

City of Pittsburg, Kansas
Commission Meeting Agenda
Tuesday, September 22, 2026
5:30 p.m.

Table of Contents

Agenda	1
City Commission Meeting Minutes - September 8th, 2026	4
Special City Commission Meeting Minutes – September 14th, 2026	7
Appropriation Ordinance	8
Community Development Block Grant Public Hearing	14
Community Development Block Grant Closeout Documents	15
Dougherty – Building Improvements	23
U.S. Department of Housing & Urban Development Civil Rights Certification	28
Ordinance No. G-1404 – Uniform Public Offense Code	30
Ordinance No. G-1405 – Standard Traffic Ordinance	32
Ordinance No. G-1406 – Accessory Structure Size Requirements	36

**CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, September 22, 2026
5:30 PM**

CALL TO ORDER BY THE MAYOR:

- a. Flag Salute Led by the Mayor
- b. Public Input

CONSENT AGENDA (ROLL CALL VOTE):

- a. Approval of the September 8th, 2026, City Commission Meeting minutes. 4
- b. Approval of the September 14th, 2026, Special City Commission Meeting minutes. 7
- c. Approval of applications submitted by the City of Pittsburg dba Four Oaks Golf Course and Lincoln Park (903 Memorial Drive), Pitts Retail, LLC, dba Galaxy Food Mart III (1101 East 4th Street) and Rhodes Grocery, Inc., dba Ron's Supermarket (310 East Centennial Drive), to sell Cereal Malt Beverages for the year 2027 and direct the City Clerk to issue the license.
- d. Approval of the Appropriation Ordinance for the period ending September 22nd, 2026, subject to the release of HUD expenditures when funds are received. 8

PUBLIC HEARING:

- a. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) #23PF026 - The City of Pittsburg advertised for a Public Hearing to be held on September 22, 2026, at the City Commission Meeting, commencing at 5:30 p.m. in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, for the purpose of receiving comments regarding Community Development Block Grant (CDBG) #23PF026, which supported the construction of a new childcare center (Washington School) located at Locust and Rose Street. 14
Following the Public Hearing, take that action deemed appropriate.

CONSIDER THE FOLLOWING:

- a. COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) #23PF026 - CLOSEOUT DOCUMENTS – Consider staff recommendation to authorize the Mayor to sign the closeout documents, required by the Kansas Department of Commerce, associated with Community Development Block Grant (CDBG) #23PF026 (Washington School), including the Grantee's Release Form, Certificate of Completion, Notice of Completion and Final Wage Compliance Report and Section 3 Close-Out Report. **Approve or disapprove the recommendation.** 15

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, September 22, 2026
5:30 PM

- b. DOUGHERTY – BUILDING IMPROVEMENT – 305, 311, 315 AND 317 EAST 7TH STREET – Consider the recommendation of the Economic Development Advisory Committee (EDAC) to approve the request submitted by Rob Dougherty for reimbursement in the amount of 10% for permanent, fixed improvements associated with the redevelopment of the properties located at 305, 311, 315 and 317 East 7th Street, with the City’s investment not to exceed \$214,870. **Approve or disapprove the recommendation.** 23
- c. U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) CIVIL RIGHTS CERTIFICATION – Consider approval of staff recommendation to submit a Civil Rights Certification to the U.S. Department of Housing and Urban Development (HUD) in regard to the Annual Plan of the Pittsburg Public Housing Authority (PHA), and authorize the Mayor to sign the necessary documents on behalf of the City. **Approve or disapprove the recommendation.** 28
- d. ORDINANCE NO. G-1404 – Consider approval of Ordinance No. G-1404, amending Section 54-41 of the Code of the City of Pittsburg, Kansas, regulating certain public offenses within the corporate limits of the City of Pittsburg, Kansas, by adopting by reference the 2026 Edition of the “Uniform Public Offense Code for Kansas Cities” as published by The League of Kansas Municipalities, save and except such parts or portions as supplemented, deleted or changed; and repealing Ordinance No. G-1373. **Approve or disapprove Ordinance No. G-1404 and, if approved, authorize the Mayor to sign the Ordinance on behalf of the City.** 30
- e. ORDINANCE NO. G-1405 – Consider approval of Ordinance No. G-1405, amending Section 78-31 of the Code of the City of Pittsburg, Kansas, and providing for the protection of public health, property, and safety, and the regulation of traffic by adopting by reference the 2026 Edition of the “Standard Traffic Ordinance for Kansas Cities” as published by The League of Kansas Municipalities, save and except such parts or portions as supplemented, deleted or changed and repealing Ordinance No. G-1374. **Approve or disapprove Ordinance No. G-1405 and, if approved, authorize the Mayor to sign the Ordinance on behalf of the City.** 32
- f. ORDINANCE NO. G-1406 – Consider approval of Ordinance No. G-1406, amending the size requirements for accessory structures by amending and supplementing Zoning Ordinance No. G-663. **Approve or disapprove Ordinance No. G-1406 and, if approved, authorize the Mayor to sign the Ordinance on behalf of the City.** 36

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, September 22, 2026
5:30 PM

NON-AGENDA REPORTS AND REQUESTS:

EXECUTIVE SESSION:

- a. EXECUTIVE SESSION - An Executive Session is necessary to discuss the confidential affairs of a corporation pursuant to K.S.A. 75-4319(b)(4), to discuss confidential corporate affairs. **Motion to recess into Executive Session for 45 minutes to discuss the terms of a potential development agreement with a prospective tenant on property currently owned by the City, under the exception for the discussion of confidential corporate affairs pursuant to K.S.A. 75-4319(b)(4) with the meeting to resume in the Commission Room in 45 minutes.**

ADJOURNMENT

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
September 8, 2026

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, September 8, 2026, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Chuck Munsell presiding and the following members present: Cheryl Brooks, Stu Hite, and D.J. Perry. Commissioner Ron Seglie, M.D. participated in the meeting by phone.

FLAG SALUTE - Mayor Munsell led the flag salute.

Mayor Munsell announced that Commissioner Seglie is participating in the meeting by phone.

INVOCATION – Chaplain Pete Mayo, on behalf of Mercy Hospital Pittsburg, provided an invocation. Prior to the invocation, Mayor Munsell congratulated Chaplain Mayo on thirty years of employment with our local hospital.

PROCLAMATION – Mayor Munsell proclaimed the week of September 17th through 23rd, 2026, as Constitution Week in Pittsburg.

PROCLAMATION – Mayor Munsell proclaimed Tuesday, September 8th, 2026, as Dareck Flores-Barreda Day in Pittsburg.

PUBLIC INPUT – Mayor Munsell reminded citizens speaking during the Public Input portion of the meeting to be mindful of other individuals that would like to participate.

2027 BUDGET - Roger Lomshek, 1147 South 220th, spoke regarding the proposed 2027 Budget.

2027 BUDGET - Kristi Bitner, 1508 Bitner Court, suggested moving item "f" before the Public Hearing and moving item "e" ahead of item "c" on the agenda.

APPROVAL OF MINUTES – On motion of Hite, seconded by Perry, the Governing Body approved the August 25th, 2026, City Commission Meeting minutes as presented, with the following roll call vote: Yea: Brooks, Hite, Munsell, Perry and Seglie. Motion carried.

APPROPRIATION ORDINANCE – On motion of Hite, seconded by Perry, the Governing Body approved the Appropriation Ordinance for the period ending September 8th, 2026, subject to the release of HUD expenditures when funds are received. Motion carried with Brooks abstaining.

PUBLIC HEARING - PROPOSED 2027 BUDGET – A Public Hearing was held for the purpose of hearing and answering questions relating to the proposed 2027 Budget. The following individuals spoke during the Public Hearing:

Roger Lomshek, 1147 South 220th
Kristi Bitner, 1508 Bitner Court
Mayor Chuck Munsell
Commissioner Stu Hite
Commissioner D.J. Perry

Commissioner Ron Seglie
Commissioner Cheryl Brooks
City Manager Daron Hall
Deputy City Manager Jay Byers

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
September 8, 2026

2027 BUDGET – Commissioner Hite moved to approve the 2027 budget, including the 3.5 mill reduction. The motion was seconded by Seglie. The motion failed with the following roll call vote: Yea: Hite and Seglie. Nay: Brooks, Munsell and Perry.

VARIANCE – GALAXY FOOD MART – On motion of Perry, seconded by Brooks, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by Galaxy Food Mart for a side yard setback variance from 10' to 5' and a rear yard setback variance from 20' to 5' at 406 North Rouse, to allow for the construction of a liquor store. Motion carried.

VACATION REQUEST – THE CITY OF PITTSBURG – On motion of Perry, seconded by Hite, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by The City of Pittsburg to vacate the lot immediately north of 109 North Elm. Motion carried.

