

City of Baldwin City  
PO Box 86  
Baldwin City, Kansas 66006  
Council Meeting Agenda

Baldwin City Community Center  
712 Chapel St  
Baldwin City, KS 66006

**TUESDAY**  
**January 6th, 2026**  
**7:00 PM**



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**A. Call to Order-Mayor Casey Simoneau**

**B. Approval of Agenda**

**C. Consent Agenda**

1. Minutes 12.16.2025
2. Scheduled Claims List

**D. Public Comment:**

*Members of the public are welcome to comment on items relating to City business not listed on this Agenda. Please stand and wait to be recognized by the Mayor. As a general practice, the comments may or may not be acted upon by the Council during the meeting, or Council may refer the items to staff for follow up.*

*If you wish to comment on an item listed on the agenda, a **sign-up sheet** is provided for you to sign in and provide your address. You will be called on when the Agenda item of interest is under discussion by the Council.*

**E. Special Reports or Presentations**

Presentation to outgoing Councilmember Susan Pitts and Mayor Casey Simoneau  
Swearing in of Jay King, Peter Wentz and Gerald Cullumber

**F. Old Business**

**G. New Business**

1. Election of Council President
2. Ordinance 1529 - Conditional Use Permit - Short Term Rental 920 Grove
3. Final Plat for Daycare
4. Ordinance 1530 - Municipal Cost Index for utilities
5. MPO Appointment

**H. Council Committee Reports**

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- 
1. Budget and Finance - Scott Lauridsen/Cory Venable
  2. Community Development - Cory Venable/open
  3. Public Safety -open/Jay King
  4. Public Works and Utilities - Julie Constantinescu/Jay King
  5. Strategic Planning - Scott Lauridsen/Julie Constantinescu
  6. Lake Advisory Committee-Jay King/Julie Constantinescu

**I. City Administrator and Staff comments**

**J. Council and Mayor comments**

**K. Executive Session**

**L. Adjourn**

*City Council meets every first and third Tuesday of each month at 7:00 p.m. at the Baldwin Community Center. Council work sessions are held the last Tuesday of each month at 7:00 p.m. at the Baldwin Community Center.*

**City of Baldwin City**  
**Minutes**  
**Tuesday, December 16, 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, Shiloh Afonja-Deputy City Clerk and Mike Patrick-Police Chief.

**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**

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

1. Special Meeting Minutes 12.01.2025
2. Special Meeting Minutes 12.02.2025
3. Minutes - 12.02.25
2. Scheduled Claims List

**D. Public Comment**

**E. Special Reports or Presentations**

**F. Old Business**

**G. New Business**

1. Year to Date Financials

Matt Lawn with Baker Tilly went over the year to date financials, how they compared to this time last year, and reviewed each utility.

Scott Lauridsen recommended adding reserve fund balance to this presentation.

## 2. Communication Policy

The communication committee met a handful of times and Susan Pitts compiled all the information and consolidated it into a matrix on how to disseminate the information. Susan thanked everyone that was on the committee and said Rachel Moore was instrumental in helping Susan put the information together.

Susan Pitts moved and Jay King seconded to approve the communications policy. Motion passes 5-0.

## 3. Resolution 2025-24 - Crosswalk Bid

Jason Hoskinson from BG Consultants reviewed the bids that were received for the crosswalk project. There were eight bids submitted, with Kings Construction from Oskaloosa having the lowest bid price of \$235,000.00. This is an 85/15, so after completion of the project, 85% will be reimbursed back to the city.

Jerry Smith-1308 High Street-asked if there will be traffic control. Jason said there will be pedestrian activated buttons with rapid flashing beacons.

Julie Constantinescu moved and Susan Pitts seconded to approve the bid from King Construction for the crosswalk on 56HWY. Motion passes 5-0.

Julie Constantinescu moved and Susan Pitts seconded to accept resolution number 2025-24 for the crosswalk on 56HWY. Motion passes 5-0.

## 4. Black Jack Board Appointment

Susan Pitts recused herself.

The committee interviewed seven applicants and the committee recommended the following three to the council: Roger Boyd, Marta Jardon and Susan Pitts.

Tina Rakes-Baldwin City-asked who owned Black Jack and if this appointment should wait to be appointed until the new year with the new councilmember and mayor.

Julie Constantinescu said there were quite a few good candidates and the three nominations are good choices.

Cory Venable moved and Julie Constantinescu seconded to approve the Black Jack board appointments as presented. Motion passes 4-0.

Susan Pitts rejoined the meeting.

## 5. Library Board Appointment

The committee interviewed two applicants for the library board opening. The committee recommended Cassie Bailey.

Cory Venable moved and Julie Constantinescu seconded to approve Cassie Bailey as the library board appointment. Motion passes 5-0.

## 6. Outifi Agreement

This company was discussed in multiple committees, and was part of the communications committees plan. Outifi sends out text message alerts from the city to the citizens regarding outages, emergencies, road closings, upgrades to utilities or whatever might be happening in the community that needs to be communicated. This is an opt in program.

Marta Jardon-1677 N. 400 Rd.-Said this sounds like a great idea and thanked the council.

