

Table of Contents

Agenda	3
Approval of the February 9, 2016, City Commission Meeting minutes. 02-09-2016 Minutes.	6
Approval of staff recommendation to award the bid for the Pittsburg Public Library Floor Covering Replacement Project to Joplin Floor Designs, Inc., of Joplin, Missouri, based on their low bid meeting specifications of \$118,000.00, approval of funding for this project to include \$59,000.00 from the Library Building Annuity and the remaining \$59,000.00 to be paid through private library funds, and authorization for the Mayor and City Clerk to execute the contract documents once prepared. Library Flooring Project Bids Memo.	8
Floor Covering 2016	10
Approval of Police Department staff request to waive the City bid policy for capital purchases in order to purchase three (3) 2016 Dodge Charger police package vehicles and two (2) 2016 Ford Explorer Police package vehicles utilizing the State of Kansas vehicle purchasing contacts as a governmental sub-unit for a total purchase price of \$137,882.80. fleetpurchase16.	11
Approval of staff recommendation to approve four Quit Claim Deeds to transfer ownership of four easements located at 1011 East Centennial to Wal-Mart Real Estate Business Trust, and authorize the Mayor to execute the Deeds on behalf of the City. Easement Vacation Memo 02.23	13
Walmart Quit Claim Deed 02.23.16.	14
Walmart Easement Diagram	22
Approval of Ordinance No. G-1245, changing the title of the Department of Planning and Community Services to the Department of Housing and Community Development on the list of departments created and established for the administration of the affairs of the City, and authorization for the Mayor to sign the Ordinance on behalf of the City. Ordinance No. G-1245	23
Approval of Ordinance No. G-1246, amending Section 2-139 of the Pittsburg City Code to remove the Codes Enforcement Division from the control and supervision of the Department of Housing and Community Development, and authorization for the Mayor to sign the Ordinance on behalf of the City. Ordinance No. G-1246	25
Approval of Ordinance No. G-1247, amending Section 2-132 of the Pittsburg City Code to place the Codes Enforcement Division under the control and supervision of the Department of Public Works and to remove the Electronics Division and the Street Division from the control and supervision of the Department of Public Works, and authorization for the Mayor to sign the Ordinance on behalf of the City. Ordinance No. G-1247	27

Approval of Ordinance No. G-1248, amending Section 2-138 of the Pittsburg City Code to place the Street Division under the control and supervision of the Department of Public Utilities, and authorization for the Mayor to sign the Ordinance on behalf of the City.

Ordinance No. G-1248 29

Approval of Ordinance No. S-1032, granting an ad valorem tax exemption to Miller's Inc., pursuant to the City of Pittsburg's Policy and procedures adopted November 10, 1987, as authorized by Section 13, Article 11, of the Constitution of the State of Kansas, and authorization for the Mayor to sign the Ordinance on behalf of the City.

Ordinance No. S-1032 - Miller's Tax Exemption 31

Approval of the Appropriation Ordinance for the period ending February 23, 2016 subject to the release of HUD expenditures when funds are received.

CHECK LIST 33

PUBLIC HEARING – PROPERTY TAX ABATEMENT – RALLISON, LP - The City of Pittsburg advertised for a Public Hearing to be held on February 23, 2016, 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, to consider the request submitted by Rallison, LP (parent company of Progressive Products, Inc.), for a five-year tax exemption.

Rallison, LP Memo 45

Rallison, LP Application 46

Rallison, LP Cost Benefit Analysis 57

THE LORD'S DINER PROJECT - Consider a request submitted by the Catholic Diocese of Wichita, Kansas (CDWK) to receive an allocation in the amount of \$130,000 from the Revolving Loan Fund (RLF) to support the Pittsburg Lord's Diner project which will serve nutritious meals every day of the year at their facility located at 406 North Locust with dignity and respect to anyone who is hungry.

