City of Baldwin City
Minutes
Tuesday, October 20th 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, 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 Director; and Chief Pattrick-Police Department.

B. Approval of Agenda

Cory Venable moved and Jay King seconded to approve the agenda as presented. Motion passes 4-0.

C. Consent Agenda

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

1. Minutes 10.06.2026
2. Scheduled Claims List

D. Public Comment

E. Special Reports or Presentations

Cynthia Perez, President of the Baldwin City Business and Professional Women, introduced Cynthia Beal, and Donna Gratts, both members of the group. Mayor Cullumber read a proclamation proclaiming October 18th-24th as National Business Women's Week.

F. Old Business

G. New Business

1. Special Event-Movie

   Pat Toth explained to the council that this is an application for a feature film to have various scenes shot downtown over a 4-week period. They are asking for 9:00 am to 7:00 pm a couple of days a week. The cast and crew would consist of approximately 15-25 people. The city would need to be notified 7 days in advance for any street closures.

   Cory Venable moved and Julie Constantinescu seconded to approve the special event. Motion passes 4-0.

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

   Scott Lauridsen only asked for the change in description of the golf cart in the ordinance.

   Cory Venable moved and Julie Constantinescu seconded to approve ordinance 1540 with the amendments suggested. Motion passes 4-0.

   Roll Call: Julie Constantinescu-yes, Scott Lauridsen-yes, Cory Venable-yes, and Jay King-yes

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

   Ordinance 1541 goes along with Ordinance 1540. This ordinance closes a loophole and makes it ADA compliant. The city will need to order signs to show when you enter the pedestrian area.

   Julie Constantinescu moved and Jay King seconded to approve ordinance 1541. Motion passes 4-0.

   Roll Call: Jay King-yes, Cory Venable-yes, Scott Lauridsen-yes, and Julie Constantinescu-yes

4. Ordinance 1542 - Code Update

   Pat Toth went over the new code update with the council. He explained the amendments he proposed since our community may not face the same things as other areas that deal with earthquakes, hurricanes, wildfires, etc.

   This code update went before the Planning Commission two times, and was approved with a 5-0 vote.

   Pat went over each amendment that was included in the packet.

   Cory Venable discussed his issues with only allowing one layer of shingles when citizens get a new roof if they are in a tight spot.

   This is the first reading.

5. Resolution 2026-12 Midwest Public Risk Healthcare

   This resolution is for the membership with Midwest Public Risk Healthcare. The city will be switching to Midwest Public Risk Healthcare for health insurance due to the high increase the city received from the current provider of over 70 percent at open enrollment. Midwest Public Risk said their increases will not exceed 7 percent yearly. It will change the open enrollment period to June of every year, making it much easier to budget.

   Jay King moved and Cory Venable seconded to approve Resolution 2026-12, Midwest Public Risk Healthcare. Motion passes 4-0.

6. City Properties

   Russ Harding started the discussion with the council on what to do with the city owned buildings, and how it fits into the city strategic plan. No decisions have been made on what to do with the buildings, but the discussions need to start. Citizens are encouraged to let council members along with city administration know their thoughts.

   Cory Venable brought up the city parking lot to the west of the Masonic Lodge and threw out the idea of something like Fort Scott has, a covered pavilion. They could have the farmers market there, solar panels on top for possible charging stations, there are all sorts of possibilities.

H. Committee Reports

1. Budget and Finance - Scott Lauridsen/Peter Wentz
   - NRP rolling forecast
   - FEMA presentation

   Next meeting 11/06/2026 at 9:00am, second floor of City Hall

2. Community Development - Cory Venable/Peter Wentz
   Next meeting 11/19/2026 at 9:00am, second floor of City Hall

3. Public Safety - Jay King/Cory Venable
   Next meeting will be 10/22/2026 at 9:00am, second floor of City Hall

4. Public Works and Utilities - Julie Constantinescu/Jay King
   - Vance Brothers has finished the chip/seal project for this year.
   - Repair was done in front of city hall as well as an area by the post office to make it safer for pedestrian traffic.
   - Crews are trying to finish up patching potholes.
   - A repair was done on a 12" main water leak north of town on 1600 road.
   - Maintaining chlorine residual in the west tower remains to be a problem. The tower has been drained several times to combat the problem.
   - High school electrical work has been completed. Heritage Edition 2 electrical has also been completed.
   - **Chapel Substation:**
   - Mid States completed termination on the switchgear. They are now mostly done until the new high voltage line is run and to heat up the transformer.
   - Fiber installation is complete and now have a working camera at the sight
   - Pat's crew has been working on the high voltage line.
   - **Solar site**:
   - Evergy solar crews have been replacing the rest of the inverters. The new layout required additional trenching with the new cabling.
   - Unit 5 was tested this week without power. The only known problem at this time is isolated to the reverse current relay that has failed. The relay is about 75 years old and, of course, is not available anymore. Mid States is trying to locate a used one or plan to upgrade the relay to a more modern version.
   - **Generation testing:**
   - Inspections are to be done on all the generators in late November.
   - The CAT generators were tested at install in 2025 so will not need testing.
   - The Pratt solar project was to go online on October 15 for the 1MW that we contracted for. Open house and ribbon cutting is planned for October 22.
   - Jeff continues to look for any used generators.

   Next meeting 11/13/2026 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
    - Spillway project is moving along
    - Working on trails, bridges to connect trails should be done by end of November
    - Looking for more public involvement

    Next meeting 11/17/2026 at 6:00pm, Executive Room at the Community Center

I. City Administrator and Staff Comments

Citywide cleanup had a good turnout.

Encourage everyone to vote for the High School 5G T-Mobile contest that is going on through October 25th.

J. Council & Mayor Comments

Jay King thanked the Maple Leaf Committee for another wonderful Maple Leaf Festival.

Julie Constantinescu added that this is Mike and Donna Curran's last year so a huge thank you to them for all the time and effort they have put into the festival. The committee could use some more volunteers.

Mayor Cullumber wanted to echo Jay and Julie's comments on Maple Leaf. It was another fantastic year.

K. Executive Session

L. Adjourn

Julie Constantinescu moved and Jay King seconded to adjourn the regular meeting. Motion passes 4-0. Time: 8:50 p.m.

Attest:

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Amara M. Packard

City Clerk