

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
April 21st, 2026
7:00 PM



A. Call to Order-Mayor Gerald Cullumber

B. Approval of Agenda

C. Consent Agenda

1. Minutes 4.07.2026
2. Scheduled Claims List
3. Special Event-Touch A Truck
4. Special Event-BYOB 2026 BGA
5. Special Event-4th of July BGA
6. Special Event-Maple Leaf Festival
7. Special Event-Concert to raise money for Philanthropy-Zeta Chi Fraternity
8. Special Event-Baker Commencement

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

- Proclamation from Children's Advocacy Center
- Pool Report
- 1st Quarter Financials and Forecast by Baker Tilly
- Annual Review of the BGA operations

F. Old Business

1. Lease Agreement-Bullpen

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G. New Business

1. Recreation Commission Board Position

H. Council Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz
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, 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:

Amara M. Packard
City Clerk

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME	GL ACCOUNT #	AMOUNT	PAYMENT	CHECK #	CHECK DATE
	REFERENCE			AMOUNT		
161G-H36P-NCGH	AMAZON CAPITAL SERVICES RELAY	18.23.2530		22.15		
					22.15	41482670 4/21/26
1C4G-JLQ1-K4DM	COMPUTER MOUSE	01.02.3110		14.39		
	FRIDGE FILTER	01.02.3110		38.99		
	LYSOL	01.02.3110		5.97		
	WATER FOUNTAIN FILTER	01.02.3110		81.98		
					141.33	41482670 4/21/26
1FMG-QGVF-9RMV	BINDER	11.24.3110		28.66		
					28.66	41482670 4/21/26
1G1Q-TRMT-CMXM	RIVETS	01.02.3360		13.99		
					13.99	41482670 4/21/26
1GVL-TKJC-T6FP	PAPER TOWELS	11.24.3680		30.59		
					30.59	41482670 4/21/26
1KRG-DCR3-CFKD	DUAL MONITOR DESK MOUNT	01.01.3110		34.99		
					34.99	41482670 4/21/26
1PKJ-6RHM-C4PJ	ALUMINUM FOIL	01.02.3110		13.49		
	RIVETS	01.02.3360		13.99		
					27.48	41482670 4/21/26
1TK9-YCV4-KGXP	FILTERS	01.02.3110		12.00		
	TRASH BAGS	01.02.3110		56.99		
					68.99	41482670 4/21/26
1VKH-YD6W-QQ6X	KLEENEX	01.02.3110		14.44		
	COFFEE FILTERS	01.02.3110		2.42		
	PAPER TOWELS	01.02.3110		39.97		
	FUSES 5 AMP	01.02.2540		4.99		
	FUSES 20 AMP	01.02.2540		4.99		
	FUSES 15 AMP	01.02.2540		4.99		
	FUSES 10 AMP	01.02.2540		4.99		
					76.79	41482670 4/21/26
6721182-00	ANIXTER INC COMPOUND CONTAX OXIDE	11.25.4131		202.42		
					202.42	69180 4/21/26
6721182-01	SOCKETS 200A	11.25.4131		3,484.56		
	SOCKETS 320A	11.25.4131		5,577.60		
					9,062.16	69180 4/21/26
6736142-00	FITTINGS	40.24.2204.1120		1,111.62		
					1,111.62	69180 4/21/26
ACCT#3261_MAR2026	ARROWHEAD - 3261 TRUCK BED SPRAY	11.25.4239		16.92		
					16.92	69181 4/21/26
ACCT#3850_MAR2026	ARROWHEAD - 3850 ACCT#3850_BALDWIN POLICE DEPT	01.05.7999		29.99		
					29.99	69182 4/21/26
ACCT#6871_MAR2026	ARROWHEAD - 6871 POLY TUBE	18.22.2995		1.32		
	NABBER	18.22.2530		28.99		
	SUPPLIES	18.22.2520		89.11		
	TUBE	18.22.2520		329.85		
					449.27	69183 4/21/26
ACCT#6907_MAR2026	ARROWHEAD - 6907 SHOP SUPPLIES	01.02.3800		120.97		
	SHOP	01.02.3800		10.99		

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT	
	REFERENCE				AMOUNT	CHECK #
	ARROWHEAD - 6907					
		GAS CAN	03.01.3530	44.99		
		SHOP	01.02.3800	6.99		
		COMMUNITY CENTER	01.01.2520	3.58		
		THREAD TAPE	01.02.3800	4.47		
		HEX BRASS	01.02.3800	5.29		
		POOL SUPPLIES	01.06.3800	16.48		
		FASTENERS/GLUE	01.02.3800	22.81		
		DRILL BIT	01.06.3800	40.98		
		VALVE/PLUG	01.06.2530	33.97		
		TRAILER PINS	01.03.2530	12.58		
		SUPPLIES	01.03.3800	51.47		
		SUPPLIES	01.02.3800	10.00		
		SUPPLIES	01.02.2540	24.78		
		DRILL BITS/BOX/CVR/GRND TAP	01.02.3355	48.76		
					459.11	69185 4/21/26
	BALDWIN CITY MARKET					
ACCT #8 4/2/2026		144 BOTTLES OF WATER	01.04.3800	22.74		
					22.74	69186 4/21/26
	BENNETT BEAM CONSULTING					
0025		IT SERVICES 03/11/26-04/10/26	01.10.4012	8,190.00		
		IT SERVICES 03/11/26-04/10/26	11.26.4012	1,798.33		
		IT SERVICES 03/11/26-04/10/26	12.11.4012	1,798.33		
		IT SERVICES 03/11/26-04/10/26	18.21.4012	1,798.34		
		IT SERVICES 03/11/26-04/10/26	01.04.4012	65.00		
		IT SERVICES 03/11/26-04/10/26	01.05.4012	6,630.00		
		IT SERVICES 03/11/26-04/10/26	01.10.4010	694.10		
					20,974.10	69187 4/21/26
25-07		DIG COMMUNICATION 3/11-4/10/26	01.01.2850	2,027.50		
		DIG COMMUNICATION 3/11-4/10/26	01.05.2850	698.00		
					2,725.50	69187 4/21/26
	BG CONSULTANTS INC					
24-1147L#12		US-56 SIDEWALK KDOT COST SHARE	29.01.2999	7,355.00		
					7,355.00	69188 4/21/26
26-1084#2026-02		HERITAGE CONSTRUCTION OBSERVAT	01.09.4007	11,531.25		
		7026 CHIP SEAL BID DOCUMENTS	01.02.2850	2,437.50		
					13,968.75	69188 4/21/26
	BOB ALLEN FORD-OTTAWA					
17450		F350 TPMS	11.25.3530	83.62		
					83.62	69189 4/21/26
	CINTAS CORP *NON-ELECTRC*					
STM_MAR2026_12345043		UNIFORMS	01.02.3610	331.50		
		OTHER CONTRACTUAL SERVICES	01.02.2999	193.20		
					524.70	41482667 4/21/26
	CINTAS CORP - MATS					
4262162516/426367387		MAT SERVICE	01.05.2209	59.30		
					59.30	41482712 4/21/26
CITY HALL MAR 2025		MAT SERVICE	01.01.2999	133.87		
					133.87	41482663 4/21/26
	CINTAS CORP:*ELECTRC ONLY					
STM_MAR2026_600015		UNIFORMS	11.25.3610	640.80		
		OTHER CONBTRACTUAL SERVICES	11.24.2999	234.20		
					875.00	41482668 4/21/26
	CORE & MAIN - 084041 (EX)					

4/21/2026 THRU 4/21/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
Y770405	CORE & MAIN - 084041 (EX)							
	CABLE		12.12.4235	3,712.50				
	FLG ACC KIT		12.12.4235	63.84				
						3,776.34	69190	4/21/26
Q1 2026	CRIME STOPPERS OF DO. CO.							
	DO CO CRIME STOPPERS		01.07.2732	5.99				
						5.99	69191	4/21/26
SOLARPOWER_MAR2026	EVERGY - SOLAR							
	SOLAR POWER MAR 2026		11.27.2791	3,947.46				
						3,947.46	69192	4/21/26
2139-18026	FASTSIGNS							
	BLUE ENVELOPES / WINDOW DECALS		01.05.2331	500.96				
						500.96	69193	4/21/26
EMS3165	FRANKLIN COUNTY KS EMS							
	HEARTSAVER CPR AED ECARD		01.04.2140	157.50				
						157.50	69194	4/21/26
39259	HAWK WASH WINDOW CLEANING							
	WINDOW CLEANING @ POLICE DEPT		01.05.2521	231.50				
	WINDOW CLEANING @ COMM CENTER		27.01.2521	25.00				
						256.50	69195	4/21/26
39365	QUARTERLY WINDOW CLEANING							
			01.01.2521	417.38				
						417.38	69195	4/21/26
STM_MAR2026	JOHN DEERE FINANCIAL							
	MOWER REPAIR		01.02.2530	155.81				
						155.81	69196	4/21/26
6030152	KANSAS ONE-CALL SYS, INC							
	MAR 2026 LOCATE CALLS		11.26.2999	126.35				
	MAR 2026 LOCATE CALLS		12.11.2999	126.35				
						252.70	69197	4/21/26
BC_Q1 2026	KANSAS STATE TREASURER							
	Q1 2026 STATE ASSESSED FEES		01.07.2730	276.01				
						276.01	41482714	4/21/26
2026_Q1 TESTING	KDHE-INFO REPORT H2O TEST							
	2026_Q1 TESTING		12.11.2202	670.00				
						670.00	69198	4/21/26
U2525-01/24-1147#2	KINGS CONSTRUCTION CO INC							
	US-56 PEDESTRIAN CROSSING IMPR		29.01.2999	102,464.76				
						102,464.76	69199	4/21/26
2525-3-26	KMEA							
	SUBSTATION PROJECT MAR 2026		40.24.2204.1120	81,032.85				
						81,032.85	69200	4/21/26
21048	KMU							
	2026_Q2_APPRNT PRG B DOOLITTLE		11.25.2140	300.00				
						300.00	69201	4/21/26
21064	2026_Q2_APPRNT PRG J GEIST							
			11.25.2140	300.00				
						300.00	69201	4/21/26
4560-00003-0000	KOFO-AM							
	BALDWIN BBALL STATE 2026 3POIN		01.01.3900	225.00				
						225.00	69202	4/21/26
906551	MID WEST EXTERMINATORS OF							
	APRIL 2026 PEST SERVICE		01.02.2999	50.00				
						50.00	69203	4/21/26
	MIDWEST CONCRETE							

4/21/2026 THRU 4/21/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
739735	MIDWEST CONCRETE							
	2ND STOP/702 HIGH ST IN ALLEY		01.02.3800	472.50				
	2ND STOP/702 HIGH ST IN ALLEY		18.22.3800	1,500.00				
						1,972.50	69204	4/21/26
NAPA_MAR2026_PUB	NAPA-ALL LOCAL LOCATIONS							
	DEF		11.25.3530	31.56				
	F250 PADS		01.02.2540	25.48				
	F250 PADS		12.12.2540	25.48				
	F250 PADS		18.22.2540	25.48				
	TRAILER SEALS		01.03.2530	17.92				
	GREASE FITTING		03.01.2530	12.91				
	ANTI FREEZE		01.02.3530	37.92				
	2015 FORD EXPLORER/ALTERNATOR		01.05.2540	298.44				
	2013 FORD EXPLORER/BRAKE PADS		01.05.2540	66.71				
	PERMATEX		01.02.2540	19.99				
	BATTERY CABLE		01.02.2530	28.20				
	BATTERY		01.04.3350	254.23				
	HUB OIL		01.02.3530	38.10				
	FUSES		01.02.2530	3.50				
	WIPER BLADES		01.03.2530	30.98				
	LED 4" ROUND		01.03.2530	21.33				
	WIPER BLADES		01.05.3310	46.50				
	FD SPOTLIGHTS		01.04.4810	75.25				
	DEF		01.02.3530	31.56				
	CONNECTOR/PARKS		01.03.2540	6.51				
	CREEPER		01.02.2540	57.40				
	BRAKE HOSE/ADDTL FEE FOR EXCH		01.02.2540	17.35				
	BRAKE HOSE/PARKS		01.03.2540	50.29				
	LED 4" LAMP		01.03.2530	40.28				
						1,263.37	41482713	4/21/26
87116	NORRIS EQUIPMENT CO LLC							
	FUEL HOSE		03.01.2530	23.98				
						23.98	69205	4/21/26
STMT_MAR2026_PUB	O'REILLY AUTO PARTS							
	ZACKS TRUCK		11.25.3350	168.99				
	RELAY FOR RANGER		11.24.2540	12.06				
						181.05	41482717	4/21/26
374611	OTTAWA SANITATION SERVICE							
	MAR2026 BILLING:TRASH&RECYCLG		24.01.2491	38,189.96				
	MAR2026 BILLING:TRASH&RECYCLG		24.01.2492	4,669.55				
						42,859.51	69206	4/21/26
374612	OTTAWA SANITATION SERVICE							
	MAR2026 BILLING:TRASH&RECYCLG		01.01.2495	238.46				
	MAR2026 BILLING:TRASH&RECYCLG		01.02.2495	263.35				
	MAR2026 BILLING:TRASH&RECYCLG		01.03.2495	176.63				
	MAR2026 BILLING:TRASH&RECYCLG		01.04.2495	76.90				
	MAR2026 BILLING:TRASH&RECYCLG		01.05.2495	39.00				
	MAR2026 BILLING:TRASH&RECYCLG		01.06.2495	25.37				
	MAR2026 BILLING:TRASH&RECYCLG		03.01.2495	22.20				
	MAR2026 BILLING:TRASH&RECYCLG		11.24.2495	417.78				
	MAR2026 BILLING:TRASH&RECYCLG		18.22.2495	325.82				
						1,585.51	69206	4/21/26
2660244604	PACE ANALYTICAL SERVICES,							
	MONTHLY TESTING FEES		18.22.2202	300.00				
						300.00	41482669	4/21/26

