

OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
July 28<sup>th</sup>, 2020

---

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, July 28<sup>th</sup>, 2020, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Dawn McNay presiding and the following members present: Cheryl Brooks, Larry Fields, Chuck Munsell and Patrick O'Bryan.

Mayor McNay led the flag salute.

**PUBLIC INPUT –**

Mike Zafuta, 8 Deer Run Lane, expressed concern regarding the Planning Commission/Board of Zoning Appeals deliberation on the Creekside East Rural Housing Incentive District Project during their meeting on meeting on July 27<sup>th</sup>. Mr. Zafuta noted additional concern with the infrastructure that would be serving the Creekside East Project.

Paige Wilson, 2203 Porter Lane, expressed concern regarding the Creekside East Rural Housing Incentive District Project, including the approval of the preliminary and final plats at the same time.

Ron Seglie, 1 Deer Run Lane, spoke in regard to safety and water issues in relation to the Creekside East Rural Housing Incentive District Project.

Michael Marietta, 4 Deer Run Lane, stated that Section 104 of the City's Subdivision Regulations stipulates that a preliminary plat will be approved prior to a final plat. Mr. Marietta requested the Governing Body review the procedures for the approval of the plats to ensure they were followed correctly.

**APPROVAL OF MINUTES –** On motion of O'Bryan, seconded by Munsell, the Governing Body approved the July 14<sup>th</sup>, 2020, City Commission Meeting minutes as presented. Motion carried.

**CEREAL MALT BEVERAGE LICENSE –** On motion of O'Bryan, seconded by Munsell, the Governing Body approved the application submitted by Leroy Smith for a Cereal Malt Beverage License for the Third Annual Celebration to honor the life of Brandon Smith to be held at the Frisco Event Center (210 East 4th Street) from 4:00 p.m. until 11:00 p.m. on Saturday, August 1st, 2020, and authorized the City Clerk to issue the license. Motion carried.

**FINAL PAYMENT – WATER TREATMENT PLANT SOLIDS CONTACT UNIT BLAST AND RECOAT PROJECT –** On motion of O'Bryan, seconded by Munsell, the Governing Body approved final payment to Cunningham Sandblasting & Painting Co., Inc., of Joplin, Missouri, in the amount of \$10,017.00, for the Water Treatment Plant Solids Contact Unit Blast and Recoat Project. Motion carried.

OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
July 28<sup>th</sup>, 2020

---

APPROPRIATION ORDINANCE – On motion of O'Bryan, seconded by Munsell, the Governing Body approved the Appropriation Ordinance for the period ending July 28<sup>th</sup>, 2020, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Brooks, Fields, McNay, Munsell and O'Bryan. Motion carried.

DISPOSITION OF BIDS – 2020 ASPHALT REJUVENATION PROJECT – On motion of O'Bryan, seconded by Munsell, the Governing Body approved staff recommendation to award the bid for the 2020 Asphalt Rejuvenation Project to Proseal, Inc., of El Dorado, Kansas based on their low bid meeting specifications of \$0.98 per square yard for a total project cost of \$75,727.54, and authorized the Mayor and City Clerk to sign the contract agreement once prepared. Motion carried.

DISPOSITION OF BIDS – WEST EUCLID STREET REPAIRS PROJECT – On motion of Fields, seconded by Brooks, the Governing Body approved recommendation to award the bid for the West Euclid Street Repairs Project to Sprouls Construction, Inc., of Lamar, Missouri, based on their low bid meeting specifications of \$58,794.80, and authorized the Mayor and City Clerk to sign the contract agreement once prepared. Motion carried.

PUBLIC HEARING – Following a Public Hearing, on motion of O'Bryan, seconded by McNay, the Governing Body approved the establishment of the Creekside East Rural Housing Incentive District (RHID), the adoption of a plan for the development of housing and public facilities in such proposed district, and the adoption of Ordinance No. S-1071, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

Karleigh Zafuta, 8 Deer Run Lane, expressed concern regarding the preliminary and final plats being approved simultaneously, the zoning of the development, the sidewalk requirements, watershed environment features, a traffic study, the current road status, adjacent property owner notification, collaboration with the neighborhood, pedestrian safety, the master plan, the rezoning process, a vicinity sketch, plans for the road review and upgrade, dimensions for the R-1A zone, and home designs.

PITTSBURG STATE UNIVERSITY UPDATE – Dr. Steve Scott, President of Pittsburg State University, provided details of the current status of the campus and reopening plans in relation to the coronavirus pandemic.

PITTSBURG AREA CHAMBER OF COMMERCE VIDEO - Blake Benson, President of the Pittsburg Area Chamber of Commerce, shared a video highlighting steps being taken by area businesses in response to the coronavirus pandemic.

2021 BUDGET – On motion of O'Bryan, seconded by Fields, the Governing Body approved the 2021 budget for adoption, with a Public Hearing to be held on August 11<sup>th</sup>, 2020, as prescribed by law. Motion carried.



OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
July 28<sup>th</sup>, 2020

---

MUNICIPALIZATION OF ELECTRIC UTILITY – Munsell moved, seconded by Brooks, to no longer pursue the municipalization of the electric utility. Commissioner Munsell amended his motion and moved to spend no additional money with the consultant team regarding the municipalization of the electric utility. Brooks seconded the motion. Motion carried with O'Bryan voting in opposition.

PUBLIC MEETING - WASTEWATER TREATMENT PLANT IMPROVEMENTS PROJECT – Following a presentation by Director of Public Utilities Matt Bacon, regarding alternatives for wastewater treatment plant and collection system improvements to be funded under the low interest State Revolving Loan Fund Program through the Kansas Department of Health and Environment in an anticipated amount of \$40,000,000, on motion of O'Bryan, seconded by Munsell, the Governing Body approved a Public Hearing to be held on August 11<sup>th</sup>, 2020. Motion carried.

PLAT - CREEKSIDE EAST – On motion of O'Bryan, seconded by Fields, the Governing Body approved the verbal recommendation from the Planning Commission/Board of Zoning Appeals to approve the Preliminary and Final Plats for Phase I of Creekside East submitted by Bart Arnett on behalf of Turnkey Developers, LLC, under the provisions of Article 2 of the Pittsburg Subdivision Regulations to allow the Preliminary and Final Plat of the property located immediately west of Free King Highway, north of the Water Treatment Plant and south of Remington Square, between East Quincy Street and East 4th Street, and authorized the Mayor and City Clerk to sign the Final Plat on behalf of the City. Motion carried with Brooks and Munsell voting in opposition.

Developers Bart Arnett and Nate Stahl, along with Josh Oathout of Anderson Engineering, addressed concerns voiced during Public Input. City Engineer Cameron Alden stated that it is common for a preliminary and final plat to be approved simultaneously. Commissioner Munsell suggested the City's Ordinance be followed and that the preliminary plat could be approved today, with the final plat to be approved at a later date. Commissioner O'Bryan suggested that in the future, neighbors be included in the planning process.

Michael Marietta, 4 Deer Run Lane, suggested the rules in place regarding the approval of plats be followed.

Ron Seglie, 1 Deer Run Lane, spoke in regard to drainage issues associated with Phase I of the Creekside East Development.

Jessica Michael, 2207 Porter Lane, spoke in regard to the condition of Free King Highway and drainage issues on her property. Mr. Oathout provided information on the retention pond that will be used to address immediate drainage. Director of Public Utilities Matt Bacon stated that railroad right-of-way will be used to facilitate drainage. Mr. Bacon further addressed safety issues on Free King Highway.

OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
July 28<sup>th</sup>, 2020

---

NON-AGENDA REPORTS & REQUESTS:

**SALES TAX RECEIPTS** – City Manager Daron Hall announced that the sales tax revenues for the Month of May were up when compared to the same period last year.

**COMPLETION OF PROJECTS** – Director of Public Works Cameron Alden announced that both the Memorial Drive Trail and the 20<sup>th</sup> Street/69 Bypass Intersection Project have been completed.

**BORCHARDT BIRTHDAY** - Mayor McNay announced that earlier today, she presented a proclamation to Mary Ann Borchardt in observance of her 100<sup>th</sup> birthday.

**KIDDIELAND** – Mayor McNay noted a letter received from a family acknowledging and appreciating Kiddieland being open during the pandemic this summer.

**CDBG-CV GRANT** – Commissioner Brooks asked for an update on the CDBG-CV grant program. Deputy City Manager Jay Byers directed individuals to the City's webpage for access to the CDBG-CV grant application.

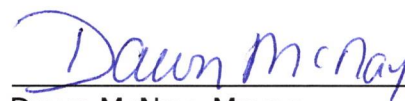
**SPARK FUNDING** – Mayor McNay asked for information regarding the SPARK funding. Deputy City Manager Byers directed individuals to the County's webpage for access to the SPARK grant application.


**HIRING FREEZE** – City Manager Daron Hall indicated that the hiring freeze is being lifted, and that open positions will be filled.

**CITY HALL** – Commissioner Brooks asked when the lobby of City Hall would reopen. City Manager Daron Hall indicated that he does not see the lobby of City Hall being open anytime soon. He stated that a kiosk will be installed to facilitate customer service at City Hall.

**APPROVAL OF PLATS** – Commissioner Fields requested that City staff prepare a recommendation regarding the process that will be used for the approval of preliminary and final plats. City Manager Daron Hall stated that a recommendation will be included on the August 11<sup>th</sup> City Commission Meeting agenda.

**ADJOURNMENT:** On motion of O'Bryan, seconded by McNay, the Governing Body adjourned the meeting at 8:19 p.m. Motion carried.

  
\_\_\_\_\_  
Dawn McNay, Mayor

  
TESTED  
CLEAR  
  
\_\_\_\_\_  
Tammy Nagel, City Clerk