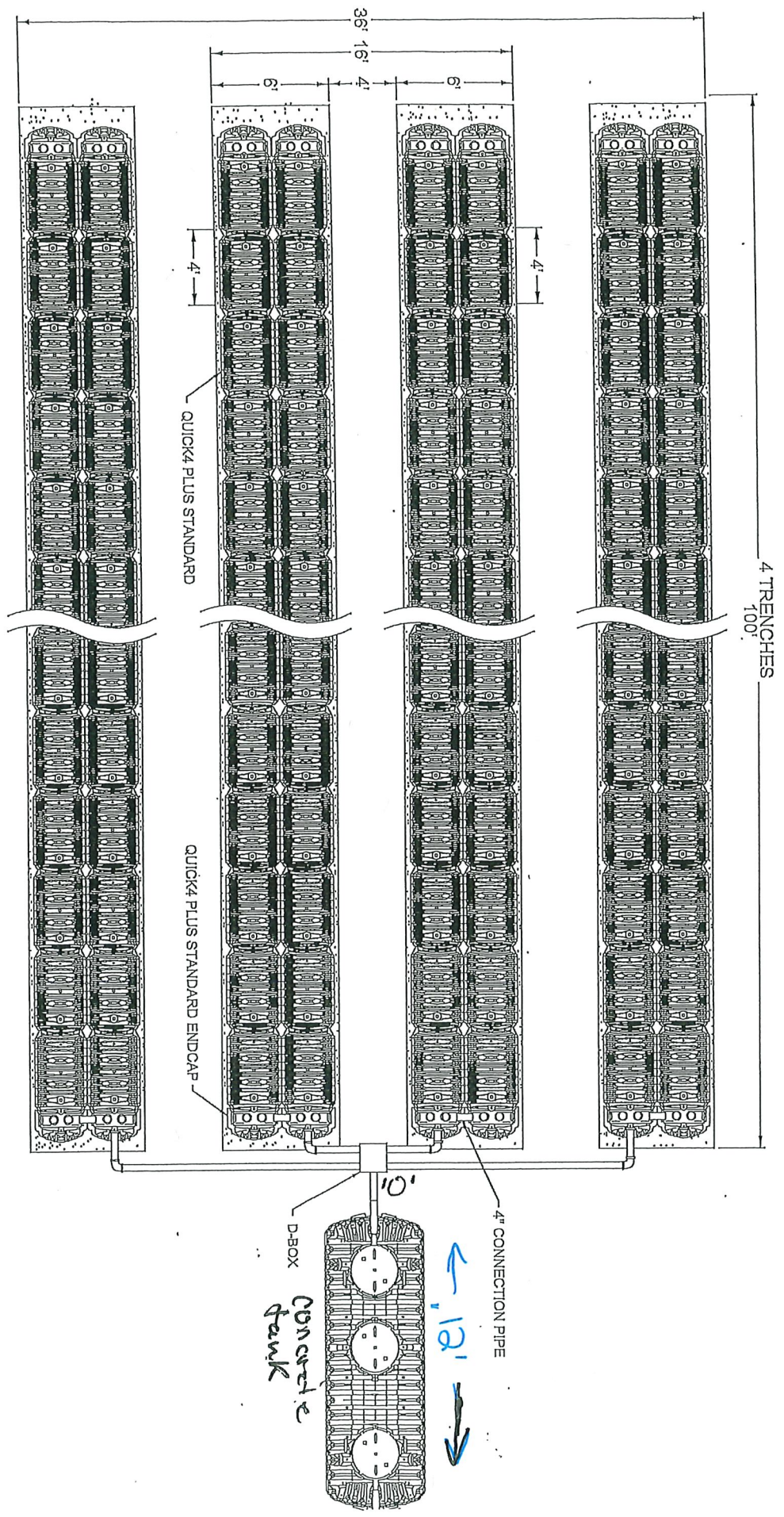
\_\_\_\_\_  
CITY CLERK



**BASIS OF DESIGN:**

- 5 bedroom home
- Design Flow: 750 gpd
- Required Septic Tank Size: 1,500 gal (min.)
- Soil Loading Rate: 0.4 gpd/sf (given by county)
- Required Area: (750 gpd/(0.4) gpd/sf) = 1,875 sf
- Chamber Type: Infiltrator Quick4 Plus Standard
- Chamber Rating: TBD
- Length of system: 800 lf (given by county)
- Available area: Limited space available, 100 ft long by 50-60 ft wide
- Possible layout: 4 trenches, each 6 ft wide with double row of chambers installed, with 4 ft edge-to-edge separation

|   |             |  |  |
|---|-------------|--|--|
| MORRIS COUNTY, KS SYSTEM<br>CHAMBER BED DETAIL<br>CROSS SECTION |             | INFILTRATOR<br>WATER TECHNOLOGIES<br>4 Business Park<br>(800) 241-4446 |  |
| Drawn by: ADP<br>Scale: none to scale                           | Checked by: | Date: 06/23/2023<br>Sheet: 2 of 2                                      |  |



