

**CITY COUNCIL MEETING MINUTES  
CITY OF LAKE QUIVIRA KANSAS  
March 7, 2022  
6:30 p.m.**

**Present**

Mayor Brady Lilja  
Council President Dave McCullagh  
Councilmember Gayle Best  
Councilmember Angela Gupta  
Councilmember Annie Noland  
Councilmember Greg Prieb, II  
City Attorney Michelle Daise  
City Administrator / City Treasurer Erin Leckey  
City Clerk / Court Administrator Kathy Bounds  
Chief of Police / Building Official Fred Grenier

**Visitors**

Bill Cole – 143 Lakeshore South  
Brent Johnson, Olsson Engineering  
Grant Lukenbill, Olsson Engineering  
Dean Lytton – General Manager for Q, Inc  
Pat McAnany – 222 Arapahoe East  
Win Zoellner – 440 Navajo Lane West  
Will Brown – Mojave West

**Zoom:** <https://us06web.zoom.us/j/84712580661>

**Meeting ID: 847 1258 0661**

**Passcode not needed**

**Dial: 1 312 626 6799**

**Call to Order**

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

**Pledge of Allegiance**

Council President McCullagh led the Pledge of Allegiance. All were welcomed to participate.

**Visitor's Comments:**

None.

Mayor Lilja welcomed Will Brown to the meeting. Will is a senior at Rockhurst Highschool and a resident of Lake Quivira. Mayor Lilja noted Will was in attendance at the meeting to observe for his Government Law class.

**Approval of Minutes from:**

February 7, 2022, Regular Council Meeting. **Motion:** Councilmember Prieb made a motion to approve the amended minutes from the Regular Council Meeting held on February 7, 2022. **Second:** Councilmember Best seconded. **Vote: 5-0. Motion carried.**

*Amendment on page 5 of the minutes. Council President McCullagh was erroneously listed as a Land Committee Member; and removed from the record.*

**Treasurer’s Report:**

The February 2022 monthly treasurer’s report was submitted by City Treasurer Leckey for review and consideration. **Motion:** Council President McCullagh made a motion to approve the February 2022 treasurer’s report as submitted. **Second:** Councilmember Best seconded. **Vote: 5-0. Motion carried.**

**Dam & Spillway Committee Report:**

**Item I.** from **New Business** was moved forward and presented under the Dam & Spillway Committee Report:

**I. Dam & Spillway Report, Brent Johnson and Grant Luckenbill; Olsson Engineering**

Brent Johnson and Grant Luckenbill of Olsson Engineering were in attendance to present results from coring work that was performed on the spillway on January 31, 2022. They also provided their recommendations for the spillway rehabilitation project factoring in the coring results.

A subcontractor was hired to drill six cores in the existing concrete spillway, three on the east side, and three on the west side. The cores were then taken back to Olsson’s lab for photo logging, measurements and to be tested for compressive strength. Testing was performed on 02-21-22. *Samples mentioned below are pictured in Olsson’s power point presentation as C-1, C-2, C-3, C-4, C-5, C-6. A copy of the full report may be obtained from the City Clerk’s office by request.*

Test results on the east wall (samples C1-C3) indicate a high strength concrete liner, approximately 10-11 inches thick, had been installed. Also noted was a thick coating on the wall, which appears to have been a bonding and sealing agent, applied to the exposed face of the original structure. The coating was found to be almost 2 inches thick in two of the samples and the coating was well adhered to the original substrate; however, about one aggregate into the concrete, it is heavily cracked and delaminated. Tested samples were extracted from the exposed face end of the sample. These test results represent strength of the newer concrete liner, which is very good. The lower segment of each core, which is in the original concrete structure, was not tested because of insufficient length. There is some cracking and leaching present, particularly in sample C3. (\*) It was estimated that the east wall has approximately 10-20 years of life left. (\*) *\* denotes sentence is an amendment to the minutes.*

The west side does not appear to have been encased with a high strength liner. Samples C4-C6 were collected from this wall and appear to be representative of the condition of the original structure (deeper than C1-C3 were collected). Visually you can see that the concrete is the same in the lower end of samples C1-C3 as was found for the whole thickness of C4-C6. The opinion is the original structure was likely made from 3,000 psi concrete, which is not unusual for a structure given the age and purpose. Aside from the highly honeycombed C4 sample, the strengths from C5-C6 are not an indication of serious problems for the original structure's concrete in the west side. The west side is visibly distressed from the exposed surface. There is a significant amount of mineral leaching, dilapidation and efflorescence with the distressed concrete. No significant movement or major cracks were observed.