Julie Constantinescu agrees with Marta that it is a great idea.

Susan Pitts said this was discussed in the communications committee and is desperately needed.

Jay King said it is one more step towards transparency.

Susan Pitts moved and Julie Constantinescu seconded to approve the Outify agreement. Motion passes 5-0.

#### 7. Resolution 2025-25 - Building Permit Fees

Staff thought that when the NRP was extended a few years ago, that the half price building permits were extended as well. After looking back, there was not anything approved to show the half price building permits were extended.

Tina Rakes-Baldwin City-was employed when the half price permits started. There were only a couple of building permits coming in a year. Over the years, it started to include more of the fees that were to bring in revenue for other departments. Now that the city has 3 new subdivisions ready to be built, she doesn't feel there is any reason to continue this program.

Gerald Cullumber-wanted to echo what Tina Rakes just said. He also feels that this should be tabled until he is sworn in as mayor. He believes that this decision should be left up to him and the new council member that will be sworn in next month, as to what they want to do as far as extending it, not extending it, changing the resolution, or do whatever they see fit.

Jerry Smith-1308 High Street-asked how much money has been lost from 2008 to now from halving the building permits.

This past year, the city had 22 new residential structure building permits.

Stu Young-Codes Administrator- said that there are about 113 building lots available right now. Stu asked the council to think about how we can save the builders without the taxpayer picking it up.

Scott Lauridsen stated that the city has a lot of lots and it is in the city's best interest to get those built up as quickly as possible.

This resolution is lined up to end with the NRP, March 1st of 2027.

Cory Venable said that he heard some good points, and asked if they would have had 22 new constructions in 2025 without that incentive, and how to measure that.

Scott Lauridsen moved and Cory Venable seconded to approve Resolution 2025-25 as presented. Motion passes 4-1. Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Susan Pitts-yes, and Jay King-no.

#### 8. MPO Appointment

Julie Constantinescu needs to step down from the MPO position, so the council needs to appoint someone new. After some discussion, it was moved to the next meeting so the new council member will be present for the decision. The MPO is a county wide organization that looks at walking and biking trails.

### H. Committee Reports

#### 1. Budget and Finance - Scott Lauridsen/Cory Venable

Next meeting 12/19/2025 at 9:30am, 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 TBD at 4:00pm, second floor of City Hall

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

- First snow clean up went well, getting extra sand stored up
- Installing culverts at new properties at Washington and 56HWY
- Christmas parade went well
- All park bathrooms are winterized
- Doing a walk thru with Jackson Pool tomorrow to discuss further needs to be done to finalize that project
- Repaired two water leaks in the last month both in vicinity of 8th and Elm St
- Installed 4 new water services
- Working on a First Aid agreement with a new company
- Maintenance Tech position is open
- Fencing is about to be installed

Next meeting 1/08/2025 at 9:00am, Public Works Conference Room

5. Strategic Planning-Scott Lauridsen/Julie Constantinescu

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

6. Lake Advisory Committee-Julie Constantinescu/Jay King

- Spillway
- Trail improvements
- Disc golf course

Next meeting TBD at 6:00pm, Community Center

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

- Susan hopes that the council will continue to review the policy at least annually and revise as needed

**I. City Administrator and Staff Comments**

**J. Council & Mayor Comments**

Mayor Simoneau announced the winners of the Christmas light decorating contest:

1st - 316 Blaze

2nd - 1016 Kathy's Ct and 118 Wesley St.

3rd - 1105 Dearborn St.

**K. Executive Session**

Scott Lauridsen moved and Susan Pitts seconded to enter into executive session for the purposes of

discussing non-elected personnel with the city attorney, council and mayor for 13 minutes, until 8:10pm.

The Mayor called the regular meeting back to order at 8:10pm.

Julie Constantinescu moved and Cory Venable seconded to approve the contract with Russ Harding to be our new City Administrator. Motion passes 5-0.

**L. Adjourn**

Julie Constantinescu moved and Jay King seconded to adjourn the regular meeting. Motion passes 5-0. Time: 8:11 p.m.

Attest:

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Amara M. Packard  
City Clerk

