

**City of Baldwin City**  
**Minutes**  
**Tuesday, May 5, 2026**  
**Regular Council Meeting**

**A. Call to Order**

The Baldwin City Council was called to Regular Session at 7:00 p.m. at the Baldwin City Community Center, 712 Chapel Street, with Mayor Gerald Cullumber presiding.

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

Also, attending: Russ Harding-City Administrator; Amara Packard-City Clerk; City Attorney-Jessica Wortham; Pat Toth-Community Development; Rob Culley-Public Works Director; and Chief Patrick-Police Department.

**B. Approval of Agenda**

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

**C. Consent Agenda**

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

1. Minutes 4.21.2026
2. Scheduled Claims List

**D. Public Comment**

Jessica Wortham-719 High Street-It was brought to her attention that it is being said that she has lied to the council. Jessica self-reported to the grievance committee the complaint that she had lied to the council, they reviewed the evidence with Jessica, and the grievance council found that she made no error. Jessica gave the best legal advice she could, with the knowledge she had, when she gave that advice.

**E. Special Reports or Presentations**

**F. Old Business**

1. Lease Template

Cory Venable recused himself.

The council would like to streamline the leases for any city owned building that is leased out.

Council reviewed each section with the City Attorney and went over any changes or suggestions they had. They discussed a triple net lease and modified triple net lease. Jessica will update the

lease to reflect what the council has suggested.

Scott Lauridsen moved and Peter Wentz seconded to approve the commercial lease template as presented in the packet with the amendments as discussed. Motion passes 3-1. Julie Constantinescu-yes, Scott Lauridsen-yes, Peter Wentz-yes, and Jay King-no.

Cory Venable rejoined the meeting.

## **G. New Business**

### **1. Conditional Use Permit-Mobile Home Park**

Ordinance 1536 is for the mobile home park located at 3rd and Baker south of the car wash. It was presented at the Planning Commission on April 14th, and passed unanimously in favor and recommended approval. This mobile home park had trailers that were turned and in the road right of way. These trailers have since been moved and brought into compliance.

This is the first reading and will come back to the next council meeting for a vote.

### **2. Bond Resolution**

The city received four bids on the temp note with a low of 3.122 and a high of 3.75. Ben Hart recommended approval for Loop Capital at 3.122. Ben said these are the lowest rates he has seen since 2022.

Cory Venable moved and Peter Wentz seconded to authorize directing the issuance of the General Obligation Bond. Motion passes 5-0.

Cory Venable amended his motion to include Loop Capital in the motion.

Cory Venable moved and Peter Wentz seconded to approve Loop Capital as the winning bidder for the G.O. Bond. Motion passes 5-0.

### **3. Resolution of Support-Brick Streets**

This is a resolution of support of the brick streets. This step is part of the TA grant program that the city has applied for. The city has made it through the first round, then we will be submitting a final application to send in with this resolution of support to keep moving forward with this process. This step shows that the council is showing their support for this project.

Jay King asked if the city was awarded this grant, would the city definitely have to do the project since it is 100% match. Russ Harding stated that no, the city would not have to do the project. The money to match would come from the sales tax revenue.

Peter Wentz moved and Cory Venable seconded to approve the resolution of support for brick streets. Motion passes 4-1. Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Peter Wentz-yes, and Jay King-no.

## **H. Committee Reports**

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

- Discussed the items for tonight's meeting
- Discussed electric utility purchasing generators

Next meeting TBD at 9:00am, second floor of City Hall

### **2. Community Development - Cory Venable/Peter Wentz**

Next meeting 5/11/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Jay King/Cory Venable
  - Approved a child at play sign in an alleyway of a trailer park in town.Next meeting will be 5/21/2026 at 9:00am, second floor of City Hall
4. Public Works and Utilities - Julie Constantinescu/Jay King  
Next meeting 5/14/2026 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  
Next meeting TBD at 6:00pm, Executive Room at the Community Center

**I. City Administrator and Staff Comments**

**J. Council & Mayor Comments**

Julie Constantinescu told the council that the art center had their raise a glass to the bricks. The bricks are all cleaned up and looking great. There was a great turn out.

Peter Wentz announced that the city had lost a great war hero yesterday, John Musgrave. John went through the unthinkable and still managed to turn a tragic situation into a positive light.

Jessica Wortham said that the house bill that they had been watching for budget and finance was vetoed by the governor, so good for another year.

**K. Executive Session**

**L. Adjourn**

Julie Constantinescu moved and Cory Venable seconded to adjourn the regular meeting. Motion passes 5-0. Time: 7:57 p.m.

Attest:

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Amara M. Packard  
City Clerk