



**CITY COUNCIL MEETING MINUTES
CITY OF LAKE QUIVIRA KANSAS
July 6, 2026
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

Planning Commission

David Schleicher
Ryan Wineinger
Phil McAnany
Kerry Weems – via zoom
Tony Froom - absent

Staff Present:

City Administrator / City Clerk Kathy Bounds
City Treasurer Annie Noland
City Attorney Michelle Daise
Building Official Charles McAllister

Visitors:

Molly Saunders Shockey Consulting, LLC
Jeffery Williams Shockey Consulting, LLC
Lane Crosser
Katherine Elder
Carol Dengel
Jim Elder
Stewart Terry
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.

Comments from the Public:

Stuart Terry reflected on the Fourth of July events, stating he plans to advocate for increased security staffing next year as well as recommending to the board that fines be assessed for individuals caught underage drinking or using illegal fireworks. Resident Ryan Wieninger seconded Mr. Terry's comments while also thanking him for assisting with the cleanup at Eastside Park following the Fourth of July festivities.

Mayor McCullagh thanked both for their comments.

Mayor McCullagh requested a motion to adjourn the regular City Council meeting and enter a joint work session with the City Council and Planning Commission for the discussion of Zoning Regulation updates. The joint work session is for discussion only, and no formal action will be taken. The discussion will be led by Shockey Consulting.

Motion: Councilmember Pasley moved to adjourn the regular City Council meeting at 6:35 p.m. and convene a joint work session with the City Council and Planning Commission, with the regular meeting to reconvene no earlier than 7:30 p.m. **Second:** Council President McCauley seconded the motion. Vote: 5-0. Motion carried.

The joint work session of the City Council and Planning Commission was then convened and facilitated by Molly Saunders of Shockey Consulting. Discussion focused on proposed updates to the zoning regulations.

Following the conclusion of discussion and hearing no further comments from either body, Mayor McCullagh requested a motion to adjourn the joint work session and reconvene the regular City Council meeting.

Motion: Council President McCauley moved to adjourn the joint work session and return to the regular City Council meeting. **Second:** Councilmember Zimmer seconded the motion. **Vote:** 5-0. Motion carried.

The mayor reconvened the regular City Council meeting at 8:40 p.m.

Approval of Minutes:

Approval of Meeting Minutes from the regular Council Meeting held on June 1, 2026.

Motion: Council President McCauley moved to approve the minutes as presented from June 1, 2026, regular Council Meeting. **Second:** Councilmember Zimmer seconded the motion. **Vote:** 5-0. Motion carried.

Approval of the June 2026 Financial Report:

Treasurer Annie Noland presented the June Financial Report and reviewed budget-to-actual performance through June. She reported that the city's financial position remains strong, with General Fund revenues approximately \$72,000 above budget and expenditures approximately \$143,000 below budget. Favorable results were driven by stronger-than-anticipated tax

collections, gas station revenues, and court fines, along with lower-than-budgeted spending in the Police Department, Administration, and several other operating areas. Most variances were attributed to timing differences rather than ongoing budget concerns.

Following the financial report, the Council reviewed preliminary information related to the 2027 budget and Revenue Neutral Rate (RNR). Treasurer Noland reported that the proposed 2027 budget projects a slight decrease in the mill levy, with an estimated mill rate of 27.451 mills, compared to 27.991 mills in 2026. The 2027 Revenue Neutral Rate was calculated at 25.483 mills.

Treasurer Noland recommended using the current 27.991 mill rate for the required declaration, noting that the final budget may reduce the rate but cannot increase it above the published amount. If approved, the city will file its intent to exceed the Revenue Neutral Rate with the county on or before July 20.

Motion: Councilmember Kurland moved to approve the June Financial Report and authorize the Treasurer to notify the county of the City's intent to exceed the Revenue Neutral Rate, as presented. **Second:** Council President McCauley seconded the motion. **Vote: 5-0. Motion carried.**

New Business:

- i. **2027 Budget Discussion.** Held during Treasurer's Report.
- iii. **Determination to exceed/not to exceed the Revenue Neutral Rate (RNR).** As noted in the motion above, the council voted to exceed the RNR at 27.991. Two (separate) public hearings will be held during the regular Council Meeting on September 14, 2026, at 6:30 p.m. to 1) adopt a Resolution exceeding the RNR and 2) adopt the 2027 budget.
- iv. **Approval of a Contract with Generators for Sale of Kansas City (GFS) for the Purchase and Installation of a Generac Backup Generator.**

Council President McCauley reported that three bids were obtained from qualified vendors for the purchase and installation of a Generac backup generator to serve City Hall, the Police Department, and the Fuel Station. After reviewing the proposals, he noted that Generators for Sale of Kansas City submitted the most competitive turnkey bid, with a total cost not to exceed \$35,012.07. Council President McCauley contacted references for GFS and received positive feedback regarding their work and service. Based on the pricing, qualifications, and favorable references, he recommended awarding the contract to Generators for Sale of Kansas City for the purchase and installation of the generator.

