

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
December 9, 2025

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, December 9, 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 was absent.

FLAG SALUTE - President of the Board Seglie led the flag salute.

BRIAN HALL DEATH – President of the Board Seglie announced that Brian Hall, brother of City Manager Daron Hall, passed away on Monday, December 8th, 2025.

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

PUBLIC INPUT –

SOCcer FIELDS – Wraine Meadows spoke in support of public soccer fields in Pittsburg.

SEK RECYCLING CENTER – Dave Perricone, 111 West Forest, requested the City sponsor the SEK Recycling Center to support the ongoing operational costs of the Recycling Center.

FEDERAL FUNDING – Sonia Lalla, Public Affairs Specialist with the U.S. Small Business Administration, provided information on Economic Injury Disaster Loans.

2026 BUDGET - Kristi Bitner, 1508 Bitner Court, spoke regarding the discrepancies in the different versions of the 2026 Budget Book produced by the City. Ms. Bitner encouraged the Governing Body to reexamine the 2026 Budget document, call for an outside audit, and provide an explanation of the discrepancies to the taxpayers.

2026 BUDGET - John Lair, 1608 North Joplin, questioned the City Commission's participation in preparation of the 2026 Budget.

2026 BUDGET - Roger Lomshek, 1146 South 220th Street, asked questions and provided information regarding the data center agenda item, the Emergency Solutions Grant agenda item, utility rate discounts and abatements, the data farm, and the City's trash service.

2026 BUDGET - Ralph McGeorge, 2301 North Rouse, encouraged the Governing Body to scrutinize the 2026 Budget.

SWEARING IN OF NEWLY ELECTED AND RE-ELECTED CITY COMMISSIONERS – The City Clerk administered the Oath of Office to newly elected City Commissioner D.J. Perry, and re-elected City Commissioners Cheryl Brooks and Stu Hite.

ELECTION OF MAYOR – Hite moved, seconded by Seglie, to elect Ron Seglie as Mayor. Motion failed with Brooks, Munsell and Perry voting in opposition to the motion.

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ELECTION OF MAYOR – On motion of Brooks, seconded by Perry, the Governing Body elected Chuck Munsell as Mayor. Motion carried with Hite and Seglie voting in opposition to the motion.

SWEARING IN OF MAYOR – The City Clerk administered the Oath of Office to Mayor Munsell.

ELECTION OF PRESIDENT OF THE BOARD – On motion of Munsell, seconded by Brooks, the Governing Body elected D.J. Perry as the President of the Board. Motion carried with Hite and Seglie voting in opposition to the motion.

SWEARING IN OF PRESIDENT OF THE BOARD – The City Clerk administered the Oath of Office to President of the Board Perry.

PUBLIC INPUT PROCESS – On motion of Perry, seconded by Munsell, the Governing Body removed the three-minute time limit placed on individuals participating in the Public Input portion of the City Commission Meetings, and directed the timer be removed from the Courtroom. Motion carried.

APPROVAL OF MINUTES – On motion of Hite, seconded by Brooks, the Governing Body approved the November 12th, 2025, Special City Commission Meeting minutes as presented. Motion carried.

RESOLUTION NO. 1297 – On motion of Hite, seconded by Brooks, the Governing Body approved Resolution No. 1297, amending Resolution No. 1290, establishing Equivalent Residential Unit (ERU) Rate and Undeveloped Property Rate; and providing an effective date of January 1, 2026, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried.

ORDINANCE NO. G-1381 – On motion of Hite, seconded by Brooks, the Governing Body approved Ordinance No. G-1381, 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.

ORDINANCE NO. G-1382 – On motion of Hite, seconded by Brooks, the Governing Body approved Ordinance No. G-1382, 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.

CONSULTANT AGREEMENT – OLSSON, INC. – On motion of Hite, seconded by Brooks, the Governing Body entered into a Consultant Agreement with Olsson, Inc., of Joplin, Missouri, for the design and bid phases of the Atkinson Municipal Airport Runway 17/35 Rehabilitation Project, at a cost of \$85,900, to be funded at 95% by the FAA, making the City's share of the design and bid phases an estimated \$4,500, and authorized the Mayor to sign the Consultant Agreement on behalf of the City. Motion carried.

