

**City of Baldwin City**  
**Minutes**  
**Tuesday, April 7, 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: Peter Wentz, Cory Venable, Scott Lauridsen and Julie Constantinescu.

Also, attending: Russ Harding-City Administrator; Amara Packard-City Clerk; City Attorney-Jessica Wortham; Lynn Meador-Communications; Pat Toth-Community Development; Jeff Winkler-Power Plant Superintendent; Rob Culley-Public Works Director; and Chief Patrick-Police Department.

**B. Approval of Agenda**

Peter Wentz moved and Julie Constantinescu seconded to approve the agenda as presented. Motion carried with a vote of 4 yes and 0 no.

**C. Consent Agenda**

Scott Lauridsen moved and Julie Constantinescu seconded to approve the consent agenda as presented. Motion carried with a vote of 4 yes and 0 no.

1. Minutes 3.17.2026
2. Scheduled Claims List
3. Chamber-Third Friday
4. Baker University-Choir

**D. Public Comment**

**E. Special Reports or Presentations**

Proclamation-Arbor Day

Roger Boyd-510 3rd St.-told the council about the tree board, and how they have an Arbor Day celebration every year. They also plant four trees with the 5th graders as an educational piece.

The tree board will have their annual tree giveaway on May 2nd.

Mayor Cullumber read the Arbor Day Proclamation and proclaimed April 24th, 2026 as Arbor Day in Baldwin City.

**F. Old Business**

1. Bullpen Lease

Cory Venable recused himself.

Niki, owner of the Bullpen, thanked each of the council members that reached out to her since the last council meeting. She sent each of the council a proposal that she wanted them to consider. Niki asked for the base rent to be \$700.00 year 1, increasing 3% with a five year lease, if the city is adamant about adding in the property tax.

Jennifer Johanning-105 Dearborn St.-Jennifer made a vow to work in the town she lives in, and is employed by Niki. She said that Niki employs locals from Baldwin and they would be without a job if the Bullpen doesn't stay in Baldwin.

Josie Flory-commercial property owner in Baldwin City. She explained to the council that they charge their tenants triple net. That means they charge their tenants a base rent, along with another fee that covers the insurance, maintenance and property tax. Josie stated that she hopes the city and the Bullpen can find a resolution and agree on a lease as she supports them, but she also wants the council to respect other businesses in town and see it through their viewpoint. She asked the council to make an objective decision that is fair to everyone involved and shows their love and respect to all businesses.

Niki gave the council information she got from local business owners, and the structure of their rent.

Christopher O'Neil-134A Santa Fe Dr.-He stated that subsidies were brought up, and just last year, subsidies were given when they gave large discounts to the building permits. He supports the Bullpen. He says deals are being made, so there could be a deal made there too.

Kristen Manbeck- Niki's daughter-stated that she has been by her moms side since the start of the Bullpen, as well as the community. It provides a safe place and has become more of a family.

Don Bowers-215 Eisenhower St.-Last year he had to go to Australia and the Bullpen and its patrons got him the ticket.

Scott Lauridsen said in Budget and Finance they discussed making a standardized lease for the three properties the city leases out. He believes the city needs to give another 30 day extension for the city to do some more work on a triple net lease. Scott suggests approving a 30 day extension and working on a standardized triple net lease.

Mayor Cullumber read a letter from Councilman Jay King who was ill and couldn't attend the meeting. Jay does not feel the city should be in the leasing business and is in favor of raising the rent.

The other council members agreed with Jay King regarding the city being involved in the leasing business.

Niki agreed to a 30 day extension to allow the council to discuss a standardized lease further and how a triple net lease would work for all parties.

Council appointed Russ Harding as the point person for the tenants.

Scott Lauridsen moved and Peter Wentz seconded to extend the Bullpen lease for 30 days. Motion passes 4-0.

Mayor Cullumber thanked the audience for being so professional.

Cory Venable re-joined the council meeting.

