

**City of Baldwin City
Minutes
Tuesday, May 19, 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: 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; and Chief Patrick-Police Department.

B. Approval of Agenda

Cory Venable moved and Julie Constantinescu seconded to approve the agenda as presented. Motion passes 3-0.

C. Consent Agenda

Julie Constantinescu moved and Scott Lauridsen seconded to approve the consent agenda as presented. Motion passes 3-0.

1. Minutes 5.05.2026
2. Scheduled Claims List
3. Special Event-Baker University-Move In
4. Special Event-Baker University-Family Residential Camp
5. Special Event-Third Fridays

D. Public Comment

E. Special Reports or Presentations

1. Presentation from the Garden Connection
Donna Gratts gave the council an overview of what the Garden Connection does, and how they originated. This group has been in existence since 2006. They have taken on the pool planter and the downtown flowerbeds and planters. They have monthly meetings where they have a presenter on different gardening topics.
2. Proclamation for the Garden Connection
Mayor Cullumber read a proclamation for the Garden Connection, celebrating 20 years.

F. Old Business

1. Lease Template

Two council members were absent, and Council member Venable recused himself on this agenda item, so there are not enough council members to vote on this item. Council will table this item until the next meeting.

2. Conditional Use Permit-Mobile Home Park

Ordinance 1536 is for the mobile home park located at 3rd and Baker south of the car wash. The trailer park has come into compliance with ordinance 1413. This is the second reading of this ordinance.

Scott Lauridsen moved and Cory Venable seconded to approve ordinance number 1536 as presented. Motion passes 3-0.

G. New Business

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz

Next meeting 5/22/2026 at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz

- Discussed topics, or opportunities that the CDC can take on for upcoming meetings.

Next meeting 6/22/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Jay King/Cory Venable

Next meeting will be 5/21/2026 at 9:00am, second floor of City Hall

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

- New Substation:
 - The fiber company is completing the mapping and testing our fiber system. They will also be repairing a broken fiber termination at the solar site.
 - Pat's crew continue to work on the lines running from 6th and Orange to the new substation and on conduits coming out of the new building.
 - Mid States continues to work on terminations inside the switchgear.
- Evergy solar site:
 - Evergy crews continue working on the inverter replacements.
 - A second disconnect was completed for Evergy to install some more equipment at the new metering location. The power plant carried the town for 7 hours while this work was being done. This project has been completed.
 - There are currently two different companies watching for additional used generators that could be placed at either substation. Neither are aware of any that fit our criteria presently. These units are getting hard to find, and when they do become available, they don't last long.
 - Jeff would like to have the council give a pre-approval for the purchase of any units that may become available. Jeff is gathering info regarding costs and preset limits to present to the council at a future meeting.

- A full-time employee was hired and started April 27. Two part time employees were hired to help with mowing and watering flowers downtown.
- A new “Slow children playing” sign was installed on the south entrance of the trailer park on the north side of Wesley St.
- The pool has been filled and shocked with chlorine. Hawkins will come back and start up the new chlorine injection system.
- 3rd St park playground equipment was power washed, giving it a brighter look.
- Fountain and splash pad are up and running.
- 6 new water meters have been installed.
- Purple Wave Auction brought in a total \$18,200. \$11,000 was for the street sweeper.
- There were 170 non-reads this month.

Next meeting 6/11/2026 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

- Committee members have been working on the trails and cleaning up.

Next meeting TBD at 6:00pm, Executive Room at the Community Center

I. City Administrator and Staff Comments

There will be a forum for cities in Eudora tomorrow over lunch to give recommendations on new laws coming out.

At this point, there have not been any businesses that have opted in for the common consumption area, so there will not be any common consumption areas for any of the special events coming up.

J. Council & Mayor Comments

Mayor Cullumber thanked the council members for taking their time to be at the meetings.

Mayor Cullumber told the council that he spent half of a day with Rob and Kevin from Public Works while they took him and Russ Harding on a tour of all of the city facilities, drove the water lines, and pump stations.

He also touched base on needing to look at succession planning for employees planning to retire in the next couple of years.

Julie Constantinescu said there are approximately 9 city staff retiring within the next 5 years.

K. Executive Session

L. Adjourn

Julie Constantinescu moved and Cory Venable seconded to adjourn the regular meeting. Motion passes 3-0. Time: 7:27 p.m.

Attest:

Amara M. Packard
City Clerk