1/06/2026 THRU 1/06/2026

VENDOR NAME			PAYMENT			
INVOICE NUMBER	REFERENCE	GL ACCOUNT #	AMOUNT	AMOUNT	CHECK #	CHECK DATE
715 HIGH FACADE	A&A INVESTMENTS, LLC 715 HIGH FACADE GRANT	01.09.4007	4,543.92			
					4,543.92	68899 1/06/26
2026-005	AERIAL FX, INC. 7/4/2026 FIREWORKS DEPOSIT	01.01.2470	14,887.80			
					14,887.80	68900 1/06/26
141L-VTFN-7RWQ	AMAZON CAPITAL SERVICES ENGRAVED CLOCK GIFT	01.01.3900	44.99			
					44.99	41482282 1/06/26
17TX-9NRN-LXX7	TOILET PAPER	11.24.3800	38.26			
					38.26	41482282 1/06/26
17WM-4YM6-L9HV	BITS/PLIERS/SCREWDRVR/WRENCH	18.22.3355	163.47			
					163.47	41482282 1/06/26
1CPN-CHVM-MYVP	REPAIRS	18.23.2530	320.97			
					320.97	41482282 1/06/26
1H6X-H7NK-MMNL	PLOW CYLINDER	01.02.3330	136.99			
					136.99	41482282 1/06/26
1JQL-XCL1-RHTQ	BATTERY	11.24.3800	9.99			
					9.99	41482282 1/06/26
1M7L-DXMH-LNJR	320 JUMBO PAPERCLIPS	01.01.3110	15.46			
					15.46	41482282 1/06/26
1N9V-XCYC-67LC	TOILET PAPER GLASSES/GLOVES	18.21.3110 18.21.3006	54.98 56.09			
					111.07	41482282 1/06/26
1QW9-TW99-LXPR	SUPPLIES	18.21.3006	101.31			
					101.31	41482282 1/06/26
1QY6-GD74-37VT	APPLE IPAD PRO FOR COUNCIL SURFACE PRO FOR COUNCIL	01.01.4011 01.01.4011	399.00 414.00			
					813.00	41482282 1/06/26
1W94-T1HN-L6VM	GFCI OUTLETS	11.25.4550	115.89			
					115.89	41482282 1/06/26
1XMQ-WTGW-CQT1	REPAIRS	18.22.2520	66.94			
					66.94	41482282 1/06/26
1XTC-F19D-HDMK	GLOVES CARBIDE HOLE SAW	01.02.4006 12.12.3800	53.67 89.95			
					143.62	41482282 1/06/26
1XYP-6DKD-RN67	COOLING FAN	11.24.2530	80.60			
					80.60	41482282 1/06/26
1YNC-YWXP-CVD9	CYLINDER, VALVER, FLAPS	18.22.2540	182.26			
					182.26	41482282 1/06/26
6579788-01	ANIXTER INC HENDRIX WIRE	40.24.2204.1120	581,885.49			
					581,885.49	68901 1/06/26
6593286-00	CONNECTORS	11.25.4231	389.67			
					389.67	68901 1/06/26
6634392-00	90 DEGREE ELBOWS	40.24.2204.1120	3,090.68			
					3,090.68	68901 1/06/26
6634392-01	90 DEGREE ELBOW	40.24.2204.1120	1,030.23			
					1,030.23	68901 1/06/26
CM #1 12/29/25	CREDIT MEMO FROM ANIXTER	40.24.2204.1120	25,775.56-			
					25,775.56-	68901 1/06/26
CM #2 12/29/25	CREDIT MEMO FROM ANIXTER	40.24.2204.1120	21,109.29-			
					21,109.29-	68901 1/06/26
	ATRONIC ALARMS, INC					



1/06/2026 THRU 1/06/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
888642	ATRONIC ALARMS, INC							
	2026 MONITORING: CITY HALL	01.01.2850			306.00			
	2026 MONITORING: COMM BLDG	27.01.2850			552.00			
						858.00	68902	1/06/26
2026 TENT @ 7/4/26	BALDWIN CITY RECREATION							
	2026 TENT @ 7/4/26 CELEBRATION	01.03.2999			7,000.00			
						7,000.00	68903	1/06/26
25-03	BENNETT BEAM CONSULTING							
	DIG COMMUNICATION 11/8-12/5	01.01.2850			1,560.00			
	DIG COMMUNICATION 11/8-12/5	01.02.2850			130.00			
	DIG COMMUNICATION 11/8-12/5	01.05.2850			195.00			
						1,885.00	68904	1/06/26
STM DEC2025_12345043	CINTAS CORP *NON-ELECTRC*							
	DEC2025 UNIFORMS	01.02.3610			331.50			
	DEC2025 UNIFORMS	01.02.2999			193.20			
						524.70	41482339	1/06/26
CITY HALL DEC 2025	CINTAS CORP - MATS							
	MAT SERVICE	01.01.2999			91.26			
						91.26	41482337	1/06/26
STM DEC2025_12358637	CINTAS CORP:*ELECTRC ONLY							
	DEC 2025 UNIFORMS	11.25.3610			640.80			
	DEC 2025 UNIFORMS	11.24.2999			234.20			
						875.00	41482340	1/06/26
Y146024	CORE & MAIN - 084041 (EX)							
	HYMAX/BALLCORP VALVES	12.12.3800			2,983.13			
						2,983.13	68905	1/06/26
Y216185	METER VALVES	12.12.3800			543.29			
						543.29	68905	1/06/26
Y216187	BLUE TUBING/COUPLING	12.12.3800			1,073.34			
						1,073.34	68905	1/06/26
4156	FLORY BOOKKEEPING SERVICE							
	DEC 2025 PAYROLL & A/P SERVICE	01.01.2850			1,260.00			
	DEC 2025 PAYROLL & A/P SERVICE	11.26.2850			1,470.00			
	DEC 2025 PAYROLL & A/P SERVICE	12.11.2850			1,470.00			
						4,200.00	68906	1/06/26
163136	FORM ONE, LLC							
	958 - BUSINESS CARDS	01.05.2331			90.47			
						90.47	68907	1/06/26
201113	HUTCHINSON SALT COMPANY							
	SALT	01.02.3330			3,201.92			
						3,201.92	68908	1/06/26
IN-1914281	INLAND TRUCK PARTS							
	FORD F550	01.02.2540			2,016.64			
	FORD F550	12.12.2540			2,016.65			
						4,033.29	68909	1/06/26
911617	J.P. COOKE CO.							
	200 DOG TAGS FOR 2026	01.05.3890			90.25			
						90.25	68910	1/06/26
50111 PMT #2 OF 5	KANSAS STATE BANK							
	LOAN #50111 PMT #2 OF 5	09.01.6160			73,076.36			
	LOAN #50111 PMT #2 OF 5	09.01.6170			15,747.83			
						88,824.19	68911	1/06/26
	KILLER CUSTOM WRAPS							

