

**BOOK 27**  
**May 6, 2026**

**BURLINGTON CITY COUNCIL REGULAR SESSION 5-6-2026**

City of Burlington Governing Body met in Regular Session at City Hall's address, 1013 N. 4<sup>th</sup> Street, Burlington, Kansas, at 6:00 p.m. Wednesday, May 6, 2026. Mayor Luke called the meeting to order.

**THE PLEDGE OF ALLEGIANCE**

**ROLL CALL:**  Stan Luke, Mayor

Council Members present:

Jerilyn Curtiss (President of Council)                       Maxi Berryman                       Cara Mays  
 Lila Van Horn     Nathan Strawder                       George Shove

Superintendents Present:

Kevin Boyce (Parks)                       Alan Schneider (Electric)                       Kyle Dauber (Street)  
 Mike Roney (Chief of Police)                       Danny Hawkins (Water/Wastewater)

Also Present:

Anne Brown (City Clerk)     Shayla Befort (Administrative Assistant)  
 Philip Wright (City Attorney)     Jimmy Hugunin (Zoning/Grants Clerk)  
 Kerri Weltha (Deputy City Clerk)

**Media Present:** Mark Petterson (Coffey County Republican)

**VISITORS:** Jay Hale and Chris Faimon

Mayor Luke, "We've got a couple of visitors. Welcome, we're glad to have you here."

**AGENDA:** Mayor Luke, "The agenda for this evening, the only addition that I have for the agenda is under finance. We have Claims Ordinance #2026-09, \$219,802.44. We have Payroll Ordinance #2026-09, \$119,707.71, and under Payroll Ordinance #2026-10, \$116,384.51, for a total of \$455,894.66. Does anybody have anything else to add to the agenda? Nathan (Council Member Strawder), do you want to add the executive session now?" Council Member Strawder, "Yeah. I think I want to request a 5-minute executive before (section) 12, right before the Mayor's Annual Appointments." Mayor Luke, "We will make that 'c' under Legal Department, and the appointments will be 'd.' And the executive session will be for non-elected personnel?" Council Member Strawder, "...Non-elected personnel." Mayor Luke, "Okay. Anything else to add to the agenda? Hearing none, I would accept a motion to approve the agenda as amended."

**Council Member Van Horn, "I move to approve the agenda as amended." Council Member Strawder, "I second the motion." Motion unanimously carried, 6:0.**

**MINUTES 4/15/2026 and 4/21/2026:** Mayor Luke, "You have before you the draft minutes of our regular session of April 15, 2026, and we also have the special session of April 21, 2026. Are there any additions or corrections to either set of those minutes?" Council Member Curtiss, "Can I do them both together?" Mayor Luke, "Yep."

**Council Member Curtiss, "I move to approve the draft minutes of April 15, 2026, and the draft minutes of April 21, 2026, Special Meeting, as presented." Council Member Strawder, "I second the motion." Motion unanimously carried, 6:0.**

**APPOINTMENT – Chris Faimon – School Property Development**

Mayor Luke, "Chris, you have the floor." Chris Faimon, "Hello. I think everybody probably knows me or has heard of me before. I'm Chris Faimon. I was coming here today because I'm the infamous one who made the offer to the school for what I will always call the soccer fields. I'm coming to you guys today to

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see about forming the RHID (Rural Housing Incentive District) on that property to do a development. I think it would benefit the neighborhood and the City. I talked at one time about just buying a lot, like everybody else was thinking; buying a lot, possibly investing in a lot, but the biggest issue that I kept trying to get over is the ditches that are there. To me, it's just a mess, and I thought that if people start buying off lots, it's always going to be a mess. To get six people to agree on the drainage there is going to be extremely difficult, and it's going to be piecemeal, and it's going to be a big headache.

“So, as you guys know, I live nearby, and I walk past that thing pretty much every day. I just think that the ditches are not sustainable and not attractive. It's right in front of our high school, right in front of our rec center, in a high-visibility area. I'd like to turn it into something that we can be proud of. My goal is a clean, functional, desirable neighborhood. I'm not the best public speaker, so I will try to stay somewhat on script, but like I said, I'd like to eliminate/minimize the drainage ditches, ensure proper water and sewer infrastructure, and create housing that adds value to the area.

“The big picture wish-list, which you'd have to see how sustainable it is, is sidewalks, especially on the north side. If you look at it, you can almost walk to Hoover's on the sidewalk, other than right in front of the Rec Center, if that place had a sidewalk, and kids could use it for school and so on. And the other big one would be to possibly bury the electrical on that lot. That might be a pie-in-the-sky. I don't exactly know how expensive that would be, but burying the electrical for the different lots. I think the most important thing would be to get the land developed first, to get the drainage working right, and get all of the infrastructure in place so that even if I don't develop all six lots, if someone else developed it, it's there and ready to go, and it is a very desirable area/neighborhood, and so on. I think it would increase the property values and get you guys the tax base that you need.

“I'm not asking the City for anything that the City wouldn't normally provide, but I also want to make sure that this development isn't treated as less than simply because it's an RHID. So, I need to work closely with the City to have this development go into place. I would like to see it as how the City supports other housing and other developments. When I say that, and you know, I know most of you already know what an RHID is—you can develop something like that, but you take the risk of developing it, and you might get your money back on future taxes that come in. I mean, I could help pay for that. Well, if there's stuff that the City would normally do, but you want the developer to fund that, you could do that, and the developer can get paid on down the road, but I'm going to have to hire an outside contractor. So, you're going to have to have that outside labor rate and their expenses, and then the City kind of pays for it down the road because you're not getting the taxes that you would have been getting. So, if you can work on it as a team to help develop this, of course, any equipment, any supplies, anything like that, it's all on the RHID, but if the workforce could be utilized, that would be great or appreciated.

“So, that's what I'm trying to find out: what my exposure would be to take on this project. I'm trying to figure out how big of tubing it would take and how much that tubing would cost. I did make an agreement with the school that we could use the dirt that's right next to the baseball fields; they want that gone so bad anyway, so there's dirt, as much as you could possibly need to fill in above the tubing. It's just getting it there and leveling it out. So, like I said, it would reduce long-term maintenance burdens. And like I said, I think that if somebody had bought those lots individually, they would cherry-pick which ones they wanted, and then the other ones would just sit there, or people would try to figure out how to develop those, and the City would still be responsible for those ditches. They would still be complaining about how deep their ditch is, and when you work on it.

“So anyway, I would like to meet with the different committees on this project. I would like to meet with the Street Committee, if I could. From the Electric Department/Water Department, the Water Committee, and the Electric Committee, and just see what is possible that the City could do. After that, I would come back with my plans and make sure that it aligns with what the City would like moving forward. I'm trying to solve a problem that already exists and turn it into something positive, and I think it's a win-

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win for everybody: for the school, whoever the homeowners would be, for the City, for the tax base, for the neighborhood. So anyway, any questions though?"

