

City of Baldwin City
Minutes
Tuesday, September 16, 2025
Regular Council Meeting

BUDGET HEARING

A. Call to Order

The Baldwin City Council was called to Regular Session at 7:00 p.m. at the Baldwin City Community Center, 712 Chapel Street, with Mayor Casey Simoneau presiding.

Present were Council Members: Susan Pitts, Cory Venable, Julie Constantinescu and Scott Lauridsen.

Also, attending: Russ Harding-Interim City Administrator; Amara Packard-City Clerk; Shiloh Afonja-Deputy City Clerk; Shaye Downing-City Attorney; Lynn Meador-Communications Director and Officer Zweydoff-Police Department.

B. Approval of Agenda

Scott Lauridsen moved and Julie Constantinescu seconded to approve the agenda as presented. Motion carried with a vote of 4 yes and 0 no.

C. Consent Agenda

Scott Lauridsen moved and Cory Venable seconded to approve the consent agenda as presented. Motion carried with a vote of 4 yes and 0 no.

1. Minutes - 9.02.25
2. Scheduled Claims List
3. Special Event-Family Church-Family event
4. Special Event-Baker University-Marching Band Competition

D. Public Comment

E. Special Reports or Presentations

F. Old Business

1. Black Jack

The city has been working with the county for several months about entering into a partnership with joint ownership, 50/50 split. If this were to happen, both entities would come up with an advisory board that would work out short- and long- term park developments, maintenance and capital projects, programming and public use, strategic planning and visioning, signage, marketing, and city and county recognition. The purchase price of Black Jack is \$257,000.00, the county would pay \$250,000.00 and the city would pay \$7,000.00.

Marta Jardon-1677 N 400 Rd.-would like to hear some of the background from Caitlyn, and would like to hear more about the administrative committee and what that would look like.

Mayor Simoneau said that the board would be the governing body on behalf of the city governing body and county governing body. It would consist of half appointed from the city governing body, and half appointed by the county. There may be an appointment of a council member, but mainly community members.

This agreement will go before the county commission on September 24th. Both the city council and county commission must approve for this to be a binding contract. The city will continue the upkeep of the property.

Scott Lauridsen moved and Susan Pitts seconded to approve the financing agreement for the acquisition of the Black Jack Battlefield property as presented. Motion carried with a vote of 4 yes and 0 no.

Scott Lauridsen moved to approve the joint ownership agreement of the Black Jack Battlefield property contingent on the county passing their agreement as well, and also moved to give the mayor signing authority on both agreements.

Scott Lauridsen amended his open motion to:

Scott Lauridsen moved to approve and Cory Venable seconded the notification of Blackjack that we are enacting our right to purchase the property under the lease agreement, as stated in the lease agreement, along with giving the mayor the authority to sign on behalf of the city.

G. New Business

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable
Next meeting 9/19/2025 at 7:30am, second floor of City Hall
2. Community Development - Cory Venable/Susan Pitts
Next meeting will be 9/22/2025 at 4:00pm, second floor of City Hall
3. Public Safety - Susan Pitts/Jay King
Next meeting will be TBD at 4:00pm, second floor of City Hall
4. Public Works and Utilities - Julie Constantinescu/Jay King
New Substation:
 - The transformer arrived and was set on September 9th.
 - Mid States and Carpenter Construction will be on site to work on conduit placement and will be pouring concrete pad.
 - Building Steel to be delivered on September 19th.
 - Carpenter Construction is scheduled to return on the 22nd to start the building construction.
 - Pat continues to work with suppliers on wire and line component bids.

- The outage that occurred earlier in the month was due to a raccoon visiting the Newton substation.
- Interest has increased on customers looking at rooftop solar. Jeff has contacted known solar companies that have been asking about our new ordinance. He has forwarded them each a copy of the new application and the new ordinance.
- Been working with legal counsel from KMEA regarding 2 new contracts which Evergy has requested from the city to address the new interconnection point at 6th and Orange and also the upgrades to their system that were required when more generation was added.
- Hope to have final drafts of the contracts to present to the council at the first meeting in October.
- Finishing up with the summer season by patching 11th St, Lawrence St and Washington.
- Chip seal projects are done including the golf course. Bettis will return to do the final sweep before Maple Leaf.
- 8th and High intersection is planned to be completed October 6.
- The Fall city wide clean-up is October 11.
- Jackson Pool still needs to come back to finish items that were on the Spring list.
- Chlorine levels had dropped in the west water tower so the tower was drained.
- Mattie's last day in the public works office was September 5. She was an intricate part of the inner workings of the public works office. She was a valued team member and will be greatly missed.

Next meeting will be 10/09/2025 at 9:00am, Public Works Conference Room

5. Strategic Planning-Scott Lauridsen/Julie Constantinescu

Next meeting TBD at 2:00pm, second floor of City Hall

Mayor Simoneau would like this committee to plan on updating the employee policy manual.

6. Lake Advisory Committee-Julie Constantinescu/Jay King

BG Consultants presented 3 different options based on the state's feedback. One was to repair the spillway, raising the current lake up two feet wouldn't require anything additional. If any height was added to the dam, it would fall under state jurisdiction. Discussed doing nothing on the frisbee golf course, or trying to get donations to add concrete to each tee box area. Also discussed a community work day at the lake towards the end of October.

Next meeting will be 10/07/2025 at 6:00pm, Community Center

7. Communications Advisory Board-Susan Pitts

Next meeting will be 9/19/2025 at 2:00pm

I. City Administrator and Staff Comments

J. Council & Mayor Comments

Mayor Simoneau thanked Lynn for dealing with the communications for the city, and for the setup at the community center.

Lynn thanked the council for her time with the city.

K. Executive Session

Cory Venable moved and Julie Constantinescu seconded to go into executive session with the Council, the Mayor, and City Attorney Shaye Downing, for the purpose of non-elected personnel for attorney client privilege for 22 minutes, from 7:18pm until 7:40. Motion passes with a vote of 4 yes and 0 no.

Mayor Simoneau called the meeting back to order at 7:40pm.

L. Adjourn

Scott Lauridsen moved and Julie Constantinescu seconded to adjourn the regular meeting. Motion passes 4-0. Time: 7:40 p.m.

Attest:

Amara M. Packard

City Clerk