

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
February 3rd, 2026
7:00 PM



A. Call to Order-Mayor Gerald Cullumber

B. Approval of Agenda

C. Consent Agenda

1. Minutes 1.20.2026
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

F. Old Business

G. New Business

1. Holidays
2. Council Dates
3. Community Garden Lease
4. Pool Project
5. Bond for Projects
6. Utility Rates Discussion

H. Council Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz

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-
2. Community Development - Cory Venable/Peter Wentz
 3. Public Safety -Jay King/Cory Venable
 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, January 6, 2026
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 Gerald Cullumber presiding.

Present were Council Members: Jay King, Peter Wentz, Cory Venable, Scott Lauridsen and Julie Constantinescu.

Also, attending: Russ Harding-City Administrator; Amara Packard-City Clerk; Shiloh Afonja-Deputy City Clerk; Mike Pattrick-Police Chief; Terry Baker-Fire Chief.

B. Approval of Agenda

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

C. Consent Agenda

Jay King 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 1.06.2026
2. Scheduled Claims List

D. Public Comment

E. Special Reports or Presentations

F. Old Business

G. New Business

1. Appointment of City Treasurer

Mayor Cullumber nominated Russ Harding, City Administrator for the appointment of the city treasurer.

Scott Lauridsen moved and Julie Constantinescu seconded to approve Russ Harding as city treasurer. Motion passes 5-0.

2. Approval of City Judge

Mayor Cullumber nominated Mack Curry for the city judge.

Mack introduced himself, he was appointed last year and hopes to continue this year.

Peter Wentz moved and Cory Venable seconded to approve Mack Curry as the city judge. Motion passes 5-0.

3. Appointment of City Attorney

Mayor Cullumber nominated Jessica Wortham for the city attorney.

Jessica introduced herself to the council and provided them with her resume and stated she would be honored to represent the City of Baldwin.

Scott Lauridsen thanked Jessica for her willingness to serve and asked if she had plans to accelerate her understanding of Kansas Municipal Law.

Jessica said that she has been in touch with the League of Kansas Municipalities for additional training opportunities and she has signed up for various classes as well as having other resources through networking that she can reach out to.

Jay King asked the mayor how many interviews he did for this position and asked to delay this appointment and put out an RFP to see if there were more people interested.

A long discussion between the council ensued.

Jay King moved and Cory Venable seconded to postpone the appointment until an RFP is done.

Motion failed 2-3. Julie Constantinescu-no, Scott Lauridsen-no and Peter Wentz-no. Julie Constantinescu agreed with Jay that going forward there should be a better policy in place.

Cory Venable moved and Peter Wentz seconded to accept Jessica Wortham as city attorney. Motion passes 4-1. Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Peter Wentz-yes, and Jay King-no.

4. Appointment of Police Chief

Mayor Cullumber nominated Mike Pattrick as Chief of Police.

Chief Pattrick thanked the council for the last 8 years as chief and said he hoped to continue forward.

Jay King moved and Peter Wentz seconded to approve Mike Pattrick as Police Chief. Motion passes 5-0.

5. Appointment of Fire Chief

Mayor Cullumber nominated Terry Baker as Fire Chief.

Chief Baker thanked the council for the last 9 years as chief and said he hopes to continue forward.

Peter Wentz moved and Julie Constantinescu seconded to approve Terry Baker as the fire chief of Baldwin City. Motion passes 5-0.

6. Appointment of City Clerk

Mayor Cullumber nominated Amara Packard as City Clerk.

Amara said she hoped to continue as City Clerk.

Jay King moved and Julie Constantinescu seconded to approve Amara Packard as City Clerk.

Motion passes 5-0.

7. Appointment of City Depositories

Mayor Cullumber suggests retaining Mid America Bank, Kansas State Bank, and Baldwin State Bank as the city depositories.

Cory Venable moved and Scott Lauridsen seconded to approve Baldwin State Bank, Kansas State Bank, and Mid America Bank as the city depositories. Motion passes 5-0.

8. Appointment of Budget and Finance Committee

Mayor Cullumber nominated Scott Lauridsen as chair, Peter Wentz, and Dave Hill as citizen seats for the Budget and Finance Committee.

Cory Venable stated, that as the only person being removed from a committee, that his 6 years of experience and dedication is something the city shouldn't want to lose, and does not want to be removed.

