



CITY OF COUNCIL GROVE · 205 UNION STREET · PO BOX 313

COUNCIL GROVE, KS 66846 · 620-767-5417 · COUNCILGROVE.COM

City Council Agenda
Sept. 7, 2021
5:30 P.M. - City Hall

WELCOME AND CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT PERIOD

Items not already on the agenda may be brought before the Governing Body. Persons 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
- Minutes from Special Meeting Page 4
- Appropriations:
- Lake Cabin Transfer: K-23 Pages 5 - 20
- Riverbank Brewing, LLC – Club Liquor License Pages 21 - 23

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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OLD BUSINESS:

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- North Riverwalk Extension Update:

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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NEW BUSINESS:

- City Lake Committee Recommendation – B-10 Pages 24 - 32

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Council Grove Public Library Recommendation: Appointment of Susan Graham Page 33

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Police Committee Recommendation: Jason Bacon Page 34 – 35

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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- Executive Session – City Lake

Motion:	Seconded:	Action:	Abstention:	Este. Cost:	Appd.	Cost:
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Governing Body Comments:

Adjournment:

City Council Meeting Minutes
Aug 17, 2021

WELCOME AND CALL TO ORDER

Mayor Debi Schwerdtfeger called the regular City Council Meeting to order. Council members present were Jason Booker, Keith Wessel, Mark Berner, Sharon Haun, and Larry Siegrist. City Administrator Nick Jones were also present. Others attending were Mindy Andres, Marcus Hernandez, Sharon McVay, K. Exon, Larry Fisher, Jeff Barbo, Fred Bammes, Tad Fuller, Larry Berner, Robert Fox, Shelley Dunham, Carolyn Peterson, Andy Benning, Curt Burngantt, Jim Steckart, Vern Hay, Derrick Craige, Dan Fox, Kathy Fox

PUBLIC COMMENT PERIOD I

N/A

CONSENT AGENDA

Councilperson Sharon Haun made a motion to approve the Consent Agenda as presented in the packet. Councilperson Larry Siegrist seconded the motion. The consent agenda consisted of:

- Aug 03, 2021, Minutes
- Aug 03, 2021, to Current Appropriations.
- Cabin Transfer: N/A

Motion carried

OLD BUSINESS

- **North Riverwalk Extension – Update:**
City Administrator Nick Jones reported that work has started on installing the new lights on the North Riverwalk Extension. S&J Electric hope to be done in 2 to 3 weeks.

NEW BUSINESS

- **Department Head Reports:**
Jeff Barbo the Streets and Parks Superintendent reported to the City Council that his crew has been busy with several projects and upkeep of the City and City Lake such as, cleanup of blighted property on South 7th street, spraying for weeds, new buoys at the City Lake, Neosho Riverwalk Amphitheater, tear down of Washunga Days and several other events, mowing of city properties, millings on the roads at the City Lake. The City Council thanked Barbo and his crew for all their work.

Derrick Craige the Utilities Superintendent reported to the City Council that his crew have been busy with several projects such as, repairing several watermain or water service lines, replacement of lines on Wood Street, repairs at the Aquatic Center, working with CTS to install the new water meters and training on the new software, replacement of hydrants. Craige said the new system cuts meter reading time down from a week to 90 minutes. Craige said his department is short staffed and needs to add 1 employee but has received not applications to fill the vacancy.

- **Executive Session – City Lake**
Councilperson Keith Wessel made a motion to go into executive session that included the entire council, City Administrator Nick Jones, City Attorney Bill Halvorsen to discuss the City Lake for 45 minutes. The motion was seconded by Councilperson Jason Booker. No action was taken.

GOVERNING BODY COMMENTS

- **Councilperson Jason Booker** – N/A
- **Councilperson Mark Berner** – Requested the use of the Recreation Building (Armory) for Sethfest in the event it rained. Councilperson Sharon Haun made a motion to approve the request. The motion was seconded by Councilperson Keith Wessel.
- **Councilperson Keith Wessel** – N/A
- **Councilperson Mark Brooks** – Absent
- **Councilperson Larry Siegrist** – N/A
- **Councilperson Sharon Haun** – received a concern from someone in the public regarding the mowing of the hillsides on the Neosho Riverwalk and inquired about if there would be railing on the old Dam at the North end of the new sidewalk. City

This Special Meeting was held at the Council Grove City Hall at 205 Union St. Mayor Debi Schwerdtfeger called the Special City Council Meeting to order. Council Members present were Jason Booker, Mark Berner, Keith Wessel, Mark Brooks, Larry Siegrist, and Sharon Haun. City Administrator Nick Jones was also present. City Attorney Bill Halvorsen was absent. Others attending were Megan Weaver.

Mayor Debi Schwerdtfeger opening the meeting asking if there was any public comment on the Revenue Neutral Rate being exceeded. No comments were received by the public concerning the proposed mill levy and exceeding the Revenue Neutral Rate. After discussion Councilperson Mark Brooks made a motion to approve the Resolution to exceed the Revenue Neutral Rate. The motion was seconded by Councilperson Larry Siegrist. Motion Carried 6 – 0 - Resolution Number 082421-01.

Mayor Debi Schwerdtfeger asked is there was any comments on the proposed City Budget for 2022. Councilperson Mark Brooks said he would like to be on record that he would have liked to seen funds for beautification of the City property. After Discussion a motion was made by Councilperson Keith Wessel to approve the 2022 City Budget as presented. The motion was seconded by Councilperson Sharon Haun. Motion Carried 6 – 0

Councilperson Mark Brooks made a motion to adjourn. Councilperson Larry Siegrist seconded the motion. Motion Carried 6 – 0

Debi Schwerdtfeger Mayor

ATTEST:

Nick Jones City Administrator

Application for Cabin Site Transfer
COUNCIL GROVE CITY LAKE

Site Number: K-23 Date: Sept. 1, 2021

Name of Transferee: Thomas E. Fleeker, JR.

Address: 8005 Lichtenauer Drive

City: Lenexa State KS Zip Code 66219

Telephone Number: 913-638-3261

Name of Transferor: Carden B. Conley

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OFFICE USE ONLY BELOW THIS LINE
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Septic tank checked: August 25th, 2021

The above application is approved:

this 1st day of September, 2021

Signed James Mast
Building Inspector

Please immediately fill in date, site number, sign and return to City of Council Grove, P.O. Box 313, Council Grove, Kansas 66846, or deliver to City Hall at 205 N Union Street, Council Grove.

GROUND LEASE AGREEMENT
(Modified and Effective October 2, 2018)

This lease pertains to a building on leased ground, pursuant to K.S.A. 79-412.

THIS GROUND LEASE AGREEMENT (the "Lease") made and entered into this 1st day of September 2021, by and between the City of Council Grove, Kansas, a municipal corporation, hereinafter referred to as the "City" or "Lessor" and x THOMAS E. FLEEKER JR., hereinafter referred to as "Lessee". If more than one Lessee is referenced, they shall be deemed to hold their interests hereunder

as joint tenants and not as tenants in common, or

as tenants in common. (check the desired box; only one can apply.)

WHEREAS, the City is the owner of the real estate described within the Final Plat, Council Grove Lake Park, an addition to Morris County, Kansas, also referred to herein as the Council Grove City Lake Park, and;

WHEREAS, the City is also the owner of real estate located in Final Plat, Council Grove Lake Park, Section K, Lot K - 23, to Morris County, Kansas, hereinafter referred to as the "Leased Premises", and,

WHEREAS, the City desires to lease the Leased Premises to Lessee, and Lessee desires to lease the Leased Premises from the City; and,

WHEREAS, the Council Grove City Lake Association (the "CGCLA") is a Kansas not for profit corporation formed for the purpose of representing the interests of the residents of the Council Grove City Lake Park; and,

WHEREAS, the parties hereto recognize the CGCLA as an official representative of the leaseholders at the Council Grove City Lake Park for the purposes set forth herein, provided that the membership includes the majority of all leaseholders.

NOW THEREFORE, in consideration of the mutual promises contained herein, the parties here to do agree as follows:

1. **USE OF PREMISES:** The Leased Premises are only to be used for the construction and use of a residential building designed as a single family living unit along with the normal appurtenances associated therewith.

