

**CITY COUNCIL MEETING MINUTES
CITY OF LAKE QUIVIRA KANSAS
January 3, 2022
6:30 p.m.**

Present

Council President Dave McCullagh
Councilmember Gayle Best
Councilmember Annie Noland
Councilmember Greg Prieb, II
City Attorney Michelle Daise
City Administrator / City Treasurer Erin Leckey
City Clerk / Court Administrator Kathy Bounds

Visitors

Bill Cole – 143 Lakeshore South - attended via Zoom
Angela Gupta – 171 Terrace Trail West
Win Zoellner – 440 Navajo Lane West

Zoom:

<https://us06web.zoom.us/j/88697562293?pwd=Nzd2dU40WVdPU0ZZUWQ4blc4YUh0Zz09>

Meeting ID: 886 9756 2293

Passcode: 964716

Dial: 312.626.6799

Call to Order

Mayor Lilja was absent from the meeting due to illness. Council President McCullagh called the meeting to order at 6:30 p.m. and presided over the meeting.

Pledge of Allegiance

Councilmember Best led the Pledge of Allegiance. All were welcomed to participate.

Visitor's Comments:

Win Zoellner of 440 Navajo requested an update on the land purchase. Discussion was held under Old Business later in the meeting.

Approval of Minutes from:

- 1) December 6, 2021, Regular Council Meeting. **Motion:** Councilmember Best made a motion to approve the minutes, as amended by Councilmember Noland, from the Regular Council Meeting held on December 6, 2021. **Second:** Councilmember Noland seconded. **Vote: 4-0. Motion carried.**

Amendment(s):

Rephrasing a sentence on p. 5 from: "Extend concrete outlet channel to stream" and replace with: "Extend and reconfigure the concrete spillway downstream, make necessary channel modifications downstream of the east spillway to protect Holliday Drive."

Correcting a spelling error on p. 7 from: "airs and omissions" to "errors and omissions."

- 2) December 29, 2021, Special Council Meeting. **Motion:** Councilmember Prieb made a motion to approve the minutes from the Special Council Meeting held on December 29, 2021. **Second:** Councilmember Best seconded. **Vote: 4-0. Motion carried.**

Treasurer's Report:

The December 2021 monthly treasurer's report was submitted by City Treasurer Leckey for review and consideration. **Motion:** Council President McCullagh made a motion to approve the December 2021 Treasurer's Report as submitted. **Second:** Councilmember Prieb seconded. **Vote: 4-0. Motion carried.**

Dam & Spillway Committee Report: Councilmember and Committee Chair Noland reported she spoke with Brent (at Olsson), and he advised they will be out next week with the company that is doing the initial coring work. Brent will provide a report for the committee to review once the coring work is complete, and then the committee will provide their recommendation(s) to the Council at the next Council Meeting.

SIP Report:

No report.

Police Chief's Report:

Chief Grenier submitted his monthly report for December. Concern was expressed about potential traffic accidents occurring when turning off of Crescent Blvd. onto Holliday Drive with cars traveling at higher speeds than the posted speed limit. Members commented they were pleased to citations being issued on Holliday Drive, per the December report, for that reason.

City Attorney's Report:

No report.

Council Reports:

Council President McCullagh: Council President McCullagh reported he will be contacting vendors to request bids for improvements to the gas station soon. Once bids are received, Council President McCullagh noted he would like to review them with Councilmember Best to ensure the design and aesthetic pieces are fluid with other beautification projects she has been working on for the city. Councilmember Best said she would be happy to be involved.

Councilmember Prieb:

Guardrail replacement on Renner Road and Holliday Drive. Councilmember Prieb obtained a bid from Collins & Hermann in the amount of \$2,625.00 for replacement of two guard rails: one on Renner Road and one on Holliday Drive. Since the road repair budget still had funds for 2021, and the bid did not exceed those funds, a vote was not needed. Both guardrails have been replaced.

City boundary survey update: Councilmember Prieb provided a copy of the city boundary survey he received from Anderson Engineering. Anderson advised they cannot locate any records of the two southern dams, which leaves the question whether the city owns them, or Q Inc. owns them. It was noted the city has always maintained them. After reviewing the survey with the Council, the consensus was the survey lacks clarity on city boundaries specifically within the Wyandotte County parcels. Councilmember Prieb will reach out to Anderson to request a better detailed and scaled survey. He will also inquire if that will require a bid.

Councilmember Noland:

Communication piece: Councilmember Noland reported the Year-In-Review newsletter has been finalized and sent to the printer. It highlights important projects and other city news from 2021, and it will be delivered to black boxes soon. The vision is to continue this effort, maybe on a smaller scale, with the goal of getting it out on quarterly basis. Councilmember Noland expressed this is a great way to get city news and information out to the community.

Performance reviews: Councilmember Noland will be scheduling performance reviews in the next couple of weeks for Kathy, Erin, and Fred. Once the reviews are complete, they will be forwarded to the Council, and anticipates everything will be wrapped up by the end of the month.

Councilmember Best:

Final report from AMAI. Councilmember Best reported construction ready documents are available to begin the bidding process to select a contractor; however, due to her involvement on other projects, she has not started that process yet but will soon. Councilmember Best indicated once the bids are received, she will prepare a grant proposal to take to the Foundation to request funding assistance for the project.

Waste Management Addendum for 2022. This item was moved forward from Old Business. Following the presentation of the proposed Waste Management Addendum at the December Council Meeting, Councilmember Best reported she, Erin, Michelle, and Kathy met via Zoom to discuss items on the proposed addendum. Following the Zoom meeting, Councilmember Best contacted John Blessing to discuss modifications to the addendum and to request clarification on some items as well.

