

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
February 14, 2023

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, February 14, 2023, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Ron Seglie presiding and the following members present: Cheryl Brooks, Stu Hite, Dawn McNay and Chuck Munsell.

Mayor Seglie led the flag salute.

INVOCATION – Major Eric Johnson, on behalf of The Salvation Army, provided an invocation.

PROCLAMATION – Mayor Seglie proclaimed Tuesday, February 14th, 2023, as Dr. Ram Gupta Day in Pittsburg.

APPROVAL OF MINUTES – On motion of McNay, seconded by Munsell, the Governing Body approved the January 24, 2023, City Commission Meeting minutes as presented. Motion carried.

TAX ABATEMENT RENEWAL – MILLER'S INC. – On motion of McNay, seconded by Munsell, the Governing Body granted a 2023 tax abatement renewal to Miller's, Inc. (Docket #2016-2286-EDX). Motion carried.

TAX ABATEMENT RENEWAL – MILLER'S INC. – On motion of McNay, seconded by Munsell, the Governing Body granted a 2023 tax abatement renewal to Miller's, Inc. (Docket #2017-833-EDX). Motion carried.

TAX ABATEMENT RENEWAL – KENDALL PACKAGING CORPORATION – On motion of McNay, seconded by Munsell, the Governing Body granted a 2023 tax abatement renewal to Kendall Packaging Corporation (Docket #2018-334-IRBX). Motion carried.

TAX ABATEMENT RENEWAL – DHARMA PROPERTIES, LLC – On motion of McNay, seconded by Munsell, the Governing Body granted a 2023 tax abatement renewal to Dharma Properties, LLC (Docket #2018-595-IRBX). Motion carried.

TAX ABATEMENT RENEWAL – RALLISON, LP – On motion of McNay, seconded by Munsell, the Governing Body granted a 2023 tax abatement renewal to Rallison, LP (Docket #2020-1262-EDX). Motion carried.

TAX ABATEMENT RENEWAL – E & J INVESTMENTS, LLC – On motion of McNay, seconded by Munsell, the Governing Body granted a 2023 tax abatement renewal to E & J Investments, LLC (Docket #2021-1343-EDX). Motion carried.

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LOAN FORGIVENESS – On motion of McNay, seconded by Munsell, the Governing Body agreed to forgive the final \$10,000 remaining on the loan to LeaDen Properties, LLC, to support the renovation of Signet Coffee Roasters, located at 109 North Broadway, as the owners have fully complied with the City's requirements for loan forgiveness. Motion carried.

INSPECTION SERVICE CONTRACT – EARLES ENGINEERING & INSPECTION, INC. – On motion of McNay, seconded by Munsell, the Governing Body entered into an Inspection Service Contract with Earles Engineering & Inspection Inc. of Pittsburg, Kansas, for the 2022 Sanitary Sewer Lining Project-Line 7B for a total cost not to exceed \$116,015.00 to be funded through the operations budget, and authorized the Mayor to sign the contract on behalf of the City. Motion carried.

PROFESSIONAL SERVICES CONTRACT - STANTEC – On motion of McNay, seconded by Munsell, the Governing Body approved staff recommendation to enter into a Contract for Professional Services with Stantec for the Off-Broadway Historic Survey, in which the City will receive grant funding up to \$16,000 to support the surveying of historic downtown buildings and authorized the Mayor to sign the contract on behalf of the City. Motion carried.

RESOLUTION NO. 1262 – On motion of McNay, seconded by Munsell, the Governing Body adopted Resolution No. 1262, authorizing the preparation and submittal of an application to the Kansas Housing Resources Corporation (KHRC) for the Kansas Housing Investor Tax Credit (KHITC) Program, and authorized the Mayor to sign the Resolution on behalf of the City (developer DVLP, LLC). Motion carried.

RESOLUTION NO. 1263 – On motion of McNay, seconded by Munsell, the Governing Body adopted Resolution No. 1263, authorizing the preparation and submittal of an application to the Kansas Housing Resources Corporation (KHRC) for the Kansas Housing Investor Tax Credit (KHITC) Program, and authorized the Mayor to sign the Resolution on behalf of the City (developer 3P Construction Services). Motion carried.

S & H MANAGEMENT FIREFIGHTING SERVICES AGREEMENT – On motion of McNay, seconded by Munsell, the Governing Body entered into an agreement with S & H Management, LLC, for industrial firefighting services outside the City limits to property located at 2106 West 4th Street and authorized the Mayor to sign the agreement on behalf of the City. Motion carried.

