

City of Baldwin City
Minutes
Tuesday, October 6th 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, Scott Lauridsen and Julie Constantinescu.

Also, attending: Russ Harding-City Administrator; Amara Packard-City Clerk; City Attorney-Jessica Wortham; and Chief Patrick-Police Department.

B. Approval of Agenda

Peter Wentz moved and Julie Constantinescu seconded to approve the agenda as presented. Motion passes 4-0.

C. Consent Agenda

Peter Wentz moved and Julie Constantinescu seconded to approve the consent agenda as presented. Motion passes 4-0.

1. Minutes 9.15.2026
2. Scheduled Claims List
3. Special Event-Hometown Halloween
4. Liquor License Application-This and That Antique

D. Public Comment

Niki Manbeck - 1097 N. 400 Rd - Niki asked the council to start public discussions regarding the future of the city owned properties.

E. Special Reports or Presentations

F. Old Business

G. New Business

1. US 56 Corridor Management Project Bids

Jason Hoskinson with BG Consultants presented to the council the four bids received for the US 56 Corridor project. This project will be from Eisenhower Street through First Street. Killough Construction submitted the lowest bid at \$2,108,742.45. Killough Construction is qualified and they have had a lot of good experience with them. Jason said his recommendation is to award the construction contract to Killough Construction contingent upon KDOT approval. This project is a

KDOT reimbursement grant of up to two million dollars.

Peter Wentz moved and Scott Lauridsen seconded to approve the US 56 corridor management project bid to Killough Construction contingent on KDOT approval. Motion passes 4-0.

2. Kansas State Rehabilitation Tax Credit Sale

City Administrator Russ Harding explained that the tax credits come from the community center building. The tax credits awarded to the city from the Kansas State Rehabilitation tax credit was \$453,855.00. This was sent out for bid and although he fielded numerous calls, there was only one bid submitted. It was for \$.93 on the dollar, which comes out at \$422,085.15. If approved, the closing day would be November 2nd. Russ recommends the sale of these tax credits as it will help the general fund, and the city's year end reporting.

Peter Wentz moved and Jay King seconded to approve the \$.93 on the dollar for all \$453,855.00 to Mid-America Bank. Motion passes 4-0.

3. Ordinance 1540 - E-Bikes/E-Scooters

Councilman Jay King explained that this ordinance will control the use of e-scooters and e-bikes. When they are downtown, they will have to walk their e-bike or e-scooter, they are not allowed to ride them on the sidewalks. There will be signage made for downtown for this ordinance, and there will be some sort of educational information sent home with kids from school reinforcing what the expectations of the ordinance are.

Ordinance 1540 defines the classes of the e-scooters and e-bikes. The ordinances are similar to what other towns already have in place.

This is the first reading.

4. Ordinance 1541 - Public Sidewalks in the Central Business District

Ordinance 1541 talks about the downtown business district. This discusses the sidewalks and what is allowed, and what is not.

This is the first reading.

Julie Constantinescu and Mayor Cullumber thanked Jay and his committee for the hard work they put into these ordinances. Greta has an impressive resume, and has volunteered at the library for a

5. Library Board Appointment

Randy Rezac with the Library Board of Trustees, introduced Greta Phillips as their recommendation for the library board appointment.

Peter Wentz moved and Julie Constantinescu seconded to approve Greta Phillips to the Library Board. Motion passes 4-0.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz

- Tax credits
- Reviewed updated community center proforma.
- NRP rolling forecast

Next meeting 10/09/2026 at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz

- NRP benefits
- Building Codes
- ½ price building permits

Next meeting 10/19/2026 at 4:00pm, second floor of City Hall

3. Public Safety - Jay King/Cory Venable

- Ordinances 1540 and 1541
- Off leash dogs

Next meeting will be 10/22/2026 at 9:00am, second floor of City Hall

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

Next meeting 10/08/2026 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 10/20/2026 at 6:00pm, Executive Room at the Community Center

I. City Administrator and Staff Comments

Fall cleanup is coming up this Saturday, October 10th from 8am-1pm.

Paint The Town Purple is tomorrow evening.

J. Council & Mayor Comments

Councilman Peter Wentz let everyone know that he will not be able to make the next meeting on October 20th.

Mayor Cullumber thanked Russ for working on the sale of the tax credits.

K. Executive Session

L. Adjourn

Julie Constantinescu moved and Jay King seconded to adjourn the regular meeting. Motion passes 4-0. Time: 7:50 p.m.

Attest:

Amara M. Packard
City Clerk