2. **DEMISE:**

a. The City does hereby lease to the Lessee, and Lessee does hereby accept from the City, subject to the

terms and conditions set forth herein, the Leased Premises.

b. The actual boundaries of the Leased Premises have been previously established and are as set forth in Final Plat, Council Lake Park, to Morris County, Kansas, which is of record at the Morris County Register of Deeds office.

c. As a part of the grant of the Leased Premises, if Leased Premises abut the Council Grove City Lake, the Lessee is hereby granted access, to and from the Leased Premises to the Council Grove City Lake.

3. **MODIFICATION OF THIS LEASE:** Other than the term of this lease as set forth in paragraph 4 and modification of rent as set forth in paragraph 5, the City may, if reasonably necessary, with consultation with the CGCLA, modify terms and conditions of the Lease and the Lessee agrees to be bound by any such modification.

4. **TERM:** The term of this Lease shall expire on December 31, 2041, regardless of its commencement date. Provided, however, this Lease, upon its expiration, shall automatically renew for a period of thirty years, and shall continue to renew for successive terms of thirty years perpetually. Notwithstanding the perpetual nature of this Lease, nothing herein shall be construed as divesting Lessor of legal title to the Leased Premises.

5. **RENT:** The Lessee agrees to pay the City rental for this Lease as follows:
 a. For the year 2012, the sum of \$1,000.00; for the year of 2013, the sum of \$1,100.00; and for the year of 2014 the sum of \$1,200.00 per year. Said rental amount has been determined based upon the historical expenses (the "Expenses") incurred by the City, related to the Council Grove City Lake Park, and for matters that directly and specifically benefit the Residential Lots, such as, security, road repair and maintenance, maintenance to common areas, equipment costs, caretaker salary and that portion of general services apportioned to such purposes. It is estimated the recent annual cost of such historical expenses has been approximately \$261,000.00, which has resulted in the established rent. The rent for all subsequent three year periods shall remain at an amount equal to the third year amount of the preceding three year period, unless adjusted as set forth hereinafter.

b. Subject to the provisions of subparagraph (c), in the event there is a significant increase in the Expenses, or if there are other factors that occur which reasonably and in good faith should require an increase in rent, the City may, within reason and good faith, require an adjustment of the rent for the second three year period of the Lease and may also require adjustments to the rent for any three year period thereafter under the same factors and requirements. Prior to implementing any adjustment, the City shall notify Lessee, and also the CGCLA, of its intention to modify the rent, and the proposed new annual rental amount. Such notice shall be delivered, in writing at least 180 days prior to the end of the current three year period of the Lease. Such notice shall include the basis of the proposed increase which shall include:

1. The actual annual itemized Expenses for the period commencing January 1 and ending December 31, every year the Lease is effective.
2. Calculated average of the annual Expenses applicable to such period and a comparison of that average to the average annual Expenses during the period when the current Rent was established.
3. An itemization of all other factors which the City relies upon to justify the modification.

The proposed modified rent shall go into effect on January 1 of the year following the notice. The CGCLA may request to negotiate the proposed amount, provided they do so within sixty (60) days of receipt of the notice, in writing, to the City Clerk. Upon such request the City and CGCLA shall enter into good faith negotiations to establish a fair and equitable annual rental amount by forming a committee of three lake leaseholders, appointed by the CGCLA, three City Council members, appointed by the City Council, one representative from Ward 1, Ward 2, and Ward 3 who are not lake leaseholders, appointed by the City Council and three Council Grove business people who are not lake leaseholders, appointed by the City Council. During such negotiations the factors set forth above shall provide the criteria upon which the Committee shall base its recommendation. The Committee shall recommend a fair and equitable rent to the City Council and the City Council shall thereafter reasonably and in good faith establish a rental amount, however the City Council shall not be bound to follow the committee's recommendation. Written notice of the new Rent shall be provided to Lessee and shall become effective on January 1 of the year following such notice.

c. The City shall only be entitled to modify the Rent, as set forth in subparagraph (b), if, from the commencement of the current three year period until the notification of the modified Rent, the City has:

1. Provided the CGCLA with accurate annual itemizations of both Expenses and Rental Revenue generated by the Residential Lots; and,
2. After the first year, set aside 10% of the Revenue in a special fund designated for use only as capital improvements at the Council Grove City Lake Park. Expenditures from this fund shall be reviewed and recommended by a committee established for such purpose and including representatives from the CGCLA. The City Council shall thereafter reasonably and in good faith determine the amount and purpose of expenditure from the fund, but shall not be bound to follow the Committee's recommendation.
3. Beginning in 2014, 10% of the 10% referred to in Paragraph 5c2 above, shall be set aside by the City for a capital improvement fund to be held as a contingency fund for future major projects mutually agreed upon by the CGCLA Board of Directors and the City Council.

d. Rental payments shall be made to the Office of the City Clerk of the City. The Lessee has an option to pay one-half of a given year's rent on or before January 15 of that year and the second half on or before July 15 of that year. If at least one-half of the rent is not paid by February 15 of each year then the entire year's rent will be immediately due and payable, plus a late payment penalty in the amount of \$75.00. If the lessee makes timely payment of the first half rent, but does not make the second half payment by July 15, a \$75.00 late payment fee shall be due to Lessor. If Lessee fails to make the rental payments required hereunder, the amount due shall accrue interest at the rate of 5% per annum from and after such date, and may be collected by the City under terms of the default provisions set forth hereinafter. The City shall have a first and prior lien on the Leased Premises for all Rent due hereunder.

6. ENCUMBRANCE AND TRANSFER OF LEASEHOLD INTEREST:

a. Lessee may encumber by mortgage or deed of trust, or other proper instrument, its leasehold interest and estate in the Leased Premises, together with all buildings and improvements on the premises, as security for any indebtedness of Lessee, however such encumbrance shall be subject to the obligations of the Lessee to the City as set forth herein. The execution of any mortgage, or deed of trust, or other instrument, or the foreclosure of any mortgage, or deed of trust, or other instrument, or any sale, either by judicial proceedings or by virtue of any power reserved in a mortgage or deed of trust, or conveyance by Lessee to the holder of the indebtedness, or the exercising of any right, power, or privilege reserved

in any mortgage or deed of trust, shall not be held as a violation of any of the terms or conditions of this Lease, or as an assumption by the holder of the indebtedness personally of the obligations of this Lease.

b. If Lessee shall encumber its leasehold interest in the Leased Premises, the Lessee or the holder of the indebtedness secured by the encumbrance, shall give written notice to the City of the existence of the encumbrance. The notice shall state the name, address and telephone number of the holder of the indebtedness. The holder of the indebtedness may, at its option, at any time before the rights of Lessee shall be terminated as provided in this Lease, pay any of the rents due under this Lease, or pay any taxes and assessments, or do any other act or thing required of Lessee by the terms of this Lease, or do any act or thing that may be necessary and proper to be done in the observance of the covenants and conditions of this Lease to prevent the termination of this Lease. All payments so made and all things so done and performed by the holder shall be as effective to prevent a foreclosure of the rights of Lessee hereunder as the same would have been if done and performed by Lessee.

c. Lessee may sell, transfer, assign, gift, devise by will or other instrument, its interest in this Lease, but only with prior approval of the Lessor. The transferee of any lease must sign a lease with the City and pay a transfer fee prior to approval of the transfer. The transferor must be in full compliance with City requirements before the transfer is approved. In addition, Lessee's interest in this Lease shall pass by the laws of intestate succession and descent and distribution, pursuant to the laws of the state of Kansas.

7. LIENS:

a. Lessee shall keep all and every part of the Leased Premises and all buildings and other improvements at any time located on the premises free and clear of any and all mechanics, material suppliers, and other liens for or arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished for or in connection with any operations of Lessee, any alteration, improvement, or repairs or additions that Lessee may make or permit or cause to be made, or any work or construction, by, for, or permitted by Lessee on or about the premises, or any obligations of any kind incurred by Lessee, and at all times promptly and fully to pay and discharge any and all claims on which any such lien may or could be based, and shall indemnify Lessor and all of the Leased Premises and all buildings and improvements on the Leased Premises from and against any and all such liens and claims of liens and suits, including reasonable attorney fees, or other proceedings pertaining to the premises.

b. Lessor does not consent to any such lien attaching to the Leased Premises. In the event of a breach of this section by Lessee, Lessor shall have the rights and remedies set forth in the section on Default hereinafter.