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT			
	REFERENCE				AMOUNT	CHECK #	CHECK DATE	
MAR1/51044643	PARKSON CORPORATION							
	GEARMOTOR/WHEELS-10" & 18"	18.22.2530		5,840.00				
					5,840.00	69207	4/21/26	
91390	PROTECTIVE EQUIPMENT TEST							
	RUBBER GOODS TESTING FEES	11.25.2202		1,362.80				
					1,362.80	69208	4/21/26	
MAR 2026	ROYAL CLEANERS							
	MARCH 2026 DRY CLEANING	01.05.3630		45.33				
					45.33	69209	4/21/26	
716622	RUESCHOFF COMMUNICATIONS							
	MAR 2026 ANSWER SRVC CALLS	11.25.2500		99.50				
	MAR 2026 ANSWER SRVC CALLS	12.11.2500		99.50				
					199.00	69210	4/21/26	
904063348	STATE CHEMICAL SOLUTIONS							
	WORK LIGHT	18.22.3550		206.78				
					206.78	69211	4/21/26	
243195	TFMCOMM INC							
	REMOVE EQUIP FROM HARDING VEHI	01.01.2850		480.00				
					480.00	69212	4/21/26	
MAR 2026 AP0681	UMB-CARD SERVICES							
	NOTARY FOR AFONJA	01.01.3110		25.00				
	LIVESTREAM SOFTWARE CITY HALL	01.01.4010		96.00				
	FAIRFIELD INN & SUITES	01.01.2170		157.48				
	FAIRFIELD INN & SUITES	01.01.2170		290.26				
	CUSTODIAL SUPPLIES WALMART	01.01.3680		124.91				
	BIRTHDAY LUNCH @ CITY HALL	01.01.2450		59.60				
	PACKARD MAR 2026 UMB CHARGES	01.10.4010		29.99				
	NOTARY FOR PACKARD	01.01.3110		25.00				
	ANNUAL FAX FOR CITY HALL	01.01.2500		103.33				
	ANNUAL FAX FOR COURT	01.07.2500		103.33				
	ANNUAL FAX FOR PUBLIC WORKS	01.02.2500		103.33				
	SCRUBBING BUBBLES	01.01.3680		7.47				
	WALL CALENDAR	01.01.3110		9.99				
	12 ROLLS PAPER TOWELS	01.01.3680		19.97				
					1,155.66	41482645	4/21/26	
MAR 2026 RH0699	BUSINESS CARDS FOR TOTL	01.35.3110		29.25				
	BUSINESS CARDS HARDING/WORTHAM	01.01.3110		58.49				
	14 HARD DRIVES:CITY HALL SERVE	01.10.4010		5,646.46				
	NOTICE IN LJWORLD 4/14/26	01.01.2330		85.58				
	MAPLE MAGAZINE #8	01.01.2850		1,500.00				
	JAN 2026 MAPLE NEWSPAPER	01.01.2330		500.00				
	FEB 2026 MAPLE NEWSPAPER	01.01.2330		500.00				
	MAR 2026 MAPLE NEWSPAPER	01.01.2330		500.00				
					8,819.78	41482645	4/21/26	
MAR 2026 TB0459	GAMBINOS PIZZA 3/2/2026	01.04.2170		32.18				
					32.18	41482645	4/21/26	
UMB_MAR2026_JM0491	COFFEE CREAMER	01.05.3110		6.14				
					6.14	41482645	4/21/26	
UMB_MAR2026_JW0574	MENARDS-CONDUIT	11.24.2520		30.96				
	MENARDS-CONDUIT/COUPLR/BUSHING	11.24.2520		334.65				
	MENARDS-SUPPLIES	11.24.2520		233.78				
	MENARDS-SUPPLIES	11.24.2610		302.74				
	HARBOR FREIGHT-MEMBERSHIP 2YR	11.24.3355		44.99				

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
		UMB-CARD SERVICES						
		MENARDS-SUPPLIES	11.24.2520	220.89				
		GUAGES	11.24.2530	616.00				
		LJS	01.00.0090	13.32				
					1,797.33	41482645	4/21/26	
UMB_MAR2026_KJ0392		HOTEL SPILLMAN CONFERENCE	01.05.2170	443.25				
		ESU REGISTRATION	01.05.3900	50.00				
					493.25	41482645	4/21/26	
UMB_MAR2026_KW0525		WALMART-FOOD	01.02.2450	186.78				
					186.78	41482645	4/21/26	
UMB_MAR2026_MR1483		KTA TOLLS	01.05.3310	10.42				
		952 NOTARY	01.05.2850	25.00				
		VIN FORMS	01.05.3110	400.00				
		POSTAGE	01.05.2150	2.09				
					437.51	41482645	4/21/26	
UMB_MAR2026_PM0715		WALMART	11.25.2520	98.14				
		WALMART	11.25.2540	92.26				
					190.40	41482645	4/21/26	
UMB_MAR2026_RB0566		THE DEPOT / MEAL	01.05.2170	16.48				
		WINGSTOP / MEAL	01.05.2170	17.29				
					33.77	41482645	4/21/26	
UMB_MAR2026_RC9015		HARBOR FREIGHT-TRUCK SUPPLIES	01.02.3800	109.90				
					109.90	41482645	4/21/26	
UMB_MAR2026_SD1836		STRUT BRACKETS	01.02.2540	87.58				
		ADOBE	01.10.4010	19.99				
					107.57	41482645	4/21/26	
UMB_MAR2026_SG0673		MCDONALDS-MEAL	18.22.2140	21.46				
		PUMPHOUSE-MEAL	18.22.2140	46.72				
		QUICKTRIP-FUEL	18.22.3530	75.16				
		DQ-MEAL	18.22.2140	27.38				
		COURTYARD-LODGING	18.22.2140	83.74				
		COURTYARD-LODGING	18.22.2140	51.60				
					306.06	41482645	4/21/26	
UMB_MAR2026_SY0723		CERTIFIED MAIL	01.35.2150	11.26				
					11.26	41482645	4/21/26	
UMB_MAR2026_TA0582		TIRES FOR PD	01.05.3350	1,091.49				
		FRANKLIN CO TRANSFER STATION	01.02.3350	26.20				
		FRANKLIN CO TRANSFER STATION	11.25.3350	26.20				
		DIGGER HYD FITTINGS	11.25.2530	126.23				
		ROADIE DELIVERY	01.00.0090	52.31				
		SPARE TAMPER FITTINGS	11.25.2530	55.79				
		TOWING FOR RANGER	11.24.2540	104.00				
		SPRAY HOSE	01.02.2530	48.99				
		SPRAY HOSE	12.12.2530	48.99				
		SPRAY HOSE	18.22.2530	48.98				
		SPRAY HOSE	11.25.2530	48.98				
					1,678.16	41482645	4/21/26	
UMB_MAR2026_TZ6342		CORD	01.05.3110	9.81				
					9.81	41482645	4/21/26	
INV0015252266		US AUTOFORCE						
		UNIT 52 TIRES	01.05.3350	932.00				
					932.00	41482711	4/21/26	
		VORTEX OPTICS						

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		AMOUNT	PAYMENT		
	REFERENCE	GL ACCOUNT #		AMOUNT	CHECK #	CHECK DATE
QUOTE# 19682	VORTEX OPTICS BINOCULARS X3	01.05.4810	899.97			
				899.97	69213	4/21/26
200200	WEIS FIRE AND SAFETY EQUI 3 COUNT 25 FT FIRE HOSES	01.04.4810	495.00			
				495.00	69214	4/21/26
200250	F-500 5 GAL ENCAPSULATOR AGENT	01.04.4810	540.00			
				540.00	69214	4/21/26
4269840	WILLIS TOWERS WATSON MIDW COMMERCIAL PROP: BLACK JACK	01.01.2410	7.14-			
	COMMERCIAL PROP: BLACK JACK	01.02.2410	13.71-			
	COMMERCIAL PROP: BLACK JACK	01.03.2410	9.95-			
	COMMERCIAL PROP: BLACK JACK	01.04.2410	16.29-			
	COMMERCIAL PROP: BLACK JACK	01.05.2410	15.88-			
	COMMERCIAL PROP: BLACK JACK	01.06.2410	4.96-			
	COMMERCIAL PROP: BLACK JACK	02.01.2410	6.62-			
	COMMERCIAL PROP: BLACK JACK	03.01.2410	2.56-			
	COMMERCIAL PROP: BLACK JACK	11.24.2410	60.30-			
	COMMERCIAL PROP: BLACK JACK	11.25.2410	42.56-			
	COMMERCIAL PROP: BLACK JACK	11.26.2410	.11-			
	COMMERCIAL PROP: BLACK JACK	12.11.2410	20.78-			
	COMMERCIAL PROP: BLACK JACK	18.21.2410	23.91-			
	COMMERCIAL PROP: BLACK JACK	01.35.2410	1.83-			
				226.60-	69218	4/21/26
4270951	REVERASAL OF STAX ITEM	01.01.2410	9.45-			
	REVERASAL OF STAX ITEM	01.02.2410	18.15-			
	REVERASAL OF STAX ITEM	01.03.2410	13.17-			
	REVERASAL OF STAX ITEM	01.04.2410	21.57-			
	REVERASAL OF STAX ITEM	01.05.2410	21.03-			
	REVERASAL OF STAX ITEM	01.06.2410	6.57-			
	REVERASAL OF STAX ITEM	02.01.2410	8.76-			
	REVERASAL OF STAX ITEM	03.01.2410	3.39-			
	REVERASAL OF STAX ITEM	11.24.2410	79.83-			
	REVERASAL OF STAX ITEM	11.25.2410	56.34-			
	REVERASAL OF STAX ITEM	11.26.2410	.15-			
	REVERASAL OF STAX ITEM	12.11.2410	27.51-			
	REVERASAL OF STAX ITEM	18.21.2410	31.65-			
	REVERASAL OF STAX ITEM	01.35.2410	2.43-			
				300.00-	69218	4/21/26
4293296	CYBERSECURITY:4/1/26-4/1/27	01.01.2410	328.77			
	CYBERSECURITY:4/1/26-4/1/27	01.02.2410	631.44			
	CYBERSECURITY:4/1/26-4/1/27	01.03.2410	458.18			
	CYBERSECURITY:4/1/26-4/1/27	01.04.2410	750.42			
	CYBERSECURITY:4/1/26-4/1/27	01.05.2410	731.63			
	CYBERSECURITY:4/1/26-4/1/27	01.06.2410	228.57			
	CYBERSECURITY:4/1/26-4/1/27	02.01.2410	304.76			
	CYBERSECURITY:4/1/26-4/1/27	03.01.2410	117.94			
	CYBERSECURITY:4/1/26-4/1/27	11.24.2410	2,777.28			
	CYBERSECURITY:4/1/26-4/1/27	11.25.2410	1,960.07			
	CYBERSECURITY:4/1/26-4/1/27	11.26.2410	5.22			
	CYBERSECURITY:4/1/26-4/1/27	12.11.2410	957.07			
	CYBERSECURITY:4/1/26-4/1/27	18.21.2410	1,101.10			
	CYBERSECURITY:4/1/26-4/1/27	01.35.2410	84.54			
				10,436.99	69218	4/21/26