Lord's Diner Memo 69

Lord's Diner EDAC Application 71

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, February 23, 2016
5:30 PM

CALL TO ORDER BY THE MAYOR:

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

CONSENT AGENDA:

- a. Approval of the February 9, 2016, City Commission Meeting minutes.
- b. Approval of staff recommendation to award the bid for the Pittsburg Public Library Floor Covering Replacement Project to Joplin Floor Designs, Inc., of Joplin, Missouri, based on their low bid meeting specifications of \$118,000.00, approval of funding for this project to include \$59,000.00 from the Library Building Annuity and the remaining \$59,000.00 to be paid through private library funds, and authorization for the Mayor and City Clerk to execute the contract documents once prepared.
- c. Approval of Police Department staff request to waive the City bid policy for capital purchases in order to purchase three (3) 2016 Dodge Charger police package vehicles and two (2) 2016 Ford Explorer Police package vehicles utilizing the State of Kansas vehicle purchasing contacts as a governmental sub-unit for a total purchase price of \$137,882.80.
- d. Approval of staff recommendation to approve four Quit Claim Deeds to transfer ownership of four easements located at 1011 East Centennial to Wal-Mart Real Estate Business Trust, and authorize the Mayor to execute the Deeds on behalf of the City.
- e. Approval of Ordinance No. G-1245, changing the title of the Department of Planning and Community Services to the Department of Housing and Community Development on the list of departments created and established for the administration of the affairs of the City, and authorization for the Mayor to sign the Ordinance on behalf of the City.
- f. Approval of Ordinance No. G-1246, amending Section 2-139 of the Pittsburg City Code to remove the Codes Enforcement Division from the control and supervision of the Department of Housing and Community Development, and authorization for the Mayor to sign the Ordinance on behalf of the City.

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, February 23, 2016
5:30 PM

- g. Approval of Ordinance No. G-1247, amending Section 2-132 of the Pittsburg City Code to place the Codes Enforcement Division under the control and supervision of the Department of Public Works and to remove the Electronics Division and the Street Division from the control and supervision of the Department of Public Works, and authorization for the Mayor to sign the Ordinance on behalf of the City.
- h. Approval of Ordinance No. G-1248, amending Section 2-138 of the Pittsburg City Code to place the Street Division under the control and supervision of the Department of Public Utilities, and authorization for the Mayor to sign the Ordinance on behalf of the City.
- i. Approval of Ordinance No. S-1032, granting an ad valorem tax exemption to Miller's Inc., pursuant to the City of Pittsburg's Policy and procedures adopted November 10, 1987, as authorized by Section 13, Article 11, of the Constitution of the State of Kansas, and authorization for the Mayor to sign the Ordinance on behalf of the City.
- j. Approval of the Appropriation Ordinance for the period ending February 23, 2016 subject to the release of HUD expenditures when funds are received.
ROLL CALL VOTE.

PUBLIC HEARING:

- a. PUBLIC HEARING – PROPERTY TAX ABATEMENT – RALLISON, LP - The City of Pittsburg advertised for a Public Hearing to be held on February 23, 2016, 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, to consider the request submitted by Rallison, LP (parent company of Progressive Products, Inc.), for a five-year tax exemption. **Following Public Hearing, approve or disapprove request and, if approved, direct the preparation of the necessary Ordinance.**

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, February 23, 2016
5:30 PM

CONSIDER THE FOLLOWING:

- a. THE LORD'S DINER PROJECT - Consider a request submitted by the Catholic Diocese of Wichita, Kansas (CDWK) to receive an allocation in the amount of \$130,000 from the Revolving Loan Fund (RLF) to support the Pittsburg Lord's Diner project which will serve nutritious meals every day of the year at their facility located at 406 North Locust with dignity and respect to anyone who is hungry. **Approve or disapprove request and, if approved, authorize the Mayor to sign the appropriate documents on behalf of the City.**

NON-AGENDA REPORTS & REQUESTS:

EXECUTIVE SESSIONS:

- a. EXECUTIVE SESSION - An Executive Session is necessary for discussion regarding confidential data relating to the financial affairs of a corporation. **Motion to recess into Executive Session for approximately 40 minutes for discussion regarding confidential data relating to the financial affairs of a corporation.**
- b. EXECUTIVE SESSION - An Executive Session is necessary for discussion of personnel matters of nonelected personnel. **Motion to recess into Executive Session for approximately 30 minutes for discussion regarding personnel matters of nonelected personnel.**

ADJOURNMENT

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
February 9th, 2016

A Regular Session of the Board of Commissioners was held at 5:35 p.m. on Tuesday, February 9th, 2016, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Chuck Munsell presiding and the following members present: Michael Gray, Jeremy Johnson, John Ketterman and Monica Murnan.

