



**CITY COUNCIL MEETING MINUTES
CITY OF LAKE QUIVIRA KANSAS
November 3, 2025
6:30 p.m.**

Governing Body Present:

Mayor David McCullagh
Council President Dan McCauley
Councilmember Julie Kurland
Councilmember Mike Pasley
Councilmember Tray Vedock – via Zoom
Councilmember Chip Zimmer

Staff Present:

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

Visitors:

Wally Meyer

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:

Mr. Meyer announced that following an extensive executive search, Quivira Incorporated has hired Mr. Robert Henley as the new Clubhouse Director. Mr. Henley officially began his role today. Additionally, the organization will welcome Mr. Kevin Bruns as the new Community Center Director on November 17th.

Approval of Minutes:

Approval of Meeting Minutes from the regular Council Meeting held on October 6, 2025.

Motion: Council President McCauley moved to approve the minutes as presented from the Regular Council Meeting held on October 6, 2025. **Second:** Councilmember Kurland seconded the motion. **Vote: 5-0. Motion carried.**

Approval of Special Council Meeting Minutes held on October 20, 2025.

Motion: Councilmember Pasley moved to approve the minutes as presented from the Special Council Meeting held on October 20, 2025. **Second:** Councilmember Kurland seconded the motion. **Vote: 4-0.** (Councilmember Zimmer was absent and abstained from the vote. **Motion carried.**

Approval of the October Financial Report:

Treasurer Noland presented the October Financial Report.

- **Income:** Favorable, driven by sales/use tax, building permits, and court fines. Gas station revenue shows a timing variance but remains on track with YTD revenue of \$73k. Revenues are projected to finish the year favorable by approximately \$24k.
- **Expenses:** Police Department unfavorable due to vehicle repair costs; timing of insurance proceeds will offset. Mow & Landscape over budget beyond the \$28–35k allocation, covered by the perimeter line item. Overall expenses are budgeted at \$2.2M and expected to be below around \$2.1M.
- **General Fund:** Still favorable; no reserves needed despite landscape overruns.

Motion: Council President McCauley moved to approve the October Financial Report as presented. **Second:** Councilmember Kurland seconded the motion. **Vote: 5-0. Motion carried.**

New Business:

i. Professional Services Agreement – McClure Engineering (Water Level Detection System Maintenance).

The current agreement with McClure Engineering for maintenance of the Water Level Detection System is set to expire on December 31, 2025. Councilmember Zimmer reported that he reached out to McClure Engineering to request rate information for both a one-year renewal and a potential multi-year extension beginning in 2026. As of tonight’s meeting, no response has been received. He will present any updates or rate proposals at the December 1st Council Meeting for further discussion and consideration.

ii. Consider an Ordinance Amending Title VI of the Code of the City of Lake Quivira, Kansas Regulating Public Offenses Within the Corporate Limits of the City of Lake Quivira, Kansas; Incorporating by Reference the “2025 Uniform Public Offense Code (UPOC) for Kansas Cities,” 41st Edition.

Motion: Council President McCauley made a motion that the Council adopt an Ordinance Incorporating by Reference the “2025 Uniform Public Offense Code (UPOC) for Kansas Cities,” 41st Edition. **Second:** Councilmember Kurland seconded the motion. **Vote: 5-0. Motion carried.**

iii. Consider an Ordinance Amending Title VI of the Code of the City of Lake Quivira, Kansas Regulating Standard Traffic Ordinances Within the Corporate Limits of the

City of Lake Quivira, Kansas; Incorporating by Reference the “2025 Standard Traffic Ordinances (STO) for Kansas Cities,” 52nd Edition.

Motion: Councilmember Pasley made a motion that the Council adopt an Ordinance Incorporating by Reference the “2025 Standard Traffic Ordinances (STO) for Kansas Cities,” 52nd Edition. **Second:** Council President McCauley seconded the motion.

Vote: 5-0. Motion carried.

iv. Resolution – Adoption of 2026 City Council Meeting Dates

Council considered a Resolution to establish the official meeting schedule for 2026. Considering the Labor Day holiday, it was recommended that the September Council Meeting be held on Monday, September 14th at 6:30 p.m.

Motion: Council President McCauley moved to adopt the Resolution setting the 2026 meeting calendar and identifying alternative dates as needed. **Second:** Councilmember Kurland seconded the motion. **Vote: 5-0. Motion carried.**

Building Official Report:

Mr. McAllister reported that he attended the Stormwater Conference last week and found the experience highly beneficial. He noted that the MS4 application and process were thoroughly covered, and he feels confident in completing the report independently. Additionally, he met with representatives from SMAC during the conference and will begin attending their meetings which he believes will also be beneficial in his role as Building Official as it relates to stormwater funding opportunities through Johnson County.

SMAC Report:

Councilmember Zimmer provided a follow-up to his October Council Meeting remarks regarding a county storm pipe reimbursement program available to the city. The program offers up to 50% reimbursement for costs related to inspecting stormwater infrastructure, an especially timely opportunity given that Lake Quivira’s storm pipes are currently rated as poor or failing. He also noted that reimbursement may extend to the installation of new piping, also up to 50%. The application deadline is January 16, 2026, with approved funding to be distributed in 2027.

