

OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
August 12, 2025

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A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, August 12<sup>th</sup>, 2025, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with President of the Board Ron Seglie presiding and the following members present: Cheryl Brooks, Stu Hite, and Chuck Munsell. Mayor Dawn McNay participated by phone.

President of the Board Seglie led the flag salute.

Pastor Debbie Carrell, on behalf of the Community of Christ, provided an invocation.

President of the Board Seglie announced that Mayor McNay would be participating in the meeting by phone.

**PUBLIC INPUT –**

John Juarez Garcia, 313 East 15<sup>th</sup> Street, spoke regarding the need for public soccer fields.

Kristi Bitner, 1508 Bitner Court, provided information and asked questions regarding the Washington School childcare project.

**APPROVAL OF MINUTES –** On motion of Munsell, seconded by Hite, the Governing Body approved the July 22, 2025, City Commission Meeting minutes as presented. Motion carried.

**ORDINANCE NO. S-1108 –** On motion of Munsell, seconded by Hite, the Governing Body approved Ordinance No. S-1108, levying a special assessment against the lots or parcels of land on which existed weeds or obnoxious vegetable growth, to pay the cost of cutting or removing said growth, and authorized the President of the Board to sign the Ordinance on behalf of the City. Motion carried.

**ORDINANCE NO. S-1109 –** On motion of Munsell, seconded by Hite, the Governing Body approved Ordinance No. S-1109, levying a special assessment against the lots or parcels of land on which refuse mater was located, to pay the cost of making the premises safe and hygienic, and authorized the President of the Board to sign the Ordinance on behalf of the City. Motion carried.

**ORDINANCE NO. S-1110 –** On motion of Munsell, seconded by Hite, the Governing Body approved Ordinance No. S-1110, levying a special assessment against the lots or parcels of land on which a public nuisance was located, to pay the cost of abating the nuisance, and authorized the President of the Board to sign the Ordinance on behalf of the City. Motion carried.

**MAPLES – UTILITY EASEMENT VACATION REQUEST –** On motion of Munsell, seconded by Hite, the Governing Body approved the Planning Commission/Board of Zoning Appeals' recommendation to grant the request submitted by Jeremy Maples to vacate a utility easement at 14<sup>th</sup> and Home Streets and authorized the President of the Board to sign the necessary Order once it is prepared. Motion carried.

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VACATION ORDER – On motion of Munsell, seconded by Hite, the Governing Body approved an Order vacating a portion of West Second Street and a portion of the adjoining alley in the City of Pittsburg, bounded on the North by Lots 495 and 474, Block 31, Original Town of Pittsburg and on the South by Lots 494 and 475, Block 42, Original Town of Pittsburg including those portions bounded by alleys, and the alley bounded on the West by Lots 493 and 494 and on the East by Lots 475 and 476 Block 42, Original Town of Pittsburg, Crawford County, Kansas, and authorized the President of the Board to sign the Order on behalf of the City. Motion carried.

VACATION ORDER – On motion of Munsell, seconded by Hite, the Governing Body approved an Order vacating a portion of an alley between North College Street and North Olive Street in The City of Pittsburg, bounded on the North by Lots 1-7 and on the South by Lots 32-38, Joplin Addition, Exhibit B, located in the City of Pittsburg, Crawford County, Kansas, and authorized the President of the Board to sign the Order on behalf of the City. Motion carried.

VACATION ORDER – On motion of Munsell, seconded by Hite, the Governing Body approved an Order vacating a portion of an alley between North College Street and the previously vacated Olive Street in The City of Pittsburg, bounded on the North by Lots 39-45 and on the South by Lots 72 and 73, Joplin Addition Exhibit B, and that part as it lies adjacent to abandoned railroad right-of-way, located in the City of Pittsburg, Crawford County, Kansas, and authorized the President of the Board to sign the Order on behalf of the City. Motion carried.

APPROPRIATION ORDINANCE – On motion of Munsell, seconded by Hite, the Governing Body approved the Appropriation Ordinance for the period ending August 12, 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.

PUBLIC HEARING – Garth Herrmann, the City's Bond Counsel, provided information regarding the Public Hearing. President of the Board Seglie opened the Public Hearing to receive comments on the approval of substantial changes to an existing Rural Housing Incentive District to extend the timeframe for such district; providing for a substantial change to the district plan; and making certain findings in conjunction therewith (Silverback Landing Phase 1 Reinvestment Housing Incentive District). The following individuals spoke during the Public Hearing:

Keith Kloster, 1509 Bitner Place  
Jamie Lynn Blum, 1901 Carnie Smith Court  
Kristi Bitner, 1508 Bitner Court  
Chuck Munsell, City Commissioner  
Mat Burton, Point Forward  
Dawn McNay, Mayor  
Ron Seglie, President of the Board  
Daron Hall, City Manager  
Garth Herrmann, Bond Counsel  
Cheryl Brooks, City Commissioner  
Stu Hite, City Commissioner



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Following the Public Hearing, on motion of Hite, seconded by Munsell, the Governing Body adopted Ordinance No. S-1111 and the Amended and Restated Development Plan and authorized the President of the Board to sign the necessary documents on behalf of the City. Motion carried with Brooks voting in opposition.

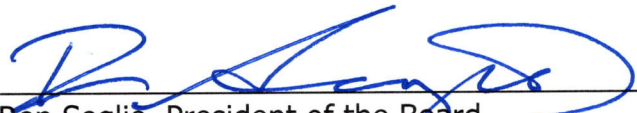
The effectiveness of the Ordinance will be delayed until the assignment document between the current developer and the proposed, successor developer is agreed to and signed.

President of the Board Seglie closed the Public Hearing at 6:08 p.m.

CONDITIONAL USE PERMIT DENIAL – PROSS – On motion of Munsell, seconded by Hite, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to deny the request submitted by Christopher Pross for a Conditional Use Permit for a contractor shop to be located within a secondary structure at 615 East 22<sup>nd</sup> Street. Motion carried.

COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT 23PF026 TIME EXTENSION REQUEST – On motion of Hite, seconded by McNay, the Governing Body approved staff request to submit a Time Extension Request and a Contract Amendment to the Kansas Department of Commerce for Community Development Block Grant (CDBG) Project 23PF026 (Washington School Childcare Project), to explain the delayed project start and to update the completion date, and authorized the President of the Board to sign the necessary documents on behalf of the City. Motion carried.

ADJOURNMENT - On motion of Hite, seconded by Brooks, the Governing Body adjourned the meeting at 6:19 p.m. Motion carried.

  
Ron Seglie, President of the Board

ATTEST:

  
Tammy Nagel, City Clerk