8. TAXES AND ASSESSMENTS:

a. **IMPROVEMENTS TAXES.** As long as the county assesses taxes against the improvements separately from the real estate, Lessee shall be obligated to pay, when due, all taxes assessed against the improvements placed upon the Leased Premises. Lessee shall hold Lessor harmless from all such taxes. In the event Lessor, as owner of the land, shall receive notice of taxes due on the improvements, Lessor shall promptly notify Lessee of such notice within a time, and in a manner, allowing Lessee to make the payments, when due.

b. **TAXES IMPOSED ONLY UPON THE LAND.** Beginning with the year 2017, with the platting of the lots within the Council Grove City Lake Park, the County is assessing each lot therein separately. However, because the City is the owner of all of said lots, the Valuation Notice, as well as the statement

for taxes due, for all of said lots is provided only to the City. Therefore, the City shall, within ten (10) business days after receipt of the Valuation Notice, the statement for taxes due, or any other communication related to the taxes upon the land, mail a copy of such via first class mail to the Primary Lessee. It shall be the Lessee's responsibility to make sure they obtain the tax statement within a time frame necessary to pay the taxes in a timely manner. It shall be Lessee's obligation to pay all taxes due from the City, and related to the Leased Premises. Lessee shall pay such taxes in one of two methods, depending upon how the County will accept such payments. Under the first method, beginning in 2018 and continuing each year thereafter as long as the County will accept this method, Lessee shall make such payment directly to the County, on or before the due date set forth in the County's statement to the City. Lessee may pay such taxes in the same manner as the City could make such payment, i.e., Lessee may pay one-half of said taxes on, or before, the due date in December, and one-half of said taxes on, or before, the due date in May. If Lessee fails to make any such payment when due, the City may make such payment and recover such amounts, plus penalties, interest and attorney fees from Lessee, pursuant to Section 12 of this Lease. Under the second method, if, and when, the county has indicated that the tax payment must be made by the City the Lessee shall be obligated to pay, in full, to Lessor, within thirty days after the City gives notice of such amount being due, all taxes on the leasehold real estate which are assessed to the Lessor, as set forth on the tax statement, and the Lessor shall use such payment to pay the taxes due on the land within the time frames required. Provided, however, in the event the due date of such taxes is less than thirty days after the City gives notice of such amount, Lessor shall make such payment at least ten (10) days prior to their due date, as long as the City has provided such notice at least fifteen (15) days prior to the due date. If the City fails to provide such notice at least fifteen (15) days prior to the due date, Lessor shall make such payment within five (5) days after receipt of the notice. (The payments made by Lessee, as set forth in the preceding sentence, shall only be made to Lessor. The Lessee shall not make such payments directly to the County.) It shall be the City's obligation to determine how the county will accept the tax payment, and to notify Lessee of which method is applicable if that method has changed from the previous year, at the time the City provides notice of the amount due. Under the first method, Lessee shall have full authority to pay any, or all, of such taxes under protest, and Lessee may do so in the name of the City, to the extent any such taxes are technically the city's responsibility. Under the second method, in the event directed to do so by the Lessee, or their agent(s), the City shall pay such taxes under protest; however, the City shall only be obligated to do so if the Lessee has fulfilled their obligations to make the payment required hereunder. Lessee shall be responsible for any penalties and interest incurred by reason of their failure to pay any taxes when due. Since the Lessee is responsible hereunder for all taxes imposed upon the land, the City hereby authorizes the Lessee, or the Lessee's authorized agent(s), including but not limited to the CGCLA, to appeal the Valuation or classification of their lot, as well as any taxes imposed thereon, on behalf of and in the name of the City, without any further action of the City authorizing such appeal. The Lessee and/or their authorized agent shall have full authority, and responsibility, for filing the appeal and paying all fees and costs associated therewith and shall hold the City harmless from any obligations related thereto. The City shall have no responsibility to pursue any such appeal; however, the City agrees to cooperate, in good faith, with the Lessee, or their authorized agent(s), in their pursuit of any such appeal. The rights to appeal granted herein shall include the right to pursue such appeal throughout the statutory process, including any judicial review.

c. In the unlikely event the taxing authority does not itemize taxes by leasehold, and the Lessor only receives a tax bill for the total amount due at the Lake Park, such taxes shall be distributed 1/350 to each of the 350 leasehold lots.

d. Any assessments made by the county or other taxing authority, made by reason of the use of the premises by Lessee shall be reimbursed by Lessee within thirty (30) days after the City gives notice of such amount being due.

e. In the event the CGCLA pursues an appeal pursuant to the authority granted herein, CGCLA agrees to indemnify, and hold harmless, the Lessor from any claims of leaseholders arising from such appeal, except to the extent such claims arise from the actions or omissions of the Lessor.

9. **NO MANAGEMENT AUTHORITY:** No Lessee may individually, nor acting on behalf of any organization or entity, at any time represent that they have authority over the management or maintenance of the Council Grove City Lake Park.

10. **CONSTRUCTION REPAIR AND MAINTENANCE:**

a. All construction, repair and maintenance of any improvement upon the Leased Premises shall comply with the duly adopted Building Codes of the City, in effect at the time of such construction, repair and maintenance, the same as though the Leased Premises were located within the corporate limits of the City. Lessee shall be required to obtain any permit, and pay any fee, associated with such construction, repair and maintenance as though the Leased Premises were located within the corporate limits of the City.

b. Lessee shall, throughout the term of this Lease, at its own cost, and without any expense to Lessor, keep and maintain the premises, including all buildings and improvements of every kind that may be a part of the Leased Premises, and all appurtenances to the Leased Premises, in good, sanitary, and neat order, condition and repair, and except as specifically provided in this Lease, restore and rehabilitate any improvements of any kind that may be destroyed or damaged by fire, casualty, or any other cause whatsoever.

c. The damage, destruction, or partial destruction of any building or other improvement that is a part of the Leased Premises shall not release Lessee from any obligation under this Lease, except as expressly provided below. In case of damage to or destruction of any such building or improvement, Lessee shall at its own expense promptly repair and restore it to a condition as good or better than that which existed prior to the damage or destruction or remove such building or improvement & restore property to a clean condition.

d. In spite of anything to the contrary in the immediately preceding paragraphs of this section, in case of damage or destruction to improvements on the Leased Premises, to an extent that they are no longer useable by Lessee, Lessee may elect to terminate this Lease by written notice to Lessor; however, such termination shall not be effective until Lessee shall have either removed all of the improvements from the Leased Premises, and restored the property to a clean, sanitary and safe condition, or if Lessor at its sole discretion has waived in writing such action by Lessee.

e. The Lessor does not contemplate black-topping or hard-surfacing any of the roads at the Council Grove City Lake Park, however in the event that seventy-five percent (75%) or more of the leaseholders in any particular section should petition for hard-surfacing of roads serving that section, the Lessor shall have the right to make a special assessment against the leaseholders receiving the benefit of such improvements. Such assessment shall be on a "per lot" basis, or any other means the Lessor deems appropriate and payment of that special assessment is in addition to any other obligations herein.

f. The Lessor does not contemplate making any improvements for a sewage disposal system in the Council Grove Lake Park, however in the event that seventy-five percent (75%) or more of the leaseholders in any particular section should petition the Lessor for such a sewage disposal system, then the Lessor shall have the right to make a special assessment upon the leaseholders for payment for any and all costs and expenses for such system. Such special assessments shall be based upon a "per lot" basis or any other manner as the Lessor deems appropriate, and shall be in addition to any other obligations set forth herein.

11. UTILITIES: Lessee shall fully and promptly pay all monthly service charges for all water, gas, heat, light, power, telephone service, and other public utilities of every kind furnished to the leased premises throughout the term of this Lease, and all other costs and expenses of every kind whatsoever of or in connection with the use, operation, and maintenance of the leased premises and all activities conducted on the Leased Premises, and Lessor shall have no responsibility of any kind for any such costs and expenses.

