

CITY COUNCIL MEETING MINUTES
CITY OF LAKE QUIVIRA KANSAS
January 8, 2024
6:30 p.m.

Governing Body Present

Mayor David McCullagh
Councilmember Angela Gupta
Councilmember Dan McCauley
Councilmember Mike Pasley
Councilmember Chip Zimmer
*Following appointment, Councilmember Tray Vedock

Staff Present:

City Attorney Michelle Daise
City Treasurer Annie Noland
City Clerk / Court Administrator Kathy Bounds
Chief of Police Manny Olmos

Visitor's:

No one signed in.

Call to Order

Mayor McCullagh called the meeting to order at 6:30 p.m.

Pledge of Allegiance

Mayor McCullagh led the Pledge of Allegiance.

Approval of minutes:

- **Regular Council Meeting on December 4, 2023. Motion:** Councilmember McCauley made a motion to approve the minutes from the regular council meeting on December 4, 2023. **Second:** Councilmember Zimmer seconded. **Vote: 4-0. Motion carried.**
- **Special Council Meeting on December 20, 2023. Motion** Councilmember Pasley seconded. **Vote: 3-0.** Councilmember McCauley abstained.

New Business:

- I. **Consider appointment for a vacant council seat:** Mayor McCullagh's council seat became vacant when he was elected mayor in November 2023, and as a mayoral duty, he is to recommend an appointment for the vacant seat. Mayor McCullagh made a recommendation to the council to appoint Tray Vedock. Mayor McCullagh noted Mr. Vedock reached out to him before the general election and expressed interest in serving on the council. He also noted Mr. Vedock is a well-qualified candidate and provided some highlights of Mr. Vedock's accomplishments to include vast community service for Lake Quivira, Chair of the Nominating Committee

for the Lake Quivira Board of Directors (three years), he raised over \$75k for the Lake Quivira trail system, served as CEO of SKC Communications for 25 years, and has been a Board Member for KU Advancement, chairing the Board Development Committee. **Motion:** Councilmember McCauley made a motion that the Council consent to the mayor's appointment of Tray Vedock as Council Member for the remainder of the term expiring in December 2025. **Second:** Councilmember Pasley seconded. **Vote: 4-0. Motion carried.**

City Clerk Bounds recited the Oath of Office to Mr. Vedock, he was sworn in as Councilmember, and took his seat on the bench.

- II. **Consider appointment for City Council President.** Following Mayor McCullagh's election as mayor in November 2023, it also vacated his seat as Council President. Mayor McCullagh reported he reached out to councilmember Gupta, as she has most seniority on the council; however, due to her work schedule and other time restraints, she kindly declined. Mayor McCullagh suggested to the Council to appoint Councilmember Dan McCauley as City Council President. City Attorney Daise noted, in considering the position of Council President, in the event the mayor resigns, or is in some way unable to fulfil the duty as mayor, the council president automatically becomes mayor. **Motion:** Councilmember Pasley made a motion that the council appoint Dan McCauley as Council President for a term expiring in January 2026. **Second:** Councilmember Vedock seconded. **Motion carried. Vote: 4-0 with Councilmember McCauley abstaining.**

Mayor McCullagh moved the remaining new business items for discussion/consideration to the end of the agenda.

Treasurer's Report:

Consider approval of December 2023 Treasurer's Report. Treasurer Noland explained the format of the financial documents in the council packet to the new members. Treasurer Noland advised if the council prefers a different format or additional documentation, to let her know, and she will be happy to provide it. Provided in the packet is a high-level view of funds expended and received each month along with a year-to-date detail of the budget showing projections and actuals for each month and year to date. Treasurer Noland reported the city audit is coming up on January 24th and that she completed the workman's compensation audit with KMIT today. **Motion:** Councilmember Zimmer made a motion to approve the December 2023 treasurer's report as presented. **Second:** Council President McCauley seconded. **Vote: 5-0. Motion carried.**

Mayor McCullagh welcomed Mark Kistler, President of the Q Inc. Board. Mr. Kistler congratulated Tray Vedock on his appointment to city council. Mr. Kistler provided an update regarding Q Inc.

- A search committee comprising of five officers from the board to include Mark Kistler, Eric Vossman, Carol Zoellner, Randy Burgess, and Justin Wood have been working extensively with executive search firms and referrals for the position of General Manager. On Friday, a candidate the committee has interviewed and feels very strongly about will be onsite to meet with the rest

of the board and Q Inc. staff. Everyone is optimistic and looks forward to the onsite visit. Once a new GM is hired, there will likely be some reorganization of Q Inc. staff to better align responsibilities and duties within the executive offices of Q Inc.

