



**CITY COUNCIL MEETING MINUTES
CITY OF LAKE QUIVIRA KANSAS
August 4, 2025
6:30 p.m.**

Governing Body Present:

Mayor David McCullagh
Councilmember Julie Kurland
Councilmember Mike Pasley
Councilmember Chip Zimmer

Absent:

Council President Dan McCauley
Councilmember Vedock

Staff Present:

City Administrator / City Clerk Kathy Bounds
City Treasurer Annie Noland
Police Chief Manuel Olmos-Molina
Building Official Charles McAllister

Visitors:

Shelby Exposito – Gilmore & Bell
Wally Meyer – Q Inc.
Martha Lawrence

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.

Public Comments:

Lake Quivira resident Martha Lawrence addressed the City Council to advocate for the adoption of a community protection plan in the form of a proclamation or resolution that affirms residents' rights and establishes clear boundaries regarding federal involvement. She recommended specific policy adjustments for the Lake Quivira Police Department (LQPD) and encouraged the Council to consider a formal declaration outlining the city's approach to cooperation with federal agencies. In response, the Council confirmed that current LQPD practices are consistent with the principles Ms. Lawrence outlined.

Wally Meyer shared updates on behalf of Q Inc., reporting that year-to-date financials are tracking well. He noted that preparations for the 2026 budget are currently underway and provided a projected timeline for the upcoming AT&T fiber installation initiative.

The Council discussed with Mr. Meyer the potential of a cost-sharing arrangement with Q Inc. to address storm water runoff from the Maintenance Shed area onto Holliday Drive. The conversation was particularly focused on mitigation efforts in anticipation of the Villas project, should it move forward.

Approval of Minutes:

Approval of Meeting Minutes from the regular Council Meeting held on July 7, 2025.

Motion: Councilmember Zimmer moved to approve the minutes from the Regular Council Meeting held on July 7, 2025. **Second:** Councilmember Kurland seconded the motion. **Vote: 3-0. Motion carried.**

Approval of the July Financial Report:

Treasurer Noland presented an overview of the July financial reports outlining the following:

General Overview

- YTD financials are performing well, with a \$268,000 surplus compared to the previous year.

2026 Budget

- Final preparations for the 2026 budget are in progress. A public hearing and council vote to determine whether the city will exceed the revenue neutral rate and formally adopt the 2026 budget is scheduled for the September 8th council meeting.
- Discussion ensued related to setting aside funds for long-term capital improvements.

Motion: Councilmember Kurland moved to approve the July Financial Report as presented.

Second: Councilmember Pasley seconded the motion. **Vote: 3-0. Motion carried.**

New Business:

Shelby Exposito, of Gilmore & Bell, shared with the council that the city received 7 bids for their bond sale, which was an excellent showing. Country Club Bank offered the lowest rate of 3.56% true interest and did not require bond insurance. The city council approved the bid forms, and the next steps include sending redemption notices for temporary notes, finalizing documents, and preparing a transcript for the Attorney General's Office. The closing is scheduled for September 4, 2025, and Piper Sandler has circulated a draft of the final official statement for review. The council noted that their reserve funds were below the million-dollar threshold mentioned in the bid, but they were satisfied with the competition for their bonds and the resulting debt service savings of about \$320k.

- Consider an Ordinance Authorizing and Providing for the Issuance of General Obligation Bonds, Series 2025, of the City of Lake Quivira, Kansas; Providing for the Levy and Collections of an Annual Tax for the Purpose of Paying the Principal of and Interest of Said Bonds as They Become Due; Authorizing Certain other Documents and Actions in Connection Therewith; and Making Certain Covenants With Respect Thereto.**

Motion: Councilmember Pasley made a motion that the council adopt an ordinance authorizing and providing for the issuance of General Obligation Bonds; Series 2025,

of the City of Lake Quivira, Kansas as presented. **Second:** Councilmember Zimmer seconded the motion. **Vote: 3-0. Motion carried.** *Ordinance No. 341 was assigned.*

- ii. **Consideration a Resolution Prescribing the Form and Details of and Authorizing and Directing the Sale and Delivery of General Obligation Bonds, Series 2025, of the City of Lake Quivira, Kansas, Previously Authorized by Ordinance No. 341 of the Issuer; Making Certain Covenants and Agreements to Provide for the Payment and Security Thereof; and Authorizing Certain Other Documents and Actions Connected Therewith.**

Motion: Councilmember Pasley made a motion that the council adopt a resolution prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Bonds; Series 2025, of the City of Lake Quivira, Kansas as presented. **Second:** Councilmember Kurland seconded the motion. **Vote: 3-0. Motion carried.** *Resolution No. 162 was assigned.*

Building Official Report:

Mr. McAllister reported that he is in the process of compiling a comprehensive list of active building permits, which he plans to present to the council at the next meeting.