12. DEFAULT:

a. Lessee shall be in default under the terms of this Lease if he/she/it shall fail to comply with any provision hereunder, and such failure continues for a period of sixty (60) days after Lessor has provided notice of such default, in writing. Such notice, on the part of Lessor, shall provide Lessee with a description of the default, the actions necessary to remedy the default, and shall allow the Lessee sixty (60) days within which to correct the default.

b. Except for a default by Lessee regarding the payment of rent under Section 5, or reimbursement of taxes and assessments under Section 8, Lessor shall have the right, upon the expiration of sixty (60) days following delivery of the notice set forth above, to either proceed to remedy the default itself and to assess the cost of such action against the Lessee, or bring an injunctive action, requesting a court of competent jurisdiction to order the Lessee to correct the default. In the event Lessor takes action, it shall be entitled to recover its actual costs, including reasonable attorney fees, plus an administrative fee of five percent of those costs. The administrative fee shall not exceed \$500.00. The costs and administrative fee imposed by the Lessor shall be billed to the Lessee and if not paid within thirty (30) days of such billing, Lessor shall be entitled to file notice of such costs with the Morris County Register of Deeds and such shall become a lien on the Leased Premises. If Lessor elects to bring an injunctive action to enforce the provisions hereunder, the prevailing party shall be entitled to recover their costs, including reasonable attorney fees.

c. If Lessee is in default for failure to pay rent, or other fees, pursuant to Section 5, or reimbursement of taxes and assessments under Section 8, upon expiration of sixty (60) days following delivery of the notice set forth above, Lessor shall be entitled to bring an action in a court of competent jurisdiction to recover such amounts and to also foreclose its first and prior lien on the Leased Premises, and shall be entitled to recover its costs, including reasonable attorney fees.

13. QUIET ENJOYMENT/LESSORS RIGHT OF ENTRY: Lessor covenants that Lessor is seized of the Leased Premises, in fee simple, and has full right to make and enter into this Lease and that Lessee shall have quiet and peaceable possession of the leased premises and improvements during the term of this Lease. Lessee shall permit Lessor and the agents and employees of Lessor to enter upon the unimproved portion of the leased premises at any time. Lessor and the agents and employees of the

Lessor may enter improvements at all reasonable times, with prior reasonable notice to the Lessee, for the purpose of inspecting the leased premises and improvements, inspecting for compliance with this Lease and any ordinances, or for the purpose of posting any notices.

14. SPECIAL OBLIGATIONS OF THE CITY:

a. The city shall maintain all main roads within the Council Grove City Lake subdivision in order to provide the Leased Premises with access to public right-of-ways, consistent with the policy used within the City limits.

b. The City agrees to work with CGCLA and any leaseholders to establish an Advisory Committee to the City Council on matters pertaining to the City Lake Park.

c. The City shall maintain the Park, including the lake, and its supporting infrastructure, in compliance with all applicable statutes, laws, rules and regulations. However nothing herein shall require the maintenance of the infrastructure which would be contrary to the best interest of the City.

d. The Lake is the primary water source for the City and the City shall have the right to impose such ordinances, rules and regulations as it deems necessary to protect the water supply.

e. The City agrees to compile and make public a semi-annual accounting of all revenues generated by, and expenses incurred for, the Council Grove City Lake Park. After the first year, the City further agrees to set aside and reserve 10% of the lease rent fee to be placed in a special Capital Improvement Fund to help finance improvements at the Council Grove City Lake Park that provide benefit to the Lessees and public access facilities. A committee, including representatives of CGCLA, shall be established for the purpose of reviewing and recommending expenditures from this fund. The City Council shall thereafter reasonably and in good faith determine the amount and purpose of expenditure from the fund, but shall not be bound to follow the committee's recommendations.

f. Notice of any new ordinances enacted by the Lessor applicable to the Council Grove City Lake Park shall be sent, at the end of each calendar year to the Lessee.

15. SPECIAL OBLIGATIONS OF THE LESSEE:

a. Lessee shall not do, or permit, anything upon the leased premises that will jeopardize the water supply of the City.

b. This Lease does not, and is not intended to, contain all matters regarding the Lake Park and each leasehold. Lessee shall obtain, read and comply with all applicable laws, statutes, ordinances, rules and regulations regarding the use of the Leased Premises.

c. Lessee shall not use the premises so as to constitute a nuisance.

d. Lessee shall be responsible for removal of garbage, rubbish, other waste and waste disposal from the Leased Premises, at Lessee's expense.

e. Chemicals may only be used on leased premises with a Chemical Permit as set forth by city ordinance.

f. On all cabins, homes, residences or dwellings located upon the lease site, there shall be displayed, clearly visible to the public, both the section number and lot number. The letters shall be at least three (3) inches in size.

g. Nothing in this Lease shall be deemed to lease any tenant any surface water nor does it permit any Tenant to pump water out of the lake for any use without the approval of the City Council.

h. Lessee may not make any new roads or ways of access to any leasehold in, upon or across the Lake Park or any part thereof.

i. Before any building or improvement is placed upon the leasehold, the Lessee shall submit to the Lessor an application in writing setting forth a description of the outside dimensions of the building or improvement, the material to be used, the type of construction, and whether the same is new material or used material and such other information as may be requested by the Lessor.

16. EMINENT DOMAIN: In the event all, or any significant portion, of the Leased Premises is taken by an entity, using the entity's power of eminent domain, this Lease shall terminate. In such event, the parties hereto shall each be entitled to make claim against the condemning authority for the amount of any damages they have sustained as a result of such taking.

17. VOLUNTARY SURRENDER: Lessee, at any time during the term of this Lease, as long as Lessee is not in default of any provision hereunder, may voluntarily surrender its rights hereunder to Lessor, and upon doing so this Lease shall terminate, and both parties shall be released from the terms hereof. In order to voluntarily surrender its rights, Lessee shall notify Lessor of its intention to do so, in writing, and shall also file such notice with the Morris County Register of Deeds. Lessor shall have 60 days, from the date the notice is filed with the Register of Deeds, within which to either deny or accept such voluntary surrender, or to notify Lessee of any existing defaults that must be corrected by Lessee before such is acceptable. If Lessor fails to notify Lessee of any such defaults within such time, Lessor shall have been deemed to accept the voluntary surrender on the date the notice was filed with the Register of Deeds. If Lessor notifies Lessee of defaults to be corrected, such notice shall also be filed with the Register of Deeds. In the event Lessor notifies Lessee of defaults to be corrected, this Lease shall not terminate until such defaults are corrected and both parties have filed a consent to terminate the Lease with the Register of Deeds.

18. RIGHT OF FIRST REFUSAL: If at any time during the term of this Lease, Lessor shall receive from any third party a bona fide offer to purchase an individual leasehold the property to which this Lease is subject at a price and on terms acceptable to Lessor, Lessor shall give written notice of the price and terms to Lessee, and Lessee shall have thirty (30) days thereafter in which to execute a written agreement with Lessor for the purchase of such property at that price and on those terms. If Lessor shall so notify Lessee and Lessee shall fail to execute such agreement within the 30 day period, Lessor shall thereafter be free to sell the Property to the third party making the offer on the same terms and conditions set forth in the offer, subject to the terms of this Lease. Nothing herein shall be construed to require a right of first refusal if the Lake real estate is being sold in its entirety.

19. **REGISTER OF DEEDS:** As soon as practical after the execution of this Lease, the parties shall cooperate in its filing with the Morris County Register of Deeds. Lessee shall be responsible for all costs associated with such filing.

