



**CITY COUNCIL MEETING MINUTES  
CITY OF LAKE QUIVIRA KANSAS  
January 5, 2026  
6:30 p.m.**

**Governing Body Present:**

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

**Absent:**

Councilmember Julie Kurland  
Councilmember Tray Vedock

**Staff Present:**

City Administrator / City Clerk Kathy Bounds  
City Attorney Michelle Daise  
Police Chief Manuel Olmos-Molina  
Building Official Charles McAllister  
Deputy Clerk Audra Moore

**Visitors:**

Wally Meyer – Quivira Incorporated Board President

**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.

**Swearing in of Mayor David McCullagh**

City Clerk/Administrator Bounds administered the oath of office to David McCullagh, officially beginning his new two-year term as Mayor of Lake Quivira.

**Public Comments:**

Mr. Meyer provided updates related to Q Inc., noting financial performance remains positive and is up by \$500k at the same time last year. All the 2026 ballots passed by ranges of 62-87 % with 72% of the members voting. AT&T fiber is still planned to go live at the end of February. A representative of AT&T was at the December Board Meeting. He was very informative and will be the point of contact going forward with the project (*contact Q Inc for AT&T rep info*).

**Approval of Minutes:**

**Approval of Meeting Minutes from the regular Council Meeting held on November 3, 2025.**

**Motion:** Councilmember Zimmer moved to approve the minutes as presented from the Regular Council Meeting held on November 3, 2025. **Second:** Councilmember Pasley seconded the motion. **Vote: 3-0. Motion carried.**

- **No minutes for the December 1, 2025, City Council Meeting as it was cancelled due to a snowstorm.**

**Presentation by Jon Moore of Wilson & Company Inc.: goDotte Wyandotte County Strategic Mobility Plan.** Mr. Moore shared a PowerPoint presentation with the council. He noted the Wyandotte County Vision Zero Action Plan uses crash data and community input to identify major safety issues such as speeding, roadway departures, and vulnerable road users and develop targeted projects and policy updates to eliminate fatal and serious-injury crashes. As a partner city, Lake Quivira was included in the countywide analysis, with its own crash patterns reviewed to ensure local needs are reflected in the plan. The project delivers a countermeasure toolbox, priority project list, and policy recommendations, with implementation beginning in 2026.

**Presentation by Sheila Shockey of Shockey & Associates: Proposed update to Lake Quivira Zoning & Subdivision Regulations.** Shockey Consulting's proposal includes leading a six-month, community-focused update of Lake Quivira's Zoning and Subdivision Regulations to modernize standards, reduce variances, protect lake views and water quality, and simplify administration. The project includes a diagnostic review of existing regulations, targeted stakeholder and community engagement, peer and best-practice research, creation of character areas, and development of clear, visual draft amendments. The final deliverables include updated policy recommendations, implementation tools, resident-friendly summaries, and support for adoption, all within a not-to-exceed fee of \$50,000.

#### **Approval of the November & December 2025 Financial Reports:**

Treasurer Noland presented a year-end Budget-to-Actuals Summary which captured the November and December financials:

##### **General Fund**

- Revenues up \$23.6k overall; strong sales/use tax and court fines.
- Sales/Use Tax favorable (+\$25.7k); strong month and YTD.
- Court fines are significantly above budget; strong YTD trend.
- Licenses/permits favorable.
- Gas station revenue under budget for month; YTD net still strong (\$73k).
- Franchise fees are unfavorable due to timing.
- Expenses under budget by \$31.7k.
- Police: unfavorable due to late Motorola invoice.
- Professional services: over budget (legal + web services).
- Trash: over budget (4<sup>th</sup> of July dumpster costs + October shred event).
- Admin: over budget (roof repairs + painting).
- Capital projects: favorable due to loan payments moved to GO bond.
- Gas station expenses: slightly over budget.

- Net position better than budget by \$55.4k.

#### **Capital Improvement Fund**

- Minimal spending; major project budgets unspent.
- Net favorable by \$243k due to timing of capital projects.

#### **Road & Special Highway Fund**

- No activity.

#### **Parks & Recreation Fund**

- Alcohol tax revenue is favorable.
- No expenses recorded.
- Net favorable by \$2.8k.

#### **Equipment Reserve Fund**

- Police car purchase budgeted, no spending yet.

#### **Spillway Project**

- No activity.

**Motion:** Council President McCauley moved to approve the November & December Financial Reports as presented in the year-end summary report. **Second:** Councilmember Zimmer seconded the motion. **Vote: 3-0. Motion carried.**

#### **Implementing Open Records Request Fees:**

Following the treasurer's report, City Attorney Daise led a discussion about the need to establish a formal policy for collecting reasonable fees related to open records requests, as allowed by statute for staff time and physical copies. Recent requests have required significant time from both Kathy and Charles, and a policy would ensure the City is appropriately reimbursed while continuing to meet its legal obligations. Staff noted that no specific fee schedule is ready for adoption yet but requested authorization for Kathy and Michelle to develop a proposal using examples from other cities. They offered to either bring a draft policy back next month for approval or, if preferred, finalize a reasonable and consistent fee structure with legal guidance allowing the mayor or city administrator to sign into policy.