4 TRENCHES  
100'

QUICK4 PLUS STANDARD

QUICK4 PLUS STANDARD ENDCAP

D-BOX  
CONCRETE  
tank

4" CONNECTION PIPE

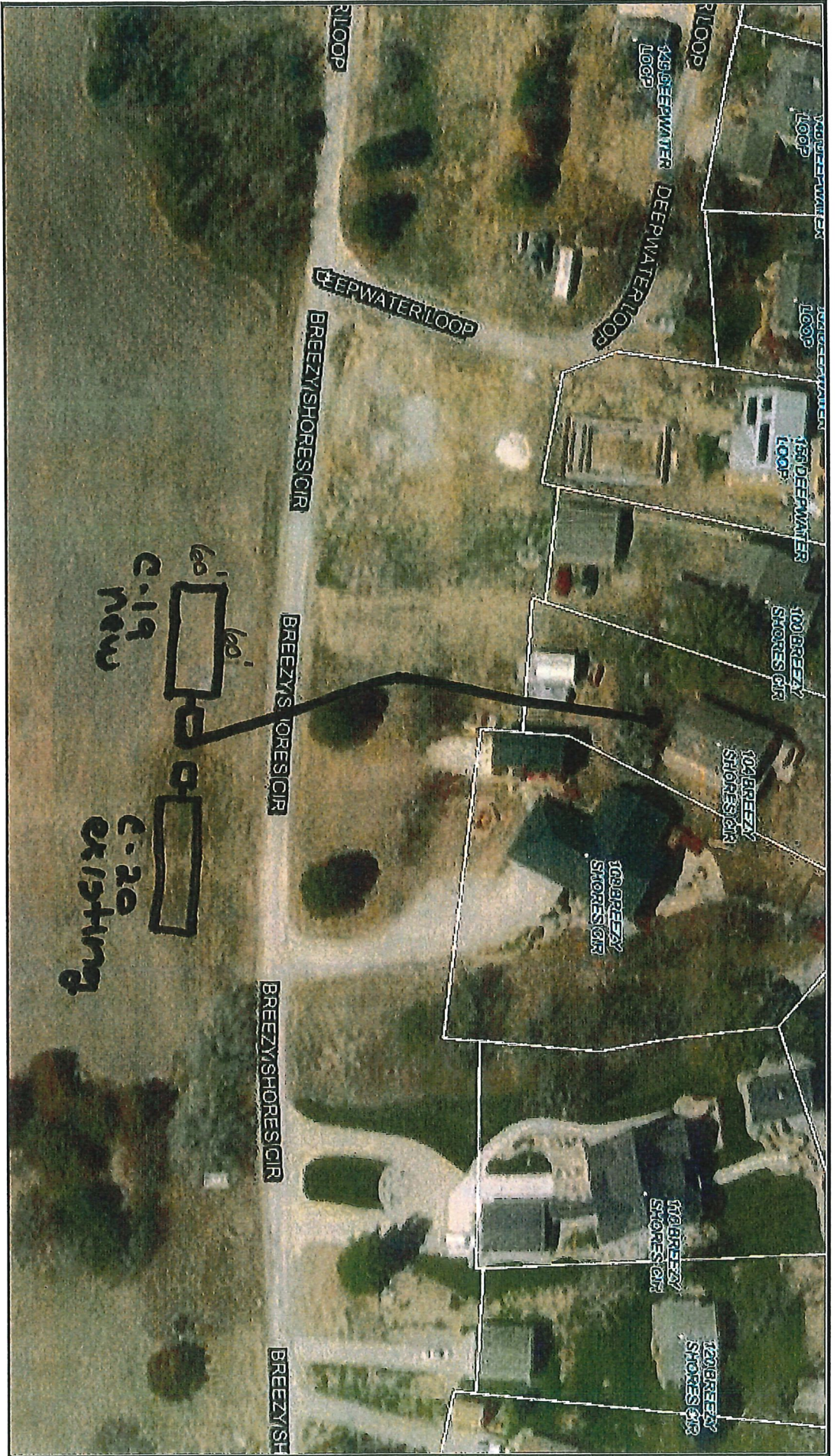
C-19

37327  
sq'

|  |                                   |  |  |
|--|-----------------------------------|--|--|
| MORRIS COUNTY/KS SYSTEM<br>CHAMBERLAIN TUNNEL<br>PLAN VIEW |                                   | INFLTRATOR<br>water technologies<br>4 Business Park Rd, Old Saybrook, CT 06475<br>(800) 224-4287 |  |
| Drawing: ASP<br>Scale: AS SHOWN                            | Date: 08/22/2023<br>Sheet: 1 of 2 | INFLTRATOR WATER TECHNOLOGIES<br>4 Business Park Rd, Old Saybrook, CT 06475<br>(800) 224-4287    |  |

16'





C-19 septic system  
 6 rows of laterals 100' x 36"  
 1500 Gallon septic tank

9/20/2023





## CITY LAKE COMMITTEE

City Council Meeting Recommendation, October 3, 2023

1. **Recommend the Council to approve** a 46 foot variance on the lake side of cabin to the standard water level.

Prospective Leaseholders  
Michael and Lindsey Towers  
K-23, 140 South Shore Road

The construction of the new cabin will not restrict or interfere with the neighboring cabins or access to the area.

LAKE COMMITTEE: Sean Honer  
Larry Siegrist

CITY INSPECTOR: Dan Drube



Date: 9/21/2023

Attn: City Inspector, Lake Advisory, and City Council members

I'm working with the prospective buyers of K23 City Lake. (140 South Shore Rd) We have drafted this floorplan based upon the desired sized dwelling be permitted to be built when they purchase the property. Please review the attached site pictures, site layout, and floorplan for your consideration. The prospective buyers of this property have made an offer via Lakeside Properties agent and it's been accepted by the current owner. I'm available anytime to answer any questions.

Prospective Buyers:

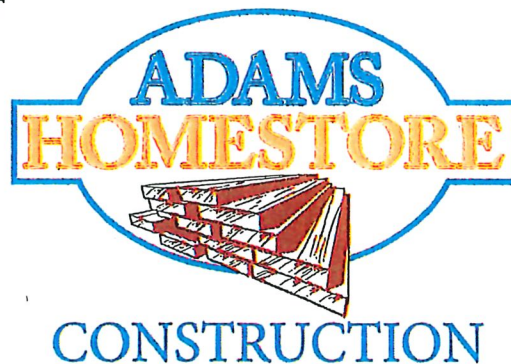
Michael Towers 217-415-1838

Lindsey Towers 303-885-3222

Let me know any questions.

