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CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, August 27, 2019
5:30 PM

CALL TO ORDER BY THE MAYOR:

- a. Flag Salute Led by the Mayor
- b. Public Input

CONSENT AGENDA:

- a. Approval of the August 13, 2019, City Commission Meeting minutes.
- b. Approval of the appointment of Patrick O'Bryan, Dawn McNay, Sarah Chenoweth, and Dan McNally as voting delegates and Jay Byers, Michelle Ducre and Tammy Nagel as alternate voting delegates to represent the City of Pittsburg at the League of Kansas Municipalities Annual Business Meeting and Policy Session scheduled for October 14th, 2019, in Overland Park, Kansas.
- c. Approval of the Appropriation Ordinance for the period ending August 27, 2019, subject to the release of HUD expenditures when funds are received.

ROLL CALL VOTE.

SPECIAL PRESENTATIONS:

- a. SUMMER READING PROGRAM SUMMARY - Pittsburg Public Library Director Bev Clarkson will provide a summary of the summer reading program. **Receive for file.**
- b. ECONOMIC DEVELOPMENT QUARTERLY REPORT - Director of Economic Development Blake Benson and Darrell Pulliam, Director of the Kansas Polymer Research Center, will present the quarterly Economic Development Report. **Receive for file.**

CONSIDER THE FOLLOWING:

- a. REDEVELOPMENT PROJECT - LARRY FIELDS - Consider the recommendation of the Economic Development Advisory Committee (EDAC) to grant a forgivable loan equal to 10% of the total value of Larry Fields' redevelopment of the property located at 104 North Locust, with the City's portion not to exceed \$75,000, including the stipulation that should the business cease operations within a three year period, Mr. Fields would repay the remaining unforgiven amount of the loan. **Approve or disapprove the recommendation of the Economic Development Advisory Committee and, if approved, authorize the Mayor to sign the appropriate documents on behalf of the City.**

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, August 27, 2019
5:30 PM

- b. EMERGENCY REPAIRS TO WASTEWATER TREATMENT PLANT PRIMARY CLARIFIER #1 - Consider staff request to initiate emergency repairs to the support column on Primary Clarifier #1 at the Wastewater Treatment Plant through Unique Metals Fabrications, Inc., of Pittsburg, based on time and material for an estimated cost of \$100,000 to \$125,000. **Approval or disapproval of staff request.**

- c. ELECTRIC UTILITY EDUCATIONAL MATERIAL - Consider the recommendation of Deputy City Manager Jay Byers to utilize up to \$30,000 from previously identified funds for the creation and delivery of educational material in relation to the potential establishment of a City-owned electric utility. **Approve or disapprove recommendation.**

NON-AGENDA REPORTS & REQUESTS:

ADJOURNMENT

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
August 13th, 2019

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, August 13th, 2019, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Patrick O'Bryan presiding and the following members present: Sarah Chenoweth, Dan McNally, Dawn McNay and Chuck Munsell.

Mayor O'Bryan led the flag salute.

PUBLIC INPUT –

INVOCATION – Mark Chambers, on behalf of the First United Methodist Church, provided an invocation.

JEFF SWITLIK – City Manager Daron Hall announced that City Employee Jeff Switlik recently passed away. Mr. Switlik worked for the Public Utilities Department for 9 years.

APPROVAL OF MINUTES – On motion of Munsell, seconded by Chenoweth, the Governing Body approved the July 23rd, 2019, City Commission Meeting minutes as presented. Motion carried.

DANCE HALL LICENSE – 505 – On motion of Munsell, seconded by Chenoweth, the Governing Body approved the application submitted by Mike Sittner to renew the Dance Hall License for 505, located at 505 North Broadway, and authorized the City Clerk to issue the license. Motion carried.

APPROPRIATION ORDINANCE – On motion of Munsell, seconded by Chenoweth, the Governing Body approved the Appropriation Ordinance for the period ending August 13th, 2019, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Chenoweth, McNally, McNay, Munsell and O'Bryan.

EMERGENCY SOLUTIONS GRANT (ESG) ACCEPTANCE – On motion of Chenoweth, seconded by McNay, the Governing Body accepted an Emergency Solutions Grant (ESG) from the Kansas Housing Resources Corporation (KHRC) in the amount of \$157,445.00 to support homeless services within Crawford County, for the grant period of July 1st, 2019 through June 30th, 2020, and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried.

SECTION 8 HOUSING CHOICE VOUCHER ADMINISTRATION PLAN REVISION – On motion of O'Bryan, seconded by Chenoweth, the Governing Body approved staff recommendation to revise the Section 8 Housing Choice Voucher Administration Plan. Motion carried.

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
August 13th, 2019

CHANGE ORDER – 2019 SURFACE PRESERVATION PROJECT – On motion of O'Bryan, seconded by Munsell, the Governing Body approved Change Order No. 1, submitted by Heckert Construction, of Pittsburg, Kansas, reflecting an increase of \$85,358.05, making a new contract construction amount of \$1,057,260.99, for the 2019 Surface Preservation Project. Motion carried.

ORDINANCE NO. S-1063 – On motion of O'Bryan, seconded by McNally, the Governing Body adopted Ordinance No. S-1063 levying a special assessment against lots or parcels of land on which existed weeds or obnoxious vegetable growth to pay the cost of cutting or removing said growth, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

ORDINANCE NO. S-1064 – On motion of O'Bryan, seconded by McNay, the Governing Body adopted Ordinance No. S-1064 levying a special assessment against lots or parcels of land on which a public nuisance was located to pay the cost of abating the nuisance, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

ORDINANCE NO. S-1065 – On motion of O'Bryan, seconded by Munsell, the Governing Body adopted Ordinance No. S-1065 levying a special assessment against lots or parcels of land on which refuse matter was located to pay the cost of making the premises safe and hygienic, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

PUBLIC HEARING - PROPOSED 2020 BUDGET – Following a Public Hearing, on motion of Munsell, seconded by McNally, the Governing Body adopted the 2020 Budget and authorized the Mayor and City Commissioners to sign the State Budget Certificate Form on behalf of the City. Motion carried.

EAGLEPICHER TECHNOLOGIES, LLC - TRANSFER OF PROPERTY OWNERSHIP – On motion of Munsell, seconded by O'Bryan, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to transfer ownership of the property located at 2919 Rotary Terrace from the City of Pittsburg to EaglePicher Technologies, LLC, with the stipulation that a lithium disposal facility will be operational and staffed by two new EaglePicher Technologies, LLC, employees no later than March 1, 2020, or the company will repay forgiven lease payments in the amount of \$147,900, and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried.

CONDITIONAL USE PERMIT REQUEST – On motion of Chenoweth, seconded by McNally, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by the First Church of the Nazarene of Pittsburg for a Conditional Use Permit under the provisions of Article 30 of the Pittsburg Zoning Ordinance to allow a church to be located on the property at 804 East Quincy. Motion carried.

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
August 13th, 2019

CONDITIONAL USE PERMIT REQUEST – On motion of O'Bryan, seconded by Munsell, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by the First Church of the Nazarene of Pittsburg for a Conditional Use Permit under the provisions of Article 30 of the Pittsburg Zoning Ordinance to allow a church to be located on the property at 814 East Quincy. Motion carried.

ENVIRONMENTAL USE CONTROL AGREEMENT - 2800 BLOCK OF NORTH WALNUT – On motion of Chenoweth, seconded by O'Bryan, the Governing Body entered into an Environmental Use Control Agreement with the Kansas Department of Health and Environment (KDHE) regarding the remediation/encapsulation of the soil from the Weir City Zinc Work site in the 2800 Block of North Walnut and authorized the Mayor to sign the agreement on behalf of the City. Motion carried.