Mayor Luke, "When do you have to make application for the RHID (Rural Housing Incentive District)?" Chris Faimon, "Honestly, my biggest thing is writing the check, and then that's, like—because I'm not—" Mayor Luke, "That's understandable." Chris Faimon, "I mean, to be committed and pay the money for it, and just to know that the City is backing it is all I need. I'm not worried about the RHID application so much." Mayor Luke, "Well, do you need anything from us for that application? I know you need to know that we'll back it..." Chris Faimon, "Right, that the City would back it." Mayor Luke, "And does that go with the application?" Chris Faimon, "Yeah. You have to have the City's backing on something like that. Since it's in the city, it would have to have the City's backing on something like that. But yeah, I am supposed to possibly close on June 1. There are extensions that are out there, but I'm supposed to close on June 1 if possible. But that's the main thing, is just trying to figure out how much risk I have and how much exposure and expense this project would be. That's kind of more of what—"

Mayor Luke, "I don't think there's an issue with the City not wanting to support the concept of the RHID. Do you want to meet with the committees separately?" Chris Faimon, "I think that would be great if that would work for everybody." Council Member Curtiss, "That was going to be my question, yeah." Mayor Luke, "So then, what I would like for the superintendents to do is to get in touch with you, set the timeframe that you think you would need, and we will then put out the notifications to the committees and pick a date, so that way we don't keep you from your June 1 date. We want to make sure that you have had the opportunity to meet and do that. Okay? And then we'll go from there, wherever that leads." Chris Faimon, "That would be great. Does anybody else have any questions on it? I'm happy to answer."

Council Member Van Horn, "What area are you talking about for the RHID? How much area?" Chris Faimon, "The entire soccer field." Council Member Van Horn, "No, I mean—" Mayor Luke, "Just that one square block." Chris Faimon, "Yeah." Mayor Luke, "For those six houses." City Clerk Brown, "To the west of the Rec Center (Burlington Recreation Center)." Council Member Van Horn, "I'm clear on that, I'm talking about who is going to pay the extra taxes on that area." Chris Faimon, "Nobody pays that. So, what happens on an RHID is if a home goes in there, and then they're paying property tax on that home, that future property tax would help pay for it, but no one around the place would pay anything." Council Member Van Horn, "Okay." Chris Faimon, "It's just on future growth." Council Member Van Horn, "When we were talking about the motel, they were talking about charging extra to Hoover's and the liquor store and all of that." Chris Faimon, "Right." Council Member Van Horn, "That's why I was trying to figure all of that out, where the money is coming from." Chris Faimon, "Yeah, they were doing more like a sales tax—" Council Member Curtiss, "Star bonds." Chris Faimon, "Star bonds, yeah." Council Member Curtiss, "Yeah, star bonds." Chris Faimon, "But no, this is just the future property taxes from any houses that are developed on that land." Council Member Van Horn, "Okay. Okay, thank you." Chris Faimon, "Yep."

Mayor Luke, "Anything else? Alright. The superintendent's business cards are out on the counter." Chris Faimon, "Okay." Mayor Luke, "Take the three that you need (Street Superintendent, Water Superintendent, and Electric Superintendent). Make arrangements with them—" Chris Faimon, "I've got them in here (Chris Faimon gestures to his head to indicate that he has the superintendents' phone numbers memorized)." Mayor Luke, "Alright, then make arrangements with them, and then they'll get in touch with their committees, and you guys can pick a date." Chris Faimon, "Okay." Mayor Luke, "And we'll get that as soon as possible." Chris Faimon, "Okay. That sounds great. Thank you all." Council Member Curtiss, "Thank you." Mayor Luke, "Good luck!" Chris Faimon, "Thanks."

**PUBLIC COMMENTS:**

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Mayor Luke, “Anything Jay (Jay Hale)? You’re the only public we’ve got left.” Jay Hale, “I’m just happy to be back.” Council Member Curtiss and Council Member Van Horn, “We’re happy to have you!” Jay Hale, “I’m happy to be back.”

**ELECTRIC DEPARTMENT: Distribution Update**

**General:** Superintendent Schneider, “Okay, so we’ve just been doing some normal line maintenance. Give me a second to think here, okay? I’m sorry, I didn’t make notes tonight.”

**School Property Development:** Superintendent Schneider, “I’ve been working with Chris (Faimon) on his project. I’m sorry, I’m blank.”

**Callout:** Superintendent Schneider, “We did work one callout since the last council. We had a tree limb fall on a service; nothing big. We were able to get the service back.”

**Tree Trimming:** Superintendent Schneider, “The men have been doing a little bit of tree trimming, not very much. We had some left over from last year we didn’t get to, and we wanted to get to that before the poison ivy gets out and starts bothering the men. And we’ve had a few requests already about some trimming around the service going to the homes and stuff like that. We’ve just been doing a little bit of that.”

**Line Maintenance:** Superintendent Schneider, “We’ve been doing a little bit of line maintenance.”

**Fiberoptic Companies:** Superintendent Schneider, “And with the contractors in town, we’re doing lots and lots of line locates, and that’s pretty much it.”

**Electric Committee:** Superintendent Schneider, “And my apologies to the committee, I did not get them an update out early this week. It just slipped my mind, and I apologize for that. I’ll make a note so I don’t forget on that.”

**ELECTRIC DEPARTMENT: Production Update**

**Training:** Superintendent Schneider, “The men at the power plant: yesterday and today, Jordan (Ecton) and Justin (King), I sent them to the City of Augusta power plant. Cooper, the manufacturer of three of our generators there that we do have; they were in the City of Augusta’s power plant, and they put on a school about the cylinder heads on replacing them, adjusting valves, and stuff like that. So, I sent Justin and Jordan out to that. I had seen that they’re back, so they had two full days of training with Cooper.”

**Generator:** Superintendent Schneider, “I hate to bring up problems that I haven’t solved yet. Our Caterpillar generator, the radiator and cooling fan that sits outside of the power plant, the computer controls tell the fans when to come on to cool the engine down, and the main breaker that’s inside the building that activates to give power to the cooling fan—I just found this out earlier this afternoon—it burned up, for whatever reason.

“I hope that I’ve got a solution, and I’ve got one of our local electricians who thinks he has a contactor that we can put in service until we can get a replacement here. The replacement timeframe is 4-8 weeks. It’s big enough and heavy enough that all of my suppliers do not carry it on their shelves because we are talking several thousand dollars for this. They don’t keep that in stock, so they’ve got to order it from the factory.

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So, hopefully tomorrow morning, we're going to have a solution to that, and we are going to put that back into service.

“In the meantime, I've already talked to Mike Schmaderer with Midstate, and he's going to look through the programming of our control panels because that's who installed those out there. There are safety features in the programming of the control panels so that if it doesn't see the right oil flow or water flow, it tells the control panels not to start these generators. So, the backup to the problem is to get one of these other generators to where we can black start it, start it in the dark, without our Everygy transmission lines coming in. They're thinking maybe once the generator starts, everything is fine. The oil will start flowing through the internals of the motor itself, but if it doesn't see oil flow, the computer says, 'Don't start.'”

“We're going to try to see if we can find a bypass on that, and if that's the case, we can black start two of the generators in the old plant, #2 and #4. If we can get one of those programmed to let us do that, we will have black start capabilities. So, this is all brand new, I didn't know until this afternoon, but I've been on the phone all afternoon trying to figure out how we're going to go about this, and I'm hoping by tomorrow morning that Krayton (Cox)—he thinks he has a used contactor of that rating that he saved from an old job—so, if that's the case, we'll be able to be back in normal service tomorrow. If not, we're going to have to wait a couple of days in order to have to do the work around with the programming of the control panel for one of those generators. Unless we have that running, we will have our plant power. So, our air compressors and all of our pre-loop circulation pumps can run on one of the other generators.