CHANGE ORDER #1 – MAMMOTH SPORTS CONSTRUCTION, LLC AGREEMENT – On motion of Hite, seconded by Munsell, the Governing Body approved Change Order #1 to the agreement with Mammoth Sports Construction, LLC, for the Sports Facilities Improvements at the Don Gutteridge Sports Complex, located in Lincoln Park, to add amenities including backstops, seating, and lighting, with the total cost of the additional amenities guaranteed by Point Forward, LLC, and authorized the Mayor to sign the Change Order on behalf of the City. Motion carried.

WATER MAIN BREAK – City Manager Daron Hall announced that there is currently a large water main break in town. Mr. Hall asked all citizens to conserve water over the next several days to help reduce the need for a boil order.

FAA ANTENNA LEASE AGREEMENT AMENDMENT – On motion of Perry, seconded by Brooks, the Governing Body approved the request submitted by the Federal Aviation Administration (FAA) to amend the FAA Antenna Lease Agreement for the indoor Radio Communications Outlet space at the Atkinson Municipal Airport to extend the lease for an additional ten years, and to add three prohibitions and security clauses. Motion carried.

COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT 23-PF-026 (WASHINGTON SCHOOL) FINAL MONITORING – On motion of Hite, seconded by Perry, the Governing Body authorized the Mayor to sign a letter, addressed to the Kansas Department of Commerce, outlining the required corrective action the City will take to ensure future compliance in regard to Community Development Block Grant (CDBG) funding. Motion carried.

SPECIAL CITY COMMISSION MEETING DATE – On motion of Perry, seconded by Brooks, the Governing Body scheduled a Special City Commission Meeting for Monday, September 14, 2026, at 5:30 p.m. to further discuss the proposed 2027 Budget. Motion carried with the following roll call vote: Yea: Brooks, Hite, Munsell and Perry. Nay: Seglie.

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
September 8, 2026

NON-AGENDA REPORTS & REQUESTS:

WATER MAIN UPDATE – City Manager Daron Hall reported that City crews continue to work on the water main break. He reiterated his request for citizens to conserve water while repairs are underway.

FIRE DEPARTMENT RADIOS – Mayor Munsell inquired about the status of the new Fire Department radios. Commissioner Hite stated that the radios are expected to be operational in the next week or two.

LIQUOR LICENSE RULES AND REGULATIONS - Commissioner Perry suggested normalizing the City's rules and regulations regarding the admission of individuals under the age of 21 into establishments that sell alcoholic beverages.

ADJOURNMENT - On motion of Perry, seconded by Brooks, the Governing Body adjourned the meeting at 8:06 p.m. Motion carried.

Chuck Munsell, Mayor

ATTEST:

Tammy Nagel, City Clerk

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
September 14, 2026

A Special Session of the Board of Commissioners was held at 5:30 p.m. on Monday, September 14, 2026, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Chuck Munsell presiding and the following members present: Cheryl Brooks, D.J. Perry, and Ron Seglie. Commissioner Stu Hite was absent.

FLAG SALUTE – Mayor Munsell led the flag salute.

2027 BUDGET – Following discussion, on motion of Munsell, seconded by Seglie, the Governing Body adopted the 2027 budget, with a mill levy of 48.506, reflecting a 3.5 mill reduction from the 2026 budget. Motion carried with the following roll call vote: Yea: Brooks, Munsell, Perry and Seglie. Absent: Hite.

Mayor Munsell thanked members of the City Staff and his fellow City Commissioners for their efforts in preparing and adopting the 2027 budget.

ADJOURNMENT - On motion of Seglie, seconded by Perry, the Governing Body adjourned the meeting at 7:05 p.m. Motion carried. Absent: Hite.

Chuck Munsell, Mayor

ATTEST:

Tammy Nagel, City Clerk

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999000 101144

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
96	09/02/2026	EFT	007654 A & R RENTALS, LLC	824.00			
97	09/02/2026	EFT	007741 SUSAN E ADAMS	135.00			
98	09/02/2026	EFT	007326 RANDY ALLEE	1,184.00			
99	09/02/2026	EFT	007294 AMMP PROPERTIES, LLC	433.00			
100	09/02/2026	EFT	005393 ANGELES PROPERTIES LLC -	2,387.00			
101	09/02/2026	EFT	008502 JON BARTLOW	453.00			
102	09/02/2026	EFT	001008 BENJAMIN M BEASLEY	1,264.00			
103	09/02/2026	EFT	006090 RANDAL BENNEFELD	283.00			
105	09/02/2026	EFT	009100 BITNER, PHYLLIS J	356.00			
106	09/02/2026	EFT	003218 CHERYL L BROOKS	254.00			
107	09/02/2026	EFT	003114 PATRICIA BURLESON	1,127.00			
108	09/02/2026	EFT	007864 CB HOMES LLC	710.00			
109	09/02/2026	EFT	009214 CITY OF ST PETERSBURG HOU	2,369.01			
110	09/02/2026	EFT	008883 RONALD E CLOSE	696.00			
111	09/02/2026	EFT	008970 COBB, ROBERT	341.00			
112	09/02/2026	EFT	007554 RIDGWAY, TRAVIS R	550.00			
113	09/02/2026	EFT	008582 GARY K CONNER	461.00			
114	09/02/2026	EFT	006150 JAMES L COX RENTALS	946.00			
115	09/02/2026	EFT	008963 HOUSING AUTHORITY OF CITY	2,940.84			
116	09/02/2026	EFT	003272 DUNCAN HOUSING LLC	1,693.00			
117	09/02/2026	EFT	008798 TIMOTHY G DURKIN	1,661.00			
118	09/02/2026	EFT	008812 DYNAMIC ASSETS RE	3,012.00			
119	09/02/2026	EFT	008643 JEANNE ELLIOTT	418.00			
120	09/02/2026	EFT	008980 WWAD, LLC	1,164.00			
121	09/02/2026	EFT	009006 FOURSTATES PROPERTIES LLC	710.00			
122	09/02/2026	EFT	008580 GARY MORRISON REAL ESTATE	878.00			
123	09/02/2026	EFT	007669 CHARLES GILMORE	162.00			
124	09/02/2026	EFT	008904 GLENNA LOVELL	930.00			
125	09/02/2026	EFT	006394 HALL, KEVIN R.	1,407.00			
126	09/02/2026	EFT	009087 HANDSHY, LARRY & MARY	636.00			
127	09/02/2026	EFT	005658 DEANNA J HIGGINS	1,397.00			
128	09/02/2026	EFT	005906 JOHN HINRICH	147.00			
129	09/02/2026	EFT	008965 ANGELA FORCE	1,032.00			
130	09/02/2026	EFT	007319 LASHAWNDRALAWSON	667.00			
131	09/02/2026	EFT	007581 REX LINVILLE	310.00			
132	09/02/2026	EFT	007837 MARJI RENTALS, LLC	416.00			
133	09/02/2026	EFT	003668 MID AMERICA PROPERTIES OF	10,495.00			
134	09/02/2026	EFT	009053 OKEKE, LUTANN CHRISTOPHER	226.00			
135	09/02/2026	EFT	005957 PASTEUR PROPERTIES	4,063.00			
136	09/02/2026	EFT	007083 PITTSBURG HEIGHTS, LP	5,491.00			
137	09/02/2026	EFT	004492 PITTSBURG SENIORS LP	2,350.00			
138	09/02/2026	EFT	006464 PRO X PROPERTY SOLUTIONS,	15,061.00			
139	09/02/2026	EFT	009126 ROSEWICK HOMES, LLC	6,920.00			
140	09/02/2026	EFT	007587 DAVID RUA	614.00			
141	09/02/2026	EFT	006926 MARTIN KYLE SAYRE	471.00			
142	09/02/2026	EFT	006298 L. KEVAN SCHUPBACH	16,157.44			
143	09/02/2026	EFT	009274 SDM RENTALS	385.00			
144	09/02/2026	EFT	007645 SEWARD RENTALS, LLC	611.00			
145	09/02/2026	EFT	008787 SIMONCIC, ANTHONY	511.00			
146	09/02/2026	EFT	003241 SIMPSON CHARLES	326.00			
147	09/02/2026	EFT	008329 CHARLES P. SIMPSON	588.00			
148	09/02/2026	EFT	004054 MICHAEL A SMITH	800.00			

