

City of Baldwin City
Minutes
Tuesday, October 7, 2025
Regular Council Meeting

RHID HEARING

Mayor Simoneau opened the RHID Hearing at 7:00p.m. There were no comments from the audience.

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: Jay King, Cory Venable, and Julie Constantinescu.

Also, attending: Russ Harding-Interim City Administrator; Amara Packard-City Clerk; Shiloh Afonja-Deputy City Clerk; Stu Young-Code Enforcement; and Chief Patrick-Police Department.

B. Approval of Agenda

Julie Constantinescu moved and Jay King seconded to approve the agenda as presented. Motion carried with a vote of 3 yes and 0 no.

C. Consent Agenda

Cory Venable moved and Jay King seconded to approve the consent agenda as presented. Motion carried with a vote of 3 yes and 0 no.

1. Minutes - 9.16.25
2. Scheduled Claims List
3. Liquor License Renewal-Double A Liquor

D. Public Comment

Jessica Tyler-104 10th St.-asked the council to remove the food truck ordinance that is sitting in the Community Development committee and move the entire discussion and pending ordinance to the Public Safety committee. She feels it has been sitting too long in one committee and everyone seemed to be focused on the safety aspect, she feels it would be more appropriate to move it.

E. Special Reports or Presentations

Domestic Violence Awareness Month Proclamation

Mayor Simoneau proclaimed that the month of October, in Baldwin City KS, would be Domestic Violence Awareness Month.

Introduce Adonus, the newest hire for the Police Department

Chief Patrick introduced his newest hire. Adonus will be headed to the academy at KLTC next Monday. He was previously a volunteer firefighter, then worked in corrections for Douglas County, then came to Baldwin City to serve in the town he grew up in.

F. Old Business

1. Ordinance 1520-Maplewood RHID request

This is a Moderate-Income Housing project. They have previously received the MIH grant, but need both the grant and RHID to move forward with the project. The 4 units will be ADA compliant, slabs, covered porches in back, 3-bedroom, 2-bathroom, one level duplexes. The approval of this request is the final step.

Jay King was concerned that rent at \$1300-\$1600 was steep for our community. He acknowledged that the city does need additional rooftops.

Cory Venable and Jay King were concerned with the length of 22 years for the property tax incentives.

This will not be student housing.

Julie Constantinescu thinks this project will be good for the community.

Cory Venable moved and Julie Constantinescu seconded to approve ordinance 1520. Motion passes 3-0.

Julie Constantinescu-yes, Cory Venable-yes, Jay King-yes

Jay King moved and Julie Constantinescu seconded to close the RHID hearing for Maplewood Place. Motion passes 3-0.

G. New Business

1. Ordinance 1519-Conditional Use-104 10th St.-Commercial Kitchen

Jessica and Brad Tyler, owners of Flatlanders Pizzeria have added an additional kitchen in their home to do prep work for their food truck. They have gone through the process with the health inspector, codes, and zoning.

Julie Constantinescu asked if it could be rented out for other people to use. Jessica said it would not be.

This will specifically be their dough room that will have a 600-pound floor mixer in it.

Stu Young said everything looked good. They would still need to get a small building permit, but other than that, zoning has no issue with this conditional use application.

Julie Constantinescu moved and Cory Venable seconded to accept ordinance number 1519. Motion passes 3-0.

Julie Constantinescu-yes, Cory Venable-yes, and Jay King-yes

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable Next meeting TBD at 7:30am, second floor of City Hall

2. Community Development - Cory Venable/Susan Pitts

- Food Trucks discussed

Next meeting will be 10/13/2025 at 4:00pm, second floor of City Hall

3. Public Safety - Susan Pitts/Jay King

Next meeting will be 11/11/2025 at 4:00pm, second floor of City Hall

4. Public Works and Utilities - Julie Constantinescu/Jay King

New Substation:

- Concrete foundation work is done.
- The switch gear building is up.
- The transformer has been set and tested.
- The transformer grading is complete.
- Mid States is digging to install conduit around the outside perimeter.
- The ETA for switch gear is February 2026.
- Pat continues to bid and order materials.

Next meeting will be 10/16/2025 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

6. Lake Advisory Committee-Julie Constantinescu/Jay King

- Received a new bid to fix the spillway.
- Discussed upgrading the disc golf course driving platforms, and looking at financing options for that.
- Public Works crew will help with the disc golf course project and will work on cleaning up the trail openings.

Next meeting will be 10/21/2025 at 6:00pm, Community Center

7. Communications Advisory Board-Susan Pitts/Scott Lauridsen

- Had mainly introductions. Very early stages of this committee.

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

I. City Administrator and Staff Comments

Citywide cleanup is this upcoming Saturday, October 11 from 8am-1pm.

J. Council & Mayor Comments

Council moved the food truck ordinance discussion to the Public Safety Committee if Susan Pitts is good with it going to her committee.

K. Executive Session

Cory Venable moved and Julie Constantinescu seconded to go into executive session with the Mayor, Council, and City Attorney Shaye Downing by zoom, for the purpose of non-elected personnel as attorney client privilege matter for 15 minutes, from 8:05pm until 8:20. Motion passes with a vote of 3 yes and 0 no.

Mayor Simoneau called the meeting back to order at 8:20pm.

The prior council negotiated a contract with Glenn Rodden which determined the terms and conditions of his employment and separation. Jay King moved and Julie Constantinescu seconded, to accept the separation agreement which complies with these terms. Motion passes 3-0.

L. Adjourn

Cory Venable moved and Julie Constantinescu seconded to adjourn the regular meeting. Motion passes 3-0. Time: 8:21 p.m.

Attest:

Amara M. Packard
City Clerk