

BOOK 27
April 21, 2026

BURLINGTON CITY COUNCIL SPECIAL SESSION 4-21-2026

City of Burlington Governing Body met in Special Session at City Hall, 1013 N. 4th, Burlington, Kansas,
at 6:00 p.m., Tuesday, April 21, 2026, to discuss the lagoon properties.

Mayor Luke called the meeting to order.

THE PLEDGE OF ALLEGIANCE

ROLL CALL: Stan Luke, Mayor
Council Members present:

<input checked="" type="checkbox"/> Jerilyn Curtiss (President of Council)	<input checked="" type="checkbox"/> Maxi Berryman	<input checked="" type="checkbox"/> Cara Mays
<input checked="" type="checkbox"/> Lila Van Horn (by phone)	<input checked="" type="checkbox"/> Nathan Strawder	<input type="checkbox"/> George Shove

Superintendents Present:

<input type="checkbox"/> Kevin Boyce (Parks)	<input type="checkbox"/> Alan Schneider (Electric)	<input type="checkbox"/> Kyle Dauber (Street)
<input type="checkbox"/> Mike Roney (Chief of Police)	<input checked="" type="checkbox"/> Danny Hawkins (Water/Wastewater)	

Also Present:

<input checked="" type="checkbox"/> Anne Brown (City Clerk)	<input checked="" type="checkbox"/> Shayla Befort (Administrative Assistant)
<input checked="" type="checkbox"/> Philip Wright (City Attorney)	<input type="checkbox"/> Jimmy Hugunin (Zoning/Grants Clerk)
<input type="checkbox"/> Kerri Weltha (Deputy City Clerk)	

Media Present:

VISITORS:

LAGOON PROPERTIES

Mayor Luke, "After the last meeting, Danny (Superintendent Hawkins) and I spent about 45 minutes on the phone with Philip (City Attorney Wright), trying to make sure whatever we were doing was worded correctly. He had some suggestions and had some concerns. So, instead of meeting with them, he suggested we get questions answered on some concerns that he had, so that we would not have any conflicts when we make the proposals to both parties. It was recommended that it would be better if we didn't do both of them at the same time." Council Member Van Horn, "Yeah, he said that to me, too." Mayor Luke, "Yeah, and he recommended that we look at having something different in the proposals, so that they were not then choosing between two exact (same) proposals if they both responded in favor of the same price. So, I won't go into executive session until he gets here. I'm assuming he is just hung up a little bit in traffic because I said we could either come all in person, or we could meet on Zoom, and he said that he would rather be here in person. So, we still have plenty of time to get back to somebody before the next meeting; it's not until the 6th (5-6-2026).

"So, what else? I know there are a couple of other things, since this is not a work session, it's a special meeting. There's been a proposal offered to the school district from an individual who would like to buy the entire property and develop it into a 6-house." Council Member Berryman, "Which property?" Council Member Curtiss, "Up by the school." Mayor Luke, "By the school...the school property." City Clerk Brown, "Up by the Rec Center (Burlington Recreation Center)." Mayor Luke, "And in so doing, he is proposing to fill in the big ditches and put the culverts in so that those big ditches won't be in existence. Kyle (Superintendent Dauber), Danny (Superintendent Hawkins), and I met up there this morning with him after he said that the school had indicated that they had approved his request. To get an idea of what he was proposing, he will be at our meeting on the 6th to bring forth his ideas and get any recommendations we might have.

"He is looking into the RHID funding, which is a Rural Housing Initiative District. The district would be just the six houses, and there wouldn't be any other properties included. With that, basically, what that means is that once the houses are built, he would get about 70%-80% of the taxes that are paid. We would get at least what we get today, and possibly a little bit more, and then those funds would be used to pay back the grant or the loan that he had to take out to get their okay to do the project. So, that's, I think, a

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positive. With that, it also restricts the types and sizes of houses, which means that they can't build mansions, but they can build 1,600-1,700 square foot homes. And that doesn't include the basement if they want a basement, or a garage if they want a garage; it would just be living quarters. But he hasn't received it from the school board in writing that he has it, but they had indicated to him that he did. The information is out there. I can tell you it's Chris Faimon. His comment was, 'Yeah, it's going to be in the paper pretty soon.' I said, 'As the media, you don't have any control over your own paper?' But he'll be here on the 6th to discuss his proposal of what he wants to do up there, and we can go from there on that."

