

City of Baldwin City
Minutes
Tuesday, December 02, 2025
Regular Council Meeting

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, Susan Pitts, Cory Venable, Scott Lauridsen and Julie Constantinescu.

Also, attending: Russ Harding-Interim City Administrator; Amara Packard-City Clerk and Shiloh Afonja-Deputy City Clerk.

B. Approval of Agenda

Cory Venable moved and Jay King seconded to approve the agenda as presented. Motion carried with a vote of 5 yes and 0 no.

C. Consent Agenda

Susan Pitts moved and Julie Constantinescu seconded to approve the consent agenda as presented. Motion carried with a vote of 5 yes and 0 no.

1. Minutes - 11.18.25
2. Scheduled Claims List

D. Public Comment

E. Special Reports or Presentations

F. Old Business

G. New Business

1. Ordinance 1526

This ordinance is to rezone a property located east of the Ridge Road development. The zoning requested is CP-1. The applicant is proposing to put a daycare center in that location. This was presented to the Planning Commission with unanimous approval.

Tina Rakes-Baldwin City-asked what other uses was CP-1 good for.

Council agreed that there is a huge need for daycare in Baldwin City.

Cory Venable moved and Susan Pitts seconded to approve Ordinance 1526. Motion passes 5-0.

Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Susan Pitts-yes and Jay

King-yes.

2. Ordinance 1527

This is to vacate a street right of way off of Summit Street. The resident living next to this location has maintained it for over 30 years. This went to the Planning Commission, and passed unanimously.

Tina Rakes-Baldwin City-asked if there were any utility easements in that location.

There is sewer and electric utilities to the west, in a location that will not get vacated.

Scott Lauridsen moved and Jay King seconded to approve ordinance 1527. Motion passes 5-0.

Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Susan Pitts-yes and Jay King-yes.

3. Ordinance 1528

This ordinance formalizes the process for appointments to the three boards; Library Board, Black Jack Board, and the Recreation Board. There will be an interview committee made up of the mayor, city administrator, city clerk, and a council member, along with a member of the board they are appointing to, and/or that entity's director. The interview committee will then make a recommendation to the council.

Susan Pitts moved and Julie Constantinescu seconded to approve ordinance 1528. Motion passes 5-0.

Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Susan Pitts-yes and Jay King-yes.

4. Community Center Agreement

Jay King recused himself.

Matt from the recreation commission said that nothing changes with this agreement from the original agreement besides extending to a five year agreement.

Julie Constantinescu stated that if it is working for both the city and the recreation commission, then that sounds like it is a good deal.

Cory Venable moved and Susan Pitts seconded to approve the management and operation agreement for the community center. Motion passes 4-0.

5. Sullivan Square Agreement

This agreement is the same as last year, only it is for five years instead of one.

Cory Venable moved and Julie Constantinescu seconded to approve the Sullivan Square management and operation agreement. Motion passes 4-0.

6. Pool Agreement

This agreement is mostly the same as last year. It is proposed for a five year agreement. Also in 2028, they are asking for an increase of \$5,000 per year because wages have increased significantly over the last couple of years and will likely keep increasing.

Susan Pitts moved and Julie Constantinescu seconded to approve the operation agreement for the

Baldwin City pool. Motion passes 4-0.

Jay King returned to the meeting.

7. Golf Course Agreement

The golf association is requesting a longer term for long-term projects that they would like to invest in.

Paul Vander Tuig with the golf association said there are a lot more fees out there at the golf course now which impacts the maintenance. There are a few water issues that will cost some money to fix. They are wanting some security on that by requesting a longer term agreement. Paul thanked the city for the chip and seal on the driveway. The agreement requested would extend to 20 years with a 5 year notice.

Cory Venable moved and Susan Pitts seconded to approve the lease and operating agreement for the Baldwin City Golf Course. Motion passes 5-0.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable

- Year end financials
- Bill reformatting
- Pulling debt payment out
- Outage software

Next meeting 12/19/2025 at 7:30am, second floor of City Hall

2. Community Development - Cory Venable/Susan Pitts

Next meeting will be 12/22/2025 at 4:00pm, second floor of City Hall

3. Public Safety - Susan Pitts/Jay King

Next meeting will be 12/09/2025 at 4:00pm, second floor of City Hall

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

- New speed limit signs installed on Crimson Ave. between Hwy 56 and Firetree Ave.
- No parking signs installed on the west side of cul-de-sac on Silverleaf Ln
- All park restrooms are closed except Sullivan Square.
- Jackson Pool is done for winter but still has work to be completed.
- Clean up work continues at Blackjack Park. Still need keys to the house.
- The walking trail between Elm St and the Depot had some vandalism done with spray paint.
- In conjunction with the project at the High School a water line was going to be under the new street entrance. It was relocated to the Quail St side of the property.

New substation:

- Currently looking at chain link fencing with privacy slats because the precast concrete fencing far exceeded the estimated cost. The new option is about half the cost.
- The grounding grid, fencing, rock and building interior work will be the next steps.

- There was some copper theft at the site.
- Main meter relocation and corresponding scheduled outage has been pushed to the first quarter of next year because of enter data communication issues.
- We continue to have new rooftop solar applications. Many have already been installed and operating.
- The city has been in talks with Outifi recently. It is an AI based outage tracking program with lots of possibilities.

Next meeting 12/11/2025 at 9:00am, Public Works Conference Room

5. Strategic Planning-Scott Lauridsen/Julie Constantinescu

- Met to discuss the employee handbook. Going to be a very large project.

Next meeting TBD at 10:00am, second floor of City Hall

6. Lake Advisory Committee-Julie Constantinescu/Jay King

Next meeting 12/16/2025 at 6:00pm, Community Center

7. Communications Advisory Board-Susan Pitts/Scott Lauridsen.

- The city is going to implement Outifi in the city.
- Communication Matrix
- Communication Strategy

Scott Lauridsen thanked Susan for leading that effort.

Next meeting will be 11/21/2025 at 2:00pm, Community Center

I. City Administrator and Staff Comments

J. Council & Mayor Comments

Cory Venable said that with Outifi, the faster the outages get reported, the faster the lines get back on when there are power outages.

K. Executive Session

Cory Venable moved and Julie Constantinescu seconded to enter into executive session for the purposes of discussing non-elected personnel with the city attorney, League of Kansas Municipalities, council and mayor for 28 minutes, until 8:00pm.

The Mayor called the regular meeting back to order at 8:00pm.

Susan Pitts moved and Julie Constantinescu seconded to enter into executive session for the purposes of discussing non-elected personnel with the city attorney, council, mayor and Interim City Administrator for 30 minutes, until 8:30pm.

The Mayor called the regular meeting back to order at 8:30pm.

L. Adjourn

Julie Constantinescu moved and Cory Venable seconded to adjourn the regular meeting. Motion passes 5-0. Time: 8:30 p.m.

Attest:

Amara M. Packard
City Clerk