20. **NOTICES:** Any notices given by the Lessor to the Lessee will be given to the Primary Leaseholder designated herein at the address to which such Primary Leaseholder authorizes notice until such time, if any, the Primary Leaseholder authorizes a change in such by notice in writing. Any notices to the Lessor shall be given to the City Clerk at the Office of the City clerk of the City of Council Grove, Kansas. Notices or other communication pursuant to this lease shall be given by first class mail, postage prepaid, to:

the City: City of Council Grove
 Attn: City Clerk
 P.O. Box 313
 Council Grove, KS 66846

Primary Lessee: x THOMAS FLEEKER
8005 LICHTENAUER DR -
LENEVA, KS 66219

21. **GENERAL TERMS:**

a. **NO WAIVER:** The waiver of either party, or the failure to take action by that party, with the respect to any breach of any term, covenant or condition contained in this Lease shall not be deemed to be a waiver of such term, covenant or condition or subsequent breach of the same, or any other term, covenant or condition contained in this Lease, nor will it bar enforcement of any term.

b. **BINDING:** The provisions of this Lease shall be binding upon and shall inure to the benefit of the parties, their heirs, executors, administrators, successors and assigns.

c. **TIME OF ESSENCE:** Time is of the essence of this Lease and of each and every covenant, term, condition and provision of this Lease.

d. **PARAGRAPH HEADINGS:** Paragraph headings are for convenience only and are not to be used in construing this agreement.

e. **GOVERNING LAW:** This Lease is entered into, and shall be governed by, the laws of the State of Kansas.

f. **ENTIRE AGREEMENT:** This Lease shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this Lease shall not be binding upon either party except to the extent incorporated in this Lease. Any prior written leases, whether oral or written, between the parties hereto, regarding the Leased Premises are hereby deemed to be null and void.

g. MODIFICATION: Any modification of this Lease or additional obligation assumed by either party in connection with this Lease shall be binding only if evidenced in writing signed by each party or an authorized representative of each party. This provision shall not apply to modifications of this Lease pursuant to paragraph 3 hereof.

IN WITNESS WHEREOF, the parties have set their hands the date set forth above.

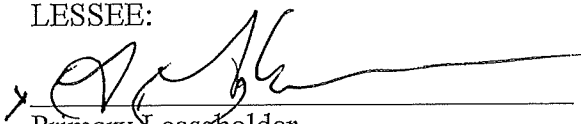
CITY OF COUNCIL GROVE, KANSAS

By:
Mayor _____

ATTEST:

City Clerk

LESSEE:

x 

Primary Leaseholder

Lessee

Lessee

Address to which Primary Leaseholder authorizes Notices:

x 8005 LICHTENAUER DR.

LENEXA, KS 66219

The 911 Mailing address for this Leasehold address is as follows:

140 South Shore Road

Council Grove, KS 66846



SEPTIC SYSTEM INSPECTION RESULTS

Section: K Site: K-23 Date: August 25, 2021

Address: 140 SOUTH SHORE ROAD

Septic System Type: Anaerobic: (X)

Aerobic (ATU/AWTDS): ()

Septic Tank Capacity: 450 GALLON

Septic Tank Material: Concrete: (X) Steel: ()

Lift Pump: Yes: () No: (X)

Pumped By: RODNEY WHITTAKER Date: 8-25-2021

Inspected By: JAMES MASTERS Date: 8-25-2021

Inspected By: _____ Date: _____

Septic System Approved: Yes: (X) No: ()

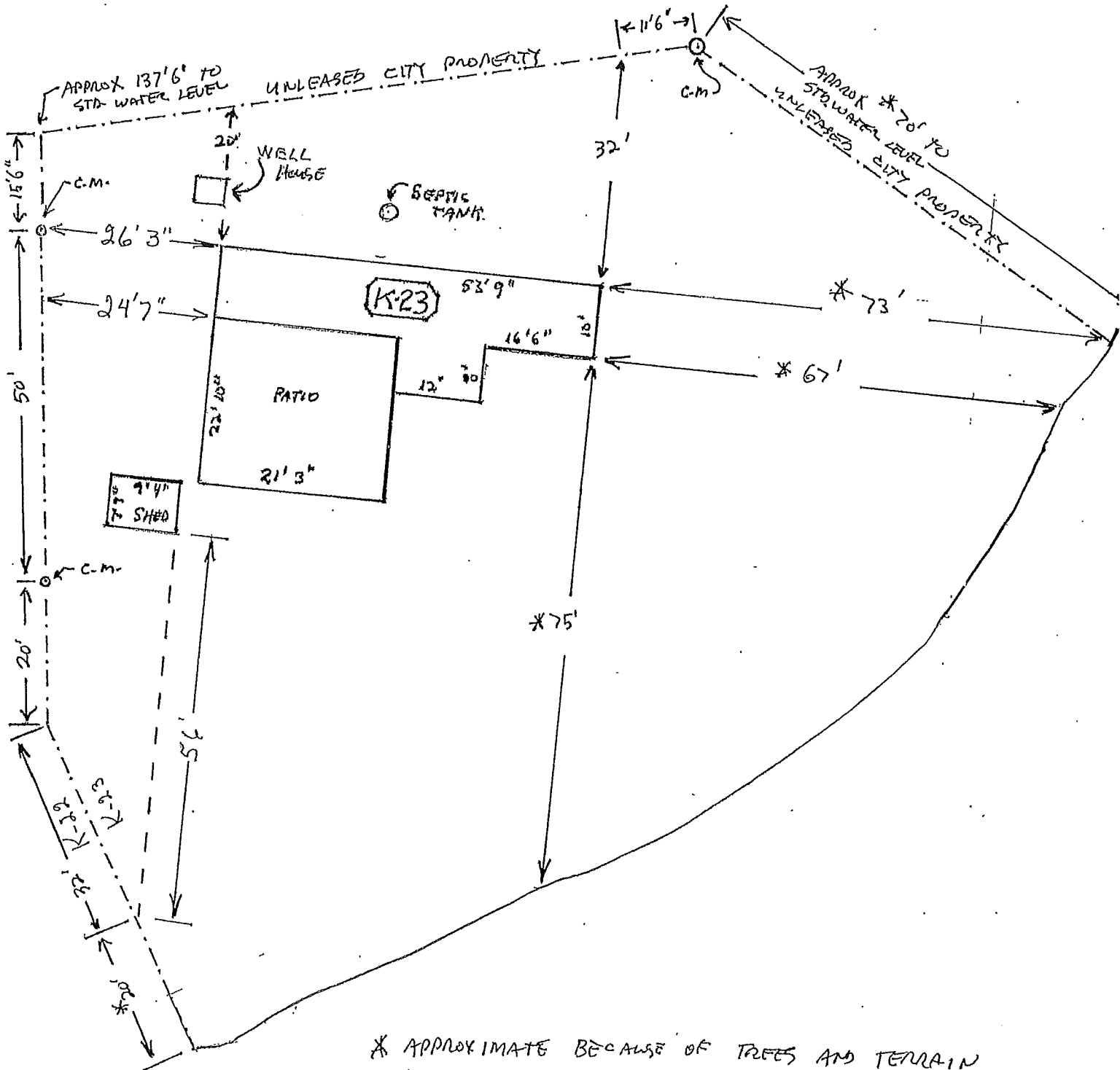
Comments:

Sincerely,

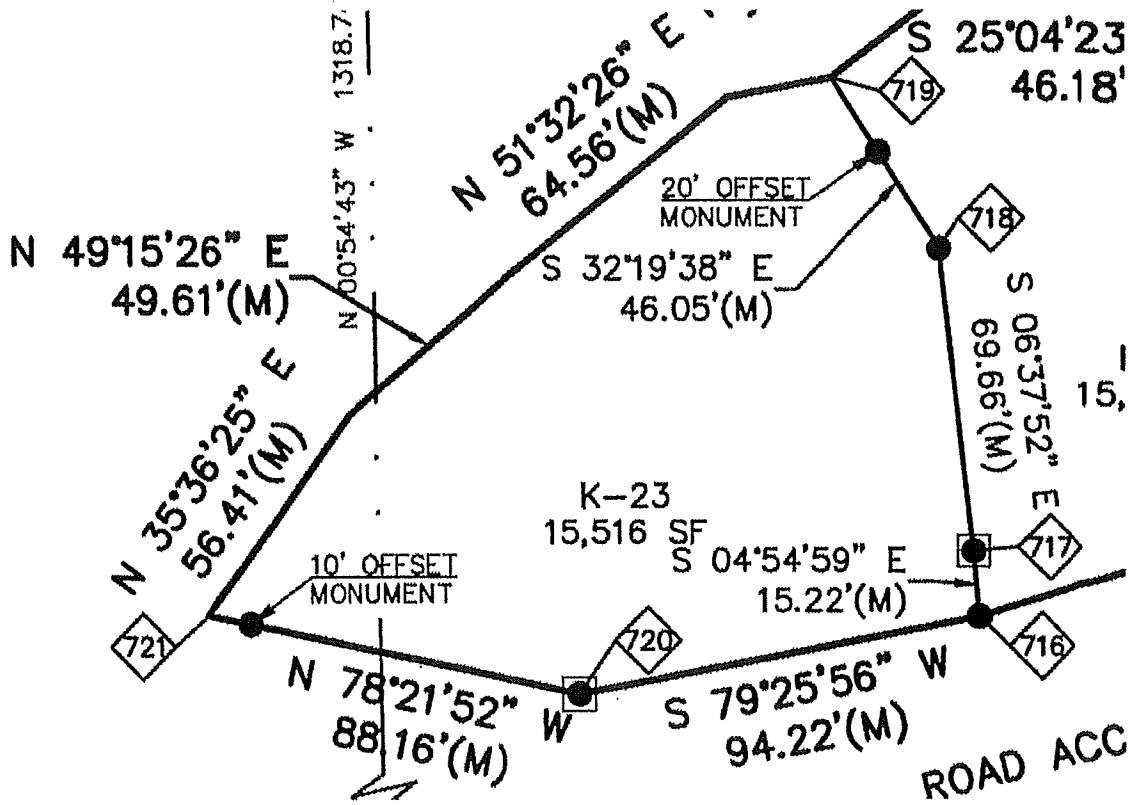
James Masters
City Inspector

K-23

1 IN = 20 FT
DO NOT SCALE
DRAWING



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



BOUNDARY CORNER COORDINATES					
◇	NORTHING	EASTING		LATITUDE	LONGITUDE
702	124837.4898	1719625.1483		N38.66728959	W96.57352644
703	124838.7503	1719604.9532		N38.66729393	W96.57359709
704	124857.8933	1719550.3985		N38.66734884	W96.57378707
705	125049.3076	1719555.1865		N38.66787413	W96.57375974
706	124883.4241	1719476.6847		N38.66742212	W96.57404379
707	124913.6291	1719477.5345		N38.66750501	W96.57403915
708	125065.0196	1719481.6119		N38.66792045	W96.57401652
709	124884.8431	1719403.6275		N38.66742917	W96.57429954
710	124891.9084	1719398.4070		N38.66744880	W96.57431743
711	125005.0358	1719315.7375		N38.66776294	W96.57460068
712	124751.9585	1719300.2100		N38.66706883	W96.57466901
713	124738.9552	1719280.9236		N38.66703396	W96.57473726
714	124774.3197	1719333.3759		N38.66712878	W96.57455164
715	124698.9461	1719323.4974		N38.66692228	W96.57459038
† 716	124656.9967	1719189.0738		N38.66681292	W96.57506341
† 717	124672.1585	1719187.7696		N38.66685460	W96.57506714
† 718	124741.3565	1719179.7250		N38.66704493	W96.57509150
† 719	124780.2691	1719155.0997		N38.66715282	W96.57517559
† 720	124639.7159	1719096.4470		N38.66676948	W96.57538872
† 721	124657.4971	1719010.0948		N38.66682203	W96.57569012
STATE PLANE COORDINATES (UNADJUSTED) KANSAS NORTH ZONE 1501, NAD 1983, US SURVEY FEET				LATITUDE & LONGITUDE DECIMAL DEGREES	

APPLICATION FOR CLUB LIQUOR LICENSE

Council Grove, Kansas August 19 20 21

TO THE GOVERNING BODY OF THE CITY OF COUNCIL GROVE, MORRIS COUNTY, KANSAS

Council Members:

I hereby apply for a license to operate a Class DE Club, in conformity with the laws of the State of Kansas and the rules and regulations prescribed and hereafter to be prescribed by you relating to the operation of a Class DE Club: for the purpose of securing such license, I make the following Statements under oath.

1. Name of Proposed licensee: Deidne Knight

Age of proposed licensee: 35

Street and address of licensee (residence): 100 Quiet Waters Loop

Phone Number of Proposed licensee: 785-342-5751

How long have you been a resident of the State of Kansas? 34 years

How long have you been a resident of Morris County? 8 years

How long have you been a resident of Council Grove? 8 years

2. Name of business for which license is desired: Rivenbank Brewing, LLC

Address of business for which license is desired: 13 West Main

Telephone number of business for which license is desired: 785-342-5751

Give Legal Description: attached - Attachment A

Describe Building: commercial building, indoor & outdoor space for patrons

3. Name and address of owner or owners of the premises upon which the place of business is located:

Jesse & Deidne Knight 13 W. Main

Backroads Concepts, LLC

4. Are you a citizen of the United States? yes By birth or naturalization? birth

If naturalized, give place and date of naturalization:

5. Have you ever been convicted of a felony? no

If so, when and where?

6. Have you ever been convicted of a crime involving moral turpitude? no

If so, when and where?

7. Have you ever been convicted or adjudged guilty of drunkenness? no

If so, when and where?

8. Have you ever been convicted or found guilty of Driving Under the Influence? no

If so, when and where? _____

9. Have you ever been convicted of a violation of any state or federal intoxication law? no

If so, when and where? _____

10. Is your place of business to be conducted by a manager or agent? no

If so, by whom? _____

11. What is your Kansas State Liquor License No.? 12490

What is the expiration date of your State Liquor License? 8/10/2023

PLEASE ATTACH A COPY OF YOUR STATE LIQUOR LICENSE

12. Please enclose the City Liquor License Fee of \$150.00 with your application check # 10020

I, Deidra Knight, the above named applicant hereby agree to comply with all of the laws of the State of Kansas, and all rules and regulations prescribed by you, and hereafter to be prescribed by you, relating to the sale or distribution of alcoholic beverages, and do hereby agree to purchase all alcoholic beverages from a wholesaler licensed and bonded under the laws of the State of Kansas, and do further consent to the immediate revocation of my alcohol beverage license, by proper officials, for the violation of such laws, rules or regulations.



Signature of Applicant



City Clerk

APPLICATION APPROVED ON THIS _____ day of _____, 20_____

by the Mayor and Governing Body of the City of Council Grove, Morris County, Kansas.

CITY LICENSE NUMBER 18

ATTACHMENT "A"
(White – Backroads Concepts, LLC)

Part of Lot "D" of Wood's addition to Council Grove, Kansas, described as follows: Commencing at a point Eighty-five feet (85') and Three Inches (3") East of the Northwest Corner of Lot "D" on the southern boundary line of Main Street, thence southerly Eighty Feet (80') more or less on a line parallel with the western boundary line of Lots "D" to the northern boundary line of the Elizabeth Cleek property as described in Deed Record Volume "E", Page 164, thence easterly along said boundary line to the Northeast Corner of the same being Sixty Feet (60') more or less, thence in a southerly direction along the eastern boundary line of the Elizabeth Cleek property to the southern boundary line of said Lot "D", thence easterly along said southern boundary line of Lot "D" to the eastern boundary line of said Lot "D" being the center line of the Neosho River; thence in a northerly direction following the center line of said Neosho River to the said southern boundary line of Main Street; thence West along said southern line of said Main Street to the place of beginning, less the following described tract of real estate: A tract of land in Lot "D" situated in the City of Council Grove, Morris County, Kansas, described as follows: BEGINNING at the intersection of the center of the Neosho River and the North line of Lot "D", said North Line having an assumed bearing of South 70 degrees 10 minutes West; thence South 70 degrees 10 minutes West, 42.2 Feet along said North Line; thence northeasterly on a curve of 1,392.39 feet radius to the right, to a point on said center of the Neosho River, 6.1 Feet Southerly of the place of beginning; thence Northerly along said Center Line to the place of beginning. The above contains 121 square feet, more or less; all right of access to and from the abutting public highway over and across a line in Lot "D" situated in the City of Council Grove, Morris County, Kansas, described as follows: BEGINNING at a point on the North Line, 90.9 Feet East of the Northwest Corner of said Lot "D", said North Line having an assumed bearing of South 70 degrees 10 minutes West; thence South 70 degrees 10 minutes West, 73.0 feet along said North Line.



