

City of Baldwin City
Minutes
Tuesday, June 02, 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; and Sgt. Butrum-Police Department.

B. Approval of Agenda

Cory Venable moved and Scott Lauridsen seconded to approve the agenda as presented. Motion passes 5-0.

C. Consent Agenda

Peter Wentz moved and Cory Venable seconded to approve the consent agenda as presented. Motion passes 5-0.

1. Minutes 5.19.2026
2. Scheduled Claims List
3. Firework Stand-Pyro Papas
4. Firework Stand-Knights of Columbus
5. Firework Stand-Triebs Fireworks
6. Firework Stand-Garrett's Worldwide Enterprise

D. Public Comment

E. Special Reports or Presentations

F. Old Business

1. Leases

Cory Venable recused himself.

City Administrator Russ Harding sent both The Bullpen and the EDC their appraisals along with the template lease without any numbers in them. He has not heard back from either business.

Peter Wentz would like to come down 10-15% on the appraised amount for each lease.

Julie Constantinescu said that the city was asked to have the appraisals, so she feels we should stick with that amount.

Council reviewed the appraisals and discussed what they felt was most equitable for the city and the tenants.

The Bullpen owner; Niki Manbeck, said that she would not sign the lease template, and also put her money towards remodeling the city-owned building. She put several thousand dollars of her own money in the building during the first lease to remodel the building into a bar.

Scott Lauridsen stated that the previous lease was very favorable to a new business, the first year was low rent to help the business get started.

Jay King suggested for the Bullpen that they start the first year's rent with a 5% increase in base rent, and the following four years would go up \$50 a year. The first year total monthly rent would be \$1355 per month to include property tax. Base rent would be \$1100 for year 2, plus property taxes, \$1150 year 3 plus property taxes, \$1200 year 4 plus property taxes, and \$1250 year 5, plus property taxes.

Council discussed what repairs the tenant should be responsible for within the lease. The council decided the following repairs will be covered by the city, the HVAC, roof, and structural. There will not be a deductible.

The EDC lease would start at \$1150 for year one, plus property taxes. They asked for a one year lease.

Peter Wentz moved and Julie Constantinescu seconded to approve the lease of the Bullpen building as proposed tonight during the council meeting. Motion passes 4-0.

Jay King moved and Peter Wentz seconded to approve the EDC lease for the one year as stated tonight. Motion passes 4-0.

Scott Lauridsen offered another lease option to both tenants that would extend their current base rent to the end of the year, 12/31/2026, and no subsequent lease would be offered.

Peter Wentz moved and Scott Lauridsen seconded to approve a one-time lease extension for both the EDC and the Bullpen, and waive property taxes for those two. Motion passes 4-0.

Cory Venable unrecused himself.

2. Conditional Use Permit-Mobile Home Park

This is on the agenda again for a legal technicality the council needs to clear up. Because it was an ordinance, it needs a roll call vote.

Cory Venable moved to approve and Peter Wentz seconded to approve the conditional use permit. Motion passes 5-0. Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, Peter Wentz-yes, and Jay King-yes.

G. New Business

1. Court Fines

The last couple of months staff has gone around and got some more updated court fine fees to be more in line so the court is not losing money. The fine schedule in the packet has the proposed changes in yellow, and the court cost would go from \$75 to \$100. Currently the city is losing money to hold court.

Jay King moved and Peter Wentz seconded to accept the new court fines. Motion passes 5-0.

Jay King-yes, Peter Wentz-yes, Cory Venable-yes, Scott Lauridsen-yes, and Julie

Constantinescu-yes.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz
Next meeting 6/18/2026 at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz
Next meeting 6/22/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Jay King/Cory Venable
 - Court finesNext meeting will be 6/16/2026 at 9:00am, second floor of City Hall

4. Public Works and Utilities - Julie Constantinescu/Jay King
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
 - Waiting to hear on a couple of grants
 - Putting a sign up where the steep stairs are for folks to be cautiousNext meeting 7/7/2026 at 6:00pm, Executive Room at the Community Center

I. City Administrator and Staff Comments

Russ Harding said he has been working with department heads to prepare for the budget work session to be held on June 23 2026.

J. Council & Mayor Comments

Jessica Wortham shared with the council that she has some information to share with the council, it involves personnel members of non-elected personnel, and advised the council that they should take a 15 minute executive session to discuss the sensitive information.

K. Executive Session

Cory Venable moved and Julie Constantinescu seconded to recess into executive session to discuss personnel matters of non-elected personnel pursuant to the KSA75-4319B1. The open meeting will resume here at the community center 15 minutes from now, 9:15pm, to include council, mayor, city attorney, and city administrator.

Mayor Cullumber called the meeting back to order at 9:15.

Mayor Cullumber thanked Pat Toth for getting the abandoned camper and car off of Ames. He also noted that the library was having a book sale this weekend, city wide garage sales are going on this weekend, as well as Sips on the Square. Mayor Cullumber addressed the questions about the sod that went down in Sullivan Square. This project was discussed many months ago, and the Rec and City

went in together on this project. City Wide cleanup is June 13th 8am-1pm. Take your stuff out to the Public Works facility.

There will be a meet and greet on July 18th at the Community Center from 8:30-10am for Government day. The Kansas Representative will be there, county commissioner for this district, possibly a couple of other people. There will be pastries and coffee. He invited the public to come and chat.

L. Adjourn

Julie Constantinescu moved and Cory Venable seconded to adjourn the regular meeting. Motion passes 5-0. Time: 9:18 p.m.

Attest:

Amara M. Packard
City Clerk