

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
November 22, 2022

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, November 22, 2022, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Cheryl Brooks presiding and the following members present: Stu Hite, Dawn McNay and Chuck Munsell. Commissioner Ron Seglie participated by phone.

Mayor Brooks led the flag salute.

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

Mayor Brooks announced that Commissioner Seglie was participating in the meeting by phone.

APPROVAL OF MINUTES – On motion of McNay, seconded by Hite, the Governing Body approved the November 8, 2022, City Commission Meeting minutes as presented. Motion carried.

CEREAL MALT BEVERAGE LICENSES – On motion of McNay, seconded by Hite, the Governing Body approved the applications submitted by The City of Pittsburg (Four Oaks Golf Course and Lincoln Park), Pitt Stop, LLC dba Pitt Stop (902 South Joplin), Rhodes Grocery, Inc. dba Ron's Supermarket (310 East Centennial), Bo's 1 Stop (1116 West 4th Street), DG Retail, LLC dba Dollar General Store #3785 (2810 North Broadway), DG Retail, LLC dba Dollar General Store #18856 (820 West 4th Street), DG Retail, LLC dba Dollar General Store #13065 (2004 South Rouse), Walmart Inc. dba Walmart #72 (2710 North Broadway), Walmart Inc. dba Walmart #5791 (1011 East Centennial), Walmart Inc. dba Walmart #5791 Fuel Station (1015 East Centennial), EK Enterprise, LLC dba Pitt Express (302 West 4th Street), Casey's Retail Company dba Casey's #2893 (2912 North Broadway), Casey's Retail Company dba Casey's #2961 (612 South Broadway), and Casey's Retail Company dba Casey's #3924 (2520 South Broadway) to sell Cereal Malt Beverages for the year 2023 and directed the City Clerk to issue the licenses. Motion carried.

EMERGENCY SOLUTIONS GRANT (ESG) ACCEPTANCE – On motion of McNay, seconded by Hite, the Governing Body approved staff recommendation to accept an Emergency Solutions Grant (ESG) from the Kansas Housing Resources Corporation (KHRC) in the amount of \$107,837 to support homeless services within our community, for the grant period of July 1st, 2022 through June 30th, 2023, and authorize the Mayor to sign the appropriate documents on behalf of the City. Motion carried.

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AGRICULTURAL LAND LEASE – CAMPBELL FARMS, LLC – On motion of McNay, seconded by Hite, the Governing Body approved staff recommendation to enter into an Agricultural Land Lease between Campbell Farms, LLC, and the City of Pittsburg, in which Campbell Farms, LLC, will lease 90 acres of tillable land and grass land located at 4303 North Free King Highway, in the total amount of \$5,250, for the term beginning on February 22nd, 2023, and concluding on February 21st, 2024, and authorized the Mayor to sign the lease on behalf of the City. Motion carried.

AGRICULTURAL LAND LEASE – KENNETH BIANCARELLI – On motion of McNay, seconded by Hite, the Governing Body approved staff recommendation to enter into an Agricultural Land Lease between Kenneth Biancarelli and the City of Pittsburg, in which Mr. Biancarelli will lease 148.14 acres of tillable land and grass land located at the Atkinson Municipal Airport, in the amount of \$8,147.70, for the term beginning on January 1st, 2023, and concluding on December 31st, 2023, and authorized the Mayor to sign the lease on behalf of the City. Motion carried.

APPROPRIATION ORDINANCE – On motion of McNay, seconded by Hite, the Governing Body approved the Appropriation Ordinance for the period ending November 22, 2022, subject to the release of HUD expenditures when funds are received. Motion carried with the following roll call vote: Yea: Brooks, Hite, McNay, Munsell and Seglie.

SHORT-FORM PLAT – PANDA EXPRESS – On motion of Munsell, seconded by Hite, the Governing Body approved staff recommendation to re-sign the short-form plat for Panda Express due to staffing changes and loss of the original document, and authorized the Mayor to sign on behalf of the City. Motion carried.

ORDINANCE NO. G-1343 – On motion of McNay, seconded by Hite, the Governing Body approved Ordinance No. G-1343, providing for the change of zoning for the property located at 211 West 11th Street from R-1C, Single-Family Residential, to IP-3, Planned Heavy Industrial, and amending and supplementing the Zoning District Boundary Map and Zoning Ordinance No. G-663, as amended, of the City of Pittsburg, Kansas, and authorized the Mayor to sign the Ordinance on behalf of the City (request of CDL). Motion carried with Munsell and Seglie voting in opposition.

PUBLIC HEARING – Following a Public Hearing, on motion of Hite, seconded by Munsell, the Governing Body established the Pittsburg Town Center Community Improvement District (CID) and stated the City's intent to levy a Community Improvement District Sales Tax within such district. Motion carried.

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ORDINANCE NO. S-1091 – On motion of Munsell, seconded by McNay, the Governing Body approved Ordinance No. S-1091, establishing the Pittsburg Town Center Community Improvement District; authorizing the making of certain project improvements relating thereto; approving the estimated costs of such project improvements; levying a CID sales tax; providing for the method of financing the same; and authorizing the execution of a Development Agreement relating thereto, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

ORDINANCE NO. G-1341 – On motion of McNay, seconded by Seglie, the Governing Body approved Ordinance No. G-1341, amending Section 82-111 of the Pittsburg City Code fixing rates and minimum charges for water service; and providing an effective date of January 1st, 2023, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

ORDINANCE NO. G-1342 – On motion of McNay, seconded by Munsell, the Governing Body approved Ordinance No. G-1342, amending Section 82-141 of the Pittsburg City Code fixing rates and minimum charges for sewer service; and providing an effective date of January 1st, 2023, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

RESOLUTION NO. 1259 – On motion of Hite, seconded by McNay, the Governing Body approved Resolution No. 1259, amending Resolution No. 1248 establishing the equivalent residential unit, ERU rate and undeveloped property rate; and providing an effective date of January 1st, 2023, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried.

RESOLUTION NO. 1260 – On motion of Hite, seconded by McNay, the Governing Body accepted Resolution No. 1260 adopting and approving the proposed Capital Improvements Program (CIP) for the years 2023-2027, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried.

THE FINISHING TOUCH – On motion of Hite, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to allocate \$25,000 in non-repayable funds to be used specifically toward infrastructure improvements by The Finishing Touch at their facility located at 808 East Jefferson Street, based on an expected \$250,000 investment in the project by The Finishing Touch. Motion carried.

CITY COMMISSION MEETING SCHEDULE - On motion of Hite, seconded by Seglie, the Governing Body cancelled the December 27th, 2022, City Commission Meeting. Motion carried.

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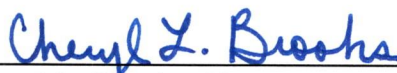
NON-AGENDA REPORTS & REQUESTS –

LARISSA BOWMAN – City Manager Daron Hall announced that Larissa Bowman has resigned from her position as Finance Director effective December 2nd, 2022. Mr. Hall thanked Mrs. Bowman for her dedicated service to the City.

CITY BOARD/COMMITTEE OPENINGS – Mayor Brooks encouraged individuals to apply for the open positions on the City's boards and committees.


THANKSGIVING – Commissioner Seglie wished everyone a safe and happy Thanksgiving.

ADJOURNMENT: On motion of Munsell, seconded by McNay, the Governing Body adjourned the meeting at 5:56 p.m. Motion carried.



Cheryl L. Brooks, Mayor

ATTEST:



Tammy Nagel, City Clerk