City Clerk Brown, "He'll be here in five minutes (City Attorney Wright)."

Mayor Luke, "Okay. Danny (Superintendent Hawkins), you can let everybody know what happened with the waterline." Superintendent Hawkins, "Oh no, I don't want to let anybody know. No, I'm kidding. So, we went up today, we tried to shut the water off, and the water did not shut off. So, apparently, the valve that is by the Rec Center parking lot, it is going to need to be replaced. And so, anyway, no matter how many times we exercised it, closed it, exercised it, closed it, we couldn't get it to work. We couldn't get it shut off, so we were ready to cut the main and start the project and everything. So, we scrambled, and we began to shut off more and more water, thinking it was coming from the west, and it didn't end up happening, and I did not want to shut off the high school and the middle school because I knew where that would go if we killed the water to them." Council Member Curtiss, "Oh yes!"

Superintendent Hawkins, "So, anyway, I contacted Craig Marshall (USD #244 Superintendent) at the school, and then Margarito ended up getting back, and I talked to them. We ended up testing it at about 3:45 p.m. today. We asked them if it was going to affect any track and field after-school stuff, and so anyway, we went out, and we ended up isolating two more valves that were just right there, and it killed it instantly, so that was a big plus for us. The only issue with it is that we're trying to hurry this up and get this along before the weather sets in. But anyway, the water and the situation with that ended up being that tomorrow we will try it again, but we won't be able to do it until 3:45 p.m. They asked us, 'Please don't do it while school is going on.' So, we're hoping that we're going to need an hour or less of time to get it done. So, we should have the valves ready, the fittings ready; everything is ready, we've just got to kill the water, put the valve on it, put the bolt on it, tighten it up, and we're ready to go, and the rest of the work can commence." Council Member Curtiss, "No problem; it will work." Superintendent Hawkins, "It will work. It's just—because the other side of it was, 'Plan C' was we were going to have to put an inline valve. Well, an inline valve is over \$7,300, and that was 'Plan C.' So, we ended up that we did not have to go to 'Plan C' because it worked, so we got that done, and we'll start wrapping it up and getting that put in tomorrow. So, it went well." Council Member Curtiss, "Good." Superintendent Hawkins, "So, that's where we're at with that."

Mayor Luke, "Alright." Council Member Curtiss, "Okay." City Attorney Wright, "I don't know if I just lost all of my comp time—" Council Member Curtiss, "You did." Council Member Berryman, "You did." Council Member Curtiss, "It's gone." City Attorney Wright, "—or if I just didn't get as much 'extra comp time' for coming to a special meeting." Council Member Curtiss, "You lost it!" Council Member Berryman, "Which way did you think that was going to go?"

Council Member Curtiss, "I make a motion to enter a 45-minute Executive Session per K.S.A. 75-4319(b)6 for discussion on the potential acquisition of real estate with the Governing Body, Mayor Luke, City Clerk Brown, Superintendent Hawkins, and City Attorney Wright."

City Attorney Wright, "Do we really need 45 minutes?" Mayor Luke, "Well..." Council Member Curtiss, "That's what he (Mayor Luke) said." City Attorney Wright, "Okay. I understand." Council Member Curtiss, "Do we have to do 45 minutes? If it's..." City Attorney Wright, "Yes, we can't do anything until the 45 minutes expires if we use 45 minutes." Council Member Curtiss, "We could play Tiddly Winks." Council Member Berryman, "Could we do 30, then could we add on?" City Attorney Wright, "I guess. I don't know how extensive the conversation needs to be. I say we start with 10 and then keep going." Council Member Berryman, "That works for me." City Attorney Wright, "And that's just my own selfishness. I'm

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going to be fully transparent. I just don't want to be here for 45 minutes, okay?" Council Member Berryman, "Okay." Council Member Curtiss, "Okay. I amend my motion to 20 minutes." City Attorney Wright, "Seriously?" Council Member Curtiss, "Yes." City Attorney Wright, "Okay." (*City Attorney Wright gestures to proposing a shorter time for the executive session.*) Council Member Curtiss, "Nope, 20 minutes."