Thanks,

Taylor Adams  
Project Manager

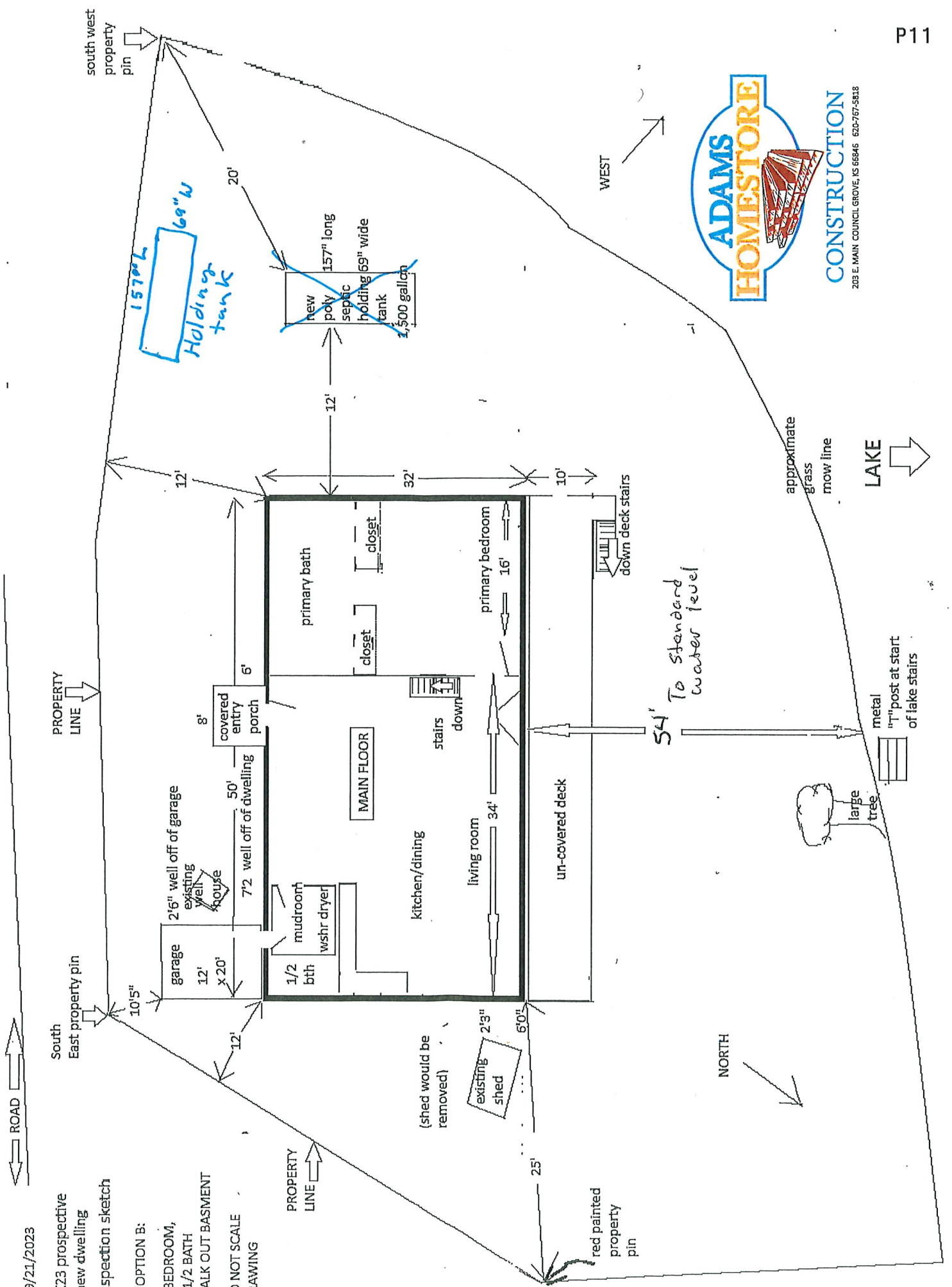


203 E. MAIN COUNCIL GROVE, KS 66846 620-767-5818



CONSTRUCTION

203 E. MAIN COUNCIL GROVE, KS 66846 620-767-5818



9/21/2023

K23 prospective new dwelling inspection sketch

"OPTION B:  
3 BEDROOM,  
2-1/2 BATH  
WALK OUT BASMENT

DO NOT SCALE  
DRAWING

PROPERTY LINE

(shed would be removed)

existing shed

red painted property pin

NORTH

large tree

metal "T" post at start of lake stairs

54' To standard water level

approximate grass mow line

LAKE

WEST

157" L  
69" W  
Holding tank

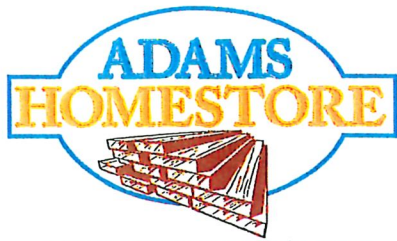
new poly septic holding tank  
157" long  
69" wide  
1,500 gallons