“So, we're going to get it back in service; we're just kind of in a little holding pattern right now. So, everybody, keep your fingers crossed that we don't need to start those generators up until sometime tomorrow, when hopefully I have a solution to that. We will get through it. I just don't like it when things are broken, and I'll just be thinking about it until we get it figured out tomorrow, but everything is going to be alright there.”

**KMU Conference:** Superintendent Schneider, “Stan (Mayor Luke) and I did go to the Kansas Municipal Utilities conference. Was that last week, Stan, or the week before?” Mayor Luke, “The week before.” Superintendent Schneider, “...The week before.”

**KPP Energy – Membership Appreciation Night:** Superintendent Schneider, “We did attend the KPP (Kansas Power Pool) dinner, the membership appreciation dinner, while we were up there.” Mayor Luke, “And watched the clouds for tornadoes.” Superintendent Schneider, “And listened to the sirens as well, yes, we did.”

**Brush Removal:** Superintendent Schneider, “Sorry, I didn't make notes, and I'm stuttering on you all, but I think I've pretty much covered everything.” Mayor Luke, “How did brush pickup go?” Superintendent Schneider, “Everything went well. We had one person call because we didn't pick up their pile. I asked the men about it, and he had lumber and other things in the brush pile, so they went on as they're supposed to. He let me know that the only reason it's out there is because the City is on him to clean up his stuff. I said, ‘Well, I'm sorry that doesn't cut it' because we've got flyers out that say how it's supposed to be done, and he knew better. So, he went out, pulled the lumber out, set it to the side, and the men went back and picked up the brush.

“So, it went well. We had a breakdown, and we sent the loader back to the Street Department for a hydraulic leak—wasn't it, Kyle (Superintendent Dauber)?” Superintendent Dauber, “Yep.” Superintendent

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Schneider, “And they took care of it right away. We had it back that afternoon, and the men finished up. So, it went pretty well, it really did.”

**QUESTIONS/COMMENTS:**

**WATER AND WASTEWATER: Distribution Update**

**General:** Superintendent Hawkins, “Well, the staff have been doing normal duties of line locates, work orders, re-reads, checking lift stations, flushing the water tower transducer, customer calls, and inquiries.”

**Flushing Hydrants:** Superintendent Hawkins, “We’re still flushing fire hydrants on dead ends. We’ll continue that all year long to keep water fresh.”

**Water Meter Installs:** Superintendent Hawkins, “The staff still, when it’s not raining, we’re still installing water meters; the last few. There are around 60 left.”

**KDHE Waterline Improvement:** Superintendent Hawkins, “The waterline over at the Rec Center (Burlington Recreation Center), west of that, that Chris Faimon was talking about tonight, that was completed; that is done. The water was off for quite some time, and I want to thank Anne (City Clerk Brown) for helping us with the Facebook stuff and notifying the public about that. We didn’t have any choice, but we had to shut it down for a period of time to do the tie-ins. But it’s all completed, and it’s done, and the ditch on the southwest end is open now, so the rainwater can do whatever it needs to do. So, that is done.”

**Risk and Resilience Assessment:** Superintendent Hawkins, “Also, I want to thank Anne again and Shayla (Administrative Assistant Befort). Shayla has been helping me with—well, actually, not helping me—she has done the Risk and Resilience for the EPA, and I want to thank her for that because that’s huge. So, she’s working on that and getting it ready to get it completed.”

**WATER AND WASTEWATER: Production Update**

**Swimming Pool:** Superintendent Hawkins, “We did assist the Rec Center; they called and asked if we could help them with a pump that they had inside the swimming pool area, and so we went out and we helped them with that. That wasn’t anything major, but it was a big deal to them that we helped them out. In the meantime, we did finish filling the swimming pool that we started on Monday. The pool was full today, so we’re done filling the swimming pool, so that’s ready for summer.”

**Cleaning:** Superintendent Hawkins, “Another thing that we had is the staff has been going through and cleaning out the storage rooms at the Water Plant. They look great; they did a great job. We took advantage of the time to haul it to the landfill, and we got that completed.”

**WATER AND WASTEWATER DEPARTMENT – Request for Bids**

Superintendent Hawkins, “The last thing that I have, and I know that I have mentioned it to the committee before, but we budgeted last year for a truck, so I don’t know whether I need permission, or just to tell you that we’re going to go out for bids for a truck to replace the Dodge.”

***Council Member Berryman, “I move to authorize Superintendent Hawkins to go out for bids for a truck for the Water/Wastewater Department.” Council Member Curtiss, “I second the motion.” Hearing no further discussion, Mayor Luke called for a vote. Motion carried, 6:0.***

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Superintendent Hawkins, “Thank you. I appreciate that.”

**WATER AND WASTEWATER: Production Update**

**Daniel Stack – Schwab Eaton:** Superintendent Hawkins, “Last on the list is that Dan (Daniel Stack) is here to discuss what he has been working on. We’re just going to kind of bounce off of one another here.” Daniel Stack, “Yep. I’m just here tonight to give an update from the last time I was here. We’re still working through clarifier options with JCI and Clearstream, and we’ve got quotes and sizing for those, as well as just a few more options and costs for Danny (Superintendent Hawkins) here from the last meeting that we had. And I’m also here to just answer some questions tonight on the funding that’s under item 13 (on the agenda). Anything for me for now?” Mayor Luke, “Any questions for Dan?” *(No council members indicated that they had questions.)* Daniel Stack, “Thank you.” Mayor Luke, “Any questions for Danny?” *(No council members indicated that they had questions for Superintendent Hawkins.)*

**QUESTIONS/COMMENTS:**

**STREET DEPARTMENT: Update**

**General:** Superintendent Dauber, “We’ve been doing normal duties.”

**Maintenance:** Superintendent Dauber, “We’ve been doing vehicle and equipment maintenance.”

**Ditches:** Superintendent Dauber, “We’ve been digging a lot of ditches lately. The weather has been good for that. We’re trying to get caught back up on some of the drainage issues that we have.”

**Culverts:** Superintendent Dauber, “While we’re going through and digging them, we’re also taking the sewer machine and cleaning out a lot of the culverts. Some of the ones that we have run into have been one-half to three-quarters full of dirt and sediment from just not being cleaned out for a period of time.”

**Tilling and Seeding:** Superintendent Dauber, “And as we’re going through there, we’re also trying to till and seed all of those ditches that we’ve been digging. We’re trying to stay on top of those and not get a big backlog that we’re going to have to hit later in the summer. The rain has kind of played a part in slowing us down on that; it’s been a little muddy, but we’re caught up on that. We caught up on that on Monday, so everything that we’ve dug in the last month or so has been tilled and sowed back to grass.”

**Callout:** Superintendent Dauber, “We’ve had two callouts since the last meeting. The first one was Thursday, April 24<sup>th</sup>. We had a storm come through, and it had some pretty decent winds on the south end of town. We had some damage to tree limbs down in the street. Also, in that storm, it took the roof off our salt storage building in our shop. The replacement on that roof is not going to equal enough to turn it in to insurance. The tin alone is only about \$1,600-\$1,700 for the tin on that, and I think—and Anne (City Clerk Brown) can correct me on that, but I think that the deductible on our insurance for wind and hail is \$25,000, so it’s not going to come close to equaling that, so we’re just going to go ahead and pay to replace it.