Report generated: 09/15/2026 08:45
 User: tylersupport1
 Program ID: apchkrcn

Page 1

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999000 101144

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
149	09/02/2026	EFT	003294 JOHN R SMITH	610.00			
150	09/02/2026	EFT	009004 HOUSING AUTHORITY OF THE	997.74			
151	09/02/2026	EFT	009265 STEWART, MASON	1,741.00			
152	09/02/2026	EFT	008960 STIFFLER, JOSHUA	1,277.00			
153	09/02/2026	EFT	006916 STILWELL HERITAGE & EDU	4,137.00			
154	09/02/2026	EFT	009128 STOTTS, IRENE	111.00			
155	09/02/2026	EFT	006269 EDWARD SWOR	227.00			
156	09/02/2026	EFT	009118 RIVERSTONE SYCAMORE VILLA	602.00			
157	09/02/2026	EFT	003273 RICHARD F THENIKL	357.00			
158	09/02/2026	EFT	008955 TODD MERANDO	260.00			
159	09/02/2026	EFT	008969 TOKEN RENTAL LLC	972.00			
160	09/02/2026	EFT	005834 DENNIS TROUT	224.00			
161	09/02/2026	EFT	008989 WORRELL, KERI	1,390.00			
162	09/02/2026	EFT	009037 PITT 1902 BROADWAY LLC	662.00			
163	09/02/2026	EFT	005961 LAWRENCE A VANBECELAERE	106.00			
164	09/02/2026	EFT	007112 RANDY VILELA BODY REPAIR,	723.00			
165	09/02/2026	EFT	008717 WAYNE YAKEL	130.00			
166	09/02/2026	EFT	006441 HEATHER MASON WHITE	835.00			
168	09/03/2026	EFT	008275 ADCOMP SYSYEMS INC	80.00			
169	09/03/2026	EFT	006402 BEAN'S TOWING & AUTO BODY	1,231.02			
170	09/03/2026	EFT	000272 BO'S 1 STOP INC	302.15			
171	09/03/2026	EFT	000101 BUG-A-WAY INC	60.00			
172	09/03/2026	EFT	000746 CDL ELECTRIC COMPANY INC	905.56			
173	09/03/2026	EFT	008543 COMPSYCH EMPLOYEE ASSISTA	1,620.60			
174	09/03/2026	EFT	004851 CRAWFORD COUNTY EMS	375.00			
175	09/03/2026	EFT	000044 CRESTWOOD COUNTRY CLUB	428.00			
176	09/03/2026	EFT	000335 CUSTOM AWARDS, LLC	25.00			
177	09/03/2026	EFT	006524 ELLIOTT EQUIPMENT COMPANY	5,760.30			
178	09/03/2026	EFT	007493 EMERY SAPP & SONS INC	5,962.24			
179	09/03/2026	EFT	000046 ETTINGERS OFFICE SUPPLY	700.94			
180	09/03/2026	EFT	009257 FINCHER LANDSCAPE LL	487.50			
181	09/03/2026	EFT	008882 FIRST RESPONDER OUTFITTER	151.98			
182	09/03/2026	EFT	008325 FLEET FUELS LLC	711.00			
183	09/03/2026	EFT	008490 FOLEY INDUSTRIES, INC.	194.00			
184	09/03/2026	EFT	000087 FORMS ONE, LLC	2,825.00			
185	09/03/2026	EFT	002005 GALLS PARENT HOLDINGS, LL	406.21			
186	09/03/2026	EFT	004085 GILMORE & BELL	6,000.00			
187	09/03/2026	EFT	008860 ITR AMERICA LLC	880.00			
188	09/03/2026	EFT	008535 HEALTH PLANS, INC	64,728.31			
189	09/03/2026	EFT	000133 JIM RADELL CONSTRUCTION C	4,989.32			
190	09/03/2026	EFT	000055 JOHN'S SPORT CENTER, INC.	1,216.99			
191	09/03/2026	EFT	000054 JOPLIN SUPPLY COMPANY	1,709.99			
192	09/03/2026	EFT	000194 KANSAS STATE TREASURER	3,921.00			
193	09/03/2026	EFT	001478 KANSASLAND TIRE #1828	412.82			
194	09/03/2026	EFT	007793 QUEENB TELEVISION OF KANS	1,500.00			
195	09/03/2026	EFT	009145 LEE, CLIFFORD	1,300.00			
196	09/03/2026	EFT	007407 LIMELIGHT MARKETING LLC	1,488.00			
197	09/03/2026	EFT	000038 LEAGUE OF KANSAS MUNICIPA	275.00			
198	09/03/2026	EFT	000112 MARRONES INC	94.69			
199	09/03/2026	EFT	009243 MEIN, CODY	1,350.00			
200	09/03/2026	EFT	006175 HENRY C MENGhini	226.00			
201	09/03/2026	EFT	007567 MERIDIAN OIL & EQUIPMENT	2,866.09			

Report generated: 09/15/2026 08:45
 User: tylersupport1
 Program ID: apchkrn

Page 2

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999000 101144

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
202	09/03/2026	EFT	003668 MID AMERICA PROPERTIES OF	40.00			
203	09/03/2026	EFT	008132 MIKE CARPINO FORD PITTSBU	36.45			
204	09/03/2026	EFT	004618 TRESA LYNNE MILLER	398.00			
205	09/03/2026	EFT	008205 MRI SOFTWARE LLC	1,211.16			
206	09/03/2026	EFT	008236 NORTHGATE ASSOCIATES LLC	9,451.48			
207	09/03/2026	EFT	008708 NOTCH 8, LLC	21,721.24			
209	09/03/2026	EFT	006777 DH PACE CO	213.00			
210	09/03/2026	EFT	000659 PAYNES INC	1,908.13			
211	09/03/2026	EFT	007791 C4 HOLDINGS LLC	35.00			
212	09/03/2026	EFT	008202 PETROLEUM TRADERS CORPORA	31,372.49			
213	09/03/2026	EFT	000332 PITTCRAFT PRINTING INC	255.50			
214	09/03/2026	EFT	008775 PITTSBURG INVESTORS, LLC	13,756.51			
215	09/03/2026	EFT	008200 PLUNKETT'S PEST CONTROL I	754.52			
216	09/03/2026	EFT	007620 POMP'S TIRE SERVICE INC	2,789.70			
217	09/03/2026	EFT	005049 CRH COFFEE INC	65.05			
218	09/03/2026	EFT	002186 PRODUCERS COOPERATIVE ASS	718.40			
219	09/03/2026	EFT	006389 PROFESSIONAL TURF PRODUCT	1,617.89			
220	09/03/2026	EFT	007151 QUADIENT FINANCE USA INC	1,300.00			
221	09/03/2026	EFT	008699 SCHILTZ LAWN AND GARDEN L	168.00			
222	09/03/2026	EFT	005855 STERICYCLE, INC.	377.33			
223	09/03/2026	EFT	007038 SIGNET COFFEE ROASTERS	213.00			
224	09/03/2026	EFT	009013 STEBBINS, TIMOTHY D.	1,000.00			
225	09/03/2026	EFT	007751 MATTHEW DEMOSS	181.47			
226	09/03/2026	EFT	001141 THE G W VAN KEPPEL COMPAN	667.23			
227	09/03/2026	EFT	009153 THE LAW OFFICE OF JOHN A.	1,300.00			
228	09/03/2026	EFT	005931 VOGEL HEATING & COOLING I	10,125.00			
229	09/03/2026	EFT	000409 WISEMAN'S DISCOUNT TIRE I	76.02			
230	09/03/2026	EFT	008605 WOODRIVER ENERGY LLC	57.21			
231	09/10/2026	EFT	000866 AVFUEL CORPORATION	36,572.22			
232	09/10/2026	EFT	006322 R JAMES BISHOP	780.00			
233	09/10/2026	EFT	007023 BLEVINS ASPHALT CONSTRUCT	3,553.95			
234	09/10/2026	EFT	006498 STEPHEN J. PETRIE	219.45			
235	09/10/2026	EFT	008885 BERRY COMPANIES, INC	341.65			
236	09/10/2026	EFT	009277 BUSSE, JACOB	14.00			
237	09/10/2026	EFT	000746 CDL ELECTRIC COMPANY INC	27.00			
238	09/10/2026	EFT	009272 COLLEGE SKYLINE CENT	375.00			
239	09/10/2026	EFT	009262 CREATIVE BOOKING	9,500.00			
240	09/10/2026	EFT	002921 DATAPROSE LLC	7,001.80			
241	09/10/2026	EFT	006524 ELLIOTT EQUIPMENT COMPANY	437.86			
242	09/10/2026	EFT	000046 ETtingers OFFICE SUPPLY	898.73			
243	09/10/2026	EFT	008799 5 STAR TRANSFERS, LLC DBA	45.00			
244	09/10/2026	EFT	008882 FIRST RESPONDER OUTFITTER	75.99			
245	09/10/2026	EFT	001030 FREDDY VAN'S INC	8,500.00			
246	09/10/2026	EFT	009138 GATES, KYLI RAE	10.00			
247	09/10/2026	EFT	008629 DAVID LEON GIEFER	35.00			
248	09/10/2026	EFT	003126 W.W. GRAINGER, INC	537.59			
249	09/10/2026	EFT	004307 HENRY KRAFT, INC.	109.15			
250	09/10/2026	EFT	007995 HERITAGE TRACTOR INC	150.00			
251	09/10/2026	EFT	000133 JIM RADELL CONSTRUCTION C	3,670.92			
252	09/10/2026	EFT	000133 JIM RADELL CONSTRUCTION C	2,137.25			
253	09/10/2026	EFT	000055 JOHN'S SPORT CENTER, INC.	439.45			
254	09/10/2026	EFT	000577 KANSAS GAS SERVICE	99.77			

