

CITY COUNCIL MEETING MINUTES
CITY OF LAKE QUIVIRA KANSAS
February 5, 2024
6:30 p.m.

Governing Body Present:

Mayor David McCullagh
Council President Dan McCauley
Councilmember Mike Pasley
Councilmember Chip Zimmer
Councilmember Tray Vedock

Absent:

Councilmember Angela Gupta

Staff Present:

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

Visitor's:

Mark Kistler
Mickey Finn
Win Zoellner

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.

Visitors/Comments from the Public:

Mark Kistler introduced Mickey Finn, the new CEO/General Manager for Quivira Incorporated. Mr. Finn comes with 32 years' experience in the industry and has been onboard with Q Inc. for a little over a week. He has been diligently studying the bi-laws, standard operating procedures, covenants, etc. and becoming familiar with the culture of the community. With the new GM in place, some administrative restructuring at Q Inc. has occurred. Abbey Mattson will continue in her role as Assistant GM. Todd Towery, Golf Course Superintendent, has assumed additional responsibilities as well to include overseeing road and grounds maintenance outside of the gates. Mr. Finn expressed how excited he is to learn about the HOA and work with his team to elevate and serve the community. Mr. Kistler reported the annual membership meeting will be on March 18th and key members will be providing updates for the city and the HOA. There are three open seats on the board and a meet the candidate night is being planned for early March.

Approval of minutes:

Regular Council Meeting on January 8, 2024. Motion: Council President McCauley made a motion to approve the minutes from the regular council meeting on January 8, 2024. **Second:** Councilmember Pasley seconded. **Vote: 4-0. Motion carried.**

Consider approval of the January Financial Report:

City Treasurer Noland presented the January financial report and led the discussion. She reported the audit was completed last week and went well. She provided an overview of January revenue and expenditures, including the spillway project, noting January was favorable and we are on target with the budget. **Motion:** Councilmember Zimmer made a motion to approve the January Financial Report as presented. **Second:** Council President McCauley seconded. **Vote: 4-0. Motion carried.**

Dam & Spillway Project Update:

Win Zoellner provided a power point presentation and led the discussion. The presentation began with information about replacing the south wall of the spillway. The limestone that makes up the wall is approximately 75+ years old and is in disrepair. As it is one of the first things you see when you cross over the dam and spillway, the committee is requesting approval to replace the stone of the south wall. Replacing the south wall was not part of the original spillway project bid and would need a change work order approved by the council. The power point presentation provided pictures of the wall as it looks now, along with options and costs, to replace it with stone or painted concrete formliner. The motivation for replacing the wall now is the general contractor is on site and familiar with the project. The contractor has equipment that can perform the work, making it advantageous to utilize the equipment as well as save money by not having to bring equipment in later, disruption to the community now, while the spillway project is in progress, rather than pushing it down the road, and our engineer is comfortable with the contractor. Cost estimates to replace the wall with stone, staying in line with aesthetics throughout the community, is estimated to be around \$440k (stone approx. \$114k, total construction cost approx. (440k). The formliner is less expensive at approx. \$11k; however, it is not aesthetically in line with community standards or an approved material for constructed walls residentially in the community. Discussion ensued whether the wall as it stands now is structurally sound. According to engineering reports provided to the city over the past couple of years, the wall appears to be stable. There is no timeline for how long it will be before it will need to be replaced, but an estimate is 10 years, maybe more. A lengthy discussion ensued related to material options, financing options, bonding debt the city is already under, and engineer reports regarding stability of the wall. The council had differing opinions related to the discussion, with most expressing it is too expensive at this time for an aesthetic upgrade when the wall is not in an immediate threat of collapsing.

Following the discussion, Councilmember Zimmer made a motion.

Motion: Councilmember Zimmer made a motion to approve a change order for the construction of the south wall in an amount not to exceed \$445k. There was not a second to the motion; therefore, **the motion did not carry.**

Moving forward with the spillway presentation, Mr. Zoellner discussed the need for additional change orders with Pyramid and with AMR (Architectural Masonry & Restoration).

Beginning with the Pyramid change order, a summary of costs was presented and explained to include:

- Gas line reroute: \$5k
- Painted form lined north end: \$4k
- Channel wedges north end: \$5k
- Protective apron north end: \$7k
- Fencing/signs north end: \$2k
- North wall drain flume: \$4k
- Drainpipe outside gate: \$6k
- Raise north wall, increase curb: \$15k
- Value engineer bridge girder paint: (\$75k)
- Value engineer channel ladder: (\$6)
- Joint cleaning and sealing: (\$10k)

Motion: Councilmember Pasley made a motion to approve the change orders as presented.