“And then our second callout was Sunday, April 26<sup>th</sup>. We were called out for flooding. We had a lot of rain in a short amount of time. When I came out that day, there was probably about an inch of water over the center line of 75 (Highway) here. So, when I came out, I was dealing with traffic control with the PD (Police Department) officers, also. I want to thank them for their help on that. There were a couple of spots here in town where the water was over the road, and we blocked traffic for them there too.”

**Washouts:** Superintendent Dauber, “Ever since all of the rain, we’ve been fixing some washouts and picking up some storm debris.”

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**Alleys:** Superintendent Dauber, “We’ve been doing some alley work when we can.”

**Stop Sign:** Superintendent Dauber, “And then, we have also installed the new stop signs at 11<sup>th</sup> and Merrimac that we passed the resolution on at the last council meeting (*On 4/15/2026, Resolution 2026-02, Establishing Traffic-Control Devices Pursuant to § 14-201 of the City Code and Adopting an Appendix Identifying Such Devices and Repealing Resolution 2026-01, was adopted.*)”

**Brush Removal:** Superintendent Dauber, “And then, like Alan (Superintendent Schneider) mentioned, our loader went down for a little while. It had an O-ring go out on the ride control valve. Topeka had one in stock, so we ran out there and got it going. We picked it up, and we got it going within that day. I think it was only down for an afternoon. The next morning, they were able to continue on with brush cleanup. That’s about all I’ve got.”

**QUESTIONS/COMMENTS:**

Mayor Luke, “Any questions for Kyle (Superintendent Dauber)?” Council Member Berryman, “Just a comment. Thank you and Mike (Chief Roney) for those stop signs. It was funny watching people screech to a stop. That was my entertainment for a couple of days.” Superintendent Dauber, “You’re welcome.”

**WATER AND WASTEWATER: Distribution Update**

**Thank you:** Superintendent Hawkins, “I want to add one more thing. I want to thank Mike (Chief Roney) and his guys, too, because they helped block off on Kennebec Street when we were doing brush, and they came and helped. I want to thank them for that.”

**POLICE DEPARTMENT: Update**

**Activities/Cases:** Chief Roney, “Officers have been working on more scam calls, citizen assist calls, traffic stops, VIN inspections, walk-in calls, lockouts, and dog calls (dog at large calls). One of our officers and the Attorney General’s office have been doing follow-up on one of our bigger scams. They were here today, as a matter of fact, working on it. We are currently working on two aggravated indecent liberties cases.”

**County Assist:** Chief Roney, “We assisted Reno County with an arrest warrant on a subject for meth charges. When we arrested him, we found meth on him, so we have local charges on the subject.”

**Medical Assist:** Chief Roney, “We have assisted the med units on several major calls.”

**Training:** Chief Roney, “And officers have been getting their training hours done for the 2025/2026 year.”

**Properties/Nuisance Vehicles:** Chief Roney, “Nuisance properties: The trailer house in the 1000 block of Des Moines, it’s down to the frame. They’re still picking up debris around it, but they’ve got the metal folded up, they’re still getting rid of insulation, and getting all of that stuff picked up. It looks like a mess, but it’s still a work in progress, and I know a lot of it is in motion there. The trailer house on the 1200 block of St. Lawrence from the structure fire last winter, they’ve got it down to the frame, they’ve got the frame moved out to the neighboring lot. There’s debris that was underneath there, and I know they’re still cleaning that up. That’s still a work in progress, but it’s down to the frame. All of the metal is pretty much out of that one. On the 700 block of Alleghany, the new landowner has new buildings. He took a part of the structure and put more wood on it, and made it look more presentable. His next goal is to get started on removing the trailer that’s there.”

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“Also, officers are doing follow-ups on nuisance properties. People are actually slowly but surely working on things. As Alan (Superintendent Schneider) said, they’re getting stuff out, not in the correct piles, but they did get things out during the cleanup. We are still working with them; they are doing a little at a time, but they are doing well. There are a couple that I’m going to have the officers go over at the end of this week and either prod/push or write a citation. So, nuisance properties are going well.”

**Officer Applications:** Chief Roney, “Applications: I’ve had two applications turned in. I’ve got a third one that is coming in. One of these people, I would like to set up an interview with the Police Committee once we figure that out. After tonight, I’ll be reaching out to them about setting up an interview with you all. The subject is a certified officer.”

**POLICE DEPARTMENT: Personnel Annual Evaluation – Mark Ashley**

Chief Roney, “The last thing that I have is that Mark Ashley a.k.a. Dieter. His annual evaluation is up. Mark is a unique individual, and he’s had a few struggles here and there, but he has fought through those struggles, and he’s doing a good job. Like everything else, he’s got good progress going, and I am recommending that he gets a merit increase.”

***Council Member Curtiss, “I move to accept Mark Ashley’s annual evaluation as presented, and to grant a pay increase to \$22.49 per hour, retroactive May 5, 2026.” Council Member Shove, “I second the motion.” Hearing no further discussion, Mayor Luke called for a vote. Motion carried, 6:0.***

Chief Roney, “Thank you.”

**QUESTIONS/COMMENTS:**

**PARKS DEPARTMENT: Update**

**General:** Personnel have been doing normal duties: cleaning public buildings and restrooms, and building and equipment maintenance.

**Mowing:** Superintendent Boyce, “We are floating around mowing quite a bit. It’s very wet, but we’re getting over most everything.”

**Spraying Weeds:** Superintendent Boyce, “We’ve been spraying weeds in grass and gravel areas.”

**Kelley Park:** Superintendent Boyce, “We prepared Kelley Park for the Spring Livestock Show and the Rooted in Rural Springfest.”

**Thank you’s:** Superintendent Boyce, “I’d like to thank the Water and Sewer Department for helping us out on repairing a waterline and a sewer line in Kelley Park. In the stadium, we had a two-inch waterline blow apart in there. I hope we have it fixed. We’ve had it blow apart before. We did quite a bit of changing on that. And then, the sewer line going from the stadium out to 3<sup>rd</sup> Street, we had an issue with it plugging up back in March, and we had a rain event, then when the waterline blew apart, the sewer line backed up again into the stadium. So, Danny (Superintendent Hawkins) brought the camera down and shot a camera up through the sewer line, and we found a new gas line running right through our sewer line. It’s been that way for about two and a half years, so it finally caused a problem. So, we got that repaired; all is good there.”

**Beautification Project:** Superintendent Boyce, “Flower planting will be next Tuesday, with a rain date being May 14<sup>th</sup>. Meet at the caboose at 5:00 p.m. on the 12<sup>th</sup>, unless it’s raining, and then we’ll meet there on the 14<sup>th</sup>.”

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**Arbor Day:** Superintendent Boyce, “The Arbor Day celebration will be on May 13<sup>th</sup> at Kelley Park at 5:30 p.m.” Zoning Clerk Hugunin, “No rain date yet.” Superintendent Boyce, “No rain date yet. And that’s all I have.”