It is recommended that the west side and bottom slab of the spillway be reinforced with high strength concrete liner, similar to what was done on the east side. Additionally, the reinforced concrete headwall unit should be reconstructed and the gate structure reinstalled. The gate structure has serious cracking and could become a significant problem for maintaining the lake levels at any time. It is anticipated that this work will endure another 20-30 years without major maintenance on the upstream end of the spillway. Alternatively, the city could consider replacement of the entire spillway which will have roughly a 75-year design life. If the entire spillway was replaced the upstream end could be reconfigured to improve the roadway geometry. The lower section of the west spillway is in poor to very poor condition. It stretches from the downstream face of the bridge to the north end of the spillway, where water cascades down a large, exposed bedrock drop. Large areas of delamination, cracking, and section loss were observed throughout this section of spillway. Suspicions are that the damage to the lower portion of inclined walls has exposed the underlying reinforcing for many years and its condition for the bulk of the walls is unknown. A reconstruction effort should provide new reinforcing and reflect the full height of wall to properly seal up the channel and ensure the long-term stability of the entire inclined walls. The recommendation is to construct a new, full channel lining at this location.

The sluice gate appears to be in very good condition. However, the concrete headwall structure that supports the gate has a large vertical crack within the west wall. This concrete wall section also has minor cracking with efflorescence leaching on the east wall. Recommendations are an epoxy resin repair be conducted on the large vertical crack to arrest and seal off the crack in the immediate future.

While investigating the spillway, it was observed there exists significant corrosion in the steel girders that support the deck of the bridge that spans across the primary spillway. This location is a high stress location, and moderate amounts of corrosion on the webs at the abutments can end up having a significant impact to the rated load carrying capacity of the bridge. Recommendations are that these areas be cleaned and inspected more closely by a bridge engineer for amount of section loss (if any) and re-painted. If significant section loss is discovered, then repairs or a load rating investigation may be warranted.

Conclusions and Recommendations:

West spillway repair and east spillway modifications are recommended for implementation as both the most cost-effective and least impactful solution to address the maintenance needs of the Lake Quivira dam. The following considerations support the recommendation:

- The west spillway repair and east spillway modifications project costs are estimated to be roughly \$1 million less than the west spillway abandonment and east spillway modification to make it the primary spillway.
- The Kansas Division of Water Resources has already waived the three-foot freeboard requirement for this dam based on the installation of the water level detection system in 2012. Implementation of a mechanically operated system with the Obermeyer weir, would further decrease the factor of safety for the dam as compared to a gravity driven structure as shown in the hydrologic analysis that the lake would need to be lowered prior to the 0.4 PMP design storm.
- The Obermeyer weir would need to be routinely operated, maintained and monitored by the city which would increase the long-term maintenance cost and increased responsibilities of city staff.
- Re-direction of the baseflow and all stormwater runoff to the east spillway will require downstream improvements to protect Holliday Drive from erosion and to mitigate potential scour of the existing bridge.
- Re-direction of the baseflow and all stormwater runoff to the east spillway could negatively impact utilities and the two natural springs downstream of the east spillway, commonly referred to as “Coronado Springs” and “Arrowhead Springs”.

Cost estimates were provided:

**Alternative 1 – West spillway abandonment and east spillway as primary**

East Spillway work – total \$2,823,930

Channel Downstream of East Spillway - \$1,885,915

West Spillway work (abandon + pipe) - \$601,182

Total estimated cost: \$5,311,027

**Alternative 2 – West spillway repair and east spillway modifications**

East spillway work - \$2,241,675

West spillway work - \$1,553,310

Total estimate cost: \$3,794,985

Discussion ensued regarding the extent of work needed now, what the state would likely approve, and the difference in terms of how many years the repairs and/or complete overhaul would be anticipated to last between the two alternative bids.

Mr. Luckenbill noted the difference in the proposed alternatives is a 75-year lifespan (1) versus a 20-25 lifespan (2). Questions regarding bridge work and improving the dangerous intersection (at the end of the bridge) were raised as well as estimated costs for that work. These are not items that were part of the original task order; therefore, answers could not be provided tonight. These items will be reviewed by Olsson engineering and presented at the

May council meeting. Activities will be incorporated and amended into the existing agreement with Olsson.

The Dam & Spillway Committee will meet again before the next Council Meeting to discuss next steps and define a comprehensive planning including financing and communication. Once bond financing is determined, it will give the city a better idea of how to proceed with the project. Mayor Lilja noted, there may be grants for the bridge work the city could apply for.

