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CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, March 14, 2023
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 February 28, 2023, City Commission Meeting minutes.
- b. Approval of staff recommendation to enter into an Agreement for Insurance Agency / Broker Services with SRA Insurance Agency, LLC, dba AssuredPartners of Wichita, for property and liability insurance services and authorize the Mayor to sign the Agreement on behalf of the City.
- c. Approval of the application submitted by Mehul Shah for a 2023 Cereal Malt Beverage License for Snak Atak #2, located at 3201 North Rouse, and authorize the City Clerk to issue the license.
- d. Approval of the Appropriation Ordinance for the period ending March 14, 2023, subject to the release of HUD expenditures when funds are received.

ROLL CALL VOTE.

SPECIAL PRESENTATION:

- a. SOUTHEAST KANSAS RECYCLING CENTER UPDATE - Nancy Scott will present an update on the Southeast Kansas Recycling Center. **Receive for file.**

PUBLIC HEARING:

- a. WASHINGTON SCHOOL, LLC - TAXABLE INDUSTRIAL REVENUE BONDS - The City has given notice of a Public Hearing to be held on Tuesday, March 14, 2023, at 5:30 p.m., in the City Commission Room, regarding the issuance of not to exceed \$6,000,000 principal amount of Taxable Industrial Revenue Bonds, from time to time, in one or more series, pursuant to K.S.A. 12-1740 et seq., as well as an accompanying ad valorem property tax exemption for the property purchased with the proceeds of said Bonds. The proceeds of the proposed Bonds, will be used to finance the costs of purchasing, acquiring, constructing, furnishing and equipping a commercial facility consisting of renovating an existing school building into a childcare facility and appurtenances thereto (the "Project") located at 205 South Locust Street in Pittsburg, Kansas. **Following Public Hearing, take that action deemed appropriate.**

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, March 14, 2023
5:30 PM

CONSIDER THE FOLLOWING:

- a. RESOLUTION NO. 1265 - Consider adoption of Resolution No. 1265, approving an ad valorem property tax exemption for property acquired with the proceeds of certain Industrial Revenue Bonds. **Approve or disapprove Resolution No. 1265 and, if approved, authorize the Mayor to sign the Resolution on behalf of the City.**

- b. AQUATIC CENTER VALVE REPLACEMENT AND FILTER CELL REMODEL - Consider staff recommendation to accept the proposal submitted by Blue Water Commercial Aquatic Services in the amount of \$58,750.00, for the maintenance and repair of gauges, valves and filter cells at the Aquatic Center pump house. **Approve or disapprove staff recommendation and, if approved, authorize the Mayor to sign the necessary documents on behalf of the City.**

- c. VARIANCE REQUEST - FRAZIER - Consider the recommendation of the Planning Commission/Board of Zoning Appeals to approve a variance request submitted by Justin and Jennifer Frazier to allow a set-back variance at 00000 South Locust for the construction of a duplex. **Approve or disapprove the recommendation. If the Governing Body disapproves the variance, they may, by a simple majority, deny the request or send it back to the Planning Commission/Board of Zoning Appeals for further consideration.**

- d. CONDITIONAL USE PERMIT REQUEST - ROSE - Consider the recommendation of the Planning Commission/Board of Zoning Appeals to approve a Conditional Use Permit request submitted by SheKinah Rose and Kimberly Rose to allow a home day care to operate at 1020 East 15th Street under the provisions of Article 30 of the Pittsburg Zoning Ordinance. **Approve or disapprove the recommendation. If the Governing Body disapproves the Conditional Use Permit request, they may, by a simple majority, deny the request and send it back to the Planning Commission/Board of Zoning appeals for further consideration.**

NON-AGENDA REPORTS & REQUESTS:

THE MAYOR'S MOMENT:

ADJOURNMENT

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
February 28, 2023

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, February 28, 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 – Reverend Ken Weaver provided an invocation.

APPROVAL OF MINUTES – On motion of McNay, seconded by Brooks, the Governing Body approved the February 14, 2023, City Commission Meeting minutes as presented. Motion carried with the following roll call vote: Yea: Brooks, Hite, McNay, Munsell and Seglie.

APPROPRIATION ORDINANCE – On motion of Munsell, seconded by Hite, the Governing Body approved the Appropriation Ordinance for the period ending February 28, 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.

NON-AGENDA REPORTS AND REQUESTS:

SPRUCE UP PITTSBURG - Public Information Manager Sarah Runyon provided a summary of the February 23rd, 2023, Spruce Up Pittsburg Community Conversation. The next Spruce Up Pittsburg Community Conversation will be held on March 23rd, 2023, at 6:00 p.m. at Memorial Auditorium.

SALES TAX - Interim Director of Finance Jay Byers announced that sales tax revenue collections are up 15% over the same period last year.

THE MAYOR'S MOMENT – Mayor Seglie encouraged everyone to attend the March 23rd, 2023, Spruce Up Pittsburg Community Conversation.

ADJOURNMENT: On motion of McNay, seconded by Brooks, the Governing Body adjourned the meeting at 5:45 p.m. Motion carried.

Ron Seglie, M.D., Mayor

ATTEST:

Tammy Nagel, City Clerk

AGREEMENT FOR INSURANCE AGENCY / BROKER SERVICES

THIS Agreement is made and entered into this 14th day of March, 2023, by and between the CITY of Pittsburg, a Kansas municipal corporation (the "CITY"), and SRA Insurance Agency, LLC, dba AssuredPartners of Wichita ("BROKER").

WHEREAS, the CITY requires insurance agency BROKER services to gain access to property and liability insurers; and

WHEREAS, the BROKER represents that it is capable of providing such Services in a competent and professional manner.

NOW THEREFORE, in consideration of the promises contained herein, the parties hereto agree as follows:

ARTICLE 1 - TERM

The term of this Agreement is from April 1, 2023 to March 31, 2024 (the "Initial Term"), unless otherwise terminated as provided in this Agreement. At least twenty-one (21) days prior to expiration of this Initial Term or any subsequent Term, the Agreement may be extended by the CITY for up to two (2) additional one (1) year periods by Addendum executed by the parties.

ARTICLE 2 - AGREEMENT ADMINISTRATION

The CITY Manager shall administer this Agreement on behalf of the CITY. BROKER shall report directly to the CITY Manager or his designee.

ARTICLE 3 - SERVICE TO BE PERFORMED BY BROKER

BROKER shall perform the Services as set out in the Scope of Services contained in **Attachment A** and incorporated herein by reference.

ARTICLE 4 - COMPENSATION

The CITY agrees to pay BROKER an annual fee of \$45,000.00, for all Services performed during the Initial Term of this Agreement. BROKER shall bill the CITY monthly for its Services and the CITY shall pay within thirty (30) days of receipt of the billing. CITY may choose to make payment by automated clearing house ("ACH"). The transaction will occur within the timeframe provided herein without any advance or subsequent notice. BROKER agrees to submit any financial information required. If the CITY should extend this Agreement for additional Terms the fee to BROKER for the second and third Terms shall be increased by 3% annually.

ARTICLE 5 - INDEMNIFICATION

BROKER shall, in addition to any other obligation to indemnify the CITY and to the fullest extent permitted by law, protect, defend, indemnify and hold harmless the CITY, their agents, elected officials and employees from and against all claims, actions, liabilities, and costs to have resulted in whole or in part from any act or omission of BROKER, any sub-consultant, or anyone directly or indirectly employed by BROKER or sub-consultant or for whose acts BROKER or sub-consultant may be liable in the performance of the Services. Any cost or expenses, including attorney's fees, incurred by the CITY to enforce this Agreement shall be reimbursed to the CITY by the BROKER.

Upon completion of all Services, obligations and duties provided for in this Agreement, or in the event of termination of this Agreement for any reason, the terms and conditions of this Article shall survive for a period of five (5) years.

ARTICLE 6 - INDEPENDENT CONTRACTOR

BROKER undertakes performance of the Services as an independent contractor and shall be wholly responsible for the methods of performance. BROKER is not an employee of the CITY. BROKER is responsible for all federal, state and local taxes, if any, relating to its compensation hereunder.

ARTICLE 7 - COMPLIANCE WITH LAWS

In performance of the Services, BROKER will comply with applicable regulatory requirements, federal, state, and local laws, rules, regulations, orders, codes, criteria and standards, including but not limited to K.S.A. 44-1030.

ARTICLE 8 - INSURANCE

During the performance of the Services under this Agreement, and with respect to professional liability insurance, for one (1) year after completion of any project resulting from the Services provided under this Agreement, BROKER shall maintain the following insurance policies and provide the CITY with certificates of insurance confirming the required protection on standard Acord forms prior to commencing work under this Agreement. The CITY shall be provided written notice from the insurer at least thirty (30) days prior to material modification or cancellation of any policy listed on the certificates. The insurance shall be written by an insurance company authorized to do business in Kansas.

1. Worker's Compensation Insurance: BROKER shall procure and maintain Workers' Compensation Insurance covering all employees with limits meeting all applicable state and federal laws. This coverage shall include Employer's Liability in the minimum amount of \$100,000 each occurrence. This coverage must extend to any sub-consultant that does not have their own Workers' Compensation and Employer's Liability Insurance.
2. Comprehensive General Liability: BROKER shall procure and maintain Comprehensive General Liability Insurance. This coverage shall be on an "Occurrence" basis. This policy shall provide coverage for death, personal injury or property damage that could arise directly or indirectly from the performance of this Agreement. The minimum limits of coverage shall be \$500,000 combined single limit per occurrence for bodily injury and property damage.
3. Business Automobile Liability: BROKER shall procure and maintain Business Automobile Liability Insurance. The minimum limits of coverage shall be \$500,000 per occurrence, combined single limit for bodily injury and property damage. This coverage shall be an "Any Auto" type policy.
4. Professional Liability: BROKER shall procure and maintain Professional Liability Insurance. This insurance shall provide coverage against such liability resulting from this Contract, including legal malpractice insurance. The minimum limits of coverage shall be \$1,000,000. Any deductible will be the responsibility of the insured.

In the event that sub-consultants used by BROKER do not have insurance, or do not meet the insurance limits, BROKER shall indemnify and hold harmless the CITY for any claim in excess of the sub consultant's insurance coverage, arising out of negligent acts, errors or omissions of the sub consultants.

ARTICLE 9 - CITY'S RESPONSIBILITIES

The CITY, through the CITY Manager or his designee, will work diligently to timely provide BROKER with all necessary information needed by BROKER to perform the duties of this contract.

ARTICLE 10 - TERMINATION OF AGREEMENT

The CITY reserves the right to terminate this Agreement with or without cause or for their convenience by providing thirty (30) days written notice of such termination to BROKER. Fees payable to BROKER under this Agreement will be calculated on a pro-rata basis, with any applicable reimbursement remitted to the CITY on or before the termination date. There is no obligation by the CITY to provide written notice to BROKER for Agreement non-renewal.

ARTICLE 11 - NONDISCLOSURE OF PROPRIETARY INFORMATION

BROKER shall consider all information provided by the CITY and all reports, studies, calculations, and other documentation resulting from BROKER's performance of the Services to be proprietary. BROKER shall not publish or disclose proprietary information for any purpose other than the performance of the Services without the prior written authorization of the CITY or in response to legal process.