south west property pin

PROPERTY LINE

South East property pin

ROAD



CONSTRUCTION

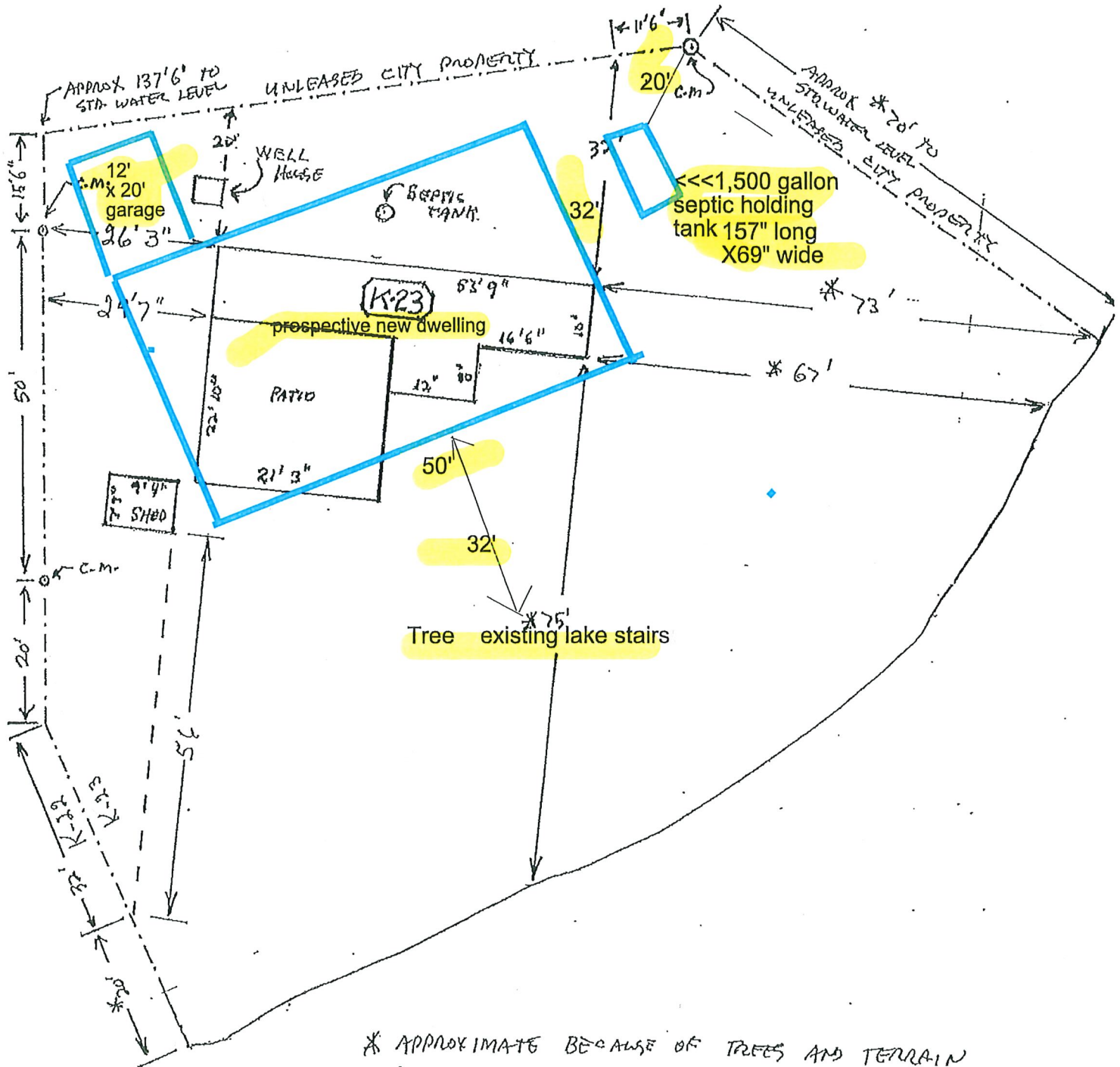
203 E. MAIN COUNCIL GROVE, KS 66846 620-767-5818

K-23

9/21/2023

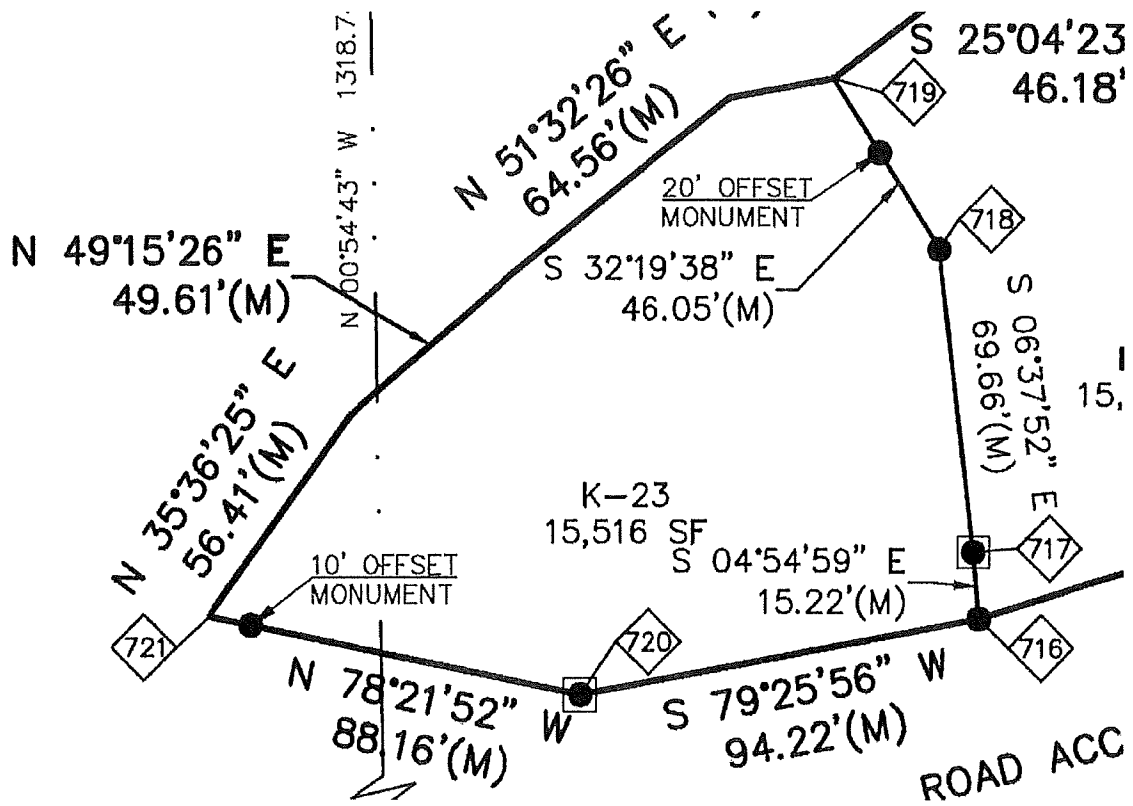
K23 140 South Shore Rd.  
Prospective New Dwelling  
inspection drawing