APPROPRIATION ORDINANCE – On motion of McNay, seconded by Munsell, the Governing Body approved the Appropriation Ordinance for the period ending February 14, 2023, 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.

SUSTAINABILITY ADVISORY COMMITTEE ANNUAL REPORT – Sustainability Advisory Committee Chairwoman Denise Fitzpatrick presented the Sustainability Advisory Committee's annual report.

LAND BANK ANNUAL REPORT - Director of Housing & Community Development Kim Froman presented the Pittsburg Land Bank's annual report.

LORENZ HAUS DEVELOPMENT, LLC REQUEST – On motion of Hite, seconded by McNay, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to allocate up to \$8,750 (10% of the project cost) to reimburse Lorenz Haus Development, LLC, for infrastructure improvements to the property located at 203 North Broadway. Motion carried.

RESOLUTION NO. 1264 – On motion of Hite, seconded by Munsell, the Governing Body adopted Resolution No. 1264, indicating the intent of the Governing Body of The City of Pittsburg, Kansas, to issue certain taxable Industrial Revenue Bonds in an aggregate principal amount of not to exceed six million dollars (\$6,000,000) for the purpose of (a) purchasing, acquiring, constructing, furnishing and equipping a commercial facility in Pittsburg, Kansas, and (b) paying certain costs of issuance thereof, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried.

CONDITIONAL USE PERMIT REQUEST - WASHINGTON SCHOOL, LLC – On motion of Munsell, seconded by Hite, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant a Conditional Use Permit request submitted by Washington School, LLC, to allow a day care facility to operate at 205 South Locust under the provisions of Article 30 of the Pittsburg Zoning Ordinance. Motion carried.

VARIANCE REQUEST - TOWNER - 3202 GRAND OAKS DRIVE – On motion of Hite, seconded by Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant a variance request submitted by Terrance and Karen Towner to allow a secondary structure larger than 900 sq. ft. at 3202 Grand Oaks Drive. Motion carried.

VARIANCE REQUEST - BEASLEY - 1302 RANDALL DRIVE – On motion of Munsell, seconded by Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant a variance request submitted by Justin & Anni Beasley to allow a secondary structure larger than 900 sq. ft. at 1302 Randall Drive. Motion carried.

VACATION REQUEST - FAMILIES AND CHILDREN TOGETHER – On motion of Brooks, seconded by Hite, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by Families and Children Together (FACT) to vacate Silver Lake Drive, Mt. Carmel Drive, and Green Acres Lane, to facilitate the construction of Crawford County Mental Health's Addiction Treatment Center. Motion carried.

FOUR OAKS GOLF COURSE MOWERS AND EQUIPMENT PURCHASE – On motion of McNay, seconded by Brooks, the Governing Body approved the verbal recommendation of staff to purchase mowers and equipment in the amount of \$284,508.32, for the Parks and Recreation Department to be used by the Four Oaks Golf Course, and to enter into a five-year lease/purchase agreement with Commerce Bank (Clayton Holdings), with an annual percentage rate of 4.24% and annual payments in the amount of \$61,722.73, and authorized the Mayor to sign the necessary lease/purchase agreement on behalf of the City. Motion carried.

ORDINANCE NO. S-1092 – On motion of Hite, seconded by Brooks, the Governing Body approved Ordinance No. S-1092, an Ordinance to submit to the qualified electors of the City of Pittsburg the proposition continuing to levy a city retailers' sales tax in the amount of one-half of one percent (0.5%) within the City of Pittsburg effective January 1, 2024, and to continue for a time period not to exceed ten (10) years from the date such tax is first collected, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

THE MAYOR'S MOMENT – Mayor Seglie encouraged everyone to attend the Spruce Up Pittsburg Community Conversation at the Homer Cole Center (3003 North Joplin Street) on Thursday, February 23, 2023, at 6:00 p.m. to discuss plans to beautify our city.

EXECUTIVE SESSION - On motion of Hite, seconded by McNay, the Governing Body recessed into Executive Session for fifteen minutes to discuss personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1), to discuss the City Manager's 2023 goals, with the meeting to resume in the City Commission Room in fifteen minutes. Motion carried.


The Governing Body recessed into Executive Session at 6:29 p.m.

The Governing Body reconvened into Regular Session at 6:43 p.m.

Mayor Seglie announced that no decisions were made and no votes were taken during the Executive Session.

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ADJOURNMENT: On motion of McNay, seconded by Munsell, the Governing Body adjourned the meeting at 6:43 p.m. Motion carried.



Ron Seglie, M.D., Mayor

ATTEST:



Tammy Nagel, City Clerk