1/06/2026 THRU 1/06/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		
	REFERENCE				AMOUNT	CHECK #	CHECK DATE
2140	KILLER CUSTOM WRAPS REMOVE GRAPHICS UNIT 53		01.05.2540		360.00		
						360.00	68912 1/06/26
2525-11-25	KMEA SUBSTATION PROJECT NOV 2025		40.24.2204.1120		51,505.78		
						51,505.78	68913 1/06/26
10735	LEAGUE OF KS MUNICIPALITI CITY MANAGER SEARCH		01.01.2200		145.93		
	CITY MANAGER SEARCH		11.26.2200		875.53		
	CITY MANAGER SEARCH		12.11.2200		291.84		
	CITY MANAGER SEARCH		18.21.2200		145.92		
						1,459.22	68914 1/06/26
53882167	LINDE GAS-0365: EXEMPT WELDING SUPPLIES		01.02.3320		128.23		
						128.23	68915 1/06/26
647120	LOGAN, JAYDA REIMBURSE FOR FINGERPRINTS		01.05.7999		10.00		
						10.00	68916 1/06/26
718 HIGH FACADE	LUMBERYARD ARTS CENTER, I 718 HIGH FACADE GRANT		01.09.4007		3,540.00		
						3,540.00	68917 1/06/26
IN29184	MCCONNELL MACHINERY CO., I 2 WAY VALVE/CAP		03.01.2530		188.19		
						188.19	68918 1/06/26
900929	MID WEST EXTERMINATORS OF MONTHLY PEST SERVICE		01.02.2999		50.00		
						50.00	68919 1/06/26
1411214650	MOTOROLA SOL - 1035684316 WATCHGUARD		01.05.2209		243.75		
						243.75	68920 1/06/26
IN0000546	NATIONAL SIGN COMPANY SIGNS		01.02.3360		2,258.10		
						2,258.10	68921 1/06/26
86286	NORRIS EQUIPMENT CO LLC MOWER REPAIR		03.01.2530		62.83		
						62.83	68922 1/06/26
STM_DEC2025	O'REILLY AUTO PARTS WIPER BLADES		03.01.2540		37.24		
	SWAY BAR LINK		01.02.2540		23.13		
	WIPER FLUID		11.25.2540		9.67		
	WIPER FLUID		12.12.2540		9.67		
	WIPER FLUID		01.02.2540		9.67		
	WIPER FLUID S		01.05.2540		9.68		
						99.06	41482338 1/06/26
6063	OUTIFI PUBLIC NOTIFICATION SERVICE		01.01.3900		2,775.00		
	PUBLIC NOTIFICATION SERVICE		11.24.3900		2,775.00		
	PUBLIC NOTIFICATION SERVICE		12.11.3900		2,775.00		
	PUBLIC NOTIFICATION SERVICE		18.21.3900		2,775.00		
						11,100.00	68923 1/06/26
2560239338	PACE ANALYTICAL SERVICES, MONTHLY TESTING FEES		18.22.2202		254.70		
						254.70	41482341 1/06/26

1/06/2026 THRU 1/06/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
2560239714	PACE ANALYTICAL SERVICES, MONTHLY TESTING FEES		18.22.2202		549.30			
						549.30	41482341	1/06/26
01/06/2026	PETTY CASH XMAS LIGHT CONTEST PRIZE MONEY		01.01.3900		150.00			
						150.00	68924	1/06/26
149758	POCKET PRESS, LLC 10 POCKET/8 HAND BOOKS/1PDF		01.05.2721		369.71			
						369.71	68925	1/06/26
WK 7-9 MILEAGE	RIDEAUX, ADONUS WKS 7-9 MILEAGE, 953		01.05.2160		810.60			
						810.60	68926	1/06/26
710478	RUESCHHOFF LOCKSMITH & SE FIRE MONITORING/GSM BACKUP		01.05.2209		150.36			
						150.36	68927	1/06/26
711527	ALARM MONITORING		01.05.2209		126.21			
						126.21	68927	1/06/26
0000241182	SEWER EQUIPMENT CO MOTOR		18.23.2530		1,384.51			
						1,384.51	68928	1/06/26
1255857-IN	SPRAYER SPECIALTIES, INC COUPLER		01.02.2530		56.68			
	COUPLER		11.25.2530		56.68			
	COUPLER		18.22.2530		56.68			
						170.04	68930	1/06/26
38496	UCI TESTING STOUT/MCCLEARY		18.21.2850		180.00			
	ANNUAL FEES		18.21.2850		60.00			
						240.00	68931	1/06/26
R03422	VERMEER EQUIPMENT OF KANS TRENCHER RENTAL		11.25.2999		665.00			
						665.00	68932	1/06/26
						=====		
	REPORT TOTAL					753,437.19		