**QUESTIONS/COMMENTS:**

Mayor Luke, “Any questions for Kevin (Superintendent Boyce)?” Council Member Strawder, “I’ll just say, thank you, Kevin, Alan, Kyle, and even Mike, you know, for your help with setting up on the Springfest and all of that. I think Sarah (Strawder) is going to hopefully be feeling better to come to the next meeting and do a thank you again for that.” Mayor Luke, “And I think everything went pretty well with it. I haven’t had a chance to catch Jill (Barnhardt), but I think everything went pretty well. There were some—I’ll use the word awesome—trucks down there. I just can’t imagine some 22-year-old having one of those trucks.”

**FINANCE: Claims Ordinance & Payroll Ordinance**

a. Claims Ordinance	2026-09	\$	<u>219,802.44</u>
b. Payroll Ordinance	2026-09	\$	<u>119,707.71</u>
c. Payroll Ordinance	2026-10	\$	<u>116,384.51</u>
	TOTAL	\$	<u>455,894.66</u>

**CLAIMS 2026-09:** *Council Member Curtiss moved to approve City of Burlington Claims Ordinance 2026-09 for the amount of \$219,802.44. Council Member Strawder gave the second.* Mayor Luke, “Anne (City Clerk Brown), I know there are some highlights.” City Clerk Brown, “We had Anixter Inc. for \$3,418.71, Caldwell Auto Parts, Inc. for \$4,114.75, Gade Sales Co., Inc. for \$3,314.55, Mid America Meter for \$3,600.00, and SEK Coop, Inc. for \$29,647.80.”

Hearing no further discussion, Mayor Luke instructed City Clerk Brown to poll Council for a vote. *Mayor Luke declared, “Claims Ordinance 2026-09 passed unanimously, 6:0.”*

**PAYROLL 2026-09:** *Council Member Curtiss moved to approve City of Burlington Payroll Ordinance 2026-09 in the amount of \$119,707.71. Council Member Strawder gave the second.* Hearing no further discussion, Mayor Luke instructed City Clerk Brown to poll Council for a vote. *Mayor Luke declared, “Payroll Ordinance 2026-09 passed unanimously, 6:0.”*

**PAYROLL 2026-10:** *Council Member Curtiss moved to approve City of Burlington Payroll Ordinance 2026-10 in the amount of \$116,384.51. Council Member Shove gave the second.* Hearing no further discussion, Mayor Luke instructed City Clerk Brown to poll Council for a vote. *Mayor Luke declared, “Payroll Ordinance 2026-10 passed unanimously, 6:0.”*

**PLANNING & ZONING: Update**

**Nuisance Grass/Weeds Update:** Zoning Clerk Hugunin, “I have been really busy with yards. Actually, last Thursday or Friday, I took Laura (Utility Billing Supervisor Riccobono) with me, and we drove this whole town, and we came back with a list of—” Council Member Curtiss, “38?” Zoning Clerk Hugunin, “—approximately 40 yards. Of those 40 yards, as of today, I have 14 that have not been mowed. They’ve all been—I think I did two more letters today—we’ve done a total of 14 10-day letters. So, they should be receiving those this week, and then who knows what it will look like after the weekend.”

**Purplewave Auction:** Zoning Clerk Hugunin, “The Purplewave auction: every vehicle sold for a decent price. If you want to know the totals, I’ve got them right here. The 1996 Ford F250 from the Electric

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Department sold for \$2,100, the 2005 Dodge Ram from the Water Department was \$3,600, and the 2018 Charger (Dodge) from the Police Department was \$7,200. So, that was a total of \$12,900. So, it went well.”

Council Member Berryman, “Excuse me, I’m sorry.” Zoning Clerk Hugunin, “You have a question?” Council Member Berryman, “Where do the proceeds from the sale go?” Zoning Clerk Hugunin, “I think it goes back to general—” Council Member Berryman, “Oh, okay.” Zoning Clerk Hugunin, “I think that’s what has always happened, it goes back to the general fund.” Council Member Berryman, “Okay. Thank you. I’m sorry.” Zoning Clerk Hugunin, “No, you’re fine.”

***Citywide Cleanup and Brush Removal:*** Zoning Clerk Hugunin, “Talking with Kyle (Superintendent Dauber) and then talking about brush cleanup and junk cleanup, we don’t have it on the flyer, but it does say to put everything at the curb. So, both flyers in the future will say do not put anything in the alley, because I think there was a lot of stuff getting piled in the alley. I mean, it should be common sense, but... that’s all I’ve got on that.”

***City Hall HVAC Quotes:*** Zoning Clerk Hugunin, “We’ve been working on HVAC bids up here for City Hall. I went out to McElroy’s, Tholen’s, and Modern Air, and I got quotes from all of those. I got quotes for each of them for geothermal and quotes from all of them for heat pumps, which is basically a furnace; it’s got your condenser and everything outside, it would be like a normal furnace. My recommendation—I think you guys all have that in the packet. My recommendation would be for Modern Air to do three heat pump units at \$29,991.00.”

Council Member Curtiss, “Did we previously have heat pumps or geothermal?” Zoning Clerk Hugunin, “Geothermal.” Council Member Curtiss, “That’s what I thought.” Zoning Clerk Hugunin, “Yep.” Council Member Curtiss, “Okay.”

***Council Member Curtiss, “I move to accept the quote of \$29,991.00 from Modern Air for 3 Heat Pump Units for City Hall, as being in the best interest of the City.” Council Member Strawder, “I second the motion.”***

Council Member Curtiss, “And that’s budgeted for and taken care of?” City Clerk Brown, “We did not have it budgeted this year because I was going to wait until next year, but because we’re having issues again, we decided we cannot wait.” Council Member Curtiss, “Okay.” City Clerk Brown, “But yes, there are funds that we have that can cover this.” Council Member Curtiss, “Okay.”

Council Member Strawder, “And this would also change our system from the geothermal, which, you know, back and forth, I know geothermal was more expensive, but that doesn’t include any testing or repairs to the geothermal that’s in the ground right now, I believe, is the problem.” Zoning Clerk Hugunin, “Right.” Council Member Strawder, “So, it’s possible that even if we went with the geothermal, they could find something, and we would have to add a whole bunch more money to it.” Zoning Clerk Hugunin, “Yeah, none of them wanted to give a quote on what it would take if they got in here. That was just something that was going to be above and beyond.” Council Member Strawder, “Yeah.” Council Member Curtiss, “Yeah.” Zoning Clerk Hugunin, “All of them wanted to flush the wells and do tests on them, so we could have had issues if we bought three geothermal units needing new wells.” Council Member Strawder, “So, I think this just eliminates that possibility in the future as well.”

Zoning Clerk Hugunin, “And we will have some extra cost from electricians because they are going to have to run all new wire for each of the units, and it’s going to be a little more than that, but we’re going to have to pay to have it all done.”

Council Member Van Horn, “And what kind of difference is there in the expense of running them? Geothermal versus the heat pumps?” Zoning Clerk Hugunin, “Well, for us here it won’t be really that much of an expense since we’re not paying an electric bill here.” Council Member Strawder, “It’s electric heaters.” Zoning Clerk Hugunin, “Yeah.” Council Member Strawder, “Since it’s City generated electric,

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that's kind of a bonus for going with electricity." Zoning Clerk Hugunin, "They wanted to quote us for the gas units also, but the only gas that we have is out in the garage, and we'd have to run all new lines for that, and we'd have an extra gas bill to pay on top of that." Mayor Luke, "And it also changes insurance." Zoning Clerk Hugunin, "Yeah." Mayor Luke, "When you run the gas through the building."