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AGRICULTURAL LAND LEASE – BIANCARELLI – On motion of Hite, seconded by Brooks, the Governing Body approved an Agricultural Land Lease between Kenneth Biancarelli and the City of Pittsburg, in which Mr. Biancarelli will lease 135.41 acres of tillable land and grass land located at the Atkinson Municipal Airport, in the amount of \$7,447.55, for the term beginning on January 1, 2026, and concluding on December 31, 2026, and authorized the Mayor to sign the lease on behalf of the City. Motion carried.

CEREAL MALT BEVERAGE LICENSES – On motion of Hite, seconded by Brooks, the Governing Body approved the 2026 Cereal Malt Beverage License applications submitted by The Corner Patio Pittsburg, LLC (919 North Broadway), WS Mart, LLC dba Pittsburg Mart (3201 North Rouse), Walgreen Co. dba Walgreens #09049 (1911 North Broadway), EK Enterprise LLC dba Pitt Express (302 West 4th Street), Pete's of Erie Inc. dba Pete's #13 (4002 North Broadway) Pete's of Erie Inc. dba Pete's #7 (1307 South Broadway), Pitts Retail, LLC dba Galaxy Food Mart III (1101 East 4th Street), DG Retail, LLC dba Dollar General Store #23865 (1026 East 4th Street), DG Retail, LLC dba Dollar General Store # 18856 (820 West 4th Street), DG Retail, LLC dba Dollar General Store #3785 (2810 North Broadway), DG Retail, LLC dba Dollar General Store #13065 (2004 South Rouse), The Meat Shed, LLC dba The Meat Shed - for consumption on the premises (2401 South Rouse), The Meat Shed, LLC dba The Meat Shed - for sale in the original unopened container (2401 South Rouse), The Pitt Stop (902 South Joplin), Horton's Pizza Plus (1601 East 4th Street), The Knights of Columbus (407 East 11th Street), Main Street Axe Company (216 South Broadway), Opie's Pizza Pool Room Pub (607 North Broadway), and ALDI, Inc. (Kansas) dba ALDI #89 (3109 North Broadway) and directed the City Clerk to issue the license. Motion carried.

DISPOSITION OF BIDS – ROCK – On motion of Hite, seconded by Brooks, the Governing Body awarded the bid for the purchase of AB-3 Limestone Rock and ¾ Clean Rock for a period of January 1st through December 31st, 2026, with the option to renew the contract for two (2) additional one (1) year periods to the low bidder meeting specifications, Kunshek Chat & Coal, Inc., of Pittsburg, Kansas, based on their low bid of \$14.25 per ton for AB-3 Limestone Rock and \$17.00 per ton for 3/4 Clean Rock and authorized the Mayor and City Clerk to execute the contract documents once prepared. Motion carried.

DISPOSITION OF BIDS – READY MIX CEMENT/FLOWABLE FILL – On motion of Hite, seconded by Brooks, the Governing Body awarded the bid for the purchase of Ready Mix Cement/Flowable Fill for a period of January 1st through December 31st 2026, with the option to renew the contract for two (2) additional one (1) year periods to American Concrete Co., Inc., of Pittsburg, Kansas, based on their bid and ability to meet the City's needs, and authorized the Mayor and City Clerk to execute the contract documents once prepared. Motion carried.

AIRPORT ADVISORY BOARD REAPPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body reappointed Matthew Kassawara, Joshua Luken, David Moore and Darrell Pulliam to third three-year terms as members of the Airport Advisory Board, effective January 1, 2026, and concluding on December 31, 2028. Motion carried.

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ECONOMIC DEVELOPMENT ADVISORY COMMITTEE APPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body appointed Susan Cook, Nick Coomes and Kent Giddings to first three-year terms as members of the Economic Development Advisory Committee (EDAC), effective January 1, 2026, and concluding on December 31, 2028. Motion carried.

ORDINANCE NO. G-1383 – On motion of Brooks, seconded by Hite, the Governing Body approved Ordinance No. G-1383, annexing, including, and incorporating certain land within the limits and boundaries of the City of Pittsburg, Kansas, in conformity with the provisions of K.S.A. 12-52, et seq., as amended, and authorized the Mayor to sign the Ordinance on behalf of the City (located at 1920 South Olive – Wastewater Treatment Facility). Motion carried.

ORDINANCE NO. G-1384 – On motion of Perry, seconded by Brooks, the Governing Body approved Ordinance No. G-1384, amending Section 2-109 of the Pittsburg City Code by removing the prohibition on members of the Airport Advisory Board from serving more than two consecutive terms, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

ORDINANCE NO. S-1113 – Munsell moved, seconded by Brooks, to approve Ordinance No. S-1113, amending Ordinance No. S-1099 fixing the salary and compensation of the officers and employees of the City of Pittsburg, Kansas, with the addition of “as authorized by the City Commission” to Section 3. The motion was withdrawn by Mayor Munsell.