Second: Council President McCauley seconded. **Vote: 4-0. Motion carried.**

Next up was a change order request for Architectural Masonry & Restoration (AMR). An explanation and summary of costs were presented to include:

- Repair bridge, including caps: \$54k (approved in December)
- Add column repair, including caps: \$10k (needs approval)

Motion: Council President McCauley made a motion to approve the AMR change order, not to exceed \$10k. **Second:** Councilmember Pasley seconded. **Vote: 4-0. Motion carried.**

New Business:

- i. **Discussion related to the damaged guardrail on Renner Road.** Councilmember Pasley reported the City of Shawnee notified him that a claim has been filed for the damaged guardrail on Renner Road. The guardrail was damaged after a Shawnee fire truck slid and crashed into it on their way to a call during the bad snow/ice event we recently had. Shawnee is in the process of hiring a contractor and the guardrail will be repaired/replaced soon.

Old Business:

- i. **Discussion regarding tree cleanup on Holliday Drive.** Councilmember Pasley reported Todd Towery contacted him regarding tree work needed along the north side of Holliday Drive, up to Renner Road, as well as the south side of Holliday Drive toward the bottom of the hill from the maintenance building. Todd provided a bid of

\$20k for his crew to do the tree work and anticipated the work beginning in the coming weeks. Discussion related to the Landscape Maintenance agreement ensued. The city adopted the Landscape Maintenance agreement at the December Council Meeting; however, the agreement is still under review by Q Inc. The board meeting is on February 27th, and Mr. Kistler indicated he will put it on the agenda. An inquiry was made whether the tree work project would fall under that agreement, and it was noted there is an additional service clause in the agreement which gives flexibility to add additional services and that the clause does not specify a monetary cap for additional services rendered.

Motion: Councilmember Pasley made a motion to approve additional services under the Landscape Maintenance Agreement with Q Inc. for tree work on Holliday Drive in an amount of \$20k. **Second:** Council President McCauley seconded. **Vote: 4-0. Motion carried. After the vote, the motion was amended by Councilmember Pasley to include the language “not to exceed 20k”. The motion was seconded by Council President McCauley. Vote 4-0. Motion carried.**

Mark Kistler gave a follow up report to Councilmember Zimmer’s request at the January Council Meeting as it relates to trash cleanup on city streets outside of the gates. He noted he spoke with Todd Towery about it, and they discussed possibly assigning a member of Todd’s team to it on a reoccurring basis to stay on top of it. More details will follow once it is confirmed about how it will be handled.

40-Acre Renner Road Property Update:

No update.

Police Chief’s Report:

Chief Olmos provided a copy 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 is in the process of obtaining a third bid for concrete work to replace the ADA ramp. Once he has that bid, he will make a recommendation to the council to hire a contractor to replace the ramp.

Councilmember Pasley: Councilmember Pasley reported the pothole on Holliday Drive that the UG recently filled now has orange paint around it and he was uncertain where the paint came from.

Councilmember Zimmer: Councilmember Zimmer reported he and Councilmember Gupta are coordinating schedules so one of them can attend the SMAC meetings. He is learning about watersheds and projects that are considered major and minor. Currently LQ is considered a minor.

Councilmember Zimmer reported the annual MS4 report is coming due. This is a report required by KDHE (Kansas Department of Health and Environment) as it relates to storm water management and is due by February 28th each year. The city hired Olsson Engineering to complete the MS4 application on our behalf. It is a budgeted cost.

Councilmember Zimmer reported he reached out to the Manager of Johnson County Public Works, Mr. Lee Kellenberger for the purpose of introducing himself and discussing SMAC. He is awaiting a return call.

Councilmember Zimmer reached out to Brandon Harris and requested lake quality reports so he can review them. Brandon is working on gathering the requested information.

Councilman Zimmer reported he was contacted about a streetlight shining brightly into a home on Arapahoe. Mayor McCullagh indicated the resident can call Evergy and they will come out and put a diffuser on the light, noting this has been done before with other residents who experienced the same issue.

Councilmember Vedock:

No report.

Councilmember Gupta:

Absent.

Mayor's Report:

Mayor McCullagh reported he would like the council to help him create a vision statement for the city. One that outlines why we are here and what our goals are. He requested council members submit their ideas to him and together as a group, they will review the statements and decide on one for the city.

Mayor McCullagh reported he would like to begin the process of hiring a city administrator. He asked council members to assist with that process. Councilmember Pasley and Council President McCauley volunteered to help.

Mayor McCullagh noted he met with representatives from the offices of Sharise Davis, U.S. Representative, and Roger Marshall, U.S. Senator, and had a good meeting. They discussed potential grant opportunities as well as connecting us with agencies who can assist in developing our emergency action plan.

Mayor McCullagh reported the meeting planned with the Mayor of Shawnee today had to be rescheduled. He looks forward to meeting with him soon and establishing a good relationship and open line of communication with the City of Shawnee.

Executive Session:

None.

Adjournment:

Motion: Councilmember Pasley made a motion to adjourn at 8:42 p.m. **Second:** Council President McCauley seconded. **Vote: 4-0. Motion carried.**

The meeting was adjourned at 8:42 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