ARTICLE 12- INTEGRATION AND MODIFICATION

This Agreement is adopted by the CITY and BROKER as a complete and exclusive statement of the terms of the Agreement between the CITY and BROKER. This Agreement supersedes all prior agreements, contracts, proposals, representations, negotiations, letters or other communications between the CITY and BROKER pertaining to the Services, whether written or oral.

The Agreement may not be modified unless such modifications are evidenced in writing signed by both the CITY and BROKER.

The following documents are made an integral part of this Agreement and incorporated herein:

- A Scope of Services. **(Attachment A)**

ARTICLE 13 - ADDITIONAL COMPENSATION

The CITY acknowledges that BROKER may also be eligible to receive certain commissions and incentive compensation including contingency payments and bonuses as a result of being CITY's insurance BROKER (collectively, "Additional Compensation"). This Additional Compensation shall solely come from insurance companies, other intermediaries or other third parties and the CITY shall not have responsibility therefore. Except as otherwise provided in Article 14 of this Contract, CITY consents and agrees to BROKER's ability to receive such Additional Compensation under all circumstances, and provided all Additional Compensation directly attributable to the CITY is fully disclosed by BROKER on an Annual basis.

ARTICLE 14 - COMMISSIONS

BROKER shall use its best efforts to make all insurance placements on behalf of CITY on a net of commission basis. In the event any insurance carrier will not comply with this request, or it is not in the CITY's best interest, any such commissions will be disclosed to CITY and either deducted from the premium billed to the CITY, in the case of agency billed placements, or, in the case of direct billed placements, returned to the carrier with the request that the carrier either credit the commission amount towards CITY's premium obligation or return it directly to CITY. If any carrier refuses to credit or return commission on a direct billed placement to CITY, BROKER will return the commission directly to the CITY. CITY acknowledges and agrees that any contemplated commission deduction, premium credit request or return of commission to a carrier or CITY will be done to accomplish and maintain the total agreed-upon compensation to BROKER and is not an inducement to purchase or renew coverage through BROKER.

ARTICLE 15 - COOPERATION

BROKER shall be required to work in harmony with CITY employees and other consultants relative to providing information requested in a timely manner and in the specified form. BROKER, with the CITY's assistance, agrees to coordinate and cooperate with the CITY's other consultants and outside contractors as well as internal CITY employees and officers in providing the Services under this Agreement.

ARTICLE 16 - PERSONNEL / PRIMARY BROKER

Part of the consideration for this Agreement is the understanding that SRA Insurance Agency, LLC, dba AssuredPartners of Wichita, shall be the BROKER primarily responsible for the Services provided to CITY. Brannon Green will be primarily responsible for the marketing of the CITY's insurance policies. Designation of Brannon Green as the primary BROKER for the CITY account may be changed only with the prior written approval of the CITY. The departure of Brannon Green from BROKER shall be considered a substantial failure by BROKER to perform in accordance with the terms of this Agreement and unless otherwise agreed to in writing by the CITY shall constitute cause for the CITY's termination of this Agreement. This Agreement is not exclusive and this provision does not preclude the CITY from utilizing the services of any other BROKER or consultant for risk management or insurance service or advice during the term of this Agreement.

ARTICLE 17 - MISCELLANEOUS

- 1. Governing Law and Venue.** This Agreement is entered into under and pursuant to, and is to be construed and enforceable solely in accordance with, the laws of the State of Kansas. The venue shall be the District Court of Crawford County, Kansas.
- 2. Severability.** Should any provision of this Agreement be determined to be void, invalid, unenforceable or illegal for any reason, such provision shall be null and void; provided the other provisions shall be unaffected and shall continue to be valid and enforceable.
- 3. Assignment.** Except as provided herein, the parties hereto agree not to assign, sublet or transfer their interest in this Agreement without the written consent of the other and such consent shall not be unreasonably withheld. The parties further agree that this Agreement binds the parties, their successors, trustees, assignees and legal representatives.

4. Titles and Subheadings. Title and subheadings as used herein are provided only as a matter of convenience and shall have no legal bearing on the interpretation of any provision of this Agreement. Some terms are capitalized throughout this Agreement but the use of or failure to use capitals shall have no legal bearing on the interpretation of such terms.

5. Notice. Any notice, demand, communication, or request required or permitted hereunder shall be in writing and delivered in person or sent by certified mail, postage prepaid as follows:

To the City:
City of Pittsburg
Attn: City Manager
201 W. 4th St - PO Box 688
Pittsburg, Kansas 66762

As to BROKER:
SRA Insurance Agency, LLC, dba
AssuredPartners of Wichita
Attn: Brannon Green
402 "B" North Broadway
Pittsburg, Kansas 66762

Notices shall be effective when received at the address specified above. Changes in the respective addresses to which such notice may be directed may be made from time to time by any party by written notice to the other party.

Nothing contained in this Article shall be construed to restrict the transmission of routine communications between representatives of BROKER and the CITY.

6. Binding Authority. Each party represents and warrants that the undersigned has authority to execute this Agreement and bind its respective party to all terms and conditions therein.

IN WITNESS WHEREOF, the parties have caused this Contract to be executed the day and year first above written.

Approved as to Form:

City of Pittsburg, Kansas:

Henry C. Menghini, City Attorney

Signature

Attest:

Ron Seglie, M.D., Mayor
Printed Name and Title

Tammy Nagel, City Clerk

Date

BROKER:

Brannon Green, Commercial & Benefits
Producer/Team Leader
SRA Insurance Agency, LLC, dba
AssuredPartners of Wichita

Signature

Printed Name and Title

Date



AssuredPartners

PUBLIC ENTITIES



POWER

through Partnership

PUBLIC ENTITY SCOPE OF SERVICES

City of Pittsburgh

March 8th, 2023

AssuredPartners
Brannon Green
402 N Broadway Suite B
Pittsburg, Kansas 66762
Phone Direct: (620) 778- 4117
Phone Office: (620) 450-4435



AssuredPartners Public Entity Scope of Services (Exhibit A)

- Working with a City of Pittsburgh to ensure their Risk Management Program is effective, efficient, and meets regulatory requirements.
- Assist the City of Pittsburgh in identifying, reviewing, and selecting the best Insurance Carrier.
- Assist in resolving claim issues including, but not limited to, defense assignment, coverage determinations and claim payments.
- Provide guidance to coverage, claims, and safety questions.
- Provide risk management guidance on a City of Pittsburgh new projects and/or initiatives and assist the City of Pittsburgh in identifying its insurable exposures and shall recommend professional methods to reduce, assume or transfer the risk of loss.
- Being accessible to the Administration and Governing Body 24 hours a day.
- Assist the City of Pittsburgh in the preparation of its annual insurance budget.
- Attend and actively participate in the City of Pittsburgh Safety Committee activities and meetings and shall present information to the Safety Committee on Safety related topics.
- Assist the City of Pittsburgh in determining the necessary training for each employee in each Municipal Department based upon the employee's job description and in accordance with OSHA and other governmental regulations.
- Assist the City of Pittsburgh with the timely and accurate reporting of all claims, which shall include the establishment and implementation of claims reporting procedures. Along with identifying claims frequency and severity to properly manage claims.
- Assist the City of Pittsburgh by reporting to the insurance carrier of changes in exposures including the deletion and addition of vehicles, equipment, and properties and the contracting of City of Pittsburgh services to third parties.
- Assist the City of Pittsburgh in the annual renewal process including the gathering and verification of exposure data.
- Issue on behalf of the City of Pittsburgh Certificates of Insurance evidencing coverage the City of Pittsburgh has in place.
- Shall review Certificates of Insurance received by the City of Pittsburgh and assist in developing a Certificate of Insurance program to assist in managing, reviewing, and requesting renewal certificates of insurance from any vendors the Municipality may utilize.
- Shall evaluate and advise the City of Pittsburgh on the risk management aspects of public events being sponsored by the City of Pittsburgh.

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	3/02/2023			192986		
C-CHECK	VOID CHECK	V	3/02/2023			192987		
C-CHECK	VOID CHECK	V	3/02/2023			192995		
C-CHECK	VOID CHECK	V	3/02/2023			192996		

* * 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:	4 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	4	0.00	0.00	0.00
BANK: * TOTALS:	4	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	2/24/2023			000000		7,520.97
3079	COMMERCE BANK	D	2/28/2023			000000		73,147.19
7290	DELTA DENTAL OF KANSAS INC	D	2/24/2023			000000		4,558.50
8051	AFLAC GROUP INSURANCE	D	2/24/2023			000000		1,253.47
8526	HEALTH PLANS, INC	D	2/24/2023			000000		29,962.89
8711	AVFUEL CORPORATION (DRAFT)	D	3/03/2023			000000		26.20
0748	CONRAD FIRE EQUIPMENT	E	2/24/2023			017942		2,054.04
6528	GALE GROUP/CENGAGE	E	2/24/2023			017943		80.78
6740	ED M FELD EQUIPMENT COMPANY, I	E	2/24/2023			017944		1,205.96
8560	SOUTHERN UNIFORM AND TACTICAL,	E	2/24/2023			017945		317.50
8699	SCHILTZ LAWN AND GARDEN LLC	E	2/24/2023			017946		150.00
8708	NOTCH 8, LLC	E	2/24/2023			017947		26,168.25
0046	ETTINGERS OFFICE SUPPLY	E	2/24/2023			017948		142.11
0055	JOHN'S SPORT CENTER, INC.	E	2/24/2023			017949		665.59
0087	FORMS ONE, LLC	E	2/24/2023			017950		781.58
0112	MARRONES INC	E	2/24/2023			017951		85.25
0133	JIM RADELL CONSTRUCTION COMPAN	E	2/24/2023			017952		2,633.00
0202	CLIFF HIX ENGINEERING INC	E	2/24/2023			017953		387.00
0203	GADES SALES CO INC	E	2/24/2023			017954		860.76
0207	PEPSI-COLA BOTTLING CO OF PITT	E	2/24/2023			017955		72.50
0272	BO'S 1 STOP INC	E	2/24/2023			017956		921.95
0276	JOE SMITH COMPANY, INC.	E	2/24/2023			017957		131.52