Mayor Cullumber explained that he feels that there should be overlapping so if neither of them run again in two years, there wouldn't be two brand new people having to learn it on their own. This allows for a current member to teach a new councilmember what they have learned over the years on this committee.

A long conversation continued.

Julie Constantinescu said that she has always felt, during her time as a councilmember, that a citizen representative should be a citizen of the City of Baldwin.

Scott Lauridsen moved and Julie Constantinescu seconded to appoint himself, Peter Wentz and Dave Hill to the finance committee. Motion passes 3-2. Jay King-no, and Cory Venable-no.

The new attorney stated that each individual person needed to be appointed and voted on.

Jay King moved and Peter Wentz seconded to approve Scott Lauridsen as the chair of the budget finance committee. Scott Lauridsen abstained. Motion passes 4-0.

Mayor Cullumber nominates Peter Wentz to the budget and finance committee.

Julie Constantinescu moved and Scott seconded to approve Peter Wentz on the budget and finance committee. Motion passes 2-1. Jay King-no. Peter Wentz and Cory Venable abstain.

Jay King moved and Peter Wentz seconded to approve Dave Hill as the citizen on the budget and finance committee. Motion passes 4-1. Julie Constantinescu-no.

9. Appointment of Community Development Committee

Mayor Cullumber nominated Cory Venable as the chair, Peter Wentz, and Brian Schultz as the citizen seat.

Jay King moved and Peter Wentz seconded to approve Cory Venable as the chair on the community development committee. Motion passes 4-0. Cory Venable abstained.

Cory Venable moved and Jay King seconded to approve Peter Wentz to the community development committee. Motion passes 4-0. Peter Wentz abstained.

Cory Venable moved and Peter Wentz seconded to approve Brian Schultz as the citizen on the community development committee. Motion passes 4-1. Julie Constantinescu-no.

10. Appointment of Public Safety Committee

Mayor Cullumber nominated Jay King as the chair, Cory Venable, and James Denney as the citizen seat.

Scott Lauridsen moved and Julie Constantinescu seconded to approve Jay King as the chair on the public safety committee. Motion passes 4-0. Jay King abstained.

Jay King moved and Julie Constantinescu seconded to approve Cory Venable to the public safety committee. Motion passes 4-0. Cory Venable abstained.

Jay King moved and Cory Venable seconded to approve James Denney as the citizen on the public safety committee. Motion passes 5-0.

11. Appointment of Public Works/Utilities Committee

Mayor Cullumber nominated Julie Constantinescu as the chair, Jay King, and Dan Riney as the citizen seat.

Jay King moved and Peter Wentz seconded to approve Julie Constantinescu as the chair of the public works/utilities committee. Motion passes 4-0. Julie Constantinescu abstained.

Cory Venable moved and Julie Constantinescu seconded to approve Jay King to the public works/utilities committee. Motion passes 4-0. Jay King abstained.

Julie Constantinescu moved and Peter Wentz seconded to approve Dan Riney as the citizen on the public works/utilities committee. Motion passes 5-0.

12. Appointment of Strategic Planning Committee

Mayor Cullumber nominated Scott Lauridsen as the chair of the strategic planning committee.

Julie Constantinescu moved and Jay King seconded to approve Scott Lauridsen for the strategic planning committee. Motion passes 4-0. Scott Lauridsen abstained.

Mayor Cullumber nominated Julie Constantinescu to the strategic planning committee.

Peter Wentz moved and Cory Venable seconded to approve Julie Constantinescu for the strategic planning committee. Motion passes 4-0. Julie Constantinescu abstained.

Scott Lauridsen announced that any citizen interested in being on that committee should reach out to Mayor Cullumber.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Cory Venable

- Reviewed 2025 utility ending reserve fund balances.
- Discussed 2026 utility rates
- Community form regarding utility rates is Feb. 3rd at 6:00 at Community Center.
- Went over the MCI

Next meeting 1/22/2026 at 10:00am, second floor of City Hall

2. Community Development - Cory Venable/Open

- Common Consumption

Next meeting will be 1/26/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Open/Jay King