Report generated: 09/15/2026 08:45
 User: tyler-support1
 Program ID: apchkrccn

Page 3

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999000 101144

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
255	09/10/2026	EFT	000328 KANSAS ONE-CALL SYSTEM, I	356.44			
256	09/10/2026	EFT	001478 KANSASLAND TIRE #1828	677.00			
257	09/10/2026	EFT	000199 KIRKLAND WELDING SUPPLIES	61.00			
258	09/10/2026	EFT	001704 AMERICAN MEDIA INVESTMENT	540.00			
259	09/10/2026	EFT	009242 LAVERACK, ALEC	10.00			
260	09/10/2026	EFT	009093 LET'S PARTY EQUIPMENT REN	100.00			
261	09/10/2026	EFT	009218 CLEFFMAN CONSORTIUM	10.00			
262	09/10/2026	EFT	009243 MEIN, CODY	1,350.00			
263	09/10/2026	EFT	005014 MID-AMERICA SANITATION IN	425.00			
264	09/10/2026	EFT	009276 MIDLAND ERECTOR CO	4,984.67			
265	09/10/2026	EFT	007749 CHARLIE PHILLIPS	210.00			
266	09/10/2026	EFT	003835 MSSU	600.00			
267	09/10/2026	EFT	007392 ASSURECO RISK MANAGEMENT	350.00			
268	09/10/2026	EFT	001991 OFFICE OF STATE FIRE MARS	60.00			
269	09/10/2026	EFT	007427 OLSSON INC	17,283.29			
270	09/10/2026	EFT	009098 BECKER, PAIGE	45.00			
271	09/10/2026	EFT	009223 PRICE, SUPAKSORN	32.00			
272	09/10/2026	EFT	008312 LYLE T. WALTHALL	350.00			
273	09/10/2026	EFT	000332 PITTCRAFT PRINTING INC	274.00			
274	09/10/2026	EFT	007620 POMP'S TIRE SERVICE INC	13,017.50			
275	09/10/2026	EFT	000286 R & R PRODUCTS INC	165.60			
276	09/10/2026	EFT	008103 ANDY ROBERTS	66.00			
277	09/10/2026	EFT	008830 SHANHOLTZER TRANSPORTATIO	4,687.50			
278	09/10/2026	EFT	001299 STRUKEL ELECTRIC INC	4,010.00			
279	09/10/2026	EFT	008951 TANYA SMITH	5.00			
280	09/10/2026	EFT	008703 THE BLUE SPOON LLC	900.00			
281	09/10/2026	EFT	007852 TRIA HEALTH, LLC	1,783.79			
282	09/10/2026	EFT	008810 TRIPLE THREAT THREPEATRICS	8,674.94			
283	09/10/2026	EFT	000534 TYLER TECHNOLOGIES INC	13,723.65			
284	09/10/2026	EFT	003281 USA BLUE BOOK	701.85			
285	09/10/2026	EFT	002137 VAN-WALL EQUIPMENT, INC	211.00			
286	09/10/2026	EFT	002137 VAN-WALL EQUIPMENT, INC	1,686.63			
287	09/10/2026	EFT	009213 WILLIAMS, RYAN MARK	1,443.00			
201213	08/31/2026	PRINTED	000001 RETHORST, JAKOB	972.99			
201214	09/02/2026	PRINTED	004636 EVERGY KANSAS CENTRAL INC	1,096.19			
201215	09/02/2026	PRINTED	009250 JOPLIN HOUSING AUTHO	987.73			
201216	09/02/2026	PRINTED	009220 PITTSBURG HIGHLANDS, LP	4,157.00			
201217	09/02/2026	PRINTED	008427 RENT-MOORE LLC	1,726.00			
201218	09/02/2026	PRINTED	000472 LARRY SPRESSER	434.00			
201219	09/03/2026	PRINTED	008210 BENELLI, CURTIS	450.00			
201220	09/03/2026	PRINTED	005480 BITNER MOTORS	86.00			
201221	09/03/2026	PRINTED	003516 CITY OF PITTSBURG	5,725.00			
201222	09/03/2026	PRINTED	008201 ROGER CLEVELAND GOLF COMP	3,000.00			
201223	09/03/2026	PRINTED	009097 CROSSLAND HEAVY CONTRACTO	3,940,790.76			
201224	09/03/2026	PRINTED	009072 CRYSTAL L THOMPSON	330.00			
201225	09/03/2026	PRINTED	007116 EMC INSURANCE COMPANIES	1,050.00			
201226	09/03/2026	PRINTED	001108 EVERGY KANSAS CENTRAL INC	51,266.61			
201227	09/03/2026	PRINTED	009271 FIRST DUE HOLDINGS	32,300.05			
201228	09/03/2026	PRINTED	009054 JOHN DEERE FINANCIAL	266.71			
201229	09/03/2026	PRINTED	007945 LUCKY-BUT LAWN CARE, LLC	929.92			
201230	09/03/2026	PRINTED	009227 MAMMOTH SPORTS	405,500.00			
201231	09/03/2026	PRINTED	007601 MEYER LAW FIRM, LLC	210.00			

Report generated: 09/15/2026 08:45
 User: tylersupport1
 Program ID: apchkrn

Page 4

AP CHECK RECONCILIATION REGISTER

FOR CASH ACCOUNT: 999000 101144

FOR: Uncleared

CHECK #	CHECK DATE	TYPE	VENDOR NAME	UNCLEARED	CLEARED	BATCH	CLEAR DATE
201232	09/03/2026	PRINTED	000001 BROYLES, ASHLEY	100.00			
201233	09/03/2026	PRINTED	000001 DABERITZ, SHELLEY	500.00			
201234	09/03/2026	PRINTED	000001 DABERITZ, SHELLEY	40.00			
201235	09/03/2026	PRINTED	000001 GILBRETH, STEPHEN	75.00			
201236	09/03/2026	PRINTED	000001 GOODWIN, DEAN	100.00			
201237	09/03/2026	PRINTED	000001 KANSAS TURNPIKE AUTHORITY	7.86			
201238	09/03/2026	PRINTED	000001 MAZARIEGOS, MAYDA	100.00			
201239	09/03/2026	PRINTED	000001 MENJIVAR, KAREN	250.00			
201240	09/03/2026	PRINTED	000001 PERRY, CASSIE	298.00			
201241	09/03/2026	PRINTED	000001 ZIBERT, JOHNNIE	400.00			
201242	09/03/2026	PRINTED	008506 PITTSBURG PUBLISHING COMP	572.97			
201243	09/03/2026	PRINTED	006372 SATTERLEE MECHANICAL CONT	5,472.53			
201244	09/03/2026	PRINTED	006377 SOUTHEAST KANSAS RECYCLIN	1,000.00			
201245	09/03/2026	PRINTED	008845 TLG OPERATIONS LCC	150.00			
201246	09/03/2026	PRINTED	006260 TRANE	935.87			
201247	09/03/2026	PRINTED	005589 CELLCO PARTNERSHIP	97.98			
201248	09/03/2026	PRINTED	000001 DUNCAN, JOHN	200.00			
201249	09/08/2026	PRINTED	000001 PERRY, DONALD	106.57			
201250	09/10/2026	PRINTED	008755 CAROL GOOD	28.00			
201251	09/10/2026	PRINTED	005857 CREATIVE PRODUCT SOURCING	1,833.22			
201252	09/10/2026	PRINTED	009072 CRYSTAL L THOMPSON	345.00			
201253	09/10/2026	PRINTED	007493 EMERY SAPP & SONS INC	99,200.08			
201254	09/10/2026	PRINTED	009206 HARRIS, TRENTYN	5,100.00			
201255	09/10/2026	PRINTED	000001 GROMER, SHELLEY	254.33			
201256	09/10/2026	PRINTED	000001 KANSAS TURNPIKE AUTHORITY	8.62			
201257	09/10/2026	PRINTED	000001 PERRY, CASSIE	37.00			
201258	09/10/2026	PRINTED	000001 POMMERT, ROBERT	50.00			
201259	09/10/2026	PRINTED	007087 PITTSBURG STATE UNIVERSIT	100,000.00			
201260	09/10/2026	PRINTED	009226 ROBSON, TARA	11.00			
201261	09/10/2026	PRINTED	009247 SALSANA LLC	1,800.00			
201262	09/10/2026	PRINTED	009281 U.S. BANK TRUST COMP	3,500.00			
201263	09/10/2026	PRINTED	008657 VERIZON CONNECT FLEET USA	1,457.52			
201264	09/10/2026	PRINTED	009245 WESTERN & SOUTHERN	1,200.00			
201265	09/10/2026	PRINTED	008948 WHITELY RUSTIC NEST	5.00			
242 CHECKS CASH ACCOUNT TOTAL				5,162,621.67	.00		