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0577	KANSAS GAS SERVICE	E	2/24/2023			017958		21,058.90
0659	PAYNES INC	E	2/24/2023			017959		629.71
0823	TOUCHTON ELECTRIC INC	E	2/24/2023			017960		1,341.79
0837	BLACKBURN MANUFACTURING CO	E	2/24/2023			017961		366.04
1792	B&L WATERWORKS SUPPLY, LLC	E	2/24/2023			017962		918.30
2526	SERVICEMASTER OF SE KANSAS	E	2/24/2023			017963		676.12
4197	ENVIRONMENTAL SYSTEMS RESEARCH	E	2/24/2023			017964		34,530.00
4262	KDHE SRF	E	2/24/2023			017965		310,465.33
4307	HENRY KRAFT, INC.	E	2/24/2023			017966		288.16
5275	US LIME COMPANY-ST CLAIR	E	2/24/2023			017967		6,696.43
5317	ULINE	E	2/24/2023			017968		122.75
5640	WELLPATH LLC	E	2/24/2023			017969		18.00
5791	HOSPITAL DISTRICT #1 OF CRAWFO	E	2/24/2023			017970		189.19
7151	QUADIENT FINANCE USA INC	E	2/24/2023			017971		1,300.00
7427	OLSSON INC	E	2/24/2023			017972		2,901.19
7629	EARLES ENGINEERING & INSPECTIO	E	2/24/2023			017973		74,425.50
7661	LOGAN WENDT	E	2/24/2023			017974		299.14
7806	CORE & MAIN LP	E	2/24/2023			017975		2,195.00
8130	CRAFCO INC	E	2/24/2023			017976		5,873.18
8132	MIKE CARPINO FORD PITTSBURG IN	E	2/24/2023			017977		13.50
8194	BAKER TILLEY MUNICIPAL ADVISOR	E	2/24/2023			017978		3,100.00
8238	US BANCORP GOVT LEASING & FINA	E	2/24/2023			017979		20,818.07

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8309	MISSISSIPPI LIME COMPANY	E	2/24/2023			017980		8,731.92
8493	MARTIN METAL STUDS AND CEILING	E	2/24/2023			017981		1,923.76
8563	CHEMUNG SUPPLY CORP	E	2/24/2023			017982		2,522.58
8605	WOODRIVER ENERGY LLC	E	2/24/2023			017983		12,549.04
8236	NORTHGATE ASSOCIATES LLC	E	2/28/2023			017985		11,466.58
8211	UMB BANK N.A.	E	2/27/2023			017986		10,829.52
6528	GALE GROUP/CENGAGE	E	3/03/2023			018075		86.37
8202	PETROLEUM TRADERS CORPORATION	E	3/03/2023			018076		23,554.13
8275	ADCOMP SYSYEMS INC	E	3/03/2023			018077		80.00
8393	CHILDREN'S PLUS INC.	E	3/03/2023			018078		46.31
8467	WASTE CORPORATION OF KANSAS, L	E	3/03/2023			018079		434.53
8560	SOUTHERN UNIFORM AND TACTICAL,	E	3/03/2023			018080		136.00
8699	SCHILTZ LAWN AND GARDEN LLC	E	3/03/2023			018081		134.95
8708	NOTCH 8, LLC	E	3/03/2023			018082		20,992.44
0044	CRESTWOOD COUNTRY CLUB	E	3/03/2023			018083		790.24
0046	ETTINGERS OFFICE SUPPLY	E	3/03/2023			018084		88.30
0054	JOPLIN SUPPLY COMPANY	E	3/03/2023			018085		1,590.06
0055	JOHN'S SPORT CENTER, INC.	E	3/03/2023			018086		972.60
0105	PITTSBURG AUTOMOTIVE	E	3/03/2023			018087		1,247.20
0133	JIM RADELL CONSTRUCTION COMPAN	E	3/03/2023			018088		7,117.00
0202	CLIFF HIX ENGINEERING INC	E	3/03/2023			018089		50.00
0317	KUNSHEK CHAT & COAL CO, INC.	E	3/03/2023			018090		16,410.20

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0335	CUSTOM AWARDS, LLC	E	3/03/2023			018091		40.00
0534	TYLER TECHNOLOGIES INC	E	3/03/2023			018092		1,200.00
0746	CDL ELECTRIC COMPANY INC	E	3/03/2023			018093		2,549.12
0823	TOUCHTON ELECTRIC INC	E	3/03/2023			018094		99.00
0866	AVFUEL CORPORATION	E	3/03/2023			018095		23,535.16
1478	KANSASLAND TIRE #1828	E	3/03/2023			018096		351.37
1733	BMI, INC	E	3/03/2023			018097		3,367.52
1792	B&L WATERWORKS SUPPLY, LLC	E	3/03/2023			018098		1,208.85
4307	HENRY KRAFT, INC.	E	3/03/2023			018099		218.65
5420	AQUIONICS INC	E	3/03/2023			018100		2,570.27
5855	STERICYCLE, INC.	E	3/03/2023			018101		119.06
5855	STERICYCLE, INC.	E	3/03/2023			018102		286.75
6175	HENRY C MENGHINI	E	3/03/2023			018103		269.70
6495	CIVICPLUS, LLC	E	3/03/2023			018104		580.80
6630	PATRICK WALKER	E	3/03/2023			018105		140.00
6777	DH PACE CO	E	3/03/2023			018106		643.94
7162	TIMOTHY JOSEPH ANDERSON	E	3/03/2023			018107		93.00
7284	TRANSYSTEMS CORPORATION	E	3/03/2023			018108		55,772.54
7407	LIMELIGHT MARKETING LLC	E	3/03/2023			018109		1,290.00
7959	ALL ABOARD FOUNDATION	E	3/03/2023			018110		2,598.56
8080	SUNNYVALE INVESTMENT PROPERTIE	E	3/03/2023			018111		600.00
8337	BLACKSTONE AUDIO, INC.	E	3/03/2023			018112		45.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8535	HEALTH PLANS, INC	E	3/03/2023			018113		37,680.99
8649	UPLINK, LLC	E	3/03/2023			018114		48.00
8670	JOHNNY WEBB	E	3/03/2023			018115		900.00
0516	AMERICAN CONCRETE CO INC	R	2/23/2023			192942		16,552.00
7929	ARROWHEAD SCIENTIFIC, INC	R	2/23/2023			192943		474.01
5966	BERRY COMPANIES, INC.	R	2/23/2023			192944		992.34
8651	PAYTON COPHER	R	2/23/2023			192945		200.00
8524	COUNTRY OUTLET, LLC	R	2/23/2023			192946		130.00
4263	COX COMMUNICATIONS KANSAS LLC	R	2/23/2023			192947		95.70
8659	CRANETWORKS INC.	R	2/23/2023			192948		2,227.30
1108	EVERGY KANSAS CENTRAL INC	R	2/23/2023			192949		118.13
0118	FED EX	R	2/23/2023			192950		9.73
6620	FLEET PRIDE INC	R	2/23/2023			192951		75.99
1	GILLIS, STEPHEN	R	2/23/2023			192952		26.75
6833	GREENBUSH	R	2/23/2023			192953		771.36
7601	MEYER LAW FIRM, LLC	R	2/23/2023			192954		110.00
8505	PITTSBURG PUBLISHING COMPANY,	R	2/23/2023			192955		111.20
3835	MSSU CRIMINAL JUSTICE	R	2/23/2023			192956		900.00
1	NORDYKE, KENNY	R	2/23/2023			192957		20.95
8118	FRANK E ROBISON	R	2/23/2023			192958		500.00
8375	TRASH HOG LLC	R	2/23/2023			192959		400.00
1	STAMM, DMITRI ALEXANDER	R	2/23/2023			192960		1,000.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	SYNCB/AMAZON	R	2/23/2023			192961		33.98
8430	EQUIPMENTSHARE.COM, INC	R	2/23/2023			192962		221.23
0516	AMERICAN CONCRETE CO INC	R	3/02/2023			192976		9,320.50
5561	AT&T MOBILITY	R	3/02/2023			192977		136.20
7856	BARDAVON HEALTH INNOVATIONS, L	R	3/02/2023			192978		150.00
6545	CENTER POINT INC	R	3/02/2023			192979		24.67
1616	CITY OF PITTSBURG	R	3/02/2023			192980		211.10
1616	CITY OF PITTSBURG	R	3/02/2023			192981		147.72
5283	CLASS LTD	R	3/02/2023			192982		118.80
4263	COX COMMUNICATIONS KANSAS LLC	R	3/02/2023			192983		37.79
4636	EVERGY KANSAS CENTRAL INC. (HA	R	3/02/2023			192984		500.00
1108	EVERGY KANSAS CENTRAL INC	R	3/02/2023			192985		79,771.44
0118	FED EX	R	3/02/2023			192988		8.17
7414	KANSAS GAS SERVICE (ESG)	R	3/02/2023			192989		374.38
8431	CHARLES KITCHIN	R	3/02/2023			192990		150.00
8377	LONGAN CONSTRUCTION COMPANY	R	3/02/2023			192991		956.00
6942	MULBERRY LIMESTONE QUARRY	R	3/02/2023			192992		79.54
1	SAIMON, ERRICH	R	3/02/2023			192993		120.00
8375	TRASH HOG LLC	R	3/02/2023			192994		1,384.00
6730	DJB INVESTMENTS, LLC	R	3/02/2023			192997		7,520.00
8258	TURNKEY LLC	R	3/02/2023			192998		178,000.00
5589	CELLCO PARTNERSHIP	R	3/02/2023			192999		97.21

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	ZIMMERMAN, JENNIFER	R	3/02/2023			193000		40.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	42	304,118.19	0.00	304,118.19
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	6	116,469.22	0.00	116,469.22
EFT:	85	782,846.10	0.00	782,846.10
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

VENDOR SET: 99 BANK: 80144	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
		133	1,203,433.51	0.00	1,203,433.51
BANK: 80144	TOTALS:	133	1,203,433.51	0.00	1,203,433.51

VENDOR SET: 99 City of Pittsburg, KS
 BANK: EHV BMO HARRIS BANK-EHV
 DATE RANGE: 2/23/2023 THRU 3/07/2023

