

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
February 27, 2024

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, February 27th, 2024, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Stu Hite presiding and the following members present: Cheryl Brooks, Dawn McNay, Chuck Munsell, and Ron Seglie.

Mayor Hite led the flag salute.

INVOCATION – Pete Mayo, on behalf of Ascension Via Christi Health, provided an invocation.

PITTSBURG POSITIVE RECOGNITION – Mayor Hite recognized Leah Gagnon and the Wesley House Team, along with Gail Sheppard and the Pittsburg Public Library Youth Services Team for their positive impact on the community.

PUBLIC INPUT –

Kevin O’Connell, 1602 North Grand, acknowledged the work being done at the Mount Olive Cemetery. Mr. O’Connell asked questions regarding the Cold Blue Warming Center operated by the Wesley House.

John Lair, North Joplin Street, asked questions regarding the collection of the loan given to the Jolly Fox. Mr. Lair suggested a monthly report be provided to the Governing Body regarding the status of all outstanding loans.

APPROVAL OF MINUTES – On motion of McNay, seconded by Munsell, the Governing Body approved the February 13, 2024, City Commission Meeting minutes as presented. Motion carried.

MILLER’S INC. - TAX ABATEMENT RENEWAL – On motion of McNay, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant a 2024 tax abatement renewal to Miller's, Inc. (Docket #2016-2286-EDX). Motion carried.

MILLER’S INC. - TAX ABATEMENT RENEWAL – On motion of McNay, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant a 2024 tax abatement renewal to Miller's, Inc. (Docket #2017-833-EDX). Motion carried.

KENDALL PACKAGING CORPORATION – TAX ABATEMENT RENEWAL – On motion of McNay, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant a 2024 tax abatement renewal to Kendall Packaging Corporation (Docket #2018-334-IRBX). Motion carried.

DHARMA PROPERTIES, LLC – TAX ABATEMENT RENEWAL – On motion of McNay, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant a 2024 tax abatement renewal to Dharma Properties, LLC (Docket #2018-595-IRBX). Motion carried.

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RALLISON, LP – TAX ABATEMENT RENEWAL – On motion of McNay, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant a 2024 tax abatement renewal to Rallison, LP (Docket #2020-1262-EDX). Motion carried.

E & J INVESTMENTS, LLC – TAX ABATEMENT RENEWAL – On motion of McNay, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant a 2024 tax abatement renewal to E & J Investments, LLC (Docket #2021-1343-EDX). Motion carried.

ATKINSON INDUSTRIES, LLC – TAX ABATEMENT RENEWAL – On motion of McNay, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant a 2024 tax abatement renewal to Atkinson Industries, LLC (Docket #2023-245-EDX). Motion carried.

ORDINANCE NO. G-1357 – On motion of McNay, seconded by Munsell, the Governing Body approved Ordinance No. G-1357, providing for the change of certain areas, located at the southeast corner of Ford and Joplin, from R-1B, Single-Family Residential, to RP-4, Planned Apartment House, and amending and supplementing the Zoning District Boundary Map and Zoning Ordinance No. G-663, as amended, of the City of Pittsburg, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

NEWLIN – WATER SERVICE – On motion of McNay, seconded by Munsell, the Governing Body approved the application submitted by Joe Newlin for water service outside the City limits to property located at 1195 South 220th Street. Motion carried.

FIRE DEPARTMENT – SURPLUS VEHICLE – On motion of McNay, seconded by Munsell, the Governing Body approved staff request to declare a 1986 Pierce Fire Engine as surplus, and authorized staff to award the fire engine to a local city or fire district in need of firefighting equipment. Motion carried.

APPROPRIATION ORDINANCE – On motion of McNay, seconded by Munsell, the Governing Body approved the Appropriation Ordinance for the period ending February 27, 2024, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Brooks, Hite, McNay, Munsell and Seglie. Motion carried.