Next meeting will be TBD at 4:00pm, second floor of City Hall

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

- 50 tons of salt was delivered for the winter season right before Christmas and will receive 50 tons more.
- PW crew installed 3 culverts at the property on Eisenhower St.
- Signage has been installed at the Heritage and Trailview subdivisions.
- City and Rec Dept staff met with Jackson pool to do a walk thru. They have agreed to do noted repairs.
- PW crew cleaned up at the Spring Creek Lake. Old pallets, bed springs and misc items were dumped on the west side of the lake.
- Repaired 2 broken water meters due to cold temps.
- Received notice from KDHE that the Heritage subdivision was applying for permitting to extend sanitary sewer into Phase II. Likely starting this spring.
- KC First Aid will begin servicing our med cabinets, truck kits and AED's. KC First Aid is about 50% of the price of the previous company that was being used.
- New Substation:
- Grounding grid, fencing and gravel has been completed.
- Auxiliary station power was installed along with the transfer switch, load center and some lighting. The high side breaker and the steel structure were installed.
- Mid States came to replace the switch that stuck during the extreme cold on the voltage regulator. The transformer had to be taken off line to complete the repair, so the power plant provided power for about 5 hours that day while repair was being made.
- Another meter at Baker wasn't being billed a demand charge for about a year and a half. A manual reading will be done on that meter until troubleshooting is completed. A scheduled audit will be done of all large customers' demand accounts to verify the accuracy of the billing.
- Evergy will be replacing all of the solar inverters with a different manufacturer's product.

Next meeting 2/12/2026 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

Next meeting TBD at 6:00pm, Community Center

Mayor Cullumber thanked Jay for doing a very nice job in that committee, clearly stating the position of the city in regards to finances etc.

I. City Administrator and Staff Comments

City Administrator Russ Harding just wanted to make sure that everyone watching was aware of the community forum on utilities on February 2nd, at 6:00 at the Community Center right before the council meeting.

J. Council & Mayor Comments

Councilmember Peter Wentz asked what types of communication has been done in regards to the

public forum.

Russ said the city has sent out mailers in the utility bills, facebook, website, and emails went out to those that have emailed utility bills.

The forum will be live streamed.

Jay King said that even though conversations got heated, that is what makes a healthy council. Each councilmember feels they are doing what is best for the citizens, and that is what is important. He expressed that he hopes no one takes anything personal this evening.

K. Executive Session

L. Adjourn

Julie Constantinescu moved and Jay King seconded to adjourn the regular meeting. Motion passes 5-0. Time: 8:16 p.m.

Attest:

Amara M. Packard
City Clerk

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
42537218	A & H HEAT/AIR							
	CHARGED MINI SPLIT SERVER ROOM		01.01.2520		355.00			
						355.00	68978	2/03/26
17QT-73WP-FF9F	AMAZON CAPITAL SERVICES							
	CLEANING WIPES		01.02.3680		11.46			
	NOTEBOOK		01.02.3110		2.79			
	CLEANER		01.02.3680		3.97			
	STENO NOTEBOOK		01.02.3110		7.19			
	NOTEBOOKS - 6 PACK		01.02.3110		8.87			
						34.28	41482410	2/03/26
1CND-GH6X-GQTR	BATTERY BOLTS		18.22.2540		18.99			
	STARTER		18.22.2540		266.95			
	BATTERY TERMINAL		18.22.2540		36.88			
	BATTERY CABLE		18.22.2540		85.99			
						408.81	41482410	2/03/26
1DYG-RHQW-NL61	MOWER REPAIRS		03.01.2530		92.50			
						92.50	41482410	2/03/26
1GGV-VGVT-HPVC	MAGNETIC FILE HOLDER		01.01.3110		23.99			
						23.99	41482410	2/03/26
1LC1-P1TK-GC69	120 TRASH BAGS - 18 GALLON		01.01.3680		45.98			
						45.98	41482410	2/03/26
1LFN-GRNP-LF61	PAPER BOWLS		01.02.3110		16.98			
	COFFEE		01.02.3110		39.90			
	PAPER TOWELS		01.02.3110		39.97			
						96.85	41482410	2/03/26
1M1C-H4VM-PWMK	KEYBOARD & MOUSE		01.01.3110		19.99			
	540 PAPER BOWLS		01.01.3110		51.10			
						71.09	41482410	2/03/26
1MM3-GQ1Y-M7M7	AA BATTERIES		01.02.3110		18.00			
	KLEENEX		01.02.3110		39.97			
	AAA BATTERIES		01.02.3110		13.20			
	MESH HOSE STRAINER		01.02.3800		14.59			
	GARDEN LEAD IN HOSE		01.02.3800		12.85			
						98.61	41482410	2/03/26
1R7L-KNRN-K9CT	PRINTER		01.02.3110		49.89			
						49.89	41482410	2/03/26
1UVQ-TKXT-NDDP	500 COUNT IBUPROFEN		01.01.3110		20.99			
						20.99	41482410	2/03/26
1WQ1-KCYY-69KY	MAYOR SIGNATURE STAMP		01.01.3110		10.77			
						10.77	41482410	2/03/26
1XKC-Y3GG-P9GF	3V BATTERIES		11.24.4006		27.30			
						27.30	41482410	2/03/26
6503826-12	ANIXTER INC							
	FUSES		11.25.4231		422.69			
						422.69	68979	2/03/26
6574033-04	STANDOFF, FIBERGLASS		40.24.2204.1120		1,633.18			
						1,633.18	68979	2/03/26
BT3464788	BAKER TILLY ADVISORY GROU							
	RETAINER FOR JAN 2026		01.01.2850		700.00			
	RETAINER FOR JAN 2026		11.26.2850		2,800.00			
	RETAINER FOR JAN 2026		12.11.2850		2,800.00			
	RETAINER FOR JAN 2026		18.21.2850		700.00			
						7,000.00	68980	2/03/26
	BALDWIN CITY CHAMBER OF							