Council Member Curtiss, "I make a motion to enter a 20-minute Executive Session per K.S.A. 75-4319(b)6 for discussion on the potential acquisition of real estate with the Governing Body, Mayor Luke, City Clerk Brown, Superintendent Hawkins, and City Attorney Wright." Council Member Berryman, "I second the motion." Hearing no further discussion, Mayor Luke called for a vote. Motion carried, 5:0.

Entered 6:10 p.m. and Exited 6:30 p.m.

Council Member Curtiss, "I still would like to know how much we sell this land for." Mayor Luke, "Our—what we sell for?" Council Member Curtiss, "Yeah." Mayor Luke, "If I remember correctly, we had half of like \$6,000, so we sold it for somewhere between \$2,000 and \$3,000 per acre—or per plot." Council Member Curtiss, "Per plot?" Mayor Luke, "Yeah." Council Member Curtiss, "And there are how many plots left?" Council Member Mays, "Hold on, give me a second." Mayor Luke, "Yeah. I don't remember how many there are." Superintendent Hawkins, "Yeah, I don't have the map in front of me." City Attorney Wright, "Yeah, I'm not going to do the math on that one in my head." Council Member Strawder, "I believe it was six plots left because weren't there 10 originally?" Council Member Curtiss, "Oh, there had to be more than that." City Clerk Brown, "I was going to say, there's more than that." Council Member Mays, "And there's the other—" Mayor Luke, "Yeah." Council Member Strawder, "I was thinking the two..." (*Inaudible chatter amongst the council members.*) Mayor Luke, "There were 20-some lots left. I don't remember exactly. Because we kept the electric substation two, and we sold the four, and everything else is still there. I just don't remember what the total number was. It was 20-some acres."

Council Member Curtiss, "I would like to know that amount. I would like to know approximately how much it would cost to fill in the dirt at the Sowder place. I can't see going with Birk's. We haven't even tested it, and I can't see that. They want what, \$30,000 or whatever it is?" Mayor Luke, "Yep." Council Member Curtiss, "I can't see that. I can see Sowder's, if it kind of evens out with the dirt and selling the Industrial Park; I can see that. That's all I can see. And I don't have any answers on what either one of those are going to be. I can't make a decision."

Superintendent Hawkins, "Yeah, they're not going to, but that's what we brought in to that last meeting; that's what we showed. (*Referring to the meeting held during the executive session with Daniel Stack (Schwab-Eaton) at the Council Work Session on 4-8-2026.*) And I should have brought that tonight. I didn't even think about bringing that. Because just the dirt work itself was like \$486,000 in dirt work." Council Member Curtiss, "Was that what it was?" Superintendent Hawkins, "And then \$275,000 on top of that, and then also the purchase of the property." City Attorney Wright, "Is that one where we've got to get easements, or we're good?" Superintendent Hawkins, "No, no. That's on the Sowder property that she (Council Member Curtiss) is talking about." Council Member Curtiss, "Right." City Attorney Wright, "Okay, so we would be able to get over there without having to worry about purchasing from other people?" Superintendent Hawkins, "Right, correct." Council Member Curtiss, "So, you said \$480,000?" Superintendent Hawkins, "It was something like that. Like \$476,000 or \$487,000, or something like that." Council Member Curtiss, "And?" Superintendent Hawkins, "And then \$275,000 for some other work that needed to be done, and then the cost of the property."

Council Member Curtiss, "And we're offering them \$2,000, correct?" Superintendent Hawkins, "We're offering them \$12,000." Council Member Curtiss, "Sowder's?" Mayor Luke, "\$12,000." Council Member Curtiss, "\$12,000, I mean? Yeah, I wrote \$12,000, and I said \$2,000. \$12,000?" Superintendent Hawkins, "Yeah, and I believe that's \$180,000, or something like that, I think. Without doing it on my calculator."

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(Council Member Curtiss works out the calculations for \$12,000 times 15 acres to come up with the discussed \$180,000 value.)