NON-AGENDA REPORTS AND REQUESTS:

SOUTH ROUSE PROJECT UPDATE – Director of Public Works Cameron Alden announced that South Rouse (south of Centennial) will be open to two-way traffic on Friday, August 16th, 2019.

ALL ABOARD FACILITY TOUR – City Manager Daron Hall thanked Brad Snow for the tour of the All Aboard Facility tour that took place prior to this meeting.

ART WALK – Commissioner Chenoweth encouraged everyone to participate in the Art Walk that will be held downtown on Friday, August 16th, 2019.

ADJOURNMENT: On motion of McNay, seconded by Munsell, the Governing Body adjourned the meeting at 6:12 p.m. Motion carried.

Patrick J. O'Bryan, Mayor

ATTEST:

Tammy Nagel, City Clerk



Interoffice Memorandum

TO: Daron Hall, City Manager

FROM: Tammy Nagel, City Clerk

DATE: August 20th, 2019

SUBJECT: Agenda Item – August 27th, 2019
Selection of League Voting Delegates

The City has received notification from the League of Kansas Municipalities that we must again provide the names of our voting delegates and alternate delegates for the 2019 League of Kansas Municipalities Meeting scheduled for October 12th – 14th, 2019, in Overland Park, Kansas. The voting delegates will vote on behalf of the City of Pittsburg at the Business & Policy Session on Monday, October 14th, 2019.

The League will need to have our voting delegates registered prior to the meeting. Based on those members of the City Commission and staff that have indicated they plan to attend this year's meeting, I am recommending the following:

Voting Delegates

1. Patrick O'Bryan
2. Dawn McNay
3. Sarah Chenoweth
4. Dan McNally

Alternates

1. Jay Byers
2. Tammy Nagel
3. Michelle Ducre

If you have any questions, or if you would like to make other suggestions concerning our representation this year, please let me know.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	8/09/2019			185316		
C-CHECK	VOID CHECK	V	8/09/2019			185317		
C-CHECK	VOID CHECK	V	8/09/2019			185354		
C-CHECK	VOID CHECK	V	8/09/2019			185355		
C-CHECK	VOID CHECK	V	8/09/2019			185356		
C-CHECK	VOID CHECK	V	8/09/2019			185359		
C-CHECK	VOID CHECK	V	8/09/2019			185360		
C-CHECK	VOID CHECK	V	8/09/2019			185361		
C-CHECK	VOID CHECK	V	8/16/2019			185392		
C-CHECK	VOID CHECK	V	8/16/2019			185393		

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	10 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	10	0.00	0.00	0.00
BANK: * TOTALS:	10	0.00	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0224	KDOR	D	8/07/2019			000000		5,702.75
0321	KP&F	D	8/09/2019			000000		44,573.22
0728	ICMA	D	8/09/2019			000000		660.00
1050	KPERS	D	8/09/2019			000000		39,965.50
5904	TASC	D	8/09/2019			000000		6,166.46
6415	GREAT WEST TANDEM KPERS 457	D	8/09/2019			000000		4,668.83
6952	ADP INC	D	8/16/2019			000000		8,430.05
7290	DELTA DENTAL OF KANSAS INC	D	8/09/2019			000000		2,349.40
7290	DELTA DENTAL OF KANSAS INC	D	8/16/2019			000000		2,162.20
7877	CORESOURCE	D	8/08/2019			000000		24,347.00
7877	CORESOURCE	D	8/15/2019			000000		23,132.30
0038	LEAGUE OF KANSAS MUNICIPALITIE	E	8/12/2019			005465		340.00
0044	CRESTWOOD COUNTRY CLUB	E	8/12/2019			005466		419.68
0046	ETTINGERS OFFICE SUPPLY	E	8/12/2019			005467		875.50
0054	JOPLIN SUPPLY COMPANY	E	8/12/2019			005468		867.90
0055	JOHN'S SPORT CENTER, INC.	E	8/12/2019			005469		65.00
0062	LINDSEY SOFTWARE SYSTEMS, INC.	E	8/12/2019			005470		1,006.00
0105	PITTSBURG AUTOMOTIVE INC	E	8/12/2019			005471		463.10
0112	MARRONES INC	E	8/12/2019			005472		189.30
0117	THE MORNING SUN	E	8/12/2019			005473		173.23
0133	JIM RADELL CONSTRUCTION INC	E	8/12/2019			005474		13,342.50
0142	HECKERT CONSTRUCTION CO INC	E	8/12/2019			005475		3,967.73

VENDOR SET: 99 City of Pittsburg, KS

BANK: 80144 BMO HARRIS BANK

DATE RANGE: 8/07/2019 THRU 8/20/2019

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0194	KANSAS STATE TREASURER	E	8/12/2019			005476		6,716.72
0276	JOE SMITH COMPANY, INC.	E	8/12/2019			005477		280.69
0292	UNIFIRST CORPORATION	E	8/12/2019			005478		50.60
0306	CASTAGNO OIL CO INC	E	8/12/2019			005479		44.36
0317	KUNSHEK CHAT & COAL CO, INC.	E	8/12/2019			005480		1,914.84
0328	KANSAS ONE-CALL SYSTEM, INC	E	8/12/2019			005481		1,245.60
0335	CUSTOM AWARDS, LLC	E	8/12/2019			005482		10.00
0345	VICTOR L PHILLIPS CO	E	8/12/2019			005483		163.06
0409	WISEMAN'S DISCOUNT TIRE INC	E	8/12/2019			005484		347.65
0438	SEWERS, DRAINS & MORE	E	8/12/2019			005485		6,697.00
0478	VIETTI AUTO BODY INC	E	8/12/2019			005486		69.95
0516	AMERICAN CONCRETE CO INC	E	8/12/2019			005487		15,043.91
0628	KC BOBCAT	E	8/12/2019			005488		472.32
0631	TRI-STATE BUILDING & SUPPLY CO	E	8/12/2019			005489		14,181.63
0700	NAMES AND NUMBERS	E	8/12/2019			005490		2,982.00
0711	HAYNES EQUIPMENT CO INC	E	8/12/2019			005491		2,118.59
0746	CDL ELECTRIC COMPANY INC	E	8/12/2019			005492		1,216.58
0844	HY-FLO EQUIPMENT CO	E	8/12/2019			005493		10.17
1238	SEWARD ELECTRIC, INC.	E	8/12/2019			005494		6,280.70
1478	KANSASLAND TIRE OF PITTSBURG	E	8/12/2019			005495		1,371.98
1629	PITTSBURG BEAUTIFUL	E	8/12/2019			005496		3,293.00
1792	B&L WATERWORKS SUPPLY, LLC	E	8/12/2019			005497		3,930.37