**SMAC Report – Bill Cole:**

- **Johnson County Board of Commissioners / Public Works Department “Contain the Rain Program”.** Mr. Cole discussed a BMP cost-share program the city has an opportunity to enter into with the Johnson County Board of Commissioners called “Contain the Rain”. The program will reimburse the city up to \$3k, per calendar year, for approved projects that help mitigate stormwater issues such as controlling stormwater run-off, reducing the number of pollutants in local streams, preventing stream bank erosion, and reducing flooding caused by stormwater. Once application is made, and the project is approved, and then completed, the city will provide a report to the county commissioners outlining the scope of work done and proof that the work has been completed, for reimbursement of costs (up to \$3k).

City Attorney Daise would like clarification of who should make application and where application is to be made, to streamline the process before having the mayor sign the agreement.

**Motion:** Councilmember Prieb made a motion to approve an agreement with the Johnson County Board of Commissioners related to the Contain the Rain Stormwater Best Practices Management Program; subject to clarification regarding county and city responsibilities for management of the program as approved by the city attorney, and to give authorization to the mayor to sign the agreement. **Second:** Councilmember Gupta seconded. **Vote: 5-0. Motion carried.**

Mr. Cole reported on the first Watershed #6 meeting. He noted the main topic at this particular meeting was Cedar Creek. He did have the opportunity to discuss; however, Lake Quivira’s intent to apply for funding in the future. He explained to the Council how voting on projects is handled within our specific Watershed and the importance of maintaining positive relationships with our city neighbors.

Mayor Lilja reported Mr. Cole has agreed to remain as our SMAC Representative and expressed how appreciative he is of all the time and efforts Mr. Cole puts into it.

**SIP Report:**

No report.

**Police Chief’s Report:**

Chief Grenier submitted his monthly report for February. There were no questions pertaining to the report.

**City Attorney's Report:**

City Attorney Daise thanked the Council for attending the Council training held at City Hall on February 28<sup>th</sup>. She reported a similar training is being offered to the Planning Commission on March 8<sup>th</sup>. Councilmembers were invited to attend the Planning Commission training if they were interested in that.

**Council Reports:**

**Councilmember Best:**

**Fred Braun Day:** Councilmember Best reported Fred Braun Day and the Waste Management Large Item Curbside Event will be on Saturday, April 23<sup>rd</sup>. There will be a kickoff ceremony before, and a luncheon following, the Fred Braun activities on Saturday the 23<sup>rd</sup>.

Residents will also be able to donate items to the City Union Mission, curbside, on Friday morning April 22<sup>nd</sup>. The goal in separating this donation event from the Waste Management large item event by a day, is to help avoid confusion on what type of items can be set out for each entity. A communication piece will go out to black boxes and by eblast announcing the two events, what acceptable donation items are for City Union Mission, and what items can be set out curbside for Waste Management. It will also include the location and times for the Fred Braun Day activities.

Councilmember Noland discussed organizing a community cleanup day for the 40-acres, separate from Fred Braun Day. Mayor Lilja commented there is a dilapidated structure on the property that needs to be taken down and removed, as well as other safety hazards on the property that wouldn't be conducive to having a community clean-up day until those things are remedied.

Arbor Day and Earth Day were also discussed. An Arbor Day event is still in the planning stages for a Friday or Saturday toward the end of April. Councilmember Noland will provide more information as plans are finalized; event tentatively planned for April 29<sup>th</sup> or 30<sup>th</sup>.

**Bid package for City Hall parking lot/terrace project.** Councilmember Best is finalizing the bid packet material as well as organizing the bid opening process for this project. She requested recommendations from the Council of any known contractors who might have an interest in bidding the project. Mayor Lilja suggested each Councilmember provide at least one contractor recommendation to Councilmember Best in the coming week if they can.

**Councilmember Gupta:**

**No report.** Councilmember Gupta inquired about what can and cannot be developed on the 40-acre property to gain a better understanding of development options. City Attorney Daise advised she would be happy to meet with the Committee to go over those options and

expressed she would also like to engage Gina Riehof (Gilmore & Bell) as well as this is her area of expertise. Gina will be able to evaluate and assess risk levels to proposed projects and advise the Council of those risks.

**Councilmember Prieb:**

**Land Development Committee.** Currently, land committee members include Councilmember Prieb, Councilmember Gupta, Jim Wright, Betsy Vossman and Thomas Brown. Councilmember Prieb commented how great it is to have people reach out and want to be a part of this, rather than not having anyone interested at all. Mayor Lilja indicated others have expressed an interest in serving on the committee as well, they just haven't been able to commit to it yet. Win Zoeller, LQ resident and Dam & Spillway Committee Member, expressed an interest in participating on the land committee. Mayor Lilja thanked Mr. Zoellner for his interest, and while certainly not a closed door, Mayor Lilja indicated he would like to give people who aren't already serving on a city committee the opportunity to participate. Suggestions of persons who serve on Q Inc. committees (i.e., trail, strategic planning) were made who might provide diversified input as well.