- Mr. Kistler commended Abbey Mattson, Q Inc. HR Director, and acting GM, and Todd Towery, Director of Golf Course Maintenance, and acting Assistant GM, expressing both have done a great job leading Q Inc. staff and the community during the search for a new GM.
- Board nominations have gone out to the community. Tom Peddicord has agreed to chair and lead the committee. Mr. Kistler encouraged the council to talk to neighbors and friends who they feel might be a good fit for the board and encourage them to run.
- Mr. Kistler commended the city's communication efforts regarding the spillway project and noted it is very helpful in keeping the community aware and up to date with the project.

Councilmember Pasley inquired when the paving project on Crescent Blvd., starting from the Holliday Drive entrance to the clubhouse is slated to begin. Mr. Kistler indicated it will likely be in the spring months, weather dependent. The project was delayed due to gas and water line work that had to be completed in the area first.

An inquiry regarding the broken gate arm at the guard house was made and when that will be fixed. It was noted the part needed to fix the gate is on back order and an exact timeline is unknown at this time.

Dam & Spillway Project Update:

With a brand-new council, Mayor McCullagh requested a overview of the spillway project from start to current date to bring the council up to speed. Win Zoellner, Spillway Project Committee Member, provided a power point presentation and led the discussion on the spillway project. **A copy of the presentation is included at the end of the minutes for the reference.**

Slide one: History of the west spillway. This is the primary spillway and was constructed in or around 1940. In 2017 deficiencies were found during a state inspection which prompted the city to engage with engineers for repair options. A design solution was provided by Shafter, Klein, Warren, but ultimately never acted upon. In 2021, McClure was engaged and provided a conceptual upgraded spillway proposal which included abandoning the west spillway and installing the Obermeyer weir structure on east, secondary spillway. Olsson performed a peer review of the McClure concept and did not concur with the plan or recommendations. In 2022, Olsson was engaged and provided alternative design concepts for a full west spillway replacement; however, those turned out to be far too costly. Later In 2022, Olsson was reengaged to design the west spillway replacement - below the bridge. The council approved the final design and put the project out for bid. In August of 2022, Pyramid Contractors were awarded the contract and in October 2022, construction commenced.

Slide two: Outline of alternative options considered (see slide).

Slide three: Project status. Project is planned for completion at the end of February 2024 (structure only), weather dependent. Due to the urgency to start the project (weather concerns), the project went to market before the south wall design engineering was completed.

Slide four: South wall design ideas and cost estimates. An engineering study is needed for the south wall and decisions are pending the outcome of the study. Study costs for the south wall were not included in the original service agreement with Olsson Engineering for the spillway project; therefore, City Treasurer Noland made a request to the council to amend the agreement with Olsson Engineering to cover study costs for the south wall, not to exceed \$15k. Following discussion with the city attorney, a motion was made. **Motion:** Councilmember Pasley made a motion to amend the professional services agreement with Olsson Engineering to cover study costs for replacing the south wall, in an amount not to exceed \$15k, and to authorize the mayor to sign said agreement. **Second:** Councilmember Zimmer seconded. **Vote: 4-0. Motion carried.** Councilmember Gupta abstained.

Slide five: Project cost recap.

Slide six, seven, eight: Project financing and spending information provided to include temporary notes, paying interest only, and then in 2025 the temp note will convert to a 20-year bond at current market rate.

Following the presentation, discussion of the council meeting at the spillway construction site ensued. When a date is scheduled, it will be posted and open to the public to attend.

40-Acre Renner Road Property Update:

Councilmember Gupta reported there is no update on the property at this time. Mayor McCullagh reported Councilmember Zimmer has agreed to be our SMAC representative and Councilmember Gupta has agreed to be our alternate SMAC representative. Councilmember Gupta indicated she and Councilmember Zimmer will meet soon to discuss water study needs on the property as it relates to applying for SMAC funding.

Public comments

None.

New Business continued:

III. Approval of a Resolution establishing alternative council dates for 2024.

The Resolution establishes and authorizes alternative dates for city council meetings if an observed holiday falls on the first Monday of the month. **Motion:** Council President McCauley made a motion to approve a Resolution establishing alternative council dates for 2024. **Second:** Councilmember Vedock seconded. **Vote: 5-0. Motion carried.**