City Attorney Wright, “So, we have some hard numbers on that. What we don’t have hard numbers on is some sort of speculative value of that property in the future that’s not yet proven or done, right? So, you know, I’m not sure—” City Clerk Brown, “On the Industrial Park?” City Attorney Wright, “I don’t mean to discount Cameron Roth’s ability to do stuff, or whatever, but that is speculative at best, right? I mean, we have no idea that that would bring any revenue. We have no idea that that would bring any jobs. We just don’t have any idea. Maybe it would, I don’t know. You know, there are other sites in Burlington that you could do stuff with, too, right? It doesn’t have to be at the industrial site (Industrial Park). You know, I mean, that’s not a for sure thing either, right? We don’t know that people are going to want to buy property for \$12,000 an acre. We don’t know what the price is until we negotiate some kind of a price, right? All of it is unknown at this point.”

Council Member Curtiss, “I know, but we did say we wouldn’t go over \$15,000, right?” City Attorney Wright, “Well, yeah, I guess. I mean, I wasn’t there for that.” Council Member Curtiss, “Wasn’t that what we said? And...I don’t know...I still like \$12,000.” City Attorney Wright, “Well, and people start throwing numbers out like what you’re throwing out, that’s like either we don’t want to sell, or that’s what I call a ‘pie in the sky’ number, and sure I’ll sell it if we can get that much money for it, you know, but we’re here to get whatever we can.” Council Member Curtiss, “Right.” City Attorney Wright, “Because we know the City has had some kind of reception, where we have the City in some kind of position where they’ve just got to do something, right? And the City is in a position where the City needs to do something.” Council Member Curtiss, “Yeah.” City Attorney Wright, “I mean, the engineers, I think—I don’t know if they’ve got any hair left over there.”

Council Member Curtiss, “Well, we still don’t know about the Industrial Park, as far as...” City Clerk Brown, “She (Council Member Mays) was looking it up.” Council Member Mays, “How much do we have there?” City Clerk Brown, “How many lots are still there?” Council Member Mays, “I mean...” Council Member Curtiss, “I should have brought my folder because there was a—” Superintendent Hawkins, “I should have too. Sorry.” Council Member Mays, “You’re good. I was trying to find out what Tex (Jenkins) bought that for. So, I mean, we have 1, 2, 3, 4, 5, 6, 7...8, in the middle. You have 1, 2, 3...4, larger ones to the west, and then, that long piece at the frontage road.” Mayor Luke, “We should have 10 or 12 on the front.” City Attorney Wright, “That’s 22?” Council Member Mays, “That’s all frontage. So, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11...12. Yeah, I don’t know.” Mayor Luke, “It’s at least 20.” Council Member Mays, “20?” Mayor Luke, “Yeah.”

City Attorney Wright, “At about \$2,000-\$3,000 a piece?” Council Member Mays, “I was going to say, we have it—it’s 4,600, is what we have; like, our lots. So yeah, 2,300 of it is—” Mayor Luke, “Yeah, if we continue on the same path that we’ve done in the past.” Council Member Mays, “Right, but I was going to try to figure out—” City Attorney Wright, “You want to do 2,300 times 22?” Mayor Luke, “About 50,000.” City Attorney Wright, “50,600.” Council Member Curtiss, “Yep.”

Council Member Mays, “I was going to try to— Okay, so Tex (Jenkins) would have bought it in like 2022, I think?” Mayor Luke, “Yeah, that would be about right.” Council Member Mays, “And I think he bought it for like \$9,000, is what it looks like.” Mayor Luke, “No.” Council Member Mays, “Was that for all of it?” Mayor Luke, “That’s all of it.” Council Member Mays, “All of it? Okay.”

Council Member Strawder, “But you also have to consider, I mean, just in general, the land value now.” Mayor Luke, “Yeah.” Council Member Mays, “Yeah. And Cameron (Roth) bought it for \$15,000. So, I mean—” City Attorney Wright, “All of it?” *(Council Member Mays gestures in agreement.)* City Attorney Wright, “Yeah...” Council Member Strawder, “But the other thing about the Industrial Park is, it was kind of indicated in the last meeting, where they were showing the ponds are at now, is area that apparently has been talked about for future extension of that substation, and if there’s any extension to that substation, we’re pitching a hole in the substation land, or else we’re going to have to buy land somewhere.” Mayor

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Luke, “That’s two...I think two of the plots are all we’ve reserved.” Council Member Strawder, “Yeah, but it showed it going all the way up. Those lagoons did. I mean, those lagoons even showed going off of city property and onto private property, right now.” Mayor Luke, “(Inaudible.)” City Attorney Wright, “That was an artist's rendition.” Council Member Mays, “Yeah, because I tried to map it out today, and it wasn’t working whenever I tried it.” City Attorney Wright, “On the map...a visual?” Council Member Mays, “Yeah.”

