

**City of Baldwin City**  
**Minutes from the July 2, 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 Patrick, 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: Susan Pitts moved and Tony Brown seconded to approve the amended agenda. Motion carried with a vote of 5 yes and 0 no. Addition to Old Business 1. Back-up Generators and move Bauer building donation to 2.
- C. Consent Agenda: Council considered the Minutes of the June 18, 2019 meeting and special event application "Touch a Truck". Brian Cramer moved and A.J. Stevens seconded to approve the consent agenda. Motion carried with a vote of 5 yes and 0 no.
- D. Public Comment: No public comment.
- E. Special Reports or Presentations: No reports or presentations.
- F. Old Business:
  - 1. Rob Culley shared information about back-up generators and the bid for this item. Rob explained the need for 2 generators. This was discussed in the committee and the committee recommended to bring to the Council. A lease purchase was also discussed. Committee chair, David Simmons shared the discussion and recommendation. David said we plan for the worst. Council continued discussion. A.J. Stevens pointed out these generators are the size or type of generators as you would have in your home. David Simmons moved A.J. Stevens seconded we purchase the 2 Foley CAT 300 kW Diesel Unit generators in the amount of \$62,416.22 each on a lease purchase over 5 years. Motion carried with a vote of 5 yes and 0 no.
  - 2. Bauer building donation - Mayor Simoneau said Council discussed the Bauer building (old gym Chapel Street) earlier. The family asked if the City were offered the Bauer building as a donation, would the council accept this property? Mayor asked the public for any comment. No comments were given. Mayor asked for Council discussion. Mayor Simoneau said he would recommend, if the Council wants to move forward, to have an inspection to see what the building condition actually is. Council ensued discussion. Glenn explained that whether the Council acts or not, the City will still ultimately have to deal with the building. Glenn added we have sales tax discussion on the agenda for an increase in sales tax to help fund this building in repairs &/or demolition. Glenn added, no matter what decision is made, if it comes to a demolition,

the City would be involved in that process one way or another. A.J. asked anyone from the public to come forward with an opinion. Barbara Pressgrove, 1110 7th Street asked if the school district was still involved. Mayor Simoneau said the school board said they cannot be involved by State law. Nick Goodman, 118 Dearborn, asked if there any cost of any sort to the City holding on to the building. Nick suggested council take it now as a donation, since the City will ultimately have to deal with it. Tony said he sympathizes with the Bauer family and appreciates the gesture, but was not interested in accepting a building for free and take on debt when we do not have a plan. Council ensued discussion. Susan began to make a motion, A.J. said Julie Constinescu would like to speak. 314 Sante Fe Drive. Julie said if the sales tax increase is proposed, it will fail. This has been attempted in the past. This building is not substantial enough to do all the things a community center is needed for. There are many community members not in favor of this building because of the unknowns. Julie suggested holding another community forum.

Susan Pitts moved that if the Bauer estate offers to donate the Bauer building (old gym on Chapel Street) to authorize the City Administrator to accept the offer contingent on inspection. Mayor called for a second. Motion died for lack of a second.

G. New Business:

1. Sales Tax discussion - The mayor and council discussed placing a question on the ballot in November that would increase the quality of life sales tax to fund the construction and operations of a new community center. Glenn shared the numbers from other Cities comparable to ours. We are on the low side in comparison. Council continued discussion. A.J. said it should be noted, there is a representative from the Lawrence paper here. A.J. shared concerns with doing due diligence and we do not have to move fast on this. A.J. said he is opposed to placing this item on the next ballot. Mayor asked about the library and if this isn't the same process. Mayor asked LeAnn Bathke and she said there is no sunset clause on this tax, comparing with the library- it is a quality of life tax. David said he was in favor of putting this on the ballot. A.J. doesn't disagree with the tax, he disagrees voting on this without a feasibility study done first. David asked Blake to put together an ordinance with one-half percent sales tax and bring the ordinance to the next Council meeting. Brian asked if should we reach out and ask the Baldwin City Recreation Commission what their long term plan is and share what the council has discussed regarding a recreation center. Blake will prepare an ordinance for ½ cent sales tax for the next meeting.
2. Ordinance - Debt and Bonding - At the request of Mayor Simoneau, City Attorney wrote an ordinance that requires a funding source to be identified for all future city debt. Mayor Simoneau asked City Attorney Blake Glove to explain what the ordinance is for. This was a first reading, no action taken.
3. Local Emergency Planning Committee appointment - This committee receives briefings from Douglas County Emergency Management on emergency planning, preparedness, and training businesses and governments need and want. The person Baldwin City

designates gives input on what our community needs are and reports back on the activities of Douglas County Emergency Management. Baldwin City government dictates how often this person attends the monthly meetings and what they report back. Rob Culley was appointed to complete Kenny Oshel appointment through July 1, 2019. Council will need to appoint a representative for an annual term through July 2020. Rob has agreed to continue as the City representative. Should the council take action to approve the motion is as follows:

A.J. Stevens moved and Brian Cramer seconded to approve the appointment of Rob Culley to serve as the City's representative on the Local Emergency Planning Committee through Douglas County Emergency Management. Motion carried with a vote of 5 yes and 0 no.

H. Committee Reports:

1. Budget and Finance - Susan Pitts/A.J. Stevens - committee is meeting July 10, 2019 to discuss budget and Bill Neusenwander will talk about senior wheels
2. Community Development - Brian Cramer/David Simmons - Continued lotatorium discussion. Committee will meet next Thursday, 7:00 a.m. to continue lotatorium discussion and also signage.
3. Public Health and Safety - Tony Brown/Brian Cramer - Committee will meet Thursday at City Hall, 3:00 p.m.
4. Public Works and Utilities - David Simmons/Tony Brown - Committee will meet, Thursday, July 18, 2019 at 7:30 a.m. The citizen representative resigned. Mayor Simoneau asked for volunteers. Laura will post to FaceBook.
5. Sidewalks and Trails - A.J. Stevens/Susan Pitts - Committee will meet July 11 at City Hall, 7:00 p.m.

I. City Administrator and Staff Comments : Glenn Rodden reported the solar project is nearing completion and there will be a ribbon cutting. We are looking at August 21 or 28. Laura shared City employee, Jason Throm received his certification as a Journeyman Lineman.

J. Council & Mayor Comments: No comments given.

K. Executive Session – No executive session.

L. Adjourn – Susan Pitss moved and A.J. Stevens seconded to adjourn the regular meeting. Motion carried with a vote of 5 yes and 0 no. Time 8:27 p.m.

Respectfully submitted,



Laura E. Hartman, CMC

City Clerk

Approved by the governing board on 07.16, 2019.

Attest:  
*Laura E. Hartman, CMC*

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City Clerk