**ORDINANCE NO. 1529**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A SHORT-TERM RENTAL / AIRBNB WITHIN THE CORPORATE LIMITS OF THE CITY OF BALDWIN CITY, KANSAS.**

WHEREAS, application has been made by Brad Scraper and Erin Scraper, requesting a Conditional Use Permit to allow the establishment of a Short-Term Rental / Airbnb located on the property at 920 Grove Street, Baldwin City, Kansas; and,

WHEREAS, the Baldwin City Planning Commission conducted a public hearing following published notification in accordance with K.S.A. 12-741, et. seq., as amended, on December 9, 2025; and,

WHEREAS, the Baldwin City Planning Commission has recommended that the City Council of the City of Baldwin City, Kansas, to approve the Conditional Use Permit to allow the establishment of a Short-Term Rental / Airbnb on property at 920 Grove Street, Baldwin City, Kansas, be approved subject to certain conditions;

**NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS, THAT:**

**SECTION 1. SUBJECT REAL ESTATE.** The following described real estate (the “**Subject Real Estate**”) is hereby generally described as the West half of Lot 79 and all of Lot 81 on Grove Street and addressed as 920 Grove Street.

**SECTION 2. CONDITIONAL USE PERMIT.** A Conditional Use Permit (“**CUP**”) for the Subject Real Estate is hereby approved in accordance with the CUP application.

**SECTION 3. CONDITIONAL USE PERMIT.** The CUP is and shall be expressly subject to the following conditions of approval:

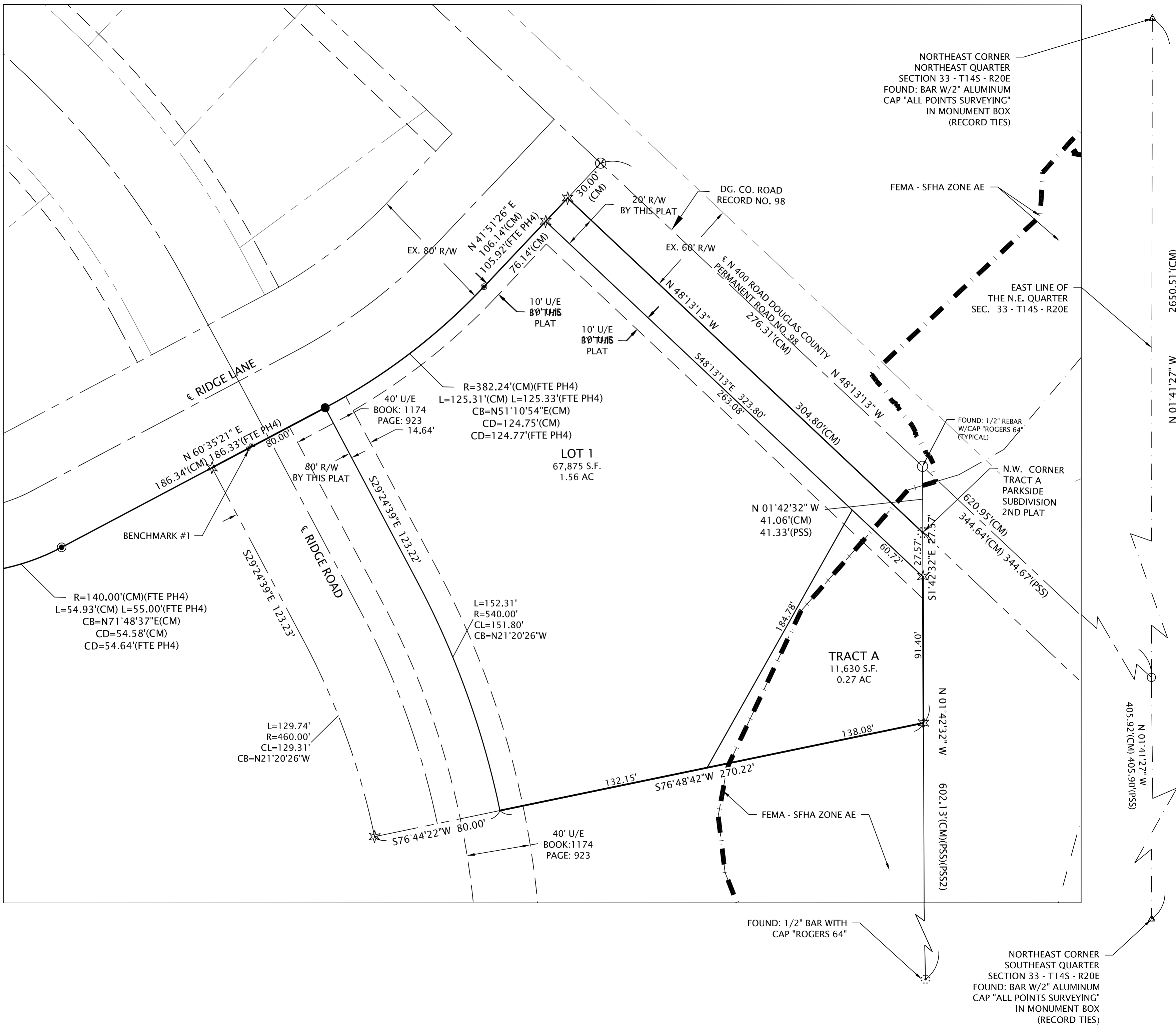
1. Strict compliance with all applicable zoning and use regulations not modified by the CUP
2. Any failure to comply with the CUP or other applicable zoning and use regulations following notice from the City specifying such failure of compliance shall result in revocation of the CUP and all uses permitted by the CUP shall cease immediately.