Council Member Curtiss, “Well...” Mayor Luke, “I mean, if we stick with the same policy as how we sell property, then to buy property at \$180,000 and to sell property at \$50,000, that’s not overly economical. And I don’t know how long it would take for anything to develop with whoever, if they were to buy the property. Whether it was the one we talked about or somebody else, it’s a decision that is going to have to be made one way or another.”

Council Member Van Horn, “Well, is there a possibility on the property that Nathan (Council Member Strawder) was talking about, the Strawder property?” Mayor Luke, “That property...” Council Member Van Horn, “Is that an option?” Mayor Luke, “Is that an option?” Council Member Van Horn, “Yes.” Mayor Luke, “I suppose the initial purchase price is an option to investigate that, but I’m not sure that I want to dig up all of that concrete—” Superintendent Hawkins, “There’s a lot of it.” Mayor Luke, “—and take the labor price for the old water plant that’s buried under the ground because it was just pushed down and covered with dirt.” City Attorney Wright, “There are too many surprises over there, it sounds like.”

City Clerk Brown, “And you said there wasn’t enough acreage for it?” Council Member Strawder, “Which, as I said, it sounds like there is an option there to at least go the discussion route.” City Attorney Wright, “I would say that would have been an option if that was brought up three or four months ago, but I think we’ve run out of time.”

Council Member Curtiss, “The only thing that I’m thinking of right now is Sowder’s or the Industrial Park; that’s where I am.” Council Member Mays, “I agree with you.” Council Member Curtiss, “And I’m still leaning toward the Industrial Park. I wish we would have known all of this stuff before.” Mayor Luke, “Well, David (Strawder) just passed away. That wasn’t even an option.” Council Member Strawder, “They’re working through that.” Council Member Curtiss, “And I understand that, but I mean, it doesn’t sound like it’s an option as far as digging all of that stuff up anyway.” Superintendent Hawkins, “Well, the reason for it was because as much as we were being asked repeatedly, we never even considered for that to come back, but then we still looked at it, and we studied it; we even pulled up the old sewer maps just to see where were basins, where was the piping, where was the stuff at, and it was like holy cow, you’d have to excavate all of that up out of the ground, and who knows what else.” Council Member Curtiss, “Who knows what else...” Superintendent Hawkins, “Because you can’t core sample something that’s got concrete in it, so it’s like, now what do we do?” City Attorney Wright, “Well, you can, but you have concrete in it.” Superintendent Hawkins, “Well, you can, but you have to drill through it; that’s right.”

Council Member Curtiss, “Well, and that’s also another amount. You have the core sample of it to find out if it’s even viable.” City Attorney Wright, “Right.” Council Member Curtiss, “And the same way with Birk’s, we don’t have any core samples on that.” Superintendent Hawkins, “Nope.” Council Member Curtiss, “That’s why I’m forgetting about them and their costs. What they want is high anyway.” City Attorney Wright, “Yeah.”

Council Member Strawder, “I mean, I can tell you, though, on just the history with that area. Yes, it was a long-time battle with my grandpa and the City on that. One sat vacant, and all that, and a lot of that was remembered by David (Strawder). If David were still alive today, that would not be an option.” Council Member Curtiss, “It would not even be talked about, yeah.” Council Member Strawder, “But it does sound from the current lingo of interest and discussion, there will be some difficulties. I believe it was 13 acres that you guys sold, but that included some tree area and some other lot area. Where that’s at, there is field all around it. I mean, and there’s interest in there in selling some of that cropland to make up whatever the difference is that’s needed.