**Hearing no further discussion, Mayor Luke called for a vote. Motion carried, 6:0.**

Mayor Luke, "You can start the process." Zoning Clerk Hugunin, "I'll let them know tomorrow. If we're lucky, they'll get it done before it gets hot." Mayor Luke, "Okay. Anything else, Jimmy (Zoning Clerk Hugunin)?" Zoning Clerk Hugunin, "I don't think so." Mayor Luke, "Okay."

**QUESTIONS/COMMENTS:**

**CITY CLERK: SRF Loan Application Process – Financial Analysis**

Mayor Luke, "We're going to flop 12 and 13 (on the agenda), and we'll go ahead and talk about the SRF (State Revolving Fund) loan and the application process under City Clerk." City Clerk, "You all got a copy of that, and you were looking at it. KDHE (Kansas Department of Health and Environment) has signed off on it. I hope you had a chance to look at it. I did talk with Brenda Diegel with KDHE, and I did ask her because we had two amortizations in there; one for the full amount, for the \$8,180,050, for 20 years, or we had it with the estimated forgiveness of \$2,250,000. So, we had both ways, and I asked her what the difference is? Is it for sure that we're going to get this forgiveness or not? And she said yes, we would get it. So, I don't really understand why they put the other one in there, but she also told me that depending on what our final loan amount is, will determine what the forgiveness is too. So, that number may change a little bit, but they were good with it."

Mayor Luke, "And that's because the forgiveness is an exact percentage, 30%." City Clerk Brown, "30%." Mayor Luke, "30% of whatever the cost is." Council Member Curtiss, "30% of whatever the cost would be." City Clerk Brown, "Right." Mayor Luke, "If the cost goes up, it goes up. If the cost goes down, it goes down." Council Member Curtiss, "Okay."

City Clerk Brown, "Do you have any other questions?" (*Council had no questions.*) City Clerk Brown, "They took from our 2024 audit is where they got all of their numbers from. So, they went by that. They just said, if we go through with this, if we go through with the loan, they do talk about increasing the rates, but we won't do that until we know for sure, and then we'll start that process. So, it's going to be a little bit before we get there, but we will look at that."

Council Member Curtiss, "So, all you need is just a go-ahead to—" City Clerk Brown, "If you are in favor that we would go ahead and move forward with the loan process, then we can let Brett Waggoner, who is with our people who we have hired to do that application, and he will get that process started for us." Council Member Curtiss, "Okay." City Clerk Brown, "I am recommending that we move forward with that."

***Council Member Curtiss, "I move to authorize Brett Waggoner with G.A.S. to proceed with the completion of the SRF loan application." Council Member Van Horn, "I second the motion."***

Council Member Strawder, "And just for clarity, the total amount of the loan can be adjusted?" City Clerk Brown, "Yes." Council Member Strawder, "This doesn't bind us to a total amount?" City Clerk Brown, "Yes, right."

**Hearing no further discussion, Mayor Luke called for a vote. Motion carried, 6:0.**

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Mayor Luke, “You can contact Brett (Waggoner).” City Clerk Brown, “Okay, I’ll let him know in the morning to move forward.” Mayor Luke, “Anything else? Do you want to do your regular report?” City Clerk Brown, “Do you want me to go ahead and do that?” Mayor Luke, “Yep.” City Clerk Brown, “Okay.”

**CITY CLERK: Update**

**General:** City Clerk Brown, “We have had a busy three weeks here. So, City Hall staff has been busy with customers paying utility bills, work orders, preparing vouchers for bill paying and payroll, and the minutes for council meetings.”

**Kansas Set-off Program:** City Clerk Brown, “For April, we will be sending \$2,462.19 in delinquent utility accounts in to the Kansas Set-off Program.”

**CCLIP:** City Clerk Brown, “I did also complete, with Brady’s help, the KDOT City Connecting Link Improvement Program grant, or CCLIP for short. And what this will be for is the storm drainage along 75 (Highway). We had to have it in by May 1<sup>st</sup>, but it is for the physical year of 2028-2029.”

**Support Letter:** City Clerk Brown, “We also did a support letter for the library (Coffey County Library, Burlington Branch) for their T-Mobile Hometown Grant.”

**Government Class Presentation:** City Clerk Brown, “Mr. Over with the high school (Burlington High School), brought his government classes down to City Hall, and each one of us went through what our roles were and what we did within the City. I thought we had some good questions from them, so hopefully they learned a little more about what we do in City Hall. It wasn’t so much about what we did in the Council; it was more just our jobs, our positions, and our departments.”

**Budget 2027:** City Clerk Brown, “I have started working on the 2027 budget.”

**Auditors:** City Clerk Brown, “Auditors will be here tomorrow on-site to start the 2025 audit.”

**Thank you:** City Clerk Brown, “I also would like to thank Bill Cole and Bradly Fischer for being here. They installed the last few lights that we needed to replace. So, they were here and did that, so thank them for that.”

**Calls/Inquiries:** City Clerk Brown, “And then just normal calls and inquiries. And that’s all I have.”

**QUESTIONS/COMMENTS:**

Mayor Luke, “Once we get the numbers from the County and etcetera, we’ll schedule a finance work session to go through. Right now, we don’t have anything really to work with because that doesn’t get to us until sometime in June.” City Clerk Brown, “Yeah, usually mid-June.” Council Member Curtiss, “Okay.”

**LEGAL DEPARTMENT: Update**

**General:** Mayor Luke, “It’s obvious that Philip (City Attorney Wright) is not here. So, was there anything special on the last court?” Chief Roney, “Nope. It went smoothly as normal.” Mayor Luke, “It went smoothly as normal? That’s a scary thought.”

**QUESTIONS/COMMENTS:**

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**LEGAL DEPARTMENT: Executive Session**

Mayor Luke, "At this time, then, we will look at going into an executive session for a period of five minutes."

*Council Member Strawder, "I make a motion to enter a 5-minute Executive Session per K.S.A. 75-4319(b)1 to discuss personnel matters for non-elected personnel with the Governing Body, Mayor Luke, and City Clerk Brown." Council Member Curtiss, "I second the motion." Hearing no further discussion, Mayor Luke called for a vote. Motion carried, 6:0.*

Mayor Luke, "Give us five minutes, guys."

Entered 6:55 p.m. Exited 7:00 p.m.

**Action Taken:** None

**LEGAL DEPARTMENT: Mayor's 2026 Annual Appointments**

Mayor, "At this time, we'll go into the Mayor's Annual Appointments. You have before you the Mayor's appointments for May 6, 2026, which will be from May 6, 2026, through the first meeting of the Council in May 2027. We will make motions with respect to these appointments."

1. **City Clerk:** Mayor Luke, "We need a motion to ratify the appointment of City Clerk, Anne C. Brown."

*Council Member Curtiss, "I move that we ratify the Mayor's annual appointment for City Clerk to be Anne C. Brown from May 6, 2026, through the first meeting of the City Council in May 2027." Council Member Strawder, "I second it." Hearing no discussion, Mayor Luke called for a vote. Motion unanimously carried, 6:0.*

2. **Chief of Police:** Mayor Luke, "We need a motion to ratify the appointment of Chief of Police to be Michael L. Roney."