ORDINANCE NO. S-1113 – On motion of Hite, seconded by Brooks, the Governing Body tabled consideration of Ordinance No. S-1113, amending Ordinance No. S-1099 fixing the salary and compensation of the officers and employees of the City of Pittsburg, Kansas, to allow staff time to amend the Ordinance to include “as authorized by the City Commission” to Section 3. Motion carried.

REFUSE CONTAINER PURCHASE – On motion of Perry, seconded by Munsell, the Governing Body approved staff request to purchase refuse containers from Elliott Equipment Co., in the amount of \$46,487.00, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

CHANGE ORDER #1 – 616 NORTH BROADWAY DEBRIS REMOVAL PROJECT – On motion of Munsell, seconded by Perry, the Governing Body approved Change Order #1, in the amount of \$62,579.25, to the contract with Pitt Foundation Repair for the 616 North Broadway Debris Removal Project, making the overall contract construction amount \$311,579.25, and authorized the Mayor to sign the Change Order on behalf of the City. Motion carried.

DISPOSITION OF BIDS – EXCLUSIVE TOWING CONTRACT TOWING SERVICES – On motion of Perry, seconded by Munsell, the Governing Body awarded the bid for Exclusive Contract Towing Services for the period of January 1, 2026, through December 31, 2027, to Bean’s Towing & Recovery, of Weir, Kansas, based on their bid of \$85 per tow and \$15 per day storage, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

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GRANT AGREEMENT - EMERGENCY SOLUTIONS GRANT – On motion of Perry, seconded by Brooks, the Governing Body accepted the grant agreement for the Emergency Solutions Grant (ESG) from the Kansas Housing Resources Corporation (KHRC) in the amount of \$97,363 to support homeless services within our community, for the grant period of July 1, 2025, through September 30, 2026, with staff to provide the Governing Body a briefing in regard to the usage of the funding one month prior to the closing of the grant, and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried.

REAPPOINTMENT TO PLANNING COMMISSION/BOARD OF ZONING APPEALS – On motion of Munsell, seconded by Brooks, the Governing Body combined the consideration of the reappointment of Dr. Steve Scott to a second term as a member of the Planning Commission/Board of Zoning Appeals with item “e” under “Consider the Following” regarding the appointment of one new member to the Planning Commission/Board of Zoning Appeals. Motion carried.

APPROPRIATION ORDINANCE – On motion of Brooks, seconded by Hite, the Governing Body approved the Appropriation Ordinance for the period ending December 9, 2025, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Brooks, Hite, Munsell, Perry and Seglie. Motion carried.

PUBLIC HEARING - 2025 BUDGET AMENDMENT – Following a Public Hearing, on motion of Hite, seconded by Seglie, the Governing Body approved the amended use of 2025 funds in the 2025 budget, and authorized the members of the Governing Body to sign the necessary documents on behalf of the City. Motion carried.

The following individuals participated in the Public Hearing:

Kristi Bitner, 1508 Bitner Court
Roger Lomshek, 1147 South 220th Street
John Lair, 1608 North Joplin
Ralph McGeorge, 2301 North Rouse

PUBLIC HEARING - PROPERTY TAX ABATEMENT - INTEPLAST GROUP-PITT PLASTICS – Following a Public Hearing, on motion of Hite, seconded by Brooks, the Governing Body approved the request for a tax abatement submitted by Inteplast Group-Pitt Plastics (1400 East Atkinson, in Pittsburg, Kansas), directed staff to prepare the necessary Ordinance, and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried.

The following individuals participated in the Public Hearing:

Aaron Jahr, Inteplast Group-Pitt Plastics
Roger Lomshek, 1147 South 220th Street
Blake Benson, Economic Development Director
Ralph McGeorge, 2301 North Rouse

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JOLLY FOX BREWERY, LLC – On motion of Perry, seconded by Hite, the Governing Body approved the recommendation of the Economic Development Advisory Committee (EDAC) to enter into an amended promissory note with Jolly Fox Brewery, LLC, for the current outstanding amount of their loan balance, and an updated personal guaranty with Brandon Davis to secure the repayment of the amended note, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

LEASE/PURCHASE AGREEMENT – 2025 PUBLIC WORKS AND UTILITIES EQUIPMENT – On motion of Brooks, seconded by Seglie, the Governing Body entered into a seven-year lease/purchase agreement for equipment for the City's Public Works and Utilities Department and the City's Parks Department with Clayton Holdings, LLC / Commerce Bank, at an interest rate of 3.7%, and annual payments in the amount of \$210,754.95, and authorized the Mayor to sign the necessary lease/purchase agreement once prepared. Motion carried.

