

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
November 26, 2024

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, November 26th, 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, Chuck Munsell, and Ron Seglie. Commissioner Dawn McNay was absent.

Mayor Hite led the flag salute.

INVOCATION – Reverend Mark Chambers, on behalf of the First United Methodist Church, provided an invocation.

PROCLAMATION - Mayor Hite proclaimed Saturday, November 30th, 2024, as Small Business Saturday in Pittsburg.

APPROVAL OF MINUTES – On motion of Brooks, seconded by Seglie, the Governing Body approved the November 12, 2024, City Commission Meeting minutes as presented. Motion carried. Absent: McNay.

CEREAL MALT BEVERAGE LICENSES – On motion of Brooks, seconded by Seglie, the Governing Body approved the applications submitted by the City of Pittsburg (Four Oaks Golf Course and Lincoln Park), Aldi, Inc. dba Aldi #89 (3109 North Broadway), Walmart Inc. dba Walmart #72 (2710 North Broadway), Walmart Inc. dba Walmart #5791 (1011 East Centennial), Walmart Inc. dba Walmart #5791 fuel station (1015 East Centennial), Casey's Retail Company dba Casey's #3924 (2520 South Broadway), Casey's Retail Company dba Casey's #2961 (612 South Broadway), and Casey's Retail Company dba Casey's #2893 (2912 North Broadway), to sell Cereal Malt Beverages for the year 2025 and directed the City Clerk to issue the licenses. Motion carried. Absent: McNay.

RESOLUTION NO. 1288 – On motion of Brooks, seconded by Seglie, the Governing Body approved Resolution No. 1288, adopting a Safe Streets For All Plan for the City of Pittsburg, Kansas, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried. Absent: McNay.

ORDINANCE NO. G-1369 – On motion of Brooks, seconded by Seglie, the Governing Body approved Ordinance No. G-1369, amending Section 82-111 of the Pittsburg City Code fixing rates and minimum charges for water service, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried. Absent: McNay.

ORDINANCE NO. G-1370 – On motion of Brooks, seconded by Seglie, the Governing Body approved Ordinance No. G-1370, amending Section 82-141 of the Pittsburg City Code fixing rates and minimum charges for sewer service, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried. Absent: McNay.

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RESOLUTION NO. 1290 – On motion of Brooks, seconded by Seglie, the Governing Body approved Resolution No. 1290, amending Resolution No. 1272 establishing Equivalent Residential Unit (ERU) rates and undeveloped property rates; and providing an effective date of January 1, 2025, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried. Absent: McNay.

TENANT BASED RENTAL ASSISTANCE (TBRA) GRANT ACCEPTANCE – On motion of Brooks, seconded by Seglie, the Governing Body accepted a grant in the amount of \$50,000 from the Kansas Housing Resources Corporation (KHRC) to administer the Tenant Based Rental Assistance (TBRA) program to provide security deposits for low-income households and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried. Absent: McNay.

APPROPRIATION ORDINANCE – On motion of Brooks, seconded by Seglie, the Governing Body approved the Appropriation Ordinance for the period ending November 26, 2024, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Brooks, Hite, Munsell and Seglie. Absent: McNay.

COLLATERAL ASSIGNMENT OF DEVELOPMENT AGREEMENT – On motion of Munsell, seconded by Brooks, the Governing Body approved a Collateral Assignment of Development Agreement between Pittsburg Partners, LLC, a Kansas limited liability company, Pittsburg Investors, LLC, a Kansas limited liability company, Pittsburg Northridge LLC, a Kansas limited liability company, and Pittsburg Development Associates, LLC, a Kansas limited liability company (collectively, the "Borrower") and Lead Bank (the "Lender"), and authorized the Mayor to sign the Estoppel, Notice and Acknowledgment of Collateral Assignment of Development Agreement on behalf of the City. Motion carried with the following roll call vote: Yea: Brooks, Hite, Munsell, and Seglie. Absent: McNay.

PITTSBURG TOWN CENTER PROJECT – SALES TAX REBATE AGREEMENT – On motion of Brooks, seconded by Munsell, the Governing Body approved a Sales Tax Rebate Agreement between The City of Pittsburg, a municipal corporation duly organized under the laws of the State of Kansas (the "City"), and Pittsburg Partners, LLC; Pittsburg Northridge, LLC; and Pittsburg Investors, LLC, each a Kansas limited liability company (individually and collectively, the "Developer") and authorized the Mayor to sign the Sales Tax Rebate Agreement on behalf of the City. Motion carried with the following roll call vote: Yea: Brooks, Hite, Munsell, and Seglie. Absent: McNay.