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2005	GALLS PARENT HOLDINGS, LLC	E	8/12/2019			005498		188.00
2025	SOUTHERN UNIFORM & EQUIPMENT L	E	8/12/2019			005499		45.99
2137	VAN WALL GROUP	E	8/12/2019			005500		24.11
2161	RECORDED BOOKS, LLC	E	8/12/2019			005501		29.69
2186	PRODUCERS COOPERATIVE ASSOCIAT	E	8/12/2019			005502		1,747.87
2707	THE LAWNSCAPE COMPANY, INC.	E	8/12/2019			005503		602.50
2767	BRENNTAG SOUTHWEST, INC	E	8/12/2019			005504		1,436.00
2841	KDHE	E	8/12/2019			005505		1,986.00
2921	DP2 BILLING SOLUTIONS, LLC	E	8/12/2019			005506		4,712.49
3261	PITTSBURG AUTO GLASS	E	8/12/2019			005507		400.00
3571	LARRY'S DIESEL REPAIR LLC	E	8/12/2019			005508		1,601.84
4307	HENRY KRAFT, INC.	E	8/12/2019			005509		362.86
4354	LIFESTYLE LEASING INC	E	8/12/2019			005510		630.00
4452	RYAN INSURANCE, LLC	E	8/12/2019			005511		3,108.00
4572	KANSAS RURAL WATER ASSOCIATION	E	8/12/2019			005512		90.00
4603	KANSAS GOLF AND TURF INC	E	8/12/2019			005513		151.35
5014	MID-AMERICA SANITATION	E	8/12/2019			005514		60.00
5275	US LIME COMPANY-ST CLAIR	E	8/12/2019			005515		9,047.04
5731	THUNDERBAY LLC	E	8/12/2019			005516		500.00
5862	HEATHER HORTON	E	8/12/2019			005517		104.00
6175	HENRY C MENGHINI	E	8/12/2019			005518		1,307.90
6524	ELLIOTT EQUIPMENT COMPANY	E	8/12/2019			005519		267.60

VENDOR SET: 99 City of Pittsburg, KS

BANK: 80144 BMO HARRIS BANK

DATE RANGE: 8/07/2019 THRU 8/20/2019

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
6528	GALE GROUP/CENGAGE	E	8/12/2019			005520		63.18
6577	GREENSPRO INC	E	8/12/2019			005521		1,280.00
7049	ED ROEHR AUTO RADIO, INC	E	8/12/2019			005522		352.50
7191	ANDREW TRACTOR WORKS	E	8/12/2019			005523		788.57
7240	JAY HATFIELD CERTIFIED USED CA	E	8/12/2019			005524		2,245.70
7377	US AWARDS INC	E	8/12/2019			005525		3,300.00
7620	POMP'S TIRE SERVICE INC	E	8/12/2019			005526		1,470.00
7655	HW ACQUISITIONS, PA	E	8/12/2019			005527		865.50
7667	BRENT'S ELECTRIC, LLC	E	8/12/2019			005528		669.82
7754	WILLOW TREE WEAVING	E	8/12/2019			005529		5.00
7776	ANDREW POMMERT	E	8/12/2019			005530		80.00
7806	CORE & MAIN LP	E	8/12/2019			005531		1,337.95
7839	VISION SERVICE PLAN INSURANCE	E	8/12/2019			005532		1,821.92
7841	AD-WEAR & SPECIALTY OF TEXAS I	E	8/12/2019			005533		59.75
7852	TRIA HEALTH, LLC	E	8/12/2019			005534		1,481.05
7930	SANDERSON PIPE CORPORATION	E	8/12/2019			005535		11,435.60
7958	DENNIS OIL COMPANY	E	8/12/2019			005536		820.41
8123	CBI SYSTEMS LTD	E	8/12/2019			005537		6,243.00
8130	CRAFICO INC	E	8/12/2019			005538		7,989.20
7608	LELAND LOFTS LLC	E	8/12/2019			005539		8,231.12
7608	LELAND LOFTS LLC	E	8/13/2019			005540		8,441.76
0046	ETTINGERS OFFICE SUPPLY	E	8/19/2019			005541		490.01

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0054	JOPLIN SUPPLY COMPANY	E	8/19/2019			005542		1,186.92
0101	BUG-A-WAY INC	E	8/19/2019			005543		110.00
0105	PITTSBURG AUTOMOTIVE INC	E	8/19/2019			005544		927.11
0109	RANDY VILELA TRUCKING & HAULIN	E	8/19/2019			005545		2,941.00
0142	HECKERT CONSTRUCTION CO INC	E	8/19/2019			005546		38,271.31
0203	GADES SALES CO INC	E	8/19/2019			005547		4,658.08
0286	R & R PRODUCTS INC	E	8/19/2019			005548		139.75
0317	KUNSHEK CHAT & COAL CO, INC.	E	8/19/2019			005549		11,339.62
0409	WISEMAN'S DISCOUNT TIRE INC	E	8/19/2019			005550		48.00
0577	KANSAS GAS SERVICE	E	8/19/2019			005551		419.01
0627	BOETTCHER SUPPLY INC	E	8/19/2019			005552		110.35
0628	KC BOBCAT	E	8/19/2019			005553		406.00
0631	TRI-STATE BUILDING & SUPPLY CO	E	8/19/2019			005554		25,650.00
0746	CDL ELECTRIC COMPANY INC	E	8/19/2019			005555		7,117.40
0806	JOHN L CUSSIMANIO	E	8/19/2019			005556		78.00
0823	TOUCHTON ELECTRIC INC	E	8/19/2019			005557		258.00
0844	HY-FLO EQUIPMENT CO	E	8/19/2019			005558		50.04
0866	AVFUEL CORPORATION	E	8/19/2019			005559		18,872.60
0961	KANSAS JUDICIAL COUNCIL	E	8/19/2019			005560		190.00
1097	BARCO MUNICIPAL PRODUCTS INC	E	8/19/2019			005561		5,440.00
1478	KANSASLAND TIRE OF PITTSBURG	E	8/19/2019			005562		789.93
2005	GALLS PARENT HOLDINGS, LLC	E	8/19/2019			005563		44.90

VENDOR SET: 99 City of Pittsburg, KS

BANK: 80144 BMO HARRIS BANK

DATE RANGE: 8/07/2019 THRU 8/20/2019

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2825	STATE OF KANSAS	E	8/19/2019			005564		423.66
4291	SPRINT	E	8/19/2019			005565		60.00
4354	LIFESTYLE LEASING INC	E	8/19/2019			005566		1,305.00
4452	RYAN INSURANCE, LLC	E	8/19/2019			005567		374.00
4603	KANSAS GOLF AND TURF INC	E	8/19/2019			005568		72.56
5770	KANSAS CITY FREIGHTLINER SALES	E	8/19/2019			005569		905.17
5883	SPROULS CONSTRUCTION INC	E	8/19/2019			005570		76,790.00
6402	BEAN'S TOWING & AUTO BODY	E	8/19/2019			005571		3,353.60
6524	ELLIOTT EQUIPMENT COMPANY	E	8/19/2019			005572		680.60
7028	MATTHEW L. FRYE	E	8/19/2019			005573		400.00
7038	SIGNET COFFEE ROASTERS	E	8/19/2019			005574		86.25
7240	JAY HATFIELD CERTIFIED USED CA	E	8/19/2019			005575		224.95
7284	TRANSYSTEMS CORPORATION	E	8/19/2019			005576		10,005.12
7377	US AWARDS INC	E	8/19/2019			005577		650.00
7420	AZTECA SYSTEMS, INC	E	8/19/2019			005578		40,000.00
7514	NTHERM, LLC	E	8/19/2019			005579		204.98
7615	MARY JO HARPER	E	8/19/2019			005580		500.00
7620	POMP'S TIRE SERVICE INC	E	8/19/2019			005581		1,530.00
7629	EARLES ENGINEERING & INSPECTIO	E	8/19/2019			005582		17,183.60
7806	CORE & MAIN LP	E	8/19/2019			005583		515.37
7809	MID-WEST FERTILIZER INC	E	8/19/2019			005584		1,532.70
8046	CONVERGEONE, INC.	E	8/19/2019			005585		9,810.19