Report generated: 09/15/2026 08:45
 User: tylersupport1
 Program ID: apchkrcn

Page 5

AP CHECK RECONCILIATION REGISTER

		UNCLEARED	CLEARED
242 CHECKS	FINAL TOTAL	5,162,621.67	.00
** END OF REPORT - Generated by Tyler Support 1 **			

Report generated: 09/15/2026 08:45
User: tylersupport1
Program ID: apchkrcn

Page 6

Passed and Approved his 22nd day of September, 2026.

Chuck Munsell - Mayor

Attest:

Tammy Nagel - City Clerk

TO: Daron Hall-City Manager, Tammy Nagel-City Clerk

FROM: Kim Froman-Director of Community Development and Housing

DATE: September 15, 2026

SUBJECT: Community Development Block Grant (CDBG) Public Hearing

As part of the closeout process for the CDBG project at Washington School, a public hearing is required to satisfy the requirement from the Kansas Department of Commerce and Small Cities Community Development Block Grant. CDBG Project #23PF026 supported the construction of a new childcare facility located at Locust and Rose Street in downtown Pittsburg. Representatives from the project will be present for the public hearing to answer questions and comment on the project. Please schedule the public hearing for the City Commission Meeting on September 22, 2026.

Thank you,

Kim Froman
Director of Community Development and Housing
City of Pittsburg

TO: Daron Hall-City Manager, Tammy Nagel-City Clerk

FROM: Kim Froman-Director of Community Development and Housing

DATE: September 15, 2026

SUBJECT: Community Development Block Grant (CDBG) Closeout Documents

As part of the closeout process for the CDBG project at Washington School, closeout documents are required to be signed by the mayor and submitted to the Kansas Department of Commerce. This action is necessary to satisfy the requirements from the Kansas Department of Commerce and Small Cities Community Development Block Grant. CDBG Project #23PF026 supported the construction of a new childcare facility located at Locust and Rose Street in downtown Pittsburg. Requested action is to authorize the mayor to sign all grant closeout documents. Please place the attached documents on the agenda for the City Commission Meeting on September 22, 2026.

- **Grantee's Release Form** (Releasing the Kansas Department of Commerce from liabilities and obligations now that the grant funds have been paid out)
- **Certificate of Completion** (Summary of grant funds utilized)
- **Notice of Completion and Final Wage Compliance Report** (Grant administrator confirmed)
- **Section 3 Close-Out Report** (Ensuring that efforts were made to solicit low-income persons for the job and contract opportunities on this project)

Thank you,

Kim Froman
Director of Community Development and Housing
City of Pittsburg

GRANTEE'S RELEASE FORM

1 Pursuant to the terms on Grant Agreement Number 23PF026 and in consideration of
 2 the sum of Six Hundred thirteen thousand, nine hundred ten (\$ 613,910) which has been
 3 or is to be paid under the said contract to City of Pittsburg,
 4 grantee upon payment of the said sum by the State of Kansas, Department of Commerce, hereinafter
 5 called the grantor, does remise, release, and discharge the grantor, its officers, agents and employees
 6 of and from all liabilities, obligations, claims, and demands whatsoever under or arising from the
 7 said contract.

8 IN WITNESS WHEREOF, this release has been executed this _____ day of
 9 _____, _____.

10 Signature of Authorized Elected Official: _____
 11 Typed Name and Title: Chuck Munsell, Mayor

ATTEST AND SEAL

12 _____
 13 _____

(Rev. 2-2018)

CERTIFICATE OF COMPLETION

A. Name of Grant Recipient	B. Grant Agreement Number
City of Pittsburgh	23PF026

C. Final Statement of Cost

Program Activity Categories	To Be Completed By The Recipient			To Be Completed By CDBG
	Paid Costs (a)	Local Unpaid Costs (b)	Total Costs (c)	Approved Total Costs
1. 1.(a-i) Construction	1,184,073.56	0	1,184,073.56	
2. 1.(j) Architectural Services	200,000	0	200,000	
3. 3(a) Administration	25,000	0	25,000	
4.				
5.				
6.				
7.				
8.				
9. Total Program Costs	\$1,409,073.56	0	\$1,409,073.56	
10. Less Other Funds Applied	\$795,163.56	0	\$795,163.56	
11. CDBG Grant Amount Applied	613,910	0	613,910	

D. Computation of Grant Balance

	To Be Completed By The Recipient	To Be Completed By CDBG
12. Total Amount Applied (Line 11a)	613,910	
13. Estimated for Unsettled Third-Party Claims	0	
14. Subtotal (Line 11c)	613,910	
15. Grant Amount Per Agreement (from contract)	750,000	
16. Unutilized Grant to be Canceled (Line 15 less Line 14)	136,090	
17. Grant Funds Received	613,910	
18. Balance of Grant Payable (Refundable) (Line 14 less Line 17)*	0	

* If Line 17 exceeds Line 14, enter excess as a negative amount. This amount shall be repaid to the Department by check.

CERTIFICATE OF COMPLETION - PAGE 2

E. Unpaid Costs and Unsettled Third-Party Claims (Local Only)

List amounts and describe circumstances

☐ Check if continued on additional sheet and attach

F. Remarks

-Final \$3200 admin voice included in close out package.

☐ Check if continued on additional sheet and attach

G. Certification of Recipient

It is hereby certified that all activities undertaken by the recipient with funds provided under the Grant Agreement identified as Item B above have, to the best of my knowledge, been carried out in accordance with the Grant Agreement; that proper provision had been made by the recipient for payment of all unpaid costs and unsettled third-party claims identified in Item E above; that the Department, the State of Kansas, and the United States of America are under no obligation to make any further payment to the recipient under the Grant Agreement in excess of the amount identified on Line 18 above; and that every statement and amount set forth in this instrument is, to the best of my knowledge, true and correct as of this date.

_____	_____	Chuck Munsell, Mayor
Date	Signature of Chief Elected Official	Typed Name and Title

H. Department Approval

This Certificate of Completion is hereby approved. Therefore, I authorize cancellation of the unutilized contract agreement and related funds reservation and obligations _____ (line 16 above).

_____	_____	_____
Date	Signature for CDBG Program	Typed Name

NOTICE OF COMPLETION/FINAL INSPECTION AND FINAL WAGE COMPLIANCE REPORT FORMAT

To: Kansas Department of Commerce
CDBG Program
1000 S.W. Jackson St., Suite 100
Topeka, Ks 66612-1354

Date: 6/25/26

Grantee: City of Pittsburg

Grant Number: 23PF026

1. Date of Construction Completion: 10/31/25

2. Date of Final Inspection: 10/31/25

FINAL WAGE COMPLIANCE REPORT FORMAT

While you or your representative were reviewing the contractor's weekly payrolls, were any laborers or mechanics paid less than the minimum wage rate plus fringe benefits as specified in the Secretary of Labor's Wage Decision that applied to this project?

☒ NO

☐ YES

If yes, provide the following information:

a. Total amount of restitution paid (difference between what was first paid and what was required to be paid): \$ _____

b. Method of restitution:

☐ paid by contractor(s)

☐ paid by city with funds withheld from payment to contractor(s).

