

**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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February 3rd, 2026
7:00 PM**



- 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 Patrick-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

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT		
				AMOUNT	CHECK #	CHECK DATE
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 NOTEBOOK CLEANER STENO NOTEBOOK NOTEBOOKS - 6 PACK	01.02.3680 01.02.3110 01.02.3680 01.02.3110 01.02.3110	11.46 2.79 3.97 7.19 8.87	34.28	41482410	2/03/26
1CND-GH6X-GQTR	BATTERY BOLTS STARTER BATTERY TERMINAL BATTERY CABLE	18.22.2540 18.22.2540 18.22.2540 18.22.2540	18.99 266.95 36.88 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 COFFEE PAPER TOWELS	01.02.3110 01.02.3110 01.02.3110	16.98 39.90 39.97	96.85	41482410	2/03/26
1M1C-H4VM-PWMK	KEYBOARD & MOUSE 540 PAPER BOWLS	01.01.3110 01.01.3110	19.99 51.10	71.09	41482410	2/03/26
1MM3-GQ1Y-M7M7	AA BATTERIES KLEENEX AAA BATTERIES MESH HOSE STRAINER GARDEN LEAD IN HOSE	01.02.3110 01.02.3110 01.02.3110 01.02.3800 01.02.3800	18.00 39.97 13.20 14.59 12.85	98.61	41482410	2/03/26
1R7L-KNRM-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 RETAINER FOR JAN 2026 RETAINER FOR JAN 2026 RETAINER FOR JAN 2026	01.01.2850 11.26.2850 12.11.2850 18.21.2850	700.00 2,800.00 2,800.00 700.00	7,000.00	68980	2/03/26
	BALDWIN CITY CHAMBER OF					

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT		
				AMOUNT	CHECK #	CHECK DATE
2329	BALDWIN CITY CHAMBER OF 2026 CHAMBER MEMBERSHIP 2026 ECONOMIC DEVELOPMENT	01.09.2850 01.09.2850	5,000.00 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 KC RED	01.05.3310 01.02.3800	46.16 46.17	92.33	68987	2/03/26
STM_JAN2026_12345043	CINTAS CORP *NON-ELECTRC* JAN_2026 UNIFORMS JAN_2026 TOWELS/MATS	01.02.3610 01.02.2999	265.20 154.56	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 JAN_2026 ELEC. SUPPLIES	11.25.3610 11.24.2999	512.64 187.36	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 JAN 2026 PAYROLL & A/P SERVICE	01.01.2850 11.26.2850	1,260.00 1,470.00			

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT		
				AMOUNT	CHECK #	CHECK DATE
	FLORY BOOKKEEPING SERVICE					
IFNFI21461	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			
PS200257905	OFF ROAD DIESEL	11.24.3530	20.16			
	OFF ROAD DIESEL	18.22.3530	218.40			
				18,142.02	68993	2/03/26
IN-1934699	FOLEY INDUSTRIES-18802					
	OIL, SEAL.COOLANT	11.24.2530	1,100.50			
NRP REBATE 2025	INLAND TRUCK PARTS					
	REPAIR-2008 FORD SUPER DUTY	01.05.2540	3,496.55			
75443	JOHNSON, DONALD B					
	NRP REBATE 2025	06.01.5500	4,118.56			
NRP REBATE 2025	KDHE-INFO REPORT H20 TEST					
	2025_Q4 TESTING	12.11.2202	690.00			
20901	KEITH, KATHLEEN					
	NRP REBATE 2025	06.01.5500	3,263.33			
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	BIG SANDER	01.02.3330	100.93			
	PLOW HOSES	01.02.3330	119.07			
49839	LAWRENCE JOURNAL WORLD					

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT		
				AMOUNT	CHECK #	CHECK DATE
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 NRP REBATE 2025 313 ELK RIDGE	06.01.5500 06.01.5500	3,076.72 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

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT		
				AMOUNT	CHECK #	CHECK DATE
NRP REBATE 2025	SWISHER FAMILY TRUST NRP REBATE 2025	06.01.5500	11,986.56			
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						
S	M	T	W	T	F	S
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4	5	6	7	8	9	10
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February						
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May						
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June						
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August						
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September						
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November						
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Council Meeting Dates 2026

January							
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July							
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August							
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September							
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November							
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December							
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27	28	29	30	31			

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 unplatte for cemetery use. This unplatte 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 unplatte 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	5	6	7
8	9	10	11	12	13	14	8	9	10	11	12	13	14	5	6	7	8	9	10	11
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		3	4	5	6		1	2	3	4		5	6
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
Week of February 16th		
Wed., Feb. 18	Official Statement information request distributed.	Baker Tilly
Week of March 2nd		
Wed., Mar. 4	Official Statement information due back to Baker Tilly.	City Staff
Week of March 9th		
Tue., Mar. 10	Finalize Bond structure.	Baker Tilly
Week of March 16th		
Wed., Mar. 18	Draft of Preliminary Official Statement distributed for review.	Baker Tilly
Week of March 23rd		
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
Week of March 30th		
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 publicaiton 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

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