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8132	MIKE CARPINO FORD PITTSBURG IN	E	8/19/2019			005586		134.33
0523	AT&T	R	8/09/2019			185315		7,274.00
0373	BROADWAY ELECTRONICS INC	R	8/09/2019			185318		3,288.00
8129	CARBON CREEK EVENTS	R	8/09/2019			185319		250.00
8128	CHARLES FARAM INC	R	8/09/2019			185320		1,337.87
8121	WESTERN DIESEL SERVICES, INC	R	8/09/2019			185321		825.00
5283	CLASS LTD	R	8/09/2019			185322		69.60
0856	COLLEGIO/PSU	R	8/09/2019			185323		18.00
0748	CONRAD FIRE EQUIPMENT INC	R	8/09/2019			185324		3,470.14
4263	COX COMMUNICATIONS KANSAS LLC	R	8/09/2019			185325		1,087.84
4263	COX COMMUNICATIONS KANSAS LLC	R	8/09/2019			185326		96.14
4263	COX COMMUNICATIONS KANSAS LLC	R	8/09/2019			185327		29.40
4263	COX COMMUNICATIONS KANSAS LLC	R	8/09/2019			185328		13.23
4263	COX COMMUNICATIONS KANSAS LLC	R	8/09/2019			185329		91.62
4263	COX COMMUNICATIONS KANSAS LLC	R	8/09/2019			185330		78.28
7517	CRAW-KAN TELEPHONE COOPERATIVE	R	8/09/2019			185331		1,202.61
0375	WICHITA WATER CONDITIONING, IN	R	8/09/2019			185332		12.50
8074	DEHN DAVENPORT	R	8/09/2019			185333		40.00
6088	EMERGENCY RESPONSE SOLUTIONS,	R	8/09/2019			185334		296.90
8033	FIRE SYSTEMS TECHNOLOGY INC	R	8/09/2019			185335		28,830.60
6328	FIRST CHURCH OF THE NAZARENE	R	8/09/2019			185336		100.00
8127	SCREEN-IT GRAPHICS OF LAWRENCE	R	8/09/2019			185337		3,232.95

VENDOR SET: 99 City of Pittsburg, KS

BANK: 80144 BMO HARRIS BANK

DATE RANGE: 8/07/2019 THRU 8/20/2019

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
7995	HERITAGE TRACTOR INC	R	8/09/2019			185338		77.88
6923	HUGO'S INDUSTRIAL SUPPLY INC	R	8/09/2019			185339		1,013.41
4108	INLAND TRUCK PARTS CO	R	8/09/2019			185340		59.58
6102	KANSAS LAW ENFORCEMENT TRAININ	R	8/09/2019			185341		175.00
2877	KDHE - BUREAU OF WATER	R	8/09/2019			185342		20.00
3766	KDHE - TECHNICAL SERVICES SECT	R	8/09/2019			185343		60.00
6119	LACAL EQUIPMENT INC	R	8/09/2019			185344		341.40
7635	DOUG LINDER	R	8/09/2019			185345		478.13
6750	HW LOCHNER, BWR DIVISION	R	8/09/2019			185346		1,522.83
8075	JOHN GARY MADISON	R	8/09/2019			185347		60.00
7938	ROSANO DEL PILAR MENDEZ	R	8/09/2019			185348		25.00
7392	ASSURECO RISK MANAGEMENT & REG	R	8/09/2019			185349		350.00
6775	MCNAIR INDUSTRIES	R	8/09/2019			185350		2,962.62
1	SIMMONS, CHARLES EDWARD	R	8/09/2019			185351		226.00
6377	SOUTHEAST KANSAS RECYCLING CEN	R	8/09/2019			185352		25.00
5589	VERIZON WIRELESS SERVICES, LLC	R	8/09/2019			185353		9,035.87
2350	WASTE CORPORATION OF MISSOURI	R	8/09/2019			185357		1,868.31
1108	WESTAR ENERGY	R	8/09/2019			185358		122,656.78
5371	PITTSBURG FAMILY YMCA	R	8/09/2019			185362		401.50
2876	A-PLUS CLEANERS & LAUNDRY	R	8/16/2019			185387		397.50
7398	ARVEST BANK	R	8/16/2019			185388		19,381.72
7856	BARDAVON HEALTH INNOVATIONS, L	R	8/16/2019			185389		225.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8043	BRITTAN BRENNER	R	8/16/2019			185390		851.00
7657	COPY PRODUCTS, INC.	R	8/16/2019			185391		2,131.08
7517	CRAW-KAN TELEPHONE COOPERATIVE	R	8/16/2019			185394		11,825.00
8074	DEHN DAVENPORT	R	8/16/2019			185395		80.00
1	DOT / FAA / MMAC	R	8/16/2019			185396		5,184.25
7995	HERITAGE TRACTOR INC	R	8/16/2019			185397		16.08
2877	KDHE - BUREAU OF WATER	R	8/16/2019			185398		60.00
7190	LEXISNEXIS RISK DATA MANAGEMEN	R	8/16/2019			185399		381.92
8075	JOHN GARY MADISON	R	8/16/2019			185400		80.00
7697	MARTIN MEDINA	R	8/16/2019			185401		260.00
7938	ROSANO DEL PILAR MENDEZ	R	8/16/2019			185402		50.00
8088	GREGORY L PRYOR	R	8/16/2019			185403		60.00
1	QUINTEROS, LISA	R	8/16/2019			185404		500.00
0175	REGISTER OF DEEDS	R	8/16/2019			185405		21.00
7771	D & M RYAN, INC	R	8/16/2019			185406		63.50
8067	HAROLD LEROY SMITH	R	8/16/2019			185407		1,230.00
6023	JOHN T SEAL	R	8/16/2019			185408		308.70
7270	SECURITY 1ST TITLE, LLC	R	8/16/2019			185409		75.00
1	SHAW, MCKENNA	R	8/16/2019			185410		200.00
8089	JORAN STOUT-MITCHELL	R	8/16/2019			185411		60.00
6260	TRANE	R	8/16/2019			185412		695.00
8131	TRIMARK FOODCRAFT LLC	R	8/16/2019			185413		79,583.08

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8133	KATHY J SANLEY	R	8/16/2019			185414		1,173.38

* * T O T A L S * *		NO	INVOICE AMOUNT		DISCOUNTS	CHECK AMOUNT	
REGULAR CHECKS:		66	317,897.20		0.00	317,897.20	
HAND CHECKS:		0	0.00		0.00	0.00	
DRAFTS:		11	162,157.71		0.00	162,157.71	
EFT:		122	463,817.04		0.00	463,817.04	
NON CHECKS:		0	0.00		0.00	0.00	
VOID CHECKS:		0	VOID DEBITS	0.00			
			VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

		NO	INVOICE AMOUNT		DISCOUNTS	CHECK AMOUNT	
VENDOR SET: 99	BANK: 80144 TOTALS:	199	943,871.95		0.00	943,871.95	
BANK: 80144	TOTALS:	199	943,871.95		0.00	943,871.95	
REPORT TOTALS:		199	943,871.95		0.00	943,871.95	

Passed and approved this 27th day of August, 2019.