Name of Contractor or Subcontractor	Name of Affected Employees	Amount of Restitution Paid to Employee	Nature of Violation Leading to Restitution

Chuck Munsell, Mayor

Date

Signature of Chief Elected Official

Typed Name and Title

SECTION 3 CLOSE-OUT REPORT

(To be completed by grantee for ALL labor hours worked on the project)

A. Grantee Information on Section 3 Project

Name of Grantee: City of Pittsburgh

Project Number: 23PF026

B. Project Labor Hours

Total Labor Hours worked: 1381

Section 3 worker labor hours: _____

Targeted Section 3 worker labor hours: _____

Section 3 worker percentage: 423

Targeted Section 3 worker percentage: 51

(Benchmarks are 25% for Section 3 workers and 5% for Targeted Section 3 workers)

*****If the project meets the above benchmarks, skip ahead to Section D Certification. If not, please continue to Qualitative Efforts.*****

C. Qualitative Efforts made by Grantee and Contractors

Mark all the efforts that were undertaken to solicit low-income persons for job and contracting opportunities on this project:

- ☒ Engaged in outreach efforts.
- ☐ Provided training or apprenticeship opportunities.
- ☐ Provided technical assistance to help workers compete for jobs.
- ☐ Held one or more job fairs.
- ☐ Provided assistance to apply for/or attend college or vo-tech.
- ☐ Assisted with financial literacy training and/or coaching for workers.
- ☐ Provided technical assistance to help understand and bid on contracts.
- ☒ Divided contracts into smaller jobs to facilitate participation.
- ☐ Provided bonding assistance or other efforts to support viable bids.
- ☐ Promoted use of DBE business registries.
- ☒ Outreach, engagement or referrals.

Other:

For all the Qualitative Efforts selected above, please attach documentation of these efforts with this Report.

D. Certification

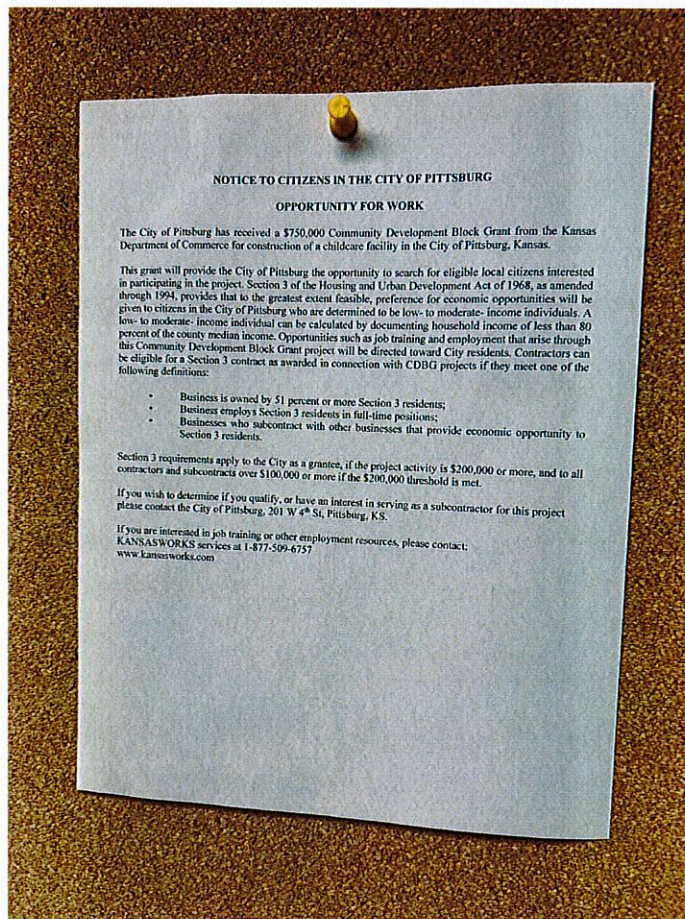
I affirm that the above statements are true, complete, and correct to the best of my knowledge and belief.

On behalf of City of Pittsburgh, I hereby certify, under penalty of law, that the provided Information is correct to best of my knowledge.

Chuck Munsell, Mayor
Print Name/Title

Signature

Date



cedures

action.

nearest exit.
ide you if you are

ators.
bly area if applicable.

he closest fire alarm.
you if you are unsure

le and away from the

smoke and heat, if

on and nature of the

ed with an approved
qualified personnel.

a, i.e. basement, first

g maintenance and
e of the leak.

re of the illness or

rives if there is no
fluids.

of the building. If an
ailable, move to an
he lowest floor and
rniature. Avoid places

exterior doors.
a building, if possible.
ere is no time to get
ying area or crouch

alert for signs of
lash flooding.

NOTICE TO CITIZENS IN THE CITY OF PITTSBURG OPPORTUNITY FOR WORK

The City of Pittsburg has received a \$730,000 Community Development Block Grant from the Kansas Department of Commerce for construction of a childcare facility in the City of Pittsburg, Kansas.

This grant will provide the City of Pittsburg the opportunity to search for eligible local citizens interested in participating in the project. Section 3 of the Housing and Urban Development Act of 1968, as amended through 1994, provides that to the greatest extent feasible, preference for economic opportunities will be given to citizens in the City of Pittsburg who are determined to be low- to moderate- income individuals. A low- to moderate- income individual can be calculated by documenting household income of less than 80 percent of the county median income. Opportunities such as job training and employment that arise through this Community Development Block Grant project will be directed toward City residents. Contractors can be eligible for a Section 3 contract as awarded in connection with CDBG projects if they meet one of the following definitions:

- Business is owned by 51 percent or more Section 3 residents.
- Business employs Section 3 residents in full-time positions.
- Businesses who sub-contract with other businesses that provide economic opportunity to Section 3 residents.

Section 3 requirements apply to the City as a grantee, if the project activity is \$200,000 or more, and to all contractors and subcontracts over \$100,000 or more if the \$200,000 threshold is met.

If you wish to determine if you qualify, or have an interest in serving as a subcontractor for this project please contact the City of Pittsburg, 201 W 4th St, Pittsburg, KS.

If you are interested in job training or other employment resources, please contact:
KANSASWORKS services at 1-877-569-6757
www.kansasworks.com



Memorandum

TO: Daron Hall, City Manager

FROM: Blake Benson, Economic Development Director

DATE: September 10, 2026

SUBJECT: September 22, 2026 Agenda Item
Robert Dougherty building improvement project

Local resident Rob Dougherty is planning a significant redevelopment of the property at 305, 311, 315 and 317 East 7th Street, all of which have been inactive and dilapidated for a number of years. This is anticipated to be a \$2,148,700 million investment by Mr. Dougherty. The project consists of the redevelopment and renovation of an existing multi-building commercial property into a multi-use entertainment, dining, and nightlife destination. Planned improvements include extensive interior renovations; electrical, plumbing, HVAC, structural and life-safety upgrades; accessibility and code-compliance improvements; commercial kitchen construction; restroom improvements; and exterior/site improvements. The project is anticipated to be complete by May 2027.

Mr. Dougherty recently applied for economic development incentives to support the building improvement project. The Economic Development Advisory Committee (EDAC) met on September 2, 2026, to consider Mr. Dougherty's request and recommended a reimbursement of 10%, with the City's portion not to exceed \$214,870, upon completion of the project. As with similar requests in the past, the EDAC recommendation reiterated that the City's funds must be used to fund permanent, fixed improvements (electrical, plumbing, etc.)

Please place this item on the agenda for the City Commission meeting scheduled for Tuesday, September 22, 2026. Action being requested is approval or denial of the EDAC recommendation.

Blake Benson

From: City of Pittsburg <website.internal@pittks.org>
Sent: Tuesday, August 25, 2026 8:38 AM
To: Blake Benson; bbenson710@yahoo.com
Subject: New Application for RLF Submitted

General Information

1. Name of Applicant Firm

Robert Dougherty

2. Date of Request

08/25/2026

Contact Information

3. Firm Address

522 E 21st. ST
Pittsburg, Kansas 66762
United States
[Map It](#)

Firm Phone Number

(660) 200-6182

Email Address

robby13june@gmail.com

4. Names, addresses and email addresses of the principal officers, directors and members of the applicant

Robert Dougherty
522 E 21st St, Pittsburg, KS 66762
robby13june@gmail.com
Sole Member / Owner

5. Name, address, phone number and email address for applicant's attorney

Marshall Blitzner
Wheeler & Mitchelson
319 N Broadway Street
Pittsburg, KS 66762
Phone: (620) 231-4650
Email: mblinzler@wm-law.com

Project Details

6. Estimated total project value (provide detailed breakdown of expected costs)

Estimated Total Project Value: \$2,000,000

- * Engineering, architectural/design & code review: \$38,000
- * Building renovations & construction: TBD
- * Electrical: TBD
- * Plumbing: TBD
- * HVAC: TBD
- * Fire/life-safety & code compliance: TBD
- * Interior buildout/finishes: TBD
- * Fixtures & equipment: TBD

- * Site/exterior improvements: TBD
- * Contingency/other construction costs: TBD

Totals Will be available at the time of the meeting, My General Contractor is Working on the totals

7. Amount being requested (should not exceed 10% of the total project cost)

200,000

8. Address of proposed project

305,311,315 & 317 East 7th street
Pittsburg, KANSAS 66762
[Map It](#)

9. Estimated project completion date

05/01/2027

10. Estimated job creation and expected average wage of jobs created

Estimated creation of approximately 22–28 jobs:

- 4–5 Cooks — approximately \$25/hour
- 3 Order/Counter Staff — approximately \$20/hour
- 3–4 Security/Door Staff — approximately \$10/hour plus tip payout
- 1–2 DJs — contracted positions
- 1 Entertainment/Mechanical Bull Operator — approximately \$20/hour
- 10–12 Bartenders — tipped positions with applicable base wage
- 1 Operations Manager — compensation TBD

I would not say “primary wage is based on tips.” “Tipped positions with applicable base wage” sounds much better on a government loan application.