*Council Member Curtiss, "I move that we ratify the Mayor's annual appointment of Chief of Police to be Michael L. Roney, from May 6, 2026, through the first meeting of the City Council in May 2027." Council Member Van Horn, "I second it." Hearing no discussion, Mayor Luke called for a vote. Motion unanimously carried, 6:0.*

3. **Electric Superintendent:** Mayor Luke, "We need a motion to ratify the appointment of Electric Superintendent to be Alan Schneider."

*Council Member Van Horn, "I make a motion that we ratify the Mayor's annual appointment of Electric Superintendent to be Alan Schneider from May 6, 2026, through the first meeting of the City Council in May 2027." Council Member Strawder, "I second it." Hearing no discussion, Mayor Luke called for a vote. Motion unanimously carried, 6:0.*

4. **Parks Superintendent:** Mayor Luke, "We need a motion to ratify the appointment of Parks Superintendent to be Kevin Boyce."

*Council Member Curtiss, "I make a motion to ratify the Mayor's annual appointment for Parks Superintendent to be Kevin Boyce from May 6, 2026, through the first meeting of the City Council in May 2027." Council Member Mays, "I second it." Hearing no discussion, Mayor Luke called for a vote. Motion unanimously carried, 6:0.*

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**5. Water & Wastewater Superintendent: Mayor Luke, “We need a motion to ratify the appointment of Water and Wastewater Superintendent to be Danny Hawkins.”**

*Council Member Strawder, “I make a motion to ratify the Mayor's annual appointment for Water and Wastewater Superintendent to be Danny Hawkins from May 6, 2026, through the first meeting of the City Council in May 2027.” Council Member Shove, “I second it.” Hearing no discussion, Mayor Luke called for a vote. Motion unanimously carried, 6:0.*

**6. Street Superintendent: Mayor Luke, “We need a motion to ratify the appointment of Street Superintendent to be Kyle Dauber.”**

*Council Member Van Horn, “I make a motion to ratify the Mayor's annual appointment for Street Superintendent to be Kyle Dauber from May 6, 2026, through the first meeting of the City Council in May 2027.” Council Member Curtiss, “I second it.” Hearing no discussion, Mayor Luke called for a vote. Motion unanimously carried, 6:0.*

Mayor Luke, “There is a list of committees and different boards there. There will be some that are not filled. We’re in the process of trying to get people to try to fill those positions. We do have a quorum with all of the committees and boards, but we are short maybe four people all total.”

**7. All Other Appointments of Boards, Officers, and Committees: Mayor Luke, “Now we need a motion to ratify all other appointments for Boards, Officers, and Committees.”**

Council Member Curtiss, “I have a question. Can I do that yet?” Mayor Luke, “No.” Council Member Curtiss, “Okay.” Mayor Luke, “The motion has to be made and seconded, then you can.”

*Council Member Curtiss, “I will make a motion to ratify the Mayor's Annual Appointments of all other Boards, Officers, and Committees from May 6, 2026, through the first meeting of the City Council in May 2027.” Council Member Van Horn, “I second it.”*

Mayor Luke, “Now go.” Council Member Curtiss, “Okay. Planning Commission, why do we not have a City Liaison?” Mayor Luke, “It’s not a council member.” Council Member Curtiss, “Oh! Just a person in the City?” Mayor Luke, “Just a person in the City, that would be the key point to—” Zoning Clerk Hugunin, “It would be similar to, like when Cara (Council Member Mays) was on the board, she was the County Liaison.” Council Member Curtiss, “Oh, okay.” Mayor Luke, “It’s just a matter of somebody wanting to accept that as their role once they’re on there.” Council Member Curtiss, “Oh.” Mayor Luke, “And right now we don’t have anybody that would be willing to do that.” Council Member Curtiss, “Okay. Because I was going to offer to do it.” Zoning Clerk Hugunin, “They keep joining City Council, so I can’t keep a full board.” Council Member Curtiss, “Okay.” Mayor Luke, “Okay?” Council Member Curtiss, “That’s my question.” Mayor Luke, “Okay.”

*Hearing no discussion, Mayor Luke called for a vote. Motion carried, 6:1.*

=====The following motion is to include all the Board Appointments.=====

Council Member Curtiss, “Oh, we don’t have to do that one.” Mayor Luke, “Well, we have to make a motion to ratify all of the appointments inclusive as one package.” Council Member Curtiss, “I thought we already did that.” City Clerk Brown, “That was just for the boards and the committees. This is for all of them.” Mayor Luke, “For everything.” Council Member Curtiss, “Oh, okay.”

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**8. Ratify all Appointments inclusively: Mayor Luke, “Now, we need a motion to ratify the Mayor's Annual Appointments.”**

*Council Member Shove, "I make a motion to ratify the Mayor's Annual Appointments for 2026, from May 6, 2026, through the first Council meeting in May 2027, as presented." Council Member Curtiss, "I second the motion." Hearing no discussion, Mayor Luke called for a vote. Motion unanimously carried, 6:0.*

**OTHER COMMITTEE OR COUNCIL BUSINESS:**

**Lagoon Properties:** Mayor Luke, “At our last meeting, we had a discussion with respect to looking at an additional piece of property for our water retention pond. You want to give us an update on just where it sits?” Council Member Strawder, “Just asking, should this be done in an executive session, since it’s about a potential purchase?” Mayor Luke, “If we discuss price, yes.”

Council Member Strawder, “Okay. So, I did reach out to the individual as indicated. The parcel is going through a sale currently. The desire of the seller is to continue with the sale to the individual that’s currently happening. The desire of the purchaser is to hold off until closing, since they technically do not own it, but at that time, they would be interested in discussing the potential purchase. I asked for an estimated timeline on when they thought closing would happen. As I said, they are in the process of it right now, so they estimated that, within a week or two, closing would occur.”

Council Member Berryman, “I’ve got a question for Danny (Superintendent Hawkins).” Superintendent Hawkins, “Yes?” Council Member Berryman, “Are these delays bumping up the costs of the project or not?” Superintendent Hawkins, “I’m sorry, what?” Council Member Berryman, “Are these delays—I don’t know what you’d call them—are they bumping up the costs of the project? The various—” Superintendent Hawkins, “Yeah, the various sides; the purchasing of the property and stuff. Yeah, they will raise the price.” Council Member Berryman, “No, no. I mean, the different delays, not just with this particular thing, but along the course of—” Superintendent Hawkins, “Oh, absolutely. If we keep prolonging this process, what’s happening is we’re asking Schwab-Eaton to continue, so the cost is still going up. As long as we keep prolonging it and prolonging it, and we keep asking them to make us maps, make us “this”, and help us; they’re not doing it for free. As much as I like Dan (Daniel Stack), I think he’s getting paid for it. So, yes.” Council Member Berryman, “The delays are (increasing cost).” Superintendent Hawkins, “To a certain point. I mean, we haven’t budgeted for all of the extra, extra, extra for it.” Council Member Berryman, “Thank you.” Superintendent Hawkins, “You bet.”