Patrick J. O'Bryan, Mayor

ATTEST:

Tammy Nagel, City Clerk



Memorandum

TO: Daron Hall, City Manager

FROM: Blake Benson, Economic Development Director

DATE: August 20, 2019

SUBJECT: August 27, 2019 Agenda Item
Larry Fields redevelopment project

Larry Fields recently acquired a dilapidated property at 104 North Locust Street. Mr. Fields has stabilized the building and plans to open a family fun center to compete with similar out-of-town facilities like Soar Trampoline Park in Joplin. Mr. Fields anticipates the project will be an investment of more than \$500,000.

Earlier this summer, Mr. Fields applied for Revolving Loan Fund assistance to help offset a portion of his project. The City engaged Steve Robb, a well-known economic researcher, to develop an economic impact analysis model to determine the true economic impact of projects like the ones being proposed by Mr. Fields. The model was completed in mid-July, so we were able to utilize it for Mr. Fields' project.

The model estimated that Mr. Fields' project would create a \$1.1 million economic impact over ten years. As such, the EDAC recommended a forgivable loan equal to 10% of the total project value, with the City's portion not to exceed \$75,000. The City will release the funds to Mr. Fields upon the project's completion, expected by May 2020, with an agreement to forgive the loan over the following three years (in equal thirds). Should the business cease operations within this three year period, Mr. Fields would repay the remaining unforgiven amount left on the loan.

Please place this item on the agenda for the City Commission meeting scheduled for Tuesday, August 27, 2019. Action being requested is approval or denial of the EDAC recommendation to grant a forgivable loan equal to 10% of the total project value and, if approved, authorize the Mayor to sign the appropriate documents.

May 15, 2019

Mr. Blake Bensen, President

Pittsburg Area Chamber of Commerce

117 West Fourth Street

Pittsburg, Kansas 66762

Blake, *Blake*

Please accept this formal request to the EDAC Board seeking financial assistance for rehabilitation costs on the old Pittsburg Foundry and Machine Company building (known as the Pittcraft building) located 104 north Locust Street, detailed plans and costs of rehabilitation sent earlier. Building was built in the early 1880's and has been an icon in Pittsburg for 135 years.

Our rehabilitation project on the old Frisco Depot has been successful and being listed on the National Register of Historic places has helped support the downtown historic district. The Pittsburg Foundry and Machine Company building will help drive that plan and be a huge asset to Pittsburg and our citizens.

Business will be open six (6) days per week ten (10) hours per day providing fun quality employment for ten to twelve college and high school students plus two full time management positions.

I'm seeking twenty five percent of the estimated rehabilitation costs. We will be responsible for seventy five percent of the rehabilitation plus equipment purchase/rental and operating costs.

Rehabilitation costs \$509,434.00

X 25%

= \$127,358.50

Thank you for your consideration.

Respectfully,

Larry & Sooki Fields

Larry and Sooki Fields

Rehabilitation and Construction Expenses

104 North Locust Street, Pittsburg, Kansas 66762

Building was built in 1882-1884 as The Pittsburg Machine and Foundry Company. The company built numerous products for the mining industry including small rail cars used in deep mines. The company employed a high of 320 employees in the early 1900's.

Building and six (6) lots purchased for \$40,000.00 including 40x50 Quonset hut for storage. Main building is 14,200 square feet nearly all open space with forty (40) foot ceiling. Quonset hut is 2000 square feet.

Worked with county appraiser reduced valuation from \$125,000.00 down to \$48,000.00. Property taxes reduced from \$6,000.00 per year to \$2,000.00 per year. Worked with city redevelopment project and property taxes are frozen for five (5) after years after Certificate of Occupancy is issued.

Expenditures paid through April 30, 2019.

Partial immediate roof repair \$21,250.00

Demolition labor and disposal services 11,600.00.

Temporary electric and water service \$1,600.00.

Contribution to Pittsburg State Interior Design departments for drawings and prints \$400.00

Catered dinner for the entire class from Bamboo Gardens restaurant \$784.00.

Subtotal \$35,634.00

Estimates for completion.

Heikes Masonry tuck point, window openings and foundation repair \$86,000.00.

Mid America Roofing (finish roof repair) \$36,800.00

Electric (both buildings) \$32,000.00

Plumbing general \$5,000.00

Construction and plumbing ADA bathrooms and kitchen \$27,000.00

Fire suppression system includes bringing water line from first street \$52,000.00

HVAC \$25,000.00

Big Ass Fan Company \$26,000.00 (2 fans)

Windows and doors \$41,000.00

Construct art room, kitchen, snack area and small office \$22,000.00

Deck above kitchen art room and office south end building \$15,000.00

Deck with roof (24X58) on south end of building \$24,000.00

Security system Wi Fi and cameras \$10,000.00

Landscape \$3,000.00

Signage \$ 7,000.00

ADA parking lot on property \$10,000.00

Paint interior areas and floors \$8,000.00

Paint Quonset hut \$4,000.00

Subtotal \$433,800.00

Miscellaneous ???

Totals

Purchase price \$40,000.00

Expenditures paid through April 30, 2019 \$35,634.00

Estimated funds required to complete \$433,800.00

Total cost \$509,434.00

L. D. Fields



May 8, 2019



Mr. Blake Bensen, President
Pittsburg Area Chamber of Commerce
Pittsburg, Kansas 66762

Dear Blake,

Please find enclosed following documents pertaining to my plans for the "Old Pittcraft Building" located 104 North Locust Street, Pittsburg, KS. And my request seeking financial assistance from the EDAC Board and the City of Pittsburg.

1. Brief business plan with request for assistance.
2. Rehabilitation and Construction plans.
3. List and types of arcades, games and simulators planned.

I would like to have the opportunity to meet with you and the EDAC board to discuss these plans and invite you and the board to tour the building. We have spent twelve weeks removing three ceilings numerous walls, small offices and concrete barriers from the interior. The building is now mostly open space with forty six foot ceilings and massive windows that are bricked in. We are in the process of de-bricking and restoring the buildings back to the original 1882 construction.

Respectfully,

Larry D. Fields



Business Plan

Two years ago while completing work on the Frisco Event Center I felt I wanted to do something else in Pittsburg. After looking at several buildings downtown the Pittcraft building seemed to meet the criteria and location needed. Talked with the owners several times but was concerned about the condition of the building. It seemed the only thing holding it together were their fond memories.

Received permission from owners to have building inspected, had three contractors inspect building. Contractors can fix anything if you have enough money which was the reason for different inspectors. Requested bids to determine cost of demolition and disposal, came in at \$176,000 and \$182,000 respectively also received two liability insurance bids on property.

Pleased with the size and location of the building moved on to the cost of rehabilitation which is often costlier than building new. It's necessary to satisfy yourself as to these benefits if any. It's unlikely that anyone would build a brick building this size today because of the cost differential.

That said, assuming purchase price and rehabilitation costs total \$510,000.00 divided by 19,320 square feet the cost basis comes in at \$26.40 per square foot. Contractors say building should last another 137 years after completion of work with normal maintenance.

Why a Family Fun Center?

There will always be an endless supply of families and children with the need and energy for entertainment. Southeast Kansas and southwest Missouri are in a drought for this type of venue. According to The Pittsburg Chamber of Commerce and Crawford County Visitors and Convention Bureau Pittsburg and surrounding area families will use it. The facility must be safe, clean, high tech and high quality but not gold plated. It will become a destination when completed.

Thoughts

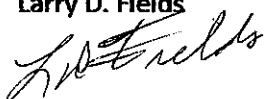
Venue should operate six days per week 1.00pm – 10.00pm F-S 1.00pm – 12.00 am. Assuming Operating 58 hours per week would require a work force of approximately twelve employees plus management. Most employees would work twenty-hour week and we should utilize Pitt State students and high school students whenever possible. Extremely important to have the best experienced manager possible for daily operations.