**SECTION 4. EFFECTIVE DATE OF ORDINANCE.** This Ordinance shall take effect on its passage and upon its publication as required by law.

Passed by the City Council on 6th day of January, 2026.

\_\_\_\_\_  
Gerald Cullumber, Mayor

ATTEST: \_\_\_\_\_  
Amara Packard, City Clerk



### LEGAL DESCRIPTION

A TRACT OF LAND IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 14 SOUTH, RANGE 20 EAST OF THE SIXTH PRINCIPAL MERIDIAN IN THE CITY OF BALDWIN CITY, DOUGLAS COUNTY, KANSAS, NOW DESCRIBED BY STEVEN D. WILLIAMS, PS-1391 ON NOVEMBER 3, 2025 AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 01° 41' 27" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 405.92 FEET TO A POINT ON THE CENTERLINE OF NORTH 400 ROAD; THENCE NORTH 48° 13' 13" WEST ALONG SAID CENTERLINE, 344.64 FEET; THENCE SOUTH 01° 42' 32" EAST, 41.06 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID NORTH 400 ROAD, SAID POINT ALSO BEING THE NORTHWEST CORNER OF TRACT A IN PARKSIDE ADDITION 2ND PLAT, A SUBDIVISION IN THE CITY OF BALDWIN CITY, DOUGLAS COUNTY, KANSAS AND POINT OF BEGINNING; THENCE CONTINUING SOUTH 01° 42' 32" EAST ALONG THE WEST LINE OF SAID TRACT A, 118.97 FEET; THENCE SOUTH 76° 48' 42" WEST, 270.22 FEET; THENCE SOUTH 76° 44' 22" WEST, 80.00 FEET; THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 460.00 FEET, AN ARC LENGTH OF 129.74 FEET, A CHORD BEARING OF NORTH 21° 20' 26" WEST AND A CHORD DISTANCE OF 129.31 FEET; THENCE NORTH 29° 24' 39" WEST, 123.23 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF RIDGE LANE; THENCE NORTH 60° 35' 21" EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY OF SAID RIDGE LANE, 80.00 FEET; THENCE CONTINUING ALONG SAID RIDGE LANE RIGHT OF WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 382.24 FEET, AN ARC LENGTH OF 125.31 FEET, A CHORD BEARING OF NORTH 51° 10' 54" EAST AND A CHORD DISTANCE OF 124.75 FEET; THENCE CONTINUING ALONG SAID RIDGE LANE RIGHT OF WAY LINE NORTH 41° 51' 26" EAST, 76.14 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF NORTH 400 ROAD; THENCE SOUTH 48° 13' 13" EAST ALONG SAID NORTH 400 ROAD RIGHT OF WAY, 304.80 FEET TO THE POINT OF BEGINNING. THE ABOVE CONTAINS 106,931 SQUARE FEET, MORE OR LESS.

### DEDICATION

Be it known to all men that I (we), the undersigned owner(s) of the above described tract of land, have had cause for the same to be surveyed and platted under the name of "FIRETREE ESTATES PHASE 6 DAYCARE" and have caused the same to be subdivided into lot(s) and streets as shown and fully defined on this plat. All streets, drives, roads, etc. shown on this plat and not heretofore dedicated to public use are hereby so dedicated. An easement is hereby granted to Baldwin City and Public Utility Companies to enter upon, construct and maintain utilities upon, over and under those areas outlined as "Utility Easement" or "U/E".

Jeff Hill, President  
Baldwin Land Company, Inc.

### ACKNOWLEDGEMENT

State of \_\_\_\_\_  
County of \_\_\_\_\_

Be it remembered that on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, before me, the undersigned, a notary public, in and for said county and state, came Jeff Hill, President of Baldwin Land Company, Inc., who is personally known to me to be the same person(s) who executed the foregoing instrument of writing and duly acknowledge the execution of the same.

In witness whereof, I have hereunto set my hand and affixed my seal on the day and year last written above.

Notary Public \_\_\_\_\_ My commission expires \_\_\_\_\_

### NOTES

- Basis of bearings for this Plat is Kansas State Plane NAD 83 (Kansas North Zone).
- The boundary will be pinned prior to recordation of the final plat at the Register of Deeds Office.