ORDINANCE NO. G-1356 – On motion of Munsell, seconded by Brooks, the Governing Body approved Ordinance No. G-1356, amending Section 54-2 of the Pittsburg City Code to include defecating upon any public place or building or upon private property when the same has not been designated or designed as a restroom as a Class C misdemeanor, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

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PUBLIC HEARING - COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) DOWNTOWN COMMERCIAL REHABILITATION APPLICATION – Following a Public Hearing for the purpose of considering an application to be submitted to the Kansas Department of Commerce for Small Cities Community Development Block Grant funds under the Downtown Commercial Rehabilitation category pertaining to the Phase I rehabilitation of 211 North Broadway, with an estimated project cost of \$637,543, and a grant request of \$300,000, on motion of Munsell, seconded by Brooks, the Governing Body (1) approved the submittal of an application to the Kansas Department of Commerce for Small Cities Community Development Block Grant funds, (2) adopted Resolution No. 1276, certifying legal authority to apply for the funding, (3) adopted a Statement of Assurances and Certifications, (4) approved the Residential Anti-Displacement and Relocation Assistance Plan, (5) approved the Disclosure Report, (6) approved the Determination of Level of Review, and (7) approved an Administration Agreement with the Southeast Kansas Regional Planning Commission for the administration of the grant, if awarded, and authorized the Mayor to sign all necessary documents on behalf of the City. Motion carried.

Kevin O'Connell, 1602 North Grand, spoke in favor of the proposed project.

Commissioner Munsell asked if sufficient parking is available for the project. Ms. Lorenz indicated that the parking is adequate.

SEK URGENT CARE PROJECT – On motion of McNay, seconded by Brooks, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant the request submitted by SEK Urgent Care to be reimbursed an amount equal to 10% of the total project cost associated with the renovation of the property located at 302 East Centennial, with the City's investment, funded through the Revolving Loan Fund (RLF), not to exceed \$94,850.00. Motion carried with Commissioner Seglie abstaining.

CODE BLUE WARMING CENTER – On motion of Munsell, seconded by Seglie, the Governing Body tabled consideration of staff recommendation to reimburse Wesley House \$6,003.49 for the operation of the Code Blue Warming Center from January 13, 2024, through January 20, 2024, to allow time to gather additional details regarding the invoice provided by Wesley House. Motion carried with McNay voting in opposition.

TRANSYSTEMS RAISE GRANTWRITING PROPOSAL – On motion of McNay, seconded by Seglie, the Governing Body approved staff recommendation to enter into an agreement with TranSystems, in which TranSystems will prepare an application to the Rebuilding American Infrastructure with Sustainability and Equity (RAISE) grant program for improvements to Atkinson and Free King Highway, at the cost of \$53,126.31, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

City Manager Daron Hall noted that Crawford County will be paying 50% of the cost.

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NON-AGENDA REPORTS AND REQUESTS:

MINI GOLF COURSE GROUND BREAKING – Mayor Hite spoke regarding the ground breaking ceremony that took place for the new mini golf course. Mayor Hite recognized Joe Leek, donors, and City staff for their efforts on the project.

FIRE DEPARTMENT UPDATE – Fire Chief Taylor Cerne provided an update on the fire that occurred on Saturday, February 24th, 2024, at the salvage yard across from Meadowlark School on East 20th Street. Chief Cerne thanked the Pittsburg Police Department, Pittsburg Public Utilities Department, Crawford County EMS, Baker Township Fire Department, Sheridan Township Fire Department, Arma Fire Department and Frontenac Fire Department for assisting the Pittsburg Fire Department with the effort to contain the fire.

PUBLIC INPUT RESPONSE – City Manager Daron Hall responded to Mr. Lair’s comments regarding the Jolly Fox’s outstanding loan.

CODE BLUE WARMING CENTER – Commissioner Munsell thanked the Wesley House for stepping up to the plate and opening the Code Blue Warming Center. Commissioner Munsell explained that he wanted the itemized details of the invoice from Wesley House, so that he could answer questions from citizens regarding the expenditure.

PITTSBURG POSITIVE: Mayor Hite recognized barista Suzie Butorac for her positivity and excellent customer service she provides at Starbucks.

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

Dawn McNay
Dawn McNay, President of the Board

ATTEST:

Tammy Nagel
Tammy Nagel, City Clerk