Most arcade equipment should be leased with maintenance agreements in order to control costs, keep up with technology and changing fads that come and go quickly.

This venue is needed, families the city and ourselves should benefit from the investment. This is a business and will operate as such.

I ask the EDAC to partner with me in this venture seeking financial assistance and to share in the opportunity to create twelve to sixteen fun entry level jobs for our university and high school students plus two or three full time career positions. A fun center will drive people from a wide area to Pittsburg spending money having fun and helping continue the growth of our revitalized downtown.

Larry D. Fields



0

Family Fun Center

104 North Locust Street

Pittsburg, Kansas 66762

New life and new use for an old building. The building was constructed in 1882 as the Pittsburg Machine and Foundry Company. The company produced equipment for the regional coal mining industry including picks shovels and small rail cars used in local deep mines. The company employed 320 people in the early 1900's. The long and difficult history of this building includes surviving five wars, four bankruptcies, three major fires, two tornados and is now undergoing deconstruction and reconstruction plus having to put up with me. Sentimentality and found memories cannot save a building and I'm not a preservationist that believes every old building should be saved. But as we peel back the layers of history it's become apparent that this building is special and when rehabilitation is complete it will be one of the finest buildings in the area.

Situated on the east side of Locust street between first and second streets occupying half of the block. The building is 17,320 square feet with an 1800 sq. foot covered deck being constructed resulting in 19,320 square foot under roof. The building is divided into three sections with the main entry on the south end. Customers will enter a room approximately sixty (60) feet wide and fort two (42) feet long containing an office, art room and kitchen serving light snacks and drinks. Plans include serving adult beverages.

Families will pass through double doors into an impressive Main room 100 feet long 78 feet wide with ceiling heights of 40 feet with three sets of large windows extending to near the roof. This room is 7800 square feet open span and will serve most of the activities planned. There are two large decks totaling 3200 square feet in this room.

The north section of the building is 36 feet long and 78 feet wide and will contain escape rooms and various arcades with ample room for additional features.

Preliminary Site Information Questionnaire (PSIQ) containing historical information, site plan and photographs of the building as it exists today have been completed and mailed to the Kansas State Historical Society for possible inclusion into the Kansas and National Historical Registers. If approved this registration opens several state and federal grant opportunities. I stay in contact with state historical officers on the project and they state that this project definitely qualifies for state sponsorship and likely qualify on the federal level. It takes approximately eighteen months to complete this process which started in January 2019.

Larry D. Fields

Rehabilitation and Construction Expenses

104 North Locust Street, Pittsburg, Kansas 66762

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Subtotal \$433,800.00

Miscellaneous ???

Totals

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Estimated funds required to complete \$433,800.00

Total cost \$509,434.00

L. D. Fields



FIELDS OF FUN CENTER (MAY NOT BE THE NAME)

104 North Locust Street

Pittsburg, Kansas

Types of arcades- games- simulators and equipment to be installed.

YOUNG CHILDREN

Despicable Minions-Mario Disney-Math Games- Reading Games-Preschool Nick Jr-Rolling Bowling

Trampolines with Safety Harness and Special Equipment-Everyone plays soft floor & soft pit areas.

Schools

SIMULATORS -Baseball-Football-Soccer-Basketball-Ninja Range-with climbing wall.

Young Adults-Seniors-Grandparents.

Golf simulators- Pro swing simulators – climbing walls – Pickle Ball – High end arcades

Escape rooms – Puzzle Rooms – Two indoor decks to watch relax and observe from – large screen TV'S

Restaurant serving light snacks and beverage.

Adult beverages are planned.

MOST ARCADES AND SIMULATORS ARE BEING REVIEWED AS WE WORK TO RENEVATE THE PROPERTY.

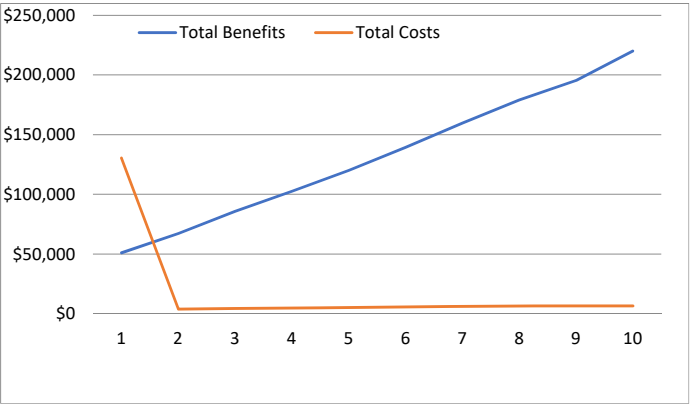
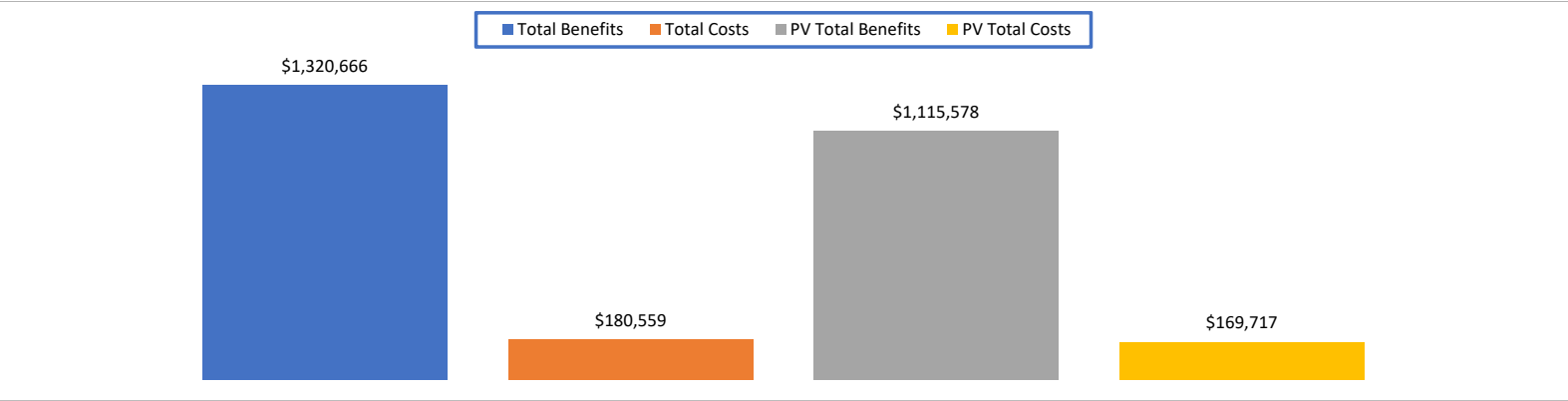
ESTIMATED COST PURCHASE OR RENTAL OF EQUIPMENT IS ON GOING (and giving me a headache)