### PROJECT BENCH MARKS:

- CHISELED SQUARE ON THE TOP OF CURB AT THE SOUTH END WEST CURB FOR FUTURE STREET STUB OFF OF RIDGE LANE EAST OF FLAME WAY. ELEVATION: 1057.89, DATUM NAVD 1988.
- USGS H44(E0928) BENCH MARK DISK SET IN CONCRETE INTERSECTION OF N 200 ROAD AND E 1575 ROAD. ELEVATION = 1066.24, NAVD 1988

### REFERENCED PLATS

- FTE PH1 - FIRETREE ESTATES PHASE 1
- FTE PH2 - FIRETREE ESTATES PHASE 2
- FTE PH3 - FIRETREE ESTATES PHASE 3
- FTE PH4 - FIRETREE ESTATES PHASE 4
- PSS - PARKSIDE SUBDIVISION
- PSS2 - PARKSIDE SUBDIVISION 2ND PLAT

### REFERENCED DEEDS

- D1 - BOOK 1099 PAGES 428-429
- D2 - BOOK 1188 PAGES 2445-2446

### ENDORSEMENTS

Approved by Baldwin City Planning Commission Baldwin City, Kansas	Rights-of-Way and Easements Accepted by the Governing Body Baldwin City, Kansas
Planning Commission Chairman Richard Dechant	Date Mayor Gerald Cullumber
Planning Commission Secretary Russ Harding	Date City Clerk Amara Packard
Douglas County Clerk Jamie Shew All due or unpaid taxes have been paid in full.	Date
Reviewed In Compliance With K.S.A. 58-2005.	Date

Douglas County Surveyor  
Kevin R. Sontag, P.S. #1640

### FILING RECORD

State of Kansas  
County of Douglas

This is to certify that this instrument was filed for record in the office \_\_\_\_\_ of the Douglas County Register of Deeds on this \_\_\_\_\_ day of \_\_\_\_\_, 2026, and is duly recorded at \_\_\_\_\_ AM/PM, in lat book \_\_\_\_\_ page \_\_\_\_\_.

Register of Deeds  
Kent Brown

### SURVEYOR'S CERTIFICATION

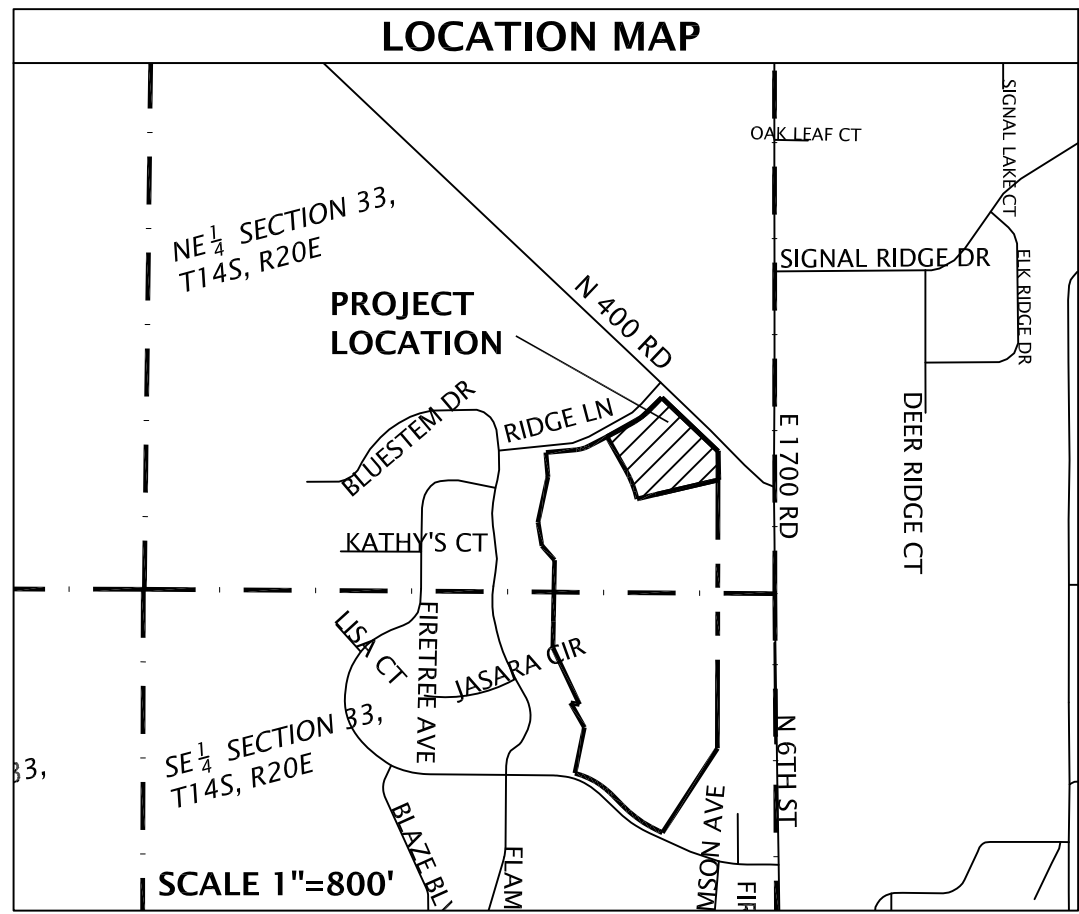
I hereby certify that the platted area shown hereon is the true and accurate result of a field survey performed under my direct supervision in October 18, 2025, and that the plat is a closed traverse. This survey conforms to the Kansas Minimum Standards for Boundary Surveys.