2/03/2026 THRU 2/03/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
2329	BALDWIN CITY CHAMBER OF							
	2026 CHAMBER MEMBERSHIP	01.09.2850		5,000.00				
	2026 ECONOMIC DEVELOPMENT	01.09.2850		31,000.00				
						36,000.00	68981	2/03/26
2026 DISTRIBUTION #1	BALDWIN CITY LIBRARY BOAR							
	1/20/2026 DG CO TAX DISTR #1	02.01.5002		126,480.02				
						126,480.02	68982	2/03/26
NRP REBATE 2025	BALDWIN POWER WASH							
	NRP REBATE 2025	06.01.5500		3,206.00				
						3,206.00	68983	2/03/26
17164 FOR	BOB ALLEN FORD-OTTAWA							
	UNIT 52 - HOSE	01.05.2540		204.79				
						204.79	68984	2/03/26
NRP REBATE 2025	BOWERSOX FAMILY TRUST							
	NRP REBATE 2025	06.01.5500		4,315.42				
						4,315.42	68985	2/03/26
NRP REBATE 2025	BRINGUS, DIANE M							
	NRP REBATE 2025	06.01.5500		3,746.30				
						3,746.30	68986	2/03/26
S0039604	CCL SUPPLY, LLC							
	KC RED	01.05.3310		46.16				
	KC RED	01.02.3800		46.17				
						92.33	68987	2/03/26
STM_JAN2026_12345043	CINTAS CORP *NON-ELECTRC*							
	JAN_2026 UNIFORMS	01.02.3610		265.20				
	JAN_2026 TOWELS/MATS	01.02.2999		154.56				
						419.76	41482436	2/03/26
CITY HALL JAN 2026	CINTAS CORP - MATS							
	MAT SERVICE	01.01.2999		91.26				
						91.26	41482438	2/03/26
STM_JAN2026_12358637	CINTAS CORP:*ELECTRC ONLY							
	JAN_2026 ELEC. UNIFORMS	11.25.3610		512.64				
	JAN_2026 ELEC. SUPPLIES	11.24.2999		187.36				
						700.00	41482437	2/03/26
Y349430	CORE & MAIN - 084041 (EX)							
	BRASS SADDLES	12.12.3800		1,347.12				
						1,347.12	68988	2/03/26
X870299	CORE & MAIN - 253851 (TX)							
	METERS	11.25.4235		12,429.60				
						12,429.60	68989	2/03/26
Y406912	METERS	11.25.4235		532.93				
						532.93	68989	2/03/26
Y431592	METERS	11.25.4235		1,416.05				
						1,416.05	68989	2/03/26
NRP REBATE 2025	DARTING, DENNIS							
	NRP REBATE 2025	06.01.5500		3,038.13				
						3,038.13	68990	2/03/26
NRP REBATE 2025	EVANS, DAVID H							
	NRP REBATE 2025	06.01.5500		3,211.11				
						3,211.11	68991	2/03/26
4170	FLORY BOOKKEEPING SERVICE							
	JAN 2026 PAYROLL & A/P SERVICE	01.01.2850		1,260.00				
	JAN 2026 PAYROLL & A/P SERVICE	11.26.2850		1,470.00				