Larry D. Fields



Estimated completion of renovation and planned opening late fall/winter 2020

City of Pittsburgh Cost-Benefit Calculator																			
SUMMARY OF COSTS AND BENEFITS FOR THE CITY OF PITTSBURG										Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:								7.31	
PROJECT: Fields Real Estate, LLC										Ratio of Present Value of Total Benefits to Present Value of Total Costs:								6.57	
DATE: 8/6/2019										DISCOUNT RATE: 2.60% (Typical desired ratio would be 1.3 to 1)								63.14%	
Year	Sales Taxes from Construction	Sales Taxes from Company Operations	Sales Taxes From New Employee Spending	Sales Tax from Visitor Spending	All New Property Taxes	New City Utility Profits	New City Franchise Taxes	RLF Loan Payment	PILOT Payment	Other City Revenues from New Families	Total Benefits	Net Present Value of Total Benefits	Marginal Cost of Various City Services	City Infrastructure and/or RLF Loan/Grant	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits
1	\$2,968	\$13,313	\$7,109	\$8,190	\$9,669	\$3,218	\$2,574	\$0	\$0	\$4,074	\$51,114	\$49,818	\$3,084	\$127,358	\$0	\$130,442	\$127,135	-\$79,328	-\$77,317
2	\$789	\$15,255	\$9,022	\$9,592	\$19,029	\$4,658	\$3,802	\$0	\$0	\$5,169	\$67,317	\$63,948	\$3,913	\$0	\$0	\$3,913	\$3,717	-\$15,924	\$60,231
3	\$1,137	\$17,423	\$10,077	\$11,358	\$31,056	\$5,024	\$4,065	\$0	\$0	\$5,771	\$85,909	\$79,540	\$4,369	\$0	\$0	\$4,369	\$4,045	\$65,617	\$75,496
4	\$0	\$19,365	\$11,162	\$12,352	\$43,611	\$5,399	\$4,334	\$0	\$0	\$6,390	\$102,613	\$92,598	\$4,837	\$0	\$0	\$4,837	\$4,365	\$163,393	\$88,233
5	\$0	\$21,086	\$12,277	\$12,537	\$56,715	\$5,785	\$4,612	\$0	\$0	\$7,027	\$120,038	\$105,576	\$5,319	\$0	\$0	\$5,319	\$4,678	\$278,112	\$100,898
6	\$0	\$22,650	\$13,424	\$14,139	\$70,385	\$6,181	\$4,896	\$0	\$0	\$7,681	\$139,356	\$119,460	\$5,814	\$0	\$0	\$5,814	\$4,984	\$411,654	\$114,476
7	\$0	\$25,388	\$14,604	\$15,069	\$84,642	\$6,588	\$5,188	\$0	\$0	\$8,353	\$159,831	\$133,538	\$6,323	\$0	\$0	\$6,323	\$5,283	\$565,163	\$128,256
8	\$0	\$28,680	\$14,828	\$16,023	\$99,079	\$6,688	\$5,267	\$0	\$0	\$8,478	\$179,044	\$145,799	\$6,418	\$0	\$0	\$6,418	\$5,226	\$737,789	\$140,573
9	\$0	\$27,751	\$15,056	\$17,742	\$114,131	\$6,790	\$5,347	\$0	\$0	\$8,605	\$195,422	\$155,102	\$6,514	\$0	\$0	\$6,514	\$5,170	\$926,698	\$149,932
10	\$0	\$35,850	\$15,287	\$18,008	\$129,819	\$6,894	\$5,429	\$0	\$0	\$8,734	\$220,021	\$170,199	\$6,612	\$0	\$0	\$6,612	\$5,114	\$1,140,106	\$165,084
Total	\$4,894	\$226,759	\$122,846	\$135,012	\$658,135	\$57,224	\$45,515	\$0	\$0	\$70,282	\$1,320,666	\$1,115,578	\$53,201	\$127,358	\$0	\$180,559	\$169,717	\$1,140,106	\$945,860



City of Pittsburgh Cost-Benefit Calculator

COMMUNITY DATA FACTORS

FOR-PROFIT FIRM

Description	Amount
Property Tax Mill Levy	51.493
Local Sales Tax Rate	1.50%
Current Estimated Population	20,178
Estimated Number of Households (Census Annual Estimates)	7,819
Average Household Size (Census Estimates)	2.31
State Sales Tax Collections for the Previous Year	\$20,990,348
Assumed Percentage of Sales Tax Paid by Individuals/Households	80%
Average State Sales Tax Collected per Household	\$2,148
Average Retail Spending per Household	\$33,040
Local Sales Tax Collections for the Previous Year	\$9,773,918
Average Local Sales Tax Collected per Household	\$1,000
Percentage of Profit on Local Utilities	35.90%
Average Annual Utility Profit per Household	\$286
Franchise Taxes Collected in the Previous Year	\$1,941,781
Average Annual Franchise Taxes per Household	\$199
Avg. Revenue per Household after taxes, utilities and franchise fees	\$509
Avg. Marginal City Cost per Household after Utility Operations	\$385

City of Pittsburgh Cost-Benefit Calculator

OTHER FACTORS TO CONSIDER IN THE PROJECT

FOR-PROFIT FIRM

PROJECT NAME: Fields Real Estate, LLC

Year	No. of New Jobs Created	No. of Construction Jobs Created	New Residents in the City	Increase in Local Personal Incomes	New Employee Local Retail Spending	Expansion Project Local Retail Spending	Increase in the Local Property Tax Base
1	8	4	18	\$200,000	\$234,870	\$197,849	\$513,000
2	2	1	5	\$253,750	\$293,588	\$52,619	\$645,695
3	1	1	2	\$283,312	\$322,947	\$75,772	\$855,380
4	1	0	2	\$313,704	\$352,305	\$0	\$868,211
5	1	0	2	\$344,943	\$381,664	\$0	\$881,234
6	1	0	2	\$377,049	\$411,023	\$0	\$894,453
7	1	0	2	\$410,041	\$440,382	\$0	\$907,870
8	0	0	0	\$416,192	\$440,382	\$0	\$921,488
9	0	0	0	\$422,435	\$440,382	\$0	\$935,310
10	0	0	0	\$428,771	\$440,382	\$0	\$949,340
Total	15	6	35	\$3,450,197	\$3,757,925	\$326,240	\$8,371,980

Interoffice Memorandum

TO: DARON HALL
City Manager

FROM: MATT BACON
Director of Public Utilities

DATE: August 21, 2019

SUBJECT: Agenda Item – August 27, 2019
Emergency Repairs - Wastewater Treatment Plant Primary Clarifier #1

The primary clarifier #1 support column at the Wastewater Treatment Plant failed due to deterioration of the metal. This column is used to support the rotating mechanism, scraper blades and skimmer arm. It is also the center support for the walkway. This equipment is vital to the correct operation of the clarifier.

City staff has reviewed the existing conditions and had the support column removed from the clarifier. Furthermore, the city has had Unique Metals Fabrication, Inc. of Pittsburg out to review the equipment for its potential repair. In those discussion it was determined that due to the existing metal conditions, that fabrication of a new unit would be needed.

Staff has further evaluated potential purchase costs of a new unit. Estimates from Earles Engineering from the Liberal plant new construction that was bid earlier this year, had a breakout cost of approximately \$304,500. This cost was a total new clarifier mechanism.

In this regard, staff is requesting Governing Body approval to initiate emergency repair of this equipment through Unique Metals Fabrications, Inc., of Pittsburg, based on time and material for an estimated cost of \$100,000 - \$125,000. It is our intention to request the repairs be paid from the wastewater treatment plant operating funds.