CLAIMS BY VENDOR

4/21/2026 THRU 4/21/2026

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
					=====	
REPORT TOTAL					337,761.05	

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		AMOUNT	PAYMENT		
	REFERENCE	GL ACCOUNT #		AMOUNT	CHECK #	CHECK DATE
161G-H36P-NCGH	AMAZON CAPITAL SERVICES RELAY	18.23.2530	22.15			
				22.15	41482670	4/21/26
1C4G-JLQ1-K4DM	COMPUTER MOUSE	01.02.3110	14.39			
	FRIDGE FILTER	01.02.3110	38.99			
	LYSOL	01.02.3110	5.97			
	WATER FOUNTAIN FILTER	01.02.3110	81.98			
				141.33	41482670	4/21/26
1FMG-QGVF-9RMV	BINDER	11.24.3110	28.66			
				28.66	41482670	4/21/26
1G1Q-TRMT-CMXM	RIVETS	01.02.3360	13.99			
				13.99	41482670	4/21/26
1GVL-TKJC-T6FP	PAPER TOWELS	11.24.3680	30.59			
				30.59	41482670	4/21/26
1KRG-DCR3-CFKD	DUAL MONITOR DESK MOUNT	01.01.3110	34.99			
				34.99	41482670	4/21/26
1PKJ-6RHM-C4PJ	ALUMINUM FOIL	01.02.3110	13.49			
	RIVETS	01.02.3360	13.99			
				27.48	41482670	4/21/26
1TK9-YCV4-KGXP	FILTERS	01.02.3110	12.00			
	TRASH BAGS	01.02.3110	56.99			
				68.99	41482670	4/21/26
1VKH-YD6W-QQ6X	KLEENEX	01.02.3110	14.44			
	COFFEE FILTERS	01.02.3110	2.42			
	PAPER TOWELS	01.02.3110	39.97			
	FUSES 5 AMP	01.02.2540	4.99			
	FUSES 20 AMP	01.02.2540	4.99			
	FUSES 15 AMP	01.02.2540	4.99			
	FUSES 10 AMP	01.02.2540	4.99			
				76.79	41482670	4/21/26
6721182-00	ANIXTER INC COMPOUND CONTAX OXIDE	11.25.4131	202.42			
				202.42	69180	4/21/26
6721182-01	SOCKETS 200A	11.25.4131	3,484.56			
	SOCKETS 320A	11.25.4131	5,577.60			
				9,062.16	69180	4/21/26
6736142-00	FITTINGS	40.24.2204.1120	1,111.62			
				1,111.62	69180	4/21/26
ACCT#3261_MAR2026	ARROWHEAD - 3261 TRUCK BED SPRAY	11.25.4239	16.92			
				16.92	69181	4/21/26
ACCT#3850_MAR2026	ARROWHEAD - 3850 ACCT#3850_BALDWIN POLICE DEPT	01.05.7999	29.99			
				29.99	69182	4/21/26
ACCT#6871_MAR2026	ARROWHEAD - 6871 POLY TUBE	18.22.2995	1.32			
	NABBER	18.22.2530	28.99			
	SUPPLIES	18.22.2520	89.11			
	TUBE	18.22.2520	329.85			
				449.27	69183	4/21/26
ACCT#6907_MAR2026	ARROWHEAD - 6907 SHOP SUPPLIES	01.02.3800	120.97			
	SHOP	01.02.3800	10.99			

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT	
	REFERENCE				AMOUNT	CHECK #
	ARROWHEAD - 6907					
		GAS CAN	03.01.3530	44.99		
		SHOP	01.02.3800	6.99		
		COMMUNITY CENTER	01.01.2520	3.58		
		THREAD TAPE	01.02.3800	4.47		
		HEX BRASS	01.02.3800	5.29		
		POOL SUPPLIES	01.06.3800	16.48		
		FASTENERS/GLUE	01.02.3800	22.81		
		DRILL BIT	01.06.3800	40.98		
		VALVE/PLUG	01.06.2530	33.97		
		TRAILER PINS	01.03.2530	12.58		
		SUPPLIES	01.03.3800	51.47		
		SUPPLIES	01.02.3800	10.00		
		SUPPLIES	01.02.2540	24.78		
		DRILL BITS/BOX/CVR/GRND TAP	01.02.3355	48.76		
					459.11	69185 4/21/26
ACCT #8 4/2/2026	BALDWIN CITY MARKET					
		144 BOTTLES OF WATER	01.04.3800	22.74		
					22.74	69186 4/21/26
0025	BENNETT BEAM CONSULTING					
		IT SERVICES 03/11/26-04/10/26	01.10.4012	8,190.00		
		IT SERVICES 03/11/26-04/10/26	11.26.4012	1,798.33		
		IT SERVICES 03/11/26-04/10/26	12.11.4012	1,798.33		
		IT SERVICES 03/11/26-04/10/26	18.21.4012	1,798.34		
		IT SERVICES 03/11/26-04/10/26	01.04.4012	65.00		
		IT SERVICES 03/11/26-04/10/26	01.05.4012	6,630.00		
		IT SERVICES 03/11/26-04/10/26	01.10.4010	694.10		
					20,974.10	69187 4/21/26
25-07	DIG COMMUNICATION 3/11-4/10/26		01.01.2850	2,027.50		
		DIG COMMUNICATION 3/11-4/10/26	01.05.2850	698.00		
					2,725.50	69187 4/21/26
24-1147L#12	BG CONSULTANTS INC					
		US-56 SIDEWALK KDOT COST SHARE	29.01.2999	7,355.00		
					7,355.00	69188 4/21/26
26-1084#2026-02	HERITAGE CONSTRUCTION OBSERVAT		01.09.4007	11,531.25		
		7026 CHIP SEAL BID DOCUMENTS	01.02.2850	2,437.50		
					13,968.75	69188 4/21/26
17450	BOB ALLEN FORD-OTTAWA					
		F350 TPMS	11.25.3530	83.62		
					83.62	69189 4/21/26
STM_MAR2026_12345043	CINTAS CORP *NON-ELECTRC*					
		UNIFORMS	01.02.3610	331.50		
		OTHER CONTRACTUAL SERVICES	01.02.2999	193.20		
					524.70	41482667 4/21/26
4262162516/426367387	CINTAS CORP - MATS					
		MAT SERVICE	01.05.2209	59.30		
					59.30	41482712 4/21/26
CITY HALL MAR 2025	MAT SERVICE		01.01.2999	133.87		
					133.87	41482663 4/21/26
STM_MAR2026_600015	CINTAS CORP:*ELECTRC ONLY					
		UNIFORMS	11.25.3610	640.80		
		OTHER CONBTRACTUAL SERVICES	11.24.2999	234.20		
					875.00	41482668 4/21/26
	CORE & MAIN - 084041 (EX)					

4/21/2026 THRU 4/21/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
Y770405	CORE & MAIN - 084041 (EX)							
	CABLE		12.12.4235	3,712.50				
	FLG ACC KIT		12.12.4235	63.84				
						3,776.34	69190	4/21/26
Q1 2026	CRIME STOPPERS OF DO. CO.							
	DO CO CRIME STOPPERS		01.07.2732	5.99				
						5.99	69191	4/21/26
SOLARPOWER_MAR2026	EVERGY - SOLAR							
	SOLAR POWER MAR 2026		11.27.2791	3,947.46				
						3,947.46	69192	4/21/26
2139-18026	FASTSIGNS							
	BLUE ENVELOPES / WINDOW DECALS		01.05.2331	500.96				
						500.96	69193	4/21/26
EMS3165	FRANKLIN COUNTY KS EMS							
	HEARTSAVER CPR AED ECARD		01.04.2140	157.50				
						157.50	69194	4/21/26
39259	HAWK WASH WINDOW CLEANING							
	WINDOW CLEANING @ POLICE DEPT		01.05.2521	231.50				
	WINDOW CLEANING @ COMM CENTER		27.01.2521	25.00				
						256.50	69195	4/21/26
39365	QUARTERLY WINDOW CLEANING							
			01.01.2521	417.38				
						417.38	69195	4/21/26
STM_MAR2026	JOHN DEERE FINANCIAL							
	MOWER REPAIR		01.02.2530	155.81				
						155.81	69196	4/21/26
6030152	KANSAS ONE-CALL SYS, INC							
	MAR 2026 LOCATE CALLS		11.26.2999	126.35				
	MAR 2026 LOCATE CALLS		12.11.2999	126.35				
						252.70	69197	4/21/26
BC_Q1 2026	KANSAS STATE TREASURER							
	Q1 2026 STATE ASSESSED FEES		01.07.2730	276.01				
						276.01	41482714	4/21/26
2026_Q1 TESTING	KDHE-INFO REPORT H2O TEST							
	2026_Q1 TESTING		12.11.2202	670.00				
						670.00	69198	4/21/26
U2525-01/24-1147#2	KINGS CONSTRUCTION CO INC							
	US-56 PEDESTRIAN CROSSING IMPR		29.01.2999	102,464.76				
						102,464.76	69199	4/21/26
2525-3-26	KMEA							
	SUBSTATION PROJECT MAR 2026		40.24.2204.1120	81,032.85				
						81,032.85	69200	4/21/26
21048	KMU							
	2026_Q2_APPRNT PRG B DOOLITTLE		11.25.2140	300.00				
						300.00	69201	4/21/26
21064	2026_Q2_APPRNT PRG J GEIST							
			11.25.2140	300.00				
						300.00	69201	4/21/26
4560-00003-0000	KOFO-AM							
	BALDWIN BBALL STATE 2026 3POIN		01.01.3900	225.00				
						225.00	69202	4/21/26
906551	MID WEST EXTERMINATORS OF							
	APRIL 2026 PEST SERVICE		01.02.2999	50.00				
						50.00	69203	4/21/26
	MIDWEST CONCRETE							

4/21/2026 THRU 4/21/2026

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		CHECK #	CHECK DATE
	REFERENCE				AMOUNT			
	MIDWEST CONCRETE							
739735	2ND STOP/702 HIGH ST IN ALLEY		01.02.3800		472.50			
	2ND STOP/702 HIGH ST IN ALLEY		18.22.3800		1,500.00			
						1,972.50	69204	4/21/26
	NAPA-ALL LOCAL LOCATIONS							
NAPA_MAR2026_PUB	DEF		11.25.3530		31.56			
	F250 PADS		01.02.2540		25.48			
	F250 PADS		12.12.2540		25.48			
	F250 PADS		18.22.2540		25.48			
	TRAILER SEALS		01.03.2530		17.92			
	GREASE FITTING		03.01.2530		12.91			
	ANTI FREEZE		01.02.3530		37.92			
	2015 FORD EXPLORER/ALTERNATOR		01.05.2540		298.44			
	2013 FORD EXPLORER/BRAKE PADS		01.05.2540		66.71			
	PERMATEX		01.02.2540		19.99			
	BATTERY CABLE		01.02.2530		28.20			
	BATTERY		01.04.3350		254.23			
	HUB OIL		01.02.3530		38.10			
	FUSES		01.02.2530		3.50			
	WIPER BLADES		01.03.2530		30.98			
	LED 4" ROUND		01.03.2530		21.33			
	WIPER BLADES		01.05.3310		46.50			
	FD SPOTLIGHTS		01.04.4810		75.25			
	DEF		01.02.3530		31.56			
	CONNECTOR/PARKS		01.03.2540		6.51			
	CREEPER		01.02.2540		57.40			
	BRAKE HOSE/ADDTL FEE FOR EXCH		01.02.2540		17.35			
	BRAKE HOSE/PARKS		01.03.2540		50.29			
	LED 4" LAMP		01.03.2530		40.28			
						1,263.37	41482713	4/21/26
	NORRIS EQUIPMENT CO LLC							
87116	FUEL HOSE		03.01.2530		23.98			
						23.98	69205	4/21/26
	O'REILLY AUTO PARTS							
STMT_MAR2026_PUB	ZACKS TRUCK		11.25.3350		168.99			
	RELAY FOR RANGER		11.24.2540		12.06			
						181.05	41482717	4/21/26
	OTTAWA SANITATION SERVICE							
374611	MAR2026 BILLING:TRASH&RECYCLG		24.01.2491		38,189.96			
	MAR2026 BILLING:TRASH&RECYCLG		24.01.2492		4,669.55			
						42,859.51	69206	4/21/26
374612	MAR2026 BILLING:TRASH&RECYCLG		01.01.2495		238.46			
	MAR2026 BILLING:TRASH&RECYCLG		01.02.2495		263.35			
	MAR2026 BILLING:TRASH&RECYCLG		01.03.2495		176.63			
	MAR2026 BILLING:TRASH&RECYCLG		01.04.2495		76.90			
	MAR2026 BILLING:TRASH&RECYCLG		01.05.2495		39.00			
	MAR2026 BILLING:TRASH&RECYCLG		01.06.2495		25.37			
	MAR2026 BILLING:TRASH&RECYCLG		03.01.2495		22.20			
	MAR2026 BILLING:TRASH&RECYCLG		11.24.2495		417.78			
	MAR2026 BILLING:TRASH&RECYCLG		18.22.2495		325.82			
						1,585.51	69206	4/21/26
	PACE ANALYTICAL SERVICES,							
2660244604	MONTHLY TESTING FEES		18.22.2202		300.00			
						300.00	41482669	4/21/26