2/03/2026 THRU 2/03/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
IFNF21461	FLORY BOOKKEEPING SERVICE							
	JAN 2026 PAYROLL & A/P SERVICE		12.11.2850		1,470.00			
						4,200.00	68992	2/03/26
	FNF PETROLEUM							
	ON ROAD DIESEL		01.02.3530		1,611.79			
	ON ROAD DIESEL		12.12.3530		1,397.05			
	ON ROAD DIESEL		11.25.3530		2,611.44			
	ON ROAD DIESEL		11.24.3530		582.51			
	ON ROAD DIESEL		18.22.3530		2,411.51			
	ON ROAD DIESEL		01.04.3530		942.88			
	OFF ROAD DIESEL		01.02.3530		1,081.93			
	OFF ROAD DIESEL		01.03.3530		2,251.21			
	OFF ROAD DIESEL		12.12.3530		2,859.37			
	OFF ROAD DIESEL		03.01.3530		997.92			
	OFF ROAD DIESEL		11.25.3530		1,155.85			
	OFF ROAD DIESEL		11.24.3530		20.16			
	OFF ROAD DIESEL		18.22.3530		218.40			
PS200257905						18,142.02	68993	2/03/26
	FOLEY INDUSTRIES-18802							
	OIL,SEAL.COOLANT		11.24.2530		1,100.50			
						1,100.50	68994	2/03/26
IN-1934699	INLAND TRUCK PARTS							
	REPAIR-2008 FORD SUPER DUTY		01.05.2540		3,496.55			
NRP REBATE 2025						3,496.55	68995	2/03/26
	JOHNSON, DONALD B							
75443	NRP REBATE 2025		06.01.5500		4,118.56			
						4,118.56	68996	2/03/26
	KDHE-INFO REPORT H2O TEST							
	2025_Q4 TESTING		12.11.2202		690.00			
NRP REBATE 2025						690.00	68997	2/03/26
	KEITH, KATHLEEN							
20901	NRP REBATE 2025		06.01.5500		3,263.33			
						3,263.33	68998	2/03/26
49834	KMU							
	2026 Q1 SAFETY TRAINING		01.01.2140		550.62			
	2026 Q1 SAFETY TRAINING		01.02.2140		95.82			
	2026 Q1 SAFETY TRAINING		01.04.2140		125.26			
	2026 Q1 SAFETY TRAINING		01.05.2140		455.69			
	2026 Q1 SAFETY TRAINING		01.35.2140		125.26			
	2026 Q1 SAFETY TRAINING		11.24.2140		501.05			
	2026 Q1 SAFETY TRAINING		11.25.2140		626.02			
	2026 Q1 SAFETY TRAINING		11.26.2140		167.01			
	2026 Q1 SAFETY TRAINING		12.11.2140		340.04			
	2026 Q1 SAFETY TRAINING		18.21.2140		17.15			
						3,003.92	68999	2/03/26
	LAWRENCE HOSE							
	PLOW HOSE		01.02.3330		127.99			
49835						127.99	69000	2/03/26
	BIG SANDER		01.02.3330		100.93			
49839						100.93	69000	2/03/26
	PLOW HOSES		01.02.3330		119.07			
						119.07	69000	2/03/26
	LAWRENCE JOURNAL WORLD							