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1982	KENNETH N STOTTS, SR	E	3/02/2023			018066		440.00
3294	JOHN R SMITH	E	3/02/2023			018067		700.00
3668	MID AMERICA PROPERTIES OF PITT	E	3/02/2023			018068		1,082.00
6298	L. KEVAN SCHUPBACH	E	3/02/2023			018069		1,511.00
6464	PRO X PROPERTY SOLUTIONS, LLC	E	3/02/2023			018070		908.00
6916	STILWELL HERITAGE & EDUCATIONA	E	3/02/2023			018071		173.00
8005	REMINGTON SQUARE APARTMENTS OF	E	3/02/2023			018072		524.00
8080	SUNNYVALE INVESTMENT PROPERTIE	E	3/02/2023			018073		937.00
8549	JENNIFER STOOKEY	E	3/02/2023			018074		458.00
4636	EVERGY KANSAS CENTRAL INC. (HA	R	3/01/2023			192970		236.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	236.00	0.00	236.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	9	6,733.00	0.00	6,733.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 99 BANK: EHV TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
	10	6,969.00	0.00	6,969.00
BANK: EHV TOTALS:	10	6,969.00	0.00	6,969.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5906	JOHN HINRICHS	E	3/02/2023			017987		175.00
5961	LAWRENCE A VANBECELAERE	E	3/02/2023			017988		49.00
7717	LAWRENCE E GIGER	E	3/02/2023			017989		585.00
7837	MARJI RENTALS, LLC	E	3/02/2023			017990		251.00
8191	KURT E GALE	E	3/02/2023			017991		655.00
8498	PITTSBURG HIGHLANDS GP, LLC	E	3/02/2023			017992		3,587.00
8512	GORILLA GRIP LLC	E	3/02/2023			017993		420.00
8580	GARY MORRISON REAL ESTATE, INC	E	3/02/2023			017994		639.00
8582	GARY K CONNER	E	3/02/2023			017995		812.00
0372	CONNER REALTY	E	3/02/2023			017996		914.00
1008	BENJAMIN M BEASLEY	E	3/02/2023			017997		1,116.00
1231	JOHN LOVELL	E	3/02/2023			017998		568.00
1609	PHILLIP H. O'MALLEY	E	3/02/2023			017999		3,498.00
2542	YOST PROPERTIES	E	3/02/2023			018000		56.00
3082	JOHN R JONES	E	3/02/2023			018001		334.00
3142	COMMUNITY MENTAL HEALTH CENTER	E	3/02/2023			018002		691.00
3162	TOM YOAKAM	E	3/02/2023			018003		641.00
3218	CHERYL L BROOKS	E	3/02/2023			018004		170.00
3272	DUNCAN HOUSING LLC	E	3/02/2023			018005		3,120.00
3273	RICHARD F THENIKL	E	3/02/2023			018006		816.00
3294	JOHN R SMITH	E	3/02/2023			018007		1,191.00
3668	MID AMERICA PROPERTIES OF PITT	E	3/02/2023			018008		10,328.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
4054	MICHAEL A SMITH	E	3/02/2023			018009		1,479.00
4492	PITTSBURG SENIORS LP	E	3/02/2023			018010		3,449.00
5393	ANGELES PROPERTIES LLC - HAP	E	3/02/2023			018011		2,171.00
5549	DELBERT BAIR	E	3/02/2023			018012		260.00
5658	DEANNA J HIGGINS	E	3/02/2023			018013		187.00
5676	BARBARA TODD	E	3/02/2023			018014		32.00
5817	JAMA ENTERPRISES LLP	E	3/02/2023			018015		317.00
5834	DENNIS TROUT	E	3/02/2023			018016		409.00
5957	PASTEUR PROPERTIES	E	3/02/2023			018017		5,559.00
6090	RANDAL BENNEFELD	E	3/02/2023			018018		194.00
6161	MICHAEL J STOTTS	E	3/02/2023			018019		154.00
6269	EDWARD SWOR	E	3/02/2023			018020		1,516.00
6298	L. KEVAN SCHUPBACH	E	3/02/2023			018021		12,268.11
6394	KEVIN R. HALL	E	3/02/2023			018022		1,972.00
6441	HEATHER MASON WHITE	E	3/02/2023			018023		975.00
6464	PRO X PROPERTY SOLUTIONS, LLC	E	3/02/2023			018024		12,080.56
6694	DELBERT BAIR	E	3/02/2023			018025		464.00
6708	CHARLES R. MERTZ	E	3/02/2023			018026		279.00
6877	CHRISTOPHER KYLE BATTAGLIA	E	3/02/2023			018027		965.00
6916	STILWELL HERITAGE & EDUCATIONA	E	3/02/2023			018028		2,125.00
7083	PITTSBURG HEIGHTS, LP	E	3/02/2023			018029		4,503.00
7112	RANDY VILELA BODY REPAIR, TRU	E	3/02/2023			018030		1,167.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
7294	AMMP PROPERTIES, LLC	E	3/02/2023			018031		1,000.00
7312	JASON HARRIS	E	3/02/2023			018032		411.00
7326	RANDY ALLEE	E	3/02/2023			018033		824.00
7431	R&R RENTALS OF PITTSBURG LLC	E	3/02/2023			018034		131.00
7524	SOUTHEAST KANSAS COMMUNITY ACT	E	3/02/2023			018035		263.00
7554	TRAVIS R RIDGWAY	E	3/02/2023			018036		945.00
7582	KIRK A DUNCAN	E	3/02/2023			018037		233.00
7587	DAVID RUA	E	3/02/2023			018038		488.00
7645	SEWARD RENTALS, LLC	E	3/02/2023			018039		1,243.00
7654	A & R RENTALS, LLC	E	3/02/2023			018040		2,692.00
7669	CHARLES GILMORE	E	3/02/2023			018041		599.00
7741	SUSAN E ADAMS	E	3/02/2023			018042		175.00
7864	CB HOMES LLC	E	3/02/2023			018043		800.00
7866	JAMES MICHAEL HORTON	E	3/02/2023			018044		3,475.84
7918	CITY OF LEAVENWORTH	E	3/02/2023			018045		1,941.34
8005	REMINGTON SQUARE APARTMENTS OF	E	3/02/2023			018046		9,756.93
8080	SUNNYVALE INVESTMENT PROPERTIE	E	3/02/2023			018047		7,733.85
8174	MICHAEL A SMITH	E	3/02/2023			018048		462.00
8329	CHARLES P. SIMPSON	E	3/02/2023			018049		461.00
8402	BEVERLY D PETERSON	E	3/02/2023			018050		159.00
8426	JOHN F KENNEDY	E	3/02/2023			018051		302.00
8455	WILLIAM JOSHUA JAMESON	E	3/02/2023			018052		233.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8492	RUSSELL F. MIZE	E	3/02/2023			018053		193.00
8502	JON BARTLOW	E	3/02/2023			018054		342.00
8520	MATTHEW A SANCHEZ	E	3/02/2023			018055		450.00
8601	GAUTAM YADAV	E	3/02/2023			018056		513.00
8603	NICHOLAS KNEDGEN	E	3/02/2023			018057		290.00
8627	STEVEN MARIUCCI	E	3/02/2023			018058		525.00
8634	WAYNE L STORM	E	3/02/2023			018059		368.00
4636	EVERGY KANSAS CENTRAL INC. (HA	R	3/01/2023			192963		2,768.88
7616	STEVE KUPLEN	R	3/01/2023			192964		606.00
8177	MISSISSIPPI REGIONAL HOUSING A	R	3/01/2023			192965		594.38
8427	RENT-MOORE LLC	R	3/01/2023			192966		725.00
6451	NAZAR SAMAN	R	3/01/2023			192967		2,522.19
0472	LARRY SPRESSER	R	3/01/2023			192968		752.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	6	7,968.45	0.00	7,968.45
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	73	120,151.63	0.00	120,151.63
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 99 BANK: HAP TOTALS:	NO 79	INVOICE AMOUNT 128,120.08	DISCOUNTS 0.00	CHECK AMOUNT 128,120.08
BANK: HAP TOTALS:	79	128,120.08	0.00	128,120.08

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8498	PITTSBURG HIGHLANDS GP, LLC	E	3/02/2023			018060		572.00
5957	PASTEUR PROPERTIES	E	3/02/2023			018061		700.00
6298	L. KEVAN SCHUPBACH	E	3/02/2023			018062		1,400.00
6464	PRO X PROPERTY SOLUTIONS, LLC	E	3/02/2023			018063		1,400.00
8005	REMINGTON SQUARE APARTMENTS OF	E	3/02/2023			018064		700.00
8080	SUNNYVALE INVESTMENT PROPERTIE	E	3/02/2023			018065		1,200.00
6451	NAZAR SAMAN	R	3/01/2023			192969		700.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	1	700.00	0.00	700.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	6	5,972.00	0.00	5,972.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 99	BANK: TBRA	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			7	6,672.00	0.00	6,672.00
BANK: TBRA	TOTALS:		7	6,672.00	0.00	6,672.00
REPORT TOTALS:		229		1,345,194.59	0.00	1,345,194.59

Passed and approved this 14th day of March, 2023.

Ron Seglie, M.D., Mayor

ATTEST:

Tammy Nagel, City Clerk

A Tax Abatement Cost-Benefit Analysis of Point Forward/Washington School, LLC for the City of Pittsburg

Completed by
Municipal Consulting, LLC
3/9/2023

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ABOUT THIS REPORT:

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions.

DEFINITIONS USED:

- **Rate of Return:** Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.
- **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally a positive net present value represents an acceptable investment opportunity.
- **Benefit - Cost Ratio:** Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

DISCLAIMER:

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Pittsburg	1.46	5%
Crawford County	0.44	-6%
Pittsburg USD 250	4.43	34%
Wildcat Extension District	1.20	2%
State of Kansas	2.84	18%

All of the taxing entities have a positive benefit-to-cost ratio except for the county, which is due to the upfront grant incentive. This report assumes that the City of Pittsburg will approve a 100% property tax abatement for ten years. This report assumes that the current local, county and state sales tax rates remain the same. The current average wage of the firm is 92.6% of the county average wage. We used a multiplier of .926 times the annual per capita retail spending in the city times the average household size from the 2020 Census to determine retail sales tax collections from new employee spending in the city and county.

If you have any questions or comments, you may reach me with the contact information below.

R. Steven Robb
Sole Owner
Municipal Consulting, LLC
Cell: 620-704-6495 E-Mail: steverobb@ckt.net
2207 N. Free King Hwy, Pittsburg, KS 66762-8418

Column1	Column2	Column3	Column4	Column5	Column6
COST-BENEFIT ANALYSIS PROJECT SUMMARY					
PROJECT NAME:	Point Forward/Washington School, LLC				
DATE:			3/9/2023		
GOVERNMENTAL ENTITIES INVOLVED:					
CITY:			City of Pittsburg		
COUNTY:			Crawford County		
SCHOOL DISTRICT:			Pittsburg USD 250		
SPECIAL TAXING DISTRICT #1			Wildcat Extension District		
STATE:			State of Kansas		
INFLATION RATE:		2.20%	DISCOUNT RATE:		7.25%

PROJECT DESCRIPTION: This project involves the purchase and renovation of an historic school building to serve as a daycare center. The project is expected to create 41 FTE jobs over the next ten years.

Column1	Column2	Column3	Column4	Column5	Column6
EXECUTIVE SUMMARY:				City	County
Ratio of Benefits to Costs:				1.46	0.44
Benefits:	Sales Taxes from Construction:			\$10,204	\$6,802
	Sales Taxes from Firm Purchases			\$10,697	\$7,131
	Sales Taxes from Employee Spending			\$99,931	\$33,158
	Utility Profits and Franchise Fees			\$91,632	\$0
	Revenue from Other Gov't. Services			\$142,824	\$25,211
	Property Taxes Assessed:			\$446,236	\$428,446
		Total Benefits:		\$801,524	\$500,750
Costs:	Cost of Providing Gov't. Services			\$103,946	\$10,549
	Property Taxes Abated:			\$446,236	\$428,446
	Other Governmental Incentives			\$0	\$705,000
		Total Costs:		\$550,181	\$1,143,996
Benefits Accruing to the Developer:				All Entities	
	Governmental Incentives			\$705,000	
	Sales Tax Exemption			\$199,728	
	Property Taxes Abated:			\$1,296,001	
		Total Benefits:		\$2,200,729	

