

OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
February 23, 2021

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A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, February 23<sup>rd</sup>, 2021, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Chuck Munsell presiding and the following members present: Larry Fields, Dawn McNay and Patrick O'Bryan. Commissioner Cheryl Brooks was absent.

Mayor Munsell led the flag salute.

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

Mayor Munsell thanked City employees, local agencies and local contractors for their efforts to keep citizens warm and safe during the recent extremely cold weather.

PUBLIC INPUT –

Joseph Shane Adcock, 312 West Euclid, thanked City Manager Daron Hall, Director of Parks and Recreation Kim Vogel, and Director of Community Development and Housing Quentin Holmes for their efforts to open Lincoln Center as a temporary warming station during the recent extremely cold weather. Mr. Adcock stated that he hopes to work with the City in the future to address the urgent need for emergency shelter and the lack of adequate affordable housing. City Manager Daron Hall thanked Mr. Adcock for his leadership in the opening of the temporary warming shelter.

Jeff Montenelli, provided information regarding an unfortunate situation with his former landlord.

Roger Burns, 812 West 6<sup>th</sup> Street, thanked City Manager Daron Hall for his assistance during the electrical outage during the recent winter storm. Mr. Burns encouraged Governing Body members to revisit the City's municipalization of the electric utility.

Commissioner Patrick O'Bryan thanked City Manager Daron Hall for his leadership during the recent winter storm.

Joella Reid-Skyles, requested the status of the City's purchase and demolition of the property located at 525 South Broadway. Ms. Reid-Skyles suggested that the City contact Braums to gauge their interest in the property. Director of Economic Development Blake Benson indicated that he is working with a prospect that is very interested in the property. Mr. Benson stated that the demolition of the property would be determined once the future use of the property is determined.

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William Strenth, 1515 Hampton, thanked Director of Public Utilities Matt Bacon and his crew for their efforts during the recent winter storm. Mr. Strenth questioned if a Rural Housing Incentive District (RHID) is good for the tax payers. Mr. Strenth expressed concern regarding the vote taken during the February 22, 2021, Planning and Zoning Commission/Board of Zoning Appeals Meeting in regard to the approval of the preliminary plat submitted by 3P Development. Mr. Strenth indicated that the Villas at Creekside plat shows that the road will be asphalt and asked if the City would be providing the developer with extra funding to make the road concrete. Mayor Munsell responded that the City has provided funding to other developers to upgrade roads from asphalt to concrete, and that the same will possibly be offered to the developer of the Villas at Creekside.

Jaci Jenkins, 121 West Madison, thanked City Manager Daron Hall and Director of Parks and Recreation Kim Vogel for their accommodations to open the temporary warming station during the recent extremely cold weather. Ms. Jenkins expressed her concerns in regard to the lack of affordable and adequate housing in town. She urged the Governing Body to adopt a rental code and permit process to improve the quality of rental homes in town.

APPROVAL OF MINUTES – On motion of McNay, seconded by O'Bryan, the Governing Body approved the February 9<sup>th</sup>, 2021, City Commission Meeting minutes as presented. Motion carried. Absent: Brooks.

ORDINANCE NO. G-1320 – On motion of McNay, seconded by O'Bryan, the Governing Body adopted Ordinance No. G-1320, amending Section 78-116 of the Pittsburg City Code to prohibit parking on the west side of North Tucker Avenue from the south side of the intersection of North Tucker Avenue and East 4th Street to the north side of the intersection of North Tucker Avenue and East 10th Street, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried. Absent: Brooks.

FINAL PAYMENT – EAST 14<sup>th</sup> STREET BRIDGE REPLACEMENT PROJECT – On motion of McNay, seconded by O'Bryan, the Governing Body approved final payment to Mission Construction Co., Inc., of St. Paul, Kansas, in the amount of \$19,647.63 for the East 14th Street Bridge Replacement Project. Motion carried. Absent: Brooks.

APPROPRIATION ORDINANCE – On motion of McNay, seconded by O'Bryan, the Governing Body approved the Appropriation Ordinance for the period ending February 23<sup>rd</sup>, 2021, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Fields, McNay, Munsell and O'Bryan. Motion carried. Absent: Brooks.



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PUBLIC HEARING – Following Public Hearing, on motion of O'Bryan, seconded by Fields, the Governing Body approved the establishment of the Villas at Creekside - Phase I Rural Housing Incentive District (RHID) and adopted Ordinance No. S-1077, establishing a Rural Housing Incentive District (RHID) within the City and adopting a plan for the development of housing and public facilities in such district, and making certain findings in conjunction therewith, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried. Absent: Brooks.

William Strenth, 1515 Hampton, asked if the vote that was taken at the February 22, 2021, Planning & Zoning Commission/Board of Zoning Appeals Meeting regarding the Villas at Creekside preliminary plat was a legal vote. City Attorney Henry Menghini responded that the actions taken during the February 22, 2021, Planning & Zoning Commission/Board of Zoning Appeals Meeting have no bearing on the creation of the Villas at Creekside RHID.

VILLAS AT CREEKSIDE - PHASE 1 RURAL HOUSING INCENTIVE DISTRICT (RHID) - On motion of Fields, seconded by O'Bryan, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to provide JMAC QOZ Business II, LLC, up to \$250,000 to support infrastructure improvements for the Villas at Creekside – Phase 1 Rural Housing Incentive District (RHID) in which JMAC QOZ Business II, LLC, will design and build the road, and be reimbursed 2/3 of the cost upon completion of the road, with the remaining 1/3 reimbursed upon completion of Phase I of the project, and to provide a loan in the amount of \$750,000 to JMAC QOZ Business II, LLC, to be repaid over five years at 1% interest beginning in 2022, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried. Absent: Brooks.

Mayor Munsell inquired if the road in the development would be constructed of asphalt or concrete. Developer Ron Scripsick, 911 Tanglewoods Lane, indicated that the intention is for the road to be concrete.

#### NON-AGENDA REPORTS & REQUESTS:

ADDENDUM NO. 1 – WASTEWATER TREATMENT PLANT PROJECT – On motion of McNay, seconded by Fields, the Governing Body approved Addendum No. 1 to the Agreement between the City of Pittsburg and Earles Engineering & Inspection, Inc. to add the KDHE SRF contract provisions for consultant contracts. Motion carried. Absent: Brooks.


TRAFFIC STUDY - Director of Public Utilities Matt Bacon announced that the traffic study for the 4<sup>th</sup> Street entrance to the Villas at Creekside development has been concluded and submitted to KDOT for review.

RURAL HOUSING INCENTIVE DISTRICT – Commissioner Dawn McNay explained that the purpose of a RHID is to provide an incentive to developers. Mr. Hall stated that the RHID is a strong tool for the development of housing. Commissioner Fields stated that the RHID program have been studied and approved by the Kansas Legislature.

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ADJOURNMENT: On motion of O'Bryan, seconded by Fields, the Governing Body adjourned the meeting at 6:29 p.m. Motion carried. Absent: Brooks.

  
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Chuck Munsell, Mayor

ATTEST:

  
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Tammy Nagel, City Clerk