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME	GL ACCOUNT #	AMOUNT	PAYMENT	CHECK #	CHECK DATE
	REFERENCE			AMOUNT		
2026 SUBSCRIPTION	LAWRENCE JOURNAL WORLD 2026 SUBSCRIPTION	01.05.2721		116.16		
					116.16	69001 2/03/26
NRP REBATE 2025	LAWRENCE, LEDA C REV TRUS NRP REBATE 2025	06.01.5500		3,580.58		
					3,580.58	69002 2/03/26
54418029	LINDE GAS-0365: EXEMPT WELDING SUPPLIES	01.02.3320		132.20		
					132.20	69003 2/03/26
58507517	MCMASTER-CARR SUPPLY CO STEEL TUBING	11.24.2530		287.29		
					287.29	69004 2/03/26
1376102/1389673	NAFECO FIRE DEPT GEAR	01.05.3610		37.84		
					37.84	69005 2/03/26
IN0000666	NATIONAL SIGN COMPANY LLC SIGNS	01.02.3360		852.60		
					852.60	69006 2/03/26
NRP REBATE 2025	OEHLERT, LUKE NRP REBATE 2025 900 EAGLE RIDG	06.01.5500		3,076.72		
	NRP REBATE 2025 313 ELK RIDGE	06.01.5500		3,079.33		
					6,156.05	69007 2/03/26
8577779	ONE CHOICE HEATING & A/C SERVICE CALL/FURNACE	01.02.2520		150.00		
					150.00	69008 2/03/26
2660241146	PACE ANALYTICAL SERVICES, MONTHLY TESTING FEES	18.22.2202		916.00		
					916.00	41482439 2/03/26
NRP REBATE 2025	PATTERSON, DENNIS OR KALA NRP REBATE 2025	06.01.5500		1,822.24		
					1,822.24	69009 2/03/26
NRP REBATE 2025	PERRY, SHERI L NRP REBATE 2025	06.01.5500		3,260.03		
					3,260.03	69010 2/03/26
NRP REBATE 2025	REZAC, RANDALL & BRENDA NRP REBATE 2025	06.01.5500		5,977.30		
					5,977.30	69011 2/03/26
NRP REBATE 2025	S AND H PROPERTIES LLC NRP REBATE 2025	06.01.5500		291.60		
					291.60	69012 2/03/26
NRP REBATE 2025	SCHOOLHOUSE PARTNERS, LP NRP REBATE 2025	06.01.5500		10,299.28		
					10,299.28	69013 2/03/26
JAN 2026	SCHWARZ PEST MANAGEMENT SEMI ANNUAL SERVICE	01.05.2850		160.00		
					160.00	69014 2/03/26
1192	SENIOR RESOURCE CENTER DG BALDWIN SENIOR WHEELS	01.01.2850		4,000.00		
					4,000.00	69015 2/03/26
INV0647	SILAS TRUCKING LLC AB3 TO SUBSTATION	40.24.2204.1120		125.00		
					125.00	69016 2/03/26
INV0651	AB3 TO CITY & 1 TO SUBSTATION	40.24.2204.1120		312.50		
					312.50	69016 2/03/26

2/03/2026 THRU 2/03/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
NRP REBATE 2025	SWISHER FAMILY TRUST							
	NRP REBATE 2025		06.01.5500		11,986.56			
						11,986.56	69017	2/03/26
INV0014282574	US AUTOFORCE							
	TIRES		01.04.3350		1,263.00			
						1,263.00	41482440	2/03/26
NRP REBATE 2025	VAN HORN REVOCABLE FAMILY							
	NRP REBATE 2025		06.01.5500		3,870.36			
						3,870.36	69018	2/03/26
510750 1	VICTORY CDJR OF OTTAWA							
	UNIT 61 - SCREW/TAPPING HEX		01.05.2540		421.80			
						421.80	69019	2/03/26
NRP REBATE 2025	WAGNER, DIANE E							
	NRP REBATE 2025		06.01.5500		2,060.03			
						2,060.03	69020	2/03/26
8846	WELBORN SALES INC							
	GALVANIZED BANDS		01.02.3810		1,091.40			
						1,091.40	69021	2/03/26
NRP REBATE 2025	WELKER, MARK L							
	NRP REBATE 2025		06.01.5500		3,371.72			
						3,371.72	69022	2/03/26
NRP REBATE 2025	WILLIAMS, MERLE D							
	NRP REBATE 2025		06.01.5500		4,136.65			
						4,136.65	69023	2/03/26
						=====		
	REPORT TOTAL					312,663.81		