CITY LAKE COMMITTEE

City Council Meeting Recommendation, September 7, 2021

1. Recommend the Council approve an end cap extension request of 30 feet for the construction of a two car garage.

Ron and Cherisse Jantz, B-10

Extension will not restrict or interfere with the neighboring cabins or access to the area. The neighboring leaseholds are aware of this request and have indicated such in writing.

LAKE COMMITTEE: Keith Wessel
Larry Siegrist

CITY INSPECTOR: James Masters

APPLICATION FOR COUNCIL GROVE LAKE PARK BOUNDARY LINE ADJUSTMENT

Leasehold Location: Section Letter: B Site No.: 16 911 Address: 120 Lakeshore Dr, Council Grove, KS 66846

Name(s) of Lessee(s) / Prospective Lessee(s): Ron Jantz and Cherisse Jantz Rev Trust

Mailing Address: 10506 W Collins ST City: Wichita State: Ks Zip: 67205

Phone: 620-668-0952 Cell Phone: Same Date: 8-9-21 Requested Linear Feet: 30

Signature(s) of Lessee(s) or Prospective Lessee(s): Ron Jantz Trustee Cherisse Jantz Trustee
(Must be same names as on lease)

The above signed do hereby request a Boundary Line Adjustment for the purpose of: 2 CAR GARAGE 26ft x 36ft

The following items must be submitted with this application:

- elevation and plan drawings/sketches showing the dimensions of the proposed new dwelling or accessory structure
- a copy of the plot plan for the leasehold showing the location dimensions of the proposed new dwelling or accessory structure in relation to the existing dwelling
- signed letters from the adjoining leaseholders with their comments about the proposed boundary line adjustment
- a nonrefundable fee of \$70 to cover the cost of evaluating the request
- a completed leasehold transfer package, if the written request is from a prospective purchaser of the leasehold

NOTE: Boundaries shared by leaseholders are not eligible for a Boundary Line Adjustment.

OFFICE USE ONLY BELOW THIS LINE

Boundary Line Adjustment (BLA) determination criteria:

- prior agreements and understandings of adjoining leaseholders
- prior usage and expectations of adjoining leaseholders
- the physical configuration of lots
- equitable placement of the boundary considering the interest of present as well as future leaseholders
- equitable division of lake frontage and access
- ingress and egress to leaseholders
- location of existing access roads
- location of existing utilities
- equitable placement of the boundary considering the previously determined depths of adjoining lots
- any other factors deemed appropriate

Boundary Line Adjustment not validated until the BLA Fee has been paid.

BLA Linear Feet: _____ BLA FT²: _____ BLA Rate: \$ 0.11 FT² BLA Fee: \$ _____

City's Designated Agent: _____ BLA Recommended: (yes/no) _____ Date: _____ Signature: _____

Governing Body Lake Committee: _____ BLA Reviewed Date: _____

Governing Body: _____ BLA Approved: (yes/no) _____ Date: _____

Land Survey of BLA: Surveyor: _____ Date: _____

Land Survey Filed with Morris County Register of Deeds: _____ Date: _____ Filing Fee: \$ _____



Ron Jantz <ron.jantz@gmail.com>

neighbors okay

1 message

Ron Jantz <ron.jantz@gmail.com>
To: Ron Jantz <ron.jantz@gmail.com>

Tue, Aug 10, 2021 at 8:00 AM

City of Council Grove,

I give permission to Ron and Cherisse Jantz to build a 26 x 36' double car garage on B10 / 120 Lakeshore Drive and to extend the boundary line by 30 feet.

Signed:

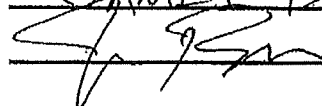
 8-20-21

From: Ron Jantz ron.jantz@gmail.com
Subject: neighbors okay
Date: Aug 10, 2021 at 8:00:52 AM
To: Ron Jantz ron.jantz@gmail.com

City of Council Grove,

I give permission to Ron and Cherisse Jantz to build a 26 x 36' double car garage on B10 / 120 Lakeshore Drive and to extend the boundary line by 30 feet.

Signed:

JAMES BOOMER
 8/13/21

Building Permit Application

City of Council Grove, Kansas

Owner

P29 Job Address

To be completed by Applicant...

Job Address: <u>120 Lakeshore Drive</u>			
Owner: <u>Ron Santz</u>		Phone: <u>620-668-0952</u>	
Mailing Address: <u>6506 W Collins</u>	City: <u>Wichita</u>	State: <u>Ks</u>	Zip: <u>67205</u>
Contractor: <u>Andy Heller</u>		License No.:	
Mailing Address:		Phone:	
City:		State:	Zip:
Use of Building: <u>Garage</u>		Area (ft ²): <u>26ft x 36ft</u>	
Class of Work (circle): <input checked="" type="radio"/> New <input type="radio"/> Addition <input type="radio"/> Alteration <input type="radio"/> Repair <input type="radio"/> Move <input type="radio"/> Remove			
Describe Work: <u>4/12 pitch 1 story</u>			
Valuation of work: \$ <u>50,000</u>			

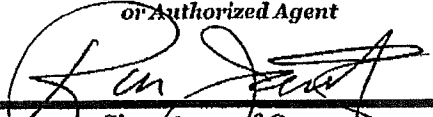
NOTICE

Separate permits are required for electrical, plumbing, mechanical and building. This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

Permit not validated until Permit Fee is paid.

OFFICE USE ONLY

Use Zone:	Code Edition:
Construction Type:	Occupancy Group:
Max. Occ. Load	Division:
No. of Stories:	No. of Dwelling Units:
No. of Off-Street Parking Spaces	Fire Sprinklers Required: Yes No

Signature of Contractor <i>or Authorized Agent</i>	Date
	<u>8-20-21</u>
Signature of Owner <i>(if owner/builder)</i>	Date

OFFICE USE ONLY

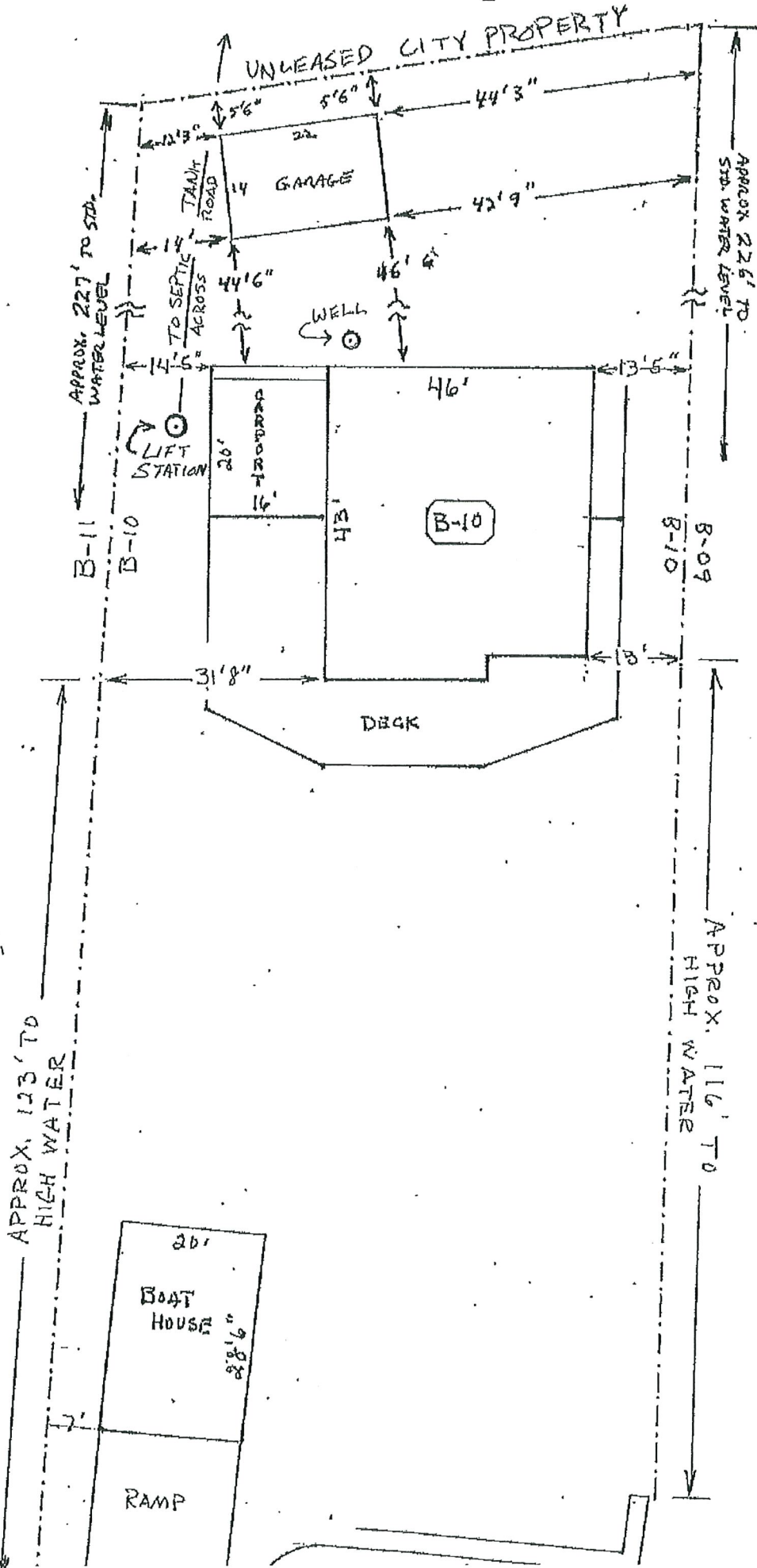
Special Conditions:

SPECIAL APPROVALS:	REQUIRED: (YES/NO)	RECEIVED: (date)
Zoning Board:		
Health Department:		
Fire Department:		
KS Historical Society:		
KDOT:		
US Army Corps of Engineers:		
City Council:		
Other: (specify)		

Permit No.: Approval Date:

Approved By: _____

PERMIT FEE: \$ _____

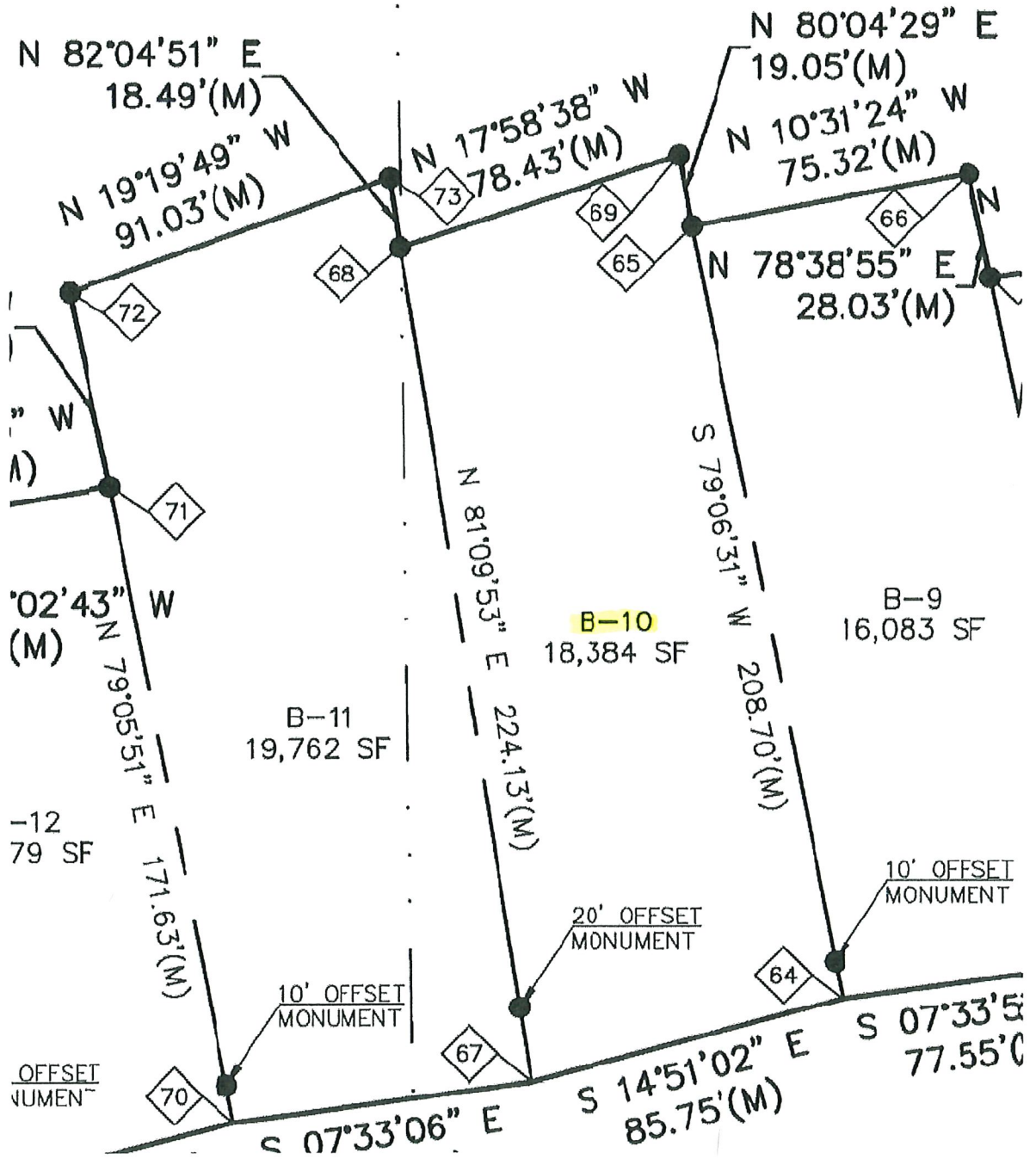


B-10

1 IN. = 20 FT.
DO NOT SCALE
DRAWING

NOTE: This leasehold also includes the area within the drip line of the 18' X 21' shed across Lakeside Drive from B-10.

ROAD ACCESS SIDE



LAKE ACCESS SIDE



COUNCIL GROVE PUBLIC LIBRARY

829 W. MAIN ST.

COUNCIL GROVE, KS 66846-1716

620-767-5716

Fax 620-767-7312

cglib@tctelco.net

<http://councilgrove.lib.nckls.org>

August 25, 2021

Members of the City Council,

The Council Grove Public Library Trustee Board would like to submit the name of Susan Graham as a Trustee nominee. If appointed, she will fill Jan Dungan's spot on the Board. Susan's address is: 1223 Jennings Street, Council Grove, KS 66846.

Please feel free to contact me at 767-5716 if there are any questions.

Thank you,

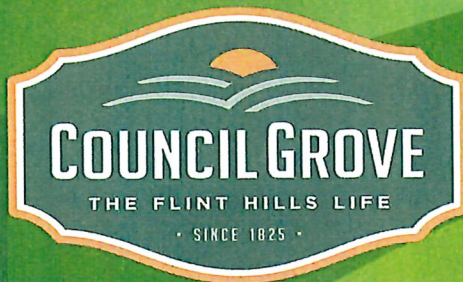
A handwritten signature in black ink that reads "Shannon Reid-Wheat".

Shannon Reid-Wheat

Library Director

COUNCIL GROVE POLICE DEPARTMENT

P34



Chief Shawn Wangerin
205 North Union
Council Grove, KS 66846
(620) 767-5200

Date: 08/26/2021

Subject: Jason Bacon

It is my recommendation that Officer Jason Bacon be promoted to Lieutenant of the Council Grove Police Department effective immediately. Officer Jason Bacon has shown substantial growth as an individual and a police officer over the past several years. Since I have accepted the Chief of Police position, Officer Bacon has played an integral part in the success of my administration by assisting with personnel matters, equipment matters, and anything else I have asked him to do. The success of the Police Department's K9 program has also been assured by Officer Bacon's dedication to the program and the department.


Shawn Wangerin



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

Police Committee Recommendation

Appoint Jason Bacon from Class A officer to Lieutenant. Officer Bacon has shown to be an important part of the success and continued growth of the Council Grove Police Department. Officer Bacon is respected by his peers and is called upon to answer questions and assist the other officers.