Motion: Council President McCauley made a motion that the council approve a contract with Generators for Sale of Kansas City for the purchase and installation of a Generac Backup

Generator in an amount not to exceed \$35,012.07, and authorize the City Administrator to execute the contract, subject to legal review. **Second:** Councilmember Kurland seconded the motion. **Vote: 5-0. Motion carried.**

Building Official Report:

Building Official McAllister provided the council with a copy of the open building permits report, noting 31 active building permits.

SMAC:

Note: During this portion of the meeting, the City Clerk's attention was focused on resolving technical issues associated with the Zoom connection. As a result, detailed notes of the discussion were not captured for inclusion in the meeting minutes. No formal action was requested or taken by the Council during this discussion.

Police Department Report:

The council received a copy of the June Safety and Security report in their agenda packet. Deputy Chief Trevino was on traffic duty and unavailable to participate in person at the meeting.

Council Reports:

Council President McCauley:

Council President McCauley reported that he has resumed discussions with Quivira, Inc. regarding a cost-sharing arrangement for the proposed concrete wall installation along the Terrace Trail West alleyway. The project is estimated to cost approximately \$5,000, with City and Quivira, Inc. each contributing \$2,500. He anticipates receiving a response from Quivira, Inc. within the next week.

Councilmember Pasley:

No report.

Councilmember Zimmer:

Councilmember Zimmer provided an update on the Lake Preservation Committee's ongoing dredging initiative. He reported that the recent bathymetric (lake depth) survey has been completed; however, additional analysis and clarification are needed to fully interpret the results and assess their implications for the project. Chris Rone is expected to present the survey findings and recommendations to the Quivira, Inc. Board of Directors at a future meeting.

Councilmember Vedock:

No report.

Councilmember Kurland:

No report.

Mayor's Report:

Mayor McCullagh The Mayor provided a brief recap of the City's Independence Day celebration, noting strong community participation in the golf cart parade despite rainy weather. Special thanks were extended to Maive Sojka for performing the National Anthem and to Captain David Prather and KC Flight Formation for the flyover. The mayor also reported that weather conditions delayed and impacted the fireworks show, and staff are working with the vendor to arrange a complimentary makeup show later this summer.

Mayor McCullagh reported on a meeting attended by himself and Councilmember Zimmer with representatives from MARC, KDOT, and the Unified Government regarding the City's proposal to restrict heavy truck traffic on Holliday Drive. While there were differing perspectives among the stakeholders, Mayor McCullagh emphasized his commitment to continuing discussions and advocating for solutions that best serve the interests of Lake Quivira and its residents.

Mayor McCullagh provided an update on the proposed self-storage development on the five-acre parcel north of Holliday Drive. He explained that, because the property is located within city limits but owned by Quivira, Inc., the project would likely require approval by membership, necessitating a two-thirds vote. Given that requirement, the project appears unlikely to move forward. Mayor McCullagh stated he will continue exploring alternative opportunities to generate additional revenue for the city.

Old Business:

None.

Executive Session:

- i. To consider personnel matters of a prospective employee to protect the privacy rights of the individual to be discussed pursuant to K.S.A. 75-4319(b)(1).

Motion: Councilmember Pasley moved that the City Council recess into executive session for 20 minutes pursuant to K.S.A. 75-4319(b)(1) to consider personnel matters of a prospective employee to protect the privacy rights of the individual to be discussed. Present with be the Governing Body, City Attorney, City Administrator, and City Treasurer. The opening meeting will resume in Council Chambers at 9:52 p.m. **Second:** Councilmember Kurland seconded the motion. **Vote: 5-0. Motion carried.**

At 9:52 p.m. the meeting returned to regular session and a motion was made for an additional five minutes of executive session.

Motion: Councilmember Pasley made a motion that the council recess back into executive session for an additional five minutes to continue discussion pursuant to K.S.A. 75-4319(b)(1) and return to the regular meeting at 10:05 p.m. **Second:** Councilmember Zimmer seconded the motion. **Vote: 5-0. Motion carried.**

At 10:05 p.m. the mayor reopened the regular council meeting. Hearing no further discussion, he requested a motion to adjourn.

Adjournment:

Motion: Councilmember Zimmer made a motion to adjourn at 10:06 p.m. **Second:** Councilmember Pasley seconded the motion. **Vote: 5-0. Motion carried.**

The meeting was adjourned at 10:06 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