He also noted that he is closely monitoring weather forecasts, particularly when rain is expected, to ensure that projects requiring silt fencing remain in compliance.

Additionally, Mr. McAllister addressed a recent incident in which silt fencing had not been installed, resulting in rock displacement onto an adjacent property following heavy rainfall. He met with both the homeowner and the contractor to resolve the matter.

SMAC Report:

Councilmember Zimmer reported attending the July 28th Watershed 6 meeting, where discussions centered on a project located in the City of Olathe. He noted that the next SMAC meeting is scheduled for September 3rd.

Police Chief's Report:

Chief Olmos presented the July Safety and Security report to council members for review and feedback.

Council Reports:

Council President McCauley:

Absent.

Councilmember Pasley:

This item was moved forward from Old Business. Councilmember Pasley provided a quote from McAnany Construction in the amount of \$6,400.00 for consideration to remove and replace a

failing inlet box and concrete throat on Holliday Drive. **Motion:** Councilmember Pasley made a motion that the council approve a bid in the amount of \$6,400.00 to remove and replace a failing inlet box and concrete throat on Holliday Drive. **Second:** Councilmember Kurland seconded the vote. **Vote: 3-0. Motion carried.** City attorney Daise will prepare the city's standard contract ahead of the project.

Councilmember Zimmer:

Councilmember Zimmer noted that the water level detection system operated as intended during the recent heavy rainstorm, with water levels cresting approximately 2.4 feet above the seawall. He added that the lake is still undergoing recovery due to debris and dislodged rocks caused by the storm.

Councilmember Zimmer shared the city received a letter from the State of Kansas advising they accepted our 2024 Dam inspection; however, they did indicate that the engineer needs to provide some additional details, such as an engineer stamp and photos.

Councilmember Zimmer requested, and was approved, permission to engage with the city's broker to discuss flood and earthquake coverage, which our policy does not currently cover. This will likely be a later September or October endeavor.

Councilmember Vedock:

Absent.

Councilmember Kurland:

Councilmember Kurland reported she and Kathy received an email from DH Pace confirming additional rodent barriers were installed around the operator box, as requested, at the emergency gate to mitigate rodents from being able to access the box so easily and chew through the wiring. This was installed at no additional cost to the city.

Mayor's Report:

Mayor McCullagh reported the new speed indicator signs for the 25-mph zone on Holliday Drive were delivered. Chief Olmos coordinating installation with Q Inc. maintenance.

Mayor McCullagh announced the hiring of Audra Moore as the city's new part-time Deputy Clerk. Ms. Moore began her role on July 29 and will primarily support Municipal Court operations. Once fully trained, she will be cross trained to assist with broader office procedures. Kathy shared that Ms. Moore is performing exceptionally well and expressed enthusiasm for the added support in the office.

Mayor McCullagh noted the need to clear storage space in the council room to accommodate an office area for the city prosecutor during court sessions. He requested volunteers to assist with the cleanup on a Saturday, asking for a couple of hours of help to complete the task. Kathy will send out an email to coordinate the date and time for anyone who can help.

Mayor McCullagh announced that the Unified Government will hold a special meeting on August 6 at 5:00 p.m. and encouraged those interested to attend either in person or virtually. One of the five agenda items will address a traffic study focused on identifying hazardous roadways, a project in which Lake Quivira has actively participated expressing concerns along Holliday Drive.

Old Business:

- i. **Consider a bid from McAnany Construction in the amount of \$6,400.00 to remove and replace existing inlet box and concrete throat (Holliday Drive & Crescent).** Item discussed and approved under Councilmember Pasley's report.
- ii. **Consider a work order for replacement of batteries related to the Opti unit at the east silt pond in the amount of \$1,400.00.** Councilmember Zimmer provided an update regarding the battery purchase for the Opti system, initially presented at the July Council meeting with an estimated cost of \$500. It was later clarified that shipping and installation were not included in that amount, and the total cost would increase to approximately \$1,400 with installation. Prior to this evening's meeting, Councilmember Zimmer was notified by Opti that their in-house contractor, previously available for installation, is no longer with the company. Opti indicated that installation could be completed in-house by city staff. Considering this, Councilmember Zimmer requested authorization to negotiate final costs directly with Opti. **Motion:** Councilmember Pasley moved to authorize Councilmember Zimmer to negotiate installation costs with Opti, not to exceed \$1,500. **Second:** Councilmember Kurland seconded the motion. **Vote: 3-0. Motion carried.**

City Attorney Report:

No report.

Executive Session:

None.

Adjournment:

Motion: Councilmember Pasley made a motion to adjourn at 7:53 p.m. **Second:** Councilmember Zimmer seconded the motion. **Vote: 3-0. Motion carried.**

The meeting was adjourned at 7:53 p.m.

Respectfully submitted by:

Kathy Bounds

City Clerk



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

Julie Kurland: 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