



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

## Sale of Council Grove City Lake Lots to Current Leaseholders: Frequently Asked Questions

It is not the intention of the City of Council Grove to assume or acquire any ownership interests in the homes or structures on the lake properties. It is the hope of the city that through these proceedings ownership interest in the land surrounding the lake may be resolved in the best interest of all parties involved. In an effort to be as transparent as possible the city has prepared these answers to a number of frequently asked questions we have received. The city is not providing legal advice or making any legal representations.

1. What is the lot purchase price?
  - ANSWER: Currently \$25,000
  
2. What if I do not have the financial ability to purchase my lot in the near future?
  - ANSWER: If a leaseholder is not financially able to purchase their lot in the near future, the city is willing to work with the leaseholder to find a solution to affect the sale.
  
3. When is my response due to the City of Council Grove to agree to purchase my lot and agree to annexation?
  - ANSWER: You must respond on or before November 15, 2024. However, payment is NOT due immediately on November 15, 2024. Closing will occur at a later date, including time for any public notice to sell city property.
  
  - Email response to: [cityadministrator@cityofcouncilgrove.com](mailto:cityadministrator@cityofcouncilgrove.com) or mail to: City of Council Grove Attn: Nick Jones P.O. Box 313 Council Grove, Kansas 66846 or if there are questions, please call (620)767-5417
  
4. How will the title and deed be handled after payment has been made to purchase the lot, considering the current appeals before the Board of Tax Appeals on the land?
  - ANSWER: The City's position is that the transfer of fee simple title will make the ongoing tax issue moot going from the date of the transfer. The new owner will be responsible from the date of the transfer for all taxes as a fee simple owner. As to the current tax issue for taxes arising prior to the transfer, the appeals can proceed for the prior tax year.

5. What will happen with the end caps on each leasehold after the purchase of the lot? (End Cap refers to unblocked frontage. Both ends of a structure are referred to as end caps)
  - ANSWER: The city will make most end caps available to the current lease holder at no additional cost. Large end caps may be subject to a reasonable purchase fee negotiated between the current lease holder and the city. The current lease holder will be responsible for the cost of re-platting boundary lines of the property to include the addition of the end caps and register the changes with the Morris County Deeds Office.
  
6. Will the roads and easements be platted to allow access to the current lease holders' property?
  - ANSWER: The City of Council Grove is under contract with Kaw Valley Engineering and is finishing up a plat of the roads and easements that will allow access.
  
7. Will the City of Council Grove institute a dock fee?
  - ANSWER: The City of Council Grove has no plans to institute dock fee but cannot speak for future Councils and what actions they might take.
  
8. Will I still have access to the water?
  - ANSWER: The City of Council Grove will not block access to the water for recreation uses.
  
9. When will the City of Council Grove provide water and sewer to the City Lake properties?
  - ANSWER: The City of Council Grove has completed the design and engineering for both water and sewer using Swab-Eaton. Swab-Eaton is working on updating the cost analysis to apply for USDA and KDHE funding for the project. Annexation must occur to apply for the funding with KDHE and USDA. Once funding is secured, it is a 3-to-5-year process from start to finish of the project.
  
10. How will the loan on the water and sewer systems be repaid?
  - The loan from USDA and KDHE will be amortized over a 40-year period and paid as part of the monthly utility bill.
  - Previous estimates for loan repayment and average water usage fees were \$81.65 and average sewer usage fees were \$33.82.
  
11. Will I still have a lease payment due once I buy my lot and get annexed?

- ANSWER: Once payment is received for lot purchase and annexation is complete there will be no further lease payments.

12. Will I have representation on the City Council and be a voting member of the public once the lots are purchased and annexed?

- ANSWER: Yes, you will have representation on the City Council and be able to vote in city elections if you are a full-time resident at the City Lake. Residents at the City Lake will be added to Ward 3 and ward lines will have to be remapped.

Nick Jones  
City Administrator  
(620)767-5417