Council Meeting Dates 2026

2026 Holidays	
Thursday, January 01, 2026	New Year's Day
Monday, January 19, 2026	Martin Luther King Day
Monday, May 25, 2026	Memorial Day
Friday, June 19, 2026	Juneteenth
Friday, July 03, 2026	Independence Day (Non-PD)
Saturday, July 04, 2026	Independence Day (PD)
Monday, September 07, 2026	Labor Day
Wednesday, November 11, 2026	Veterans Day
Thursday, November 26, 2026	Thanksgiving Day
Friday, November 27, 2026	Day After Thanksgiving
Thursday, December 24, 2026	Christmas Eve
Friday, December 25, 2026	Christmas Day

Council Meeting Dates 2026

January						
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Council Meeting Dates 2026

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February						
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April						
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November						
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LEASE AGREEMENT

This Agreement is entered into between the City of Baldwin City, Kansas (the "City") and the Baldwin Business and Professional Women organization (BPW) for use of City owned property for the purpose of a Community Garden, whereby members of the public may pay a fee to the BPW for the privilege of using the property to grow vegetables, flowers, or other suitable plants in accordance with rules set forth by the BPW.

I. SCOPE

- A. The City of Baldwin City owns and operates the Oakwood Cemetery located at 400 Orange Street in Baldwin City, Kansas. The parcel at 400 Orange Street includes property that is platted into burial lots and spaces for cemetery operation, as well as property that is unplatted for cemetery use. This unplatted portion is north of the platted portion of the cemetery, which is bordered by Third Street to the east and a tree line/creek to the south, separating it from the platted portion of the cemetery.
- B. The BPW desires to lease up to one acre of said unplatted cemetery property from the City for the purposes of operating a Community Garden. The portion of said property (the "Property") deemed the subject of this Agreement shall be identified by markers placed by the city and is more particularly described as follows:

Portions of Lots 45, 46, 47, 48, 49, and 50 on Lincoln Street and the adjacent portions of the vacated Lincoln Street right-of-way as indicated on the original plat of the City of Baldwin City, Kansas.

- C. The City hereby grants the BPW authority to use, operate, insure and maintain the Property in a manner consistent with the public interest.

II. TERM

- A. The term of this agreement shall be for five (5) years commencing February 3, 2026 and terminating on February 2, 2031. The term may be extended or altered by mutual agreement of both parties.
- B. Either party may terminate this Agreement at any time by providing thirty (30) days written notice to the other party.
- C. The Property is leased at the rate of one (\$1.00) dollar per year, payable by January 31 of each year.

III. CONDITIONS

- A. The BPW shall provide appropriate liability insurance of not less than \$500,000 per occurrence and property & casualty insurance of not less than \$40,000 per occurrence to cover the full value of the Property. The City shall be a named insured on all policies.

- B. BPW shall be responsible for ordinary maintenance and repairs to the Property, including any vehicle access points and parking areas. The City will identify the location of the access point off of Third Street.
- C. The BPW shall be responsible for the cost of installing and maintaining all utility services serving the property, in particular water and electricity. The BPW shall establish and be responsible for any utility services that they require, and shall be billed on a monthly basis for such use.
- D. The City shall not be held responsible for the cost of any improvements made to the Property by BPW, including any such improvements required to make the facilities on the Property comply with the Americans with Disabilities Act or any other applicable federal, state or local regulation.
- E. Within the defined scope mentioned above, the BPW shall have full discretion as to the terms or conditions under which specific persons or groups may be granted use of the Property, provided that such discretion is exercised within the limits of any and all applicable federal, state or local laws or regulations.
- F. This Agreement is for the described property in "as-is" condition. The City does not warrant Property or its soil conditions as being suitable for any particular use.
- G. A rendering of the Property and the BPW's proposed initial layout of the Community Garden shall be made a part of this agreement. If the BPW wishes to add structures (greenhouses, tool sheds, etc.), specific authorization and coordination with the City shall be required, and this agreement shall be modified as necessary.
- H. The City acknowledges and approves of the BPW's intent to divide the Property into lots and sublease part or all of the Property to individuals desiring a place to grow vegetables, flowers, or other suitable plants. The BPW may not further assign or sublet this lease without the prior written consent of the City.

IN WITNESS HERE OF the parties have hereunto set their hands this 3rd day of February, 2026.

