

**City of Baldwin City**  
**Minutes from the August 20, 2019**  
**Regular Council Meeting**

The Baldwin City Council met in Regular Session at 7:00 p.m. at the Baldwin City Public Library, 800 7th Street, with Mayor Casey Simoneau presiding.

Present were Council Members: Tony Brown, David Simmons, Brian Cramer, A.J. Stevens and Susan Pitts. Also, attending: Glenn Rodden-City Administrator; Laura Hartman, City Clerk; Rob Culley, Public Utilities Director; Mike Pattrick, Police Chief; and City Attorney, Blake Glover.

- A. Call to Order: Mayor Casey Simoneau called the regular council meeting to order at 7:00 p.m.
  
- B. Approval of Agenda: Brian Cramer moved and Susan Pitts seconded to approve the August 20, 2019 agenda. Motion carried with a vote of 5 yes and 0 no.
  
- C. Consent Agenda: Council considered
  - 1. Minutes of the August 06, 2019 Regular Meeting
  - 2. Alcohol License - The Nook, LLC
  - 3. Special Event:
    - a. The Bash

A.J. Stevens moved and Brian Cramer seconded to approve the consent agenda as amended. Motion carried with a vote of 5 yes and 0 no. C. 2. moved to New Business, 6.

D. Public Comment: None

E. Special Reports or Presentations: None

F. Old Business:

- 1. Bauer Building Donation. The Bauer estate has agreed to donate the old auditorium to the City of Baldwin City at no cost. The mold remediation company provided an estimate of \$78,000 to remediate the mold in this building and the roofing company recommended that we would need to install a new roof on the building at an estimated cost of \$112,180. David shared concerns with the Council being fiscally responsible. Casey explained the council is not deciding to spend funds, but to accept or deny a donation of a building. Council ensued discussion. Cory Venable, 703 10th Street asked if it is the City's responsibility to demo the building no matter what. Casey said it would fall into the City's responsibility, but there are several factors that occur before condemnation. Citizen, Julie Constinescu said she agrees with David and A.J. and where the responsibility falls. Brian asked if there was a time table on making a decision. Mayor Simoneau said he can ask the family. A.J. said if we knew what we wanted to use it for, he would vote for it now. This agenda item will go to Community Development Committee.

2. Resolution - Baldwin Golf Association/Chamber of Commerce Event -

A.J. moved and Brian Cramer seconded to approve Resolution 2019-14, Baldwin Golf Tournament. Motion carried with a vote of 5 yes and 0 no.

3. STO - This is a second reading of this Ordinance before Council. Brian Cramer moved and Susan Pitts seconded to approve Standard Traffic Ordinance 1406. A roll call vote was taken; Pitts, aye; Brown, aye; Stevens, aye; Cramer, aye; Simmons, aye. Motion carried with a vote of 5 aye and 0 nay.

4. UPOC - This is the second reading of this Ordinance before Council. A.J. Stevens moved and Susan Pitts seconded to approve the Uniform Public Offense Code Ordinance 1407. A roll call vote was taken; Pitts, aye; Brown, aye; Stevens, aye; Cramer, aye; Simmons, aye. Motion carried with a vote of 5 aye and 0 nay.

5. North 1st Street surface project. Glenn said the bids came in lower this round, but the low bid is still approximately \$128,000 over the original engineer's estimate. Casey called for public comment.

Martin Brown wanted to confirm the cost will go down if using chip and seal.

Bill Braun - concerned the chip and seal will not hold up because of drainage issues.

A.J. agrees and would like to know if chip and seal would hold up. Rob said he believes the asphalt is the way to go as it will hold up much longer than chip and seal. Rob shared concerns of making short cuts at the last minute. David suggested we check with the County to see if they are willing to go half on the cost.

Myra Glover, said they were the first house out where she lives, they did the grading and base correctly and then chip and seal. The City came back later on and did the asphalt to keep the longevity of the road. Glenn will check with the County to see how much the cost share would be. Tony stated we are spreading out the cost among many to benefit a few people. He said it shifts the burden of the additional cost.

Fred Defenbaugh, 115 Signal Oak Court, Fred spoke with project manager at Killough about the difference between chip and seal and asphalt. Fred said he would be happy with chip and seal.

Casey said he sees it as a rural development with those size lots and would be fine with chip and seal. Brian agreed with A.J. and David to check with the County. This item will be brought back to the September 3, 2019 meeting.

G. New Business:

1. Ordinance - Repeal Code 3-206. This section of the city code restricts the selling of liquor within 500 feet of certain buildings. This proposal would lift those restrictions. Council ensued discussion. Casey called for public comment.

Bootsie Lauridsen, asked if there was actually an ordinance.

Ron Wright, 903 10th Street had not heard of this ordinance. Tony asked if we can find out why this is an ordinance and how it came about.