**Councilmember Noland:**

**Committee Protocols:** Councilmember Noland brought for discussion, and feedback, ideas to streamline processes and better define committee policies. Examples of the Dam & Spillway Committee were used as discussion points, with the end goal of improving the process for the Land Committee and other committees to come.

City Attorney Daise suggested the option of holding a work session. She discussed how work sessions can be beneficial for large projects such as the Dam & Spillway and Land Development. Action is not taken at work sessions; however, they allow a time where council, city staff, committee members, and invited outside professionals (example, engineers, specialty counsel) can all come together in one place for important discussion on a specific topic. The work sessions are open to the public so community members who may not be on a committee, can have their voices heard as well. This also allows time for the Council to process information discussed and come well informed if a vote is needed during at a Council Meeting.

**Quarterly newsletter update:** The deadline for article submission is nearing (March 28<sup>th</sup>). Publishing and distribution of the newsletter is anticipated the first week of April. Similar to the 2021 Year-End newsletter, the first quarter newsletter will have a mayor's message, information about upcoming city events, updates from the Dam/Spillway & Land Committees, and project updates from councilmembers on their area of responsibility.

**Council President McCullagh:**

**Gas Station:** Council President McCullagh presented a bid from Hunter Pump Island, in the amount of \$4,975, to replace the concrete base of the pump island with a stainless-steel skirting, commonly known as the "dog bone". The concrete around the island is in disrepair and the stainless-steel upgrade will bring a much nicer presence to the fuel station. The awning and other upgrades were discussed for future enhancements.

**Motion:** Council President McCullagh made a motion to hire Hunter Pump Island to refurbish the gas station base not to exceed \$5,500. **Second:** Councilmember Prieb seconded. **Vote: 5-0. Motion carried.**

Council President McCullagh provided an update from the February Council meeting regarding the electrical bid which was part of the approved Veeder Root system upgrade. More trenching is needed than was originally thought to run the conduit for the emergency overflow alarm. Because the electrical bid is more than was approved last month, he entertained a new motion for the increased electrical work costs. This increased bid still falls within the budget for the gas station for 2022.

**Motion:** Council President McCullagh made a motion to hire Hoidale to install the electrical work, per their scope of work, in an amount not to exceed \$6,000. **Second:** Councilmember Prieb seconded. **Vote: 5-0. Motion carried.**

Council President McCullagh discussed the option of the city providing ethanol free fuel as our premium fuel. This would benefit boat owners in the community, and it is also recommended for certain cars and other small engine type of machinery. He sent a survey to 30+ randomly selected residents, and the majority of responses were in favor of the no ethanol option. With the survey results and the Council in favor of it as well, over the next few months, we will begin ordering no ethanol fuel for our premium tank. It will take two or three fuel deliveries to phase out all of the ethanol currently in the premium tank. Once we are deemed ethanol free, we will start advertising it as our premium option at the pumps. We anticipate being able to offer the ethanol free fuel sometime late Spring. Our regular no lead and midgrade fuel will not change. This was discussion only and did not require a vote by the Council to switch to the no ethanol premium option.

#### **Mayor's Report:**

Jake Heller. Jake was officially hired as our new part time Building Official. He and Fred did some training last Friday. Jake will also be attending the upcoming Planning Commission training on March 8<sup>th</sup>.

County appraiser. Erin and the mayor met with the county appraiser as they do annually this time of year. Lake Quivira is unique in that we have no commercial buildings or businesses, but it is always interesting to see what the trends are in surrounding communities.

SMAC Representative. Bill Cole has agreed to stay on as our SMAC Representative and we are very appreciative of that.

Quarterly newsletter. Discussed during Councilmember Noland's report.

Clerk Bounds noted for the minutes the Pet Clinic is being hosted on Saturday, April 2<sup>nd</sup> from 1-4 p.m. and is being held at the Q – Community Center this year.

**Old Business:**

None.

Councilmember Noland inquired about fencing by the spillway. Mayor Lilja provided an update.

**New Business:**

- I. **Dam & Spillway Report – Brent Johnson; Grant Luckenbill, Olsson Engineering.** The report is provided under the Dam & Spillway Committee Report.

**Executive Session:**

**None.**

**Adjournment:**

**Motion:** Councilmember Noland made a motion to adjourn at 8:51 p.m. **Second:** Councilmember Best seconded. **Vote: 5-0. Motion carried.**

The meeting adjourned at 8:51 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.