1 IN = 20 FT  
DO NOT SCALE  
DRAWING



\* APPROXIMATE BECAUSE OF TREES AND TERRAIN  
C.M. ~ CONCRETE MARKER

LAKE ACCESS SIDE



ROAD ACCESS SIDE



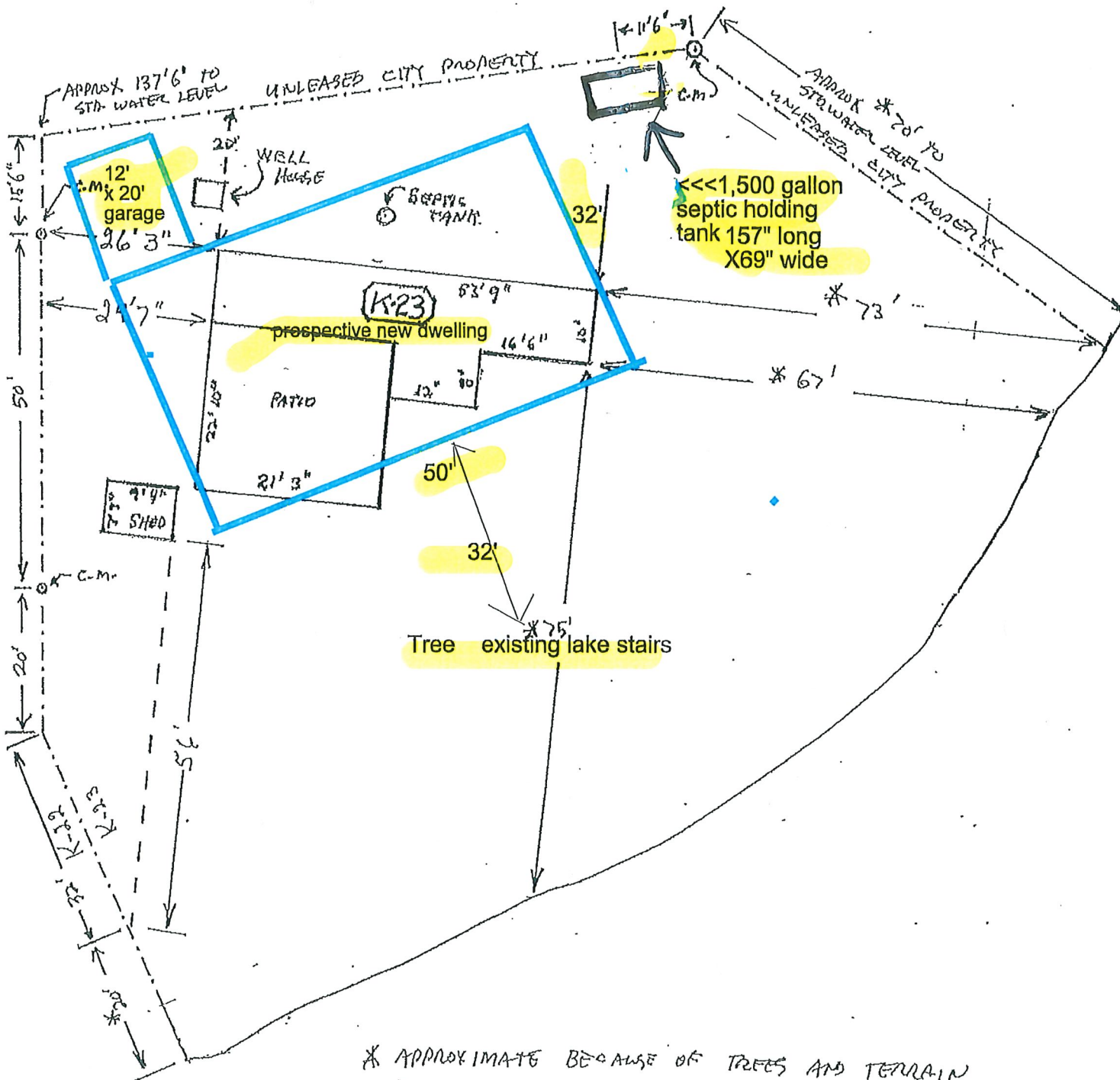
K-23

203 E. MAIN COUNCIL GROVE, KS 66846 620-767-5818

9/21/2023

K23 140 South Shore Rd.  
Prospective New Dwelling  
inspection drawing

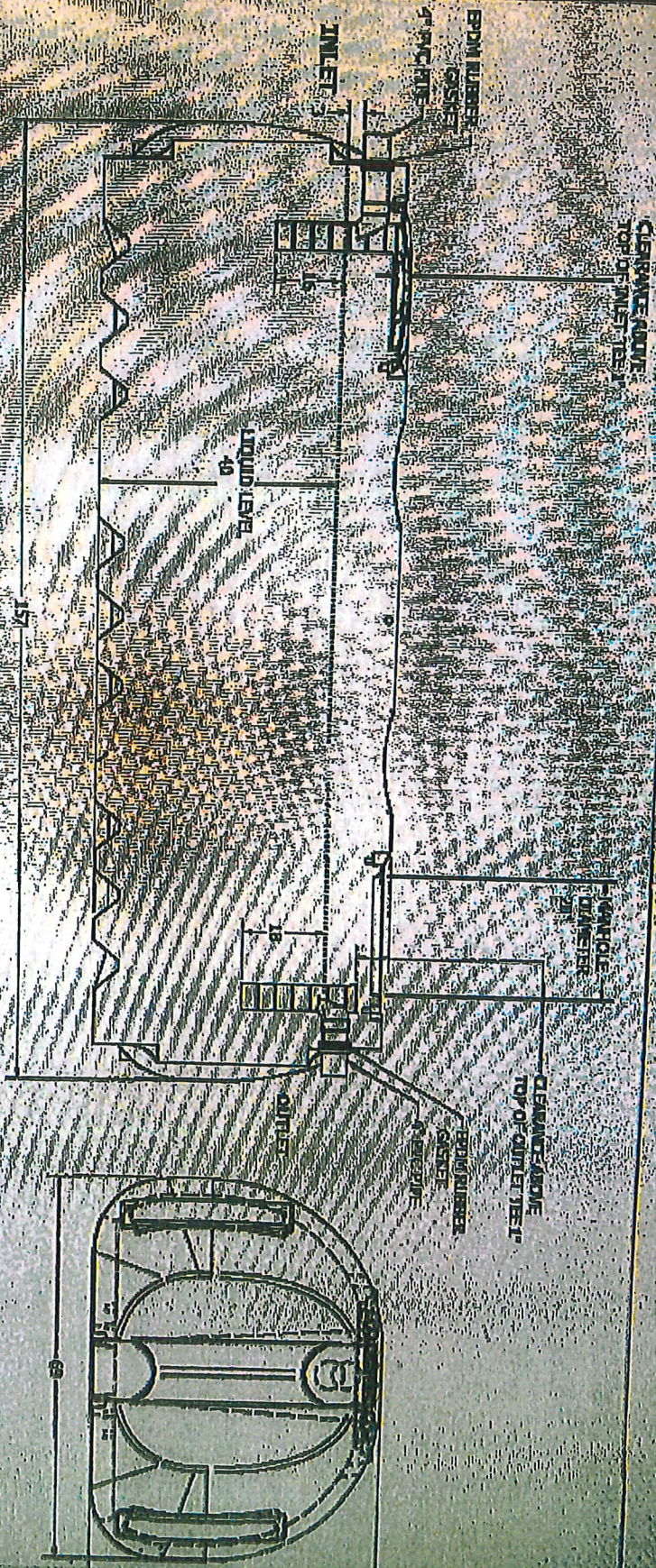
1 in = 20 FT  
DO NOT SCALE  
DRAWING





CONSTRUCTION MATERIAL  
 MINIMUM TANK WALL THICKNESS  
 LIQUID SURFACE AREA

HDPE  
 2" MIN.  
 51.14 SQ. FT.



|                         |            |   |  |      |       |                                      |              |
|-------------------------|------------|---|--|------|-------|--------------------------------------|--------------|
| DESIGNED<br>Todd Bohrer | 12/20/2010 | <br><b>MORWESCO</b><br>MORWESCO, INC., ST. JOHNSVILLE, PA | 1500 GALLON LOW PROFILE SINGLE<br>COMPARTMENT SEPTIC TANK STD. | SIZE | 48x24 | MORWESCO P/N:<br>S15789 (REV. 07/10) | SHEET 1 OF 1 |
| CHECKED                 |            |   |  | 8    |       |                                      |              |
| APPROVED                |            |   |  |      |       |                                      |              |