#### **New Business:**

- i. **Consider approval of an Ordinance providing for salaries and compensation of various officers and employees of the City of Lake Quivira, Kansas for the calendar year 2026.**

**Motion:** Councilmember Pasley made a motion to approve an Ordinance as presented providing for salaries & compensation of various officers and employees of the City of Lake Quivira,

Kansas for the calendar year 2026. **Second:** Council President McCauley seconded the motion. **Vote: 3-0. Motion carried.**

ii. **Consider approval of an amendment to the contract for City Attorney.**

**Motion:** Council President McCauley made a motion to approve an amendment to the contract for the City Attorney for the calendar year 2026. **Second:** Councilmember Zimmer seconded the motion. **Vote: 3-0. Motion carried.**

iii. **Consider approval of amendment to contract for City Prosecutor.**

**Motion:** Council President McCauley made a motion to approve an amendment to the contract for the City Prosecutor. **Second:** Councilmember Zimmer seconded the motion. **Vote: 3-0. Motion carried.**

iv. **Nomination and election of City Council President for calendar year 2026.**

**Motion:** Councilmember Pasley made a motion that the council elect Dan McCauley as Council President for the calendar year 2026. **Second:** Councilmember Zimmer seconded the motion. **Vote: 3-0. Motion carried.**

v. **Consider approval of a contract with Rainbow Fireworks for the 2026 fireworks show.**

- Rainbow Fireworks submitted three pricing options for the **July 4, 2026**, display: **\$18,500, \$22,000, and \$25,000**, each including **10% bonus product if paid in full by January 31st**.
- All options provide a **20-minute electronically fired show** with a defined opening and finale.
- Higher-priced options increase the number and size of aerial shells and total shot count (ranging from 123 to 140 shots per minute).
- Proposal includes specialty shells (hearts, willows, palm trees, USA letters, etc.), multiple cake types, licensed operator, all equipment, transportation, and liability and auto insurance.

**Action item: Mayor McCullagh to request financial support from the Foundation for the 2026 firework show at the January Foundation meeting.**

**Motion:** Council President McCauley made a motion to approve a contract with Rainbow Fireworks for the 2026 Fourth of July fireworks display not to exceed \$25,000.00. **Second:** Councilmember Pasley seconded the motion. **Vote: 3-0. Motion carried.**

**Building Official / SMAC Report:**

The Building Official reported that things are going well despite a busy workload. Several older projects have now been closed out, and the open-permits list has been updated, noting there is a total of 37 open permits at this time. The Council requested receiving both the open-permits

list and the full permits list moving forward. Collaboration with residents on projects has improved, allowing for better oversight.

A recent project was denied and will be appealed; a Board of Zoning Appeals (BZA) meeting is scheduled for next Tuesday. Future BZA meetings will generally fall on the second Tuesday of each month, except November due to elections, when it will shift to the third Tuesday.

Additional updates for SMAC included ongoing work to reconcile inspection reports and enter missing data into AIMS. Updated inspection information is expected by January 16, enabling the city to apply for a cost share funding program with the county by January 31. Six pipes have already been updated, with additional replacements identified. This project relates to a 2027 funding cycle. Charles will obtain quotes for needed work once data entry is complete. Current reports already include estimated inspection and replacement costs.

The MS4 report is due in February, and Charles noted he will take responsibility for completing it.

#### **Police Chief's Report:**

Chief Olmos presented the activity log for November and December. November was notably busy, with 51 citations issued and 14 reports taken. Much of the increased activity resulted from the newly implemented STEP (Strategic Traffic Enforcement Program) grant, which reimburses overtime costs and may help offset staffing needs, including part-time officer coverage. One unusual incident occurred in November involving a contempt-of-court arrest during Municipal Court.

December began with a snowstorm that generated seven calls in a single day, including traffic crashes and animal-related calls. Citation numbers were lower in December due to weather and holiday impacts, but activity remained steady, with 36 citations issued and 12 reports taken. Several additional calls did not require formal reports.

#### **Council Reports:**

##### **Council President McCauley:**

Councilmember McCauley reported ongoing exploration of adding a veteran's monument near the northeast corner of the City Hall parking lot. He and Councilmember Vedock are gathering additional information and options for Council review. Concepts mentioned include a flagpole installation and a possible monument feature and lighting.

##### **Councilmember Pasley:**

No report.

##### **Councilmember Zimmer:**

Councilmember Zimmer reported a new Lake & Residential subcommittee is being formed to address lake dredging needs.

**Councilmember Vedock:**

Absent.

**Councilmember Kurland:**

Absent.

**Mayor's Report:**

**1. Building Code Update**

Work continues on the comprehensive update to the building codes.