Point Forward/Washington School, LLC

Column1	Column2	Column3	Column4	Column6	Column11
Community Data Inputs:					
	City of Pittsburgh	Crawford County	Pittsburg USD 250	Wildcat Extension District	State
Mill Levy	50.896	48.867	53.179	1.375	1.500
Sales Tax	1.500%	1.000%	n/a	n/a	6.50%
Transient Guest Tax	6.00%	0.00%	n/a	n/a	n/a
Utility Revenue/HsHld	\$211.22	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	\$161.14	n/a	n/a	n/a	n/a
Other Revenues/Res.	\$460.02	\$124.48	n/a	\$12.41	\$1,511.19
Marg. Cost/Res./Student	\$334.80	\$52.09	\$1,503.52	\$3.72	\$654.19
Other Revenues/Worker	\$407.15	\$110.18	n/a	\$10.98	\$1,296.05
Marginal Cost/New Worker	\$296.32	\$46.10	n/a	\$3.29	\$561.06
State Funding/Pupil	n/a	n/a	\$10,978.70	n/a	\$10,173
Federal Funding/Pupil	n/a	n/a	\$4,056.55	n/a	\$1,022
Visitor Daily Spending	\$37.50	\$37.50			\$75
Average Hotel Room Rate	\$95	\$95	Total Mill Levy	155.817	n/a
Retail Pull Factor	1.86	0.84			n/a
Percent of County Share	73.20%	100.00%			n/a
Ann. Local Per Capita Sales Tax	\$331	\$165			n/a
Ann. State Per Capita Sales Tax	\$1,304	\$945			\$1,078
Annual Per Capita Retail Sales	\$17,140	\$14,533			\$16,581
Average Household Size	2.35	2.42			2.49
Average Wage	\$35,901	\$35,901			\$48,609

Point Forward/Washington School, LLC

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15	
Firm Data Inputs:				Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total	
Investment in Land				\$162,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$162,500	
Investment in Building				\$3,763,981	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,763,981	
Investment in Equipment				\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$350,000	
Other Project Costs¹				\$1,580,118	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,580,118	
Total Project Investment				\$5,694,099	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,694,099	
County Incentive (Grant)				\$705,000	Sales tax Exemption-City: \$29,897			County: \$19,932		State: \$149,899				\$904,728	
	Growth	Const. Per.		Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Total	
Sales/Revenue				\$2,068,243	\$2,148,824	\$2,148,824	\$2,196,098	\$2,244,412	\$2,293,789	\$2,344,253	\$2,395,826	\$2,448,534	\$2,502,402	\$22,791,206	
Taxable Purchases				\$67,000	\$67,000	\$67,000	\$68,474	\$69,980	\$71,520	\$73,093	\$74,701	\$76,345	\$78,025	\$713,139	
Net Utility Revenue-Firm			3.00%	\$521	\$1,877	\$1,934	\$1,992	\$2,051	\$2,113	\$2,176	\$2,242	\$2,309	\$2,378	\$2,430	\$22,023
Net Utility Revenue-Employees			3.00%	\$0	\$2,598	\$2,676	\$2,756	\$2,839	\$2,924	\$3,012	\$3,102	\$3,195	\$3,291	\$3,390	\$29,783
Franchise Fees-Firm			3.00%	\$400	\$1,457	\$1,501	\$1,546	\$1,592	\$1,640	\$1,689	\$1,740	\$1,792	\$1,846	\$1,901	\$17,103
Franchise Fees-Employees			3.00%	\$0	\$1,982	\$2,042	\$2,103	\$2,166	\$2,231	\$2,298	\$2,367	\$2,438	\$2,511	\$2,586	\$22,722
New FTE Employees			0	41	0	0	0	0	0	0	0	0	0	41	
Employees new to the city			30%	12.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.0	
Employees new to the county			20%	8.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.0	
Employees new to the state			0%	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
New students in K-12			100%	12.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	13.3	
New Employee average salary			\$0	\$33,229	\$33,960	\$34,707	\$35,471	\$36,251	\$37,049	\$37,864	\$38,697	\$39,548	\$40,418	N/A	
Tax Abatement-Land				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A	
Tax Abatement-Bldg.				100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	N/A	
Visitors	0.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	
				City	County	State									
Percentage of sales taxable in the				0%	0%	0%									
Percentage of purchases taxable in the				100%	100%	100%									
Assumed Inflation Rate				2.20%											

Note: Totals may be off slightly due to rounding.

¹ Includes project soft costs of bonding and other fees and contingency for costs above construction and equipment acquisition.

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
COST-BENEFIT ANALYSIS PROJECT SUMMARY								
PROJECT NAME:	Point Forward/Washington School, LLC					Ratio of		
DATE:		3/9/2023				NPV of Net		
				Net	NPV	Benefits to	Actual	Avg.
				Present	of	NPV of	Benefit to	Annual
		Total		Value	Incentives	Incentives	Actual	Rate
	Total	Costs &	Net	of Net	& Taxes	and Taxes	Cost	of
Entity	Benefits	Incentives	Benefits	Benefits	Abated	Abated	Ratio	Return
City of Pittsburg	\$801,524	\$550,181	\$251,342	\$175,578	\$305,978	0.57	1.46	5%
Crawford County	\$504,151	\$1,143,996	-\$639,845	-\$657,107	\$998,780	-0.66	0.44	-6%
Pittsburg USD 250	\$2,739,631	\$618,588	\$2,121,043	\$1,458,625	\$271,609	5.37	4.43	34%
Wildcat Extension District	\$15,908	\$13,211	\$2,697	\$1,849	\$8,266	0.22	1.20	2%
State of Kansas	\$696,943	\$245,103	\$451,840	\$314,486	\$19,996	15.73	2.84	18%
TOTALS	\$4,828,297	\$2,641,220	\$2,187,077	\$1,293,432	\$1,652,724	0.78	1.83	

SUMMARY OF COSTS AND BENEFITS FOR:

City of Pittsburgh

PROJECT: Point Forward/Washington School, LLC

DATE: 3/9/2023

DISCOUNT RATE: 7.25%

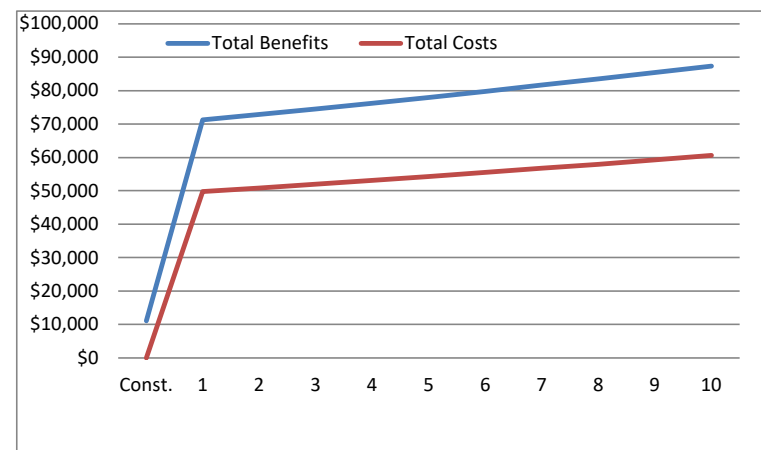
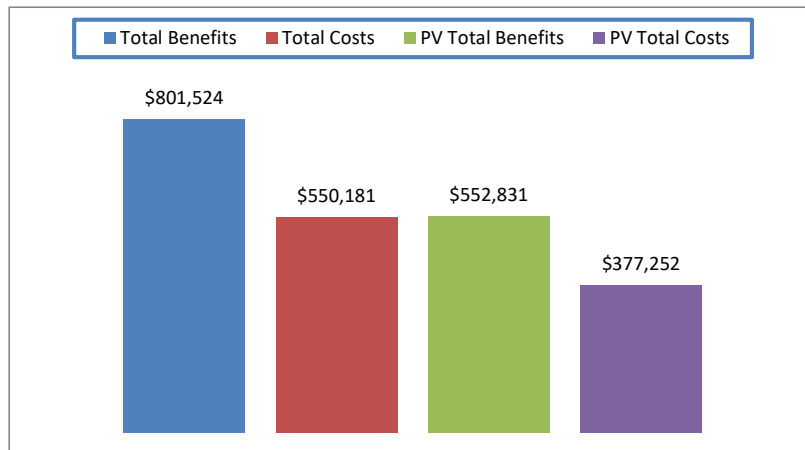
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 1.46

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 1.47

(Typical desired ratio would be 1.3 to 1)

Average ROI 4.57%

Year	Sales Taxes	Property Taxes	Utilities and Franchise Fees	PILOT	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various City Services	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Incentives & Taxes Abated
Const.	\$10,204	\$0	\$921	\$0		\$11,125	\$11,125	\$0	\$0	\$0	\$0	\$11,125	\$11,125	\$11,125	\$0
1	\$10,048	\$40,382	\$7,914	\$0	\$12,925	\$71,269	\$66,452	\$9,407	\$40,382	\$49,788	\$46,423	\$21,481	\$32,606	\$20,029	\$37,652
2	\$10,247	\$41,270	\$8,152	\$0	\$13,209	\$72,879	\$63,358	\$9,613	\$41,270	\$50,884	\$44,237	\$21,995	\$54,601	\$19,122	\$35,879
3	\$10,451	\$42,178	\$8,396	\$0	\$13,500	\$74,525	\$60,410	\$9,825	\$42,178	\$52,003	\$42,154	\$22,522	\$77,122	\$18,256	\$34,190
4	\$10,680	\$43,106	\$8,648	\$0	\$13,797	\$76,232	\$57,616	\$10,041	\$43,106	\$53,147	\$40,169	\$23,084	\$100,207	\$17,447	\$32,580
5	\$10,915	\$44,055	\$8,908	\$0	\$14,100	\$77,978	\$54,952	\$10,262	\$44,055	\$54,317	\$38,278	\$23,661	\$123,868	\$16,675	\$31,046
6	\$11,156	\$45,024	\$9,175	\$0	\$14,410	\$79,765	\$52,412	\$10,488	\$45,024	\$55,512	\$36,475	\$24,253	\$148,121	\$15,936	\$29,584
7	\$11,401	\$46,014	\$9,450	\$0	\$14,727	\$81,593	\$49,989	\$10,719	\$46,014	\$56,733	\$34,758	\$24,860	\$172,981	\$15,231	\$28,191
8	\$11,652	\$47,027	\$9,734	\$0	\$15,051	\$83,464	\$47,678	\$10,954	\$47,027	\$57,981	\$33,121	\$25,483	\$198,464	\$14,557	\$26,864
9	\$11,908	\$48,061	\$10,026	\$0	\$15,383	\$85,378	\$45,475	\$11,195	\$48,061	\$59,257	\$31,562	\$26,121	\$224,585	\$13,913	\$25,599
10	\$12,170	\$49,119	\$10,307	\$0	\$15,721	\$87,317	\$43,364	\$11,442	\$49,119	\$60,560	\$30,076	\$26,757	\$251,342	\$13,288	\$24,393
Total	\$120,832	\$446,236	\$91,632	\$0	\$142,824	\$801,524	\$552,831	\$103,946	\$446,236	\$550,181	\$377,252	\$251,342	\$251,342	\$175,578	\$305,978