Elvyn Jones, Grove shared his

Ron Wright, shared concerns about having a certain percentage of food considered.

Cory Venable- this is in line with an earlier discussion about businesses coming into town. Tony said he does want to hear the opinion of the churches that would be affected. Council directed staff to reach out by letter to the churches and Baker. This was a first reading, no action taken.

2. Ordinance - Water cost adjustments. This ordinance would cause water rates to adjust when the city of Lawrence adjusts our treated water cost. This system would work much like our power cost adjustment that we do with electric rates. David asked Glenn to explain this ordinance and the cost. David said if we continue on this same path, we will bankrupt that fund by the end of the year. He stated we need to act now. Increasing the raw water costs will not fix this problem.

Ted Brechisen, said he knows what the council is talking about. Ted suggested finding another water source. The levy stayed the same but the taxes went up because the valuation increased. David said if we don't adjust the \$10.07 now, the next council will have to do. We need to take care of this and not pass along to the next Council. Council ensued discussion.

Marvin Jardon, 203 Silver Leaf Lane asked if the sewer taxes goes back into the water fund. Casey said those are separate funds. Tony, also serves on the Utility committee, reiterated David's comments. Tony said we are getting ordinances like this that the committee has not seen before going in the packet. Something needs to be done and it won't be pleasant. This was a first reading, no action taken. This item will go to committee for review.

3. Resolution - Wage and Salary Grade Schedule. Glenn explained this resolution adjust the wages and salary ranges for city employees. A.J. Stevens moved and Brian Cramer seconded to approve the Resolution for Wage and Salary Grade schedule. Motion carried with a vote of 5 yes and 0 no.
4. Sante Fe Trail Historical Society lease agreement for the train Depot. A.J. Stevens recused himself for a conflict of interest. Council discussed the current lease agreement between the City and the Sante Fe Trail Historical Society. This lease expires in August 2019. Casey called for public comment.

Cathy Dwigens, 502 E 1600 Road. Cathy said, Roger Boyd provided a letter to the council with a timeline of critical time-line events.

Marvin Jardon spoke to the history of the Depot. He also shared many of the restorations that have occurred. Bi-Centennial committee was an important aspect of the Depot.

Cathy shared additional history of the Depot and the property surrounding the Depot. Linda Ballinger said she is a Baldwinite from day one. The Depot is a piece of history that needs to be kept up and maintained. She encouraged Council to approve the lease with Sante Fe Trail Historical Society. David asked about annual expenses for the Depot. Marvin said he provides an annual report showing those expenses. There are other sites

that funds from the society need to be applied to, not just the depot. Tony Brown moved and Brian Cramer seconded to extend the Sante Fe Trail Historical Society lease for one year beginning September 1, 2019. Motion carried with a vote of 4 yes and 0 no.

A.J. Stevens returned.

5. The League of Municipalities- voting delegates - Each year the League asks for the voting delegates from each City. A City of our population will need 2 voting delegates and 1 alternate voting delegate. Currently City Administrator Glenn Rodden and Council Member Brian Cramer are the voting delegates with City Clerk, Laura Hartman as the alternative voting delegate. Tony Brown moved and Susan Pitts seconded to appointed Glenn Rodden and Brian Cramer as voting delegates with City Clerk, Laura Hartman as the alternative voting delegate. Motion carried with a vote of 5 yes and 0 no.
  
6. The Nook - Alcohol License - This item was removed from the consent agenda. Tony said he is in favor of placing this item to the next meeting. Council agreed to move this item to the September 3, 2019 meeting.

H. Committee Reports:

1. Budget and Finance - Susan Pitts/A.J. Stevens - No report
2. Community Development - Brian Cramer/David Simmons - Committee will meet this Thursday at 7:00 a.m.
3. Public Health and Safety - Tony Brown/Brian Cramer - Met August 8 and discussed final details on the mobile home park. Also discussed the 6th and High intersection and will be working with Chief Patrick.
4. Public Works and Utilities - David Simmons/Tony Brown - the pump station repairs are complete. Discussed water drainage issue in Firetree. The next meeting is Thursday, August 29, 2019 at 7:00 a.m
5. Sidewalks and Trails - A.J. Stevens/Susan Pitts - Will meet September 5, 2019 at 7:00 p.m. at City Hall.

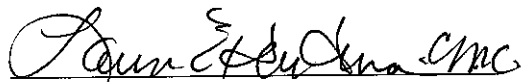
I. City Administrator and Staff Comments : no comments

J. Council & Mayor Comments: no comments

K. Executive Session – no executive session

L. Adjourn – David Simmons moved and Brian Cramer seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time 9:42 p.m.

Respectfully submitted,



Laura E. Hartman, CMC

City Clerk

Approved by the governing board on September 3, 2018.

Attest:

Laura E. Hartman, CMC

Laura E. Hartman, CMC

City Clerk