**2. Road Safety & Truck Traffic**

- Ongoing coordination with the Mid-America Regional Council (MARC) regarding the reclassification of Holiday Drive.
- The public comment period closes on the 7th. Multiple follow-ups have been made to ensure the request remains on track.
- MARC expanded the requested reclassification footprint, which may support reduced truck traffic through the area.
- Vision Zero resources appear unlikely due to the city's small size.

**3. Revenue Initiatives**

- Staff is reviewing the feasibility of a quasi-governmental retail partnership related to the proposed self-storage redevelopment at 7910 Holiday Drive.
- This concept would involve a two-part lease structure and is being evaluated to determine whether it could generate revenue and offset taxes.

**Major Projects & Timeline**

- The panel project remains on schedule.
- A related vote by the Foundation is anticipated around May 11.

**STAR Bond Clarification**

- The Kansas Department of Commerce recently released a STAR bond district map.
- The mayor confirmed with Commerce staff that the map does not indicate any special tax status for the city and does not affect Lake Quivira.
- STAR bond revenue is generated only from sales tax increases within designated development footprints (e.g., proposed stadium and training facility areas).
- Lake Quivira has no city sales tax, and the STAR bond program has no impact on the city's existing sales/use tax distributions.

**Additional Notes**

- A draft year-end update has been circulated to Councilmember Pasley and City Administrator.
- The mayor expressed optimism about progress toward reducing truck traffic through the community.

**Old Business:**

- i. **Consider Renewal of Professional Services Agreement with McClure Engineering for Maintenance Service of the Water Level Protection System for 2026, not to exceed \$2500.00.**

**Motion:** Councilmember Zimmer made a motion that the council approve a Professional Services Agreement with McClure Engineering for the maintenance and service of the Water Level Protection System for the 2026 calendar year, in an amount not to exceed \$2,500.

**Second:** Council President McCauley seconded the motion. **Vote: 3-0. Motion carried.**

- ii. **Consider approval of a Landscape Maintenance Agreement with Quivira Incorporated for the calendar year 2026, not to exceed \$58,000.00. The Council determined that discussion of the Landscape Agreement required an executive session.**

**Discussion related to the need for on-Call Planning Services.**

City Attorney Daise reported that increasing development activity and upcoming projects will require more technical plan review than staff can provide. While the City Attorney and Building Official have managed past, straightforward reviews, more complex projects typically require input from a qualified planner in addition to legal and building review. The city currently lacks that third professional perspective.

City Attorney Daise noted that Sheila Shockey offers on-call planning services at \$150 per hour, to be used only as needed. With a property owner already preparing plans for an upcoming project expected to go before the Planning Commission in the next few months, staff requested Council approval to utilize on-call planning services for this and future projects.

The Council discussed how on-call planning services would be implemented and how associated costs might be recovered. Members expressed interest in compiling and posting all relevant ordinances and fees on the City's website, including noting that consulting fees may apply when outside planning assistance is required.

Councilmembers discussed the challenge of determining when costs should be billed to a property owner, noting that while many project-specific reviews could be assessed to the applicant, general inquiries or unexpected calls may be more difficult to charge directly. The existing \$25–\$30 application fee may offset limited use of the service, which is expected only a few times per year.

The Council emphasized the value of having an expert available to assist with complex matters, such as lot combinations, rather than placing that burden on Planning Commission members. Staff noted that while some project-specific costs could be passed on to the applicant, other calls may not be recoverable.

City Attorney Daise also reported that Shawnee had previously been responsive in explaining their processes but had not been able to provide ongoing assistance due to workload in their own planning department. Alternative options, including incorporating planning support into the City's existing contract for building inspection services, were briefly discussed.

**Motion:** Council President McCauley made a motion to authorize the mayor to enter into an agreement with Shockey & Associates for on-call planning services at a rate of \$150 per hour on an as needed basis. **Second:** Councilmember Zimmer seconded the motion. **Vote: 3-0. Motion carried.**

**Executive Session:**

**Motion:** Councilmember Zimmer made a motion that the council recess into executive session for 10 minutes for the purpose of consultation with legal counsel on matters deemed privileged in the attorney-client relationship (KSA 75-4319(b)(2) relating to contract negotiations. Included in the executive session will be the Mayor, City Council, City Treasurer, City Administrator, and City Attorney. **Second:** Council President McCauley seconded the motion. **Vote: 3-0. Motion carried and the public meeting was closed for executive session.**

The Executive Session was called to order at 8:47 p.m.  
The mayor called the meeting back to regular session at 8:57 p.m.

**Motion:** Councilmember Pasley made a motion to approve the Landscape Agreement with Quivira incorporated, to include adding snow removal services, not to exceed \$58,000.00. **Second:** Council President McCauley seconded the motion. **Vote: 3-0. Motion carried.**

**Adjournment:**

**Motion:** Councilmember Zimmer made a motion to adjourn at 9:11 p.m. **Second:** Council President McCauley seconded the motion. **Vote: 3-0. Motion carried.**

The meeting was adjourned at 9:11 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