

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
May 13, 2025

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, May 13th, 2025, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Dawn McNay presiding and the following members present: Cheryl Brooks, Stu Hite, and Ron Seglie. Chuck Munsell participated by phone.

Mayor McNay led the flag salute.

INVOCATION – Pastor Tom Wehrman, on behalf of the St. John Lutheran Church, provided an invocation.

PUBLIC INPUT -

OUTDOOR ENTERTAINMENT AND RECREATION AREA ORDINANCE – Bryan Hanson, 111 Crestwood Estates, owner of McCarthy's Pub, expressed concern regarding the newly adopted ordinance that allows persons under age 21 to enter the premises of an outdoor entertainment and recreation area which dispenses and sells alcoholic liquor or cereal malt beverage in the City of Pittsburg.

APPROVAL OF MINUTES – On motion of Seglie, seconded by Brooks, the Governing Body approved the April 22, 2025, City Commission Meeting minutes as presented. Motion carried.

SUSTAINABILITY ADVISORY COMMITTEE APPOINTMENTS – On motion of Seglie, seconded by Brooks, the Governing Body appointed Bailey Miller, Chad Mishmash, TreAnna Mulkin, Meg Norman, and Elliott Rowland to first two-year terms and appointed Andrew Ouellette to a third two-year term as members of the Sustainability Advisory Committee effective immediately and to conclude on December 31, 2026. Motion carried.

EMERGENCY SOLUTIONS GRANT – On motion of Seglie, seconded by Brooks, the Governing Body authorized staff to submit an Emergency Solutions Grant (ESG) application to the Kansas Housing Resources Corporation (KHRC) in the amount of \$196,750.00 to help prevent individuals/families from possibly becoming homeless or assist those who are homeless, and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried.

APPROPRIATION ORDINANCE – On motion of Seglie, seconded by Brooks, the Governing Body approved the Appropriation Ordinance for the period ending May 13, 2025, 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.

D2 ANNEX ENGINEERING SOLUTIONS AGREEMENT – On motion of Hite, seconded by Brooks, the Governing Body entered into an agreement with D2 Annex Engineering Solutions (D2) based upon their qualifications for professional engineering services for the 616 North Broadway Structural Stabilization Project and authorized the Mayor and City Clerk to execute the contract documents. Motion carried.

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PUBLIC HEARING - PROGRESSIVE PRODUCTS – TAXABLE INDUSTRIAL REVENUE BONDS – A Public Hearing was held in regard to the issuance of Industrial Revenue Bonds, in one or more series, in a principal amount not to exceed \$1,700,000 (the "Bonds") and in regard to an exemption from ad valorem taxation of property constructed or purchased with the proceeds of such Bonds (Progressive Products). Motion carried.

No comments were received during the Public Hearing.

RESOLUTION NO. 1294 – On motion of Hite, seconded by Brooks, the Governing Body adopted Resolution No. 1294, determining the advisability of issuing Taxable Industrial Revenue Bonds for the purpose of financing the construction of additions to a manufacturing facility 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.

BUILDING IMPROVEMENT PROJECT - CRUX OF LIFE, LLC – 210 SOUTH BROADWAY – On motion of Brooks, seconded by Hite, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to reimburse Crux of Life, LLC, an amount equal to 10% of the expenses associated with the renovation of the property located at 210 South Broadway, with the City's allocation, to be used to fund permanent, fixed improvements (electrical, plumbing, etc.) not to exceed \$32,000. Motion carried.

CHANGE OF ZONING – TONEY/REASOR – 3204 NORTH MICHIGAN – On motion of Seglie, seconded by Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by Gunnar Toney and Abbi Reasor to change the zoning of 3204 North Michigan from R-1C: Single-Family Residential to CP-2: Planned General Commercial and directed staff to prepare the necessary Ordinance. Motion carried.

CHANGE OF ZONING – COMMUNITY HEALTH CENTER OF SOUTHEAST KANSAS (CHCSEK) – 3010 NORTH JOPLIN – On motion of Seglie, seconded by Hite, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by the Community Health Center of Southeast Kansas (CHCSEK) to change the zoning of 3010 North Joplin from CP-0: Planned Commercial Office to PUD: Planned Unit Development and directed staff to prepare the necessary Ordinance. Motion carried.

VACATION REQUEST – WATCO – 2nd STREET BETWEEN WALNUT STREET AND OLIVE STREET – On motion of Hite, seconded by Seglie, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by WATCO to vacate 2nd Street between Walnut Street and Olive Street and directed staff to prepare the necessary Order. Motion carried.

VACATION REQUEST – WATCO – ALLEY NEAR THE INTERSECTION OF 3rd STREET AND COLLEGE STREET – On motion of Seglie, seconded by Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by WATCO to vacate the alley near the intersection of 3rd Street and College Street and directed staff to prepare the necessary Order. Motion carried.

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VACATION REQUEST – WATCO – ALLEY NEAR THE INTERSECTIONS OF 4th STREET AND COLLEGE STREET AND 4th STREET AND OLIVE STREET – 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 WATCO to vacate the alley near the intersection of 4th Street and College Street and 4th Street and Olive Street and directed staff to prepare the necessary Order. Motion carried.

VARIANCE REQUEST – THE CITY OF PITTSBURG – 503 NORTH PINE – On motion of Hite, seconded Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by The City of Pittsburg for a variance at 503 North Pine to allow a 60 square foot digital sign. Motion carried.

DISPOSITION OF BIDS - 616 NORTH BROADWAY – STRUCTURAL STABILIZATION PROJECT – On motion of Brooks, seconded by Hite, the Governing Body awarded the bid for the structural stabilization of 616 North Broadway to Tri-State Building, of Pittsburg, Kansas, based on their bid in the amount of \$392,478.00, and authorized the Mayor and City Clerk to execute the contract documents once prepared. Motion carried.

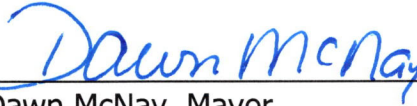
FLOCK SAFETY LICENSE PLATE RECOGNITION (LPR) CAMERA EXPANSION AND ENHANCED LPR PACKAGE UPGRADE – On motion of Hite, seconded by Brooks, the Governing Body approved staff request to expand the current Flock Safety License Plate Recognition (LPR) system and approved the addition of an enhanced LPR search package to improve the investigative capabilities in the amount of \$69,700 for the first year. Motion carried.



NON-AGENDA REPORTS AND REQUESTS:

TREE CLEARING PROJECT – Director of Public Works and Public Utilities Matt Bacon announced that the tree clearing project is 90% complete.

PUBLIC INPUT RESPONSE – City Manager Daron Hall, Director of Community Development and Housing Kim Froman, and members of The Governing Body responded to the concerns expressed by Mr. Hanson during Public Input. Members of the Governing Body asked City staff to review Ordinance No. G-1371 for potential changes.

ADJOURNMENT - On motion of Seglie, seconded by Hite, the Governing Body adjourned the meeting at 6:33 p.m. Motion carried.


Dawn McNay, Mayor



Tammy Nagel, City Clerk