

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

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A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, November 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.

Mayor Seglie proclaimed November 14, 2023, as Pittsburg Beautiful Day.

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

PUBLIC INPUT – William Strenth, 1515 Hampton, asked questions regarding the Silverback Landing development and about accountability in relation to items that are approved by the Planning & Zoning Commission and the City.

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

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

GOLF CART LEASE – On motion of Brooks, seconded Munsell, the Governing Body approved staff recommendation to waive the City's bid policy and accept a proposal submitted by Masek Golf Car Company for a five-year lease of thirty-six golf carts, for use at the Four Oaks Golf Course, in the amount of \$33,120 per year, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried with the following roll call vote: Yea: Brooks, Hite, McNay, Munsell, and Seglie.

SAFE ROUTES TO SCHOOL GRANT APPLICATION – On motion of Hite, seconded by Brooks, the Governing Body authorized staff to apply for a Safe Routes to School grant to install a sidewalk on the south side of East 20<sup>th</sup> Street from Meadowlark Elementary School to Rouse Street, and authorized the Mayor to sign the necessary documents, including a letter of support for the grant, on behalf of the City. Motion carried with the following roll call vote: Yea: Brooks, Hite, McNay, Munsell, and Seglie.

VARIANCE REQUEST – On motion of Brooks, seconded by Munsell, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by Larry and Donna Shipman for a setback variance to accommodate an addition to the home at 706 Osage. Motion carried.



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VARIANCE REQUEST – On motion of Hite, seconded by Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by MacCo Builders, LLC, for a setback variance to accommodate an addition to the building located at 902 South Joplin. Motion carried.

VACATION REQUEST – On motion of Brooks, seconded by Munsell, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by Ryan McMillan to vacate the unopened alley at 2709 North Michigan, and authorized staff to prepare the necessary Order. Motion carried.

LORENZ HAUS DEVELOPMENT, LLC REQUEST – On motion of Brooks, seconded by Hite, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant the request submitted by Lorenz Haus Development, LLC, to reimburse Lorenz Haus Development, LLC, an amount equal to 10% of the total project cost associated with the renovation of the property located at 211 North Broadway, with the City's investment, funded through the Revolving Loan Fund (RLF), earmarked specifically for infrastructure improvements, not to exceed \$67,500. Motion carried.

620 FABRICATION COMPANY REQUEST – On motion of Hite, seconded by Brooks, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to grant the request submitted by 620 Fabrication Company, a sister company of Leafy Green Farms, to reimburse Leafy Green Farms an amount equal to 10% of the total project cost associated with improvements to the property located at 305 South Joplin, with the City's investment, funded through the Revolving Loan Fund (RLF), earmarked specifically for infrastructure improvements, not to exceed \$49,000. Motion carried.

PURCHASING POLICY UPDATE – On motion of Brooks, seconded by Hite, the Governing Body approved staff recommendation to update the City's Purchasing to include a section regarding competitive proposals, and clarifying the wording in the Policy pertaining to the receipt of electronic bids. Motion carried.

GRANT AWARD – On motion of Hite, seconded by Munsell, the Governing Body approved (1) a Grant Agreement between the City of Pittsburg and the Kansas Housing Resources Corporation, (2) an Assumption Agreement between the City of Pittsburg and Smithsonian, LLC, managing member, and (3) a Personal Guaranty between the City of Pittsburg, and DVLP, LLC/Smithsonian, LLC, owners including Quentin Holmes, Monica Holmes, Patrick Crossland, Bonnie Crossland, Ian Youvan, Bart Arnett, and Micah Arnett in association with the grant to rehabilitate the Smith Clinic, located at 902 North Broadway and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

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NON-AGENDA REPORTS & REQUESTS:

UPDATE ON PROJECTS - Director of Public Works and Utilities Matt Bacon announced that the East 27<sup>th</sup> Street Project will begin on November 15, 2023, with the area from Joplin Street to the east side of the entrance to Walmart. Mr. Bacon stated that East 27<sup>th</sup> Street from Joplin Street to Broadway will be closed on November 27, 2023. Mr. Bacon provided an update on the Quincy Street Project, noting that pavement will be installed soon.

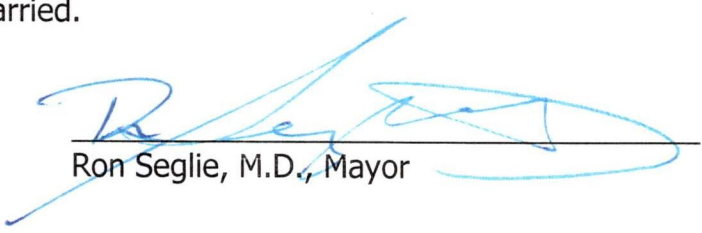
PUBLIC INPUT RESPONSE – Discussion was held regarding Mr. Strenth's questions raised during Public Input. City Manager Daron Hall explained that developers can not initiate eminent domain, and stated that the City will not use eminent domain in relation to the Silverback Landing development. Mr. Hall provided information regarding the City's use of Development Agreements to outline project responsibilities. Mr. Strenth asked if the Silverback Landing developer had submitted the paperwork to certify that the roads are complete and ready to be accepted by the City. It was noted that Phase I of the Silverback Landing development is not complete, and that Rural Housing Incentive District (RHID) funds have not been released to the developer.

THE MAYOR'S MOMENT – Mayor Seglie announced that the City will be hosting a Christmas Tree Lighting ceremony at 6:30 p.m. on November 25<sup>th</sup>, 2023, at the Pritchett Pavilion, located at 2<sup>nd</sup> and Broadway.

BADGES AND BURGERS – Police Chief Brent Narges announced that Badges and Burgers will be held on Friday, November 17, 2023, from 11:00 a.m. to 1:00 p.m. at Fire Station No. 1. All proceeds from the event benefit the Children's Advocacy Center.

FIRE DEPARTMENT EVENT – Fire Chief Taylor Cerne announced that the Fire Department held a "Push-In" Ceremony earlier today to officially place a new fire truck in service.

ADJOURNMENT – On motion of McNay, seconded by Hite, the Governing Body adjourned the meeting at 6:52 p.m. Motion carried.

  
Ron Seglie, M.D., Mayor

  
ATTEST:

  
Tammy Nagel, City Clerk