Gary Gugala of the Salvation Army provided the invocation.

Mayor Munsell led the flag salute.

PUBLIC INPUT – CRAWFORD COUNTY ECONOMIC DEVELOPMENT STEERING COMMITTEE
- Crawford County Commissioner Jeff Murphy announced that Crawford County is forming a nine-member County Economic Development Steering Committee. Mr. Murphy indicated that the committee will have members with a broad range of experience from all regions of the county. Mr. Murphy urged any citizen interested to apply. Applications are due to the Crawford County Clerk by March 1st, 2016.

APPROVAL OF MINUTES – JANUARY 26th, 2016 - On motion of Murnan, seconded by Johnson, the Governing Body approved the January 26th, 2016, City Commission Meeting minutes as submitted. Motion carried.

FORGIVABLE LOAN – CDL ELECTRIC COMPANY, INC. – On motion of Murnan, seconded by Johnson, the Governing Body approved the Economic Development Advisory Committee's recommendation to forgive the 2016 loan payment from CDL Electric Company, Inc. in the amount of \$41,564.68, as CDL Electric Company, Inc. has complied with the forgiveness requirements set forth in their loan documents and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried.

TAX ABATEMENT RENEWALS – On motion of Murnan, seconded by Johnson, the Governing Body approved the Economic Development Advisory Committee's recommendation to grant 2016 tax abatement renewals to Millers, Pinamonti Physical Therapy, and Pittsburg Hospitality, LLC. Motion carried.

CHANGE ORDER AND FINAL PAYMENT - 2015 SALES TAX STREET PROGRAM – On motion of Murnan, seconded by Johnson, the Governing Body approved Change Order No. 1 reflecting an increase in the amount of \$33,804.10, making a new contract construction amount of \$244,638.50, and final payment in the amount of \$54,887.54 to Blevins Asphalt Construction Co., Inc., of Mt. Vernon, Missouri, for the 2015 Sales Tax Street Program in Twin Lakes Addition. Motion carried.

DISPOSITION OF BIDS – PAVEMENT STRIPING MACHINE – On motion of Murnan, seconded by Johnson, the Governing Body approved staff recommendation to purchase a Pavement Striping Machine from the vendor providing the lowest quote meeting specs, Paving Maintenance Supply, Inc., of Chandler, Arizona, in the amount of \$23,748.85 and authorized the issuance of the necessary purchase order. Motion carried.

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
February 9th, 2016

DISPOSITION OF BIDS – BRUSH TRUCK – On motion of Murnan, seconded by Johnson, the Governing Body approved staff recommendation to award the bid for the purchase of a 2016 F350 brush truck with associated tank, pump, and loose equipment for use by the Pittsburg Fire Department to Weis Fire and Safety Equipment, of Salina, Kansas, based on their bid meeting specifications of \$94,400 and award the bid for the purchase and installation of graphics and radio equipment for the new brush truck to CDL Electric, of Pittsburg, Kansas, based on their low bid meeting specifications of \$1,515.22 (total purchase price of \$95,915.22 with \$38,454.00 from CDBG grant funding and \$57,461.22 City contribution), and authorized the issuance of the necessary purchase orders. Motion carried.

KANSAS HOUSING RESOURCES CORPORATION GRANT – On motion of Murnan, seconded by Johnson, the Governing Body approved staff request to accept a grant in the amount of \$200,000 from the Kansas Housing Resources Corporation for infrastructure costs in the form of fire sprinklers, a fire alarm system and egress from the buildings located at 602 and 604 North Broadway and the consequent rehabilitation of two 1-bedroom units and four 2-bedroom units on the upper floors of these buildings for rental housing purposes, and authorized the Mayor to sign the grant documents on behalf of the City. Motion carried.

APPROPRIATION ORDINANCE – On motion of Murnan, seconded by Johnson, the Governing Body approved the Appropriation Ordinance for the period ending February 9th, 2016, subject to the release of HUD expenditures when funds are received, with the following roll call vote: Yea: Gray, Johnson, Ketterman, Munsell, and Murnan. Motion carried.