## **G. New Business**

### **1. Resolution 2026-01 Project Bonding**

Matt Lawn with Baker Tilly went over the project bonding. This will include the US 56 pedestrian crossing improvements, the 56 corridor management improvement project, Maple Leaf Trail phase

two improvements, the completion of the police department building improvements, the Elm Street improvements, and the finishing of the community center.

Matt explained there will be two project approvals this evening, one to sell the temp notes, and to authorize the projects and the source of financing for them.

Scott Lauridsen moved and Peter Wentz seconded to adopt Resolution number 2026-01 as presented. Motion passes 4-0.

## 2. Resolution 2026-02 Sale of GO Bonds

This resolution approves the sale of the temporary notes and proceed with the financing process. It approves the competitive sale process and the presented offering documents. Council discussed bond ratings and how they come up with the rating with the financial advisor.

Cory Venable moved and Peter Wentz seconded to authorize the offering for sale of GEO temporary notes series 2026A for the City of Baldwin City, Resolution 2026-02. Motion passes 4-0.

## 3. Generator Capacity Discussion

Jeff Winkler-Power Plant Superintendent-asked to be on the agenda because he was made aware of some used generation that has become available. Jeff went over the city's capacity with the council so the newer members could be up to speed on where we currently sit, and what capacity means. Jeff explained that capacity is a huge deal. The town wouldn't know, but the city generated for 8 hours today while they replaced the metering point at 6th and Orange St.

## 4. CD renewal

The city has a CD that is up for renewal. We sent out a bid to the three local banks for a two year CD. Baldwin State Bank came in at 3.45%, Kansas State Bank came in at 3.75%, and Mid America Bank came in at 4.05%. Staff recommends approval for Mid America Bank at 4.05% for two years.

Peter Wentz moved and Cory Venable seconded to approve the CD renewal as stated. Motion passes 4-0.

## 5. Chip and Seal Bids

The city had the bid opening for the chip and seal, and only one company responded. Vance Brothers Construction came in at \$60,731.00 for the base bid, and \$30,400.00 for the add alternate. The city has worked with them before and has been happy with their work. Staff recommends approving Vance Brothers base and add alternate bid for the 2026 street maintenance project for a total of \$91,131.80.

Cory Venable moved and Julie Constantinescu seconded to approve the bid from Vance Brothers. Motion passes 4-0.

## H. Committee Reports

### 1. Budget and Finance - Scott Lauridsen/Peter Wentz

- Bullpen lease
- The Community Emergency Fund was there to talk about what they do and how they can help citizens.

- The library has a community resource navigator from United Way, every Monday from 2:00-4:00 to help people navigate resources and fill out paperwork.
- Parking lot adjacent to the golf course

Next meeting 4/10/2026 at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz

Next meeting will be 4/27/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Jay King/Cory Venable

Next meeting will be 4/14/2026 at 9:00am, second floor of City Hall

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

Next meeting 4/09/2026 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-Jay King/Julie Constantinescu

- Douglas County did not give the Lake Committee any grant money
- The committee has been working hard out at the old lake clearing paths and building bridges.
- Two other grants are in the works

Next meeting 4/7/2026 at 6:00pm, Executive Room at the Community Center

**I. City Administrator and Staff Comments**

**J. Council & Mayor Comments**

By right housing has passed. The city will have to upgrade to the 2018 building code. House bill 2745 is on the Governor's desk. We will have to wait and see if it gets signed.

Mayor Cullumber said he appreciates everyone this evening. It was a difficult situation where everyone is working hard trying to meet everyone's expectations.

Mayor Cullumber and City Administrator Russ Harding will be in Salina next Friday for a training put on by the League of Kansas Municipalities.

**K. Executive Session**

**L. Adjourn**

Julie Constantinescu moved and Peter Wentz seconded to adjourn the regular meeting. Motion passes 4-0. Time: 9:04 p.m.

Attest:

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Amara M. Packard  
City Clerk