Police Chief’s Report:

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

Chief Olmos announced that the STEP Enforcement program will begin on November 22. He shared that the contract for participation is more detailed than anticipated and has therefore requested City Attorney Daise review it. The submission deadline is at the end of next week.

Considering this timeline, City Attorney Daise recommended that the council make a motion this evening authorizing the mayor to sign the contract upon completion of her legal review.

Motion: Councilmember Pasley made a motion authorizing the mayor to sign the STEP Enforcement contract upon legal review. **Second:** Council President McCauley seconded the motion. **Vote: 5-0. Motion carried.**

Council Reports:

Council President McCauley:

Council President McCauley reported ongoing discussions with representatives from Lake and Residential regarding cost-sharing for the installation of curbing along a portion of Terrace Trail West (alleyway) to mitigate damage the WM trucks are causing to an existing landscape wall, which in turn is disrupting trash service along the alleyway. Due to business and travel schedules with key members of Lake & Residential and Q Inc., he anticipates having more information at the December city council meeting.

Councilmember Pasley:

Councilmember Pasley shared that he and Kathy are actively preparing for upcoming staff performance reviews. They are currently refining the evaluation form framework and anticipate they will begin evaluations within the next two to three weeks.

Councilmember Zimmer:

No report.

Councilmember Vedock:

Councilmember Vedock reported that Quivira, Inc. maintenance staff will be relocating the digital speed sign in the coming weeks to position it closer to the existing 25 mph speed limit sign on Holliday Drive. As part of the relocation, an additional 25 mph speed limit sign will be mounted above the digital display. He noted that the current setup is temporary until permanent poles are installed to securely affix the signage.

Councilmember Kurland:

No report.

Mayor's Report:

Mayor McCullagh reported that the Shred Event was a great success, with more than 3,000 pounds of paper securely shredded.

Mayor McCullagh reminded everyone that election day is tomorrow, November 4th. He encouraged everyone to get out and vote. Polls will be open from 7a-7p.

Mayor McCullagh shared that Kathy is coordinating with the Club House to secure a date and space for the upcoming holiday and employee appreciation dinner. Once the details are finalized, she will send invitations to all city staff and board members.

Mayor McCullagh announced that the Mayor's Christmas Tree Lighting will take place on Saturday, November 29th, beginning at 5:30 p.m. Guests will enjoy performances by the Dickens Carolers and complimentary hot chocolate. After a brief welcome, the tree will be lit at 6:00 p.m. A photo booth, courtesy of Becca Alvord and sponsored by the city, will be available again this year from 6-7p for festive keepsakes. Mayor McCullagh encouraged all to attend and help spread the word about this joyful community celebration.

Mayor McCullagh observed that the city flagpole's current location near trees causes flags to become entangled, leading to frequent damage and replacement. To address this, he proposed relocating the flagpole to a spot southeast of the fuel station island, which would also enhance the flag's visibility upon entering the community. He asked Council President McCauley to oversee the relocation project.

Mayor McCullagh provided an update on a proposed development project involving a 5-acre parcel located at 7910 Holliday Drive. As previously noted during the October City Council Meeting, the property, owned by Q Inc., lies within the Lake Quivira city limits and presents a potential revenue opportunity for the city if developed appropriately.

To explore viable options, a land/project committee has been established, comprising residents, representatives from Q Inc., and city staff. The committee's goal is to evaluate the most beneficial use of the site.

Last week, Mayor McCullagh, Councilmember Pasley, and Administrator Bounds met with members of the Unified Government's Economic Development team to discuss potential financing mechanisms, including a tax abatement for a proposed storage unit facility on the site. The concept for the facility emphasizes minimal visibility and low traffic impact along Holliday Drive.

Discussions remain ongoing, and Mayor McCullagh will continue to keep the Council informed as new developments arise.

Old Business:

None.

City Attorney Report:

No report.

Executive Session:

- i. **Personnel matters of non-elected personnel to protect privacy rights of the employee (K.S.A. 75-4319(b)(1)).**

Motion: Councilmember Pasley moved to enter into executive session for a duration of 10 minutes to discuss personnel matters involving non-elected personnel, in accordance with

K.S.A. 75-4319(b)(1), for the purpose of protecting the privacy rights of the employee. The executive session will include the Mayor, City Council, City Treasurer, and City Attorney.

Second: Council President McCauley seconded the motion. **Vote: 5-0 Motion carried.**

The Executive Session was called to order at 7:47 p.m.

The mayor called the meeting back to regular session at 7:57 p.m.

Adjournment:

Motion: Councilmember Zimmer made a motion to adjourn at 7:58 p.m. **Second:** Councilmember Kurland seconded the motion. **Vote: 5-0. Motion carried.**

The meeting was adjourned at 7:58 p.m.

Respectfully submitted by:

Kathy Bounds

City Clerk



AREAS OF RESPONSIBILITY

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