Steven D. Williams, P.S. #1391  
P.O. Box 4444  
Lawrence, KS 66046  
(785) 832-2121

### ENGINEER'S CERTIFICATION

I hereby certify that the information and area map shown hereon are true and accurate to the best of my knowledge. Plat prepared November, 2025.

John Dean Grob, P.E. #12769  
1223 Iowa Street  
Lawrence, KS 66044  
(785) 856-1900



## a final plat of FIRETREE ESTATES PHASE 6 DAYCARE

A parcel of unplatted land in the NE 1/4 of Section 33, Township 14 S, Range 20 E, in Baldwin City, Douglas County, Kansas

Prepared December 2, 2025

**ORDINANCE NO. 1530**

**AN ORDINANCE OF THE CITY OF BALDWIN CITY, KANSAS, PROVIDING FOR AN ANNUAL ADJUSTMENT OF ELECTRICAL, SEWER, AND WATER RATES BASED UPON THE MUNICIPAL COST INDEX (MCI); ESTABLISHING FEBRUARY 1ST OF EACH YEAR AS THE EFFECTIVE DATE FOR SUCH ADJUSTMENTS; AND PROVIDING FOR ADMINISTRATION AND PUBLICATION.**

WHEREAS, the City of Baldwin City, Kansas (the "City"), owns and operates municipal electric, sewer, and water utilities for the benefit of its residents and customers; and

WHEREAS, the costs of operating, maintaining, and improving the City's electric, sewer, and water utilities fluctuate annually due to changes in labor, materials, energy, regulatory requirements, and other operating expenses; and

WHEREAS, the City Council finds that the use of a Municipal Cost Index ("MCI") provides a fair, reasonable, and transparent method to adjust electric, sewer, and water rates to reflect changes in such costs; and

WHEREAS, the City Council desires to establish a consistent annual schedule for the review and adjustment of electric, sewer, and water rates based upon the MCI.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF BALDWIN CITY, KANSAS:

**SECTION 1. PURPOSE AND AUTHORITY.**

This Ordinance is adopted pursuant to applicable provisions of Kansas law for the purpose of establishing an annual adjustment to municipal electric, sewer, and water rates based on the Municipal Cost Index (MCI).

**SECTION 2. ANNUAL ADJUSTMENT.**

Beginning February 1st following the effective date of this Ordinance, and each February 1st thereafter, the City's electric, sewer, and water utility rates shall be automatically adjusted by applying the applicable Municipal Cost Index (MCI), as determined by the City or its designated source, to the rates then in effect, unless the City Council acts to modify, suspend, or decline such adjustment in accordance with this Ordinance.

Beginning February 1st following the effective date of this Ordinance, and each February 1st thereafter, the City's water utility rates shall be automatically adjusted by applying the changes to the rate from the City of Lawrence Kansas for the cities cost to purchase water, unless the City Council acts to modify, suspend, or decline such adjustment in accordance with this Ordinance.

### **SECTION 3. ADMINISTRATION.**

- A. Prior to February 1st of each year, City staff shall calculate the automatic MCI adjustment and provide notice of the calculated adjustment to the City Council.
- B. Prior to the February 1st of each year, City staff shall notify the City Council of the increase of the purchase water rate from the City of Lawrence.
- C. Unless the City Council takes affirmative action by resolution or ordinance prior to February 1st to modify, suspend, or decline the adjustment, the calculated MCI adjustment shall take effect automatically on February 1st.
- D. If the City Council elects to modify, suspend, or decline the MCI adjustment, such action shall be documented by resolution or ordinance, as determined by the City Council.

### **SECTION 4. NO LIMITATION ON COUNCIL AUTHORITY.**

Nothing in this Ordinance shall be construed to limit the authority of the City Council to:

- 1. Modify, suspend, or decline to apply the automatic MCI adjustment in any given year; or
- 2. Adopt additional ordinances or resolutions establishing utility rates different from those calculated using the MCI, as deemed necessary and in the best interest of the City.

### **SECTION 5. SEVERABILITY.**

If any section, subsection, sentence, clause, or provision of this Ordinance is held to be invalid or unenforceable, such invalidity shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

### **SECTION 6. REPEAL OF INCONSISTENT ORDINANCES.**

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

### **SECTION 7. EFFECTIVE DATE.**

This Ordinance shall take effect and be in force upon adoption by the Governing Body, approval by the Mayor, and publication as required by law.

PASSED by the Governing Body of the City of Baldwin City, Kansas, this 6th day of January, 2026.

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Gerald Cullumber, Mayor

ATTEST: \_\_\_\_\_  
Amara Packard, City Clerk