FIRE STATION #1 HVAC SYSTEM UPGRADES – On motion of Hite, seconded by Brooks, the Governing Body entered into an agreement in the amount of \$206,139.00 with Saterlee Plumbing to implement a replacement HVAC system to provide enhanced efficiency and reduced maintenance at Fire Station #1, and authorized the Mayor to sign the necessary documents on behalf of the City. Motion carried.

HEARTLAND BUSINESS SYSTEMS AGREEMENT – On motion of Perry, seconded by Hite, the Governing Body tabled consideration of an agreement in the amount of \$1,139,903.65 with Heartland Business Systems for the implementation of a replacement data center / disaster recovery environment / backup solution and various switching improvements, through a lease purchase over a five-year annual cycle, to allow the Governing Body time to receive a presentation of the services from the vendors involved. Motion carried with Seglie voting in opposition.

APPOINTMENT – PLANNING COMMISSION/BOARD OF ZONING APPEALS - On motion of Hite, seconded by Munsell, the Governing Body appointed Jeff Brooks and Charles "Bob" Gilmore to first three-year terms as members of the Planning Commission/Board of Zoning Appeals effective January 1, 2026, and concluding on December 31, 2028. Motion carried.

DECEMBER MEETING SCHEDULE – Following discussion, on motion of Perry, seconded by Brooks, the Governing Body scheduled a Special City Commission Meeting to be held at 5:30 p.m. on Wednesday, December 17th, 2025. Motion carried.

NON-AGENDA REPORTS AND REQUESTS:

CAMERA SYSTEM – Commissioner Brooks asked if the camera system in the Courtroom needed to be updated. Director of Information Technology Jeff Bair indicated that some of the cameras have been updated, and improvements should be noticed by the viewing public.

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EXECUTIVE SESSION - On motion of Brooks, seconded by Perry, the Governing Body recessed into Executive Session for thirty minutes to discuss personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1), to discuss the City Manager's 2026 goals and Letter Agreement, with the meeting to resume in the City Commission Room in thirty minutes. Motion carried.

The Governing Body recessed into Executive Session at 8:36 p.m.

The Governing Body reconvened into Regular Session at 9:06 p.m. Absent: Hite and Seglie.

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

EXECUTIVE SESSION - On motion of Brooks, seconded by Perry, the Governing Body recessed into Executive Session for thirty minutes to discuss personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1), to discuss the City Manager's 2026 goals and Letter Agreement, with the meeting to resume in the City Commission Room in thirty minutes. Motion carried. Absent: Hite and Seglie.

The Governing Body recessed into Executive Session at 9:07 p.m.

The Governing Body reconvened into Regular Session at 9:37 p.m. Absent: Brooks and Seglie.

Mayor Munsell announced that no decisions were made and no votes were taken during the Executive Session. Absent: Brooks and Seglie.

EXECUTIVE SESSION - On motion of Perry, seconded by Hite, the Governing Body recessed into Executive Session for thirty minutes to discuss personnel matters of non-elected personnel pursuant to K.S.A. 75-4319(b)(1), to discuss the City Manager's 2026 goals and Letter Agreement, with the meeting to resume in the City Commission Room in thirty minutes. Motion carried. Absent: Brooks and Seglie.

The Governing Body recessed into Executive Session at 9:39 p.m.

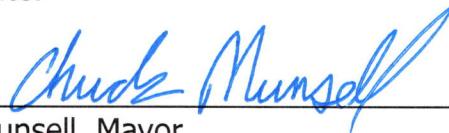
Commissioner Hite exited the meeting at 9:39 p.m.

The Governing Body reconvened into Regular Session at 10:08 p.m. Absent: Hite.

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

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ADJOURNMENT - On motion of Perry, seconded by Brooks, the Governing Body adjourned the meeting at 10:09 p.m. Motion carried. Absent: Hite.



Chuck Munsell, Mayor

ATTEST:



Tammy Nagel, City Clerk