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT			
	REFERENCE				AMOUNT	CHECK #	CHECK DATE	
MAR1/51044643	PARKSON CORPORATION							
	GEARMOTOR/WHEELS-10" & 18"	18.22.2530		5,840.00				
					5,840.00	69207	4/21/26	
91390	PROTECTIVE EQUIPMENT TEST							
	RUBBER GOODS TESTING FEES	11.25.2202		1,362.80				
					1,362.80	69208	4/21/26	
MAR 2026	ROYAL CLEANERS							
	MARCH 2026 DRY CLEANING	01.05.3630		45.33				
					45.33	69209	4/21/26	
716622	RUESCHOFF COMMUNICATIONS							
	MAR 2026 ANSWER SRVC CALLS	11.25.2500		99.50				
	MAR 2026 ANSWER SRVC CALLS	12.11.2500		99.50				
					199.00	69210	4/21/26	
904063348	STATE CHEMICAL SOLUTIONS							
	WORK LIGHT	18.22.3550		206.78				
					206.78	69211	4/21/26	
243195	TFMCOMM INC							
	REMOVE EQUIP FROM HARDING VEHI	01.01.2850		480.00				
					480.00	69212	4/21/26	
MAR 2026 AP0681	UMB-CARD SERVICES							
	NOTARY FOR AFONJA	01.01.3110		25.00				
	LIVESTREAM SOFTWARE CITY HALL	01.01.4010		96.00				
	FAIRFIELD INN & SUITES	01.01.2170		157.48				
	FAIRFIELD INN & SUITES	01.01.2170		290.26				
	CUSTODIAL SUPPLIES WALMART	01.01.3680		124.91				
	BIRTHDAY LUNCH @ CITY HALL	01.01.2450		59.60				
	PACKARD MAR 2026 UMB CHARGES	01.10.4010		29.99				
	NOTARY FOR PACKARD	01.01.3110		25.00				
	ANNUAL FAX FOR CITY HALL	01.01.2500		103.33				
	ANNUAL FAX FOR COURT	01.07.2500		103.33				
	ANNUAL FAX FOR PUBLIC WORKS	01.02.2500		103.33				
	SCRUBBING BUBBLES	01.01.3680		7.47				
	WALL CALENDAR	01.01.3110		9.99				
	12 ROLLS PAPER TOWELS	01.01.3680		19.97				
					1,155.66	41482645	4/21/26	
MAR 2026 RH0699	BUSINESS CARDS FOR TOTL	01.35.3110		29.25				
	BUSINESS CARDS HARDING/WORTHAM	01.01.3110		58.49				
	14 HARD DRIVES:CITY HALL SERVE	01.10.4010		5,646.46				
	NOTICE IN LJWORLD 4/14/26	01.01.2330		85.58				
	MAPLE MAGAZINE #8	01.01.2850		1,500.00				
	JAN 2026 MAPLE NEWSPAPER	01.01.2330		500.00				
	FEB 2026 MAPLE NEWSPAPER	01.01.2330		500.00				
	MAR 2026 MAPLE NEWSPAPER	01.01.2330		500.00				
					8,819.78	41482645	4/21/26	
MAR 2026 TB0459	GAMBINOS PIZZA 3/2/2026	01.04.2170		32.18				
					32.18	41482645	4/21/26	
UMB_MAR2026_JM0491	COFFEE CREAMER	01.05.3110		6.14				
					6.14	41482645	4/21/26	
UMB_MAR2026_JW0574	MENARDS-CONDUIT	11.24.2520		30.96				
	MENARDS-CONDUIT/COUPLR/BUSHING	11.24.2520		334.65				
	MENARDS-SUPPLIES	11.24.2520		233.78				
	MENARDS-SUPPLIES	11.24.2610		302.74				
	HARBOR FREIGHT-MEMBERSHIP 2YR	11.24.3355		44.99				

CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		GL ACCOUNT #	AMOUNT	PAYMENT		
	REFERENCE				AMOUNT	CHECK #	CHECK DATE
		UMB-CARD SERVICES					
		MENARDS-SUPPLIES	11.24.2520	220.89			
		GUAGES	11.24.2530	616.00			
		LJS	01.00.0090	13.32			
					1,797.33	41482645	4/21/26
UMB_MAR2026_KJ0392		HOTEL SPILLMAN CONFERENCE	01.05.2170	443.25			
		ESU REGISTRATION	01.05.3900	50.00			
					493.25	41482645	4/21/26
UMB_MAR2026_KW0525		WALMART-FOOD	01.02.2450	186.78			
					186.78	41482645	4/21/26
UMB_MAR2026_MR1483		KTA TOLLS	01.05.3310	10.42			
		952 NOTARY	01.05.2850	25.00			
		VIN FORMS	01.05.3110	400.00			
		POSTAGE	01.05.2150	2.09			
					437.51	41482645	4/21/26
UMB_MAR2026_PM0715		WALMART	11.25.2520	98.14			
		WALMART	11.25.2540	92.26			
					190.40	41482645	4/21/26
UMB_MAR2026_RB0566		THE DEPOT / MEAL	01.05.2170	16.48			
		WINGSTOP / MEAL	01.05.2170	17.29			
					33.77	41482645	4/21/26
UMB_MAR2026_RC9015		HARBOR FREIGHT-TRUCK SUPPLIES	01.02.3800	109.90			
					109.90	41482645	4/21/26
UMB_MAR2026_SD1836		STRUT BRACKETS	01.02.2540	87.58			
		ADOBE	01.10.4010	19.99			
					107.57	41482645	4/21/26
UMB_MAR2026_SG0673		MCDONALDS-MEAL	18.22.2140	21.46			
		PUMPHOUSE-MEAL	18.22.2140	46.72			
		QUICKTRIP-FUEL	18.22.3530	75.16			
		DQ-MEAL	18.22.2140	27.38			
		COURTYARD-LODGING	18.22.2140	83.74			
		COURTYARD-LODGING	18.22.2140	51.60			
					306.06	41482645	4/21/26
UMB_MAR2026_SY0723		CERTIFIED MAIL	01.35.2150	11.26			
					11.26	41482645	4/21/26
UMB_MAR2026_TA0582		TIRES FOR PD	01.05.3350	1,091.49			
		FRANKLIN CO TRANSFER STATION	01.02.3350	26.20			
		FRANKLIN CO TRANSFER STATION	11.25.3350	26.20			
		DIGGER HYD FITTINGS	11.25.2530	126.23			
		ROADIE DELIVERY	01.00.0090	52.31			
		SPARE TAMPER FITTINGS	11.25.2530	55.79			
		TOWING FOR RANGER	11.24.2540	104.00			
		SPRAY HOSE	01.02.2530	48.99			
		SPRAY HOSE	12.12.2530	48.99			
		SPRAY HOSE	18.22.2530	48.98			
		SPRAY HOSE	11.25.2530	48.98			
					1,678.16	41482645	4/21/26
UMB_MAR2026_TZ6342		CORD	01.05.3110	9.81			
					9.81	41482645	4/21/26
INV0015252266		US AUTOFORCE					
		UNIT 52 TIRES	01.05.3350	932.00			
					932.00	41482711	4/21/26
		VORTEX OPTICS					

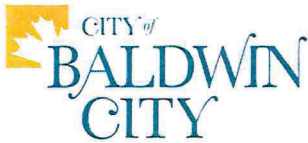
CLAIMS BY VENDOR

INVOICE NUMBER	VENDOR NAME		AMOUNT	PAYMENT		
	REFERENCE	GL ACCOUNT #		AMOUNT	CHECK #	CHECK DATE
QUOTE# 19682	VORTEX OPTICS BINOCULARS X3	01.05.4810	899.97			
				899.97	69213	4/21/26
200200	WEIS FIRE AND SAFETY EQUI 3 COUNT 25 FT FIRE HOSES	01.04.4810	495.00			
				495.00	69214	4/21/26
200250	F-500 5 GAL ENCAPSULATOR AGENT	01.04.4810	540.00			
				540.00	69214	4/21/26
4269840	WILLIS TOWERS WATSON MIDW COMMERCIAL PROP: BLACK JACK	01.01.2410	7.14-			
	COMMERCIAL PROP: BLACK JACK	01.02.2410	13.71-			
	COMMERCIAL PROP: BLACK JACK	01.03.2410	9.95-			
	COMMERCIAL PROP: BLACK JACK	01.04.2410	16.29-			
	COMMERCIAL PROP: BLACK JACK	01.05.2410	15.88-			
	COMMERCIAL PROP: BLACK JACK	01.06.2410	4.96-			
	COMMERCIAL PROP: BLACK JACK	02.01.2410	6.62-			
	COMMERCIAL PROP: BLACK JACK	03.01.2410	2.56-			
	COMMERCIAL PROP: BLACK JACK	11.24.2410	60.30-			
	COMMERCIAL PROP: BLACK JACK	11.25.2410	42.56-			
	COMMERCIAL PROP: BLACK JACK	11.26.2410	.11-			
	COMMERCIAL PROP: BLACK JACK	12.11.2410	20.78-			
	COMMERCIAL PROP: BLACK JACK	18.21.2410	23.91-			
	COMMERCIAL PROP: BLACK JACK	01.35.2410	1.83-			
				226.60-	69218	4/21/26
4270951	REVERASAL OF STAX ITEM	01.01.2410	9.45-			
	REVERASAL OF STAX ITEM	01.02.2410	18.15-			
	REVERASAL OF STAX ITEM	01.03.2410	13.17-			
	REVERASAL OF STAX ITEM	01.04.2410	21.57-			
	REVERASAL OF STAX ITEM	01.05.2410	21.03-			
	REVERASAL OF STAX ITEM	01.06.2410	6.57-			
	REVERASAL OF STAX ITEM	02.01.2410	8.76-			
	REVERASAL OF STAX ITEM	03.01.2410	3.39-			
	REVERASAL OF STAX ITEM	11.24.2410	79.83-			
	REVERASAL OF STAX ITEM	11.25.2410	56.34-			
	REVERASAL OF STAX ITEM	11.26.2410	.15-			
	REVERASAL OF STAX ITEM	12.11.2410	27.51-			
	REVERASAL OF STAX ITEM	18.21.2410	31.65-			
	REVERASAL OF STAX ITEM	01.35.2410	2.43-			
				300.00-	69218	4/21/26
4293296	CYBERSECURITY:4/1/26-4/1/27	01.01.2410	328.77			
	CYBERSECURITY:4/1/26-4/1/27	01.02.2410	631.44			
	CYBERSECURITY:4/1/26-4/1/27	01.03.2410	458.18			
	CYBERSECURITY:4/1/26-4/1/27	01.04.2410	750.42			
	CYBERSECURITY:4/1/26-4/1/27	01.05.2410	731.63			
	CYBERSECURITY:4/1/26-4/1/27	01.06.2410	228.57			
	CYBERSECURITY:4/1/26-4/1/27	02.01.2410	304.76			
	CYBERSECURITY:4/1/26-4/1/27	03.01.2410	117.94			
	CYBERSECURITY:4/1/26-4/1/27	11.24.2410	2,777.28			
	CYBERSECURITY:4/1/26-4/1/27	11.25.2410	1,960.07			
	CYBERSECURITY:4/1/26-4/1/27	11.26.2410	5.22			
	CYBERSECURITY:4/1/26-4/1/27	12.11.2410	957.07			
	CYBERSECURITY:4/1/26-4/1/27	18.21.2410	1,101.10			
	CYBERSECURITY:4/1/26-4/1/27	01.35.2410	84.54			
				10,436.99	69218	4/21/26

CLAIMS BY VENDOR

4/21/2026 THRU 4/21/2026

INVOICE NUMBER	VENDOR NAME REFERENCE	GL ACCOUNT #	AMOUNT	PAYMENT AMOUNT	CHECK #	CHECK DATE
						=====
						337,761.05
	REPORT TOTAL					



SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: 2/25/24

Name of contact person SHARA STEPHENSON

Phone 785-248-4350

Email youthservices@baldwin.lib.ks.us

Name of Sponsoring Business or Organization (if different than above)

Baldwin City Public Library

Address or location of event High st between 6th & 7th st.