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“But as I said, I understand. I mean, it wouldn’t be incorrect with everything on it. I just find it hard to believe that there are only two possible scenarios. That’s why I would maybe not lean towards it being only Sowder’s or the Industrial Park. I understand why you are doing that, because out of what’s been proposed and all of that—” Council Member Curtiss, “Right. Yeah.” Council Member Strawder, “—that’s where we’re at. I would throw out the other parcel as well. But, just looking at it, I think it’s a little bit being understated, some of the disappointment, or it won’t be loud political blowback, so maybe that’s not as important, but what it says to people who are trying to be progressive, trying to grow industry here, trying to do any of that and then looking at the Industrial Park and now turning it into a lagoon—” Council Member Curtiss, “And I understand that also.” City Attorney Wright, “They are competing interests.” Council Member Curtiss, “Yeah. I am all for, you know, progress in Burlington, Kansas. That’s one of the reasons why I’m on here (*referring to being a member of City Council*).”

City Attorney Wright, “So, we’ve got speculation on two sides of this, going with something other than the Industrial Park. We’ve got speculation on ‘Are we going to be able to acquire another piece of real estate for some kind of a price,’ right? And the only argument against the Industrial Park is some kind of speculative potential that it could become something, but it’s not right now, when we have a very real need that needs to be filled in a timely manner, otherwise, there’s going to be some financial consequences to the City by the increased prices to the project and all sorts of stuff just because of the inability to make a decision.”

Council Member Curtiss, “And I understand that, yes. I would like to have some answers by the next meeting. I would like to know what they say about our \$12,000. I don’t even think we need to go to Birk’s, I really don’t. I think all we need to do is go to Sowder’s—” Superintendent Hawkins, “Just tell me what to do.” Council Member Curtiss, “—and say \$12,000, and see what he says.”

Mayor Luke, “If he says no, do we then—I don’t know which way your uncle (Council Member Strawder’s uncle) is, or father—” Council Member Strawder, “It’s Kathleen now.” Mayor Luke, “Kathleen? Okay.” Council Member Berryman, “But how would that look for the City, if you buy property from someone related to a council member?” Council Member Curtiss, “No, that’s—” City Attorney Wright, “He’s (Council Member Strawder) going to abstain.” Council Member Curtiss, “He’s going to abstain from all of it anyway.” Council Member Berryman, “It doesn’t matter. People will know who it is—it doesn’t matter whether you abstain or drop it.” Council Member Curtiss, “Well, no. I have no problem with that.” City Attorney Wright, “I honestly don’t have an issue with that either.”

Mayor Luke, “All that I want to know is if the first one says no, does that mean that we have the authority to go to the second?” Council Member Curtiss, “It doesn’t hurt to talk.” Mayor Luke, “I mean, that way we can—” Council Member Mays, “Sowder’s? Or Strawder’s is second?” Mayor Luke, “Yeah.” Council Member Mays, “Okay.” Mayor Luke, “Yeah. I mean, we don’t have to go talk to the owners of the Industrial Park.” Council Member Curtiss, “But I want answers by May 6th. We cannot prolong this any longer.” Superintendent Hawkins, “Oh, I agree. I totally agree with you.” Council Member Curtiss, “And I was all ready to vote tonight.”

Council Member Mays, “Is there a way, I mean—” Superintendent Hawkins, “I just don’t know if the engineers are going to have—and I didn’t mean to interrupt you (Council Member Mays)—I’m sorry.” Council Member Mays, “I think what we were both about to say—” Superintendent Hawkins, “Because my concern is that I don’t think the engineers are going to have enough time to do an analysis on that, but I don’t know. Let me ask them first.” Council Member Curtiss, “Right.” Council Member Mays, “Of what it would take for that—” Superintendent Hawkins, “Of what it would take to do what we discussed and look at it. But I will probably call Dan (Daniel Stack) after the meeting.”

Mayor Luke, “We can get in touch with number one tomorrow.” Superintendent Hawkins, “Yep.” Mayor Luke, “Okay. Because on that pricing, nothing has changed. And then we’ll know, and we can get her phone number from you (Council Member Strawder) because we talked at the funeral, so it wouldn’t be a new subject. And then, we can bring back that answer, and then we can bring back any additional

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information on the Industrial Park because we know what we sold it for initially.” City Clerk Brown, “And I can find out firm numbers.” Council Member Curtiss, “Yes.”

