

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
November 12, 2024

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, November 12th, 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, and Chuck Munsell. Commissioner Ron Seglie was absent.

Mayor Hite led the flag salute.

INVOCATION – Captain Brenda Pittman, on behalf of the Salvation Army, provided an invocation.

APPROVAL OF MINUTES – On motion of Brooks, seconded by Munsell, the Governing Body approved the October 22, 2024, City Commission Meeting minutes as presented. Motion carried. Absent: Seglie.

RIGHT OF FIRST REFUSAL ASSIGNMENT – On motion of Brooks, seconded by Munsell, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to assign the Right of First Refusal for the 15 acres north of APEX Stages in the City's Airport Industrial Park from Osofino, LLC, to Wildcat Data Infrastructure I, LLC, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried. Absent: Seglie.

2024 AUDIT – On motion of Brooks, seconded by Munsell, the Governing Body approved staff recommendation to engage BT&Co, P.A. for the fiscal year 2024 City audit at a cost of \$53,000, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried. Absent: Seglie.

APPROPRIATION ORDINANCE – On motion of Brooks, seconded by Munsell, the Governing Body approved the Appropriation Ordinance for the period ending November 12, 2024, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Brooks, Hite, McNay, and Munsell. Absent: Seglie.

PUBLIC HEARING - THE BESSE, LLC - INDUSTRIAL REVENUE BONDS – A Public Hearing was held to consider adopting a Resolution of Intent, as an inducement resolution or letter of intent, for the issuance by the City of one or more series of its Industrial Revenue Bonds (the "Bonds") in a principal amount not to exceed \$25,000,000. No comments were received during the Public Hearing. Absent: Seglie.

RESOLUTION NO. 1287 – On motion of McNay, seconded by Brooks, the Governing Body approved Resolution No. 1287, indicating the intent of the Governing Body of The City of Pittsburg, Kansas, to issue its Industrial Revenue Bonds in the aggregate amount not to exceed \$25,000,000 to finance the costs of acquiring, constructing, and equipping a mixed-use commercial, educational, and residential project for the benefit of The Besse, LLC, or its successors and assigns, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried. Absent: Seglie.

OFFICIAL MINUTES
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PRG PROFESSIONAL, LLC - On motion of Munsell, seconded by Brooks, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to reimburse PRG Professional, LLC an amount equal to 10% of the total project value to build a 15,000 square foot expansion to their building at 2801 North Rouse, with the City's investment not to exceed \$77,712.90, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried. Absent: Seglie.

SHORT FORM PLAT – COMMUNITY HEALTH CENTER OF SOUTHEAST KANSAS (CHCSEK) – 201 SOUTH ROUSE – On motion of Munsell, seconded by Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to accept the Short Form Plat submitted by the Community Health Center of Southeast Kansas (CHCSEK), for the Sheridan Addition to allow a hospice facility to be established at 201 South Rouse, and authorized the Mayor to sign the Short Form Plat on behalf of the City. Motion carried with McNay abstaining. Absent: Seglie.

CONDITIONAL USE PERMIT – COMMUNITY HEALTH CENTER OF SOUTHEAST KANSAS (CHCSEK) – 201 SOUTH ROUSE – On motion of Brooks, seconded by Munsell, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant a Conditional Use Permit request submitted by THE Community Health Center of Southeast Kansas (CHCSEK) to allow a hospice facility to be established at 201 South Rouse, and authorized the Mayor to sign the Short Form Plat on behalf of the City. Motion carried with McNay abstaining. Absent: Seglie.

AIRPORT APRON IMPROVEMENTS COST SHARING AGREEMENT – On motion of McNay, seconded by Brooks, the Governing Body entered into a cost sharing agreement with Watco and Millers to improve the taxiway apron area supporting hangars at Atkinson Airport with the City's share at \$76,666.67, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried. Absent: Seglie.

AMENDMENT NO. 2 – AGREEMENT FOR CONSULTING SERVICES – OLSSON, INC. – On motion of McNay, seconded by Brooks, the Governing Body approved Amendment No. 2 to the Agreement for Consulting Services between the City of Pittsburg and Olsson, Inc., to provide additional working days of construction observation in regard to the Atkinson Municipal Airport Apron Reconstruction and Expansion Project, and authorized the Mayor to sign the Amendment on behalf of the City. Motion carried. Absent: Seglie.

NON-AGENDA REPORTS & REQUESTS -

WASTEWATER TREATMENT PLANT CONSTRUCTION – City Engineer Pete Earles announced that the State has approved the plans for the Wastewater Treatment Plant Construction Project. Mr. Earles stated that bids for the project will be due at the end of January, 2025.

PITTSBURG POSITIVE – Mayor Hite recognized Denise Fitzpatrick for her positive impact on the community.

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EXECUTIVE SESSION - On motion of Munsell, seconded by McNay, the Governing Body recessed into Executive Session for twenty minutes to discuss data relating to financial affairs or trade secrets of corporations, partnerships, trusts and individual proprietorships pursuant to K.S.A. 75-4319(b)(4), to discuss Project Echo, with the meeting to resume in the City Commission Room in twenty minutes. Motion carried. Absent: Seglie.

The Governing Body recessed into Executive Session at 5:54 p.m.

Commissioner Seglie entered the meeting at 6:03 p.m.

The Governing Body reconvened into Regular Session at 6:14 p.m. Commissioners Brooks and Munsell were absent.

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

EXECUTIVE SESSION - On motion of Seglie, seconded by McNay, the Governing Body recessed into Executive Session for twenty minutes to discuss personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1), to discuss the City Manager's 2024 evaluation and 2025 Goals, with the meeting to resume in the City Commission Room in twenty minutes. Motion carried. Absent: Brooks and Munsell.

The Governing Body recessed into Executive Session at 6:16 p.m.

The Governing Body reconvened into Regular Session at 6:36 p.m. Commissioners McNay and Seglie were absent.

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

EXECUTIVE SESSION - On motion of Munsell, seconded by Brooks, 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 2024 evaluation and 2025 Goals, with the meeting to resume in the City Commission Room in fifteen minutes. Motion carried. Absent: McNay and Seglie.

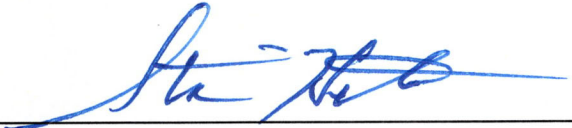
The Governing Body recessed into Executive Session at 6:36 p.m.

The Governing Body reconvened into Regular Session at 6:52 p.m.

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

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



Stu Hite, Mayor

ATTEST:



Tammy Nagel, City Clerk