Russ Harding, City Administrator

Baldwin Business and Professional Women

Projects	Total City Cost	KDOT Reimbursement
US-56 Pedestrian Crossing Improvements	\$ 270,000.00	\$ 199,750.00
US-56 Corridor Mgm't. Project	\$ 2,603,000.00	\$ 2,000,000.00
Maple Leaf Trail Phase 2	\$ 267,500.00	
Police Building Overage	\$ 367,245.00	
Elm street overage	\$ 96,899.00	
Totals=	\$ 3,140,500.00	\$ 2,199,750.00
		\$ 940,750.00

DRAFT
City of Baldwin City, Kansas

General Obligation Temporary Notes, Series 2026
(the "Notes")

Schedule of Events

(As of: January 28, 2026)

February 2026							March 2026							April 2026						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
1	2	3	4	5	6	7	1	2	3	4	5	6	7				1	2	3	4
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15	16	17	18	19	20	21	15	16	17	18	19	20	21	12	13	14	15	16	17	18
22	23	24	25	26	27	28	22	23	24	25	26	27	28	19	20	21	22	23	24	25
							29	30	31					26	27	28	29	30		

May 2026							June 2026							July 2026						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
					1	2		1	2	3	4	5	6				1	2	3	4
3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11
10	11	12	13	14	15	16	14	15	16	17	18	19	20	12	13	14	15	16	17	18
17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31	
31																				

00 Holiday 00 Significant Action 00 FOMC Meeting

Date	Event	Responsible Party
<u>Week of February 16th</u>		
Wed., Feb. 18	Official Statement information request distributed.	Baker Tilly
<u>Week of March 2nd</u>		
Wed., Mar. 4	Official Statement information due back to Baker Tilly.	City Staff
<u>Week of March 9th</u>		
Tue., Mar. 10	Finalize Bond structure.	Baker Tilly
<u>Week of March 16th</u>		
Wed., Mar. 18	Draft of Preliminary Official Statement distributed for review.	Baker Tilly
<u>Week of March 23rd</u>		
Mon., Mar. 23	Draft Preliminary Official Statement and supporting documents sent to rating agency.	Baker Tilly
Wed., Mar. 25	Comments to Baker Tilly on first draft of Preliminary Official Statement.	City Staff Gilmore & Bell
<u>Week of March 30th</u>		
Mon., Mar. 30	Rating Conference conducted.	City Staff Baker Tilly S&P
Tue., Mar. 31	Pre-Sale Summary delivered to City.	Baker Tilly Gilmore & Bell

Date	Event	Responsible Party
<u>Week of April 6th</u>		
Tue., Apr. 7	City Council considers resolution authorizing the Note sale. (6:00 pm)	City Council
Thu., Apr. 9	Final draft of Preliminary Official Statement circulated for sign off.	City Staff Gilmore & Bell
<u>Week of April 13th</u>		
Wed., Apr. 15	Submit Notice of Bond Sale for publication in local newspaper and Kansas Register.	City Staff
<u>Week of April 20th</u>		
Fri., Apr. 24	Receipt of rating and rating report.	S&P
<u>Week of April 27th</u>		
Tue., Apr. 28	Distribution of Preliminary Official Statement (with rating on cover).	Baker Tilly
Tue., Apr. 28	Form of Award Resolution delivered to City.	Gilmore & Bell
<u>Week of May 4th</u>		
Tue., May. 5	Sales of the Notes and consideration of award by the City Council.	City Staff Baker Tilly
Thu., May. 7	Distribution of Final Official Statement.	Baker Tilly
<u>Week of May 18th</u>		
Thu., May. 21	Draft closing memorandum circulated for review.	Baker Tilly
<u>Week of May 25th</u>		
Tue., May. 26	Final closing memorandum distributed.	Baker Tilly
Thu., May. 28	Receipt of proceeds and settlement of the Notes.	All Parties

Baker Tilly Municipal Advisors, LLC is a registered municipal advisor and controlled subsidiary of Baker Tilly Advisory Group, LP. Baker Tilly Advisory Group, LP and Baker Tilly US, LLP, trading as Baker Tilly, operate under an alternative practice structure and are members of the global network of Baker Tilly International Ltd., the members of which are separate and independent legal entities. Baker Tilly US, LLP is a licensed CPA firm and provides assurance services to its clients. Baker Tilly Advisory Group, LP and its subsidiary entities provide tax and consulting services to their clients and are not licensed CPA firms. ©2025 Baker Tilly Municipal Advisors, LLC.