IV. Approval of an agreement with Annie Noland for consulting services.

V. Approval of an agreement with Ann Henderson for city prosecutor services.

- VI. **Approval of an amendment to a professional service agreement with Michelle Daise, City Attorney.** Items IV, V, VI were discussed and entertained in one motion. **Motion:** Councilmember Pasley made a motion to authorize the mayor to negotiate and sign agreements with Ann Henerson and Annie Noland and make an amendment to a professional service agreement with Michelle Daise, consistent with actions previously taken by the Council regarding pay ordinances and appointments. **Second:** Council President McCauley seconded. **Vote: 4-0. Motion carried.** Councilmember Vedock abstained.
- VII. **Consider a contract with Rainbow Fireworks for the 2024 Fourth of July fireworks display.** Mayor McCullagh explained Rainbow Fireworks is the vendor the city has contracted with for the past several years for the Fourth of July fireworks display, and it has been customary for them to offer a discount in the price if the contract is signed and paid for in January. **Motion:** Council President McCauley made a motion to approve a contract with Rainbow Fireworks for the 2024 Fourth of July fireworks display. **Second:** Councilmember Vedock seconded. **Vote: 5-0. Motion carried.**
- VIII. **Discussion to consider an amendment to the Landscape Maintenance Agreement with Q Inc. to expand and designate additional responsibilities.** Councilmember Zimmer brought this item for discussion due to trash accumulation and brush overgrowth along city streets outside of the gates. He proposed amending the Landscape Agreement with Q Inc. to include collecting the trash and clearing the overgrowth. It was noted that the agreement with Q Inc. is for landscaping services only and that falls under Todd Towery's team. Roadside maintenance would fall more under Brandon Harris's team, and those are two separate divisions. City Treasurer Noland explained the budgeted dollars for perimeter maintenance and that they really fall into two different categories under that line item. The funds are earmarked for landscaping services (Q Inc. agreement) and brush clearing – "perimeter maintenance" along city roads, and those dollars were set aside specifically for those services, and there aren't additional dollars in perimeter maintenance to add more services this year. A suggestion was made that the city host additional cleanup events like Fred Braun day and request volunteers to help with the trash cleanup. Councilmember Zimmer's concern is the city should look as nice coming in on the public streets as it does after you go through the gates. Item tabled at this time.

Police Chief's Report:

Chief Olmos provided an overview of his monthly report. There were no questions related to the report.

City Attorney Report:

No report.

Council Reports:

Council President McCauley: Council President McCauley reported he met with Waste Management reps and toured the landfill facility off Holliday Drive. He shared his experience and noted he gained a better understanding of their operations. He noted if the city makes Waste Management aware of any big outdoor events ahead of time, they will do their best not to schedule burns during that time to mitigate landfill odor permeating during those events.

Council President McCauley is obtaining bids to replace the ADA ramp in front of city hall. He will keep the council updated as bids are received to move the project forward.

Councilmember Pasley: Councilmember Pasley reported the pothole on Holliday Drive as you head west has been filled. He utilized the MyWyco App to report it, and they came out and fixed it. He encouraged others to utilize the app if they see potholes within the WYCO jurisdiction.

Councilmember Pasley noted the gas station is doing well. It sold just short of 250k gallons in 2023 and premium sales picked up with the addition of the ethanol free option.

Councilmember Zimmer: Councilmember Zimmer suggested, when insurance renewal time is upon us in 2024, that the city consider sending out RFPs to compare our options since we have been with the same firms for several years.

Councilmember Vedock:

No report.

Councilmember Gupta:

No report.

Mayor's Report:

Mayor McCullagh reported he was made aware that Wyandotte County/Unified Government is planning to do a study on Holliday Drive. He reached out to the UG office, and they indicated they have money in their budget for studies this year and since Holliday is starting to get a lot more traffic, it is slated for one of their study projects. Mayor McCullagh asked them to keep us informed as Holliday Drive is the main thoroughfare in our city. He noted this is in the very early stages and just wanted to make the Council aware of the study, so we stay on top of it.

Mayor McCullagh reached out to the new Mayor of Shawnee to request a meeting with him. He feels it is important to maintain a good partnership with Shawnee and hopefully move toward annexation of the Renner property.

Mayor McCullagh received an email from US Representative Sharise Davis requesting a meeting to see if there is anything her district can do to aid our city. Mayor McCullagh is open to having a conversation and will be meeting with her soon.

City Attorney Daise expressed the need to schedule KOMA (Kansas Open Meeting Act) training with the new council and asked them to look at dates and times that would work for them so we can get that scheduled in the near future.

Old Business:

None.

Executive Session:

None.

Adjournment:

Motion: Councilmember McCauley made a motion to adjourn at 8:46 p.m. **Second:** Councilmember Zimmer seconded. **Vote: 5-0. Motion carried.**

The meeting was adjourned at 8:46 p.m.

Respectfully submitted by:

Kathy Bounds

City Clerk



Mayor: Quivira Inc., Q, Inc. Board, Lake Quivira Foundation, Police, Newsletter

Angela Gupta: Ordinances, Land Committee, Website, Tree City

Mike Pasley: Road Maintenance, Gas Station, Perimeter Aesthetics and Upkeep, Employee Performance Reviews, Goats

Dan McCauley: Building Requirements/Zoning, City Hall (Upkeep and Improvements), Waste Management, Railroad

Chip Zimmer: SMAC, Land Committee, Lake Preservation/Environmental Concerns, Insurance

Tray Vedock: Budget/Finance, Independence Day Fireworks, Youth volunteering, Spillway/Dam, Deer Harvest