Describe the **type of event** proposed Family Learning Event

Date(s) of proposed event: June 27th

Hours of operation: 10 am - 12 pm

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary. First responder & city vehicles on display to educate children

Attendance: Total anticipated attendance: Persons 7100 Vehicles _____

Electrical - does your event require electricity? No Yes (if yes, show location(s) on map)

Barricades - does your event require street closure? No Yes (if yes, show location(s) on map)

Trash: How will trash be managed? Provide Own Trash Receptacles

Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms 0

Company to place/remove _____

Company contact info _____

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

No Yes – Flyers Yes – Newspapers Yes – Radio/TV (*Please attach copy*)

RESOLUTION NO. 2026-03

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BALDWIN CITY KANSAS APPROVING A WAIVER FROM ARTICLE 5, SECTION 3 OF THE CODE OF THE CITY OF BALDWIN CITY AT THE REQUEST OF THE BALDWIN GOLF ASSOCIATION FOR THE PURPOSES OF SPECIAL EVENTS

WHEREAS, Article 5, Section 3 of the Code of the City of Baldwin City states that it shall be unlawful for any person to sell or serve any Alcoholic Liquor at any special event within the city without first obtaining a local special event permit; and

WHEREAS, Baldwin Golf Association has requested a waiver from said provision in favor of regular daily and seasonal BGA activities-BYOB events to be held throughout the year of 2026.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Baldwin City, Kansas, that:

Section 1.

The City deems a waiver of Article 5, Section 3 of the Code of the City of Baldwin City in favor of regular, daily, and seasonal BGA activities-BYOB, is in the best interest of the City.

Section 2.

This waiver shall be in effect from 6:00 a.m. to 12:00 a.m., April 22nd, 2026 to December 31st 2026.

Section 3.

Special event permits, which allow the consumption of alcohol, may be issued pursuant to Article 5, Section 3 of the Code of the City of Baldwin City.

ADOPTED AND APPROVED by the Governing Body of City of Baldwin City, Kansas on this 21st day of April, 2026.

APPROVED:

Gerald Cullumber, Mayor

Attest:

Amara M. Packard
City Clerk

RESOLUTION NO. 2026-04

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BALDWIN CITY KANSAS APPROVING A WAIVER FROM ARTICLE 5, SECTION 3 OF THE CODE OF THE CITY OF BALDWIN CITY AT THE REQUEST OF THE BALDWIN GOLF ASSOCIATION FOR THE PURPOSES OF SPECIAL EVENTS

WHEREAS, Article 5, Section 3 of the Code of the City of Baldwin City states that it shall be unlawful for any person to sell or serve any Alcoholic Liquor at any special event within the city without first obtaining a local special event permit; and

WHEREAS, Baldwin Golf Association has requested a waiver from said provision in favor of the Fourth of July celebration to be held June 27th, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Baldwin City, Kansas, that:

Section 1.

The City deems a waiver of Article 5, Section 3 of the Code of the City of Baldwin City in favor of the Baldwin Golf Association for the Fourth of July celebration, is in the best interest of the City.

Section 2.

Section 3.

This waiver shall be in effect from 3:00 p.m. to 11:00 p.m., June 27th, 2026.

Special event permits, which allow the consumption of alcohol, may be issued pursuant to Article 5, Section 3 of the Code of the City of Baldwin City.

ADOPTED AND APPROVED by the Governing Body of the City of Baldwin City, Kansas on this 21st day of April, 2026.

APPROVED:

Gerald Cullumber, Mayor

Attest:

Amara M. Packard
City Clerk



SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: April 10, 2026

Name of contact person Mike Curran, Samantha Cheek

Phone Curran (785-760-1306 Cheek 214-558-1129

Email mikegcurran110@gmail.com txcheeks@hotmail.com

Name of Sponsoring Business or Organization *(if different than above)*

Address or location of event Maple Leaf Festival 8th street between Ames and Indiana, High Street between 6th and 9th
CHAPEL BETWEEN 7th and 8th

Describe the type of event proposed Arts and craft show

Date(s) of proposed event: October 17th and 18th, 2026

Hours of operation: Oct 17th 9 am - 6 pm, Oct 18th 9 am - 5 pm

Please describe the **details** of your event in the space provided below. Attach additional sheets if necessary

Buying and Selling Crafts and Food.

Attendance: Total anticipated attendance: Persons 35,000 Vehicles 15000

Electrical - does your event require electricity? ~~No~~ Yes (if yes, show location(s) on map)

Barricades - does your event require street closure? ~~No~~ Yes (if yes, show location(s) on map)

Trash: How will trash be managed? Provide Own Trash Receptacles

Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms ⁶⁸ _____

Company to place/remove Anderson Rental

Company contact info 785-843-2044

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

As per past years, depends on vendors. 10x10 tents, temporary buildings, music on Sullivan Square, etc.

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

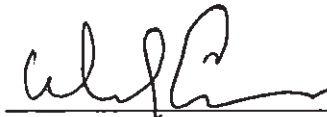
No Yes – Flyers Yes – Newspapers Yes – Radio/TV (*Please attach copy*)

REQUIRED DOCUMENTS CHECK LIST:

- Completed Application**
- Map** - Attach a map showing street(s) and location of the event as described above.
- Insurance coverage** – Applications for all events *held on public property and/or assisted by the City of Baldwin City must* be accompanied by a Certificate of Insurance identifying the City as "Additional Insured." Proof of liability and bodily injury insurance coverage at a minimum amount of \$500,000.00 combined single limit per occurrence with a minimum aggregate limit of \$1,000,000 is required. Insurance certificates must reference the event to be held and be dated within 30 days of the event. Contact City Clerk Packard at apackard@baldwincity.gov or call 785.594.6427 to confirm if applicable to your event.
- Non-Profit:** Fee's may be waived by the City Administrator if a letter showing non-profit status is included with application.
- Application fees:** \$100.00
- Utility fees:** If electric service is requested, a fee of \$25.00 plus the cost of electricity used will be assessed.
- Applicants must complete a utility card in advance and include with the application.
- Alcohol:** If alcohol is to be served or sold a copy of the *approved KSDR Form ABC-830 Temporary Permit Application and Agreement* on file with the City Clerk.

I certify that the information contained in and attached to this application is correct, and I agree to abide by the terms of the Code of the City of Baldwin City, Kansas, which regulate special events, and by the specific terms and stipulations of this permit.

By signing this application, the applicants for a Special Event Permit agree to hold the City of Baldwin City and its employees harmless for any and all claims, lawsuits, or liability including attorney fees, costs allegedly arising out of loss, damages, or injury to person or person's property occurring during the course of or pertaining to the Special Event caused by the conduct of employees or agents of applicants.

Applicants Signature:  Co-Chair Maple Leaf Festival Committee

Applications for a special event filed after thirty (30) days prior to the event may not be considered

Maple Leaf Festival Application 2026:

Electrical: We will need all electrical outlets turned on downtown, including the additional electrical pole installed at the alley on 7th street between High and Grove. Also the outlets associated with the city parking lot west of the Mason's lodge.

Barricades: Wooden barricades should be put out in the same places as they have been put out in the past. The city workers should have those locations.

Water barricades: 6 at 6th and High; 4 at 8th and Indiana; 6 at the city parking lot by the Masons; 2 in the alley across the street from the Masons; 5 at 8th and Baker; 5 at 7th and Chapel street; 2 in the alley south of Baldwin State bank; and 2 in the alley south of the Bull Pen.

Trash cans: Please have the city workers put out the trash cans in the same locations as they always have. Boy Scouts will manage the trash during the festival. Ottawa Sanitation will provide and dump the dumpsters.

Structures: Specifically, a 30 foot by 50 foot tent will be erected on Sullivan Square to house the music tent. This is rented from the Knights of Columbus. They have the map of the location of where the stakes can go from previous years. Seating is provided by putting 2 by 12s across strawbales.

Signs: Video boards, managed by the Police Department, will be set on 56 highway, one on the east side of town and one on the west side of town.

Publicity: Radio interviews will be conducted at the request of the radio stations.

Several letters are attached outlining the specifics of where barricades, no parking signs, handicapped parking signs, one way signs, etc are located.

RESOLUTION No. 2026-05

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF BALDWIN CITY
KANSAS APPROVING A WAIVER FORM SETION 12-210(b) OF THE CITY CODE AT THE
REQUEST OF THE MAPLE LEAF FESTIVAL PLANNING ASSOCIATION

WHEREAS, Section 13-210(b) of the City Code prohibits the use of sidewalks or street right-of-way for the purpose of displaying or offering for sale wares, goods, merchandise, or other items; and

WHEREAS, the Maple Leaf Festival Committee has requested a waiver from said provision in favor of the 69th Annual Maple Leaf Festival to be held on October 17 & 18, 2026.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Baldwin City, Kansas:

- Section 1. The city deems a waiver of Section 13-210(b) of the City Code in favor of the Maple Leaf Festival Committee is in the best interest of the city.
- Section 2. This waiver shall be in effect from 6:00 p.m. Friday, October 16, 2026, through 6:00 p.m. on Sunday, October 18, 2026.

ADOPTED AND APPROVED by the Governing Body of the City of Baldwin
City, Kansas on this _____ day of _____, 2026.

APPROVED:

Gerald Cullumber, Mayor

ATTEST:

Amara Pachard, City Clerk

RESOLUTION NO. 2026-06

A RESOLUTION ADOPTING A TEMPORARY PARKING AND TRAFFIC PLAN IN THE CITY OF BALDWIN CITY, KANSAS, IN ORDER TO ACCOMMODATE THE 2026 MAPLE LEAF FESTIVAL

WHEREAS, the 2026 Maple Leaf Festival is scheduled for Saturday, October 17, 2026, and Sunday, October 18, 2026, and

WHEREAS, the Maple Leaf Festival typically attracts many visitors to Baldwin City, requiring for the careful planning of traffic flow and parking to ensure the safety and accessibility of the general public, including our guests; and

WHEREAS, the Maple Leaf Festival Committee has submitted a request for specific temporary parking and traffic restrictions and regulations.

NOW, THEREFORE, BE IT RESOLVED by the Governing Body of the City of Baldwin City, Kansas:

Section 1. All special provisions in this Resolution are of a temporary nature and shall only be in effect from 6:00 p.m. Friday, October 16, 2026, through 5:00 p.m. Sunday, October 18, 2026, unless otherwise noted.

Section 2. General Provisions.

1. On-street parking shall be prohibited in areas where parking is currently prohibited by permanent signage, except on Ninth Street.
2. "NO PARKING" on 5th Street north of High Street for a distance that will allow room for a bus to turn off of High Street onto 5th Street.
3. On-street parking shall be prohibited on the south side of named streets from Ames Street to Orange Street.
4. On-street parking shall be prohibited on the east side of numbered streets from First Street through Eleventh Street.
5. On-street parking shall be prohibited on Eighth Street from Ames Street to Indiana Street on both sides of the street.
6. On-street parking shall be prohibited on both sides of Baker Street from Fifth Street to Eighth Street Saturday, October 17, 2026, only from 6 am to 2 pm.
7. On street parking shall be prohibited on Chapel Street from 6th Street to 8th Street on both sides of the street.
8. On-street parking shall be prohibited on Baker Street on both sides of the street between 8th Street and 10th Street.