11. Other sources of funding (secured vs. pending)

- \$450,000 Loan on Purchase — secured
- \$1,500,000 Construction Loan — Pre approval Secured

12. Summary of project, including construction to occur, future use of property, unusual demands for water/wastewater service and police/fire protection, etc.

The project consists of the redevelopment and renovation of an existing multi-building commercial property into a multi-use entertainment, dining, and nightlife destination. Planned improvements include extensive interior renovations; electrical, plumbing, HVAC, structural and life-safety upgrades; accessibility and code-compliance improvements; commercial kitchen construction; restroom improvements; and exterior/site improvements.

Upon completion, the property will include Bar57, a sports bar and entertainment venue; The Silo, an 18+ country dance hall; The Jungle nightclub; arcade and pool areas; outdoor entertainment and recreation areas; and multiple food concepts operating from The Kitchen Collective.

The project will reactivate and substantially improve the existing property, create new employment opportunities, increase commercial activity, and provide additional entertainment and dining options in Pittsburg. Increased water and wastewater demand is anticipated primarily from restrooms, food-service operations, and normal hospitality uses. The project will be designed in accordance with applicable building, fire, occupancy, accessibility, and life-safety requirements. Due to the entertainment uses and anticipated customer volume during peak operating periods, appropriate security, crowd-management, fire-safety, and emergency-access measures will be incorporated into the final design and operating plan.

13. Name, address, and phone numbers of general contractor, subcontractors, and architect/engineer.

General Contractor - Gunnar Toney
(620)240-0914

Engineer - Chris Pross
(712)249-6758

14. Describe the organizational structure of applicant (proprietorship, partnership, limited liability company, corporation, etc.). Note relationship to a parent company.

Anchor Estates LLC is a Kansas limited liability company organized as a single-member, member-managed LLC. Robert Dougherty is the sole member and owns 100% of the company. Anchor Estates LLC owns and manages the commercial

property being redeveloped as part of this project. The company is independently owned and is not a subsidiary of a parent company.

INTEROFFICE MEMORANDUM

To: Mayor, City Commissioners, Daron Hall, Tammy Nagel

From: Megan Keener, Assistant Director of Housing

CC: Kim Froman, Director of Community Development and Housing

Date: September 8, 2026

Subject: Agenda Item: September 22, 2026: Annual Plan – Civil Rights Certification

The Pittsburg Public Housing Authority (PHA) is required to submit an Annual Plan to the U.S. Department of Housing and Urban Development (HUD) each year. As a Qualified Housing Authority, a designation given to high-performing PHAs, we are only required to submit the Civil Rights Certification as part of our Annual Plan.

Please note that HUD requires this certification to be submitted at least 75 days prior to the start of our fiscal year. Timely submission ensures continued compliance with HUD regulations and maintains our status as a high-performing agency.

Staff respectfully recommends that the Commissioners authorize the Mayor to sign all necessary documents on behalf of the City.

If you have any questions or need additional information regarding this requirement, please feel free to reach out.

Sincerely,



Megan Keener
Assistant Director of Housing
Pittsburg Public Housing Authority

Attachments:

- 1) Civil Rights Certification (signature required)

Civil Rights Certification (Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 01/2027, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq.*), the Violence Against Women Act (34 U.S.C. § 12291 *et seq.*), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 *et seq.*, 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Pittsburg Housing Authority

KS149

PHA Name

PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. § 3729, 3802)

Name of Executive Director: MRS Megan Keener	Name of Board Chairman: Chuck Munsell
Signature:  Date: 9-22-2026	Signature: _____ Date: _____

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 *et seq.*, and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

ORDINANCE NO. G-1404

AN ORDINANCE amending Section 54-41 of the Code of the City of Pittsburg, Kansas, regulating certain public offenses within the corporate limits of the City of Pittsburg, Kansas, by adopting by reference the 2026 Edition of the “Uniform Public Offense Code for Kansas Cities” as published by The League of Kansas Municipalities, save and except such parts or portions as supplemented, deleted or changed; and repealing Ordinance No. G-1373. No fewer than three copies of said Uniform Public Offense Code shall be marked or stamped Official Copy as Adopted by Ordinance No. G-1404; with all sections or portions thereof intended to be omitted or changed clearly marked to show any such change or omission and to which shall be attached a copy of this Ordinance, and filed with City Clerk to be open to inspection and available to the public at all reasonable hours.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PITTSBURG,
KANSAS:

Section 1. Section 54-41 of the Code of the City of Pittsburg, Kansas, is hereby amended to read:

For the purpose of regulating certain public offenses within the corporate limits of the City of Pittsburg, Kansas, the 2026 Edition of the “Uniform Public Offense Code for Kansas Cities” prepared and published by The League of Kansas Municipalities is incorporated herein by reference save and except Sections 4.1, 10.5 and 10.6 which are amended by Sections 54-42, 54-43 and 54-44 of the Code of the City of Pittsburg, Kansas; amending Section 6.7.1 by making the violation thereof a Class B rather than a Class A violation; and the following sections which are hereby deleted: 5.2 (Furnishing Alcoholic Liquor or Cereal Malt Beverage to a Minor); 5.8 (Purchase, Consumption or Possession of Alcoholic Liquor or Cereal Malt Beverage by a Minor); 6.18 (Motor Vehicle Dealers; Selling Motor Vehicle Without a License); 6.19 (Equity Skimming); 7.6 (Performance of Unauthorized Official Act); 7.7 (Simulating Legal Process); 7.10 (False Signing of Petition); 7.14 (Electioneering); 8.1 (Denial of Civil Rights); 10.13 (Barbed Wire); 10.14 (Operation of a Motor Boat or Sailboat); 10.19 (Sale of Medicines and Drugs Through Vending Machines); 11.8 (Gambling); 11.9 (Commercial Gambling); 11.9.1 (illegal Bingo operation); and 11.10 (Possession of a Gambling Device).

Section 2: Section 6.7(a)(1) [Criminal Trespass] of the Uniform Public Offense Code for Kansas, Cities is hereby amended to include the following:

(C) Criminal trespass is also entering or remaining upon the grounds of Mt. Olive Cemetery by a person not authorized to do so, whether by foot or conveyance, from the hours of 6:00 p.m. until 7:00 a.m. from October 16 to March 31 and from the hours of 8:00 p.m. until 7:00 a.m. from April 1 to October 15 of each year.

(D) Criminal trespass is also entering or remaining upon the grounds of the skate park area known as The Pitt in Schlanger Park by a person not authorized to do so, whether by foot or conveyance, from the hours of 7:00 p.m. until 7:00 a.m. from October 31 to March 31 and from the hours of 9:00 p.m. until 7:00 a.m. from April 1 to October 30 of each year.

Section 4: Ordinance No. G-1373 of the City of Pittsburg is hereby repealed.

Section 5: This Ordinance shall become effective following its passage and publication in the City's official newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY OF PITTSBURG,
KANSAS, this 22nd day of September, 2026.

Mayor – Chuck Munsell

ATTEST:

Tammy Nagel, City Clerk

(SEAL)

ORDINANCE NO. G-1405

AN ORDINANCE amending Section 78-31 of the Code of the City of Pittsburg, Kansas, and providing for the protection of public health, property, and safety, and the regulation of traffic by adopting by reference the 2026 Edition of the “Standard Traffic Ordinance for Kansas Cities” as published by The League of Kansas Municipalities, save and except such parts or portions as supplemented, deleted or changed and repealing Ordinance No. G-1374.