7/17/2023





9/20/2023 12:36





9/20/2023 12:37





9/20/2023 12:38





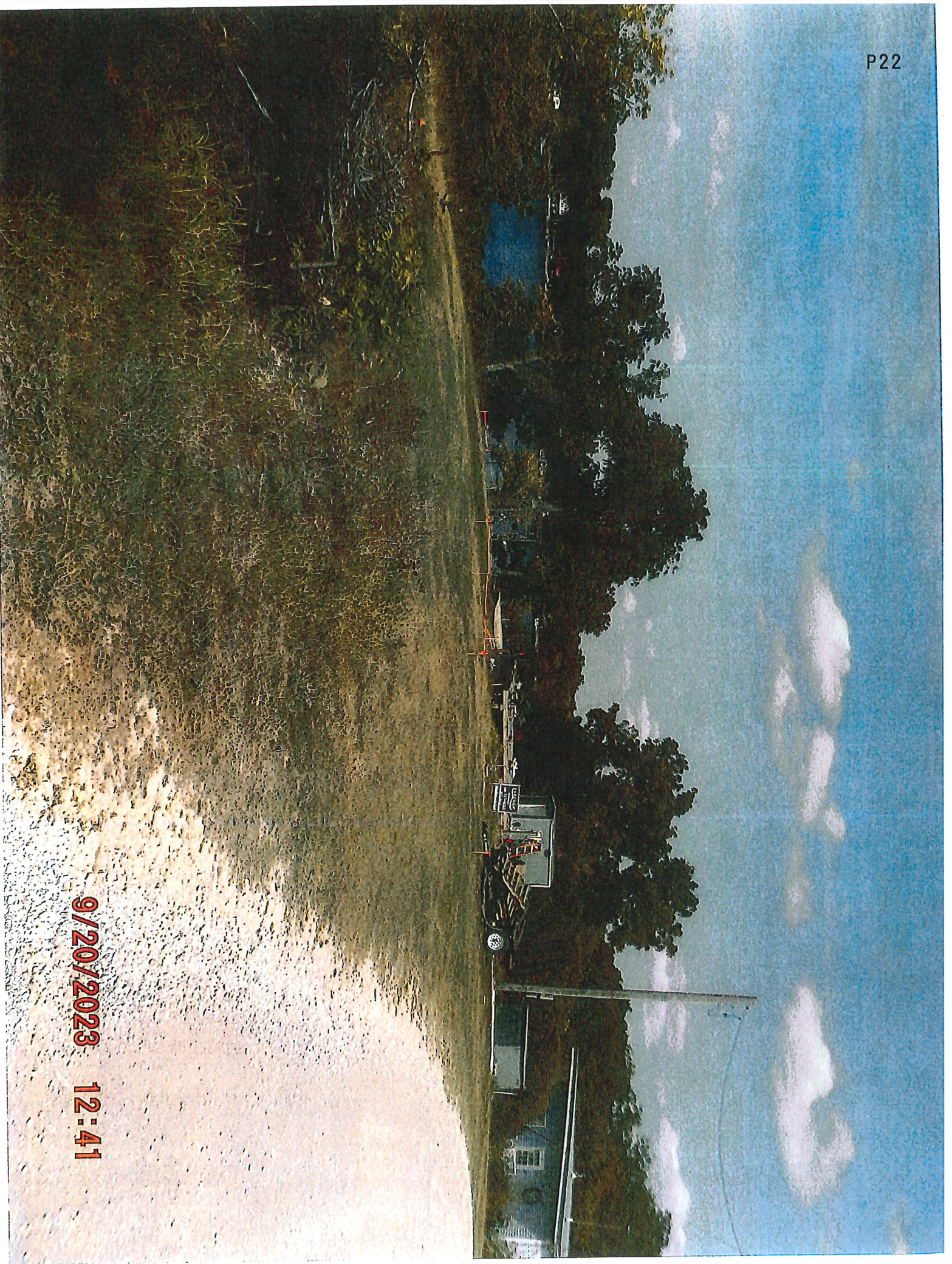
9/20/2023 12:39





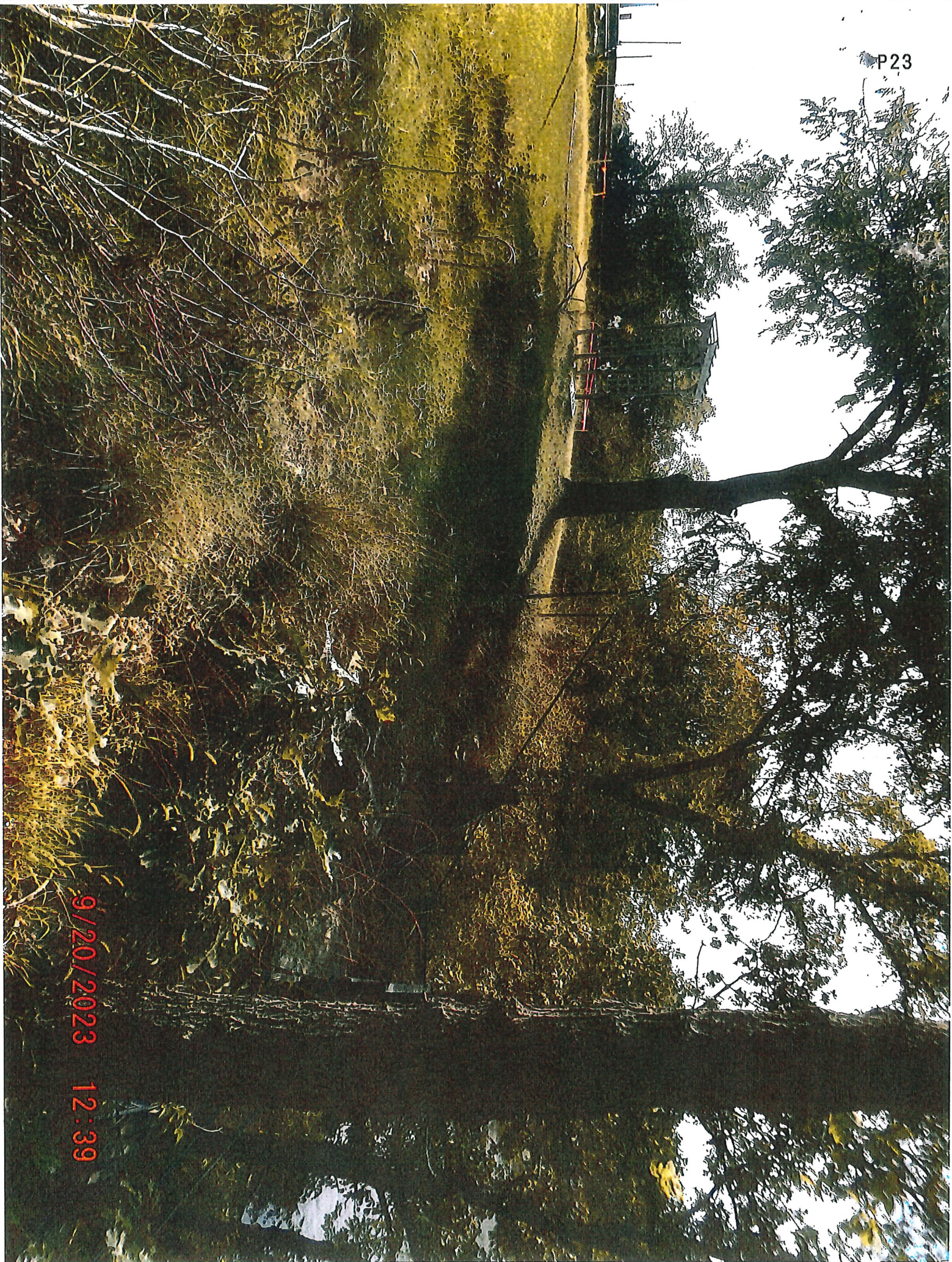
9/20/2023 12:39





9/20/2023 12:41





9/20/2023 12:39





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### Headwaters Trap Range at Council Grove City Lake

Drew Ricketts PhD from Kansas State University is requesting the use of the hay ground east of the Trap Field for a "five stand" and use for shoots outside of hay season. The Skeet range should fall within the arranged boundaries originally negotiated within the lease. Headwaters Trap Range would also like to seek a term from the city such as 10 years to have some security for all the range investments.