SUMMARY OF COSTS AND BENEFITS FOR: Crawford County

PROJECT: Point Forward/Washington School, LLC

DATE: 3/9/2023

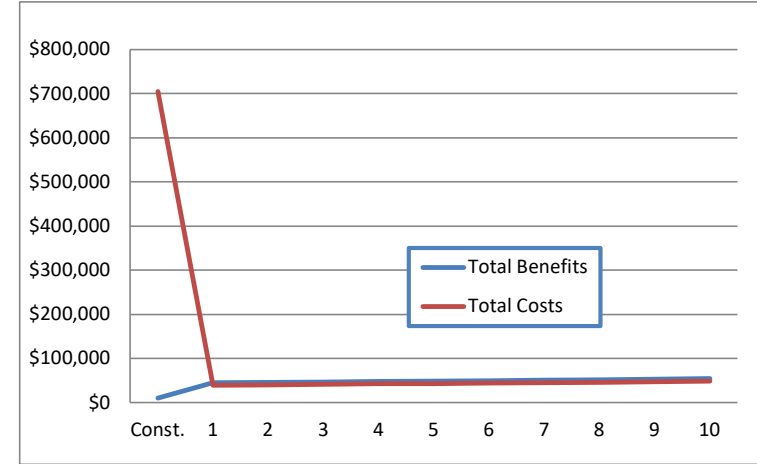
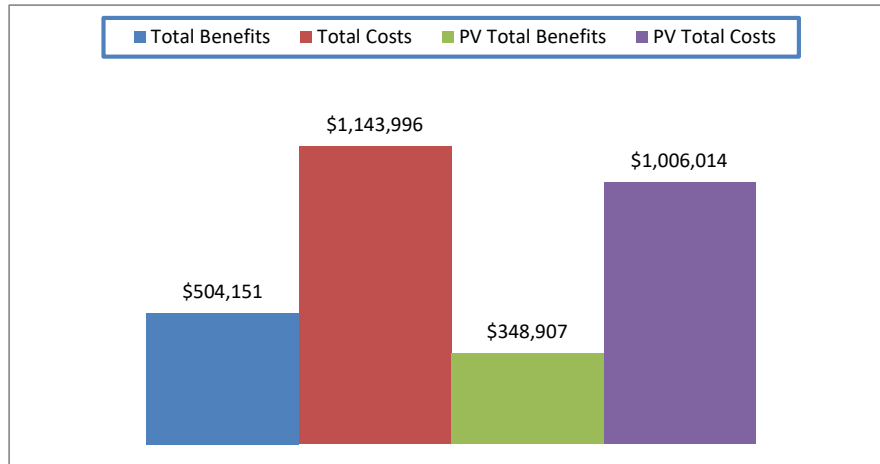
DISCOUNT RATE: 7.250%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 0.44

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 0.35

Average ROI -5.59%

Year	Sales Taxes	Property Taxes	PILOT Payment	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various County Services	Incentives and Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$10,204	\$0	\$0	\$0	\$10,204	\$10,204	\$0	\$705,000	\$705,000	\$705,000	-\$694,796	-\$694,796	-\$694,796	\$705,000
1	\$3,671	\$38,772	\$0	\$2,281	\$44,724	\$41,701	\$955	\$38,772	\$39,727	\$37,041	\$4,997	-\$689,799	\$4,660	\$36,151
2	\$3,737	\$39,625	\$0	\$2,332	\$45,693	\$39,725	\$976	\$39,625	\$40,601	\$35,297	\$5,093	-\$684,706	\$4,427	\$34,449
3	\$3,804	\$40,497	\$0	\$2,383	\$46,684	\$37,842	\$997	\$40,497	\$41,494	\$33,635	\$5,190	-\$679,516	\$4,207	\$32,827
4	\$3,888	\$41,388	\$0	\$2,435	\$47,711	\$36,060	\$1,019	\$41,388	\$42,407	\$32,051	\$5,304	-\$674,212	\$4,009	\$31,281
5	\$3,973	\$42,298	\$0	\$2,489	\$48,761	\$34,362	\$1,041	\$42,298	\$43,340	\$30,542	\$5,421	-\$668,791	\$3,820	\$29,808
6	\$4,061	\$43,229	\$0	\$2,544	\$49,833	\$32,744	\$1,064	\$43,229	\$44,293	\$29,104	\$5,540	-\$663,251	\$3,640	\$28,405
7	\$4,150	\$44,180	\$0	\$2,600	\$50,930	\$31,203	\$1,088	\$44,180	\$45,268	\$27,734	\$5,662	-\$657,589	\$3,469	\$27,067
8	\$4,241	\$45,152	\$0	\$2,657	\$52,050	\$29,733	\$1,112	\$45,152	\$46,264	\$26,428	\$5,787	-\$651,802	\$3,306	\$25,793
9	\$4,335	\$46,145	\$0	\$2,715	\$53,195	\$28,333	\$1,136	\$46,145	\$47,281	\$25,183	\$5,914	-\$645,889	\$3,150	\$24,578
10	\$4,430	\$47,160	\$0	\$2,775	\$54,366	\$26,999	\$1,161	\$47,160	\$48,322	\$23,998	\$6,044	-\$639,845	\$3,002	\$23,421
Total	\$50,493	\$428,446	\$0	\$25,211	\$504,151	\$348,907	\$10,549	\$1,133,446	\$1,143,996	\$1,006,014	-\$639,845	-\$639,845	-\$657,107	\$998,780



SUMMARY OF COSTS AND BENEFITS FOR:

Pittsburg USD 250

PROJECT:

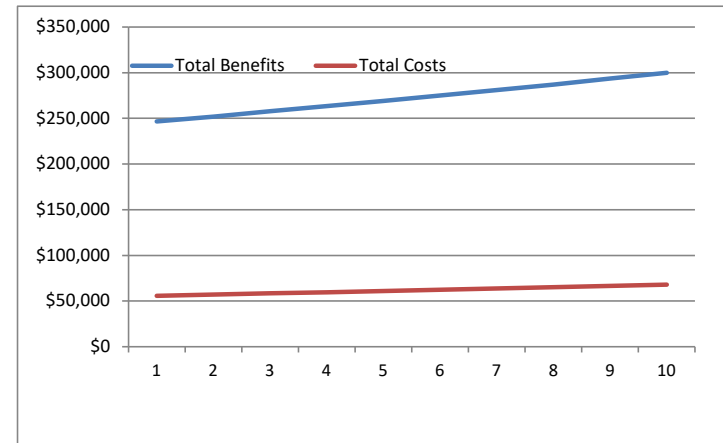
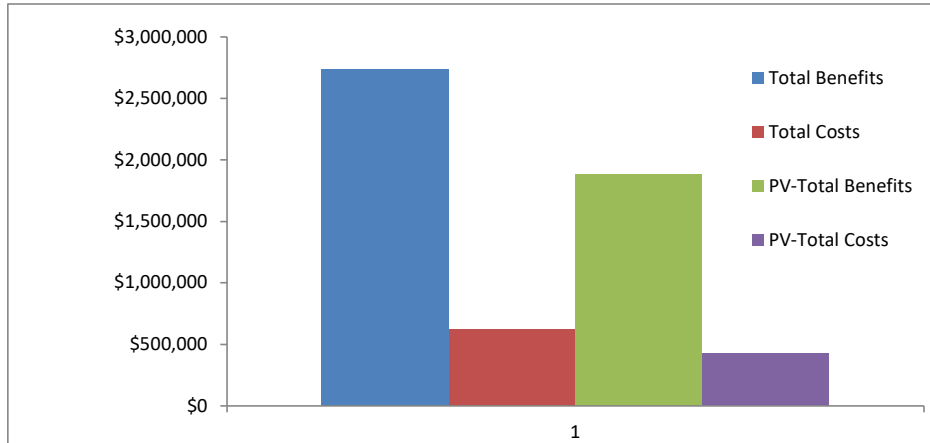
Point Forward/Washington School, LLC

DATE: 3/9/2023

DISCOUNT RATE: 7.25%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:	4.43
Ratio of Present Value of Total Benefits to Present Value of Total Costs	4.44
(Typical desired ratio would be 1.3 to 1)	Average ROI
	34.29%

Year	Property Taxes	PILOT Payment	District Capital Outlay Taxes	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Additional Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$35,846	\$0	\$6,347	\$204,368	\$246,561	\$229,894	\$19,997	\$35,846	\$55,843	\$52,068	\$190,719	\$204,250	\$177,826	\$33,423
2	\$36,635	\$0	\$6,487	\$208,864	\$251,986	\$219,069	\$20,437	\$36,635	\$57,071	\$49,616	\$194,914	\$399,165	\$169,453	\$31,849
3	\$37,441	\$0	\$6,630	\$213,459	\$257,529	\$208,754	\$20,886	\$37,441	\$58,327	\$47,280	\$199,202	\$598,367	\$161,474	\$30,349
4	\$38,264	\$0	\$6,776	\$218,155	\$263,195	\$198,925	\$21,346	\$38,264	\$59,610	\$45,054	\$203,585	\$801,952	\$153,871	\$28,920
5	\$39,106	\$0	\$6,925	\$222,955	\$268,985	\$189,558	\$21,816	\$39,106	\$60,922	\$42,932	\$208,064	\$1,010,016	\$146,626	\$27,559
6	\$39,966	\$0	\$7,077	\$227,860	\$274,903	\$180,632	\$22,295	\$39,966	\$62,262	\$40,911	\$212,641	\$1,222,657	\$139,722	\$26,261
7	\$40,846	\$0	\$7,233	\$232,873	\$280,951	\$172,127	\$22,786	\$40,846	\$63,632	\$38,984	\$217,319	\$1,439,976	\$133,143	\$25,024
8	\$41,744	\$0	\$7,392	\$237,996	\$287,132	\$164,022	\$23,287	\$41,744	\$65,032	\$37,149	\$222,100	\$1,662,076	\$126,873	\$23,846
9	\$42,663	\$0	\$7,554	\$243,232	\$293,449	\$156,299	\$23,800	\$42,663	\$66,462	\$35,400	\$226,986	\$1,889,063	\$120,899	\$22,723
10	\$43,601	\$0	\$7,721	\$248,583	\$299,905	\$148,940	\$24,323	\$43,601	\$67,924	\$33,733	\$231,980	\$2,121,043	\$115,207	\$21,653
Total	\$396,112	\$0	\$70,141	\$2,273,379	\$2,739,631	\$1,883,256	\$222,476	\$396,112	\$618,588	\$424,630	\$2,121,043	\$2,121,043	\$1,458,625	\$271,609



SUMMARY OF COSTS AND BENEFITS FOR:

Wildcat Extension District

PROJECT:

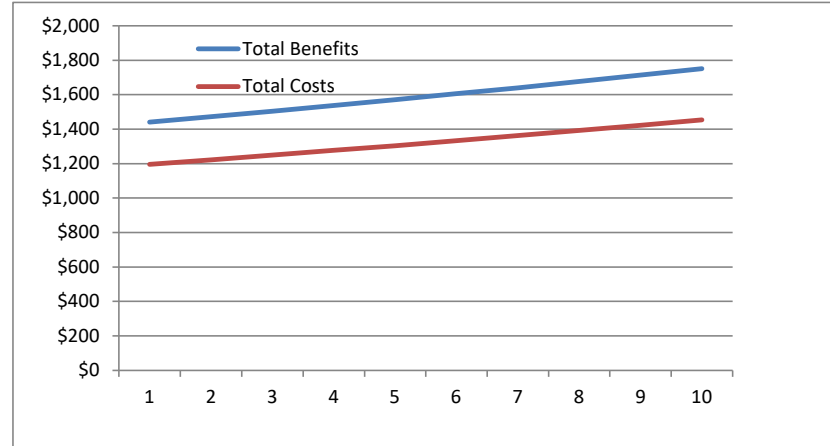
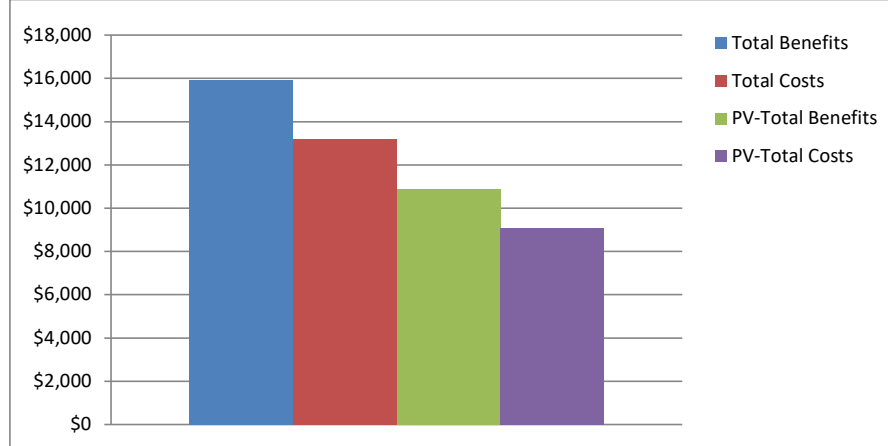
Point Forward/Washington School, LLC

DATE: 3/9/2023

DISCOUNT RATE: 7.25%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period:	1.20
Ratio of Present Value of Total Benefits to Present Value of Total Costs:	1.20
(Typical desired ratio would be 1.3 to 1)	Average ROI
	2.04%

Year	District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
1	\$1,091	\$0	\$349	\$1,440	\$1,342	\$105	\$1,091	\$1,196	\$1,115	\$244	\$244	\$228	\$1,017
2	\$1,115	\$0	\$356	\$1,471	\$1,279	\$107	\$1,115	\$1,222	\$1,062	\$249	\$493	\$217	\$969
3	\$1,139	\$0	\$364	\$1,504	\$1,219	\$109	\$1,139	\$1,249	\$1,012	\$255	\$748	\$207	\$924
4	\$1,165	\$0	\$372	\$1,537	\$1,161	\$112	\$1,165	\$1,276	\$965	\$261	\$1,009	\$197	\$880
5	\$1,190	\$0	\$380	\$1,571	\$1,107	\$114	\$1,190	\$1,304	\$919	\$266	\$1,275	\$188	\$839
6	\$1,216	\$0	\$389	\$1,605	\$1,055	\$117	\$1,216	\$1,333	\$876	\$272	\$1,547	\$179	\$799
7	\$1,243	\$0	\$397	\$1,640	\$1,005	\$119	\$1,243	\$1,362	\$835	\$278	\$1,825	\$170	\$762
8	\$1,270	\$0	\$406	\$1,676	\$958	\$122	\$1,270	\$1,392	\$795	\$284	\$2,109	\$162	\$726
9	\$1,298	\$0	\$415	\$1,713	\$913	\$124	\$1,298	\$1,423	\$758	\$290	\$2,400	\$155	\$692
10	\$1,327	\$0	\$424	\$1,751	\$870	\$127	\$1,327	\$1,454	\$722	\$297	\$2,697	\$147	\$659
Total	\$12,055	\$0	\$3,853	\$15,908	\$10,908	\$1,156	\$12,055	\$13,211	\$9,059	\$2,697	\$2,697	\$1,849	\$8,266



SUMMARY OF COSTS AND BENEFITS FOR:

PROJECT: Point Forward/Washington School, LLC

DATE: 3/9/2023

State of Kansas

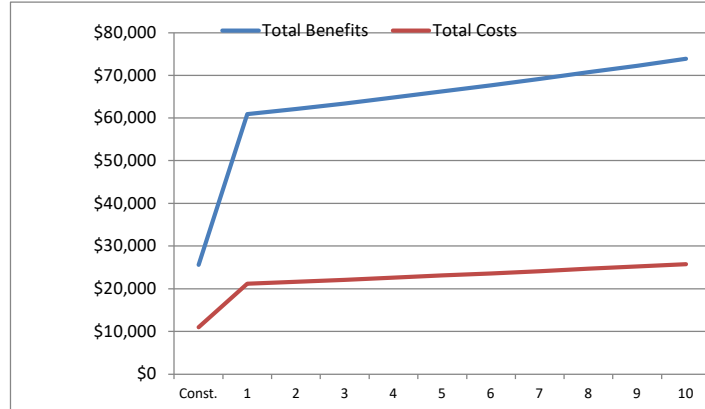
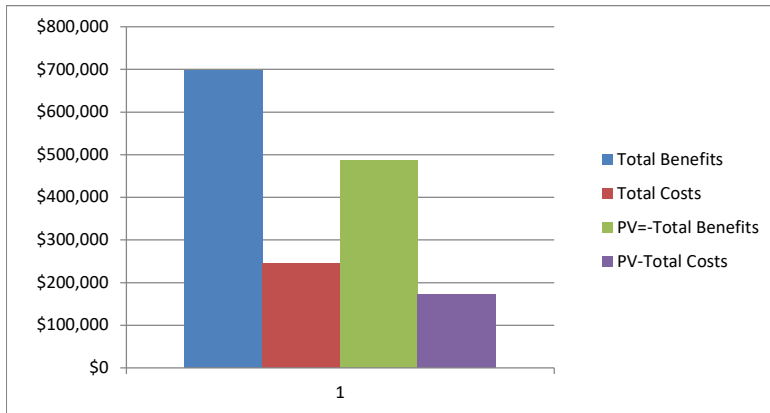
DISCOUNT RATE: 7.250%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 2.84

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.83

Average ROI 18.43%
(Typical desired ratio would be 1.3 to 1)

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	PILOT Payment	Other State Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Property Taxes Abated	Other Costs & Incentives	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	\$6,802	\$0	\$18,820	\$0	\$0	\$25,622	\$25,622	\$0	\$10,979	\$0	\$0	\$10,979	\$10,979	\$14,644	\$14,644	\$14,644	\$10,979
1	\$21,574	\$1,190	\$38,147	\$0	\$0	\$60,911	\$56,794	\$0	\$19,997	\$1,190	\$0	\$21,187	\$19,755	\$39,724	\$54,368	\$37,039	\$1,110
2	\$21,953	\$1,216	\$38,986	\$0	\$0	\$62,155	\$54,036	\$0	\$20,437	\$1,216	\$0	\$21,653	\$18,825	\$40,502	\$94,870	\$35,211	\$1,057
3	\$22,340	\$1,243	\$39,844	\$0	\$0	\$63,427	\$51,414	\$0	\$20,886	\$1,243	\$0	\$22,129	\$17,938	\$41,297	\$136,168	\$33,476	\$1,008
4	\$22,832	\$1,270	\$40,720	\$0	\$0	\$64,822	\$48,993	\$0	\$21,346	\$1,270	\$0	\$22,616	\$17,094	\$42,206	\$178,374	\$31,900	\$960
5	\$23,334	\$1,298	\$41,616	\$0	\$0	\$66,248	\$46,686	\$0	\$21,816	\$1,298	\$0	\$23,114	\$16,289	\$43,135	\$221,508	\$30,398	\$915
6	\$23,847	\$1,327	\$42,532	\$0	\$0	\$67,706	\$44,488	\$0	\$22,295	\$1,327	\$0	\$23,622	\$15,522	\$44,084	\$265,592	\$28,966	\$872
7	\$24,372	\$1,356	\$43,467	\$0	\$0	\$69,195	\$42,393	\$0	\$22,786	\$1,356	\$0	\$24,142	\$14,791	\$45,053	\$310,645	\$27,602	\$831
8	\$24,908	\$1,386	\$44,424	\$0	\$0	\$70,718	\$40,397	\$0	\$23,287	\$1,386	\$0	\$24,673	\$14,094	\$46,045	\$356,690	\$26,303	\$792
9	\$25,456	\$1,416	\$45,401	\$0	\$0	\$72,274	\$38,495	\$0	\$23,800	\$1,416	\$0	\$25,216	\$13,431	\$47,058	\$403,747	\$25,064	\$754
10	\$26,016	\$1,448	\$46,400	\$0	\$0	\$73,864	\$36,682	\$0	\$24,323	\$1,448	\$0	\$25,771	\$12,798	\$48,093	\$451,840	\$23,884	\$719
Total	\$243,434	\$13,151	\$440,357	\$0	\$0	\$696,943	\$486,001	\$0	\$231,952	\$13,151	\$0	\$245,103	\$171,515	\$451,840	\$451,840	\$314,486	\$19,996



Point Forward/Washington School, LLC

Other Economic Impacts of the Project

	In the First Year	Over 10 Years
New Jobs Created	41	41
Construction Jobs Created	32	
New residents in the community	29	29
New Students in the school district	12	12
New personal incomes	\$681,195	\$7,527,455
Local retail sales generated	\$1,215,904	\$6,572,194
Estimated new annual property tax revenues after the abatement period:		
	City	\$50,199
	County	\$48,198
	School	\$52,451
	Ext. Dist.	\$1,356
	State	\$1,479
	Total	\$153,684

RESOLUTION NO. 1265

OF THE

GOVERNING BODY

OF THE

CITY OF PITTSBURG, KANSAS

RELATING TO AD VALOREM PROPERTY TAX ABATEMENT
IN CONNECTION WITH NOT TO EXCEED
\$6,000,000
TAXABLE INDUSTRIAL REVENUE BONDS
(WASHINGTON SCHOOL, LLC)

RESOLUTION NO. 1265

A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF PITTSBURG, KANSAS, APPROVING AN AD VALOREM PROPERTY TAX EXEMPTION FOR PROPERTY ACQUIRED WITH THE PROCEEDS OF CERTAIN INDUSTRIAL REVENUE BONDS.

WHEREAS, the governing body of the City of Pittsburg, Kansas (the “City”), desires to promote, stimulate and develop the general economic welfare and prosperity of the City, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

WHEREAS, pursuant to the provisions of K.S.A. 12-1740 *et seq.*, as amended (the “Act”), and all acts amendatory thereof or supplemental thereto, said City is authorized to issue revenue bonds of the City; and

WHEREAS, pursuant to Resolution No. 1264 of the City, the City has indicated its preliminary intent to issue certain industrial revenue bonds in an aggregate principal amount of not to exceed \$6,000,000 (herein the “Bonds”) pursuant to the Act to pay costs incurred in connection with purchasing, acquiring, constructing, furnishing, and equipping a commercial facility consisting of renovating an existing school building into a child care facility in Pittsburg, Kansas (the “Project”), to be owned or leased by the City and leased to Washington School, LLC, a Kansas limited liability company (the “Tenant”); and

WHEREAS, the City as caused a notice of its consideration of the issuance of the Bonds and the accompanying ad valorem property tax abatement on the Project to be published in the official newspaper of the City at least seven days prior to the date hereof and has notified Crawford County, Kansas, and Unified School District No. 250 of its consideration thereof; and

WHEREAS, the City has caused a cost benefit analysis to be prepared in connection with its consideration of ad valorem property tax abatement on the Project, which cost benefit analysis includes an analysis of the effect on state revenues; and

WHEREAS, the City has conducted a public hearing on the issue of both the issuance and delivery of the Bonds, as well as the accompanying ad valorem property tax exemption, and all persons present were afforded the opportunity to be heard on such matters.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF PITTSBURG, KANSAS:

SECTION 1. Tax Exemption. Subject to Kansas law and the conditions set forth herein, the City intends that the Project acquired with the proceeds of the Bonds be 100% exempted from ad valorem property taxation (except any ad valorem property tax levied by a school district pursuant to the provisions of K.S.A. 72-53,113) for a ten-year period commencing the calendar year after the year in which the Bonds are issued.