BE IT THEREFORE ORDAINED BY THE GOVERNING BODY OF THE CITY OF PITTSBURG, KANSAS:

Section 78-31 of the Code of the City of Pittsburg, Kansas, is hereby amended to read:

SECTION 1: For the purpose of regulating traffic within the corporate limits of the City of Pittsburg, Kansas, that certain Traffic Ordinance known as, “Standard Traffic Ordinance for Kansas Cities”, Edition of 2026, prepared and published in book form by the League of Kansas Municipalities, Topeka, Kansas, is incorporated herein by reference; except such parts as supplemented, deleted or changed by Sections 78-39 [Sec.13 Traffic Control Signal Legend], 78-32 [Sec. 32 Speed Limitations; Basic Rule], 78-33 [Sec. 33 Maximum Speed Limits], 78-34 [Sec. 20 Play Streets, Sec. 50 Right, Left & U-Turns at Intersections: Sec. 119 Parades & Processions, Sec. 120 Driving through Procession, Sec. 136 Use of Coasters, Roller Skates & Similar Devices Restricted], 78-35 [Sec 1 Definition: Traffic Infractions and Traffic Offenses], 78-37 [Sec. 19 Designation of Crosswalks and Safety Zones], 78-38 [Sec. 93 Parking Disabled and other vehicles] and 78-78 [Sec. 114.2 Unlawful operation of a Micro Utility Truck] of the Code of the City of Pittsburg, Kansas. Not less than 3 copies of said Standard Traffic Ordinance shall be marked or stamped “Official Copy, as adopted by Ordinance No. G-1405”; with all sections or portions thereof intended to be omitted or changed clearly marked to show such change or omission and to which shall be attached a copy of this Ordinance and filed with City Clerk to be open for inspection and available to the public at all reasonable hours. The Police Department, Municipal Judge and all administrative departments of the City charged with the enforcement of the Ordinance, shall be

supplied, at the cost of the city, such number of official copies of such Standard Traffic Ordinance similarly marked as may be deemed expedient.

SECTION 2: Section 13 of the Standard Traffic Ordinance is also amended to read as follows:

Sec. 13. Traffic-Control Signal Legend. Whenever traffic is controlled by traffic-control signals exhibiting different colored lights, or colored lighted arrows, successively one at a time or in combination, only the colors green, red and yellow shall be used, except for special pedestrian signals carrying a word legend, and said lights shall indicate and apply to drivers of vehicles and pedestrians as follows:

(a) **Green Indication.**

(1) Vehicular traffic facing a circular green signal may proceed straight through or turn right or left, unless a sign at such place prohibits either such turn; but vehicular traffic, including vehicles turning right or left, shall yield the right-of-way to other vehicles and to pedestrians lawfully within the intersection or an adjacent crosswalk at the time such signal is exhibited.

(2) Vehicular traffic facing a green arrow signal, shown alone or in combination with another indication, may enter the intersection cautiously only to make the movement indicated by such arrow, or such other movement as is permitted by other indications shown at the same time. Such vehicular traffic shall yield the right-of-way to pedestrians lawfully within an adjacent crosswalk and to other traffic lawfully within an adjacent crosswalk and to other traffic lawfully using the intersection.

(3) Unless otherwise provided by a pedestrian control signal, as provided in Section 14, pedestrians facing any green signal, except when the sole green signal is a turn arrow may proceed across the roadway within any marked or unmarked crosswalk.

(b) **Steady Yellow Indication.**

(1) Vehicular traffic facing a steady circular yellow or yellow arrow signal is hereby warned that the related green movement is being terminated or that a red indication will be exhibited immediately thereafter when vehicular traffic shall not enter the intersection. Vehicular traffic shall stop before entering the intersection unless so close to the intersection that a stop cannot be made in safety.

(2) Pedestrians facing a steady circular yellow or yellow arrow signal, unless otherwise directed by a pedestrian-control signal as provided in Section 14, are thereby advised that there is insufficient time to cross the roadway before a red indication is shown and no pedestrian shall then start to cross the roadway.

(c)

Steady Red Indication.

(1) Vehicular traffic facing a steady circular red or red arrow signal alone shall stop at a clearly marked stop line, but if none, before entering the crosswalk on the near side of the intersection or if none, then before entering the intersection, and shall remain standing until an indication to proceed is shown, except as provided in paragraphs (2) and (3) of this subsection. Any turn provided for in said paragraph (2) and (3) shall be governed by the applicable provisions of Section 49 of this ordinance.

(2) Unless a sign is in place prohibiting a turn, vehicular traffic facing a steady red signal may cautiously enter the intersection to make a right turn after stopping as required by paragraph (1) of this subsection. After stopping, the driver shall yield the right-of-way to any vehicle in the intersection or approaching on another roadway so closely as to constitute an immediate hazard during the time such driver is moving across or within the intersection or junction of roadways. Such vehicular traffic shall yield the right-of-way to pedestrians lawfully within an adjacent crosswalk and to other traffic lawfully using the intersection.

(3) Unless a sign is in place prohibiting a turn, vehicular traffic upon a roadway restricted to one-way traffic facing a steady red signal at the intersection of such roadway with another roadway restricted to one-way traffic which is proceeding to the left of such vehicular traffic, may cautiously enter the intersection to make a left turn after stopping as required by paragraph (1) of this subsection. After stopping, the driver shall yield the right-of-way to any vehicle in the intersection or approaching on another roadway so closely as to constitute an immediate hazard during the time such driver is moving across or within the intersection or junction of roadways. Such vehicular traffic shall yield the right-of-way to pedestrians lawfully within an adjacent crosswalk and to other-traffic lawfully using the intersection.

(4) Unless otherwise directed by a pedestrian-control signal as provided in Section 14, pedestrians facing a steady circular red or red arrow signal alone shall not enter the roadway.

- (d) In the event an official traffic-control signal is erected and maintained at a place other than an intersection, the provisions of this section shall be applicable except as to those provisions which by their nature can have no application. Any stop required shall be made at a sign or marking on the pavement indicating where the stop shall be made, but in the absence of any such sign or marking the stop shall be made at the signal. (K.S.A. 8-1508)

SECTION 3: Ordinance No. G-1374 of the City of Pittsburg, Kansas, is hereby repealed.

SECTION 4: This ordinance shall take effect and be in force from and after its passage and publication in the official city paper.

PASSED AND APPROVED BY THE GOVERNING BODY OF PITTSBURG,
KANSAS, this 22nd day of September, 2026.

Mayor – Chuck Munsell

ATTEST:

Tammy Nagel, City Clerk

(SEAL)



**DEPARTMENT OF PROPERTY &
SANITATION**

201 West 4th Street · Pittsburg KS
66762

(620) 231-4170

www.pittks.org

Interoffice Memorandum

TO: Daron Hall

FROM: Dexter Neisler, Director of Property and Sanitation

DATE: September 15, 2026

Subject: Approval to amend ordinance G-663

I am writing this to request approval from the commission to amend ordinance G-663

This recommendation from the Planning Commission is to amend ordinance G-633 to remove the maximum 900 square foot limitations for secondary structures within all residential zoning districts.

The actions to be considered include approval, deny or send back to the Planning Commission for additional consideration.

Dexter Neisler

Director of Property and Sanitation

City of Pittsburg, KS 66762

620-230-5517

Dexter.neisler@pittks.org



(Summary Published in The Morning Sun on September 25, 2026)

ORDINANCE NO. G- 1406

AN ORDINANCE amending the size requirements for accessory structures by amending and supplementing Zoning Ordinance No. G-663.

WHEREAS, the Planning and Zoning Commission of the City of Pittsburg, Kansas, has filed their recommendation to amend ordinance G-663.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PITTSBURG, KANSAS:

Section 10: Section 30-108 of Zoning Ordinance No. G-663 is hereby amended and shall read as follows:

30-108 Accessory Uses Allowed: Accessory uses shall be allowed; provided, said accessory uses shall be limited to those specified herein for the various zoning classifications:

1. In District "R-1A" Single-Family Residential, "R-1B" Single-Family Residential, "R-1C" Single-Family Residential, and "R-2" Two-Family Residential districts, only the following accessory uses are allowed:
 - a. Accessory buildings and uses commonly associated with residential activity, including, but not limited to, the following:
 - Accessory off-street parking and loading spaces
 - Fences or walls
 - Flag poles
 - Gates or guard houses for subdivisions
 - Guest houses
 - Home barbecue grills
 - Parabolic and satellite dish-type antennas one {1} meter or less in diameter
 - Play equipment
 - Private garages and carports
 - Servants quarters
 - Small storage sheds
 - collectors
 - Swimming pools
 - Television and radio receiving antennas less than 50 feet in height

No accessory building or use shall occupy a required front yard (except basketball goals, flag poles and fences as permitted.) No accessory structure is to be located inside an easement. No accessory building shall be larger than the main structure. Some accessory structures such as radio tower or flagpole may be taller than the main structure.

This Ordinance shall become effective upon its passage and publication of its summary in the official City newspaper.

ADOPTED AND PASSED by the Governing Body on the 22nd day of September, 2026

ATTEST:

Chuck Munsell - Mayor

Tammy Nagel - City Clerk