9. Where permanent signage does not exist, temporary signage will be placed for the duration of the event in order to accommodate the above provisions. The City has provided sufficient temporary sign posts, and the Maple Leaf Festival Committee shall provide sufficient temporary signage to provide the same level of signage for temporary restrictions as that present for permanent restrictions on each affected block.
10. The space required to allow the large fire engine to turn onto the narrower residential streets has been measured. This space at each corner shall be marked off, using yellow "No Parking" tape on sign posts, to prevent parking.
11. In the rare instance that a fire hydrant is present on the north side of a named street or the east side of a numbered street, the yellow tape shall be used to mark a clear space in front of the hydrant, to facilitate fire department access if needed.
- 12. Traffic will be directed one way north on Tenth Street and one way south on Ninth Street. A "Do Not Enter" sign shall be affixed to the barricade in front of the southbound lane of tenth Street at Ames in an effort to provide better compliance.**
13. Traffic will be directed one way south on Seventh Street for one block between Chapel and Dearborn Streets to align traffic flow with the Maple Leaf Festival tram route.
14. Traffic will be directed one way west on Baker Street from 8th Street to 10th Street to allow for buses to travel on their bus route safely.

Section 3. Provisions for Vendor Parking.

1. Vendor parking shall be in the 800 block of Baker, Chapel, Dearborn, Elm, Fremont, Grove and Indiana.
2. These areas will be barricaded and manned at both ends of each block, with admission only for residents of said blocks and vendors. Vendors have been issued parking tags to show for admittance to the designated areas. Residents may show identification or point out their destination house.

Section 4. Provisions for Handicapped Parking.

1. Handicapped parking shall be designated on Grove Street, between Sixth and Eighth Streets. This area shall be secured by manned barricades at Sixth, Seventh, and Eighth Streets.
2. The North half of the Baker University parking lot immediately to the east of the Methodist Church shall be designated as handicapped parking and the south half of the lot shall be designated postal service and music tent parking. Entry to the lot shall be controlled by a monitor.

3. An additional handicapped area shall be designated on Indiana Street between Sixth Street and Ninth Streets, to include the perpendicular parking area belonging to the Zeta Chi fraternity.
4. A fourth area for handicapped parking shall be both sides of Seventh Street, from the alley behind the library south to Indiana. This area shall also be secured by manned barricades.
5. Handicapped parking on High Street from 9th street east to the barricades at the alley. This area is also reserved for law enforcement parking.

Section 5. Provisions for Parking in the vicinity of Baker University.

1. Parking shall be prohibited on both sides of Eighth Street from Ames Street to Indiana Street.
2. A press release shall be sent to the Baker Orange and any other appropriate outlets, so as to assure that all affected students receive notice.

Section 6. Provisions for water barricades. Water barricades shall be placed at the following locations:

1. Six water barricades shall be placed on the west side of the intersection of High Street and 6th Street.
2. Four water barricades shall be placed on the northwest corner of the intersection of Indiana Street and 8th Street.
3. Two water barricades shall be placed on the alley behind Baldwin State Bank.
4. Two water barricades shall be placed on the alley south of the Bullpen.
5. Six water barricades shall be placed on High Street at the entrance of the city parking lot between 8th Street and 9th Street.
6. Two water barricades shall be placed on the alley on High Street between 8th Street and 9th Street.
7. Five water barricades shall be placed on the south side of the intersection of Baker Street and 8th Street.
8. Five water barricades shall be placed on the west side of the intersection of Chapel Street and 7th Street.

Section 7. Provisions for Street Barricades. Street barricades shall be placed at the following locations:

1. On the named streets from Chapel through Grove, barricades go on the west side of 8th Street and on the alley between 8th Street and 9th Street.
2. Grove Street at Sixth, Seventh, and both sides of Eighth Streets.

3. Dearborn Street at Sixth, west closed all weekend, east closed for parade only.
4. West side of Sixth Street at Indiana Street.
5. Seventh Street at Indiana and at the alley behind the library.
6. Sixth Street end of alley behind Public Works.
7. In the alley behind the Lumberyard Arts Center.
8. Eighth Street alley way access both sides behind the Bull Pen and Baldwin State Bank. (Do we need this? We have water barricades here.)
9. Barricades at 6th and Chapel Street.
10. Alley ways on 6th Street between High and Grove, 7th Street between High and Grove (Both sides of the street) AND 9th Street between High and Indiana Streets.
11. Alley ways on both sides of 8th Street between Chapel and Dearborn Streets.
12. East side of 8th Street at Dearborn Street.
13. East side of 9th Street at High Street and at Indiana Street.
14. South side of Indiana Street at 7th Street and 8th Street.

Section 8. Provisions for parade only. Street barricades shall be placed at the following locations:

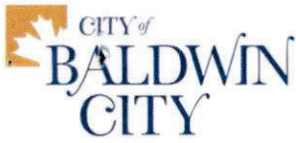
1. Alley between Chapel and Dearborn on both sides of Sixth Street.
2. Baker Parking lot at Mabee.
3. (Both ends of 500 block of) On the east side of 6th Street at Baker, Chapel, Dearborn, Elm, Fremont, and Grove Streets.
4. High Street, both north and south side from First Street through Sixth Street.
5. Sixth Street at the alley between Ames Street and Baker Street posted "DO NOT ENTER".
6. Sixth and High Street, posted "DO NOT ENTER".
7. Eighth Street and Ames, posted "DO NOT ENTER".
8. West side of Baker Street at Sixth.
9. Barricades on Sixth Street at Ames and at Jersey.
10. Seventh and Eight Streets at Baker Street.
11. Both ends of the 500 block of Chapel Street.
12. Alley ways in the 600 and 700 blocks of Baker Street.

13. Parking lot exit onto 6th Street at Light House Baptist Church.
14. Fifth and Ames Street
15. A police cruiser at the alley on 8th Street between Indiana Street and High Street.

Gerald Cullumber, Mayor

ATTEST:

Amara Packard, City Clerk



SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: 4/16/26

Name of contact person Grayson Fink

Phone (785) 430-3145

Email graysonfink16@gmail.com

Name of Sponsoring Business or Organization (if different than above) Zeta Chi Fraternity

Address or location of event 903 8th St, Baldwin City

Describe the type of event proposed Date(s) of proposed event: 5/09/26
Concert to raise money for philanthropy, 3 local artists/bands

Hours of operation: 6:00 p.m. - 9:00 p.m.

Please describe the details of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 2150-200 Vehicles Unsure, advertised to local community. More foot traffic than anything.

Electrical - does your event require electricity? [X] No [] Yes (if yes, show location(s) on map & Complete Green Utility Card)

Code 15-222 b., (1) - (b): Electrical Service shall not be installed until receipt of written request, \$25 activation fee. All energy consumed shall be metered and billed according to the rate set forth in Section 15-201(c).

Only the City, or its designee, may install or activate such temporary services and any materials used shall remain the property of the City.

Barricades - does your event require street closure? [X] No [] Yes (if yes, show location(s) on map)

2011

107 107-70

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11.5.25

X

X

• **Trash:** How will trash be managed? Provide Own Trash Receptacles

Restrooms: Number of Portable Restrooms 2-3 (show location(s) on map) Request City Services (show location(s) on map)

Company to place/remove Porta Potty Dogs

Company contact info (785) 504-1348

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes (If yes, show location(s) on map)

If yes, please describe:

Stage will be a trailer located in backyard in front of volley ball pit

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

No Yes – Flyers Yes – Newspapers Yes – Radio/TV (Please attach copy)

APPLICATION CHECKLIST

Completed Application

Map - Attach a map showing street(s) and location of the event as described above.
Map to Include Locations for: Electrical, Barricade, Trash, Restrooms, Structures, and Signs

Insurance coverage – Applications for all events *held on public property and/or assisted by the City of Baldwin City must* be accompanied by a Certificate of Insurance identifying the City as "Additional Insured." Proof of Liability and Bodily Injury Insurance Coverage at a minimum amount of \$500,000.00 combined single limit per occurrence with a minimum aggregate limit of \$1,000,000 is required. Insurance certificates must reference the event to be held and be dated within 30 days of the event. Contact City Clerk, Amara Packard at apackard@baldwincity.gov or call 785.594.6427 to confirm if applicable to your event. TBD

Non-Profit: Fee's may be waived by the City Administrator if a letter showing non-profit status is included with application. *NA*

Application fees: \$100.00

Utility fees: If electric service is requested, a fee of \$25.00 plus the cost of electricity used will be assessed. Applicants must complete a Green Utility Card in advance and include with the application. *NA*

Alcohol: If alcohol is to be served or sold a copy of the *approved KSDR Form ABC-892 Temporary Permit Application and Agreement* on file with the City Clerk. *NA*

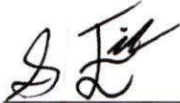
***Fillable Form ABC-892** available online:

<https://www.ksrevenue.org/pdf/abc892.pdf#search=892>

I certify that the information contained in and attached to this application is correct, and I agree to abide by the terms of the Code of the City of Baldwin City, Kansas, which regulate special events, and by the specific terms and stipulations of this permit.

By signing this application, the applicants for a Special Event Permit agree to hold the City of Baldwin City and its employees harmless for any and all claims, lawsuits, or liability including attorney fees, costs allegedly arising out of loss, damages, or injury to person or person's property occurring during the course of or pertaining to the Special Event caused by the conduct of employees or agents of applicants.

Applicants Signature: _____



**Applications for a special event filed after thirty (30) days prior to the event
may not be considered**

O = trash bins

Stage

Wampster

Zeta
Chi

Side Lot
(Member Parking)

Checks-in

T-shirts

Restrooms

Food Trade Food Trade

8th St.

Public Lot

* Additional trash bins located throughout
* Alcohol not permitted beyond roped area

Stage

Trash

Member Parking



Alcohol Service



T-Shirt

Food Trucks

EIGHTH ST

Address

1003 8th St

814 Indiana

908 8th St.

819 7th St

708 Indiana St

911 7th

919 5th St.

816 Indiana

908 Indiana.

Signature

~~Daryl Thomas~~

~~Ed W~~


Daryl L. Thomas

Brown

~~John~~


James R. Thomas

John J. Thomas

 = signed

 = approval no sig

 = NO

 = no answer



56°
AQI 64



SPECIAL EVENTS APPLICATION

Submit completed application to City Clerk Office thirty (30) days prior to event

Date: 04/01/26

Name of contact person Taylor Reed

Phone 785-691-7865

Email treed@bakeru.edu

Name of Sponsoring Business or Organization (if different than above)

BAKER UNIVERSITY

Address or location of event 524 6th Street (Collins Sports Center)

Describe the type of event proposed Baker Commencement

Date(s) of proposed event: 5/17/26

Hours of operation: 7:00am - 6:00pm

Please describe the details of your event in the space provided below. Attach additional sheets if necessary

Attendance: Total anticipated attendance: Persons 3500 Vehicles 1200

Electrical - does your event require electricity? [X] No [] Yes (if yes, show location(s) on map)

Barricades - does your event require street closure? [] No [X] Yes (if yes, show location(s) on map)

Trash: How will trash be managed? [X] Provide Own Trash Receptacles

[] Request City Services (show location(s) on map)

Restrooms: Number of Portable Restrooms 0

Company to place/remove n/a

Company contact info n/a

Structures: Are temporary buildings, site improvements or alterations, grills, tents, canopies, inflatable structures, or live music proposed with this request? No Yes

If yes, please describe:

ROAD CLOSURES: 6th - BETWEEN DEARBORN & GROVE
GROVE - BETWEEN 6th & 8th

LIVE MUSIC: BAGPIPERS BEFORE AND AFTER
1:00 PM & 4:00 PM CEREMONIES

Signs: Are signs or attention attracting devices proposed with this event? No Yes (if yes, show on map)

Publicizing Event: Will the proposed event be advertised to the public?

No Yes - Flyers Yes - Newspapers Yes - Radio/TV (Please attach copy)

Commercial Lease Agreement

THIS LEASE made on [INSERT DATE LEASE APPROVED BY CITY COUNCIL], between [TENANT AND/OR BUSINESS NAME] (hereinafter referred to as “Tenant”) and **The City of Baldwin City** (hereinafter referred to as “Landlord”).