SECTION 2. Special Assessments. Any special assessment levied against the real property portion of the Project, if any, shall not abate and shall continue to be the obligation of the Tenant, payable in the manner provided by law.

SECTION 3. Approval of Exemption. This Resolution is conditioned on the Tenant making proper application for and the issuance by the Board of Tax Appeals of the State of Kansas of an order exempting the Project from *ad valorem* taxation in accordance with Kansas law, including particularly K.S.A. 79-201a *Second* and/or K.S.A. 79-201a *Twenty-Fourth*.

SECTION 4. Other Actions Required. The Mayor and City Clerk are hereby authorized and directed to take all such other actions not inconsistent herewith as may be appropriate or desirable to accomplish the purposes contemplated by this Resolution.

SECTION 5. Effective Date. This Resolution shall become effective upon its approval and passage by the governing body of the City.

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PASSED, ADOPTED AND APPROVED by the governing body of the City of Pittsburg, Kansas this 14th day of March, 2023.

CITY OF PITTSBURG, KANSAS

[seal]

By _____
Ron Seglie, M.D., Mayor

ATTEST:

By _____
Tammy Nagel, City Clerk

Interoffice Memorandum

To: Daron Hall, City Manager

From: Toby Book, Director of Parks and Recreation

CC:

Date: March 9, 2023

Subject: Consider agenda item. Aquatic Center Valve Replacement and Filter Cell Remodel

On March 7, 2023, we received proposals for the maintenance and repairs of gauges, valves and filter cells for the Pittsburg Aquatic Center pump house. Two proposals were received: Satterlee Plumbing HVAC Company in the amount of \$53,722.00 with an add alternate of \$1000.00 for all new tank gaskets and bolts for a total of \$54,722.00 and Blue Water Commercial Aquatic Services for \$58,750.00.

Staff is recommending the acceptance of Blue Water Commercial Aquatic Services proposal of \$58,750.00 based on contractors experience with original equipment manufacturer (Paddock Industries) and extensive experience in the commercial aquatic industry.

Please place this item on the agenda for the March 14th, 2023, City Commission Meeting. Action necessary is to approve or disapprove the recommendation and, if approved, authorize the Mayor to sign the necessary documents on behalf of the City.

Please feel free to contact me if you have questions or considerations regarding this matter.



The City of Pittsburg, Kansas
Recapitulation of Bids
AQUATIC CENTER PUMP HOUSE REPAIR

Tuesday, March 7th, 2023 - 2:00 p.m.

Name and Address of Bidder	TOTAL BID
BLUEWATER Commercial Aquatic Service	\$58,750.00
SATTERLEE Plumbing, Heating and Air Condition Company	\$53,722.00

Interoffice Memorandum

To: Daron Hall, City Manager
CC: Tammy Nagel, City Clerk; Dexter Neisler, Zoning Administrator
From: DeAnna Goering, Secretary, Planning Commission/Board of Zoning Appeals
Date: February 28, 2023
Subject: Agenda Item – March 14, 2023
Variance – Frazier – 00000 S Locust

The Planning Commission/Board of Zoning Appeals, in its meeting of February 27, 2023, considered a request submitted by Justin & Jennifer Frazier for a variance at 00000 S Locust to allow a set-back variance to construct a duplex. After reviewing all evidence presented, the Planning Commission/Board of Zoning Appeals voted unanimously to recommend to the Governing Body **approval** of the request based on the following criteria:

Character of Neighborhood: This variance does not change the character of the neighborhood in any way.

Zoning and Nearby Property Use: This variance does not affect the use of any nearby property in any way.

Project Suitability for Proposed Use: This project is suitable for the proposed use as it does not change or affect any existing features including streets, drainage areas, or sanitary sewers.

Detrimental Affects to Nearby Properties: This variance will not pose any detrimental affects to any nearby properties.

Affects to Public Health, Safety, & Welfare: Public health, safety, and welfare will not be affected by this variance.

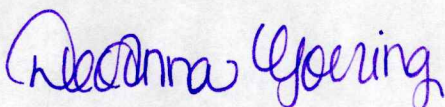
Staff Recommendation: Approve. This variance does not change or affect the character of the neighborhood.

In this regard, would you place this item on the agenda for the City Commission meeting scheduled for March 14, 2023.

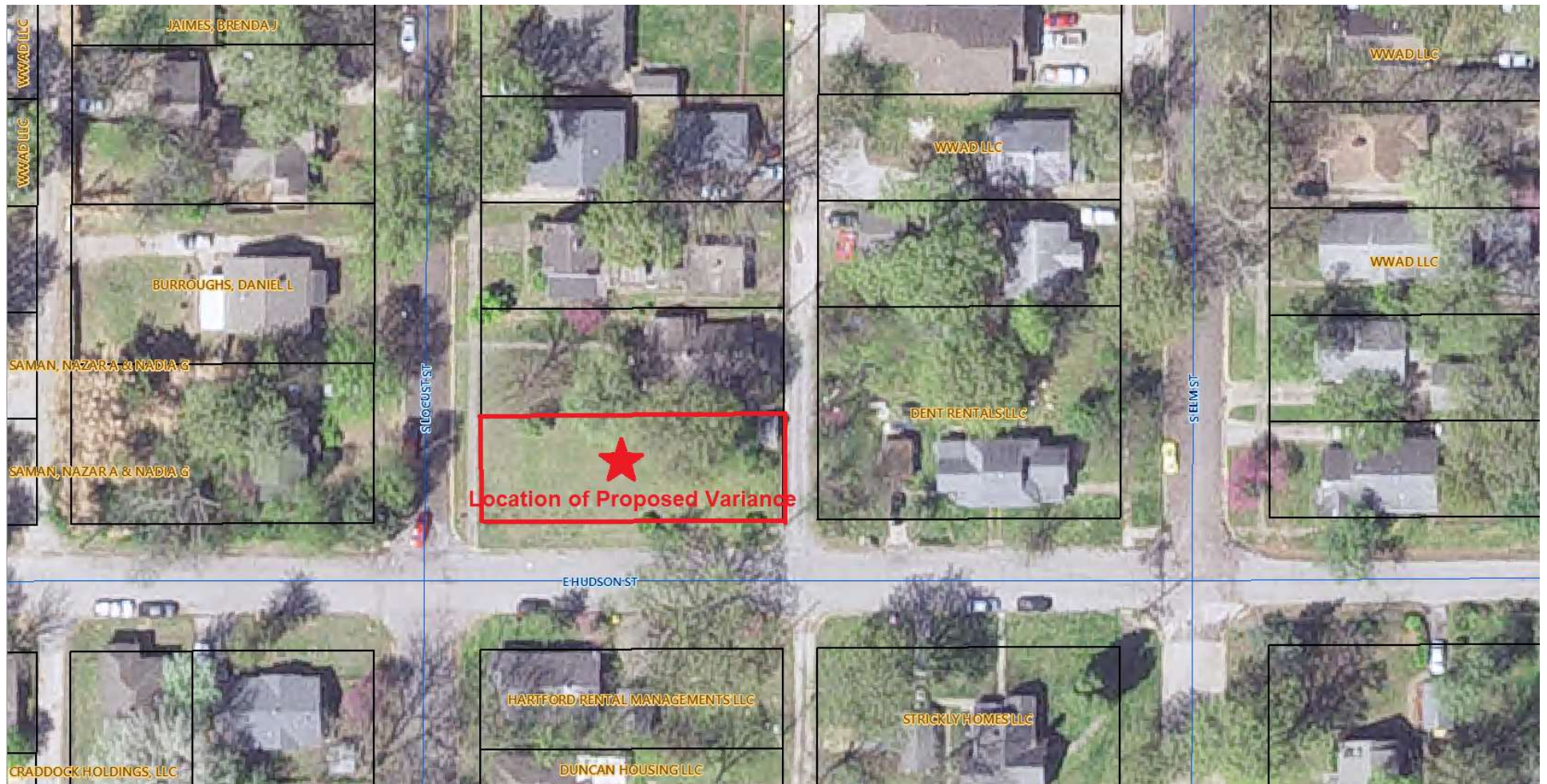
Requested Action: For the Governing Body to approve or disapprove the variance submitted by Justin & Jennifer Frazier. If the Governing Body disapproves the variance, they may, by a simple majority, deny the request or send it back to the Planning Commission/Board of Zoning Appeals for further consideration.

If you have any questions regarding this matter, please feel free to contact me at 620-230-5551.

Sincerely,



DeAnna Goering
Secretary, Planning Commission/Board of Zoning Appeals



Interoffice Memorandum

To: Daron Hall, City Manager
CC: Tammy Nagel, City Clerk; Dexter Neisler, Zoning Administrator
From: DeAnna Goering, Secretary, Planning Commission/Board of Zoning Appeals
Date: February 28, 2023
Subject: Agenda Item – March 14, 2023
Conditional Use Permit – Rose – 1020 E 15th

The Planning Commission/Board of Zoning Appeals, in its meeting of February 27, 2023, considered a request submitted by SheKinah Rose and Kimberly Rose for a conditional use permit at 1020 E 15th to allow a home day care to operate. After reviewing all evidence presented, the Planning Commission/Board of Zoning Appeals voted unanimously to recommend to the Governing Body **approval** of the request based on the following criteria:

Character of Neighborhood: This conditional use does not change the character of the neighborhood in any way.

Zoning and Nearby Property Use: This conditional use does not affect the use of any nearby property in any way.

Project Suitability for Proposed Use: This project is suitable for the proposed use as it does not change or affect any existing features including streets, drainage areas, or sanitary sewers.

Detrimental Affects to Nearby Properties: This conditional use will not pose any detrimental affects to any nearby properties.

Affects to Public Health, Safety, & Welfare: Public health, safety, and welfare will not be affected by this conditional use.

Staff Recommendation: Approve. This conditional use does not change or affect the character of the neighborhood.

In this regard, would you place this item on the agenda for the City Commission meeting scheduled for March 14, 2023.

Requested Action: For the Governing Body to approve or disapprove the conditional use submitted by SheKinah Rose and Kimberly Rose. If the Governing Body disapproves the conditional use, they may, by a simple majority, deny the request or send it back to the Planning Commission/Board of Zoning Appeals for further consideration.

If you have any questions regarding this matter, please feel free to contact me at 620-230-5551.

Sincerely,



DeAnna Goering

Secretary, Planning Commission/Board of Zoning Appeals