Mayor Luke, “What else would we need to know? Because there will still be leftover space in the Industrial Park.” Council Member Mays, “Yeah, could you also ask him (Daniel Stack) for a better map, maybe? Because he threw that on there, kind of where it was going to be located. If they can make that...” Superintendent Hawkins, “Yep, yep.” Council Member Mays, “And if he wants to, like, email it or something, I mean, I would be glad to take care of it, putting it on there.” Superintendent Hawkins, “Yep.” Council Member Mays, “Because what it looked like on there—I think it was—I think you’re thinking it was a little like how I’m thinking differently (*referring to Council Member Strawder*).” Superintendent Hawkins, “Because they know that it’s not going to be 100% accurate.” Council Member Mays, “Well, yeah.” Superintendent Hawkins, “Even before the meeting, Jonathan (Anschutz) told me it looks like it overlaps, but he says it’s actually going to go south.” Council Member Mays, “Right.” Superintendent Hawkins, “It was just a quick ‘hurry up and see’ kind of a layout of where it was going to go.” Council Member Mays, “Sure, absolutely. No, I understand.” City Attorney Wright, “It was a concept.” Superintendent Hawkins, “Yes, it was a concept of where it was going to go.” Council Member Mays, “Okay.”

Mayor Luke, “Okay. And so that we’re asking about the same amount of property, we’re looking at a minimum of 15 acres?” Superintendent Hawkins, “Okay, so you want me to visit with Strawder’s?” Mayor Luke, “Just hold on, I’m making notes.” Superintendent Hawkins, “Okay, go ahead.” Mayor Luke, “So, it’s a matter of a minimum of 15 acres, no more than 20 (acres). Yeah, somewhere in there for roadways or whatever we might need.” Council Member Mays, “(Inaudible).”

Superintendent Hawkins, “If we can just obtain the original roadway that used to go down there, then we wouldn’t have to have that.” Mayor Luke, “Well, yeah, that would work.” Superintendent Hawkins, “If we went with the Strawder property is all I’m saying.” Mayor Luke, “Because there’s a road—” Superintendent Hawkins, “Yes, that’s what I’m saying. That was the access road in and out.” Mayor Luke, “Yeah.” Superintendent Hawkins, “Because we maintained that is what we did.”

Mayor Luke, “Yeah, okay. Alright. Okay...” City Attorney Wright, “Anything else? What else do you want to know?” Council Member Curtiss, “I think that covered it all.” City Attorney Wright, “Does that cover everything?” Council Member Curtiss, “Yeah.” City Attorney Wright, “Okay.” Council Member Curtiss, “Yeah, I think they did.” City Clerk Brown, “You want to know how many lots for sure?” Council Member Curtiss, “Yes.” City Clerk Brown, “The size? What we sold to Jenkins (Tex Jenkins) for, for sure?” Council Member Curtiss, “Right.” Mayor Luke, “We’ll look that up.” City Clerk Brown, “She had the numbers.” Council Member Mays, “Right, but I can kind of look that up a little bit more.”

Council Member Curtiss, “And you said there are some bigger lots? So then, can we sell them for more?” Council Member Mays, “I mean, I think the ones like Tex and them own are 1.2 acres.” Mayor Luke, “Yeah, they’re all pretty much the same.” (*Council Member Mays approaches Council Member Curtiss to show her some online mapping.*) Council Member Mays, “Are they? And then we have a 1.4. Okay, they’re a little bit different.” Council Member Curtiss, “They are a little bit different.” Council Member Mays, “I mean, so this is what we ultimately have, is those top four where Cameron (Roth) owns.” Council Member Curtiss, “Okay.” Council Member Mays, “All of that, this, and all of that.” Council Member Curtiss, “Okay.” Council Member Mays, “And potentially, I mean, this was what it was platted as. The roads, if they’re not going to be used, they could vacate that, and that could be more land potentially sold if you vacate them.” Council Member Curtiss, “Right. Okay. Thank you. I think I have that picture somewhere. I’m getting a big stack of Water (*paperwork from the Water Department*).”

Mayor Luke, “Okay, anything else that any of you need?” Council Member Curtiss, “And we need that by the 6th (of May).” Superintendent Hawkins, “Just so we’re clear, so you want me to offer \$12,000 to Sowder’s tomorrow? And then, you want me to contact Strawder’s to ask them?” City Clerk Brown, “Only if—” Mayor Luke, “Only if Sowder’s says no.” Superintendent Hawkins, “Oh, only if they say no?” City

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Attorney Wright, “You’re going to have to say, ‘We’ve got to know’ like—” Council Member Curtiss, “You can’t wait.” City Attorney Wright, “We need to know, like literally, before the end of the week or early next week.” Council Member Curtiss, “Yeah.”