1. Premises

Landlord hereby agrees to lease to Tenant, and Tenant hereby agrees to lease from Landlord, the following described premises, hereinafter referred to as “the premises” in the “[INSERT ADDRESS],” in the city of Baldwin, County of Douglas, State of Kansas to with:

Address: [INSERT ADDRESS], Baldwin City, Kansas 66006

Premises includes the physical building at that address only. Premises does not include any sidewalks, parking, land, or other space attached to the property. Rental of the sidewalks, parking, land, or other space outside of the building must be a separate agreement per provisions of the City Code.

2. Terms

The monthly base lease payment will be payable monthly on the FIRST DAY of each and every month of the term hereof, after the first month’s payment.

The lease is for a term of [INSERT TERM] years, beginning on the 1st day of [MONTH, YEAR] and ending on [INSERT END DATE].

3. Base Monthly Lease Payments.

Monthly Payments During [FROM 1ST DAY OF THE LEASE, TO DAY BEFORE SECOND YEAR OF LEASE]:

The Tenant shall pay monthly to the Landlord a total of [INSERT MONTHLY RENT] on the first of the month, each month, of the first year. Tenant shall also be responsible for payment of property taxes as outlined below.

Monthly Payments During [FROM 1ST DAY OF THE SECOND YEAR OF THE LEASE, TO DAY BEFORE THIRD YEAR OF LEASE]:

The second year, starting [INSERT DATE, YEAR], the Tenant shall pay [INSERT MONTHLY RENT] on the first of the month each month for the second year of this lease. Tenant shall also be responsible for payment of property taxes as outlined below.

Tenant initials

Monthly Payments during [FROM 1ST DAY OF THE THIRD YEAR OF THE LEASE, TO DAY BEFORE FOURTH YEAR OF LEASE]:

The third year, starting [INSERT DATE, YEAR] shall be [INSERT MONTHLY RENT] due on the first of the month, each month, for the third year of this lease. Tenant shall also be responsible for payment of property taxes as outlined below.

Monthly Payments during [FROM 1ST DAY OF THE FOURTH YEAR OF THE LEASE, TO DAY BEFORE FIFTH YEAR OF LEASE]:

The fourth year shall be [INSERT MONTHLY RENT] due on the first of the month, each month, for the fourth year of this lease. Tenant shall also be responsible for payment of property taxes as outlined below.

Monthly Payments during [FROM 1ST DAY OF THE FIFTH YEAR OF THE LEASE, TO LAST DAY OF THE LEASE]:

The fifth year shall be [INSERT MONTHLY RENT] due on the first of the month, each month, for the fifth year of this lease. Tenant shall also be responsible for payment of property taxes as outlined below.

Per K.S.A. 58-2507, should the Tenant neglect or refuse to pay rent when due, the Landlord may give a ten-day notice in writing. Failure to pay in full by the fifth (5th) day of the month shall result in late fee being assessed starting on the sixth (6th) day of the month at \$25 per day and shall accumulate at \$25 for each day late. Failure to pay rent and late fees in full by the expiration of the ten-day notice shall result in the termination of the lease and the Tenant must vacate the premises before the end of the month or the Tenant shall be subject to default provisions below. Tenant shall forfeit the security deposit for failing to pay monthly rent.

4. Property Taxes and Annual Payment Schedule

Tenant agrees to pay for property tax associated with said premise. Landlord shall receive the property tax bill and shall forward a copy of the property tax bill to Tenant within five (5) business days of receipt of the property tax bill. Landlord shall provide to the Tenant on or before December 1st of each year an updated payment schedule with monthly payments including the base rent plus one-twelfth of the annual property taxes. Tenant shall pay property taxes divided into monthly payments directly to the Landlord and included in the monthly base rent. Property Tax amounts vary each year and are determined by the Douglas County Property Appraiser's Office.

5. Property Insurance

Landlord agrees to pay insurance on existing shell of building. Any other insurance will be will be paid by the Tenant. All personal property shall be insured by the Tenant and Tenant is to

maintain business liability insurance on the property and produce the liability insurance to the Landlord. Tenant is responsible for providing insurance for the outdoor patio space utilized by the Tenant. Proof of insurance must be provided to the Landlord before [INSERT FIRST DAY OF THE LEASE] of each year and failure to provide proof of insurance before [INSERT ANNIVERSARY DATE OF THE LEASE] of each year may result in the Tenant being in default of this lease agreement. Landlord shall give the Tenant thirty-day notice of terminating the lease and if the Tenant does not provide proof of insurance within fifteen business days, the Tenant shall vacate the premises before the end of the thirty-day notice or the Landlord may seek any and all legal remedies and damages provided by Kansas State Law.

6. Notice to Renew or Non-Renew

Tenant should give notice of the intent to renew one-hundred-and-eighty days (180) in advance of the end of this term or any renewal term. Tenant’s notice to renew shall be in writing and tendered to the City Administrator by certified mail or by email with return receipt requested. Tenant’s notice to renew the lease does not guarantee renewal under the same terms and conditions provided in the current lease. Tenant is encouraged to attend both the City Finance Committee meetings AND City Council Meetings to propose or negotiate any lease terms. New lease provisions including terms and rates are at the sole discretion of the City Council.

This lease terminates automatically on [INSERT LAST DAY OF LEASE] and shall not be auto-renewed. Tenant must vacate the property on or before [INSERT LAST DAY OF LEASE] if a new lease is not signed by all parties at least five (5) business days before [INSERT LAST DAY OF THE LEASE].

7. Extensions of Current Lease

Should the negotiations for a new lease between the Landlord-Tenant break down within thirty (30) days of this lease expiration date, the City Administrator or City Council may approve a one-month extension to give the Tenant additional time to negotiate or vacate the premises. Request for a one-month extension may be done orally during a City Council Meeting or via writing to the City Administrator on or before [INSERT DATE]. Tenant shall pay rent of [INSERT RENT] by the first of the month. All other provisions within this lease shall apply and Tenant may only receive ONE (1) extension. Should no new lease be signed by both parties on or before [INSERT DATE—RECOMMENDED DATE 15TH OF EXTENDED MONTH], Tenant must vacate on or before [INSERT LAST DAY OF EXTENDED MONTH].

8. Use of Premises

Premises shall be used for [INSERT TYPE OF BUSINESS]. Any use of the premises outside of this agreement must be approved by the City Council. If the Tenant operates business outside this business structure, the Landlord, at any time, shall subject the Tenant to default provisions within this lease and issue a thirty-day notice to terminate the lease. Should the Tenant fail to

Tenant initials

vacate the premises before the thirty-day notice, the Landlord may seek any and all legal remedies and damages provided by Kansas State Law.

Premises must be in continued use and may not be abandoned. Failure to use the premises within a ninety (90) day period shall result in the Tenant being in default. If Tenant is going to have an extended absence from the premises, the Tenant shall contact the Landlord in writing immediately.

9. Landlord's Lien.

All rents, whether due or to become due, shall be a perpetual lien on any and all goods and merchandise, furniture and fixtures now contained in or which may at any time during the continuance of this lease be contained in the premises, except such goods as are sold in the usual course of retail trade.

10. Indemnity and Public Liability.

Landlord shall provide insurance for the building structure in itself and available for the Tenant to review upon request. Any other insurance such as liability insurance, personal property insurance, commercial insurance, flood insurance or any indemnity insurance needed by the Tenant shall be provided by the Tenant. Landlord shall not be responsible for any from all loss, liability, cost, or damages that may occur or be claimed with respect to any person or persons, corporation, property, or chattels on or about the lease premises or to the property itself, resulting from any negligent act done or negligent omission by the other party, their agents, employees, invitees, and any and all loss, costs, liability or expense resulting there from; and at all times to maintain said premises in a safe and careful manner. The Tenant agrees to maintain at all times during the term of this lease, comprehensive public liability insurance in a responsible insurance company licensed to do business in the State of Kansas in which the premises are located properly protecting and indemnifying in an amount of not less than One Million Dollars (1,000,000) for injury or death and property damage arising out of any one occurrence. Tenant shall furnish the Landlord with a Certificate or Certificates of Insurance, a cover sheet, or other proof of insurance so maintained. Each further agrees to indemnify and hold the other harmless for Landlord's alleged violations of any ordinance, law, or statute enacted by City, state or federal government for the protection of the interests of any third parties, including but not limited to the Americans with Disabilities Act, OSHA regulations, zoning ordinances, and applicable environmental laws; in any way related to the conduct of Landlord' s business and use or ownership of the lease premise.

11. Signs.

Tenant may install exterior signs on the property so long as the signs comply with all city, state, and federal laws and are not considered obscene or offensive in nature. Before installing any

Tenant initials

new signs on the property, Tenant shall submit to the Landlord a photo or design of the sign for approval to install. Approval may be made by the City Administrator or City Council.

12. Acceptance, Maintenance, and Repair by Landlord.

Tenant has inspected and knows the condition of the premises and accepts the same in their present condition. Tenant shall take good care of the premises and equipment and fixtures therein and shall keep the same in good working order and condition, including fixtures and appliances, and shall keep the premises in reasonable condition, normal wear and tear is acceptable. Property shall be clear of clutter, trash, debris, and nuisances per the City Code. Tenant is responsible for cleaning and maintaining used outdoor patio space, sidewalk area, and any parking spaces/lots used by the Tenant of clutter, trash, debris, and nuisances. At the expiration of the term, provided the lease agreement is not renewed, Tenant shall surrender the premises, broom clean, equipment and fixtures in as good condition as the reasonable use thereof will permit. All damage or injury to the lease premises not caused by fire or other casualty as set forth herein, and in excess of reasonable wear and tear, shall be promptly repaired by the Tenant. Any Buildout requested by the Tenant must be approved by City Council in advance and costs associated with the Buildout shall be the responsibility of the Tenant including but not limited to labor, material, permits, and other associated costs. Repairs made must comply with City and State laws including pulling permits as required by law. Tenant shall also provide information of service providers completing the repairs to the Landlord. Tenant must use building codes as authorized by State Law that are applicable at the time of alteration or improvements. Tenant must use licensed contractor approved by City Administrator or City Council.

Failing to make repairs, providing proper notice of major repairs, or providing routing maintenance to the property shall subject the Tenant to default provisions within this lease. Tenant may be given a thirty-day notice to vacate unless the Tenant shows proof of substantial compliance in completing the repairs or maintenance within fifteen-days of the notice. Should Tenant not have substantial compliance within fifteen (15) days of the written notice, Tenant shall vacate the premises before the end of the month or the Landlord may seek any and all legal remedies and damages as provided by Kansas State Law.

13. Major Repair Payments

Major repairs refer to repairs that are necessary to ensure the continued usability of the property such as fixing structural issues, electrical issues, HVAC (Heating, Ventilation, and Air Conditioning), hot water, and any other definition as provided by Kansas State Law.

Provided that the Tenant follows provisions within this lease and is not in default, the Landlord and Tenant shall both be responsible for major repairs as outlined within this lease. For any major repairs, Tenant must notify Landlord by contacting the City Administrator immediately before any major repairs are started on the property. If necessary, Tenant must additionally take

<hr/> Tenant initials

affirmative steps to mitigate or prevent additional damage before undertaking any major repairs. Tenant shall be responsible for paying at least [INSERT AMOUNT—RECOMMENDED ONE MONTH’S BASE RENT FOR ESTABLISHED TENANTS] with the Landlord paying for the remainder of the major repair. Tenant shall pay the Major Repair Payment by including it with the Monthly base rent and property rent payment on the 1st of the Month following thirty days after receiving the bill for the repair, estimate for the repair, or request from the City Administrator, whichever is sooner.

The City must select and authorize the provider completing the major repairs or the Tenant shall be solely responsible for all repairs made by the unauthorized provider. Failing to allow the City to select and authorize the provider completing the major repairs may also subject the Tenant to default provisions as outlined in this lease.

Major repairs includes repairs and replacement needed due to normal wear-and-tear and/or Acts of God. All other repairs or conditions outside of the Landlord’s control, are solely the responsibility of the Tenant. Tenant shall be responsible for any repairs or replacement needed due to negligent, criminal, or intentional acts causing damage to the roof, exterior walls, foundation, mechanics, electrical, or plumbing. Landlord shall not be responsible for repairs relating to flooding unless it is an Act-of-God. Landlord shall not be responsible for cosmetic upgrades. Failing to notify the Landlord of a major repair before repair was started shall result in Tenant being solely responsible for the costs of that major repair.