This included:

- Inquiry on billing. Would the city be billed for households who choose to swap their residential recycling container from the 65-gallon container to a 95-gallon container?

Mr. Blessing responded the city will not be charged for this exchange; however, he did request the city organize a one-day event for swapping out containers to avoid requests coming in on different days, which would be a time-consuming process and hard to get trucks out for each request. Event to be determined. It was also noted, residents can have both sizes and/or as many recycle containers as they would like to have, they are not limited to only one.

- Residential cardboard recycling. Mr. Blessing confirmed residents can place overflow recycling next to their recycling container and it will be picked up. It needs to be in a box or plastic tub, bundled, and marked as recycling. Cardboard boxes must also be broken down.
- Contamination charges billed to the city with the community dumpsters. The city has been billed for contamination charges with no explanation of or photo accompanying to show what the contamination was. City Treasurer Leckey has to spend a considerable amount of time communicating back and forth with Mr. Blessing to get the charges removed. Mr. Blessing reported he has communicated to the billing department they cannot invoice the city for contamination charges without a photo and explanation included. The city will be credited for charges that do not follow this procedure.
- Recycle audit added back into addendum. We participated in a recycling audit in 2020, but we were never reaudited to determine if we succeeded in our recycling efforts to receive the 10% discount. The discount audit expired at the end of 2021; however, it is being extended into 2022 for Lake Quivira and added back to the proposed addendum. The audit will likely occur sometime in the spring.
- The community recycle bin is on a 3x per week service at a rate of \$86.10 per week. An inquiry was made if we decide to decrease the service trips during non-peak recycling times, if we would be billed per trip instead of the full \$86.10. Mr. Blessing indicated charges cannot be invoiced by service trips, this is a set price. He also noted If we decide to modify the times per week service, it will require a new quote and a new addendum.
- Contract renewal term modified from five years to two years. This will give us a better idea of where the CPI rate (water/sewer/trash) is going to fall (2 ½ to 4 ½ %) and not get locked into a five-year contract if it consistently reaches the 4 ½ % rate.

Motion: Council President McCullagh made a motion to approve the Third Amendment to the Residential Solid Waste Management and Recycling Service Agreement, pending legal review.

Second: Councilmember Noland seconded. **Vote: 4-0. Motion carried.**

In follow-up to discussion held under Councilmember Prieb's report, Councilmember Prieb noted he pulled up the AIMS (Automated Information Mapping System) website and it appears to show the city boundary information correctly. According to AIMS the northern and southern side of the dam as owned by QInc. and the main dam area is owned by the city. It also does not appear that the city owns any of the property by the horse stables. City Administrator Leckey mentioned Chief Grenier has contacted AIMS before and noted they have been off on some of the boundary lines.

Mayor's Report:

None.

Old Business:

1. **Discussion regarding Waste Management Addendum for 2022.** Discussion held under Councilmember Best's report.

Land Purchase Update. *This item was not listed on the agenda.*

Mr. Win Zoellner of 440 Navajo Lane West requested an update on the land purchase. City Attorney Daise reported everything went as planned. The temp note closed on Wednesday and the property closed on Thursday. All the wire transfers went as planned. Gilmore and Bell's services have been invoiced and paid. Insurance is in place, and the city is now the owner of the land. An inquiry was made about future land use and if the city was considering selling part, or all of the land before the temp note expires, and if so, what that might look like. Since there are still so many unknowns at this point, City Attorney Daise suggested, as an option, the Council may want to consider holding a work session as a way to start the discussion regarding the land. Work sessions can be held before a Council Meeting, or on a different day and time, it is entirely up to the Council. Work sessions are open to the public and provide a great opportunity for the Council to engage with the community and/or bring in field experts to help guide and answer questions; however, no action can be taken during a work session. Councilmember Noland expressed she is in favor of forming a committee comprising of city representation, Q Inc staff, and members of the community to gain a broad planning perspective as well.

New Business:

1. **Consider appointment of Angela Gupta to fill vacancy in office of Council Member.**
Tabled until February Council meeting.
2. **Consider appointment of Jake Heller for the part-time Building Official position.**
Tabled until February Council meeting.

Executive Session:

None.

With it being after the first of the year, and no executive session called, City Treasurer Leckey inquired, for the record, if she should process the upcoming January payroll at the 2021 rates. Until employee evaluations are completed, City Attorney Daise advised she wouldn't recommend going into executive session. Pay increases would be retroactive once they are determined.

Adjournment:

Motion: Councilmember Prieb made a motion to adjourn at 7:50 p.m. **Second:** Councilmember Best seconded. **Vote: 4-0. Motion carried.**

The meeting adjourned at 7:50 p.m.

Respectfully submitted by:
Kathy Bounds
City Clerk



Brady Lilja - Quivira Inc., Q2 Board, Lake Quivira Foundation and Police.

Gayle Best - Tree City, Railroad, Aesthetics, Landfill, City Hall and Holliday Drive.

Vacancy - Dam/Spillway, Litigation, 4th of July/Fireworks, and Holliday Drive.

Dave McCullagh - Budget/Finance, Ordinances, Gas Station, Landfill Odor, Deer Harvest and Research.

Annie Noland - Employee Performance Reviews and Issues, Insurance, Web Presence and vacant fire station space.

Greg Prieb - Roads, Lake Preservation, Zoning and Development, Building Requirements and City Hall.