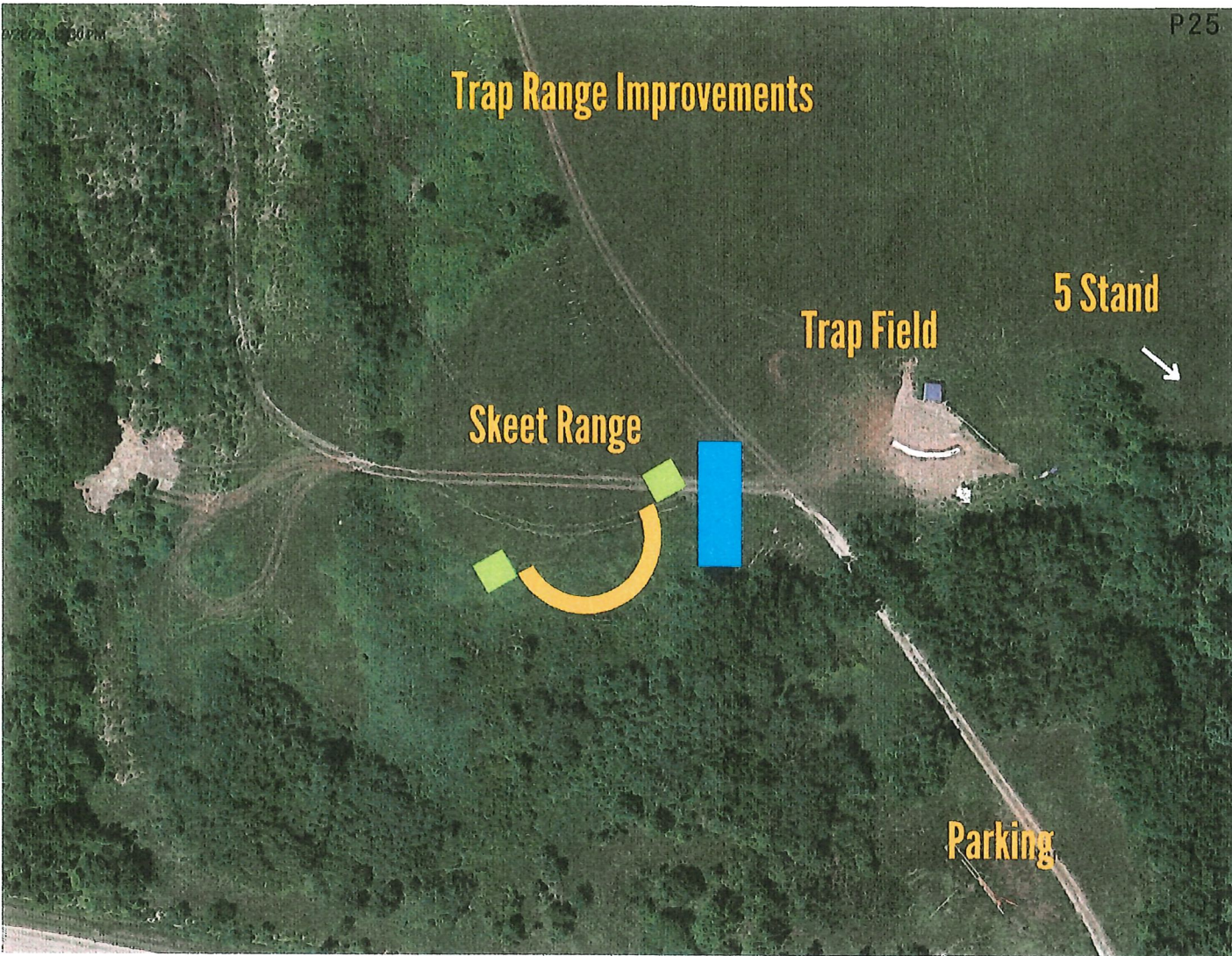
# Trap Range Improvements

5 Stand

Trap Field

Skeet Range

Parking





## ESTIMATE

September 27, 2023

ATTN: Nick Jones  
City of Council Grove  
205 N Union  
Council Grove, KS 66846

Project: Cemetery Wall

MASONRY: Labor, Material & Equipment...

|  |            |
|--|------------|
| Temporary repair of cemetery wall to stabilize until more extensive repairs can be done. | \$9,500.00 |
|--|------------|

Notes:

- Plus tax, if applicable.
- The estimate is based on a visual inspection of the items in need of repair to assess what repairs will be needed. If damage is discovered after visual obstructions are removed during the repair process that were not clearly visible during the initial visual inspection, we will notify the owner's representative and adjust the estimate amounts accordingly.
- Heavy equipment will be used to do this job. All precautions will be taken to avoid damage to existing structures inside and outside the building and/or landscaping (above or below ground). However, in the event damage is sustained, the Customer will be responsible for the cost of repairs.

RESOLUTION NO. 100323-01

A RESOLUTION TRANSFERRING \$9,500 FROM THE CEMETARY ENDOWMENT FUND TO THE GENERAL CEMETERY FUND FOR CARE AND MAINTENANCE.

BE IT RESOLVED BE THE GOVERNING BODY OF THE CITY OF COUNCIL GROVE, KANSAS:

WHEREAS, the City of Council Grove has previously established a Cemetery Perpetual Endowment Fund at both Greenwood and Sunny Slope Cemeteries, and

WHEREAS, a majority of the governing body deems it to be in the best interests of the City to transfer the sum of \$9,500 from the Perpetual Endowment Fund to the General Fund for the care and maintenance of Greenwood Cemetery.

NOW THEREFORE, a majority of the governing body of the City of Council Grove, Kansas, deems it to be in the best interest of the City to transfer the sum of \$9,500 from the Perpetual Endowment Fund of Greenwood Cemetery to the General Fund for the care and maintenance.

PASSED BY THE MAJORITY OF THE GOVERNING BODY OF THE CITY OF COUNCIL GROVE, KANSAS on this 3<sup>rd</sup> day of October 2023.

Debi Schwerdtfeger, Mayor

ATTEST:

Nick Jones, City Clerk





CITY OF COUNCIL GROVE · 205 UNION STREET · PO BOX 313  
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Below are the streets that were approved by the Council to be Chip N Sealed in 2023. The County has completed the Chip N Seal. The cost of Emulsion Oil (\$16,087.04) and washed chips (\$6,115.20) totaled \$22,202.24 for all materials.

- Hillside Drive
- Park Lane
- Fairway Drive
- Lakeside Drive
- North Adams Street