Making any major repairs without pulling proper permits, following City Codes, and State law shall result in Tenant being not only solely responsible for those repairs, but it shall also result in the Tenant being in default per provisions within this lease as outlined below.

14. Landlord's Right of Entry.

Landlord or Landlord’s agent may enter the premises during Tenant’s regular business hours to examine the same and do anything Landlord may be required to do hereunder after twenty-four hour written notice to the Tenant, except that in the event of an emergency which may cause immediate damage to the premises, Landlord may have immediate access to the lease premises. It is expressly agreed that Landlord shall have keys to the lease premises. Failure to provide the Landlord with keys shall be considered a material breach and subject the Tenant to default per provisions as outlined in this lease.

15. Damage by Casualty.

In case during the term created or extensions thereto, the premises hereby let or the building of which said premises are part, shall be destroyed or shall be so damaged by fire, natural disaster, or other casualty, as to become un-Tenantable, then in such event, City Council may elect to terminate the lease with the lease shall becoming null and void from the date of such damage or destruction and the Tenant shall immediately surrender said premises and all interest therein to

Tenant initials

Landlord, and Tenant shall pay rent within said term only to the time of such surrender. If the City Council is unable to meet within ten (10) calendar days of the event of a fire, natural disaster, or other casualty that damages the building to where it becomes un-Tenantable, the City Administrator or the Mayor may give written notice to the Tenant.

Should Landlord fail to provide written notice, this lease shall continue in full force and effect, and the Tenant shall repair the leased premises with all reasonable diligence, placing the same in as good condition as they were at the time of the damage or destruction, and for that purpose may enter said premises and rent shall abate in proportion to the extent and duration of the un-Tenantability of the lease premises. Landlord may elect to choose the vendor making the repairs and Tenant must supply vendor information and plans regarding repairs as requested. In either event, Tenant shall remove all rubbish, debris, and other of their personal property within five (5) days after the request of the Landlord. If the lease premises shall be but slightly injured by fire or the occupancy, then the Tenant shall repair the same with all reasonable diligence and in that case, the rent shall be abated at the discretion of the Landlord based on the costs and time to make minor repairs. Estimate and receipts regarding costs of minor repairs must be provided to the Landlord within 5 business days of receipt by Tenant and Tenant must receive written confirmation by Landlord of any rent abatement agreed upon. No compensation or claims shall be made by or allowed by the Tenant by reason of any inconvenience or annoyance arising from the necessity of repairing any portion of the building or lease premises, however the necessity may occur. Any and all repairs or structural changes must have permits and follow all laws of the city and State.

16. Personal Property.

Landlord shall not be liable for any loss or damage to any stored material or any personal property in or about the premises unless caused by the direct negligence or willful misconduct of the Tenant, the Landlord, their agents and employees. Tenant should consider purchasing their own insurance policy for this purpose.

17. Abandoned Property

Any personal property, inventory, or equipment on the premises must be removed by the Tenant before the lease terminates if there is no renewal or that property shall be considered abandoned. The Landlord is not responsible for any lost, stolen, or damaged property or equipment left in the building after the lease terminates. The Landlord may dispose of any property, inventory, or equipment abandoned by the Tenant. The Landlord may charge the Tenant a reasonable fee should abandoned property take longer than one hour to remove. Reasonable fee shall include hourly wages of the city employee(s) needed to remove the property plus the cost of any materials needed to remove the abandoned property.

18. Alterations and Improvements.

Tenant initials

All alterations and improvements shall require the prior written consent of the Landlord and shall be removed, at the option of the Landlord, within thirty (30) days after the termination of the tenancy. Failure to remove alterations within 30 days of the Landlord's request may result in the Landlord requesting reimbursement for costs associated with the Landlord removing the alteration including cost of labor, materials, permits, and any other reasonable costs and fees. Tenant must abide by all laws, rules, and regulations of the City of Baldwin and State of Kansas including paying any applicable licenses or permits to complete alterations or improvements. Tenant must use building codes authorized by State law that are applicable at the time of alteration or improvements. Tenant must use licensed contractor approved by City Administrator or City Council.

19. Public Requirements.

Both parties hereto shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the premises or the proposed use thereof, and save the other party harmless from expense or damage resulting from failure to do so. Landlord shall warrant that the lease premises comply with all laws, ordinances, and lawful orders relating to the storage of their materials as of the date of tenancy and shall save Landlord harmless from expense or damage resulting from failure to do so.

20. Illegal Activities

The Tenant, their Guests, and any other Occupant shall not engage in any illegal activities anywhere on the Property, including, but not limited to, the manufacture, sale, distribution, use, or possession of illegal substances, theft, and violent behavior. Tenant agrees to address any illegal activity on the property immediately and without notice from the Landlord up to and including refusing service to guests engaging in illegal activities and filing police reports as appropriate. Any violation of this clause may constitute a material breach of this Agreement and grounds for immediate termination of tenancy and eviction. Additionally, the Tenant shall be held liable for any damages resulting from such illegal activities, including, but not limited to, repairs, legal fees, loss of rent, and any other expenses incurred by the Landlord due to the Tenant's illegal activities. Failure to timely address illegal activities may result in Tenant being in default of the lease.

21. Fixtures.

A fixture is any physical property that is permanently attached to the land or building including equipment such as built-in equipment (stoves, faucets, fans, etc.), attachments, or any other item that would cause damage to the property if removed. All Landlord-approved building repairs, alterations, additions, improvements, installations, and fixtures installed or erected by the Tenant shall belong to the Landlord and remain on and be surrendered with the premises as a part thereof, at the expiration of this lease or any extension thereof, or shall, at the option of the

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Landlord, be removed at Tenant's expense within thirty (30) days after the termination of the tenancy. Should the Landlord consent to removing a fixture, failure to remove any fixtures by consent within thirty (30) days after termination of the tenancy may result in Tenant being responsible for any fees or costs associated with removing the fixture including reasonable costs of labor and supplies.

22. Eminent Domain.

If the premises or any substantial part thereof shall be taken by any competent authority under the power of eminent domain or be acquired for any public or quasi-public use or purpose, the term of the lease shall cease and terminate upon the date when the possession of said premises or any part thereof so taken shall be required for such use or purpose and without apportionment of the award, and Landlord shall have no claim against the Tenant for the value of any unexpired term of this lease. If any condemnation proceedings shall be instituted in which it is sought to take or damage any part of Landlord's building or the land under it, or if the grade of any street or alley adjacent to the premises is changed by any competent authority and such change of grade makes it necessary or desirable to remodel the building to conform to the changed grade, Landlord shall have the right to cancel this lease after having given written notice of cancellation to Tenant not less than ninety (90) days prior to the date of cancellation designated in the notice. In either of said events, rent at the then current rate shall be apportioned as of the date of the termination. No money or other consideration shall be payable by the Landlord to the Tenant for the right of cancellation and the Tenant shall have no right to share in the condemnation award or in any judgment for damages caused by the taking or the change of grade. Nothing in this paragraph shall preclude an award being made to Landlord for loss of business or depreciation to and cost of removal of equipment or fixtures.

23. Waiver of Subrogation.

Tenant and Landlord waive all rights each against the other, for damages caused by fire or other perils covered by insurance where such damages are sustained in connection with Landlord's occupancy of the leased premises. This waiver shall be in effect only so long as the applicable insurance policy or policies contain a clause to the effect that this release shall not affect the right of the insured to recover under such policies. Such clauses shall, whenever reasonably possible, be obtained by Tenant and Landlord in the acquisition of insurance policies under this Lease.

24. Default.

If the Tenant is in default for failure to make payments as outlined above or if the Tenant is in default of any non-compliance with the lease, the Tenant shall be found in default and the Landlord may terminate the lease. Landlord shall give the Tenant written notice to remedy the default or the Tenant must vacate the premises within thirty (30) days. Failure to remedy the

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defect and/or failure to vacate the premises before the notice expires shall result in the Landlord seeking remedies as outlined by Chapter 58, Article 25 of the Kansas Statutes Annotated.

Per K.S.A. 58-25,120, for any material noncompliance by the tenant with the rental agreement materially affecting the health and safety, the Landlord may deliver written notice to the Tenant specifying the acts and omissions constituting the breach and that the rental agreement will terminate upon a date not less than thirty (30) days after receipt of the notice if the breach is not remedied in fourteen (14) days. The rental agreement shall terminate as provided in the notice, except that, if the breach is remediable by the repair or payment of damages or otherwise, and the Tenant initiates a good faith effort to remedy the breach prior to the date specified in the notice, the rental agreement will not terminate. Should the Tenant fail to remedy the breach, the Tenant shall vacate the premises before the notice expires.

However, in the event that if the same or similar breach occurs after the fourteen-day period provided herein, the Landlord may deliver a written notice to the Tenant that the rental agreement will terminate upon a date not less than thirty (30) days after receipt of the notice without providing the opportunity to remedy the breach. The rental agreement shall then terminate as provided in such notice and the Tenant must vacate the premises before expiration of the thirty-day notice.

For any breach of the contract including failure to pay rent, the Landlord may recover damages and obtain injunctive relief for any material noncompliance by the tenant with the rental agreement as allowed by Kansas State Law.

25. Early termination

Tenant and Landlord may come to an agreement for early termination for any reason provided that the request for early termination is a written request made 180 days in advance. The City Council MUST approve any termination request and the payment and/or terms associated with the early termination.

26. Force Majeure.

Landlord shall be excused for the period of any delay in the performance of any obligations of this lease when prevented from doing so by cause or causes beyond Landlord's control, which shall include, without limitation, all labor disputes, civil commotion, war, war-like operations, invasion, rebellion, hostilities, military or usurped power, sabotage, governmental regulations or controls, fire or other casualty, inability to obtain any material, services, or financing, or acts of God.

27. Notices.

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Any notice hereunder shall be sufficient if sent by certified mail with return receipt, addressed to the Landlord at their offices or to the Tenant at their offices. By signing below, both parties agree that notice is allowed as outlined by Kansas State Law, Chapter 58, Article 25.

By signing below, the Business agrees that service may be tendered to the owner, [insert owner name] as agent for the business. Notice to [INSERT BUSINESS NAME] shall be delivered to either [INSERT BUSINESS NAME AND ADDRESS] or [INSERT BUSINESS OWNER'S NAME AND CONTACT INFORMATION]. Should the Landlord be unable to locate the business owner, the Landlord may post the written notice on the door of the business.

Notice to the Landlord may be provided to the City Administrator for the City of Baldwin City. Should the City Administrator position be vacant, the Tenant may provide notice to either the Finance Committee Chair or the Mayor. By approving this lease, the City Council authorizes the City Administrator to send notices on behalf of the City of Baldwin City should the Tenant be in any violation of this lease provision. City Council, through a majority vote at any subsequent meeting, may also override the City Administrator's findings and withdraw the notice before the expiration date of the written notice. City Council, through a majority vote at any subsequent meeting, may also override the City Administrator's findings or recommendations and request that a written notice to terminate the lease be sent to the Tenant of any violations

The City shall provide Tenant notice of any intent to sell the building. Tenant must follow City Code, rules, and regulations to bid on the property as outlined by law.

28. Assignment and Subletting.

Tenant may not sublet or reassign the lease.

29. Successors.

The provisions, covenants, and conditions of this lease shall bind and inure to the benefit of the legal representatives, heirs, successors and assigns of each of the parties hereto, except that no assignment or subletting by the Tenant without the written consent of the Landlord, shall vest any right in the assignee or subleases of the Landlord. Should the business owner choose to sell the business, the Landlord may choose to find the lease in default per provisions above or the Landlord may request the new business owner to sign a new lease.

30. Severability and Construction

If any part of this lease is determined to be void or invalid, the remainder of this lease shall continue in full force and effect. Additionally, any typos or formatting errors in this lease do not render it invalid.

Except as provided within this lease, terms and definitions not defined within the lease shall be interpreted per Kansas State Law.

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Headings and Titles are for reference only.

IN WITNESS WHEREOF the parties have hereunto set their hand and seal

Signed on _____, 2026.

Landlord

Tenant

City Administrator for the City of Baldwin

[INSERT BUSINESS OWNER NAME]

By:

By:

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