Mayor Luke, “The question I have is, what is your pleasure? To wait until the next meeting?” Council Member Van Horn, “I think it would be sad to get this close to another possibility without fully checking into it.” Council Member Curtiss, “But when we get to the other possibility, then we have to go through more testing, and that delays it further because don’t you have to get in line to have it tested?” Superintendent Hawkins, “You’ve got to get it tested, and last time it took nearly, almost, two months, but they had a breakdown too.” Council Member Curtiss, “Right. But I mean, that is something that we would probably have to wait in line for again?” Superintendent Hawkins, “Correct.” Council Member Curtiss, “I mean, I just figured we were going to be able to settle this tonight; that’s my point.”

Council Member Berryman, “And that was my question about delays in money.” Council Member Curtiss, “Because...I just want to get going on this.” Superintendent Hawkins, “Yes, and they’re ready to go. And every time that we have a delay and we keep asking them for more and more stuff, the cost is going up; so, the taxpayers are having to pay for that.” Council Member Curtiss, “So, that's where I’m at.” Council Member Berryman, “I agree.”

Mayor Luke, “So, what am I hearing? Do you want to put a motion on the floor tonight?” Council Member Curtiss, “Well, I thought we were. That’s what I thought we were going to do tonight. We had the

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response back from the other individual, and that did not work out. And we've pretty much decided against another property on the other, and I just—yes." Council Member Berryman, "I want to live to see the lagoon." Superintendent Hawkins, "Yeah."

***Council Member Curtiss, "I make a motion to approve the use of Industrial Park #4 for the Water Plant Improvement Lagoon, as being in the best interest of the City." Council Member Berryman, "I second the motion."***

Mayor Luke, "Any additional discussion?" Council Member Strawder, "Yes. I think—I mean, it's no surprise, I have not been in support of placing it there all along." Council Member Curtiss, "Right." Council Member Strawder, "I think, when looking at items, I understand that it could be the easy solution at this time, but that doesn't mean it's the right solution. I understand the questions on the value of the land, what we would sell it for if we did sell it, and all of that, but I think you also have to look at the possibility of the loss in potential revenue from the get-go." Council Member Berryman, "We've beaten that—it's a dead horse. We've beaten that at the last 900 meetings."

Council Member Strawder, "But do you understand that the Industrial Park, or an industrial site, right now, granted, not all of the property taxes come to us; property taxes are \$50,000 a year? Another building right there next to it, their property taxes, I believe, were close to \$20,000 a year. And another property right next to that, their property taxes were close to \$10,000 a year. While, yes, not all of that property tax comes to us, you're talking about the potential of eliminating future jobs, regardless of who buys it, if the sale goes through or not." Council Member Curtiss, "Okay, don't tell me I'm against future jobs!" Council Member Strawder, "I'm not saying that." Council Member Berryman, "You just said it." Council Member Strawder, "But that's the reality of what's happening, is you're eliminating those jobs—" Council Member Curtiss, "This (the Industrial Park) has been here for 30 years, and hasn't—"

Council Member Berryman, "And that was my question to Stan (Mayor Luke). We don't have people lining up." Council Member Strawder, "What my suggestion would be is, is to find out about the individual that we also talked about last time, and to get an answer. I explained the situation behind that parcel and provided a follow-up on it today. I think we ought to see it through, but regardless of if the lagoon goes on the Industrial Park site or not, I think that we ought to be actually pushing to try to sell it and try to get somebody in there. I mean, we talk about how it hasn't been developed for the last 30 years or anything, but what effort has there been to try to get it filled? I know there have been interested parties in it, and there has been denial by the City Council to sell to interested parties. So, it's being approached that it's just a parcel of ground that nobody's ever been interested in and all of that; that's not the case. I understand it's all hypothetical. I understand that it's hypothetical that individuals will push back on the idea, because essentially, you are eliminating the Industrial Park for use; that people will push back against that, that's hypothetical, but it's also hypothetical that the amount of push back that will be received on buying property from anybody, beyond the means of, there's always going to be push back just because of people's political positions on the City's buying property. But beyond that, it's all hypothetical. I just, when it comes down to it, I don't think that site should be used for a lagoon."

Council Member Berryman, "And that's your opinion. It'll come up if you're—Danny (Superintendent Hawkins), I've got a question for you; it's not hypothetical, it's actual, and you may not have an answer. How much extra have we incurred by these delays?" Superintendent Hawkins, "I do not know that at this time, but we can find out." Council Member Curtiss, "No, we don't need to find out because right now, we've got a motion." Council Member Van Horn, "It's already spent, what we've spent already?" Superintendent Hawkins, "That's correct."

Council Member Curtiss, "Okay, so this Industrial Park, what lots does it go on? I mean, the lagoon? Does it go on lots 2, 3, 4, and 5?" Superintendent Hawkins, "So, Dan (Daniel Stack), has got what you requested. He has maps and everything available here if you'd like to see where it is. And it's even got room for the substation and everything else, too. And he's got them here; he can pass them out to you if

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you'd like them." Council Member Curtiss, "Yes, I would like to see that, please. Council Member Curtiss, "And if that's the case, we still have more lots that can be sold, and putting the lagoon there does not deter from those lots being sold." Daniel Stack proceeds to pass out maps. Council Member Curtiss, "Thank you."

Daniel Stack, "It looks like the lagoon would go on 2, 3, and 4, and 9, 8, 7, and 6, basically." Council Member Curtiss, "Okay." Daniel Stack, "From the lots. And what I handed out earlier, we tried to superimpose that on there. I don't know if it reads it quite as well, but yeah, we're basically on those lots that you just discussed." Council Member Shove, "What were they again?" Daniel Stack, "2, 3, 4..." Council Member Curtiss, "9, 8, 7, 6." Daniel Stack, "2, 3, 4, 5, 9, 8, 7, 6." Council Member Strawder, "And part of lot 1 as well?" Daniel Stack, "Part of lot 1, yes." City Clerk Brown, "That would be the substation area? Is that what you're saying?" Daniel Stack, "Yes, part of the substation."

Council Member Strawder, "And that is 15 acres, like has been discussed before, or what's the--?" Daniel Stack, "Correct. That is correct, yes. There's the Gridley water line that's on the south end that runs east-west, there are power lines along the east side that run north-south, and then, of course, having room for a duplicate-sized substation there on the north that we think we can fit in there as well. So, it's in there as tight as we could get it in. And then, avoiding the four properties that are already sold that are not in City ownership. So, we feel like it does fit."

Council Member Curtiss, "Okay. That's what I needed to know." Daniel Stack, "Yep." Council Member Curtiss, "Thank you."

***Hearing no further discussion, Mayor Luke instructed City Clerk Brown to poll Council for a vote. Motion was deadlocked, 3:3.***

- ***Council Member Mays voted nay.***
- ***Council Member Curtiss voted yes.***
- ***Council Member Van Horn voted nay.***
- ***Council Member Strawder voted nay.***
- ***Council Member Shove voted yes.***
- ***Council Member Berryman voted yes.***

Council Member Curtiss, "This is a first." Council Member Van Horn, "Well, we all know how this is going to go." Mayor Luke, "It's my prerogative. I will take 24 hours to make my decision, and I will notify the Governing Body."

**REPORT BY CITY OFFICERS:**

**MAYOR'S COMMENTS:**

Mayor Luke declared the meeting adjourned.

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