ORDINANCE NO. G-1368 – On motion of Seglie, seconded by Munsell, the Governing Body approved Ordinance No. G-1368, creating Section 82, Article II of the Pittsburg City Code adding Division 6 – Property and Sanitation Rates and Charges, Section 82-150 Monthly Rates and Charges and Section 82-151 Bulky Item Pickup Rates and fixing rates and minimum charges for solid waste service, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried with the following roll call vote: Yea: Brooks, Hite, Munsell, and Seglie. Absent: McNay.

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EMERGENCY SOLUTIONS GRANT (ESG) ACCEPTANCE – On motion of Munsell, seconded by Seglie, the Governing Body accepted an Emergency Solutions Grant (ESG) from the Kansas Housing Resources Corporation (KHRC) in the amount of \$97,363.00 to help prevent individuals/families from possibly becoming homeless or assist those who are homeless, for the grant period of July 1, 2024, through September 30, 2025, and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried with the following roll call vote: Yea: Brooks, Hite, Munsell, and Seglie. Absent: McNay.

SISTER CITY AGREEMENT – On motion of Seglie, seconded by Brooks, the Governing Body approved an Agreement for the Establishment of a Sister City Relationship between the City of Pittsburg and the City of Sutri, Italy, and authorized the Mayor to sign the Agreement on behalf of the City. Motion carried. Absent: McNay.

Dick Coleman presented Mayor Hite and Commissioner Seglie with a plaque to officially create a relationship between the City of Pittsburg and the City of Sutri.

PUBLIC HEARING - MUTH PROPERTIES, LLC - INDUSTRIAL REVENUE BONDS – A Public Hearing was held to consider the issuance by the Issuer of its Industrial Revenue Bonds (Heritage Tractor Project), in one or more series, in a principal amount not to exceed \$7,500,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds. No comments were received during the Public Hearing. Absent: McNay.

RESOLUTION NO. 1289 – On motion of Brooks, seconded by Seglie, the Governing Body adopted Resolution No. 1289, amending Resolution No. 1269 determining the advisability of issuing Industrial Revenue Bonds for the purpose of financing the acquisition, construction and equipping of a commercial facility to be located in the City; and authorizing execution of related documents, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried. Absent: McNay.

ORDINANCE NO. S-1104 – On motion of Seglie, seconded by Brooks, the Governing Body adopted Ordinance No. S-1104, authorizing the City of Pittsburg, Kansas, to issue its Taxable Industrial Revenue Bonds, Series 2024 (Heritage Tractor Project) for the purpose of the acquisition, construction and equipping of a commercial facility; and authorizing other related documents and actions, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried. Absent: McNay.

ORDINANCE HR-6 – On motion of Seglie, seconded by Brooks, the Governing Body adopted Ordinance HR-6, a Home Rule Ordinance of the City of Pittsburg, Kansas, authorizing the issuance of General Obligation Bonds of the City to finance the construction of a building to be leased for economic development purposes in the City, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried. Absent: McNay.

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GENERAL WARRANTY DEED – On motion of Brooks, seconded by Munsell, the Governing Body approved a General Warranty Deed transferring property located in the Pittsburg Research and Development Park to the Kansas Board of Regents for the construction of the K.B.I. facility, and authorized the Mayor to sign the General Warranty Deed on behalf of the City. Motion carried with Hite abstaining. Absent: McNay.

DISPOSITION OF BIDS – FOUR OAKS IRRIGATION PROJECT - On motion of Munsell, seconded by Seglie, the Governing Body awarded the bid for the Four Oaks Irrigation Refurbishing and Remodeling Upgrade Project to Nate's Lawn and Landscape, Inc., of Pittsburg, Kansas, in the amount of \$243,150.00, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried. Absent: McNay.

NON-AGENDA REPORTS & REQUESTS -

PITTSBURG POSITIVE – Mayor Hite recognized Debby Brock for the positivity she displays throughout the community.

HOLIDAY EVENTS – Director of Community Development and Housing Kim Froman provided details regarding the upcoming Small Business Saturday, Community Tree Lighting, and Turkey Trot events.

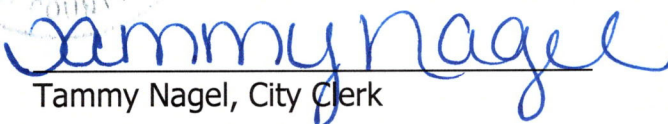
DECEMBER MEETING SCHEDULE – Mayor Hite reminded everyone that the City Commission will hold one meeting in December – on December 17th, 2024.

ADJOURNMENT - On motion of Seglie, seconded by Munsell, the Governing Body adjourned the meeting at 6:24 p.m. Motion carried. Absent: McNay.





Stu Hite, Mayor



Tammy Nagel, City Clerk