Council Member Mays, “And \$12,000 is like our final offer, right? I know we said once we would almost go up to \$15,000, but I’m kind of like—” Council Member Curtiss, “I think \$12,000 is reasonable for land here in Burlington, Kansas.” Superintendent Hawkins, “You just tell me what you want me to offer them, and I’ll do it. I’ll do what you tell me.” Council Member Curtiss, “Yes.” City Clerk Brown, “I’m sorry, Lila (Council Member Van Horn on the phone), what did you say?” Council Member Van Horn, “I said I agree. I think \$12,000 is a generous offer.” City Clerk Brown, “Okay.” Council Member Curtiss, “Yep. I don’t think we need any more.” City Attorney Wright, “I think that is probably the wrong adjective for that, but yes, it’s a lot of money for that.” Council Member Curtiss, “Yeah.” City Clerk Brown, “Especially when we have to bring in fill.” Mayor Luke, “Even if the land is good farmland, that would be a high price.” Council Member Mays, “That’s the top.” City Attorney Wright, “I think even the best bottom ground in Burlington that can grow anything in the worst drought we’ve ever had is \$10,000 an acre.” Superintendent Hawkins, “Yeah, in Burlington.” Mayor Luke, “Even the last couple of years, river bottom sold for about \$8,000.” City Attorney Wright, “Yeah, I mean, I think this is extremely generous.” Council Member Curtiss, “And you know, I don’t foresee him taking it.” Superintendent Hawkins, “And he might, I don’t know. We’ll find out.” City Attorney Wright, “We’ll know tomorrow. And so, I would cut a deadline by Monday, or like a week from today.” Council Member Curtiss, “No. What is it (the date)? Today is what?” Administrative Assistant Befort, “The 21st.” City Attorney Wright, “Well, yeah.” Mayor Luke, “No later than Friday.” Council Member Curtiss, “We have to know by Friday?” Superintendent Hawkins, “I can tell him by Friday.” City Clerk Brown, “Because then we’ll have to come to council.” Council Member Curtiss, “Yep. Yea or nay by Friday.”

Superintendent Hawkins, “So, what I can do is—how do you want me to communicate? Do you want me to just send it to Anne (City Clerk Brown), and Anne send it to all of you, or do you want me to send it to—?” City Clerk Brown, “I’m going to be gone Thursday and Friday.” Superintendent Hawkins, “Oh, that’s right. Well then, let me—” Mayor Luke, “You can give it to me, and I’ll give it to them.” Superintendent Hawkins, “I’ll give it to Stan (Mayor Luke), and then Stan, the Mayor, can pass it out.” Mayor Luke, “Yep, I have access to everybody.” Superintendent Hawkins, “Okay. Alright, very good.” Council Member Curtiss, “Okay.”

Superintendent Hawkins, “I just need the number for Strawder’s, so I know it in case he (Sowder) says no, then I can reach out to whoever that is.” Mayor Luke, “Well, Nathan (Council Member Strawder) has that.” Superintendent Hawkins, “Okay.” Council Member Strawder, “I’ll have to get it.” Mayor Luke, “Okay, Nathan will have to get it.” Superintendent Hawkins, “Okay.” Council Member Curtiss, “Alright.” Superintendent Hawkins, “Very good. And I’ll get Dan on it and see what we can get done.” Mayor Luke, “Okay.” City Attorney Wright, “Alright, meeting adjourned. I can’t do that, but...” Mayor Luke, “Any other data anybody needs? I mean, I don’t want to have to go through this again.” City Attorney Wright, “Okay.” Council Member Curtiss, “I don’t either.” Council Member Mays, “Me neither.” Council Member Van Horn, “We’re good.” Mayor Luke, “Okay.”

City Clerk Brown, “I do have the financial report for the water stuff to hand out to you, so don’t leave yet. I’ve got it in my office printed out.” Superintendent Hawkins, “Yes.” Council Member Curtiss, “Okay.” Mayor Luke, “Alright. Anything else?”

Mayor Luke declared the meeting adjourned.

Approved by Governing Body and signed by Anne C. Brown, City Clerk