Attachment: Unique Metals Fabrications, Inc. Estimate
Photos of Clarifier
Clarifier Drawing

August 21, 2019

City Of Pittsburg Waste Water Treatment Plant

Re: Primary Clarifier #1 Support Column Replacement

Based on field review of the existing conditions Unique Metal Fabrication Incorporated proposes to proceed on a time and material basis for replacement of the primary clarifier #1 support column. Due to corrosion and deterioration of existing metals, take measurements and dimension to replicate existing components and fabricate new. Assist with handling, transportation, and assembly of components as coordinated with city staff. All work to be performed will be in the same manner and cooperation previously performed on final clarifier launder replacement a few years back.

Initial estimate for this work based on conditions review is between \$100,000 and \$125,000. City will provide crane service for final column set into place.

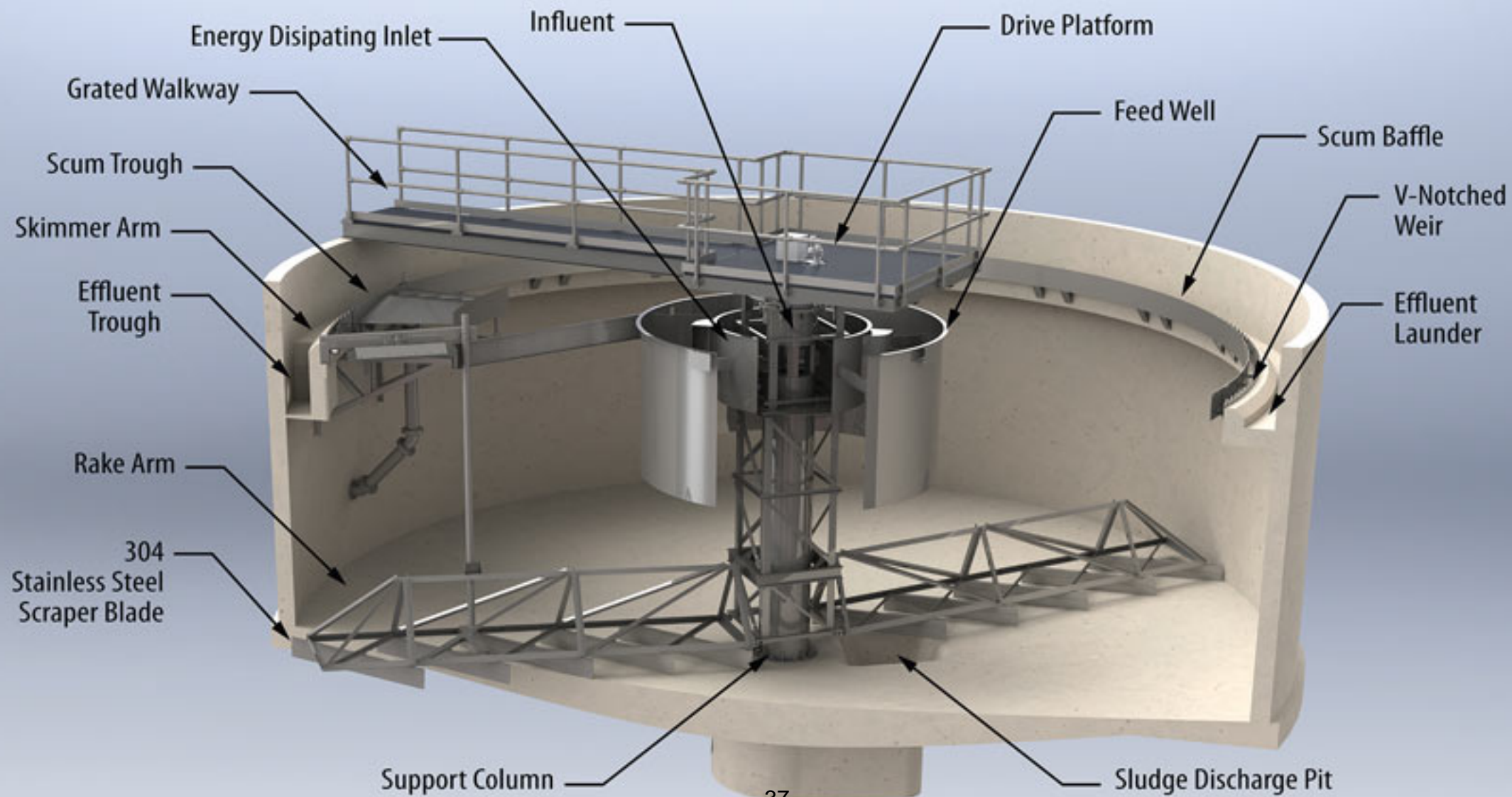
Submitted by



Adam Endicott
President & C.E.O.







Communication Plan and Execution – Municipalization Decision

Proposal: Spend up to \$30,000 from previously authorized funds to ensure the people of Pittsburgh are informed about what is involved in transitioning from an investor-owned electric utility to a locally owned utility.

Need: The transition decision and process involves many factors, most of which include complicated elements that are not easily explained. A great deal of misinformation and confusion has arisen around municipalization, interfering with rational discussion around this important initiative. Making sure the citizens of Pittsburgh understand the complicated issues as well as providing transparency throughout the process requires a focused and sustained commitment beyond what City staff is capable of supplying. A variety of materials and content will be required as well as planning, research and regular updates. The path through the process will depend on the positions Westar takes regarding acquisition, severance and reintegration, and the communication plan will need to address issues and decision points as they arise.

Services and Content: As the City progresses through the process of determining if public power is the right choice, it is important to inform, educate and engage the community. Transparency through the effort must involve defining the key issues, presenting often complex information, identifying how to reach the greatest number of Pittsburgh citizens, and conveying progress.

- *Defining Key Issues* – There are a great number of factors that need to be analyzed in considering a municipal electric utility. Acquiring the distribution assets, determining how to separate the system from the current provider (severance and reintegration), purchasing power on the open market, and staffing and equipping a workforce all involve complex decisions. Part of this plan will be to develop descriptions of the major decision factors that can be understood by the general public so that they can have perspective when considering the issues.
- *Presenting Complex Information* – How the issues and components in the process are presented will be critical in keeping the public informed. Creating content will be a major part of this communication effort and given the complexity of the subject matter, must take multiple forms in order to be understood. Making content accessible to the most citizens will mean using a variety of media and formats. Articles, graphs, charts, FAQs, case studies and other content will need to be presented in brochures, web postings, blogs, social media, video and other media so that people can grasp the details.
- *Reaching Citizens* – To effectively inform, the goal of the communication plan is to present the educational material to the all citizens of Pittsburgh at least three times. Different people get their information from different sources, so optimizing use of the content will depend on ensuring the right pieces get to the appropriate audience. Various media is more appropriate to different forums and audiences, and determining and executing this is an important part of making sure people get the information.
- *Conveying Progress* – New data and changes in the process are likely to arise. As information, situations and conditions change, this will need to be communicated to the public, and this needs to be an ongoing effort to keep the citizens abreast of developments.

Likely Communication Efforts:

Content Creation

- Long-Form Content
 - 1500+ word articles / blogs
 - Case studies; successes and failures
 - Website pages
- Short-Form Content
 - 300 - 500 word blogs
 - Social media posts
 - Custom graphics
- Animation Video including formatting for a potential TV commercial
- FAQs adjusted as information arises
- Interviews with experts and public power customers
- Press releases as required

Content Frequency

- Publish 2 pieces of long-form content each month starting in September
 - All content will be added to the website & distributed through other selected media
 - Post 4-6 pieces of short-form content each month
 - Estimating approximately 1 social media post per week
- Run 1 paid Facebook posting each month to reach citizens not following the City Facebook page
- One Radio ad for each month
- Emails to interested citizens as news arises