SPECIAL PRESENTATION - AREA-WIDE BROWNFIELD PLANNING – Lisa Nagle of Elan Planning, Design & Landscape Architecture, PLLC, provided information regarding the upcoming Area-Wide Brownfield Planning project. Commissioner Gray stressed that he would like the plan to be realistic. Ms. Nagle indicated that the plan, which she hopes will be adopted by the City of Pittsburg in March of 2017, will be realistic and useful. Commissioner Gray suggested individuals in addition to City staff members be appointed to the steering committee.

ADJOURNMENT: On motion of Johnson, seconded by Gray, the Governing Body adjourned the meeting at 6:04 p.m. Motion carried.

Chuck Munsell, Mayor

ATTEST:

Tammy Nagel, City Clerk



PITTSBURG PUBLIC LIBRARY
308 North Walnut · Pittsburg KS 66762

(620) 231-8110
www.pittks.org

Interoffice Memorandum

TO: DARON HALL
City Manager

FROM: BEVERLY CLARKSON
Library Director

DATE: February 12, 2016

SUBJECT: Agenda Item – February 23, 2016
DISPOSITION OF BIDS
Pittsburg Public Library Floor Covering Replacement Project

On Tuesday, February 9th, the City took bids for the replacement of floor covering at the Pittsburg Public Library. This work includes the purchase and installation of carpet and tile in designated areas of the library as follows:

- Phase One - Provide and install tile floor covering for main lobby, conference room, main stairwell and west/east entrances.
- Phase Two – Provide and install vinyl floor coverings and vinyl cove base for 5 restrooms and break room.
- Phase Three – Provide and install carpet tile on first floor designated areas.
- Phase Four – Provide and install carpet tile on entire 2nd floor, elevator and related broadloom carpet on rear steps.

There were eight (8) plan holders for this project, but only two (2) bids were received (see attached bid tabulation). The apparent low bid was submitted by Joplin Floor Designs, Inc., of Joplin, Missouri, in the amount of \$116,000.00. They also provided an option for an additional \$2,000.00 to continue ceramic tile into the restrooms rather than the specified sheet vinyl. Staff has reviewed the bids received with the library board and they recommend entering into a contract with Joplin Floor Designs, Inc. for the bid amount of \$116,000.00 and the additional \$2,000.00 for the tile option. The board believes it is worth the additional cost to upgrade the flooring in the restrooms.

MEMO TO: DARON HALL
FEBRUARY 12, 2016
PAGE TWO

Funding for this project will include \$59,000.00 from the Library Building Annuity with the remaining cost of \$59,000.00 to be paid through private library funds.

Would you please place this item on the agenda for the City Commission meeting scheduled for Tuesday, February 23rd, 2016. Action being requested is to approve the award of the project to Joplin Floor Designs, Inc. in the total amount of \$118,000.00 and, if approved, authorize the Mayor and City Clerk to execute the contract documents once prepared.

Attachment: Bid Tabulation



Bid Recapitulation Sheet

Pittsburg Public Library Floor Covering Replacement Project

Tuesday, February 9th, 2016 – 2:00 p.m.

City Hall Conference Room

Name and Address of Bidder	Total Bid
Pittsburg Interiors 818 East Highway K 171 Pittsburg, Kansas 66762	\$124,303.00
Joplin Floor Designs, Inc. 2309 East 32 nd Joplin, Missouri	\$116,000.00* *Plus Optional \$2,000 to Carry Tile through the Restrooms

INTEROFFICE MEMORANDUM

To: City Manager Daron Hall
Chief Mendy Hulvey

From: Lieutenant Tim Tompkins

CC:

Date: February 16, 2016

Subject: Fleet Vehicle Purchases

For FY 2016, the police department was scheduled to purchase four vehicles as part of our annual vehicle fleet replacement program. Recently, a marked patrol car was involved in an accident, and was damaged to the point of being totaled by our insurance carrier. Therefore, we are requesting permission to purchase a fifth vehicle to replace the totaled vehicle, which was a 2015 Dodge Charger in addition to our annual fleet replacement request.

The vehicles slated for replacement included three marked patrol units, and one SUV assigned to the Deputy Chief of Administration. As in years past, the police department is requesting permission to purchase vehicles directly from the State of Kansas purchasing contract, coordinated by the Kansas Highway Patrol. Following are the vehicles we are requesting to purchase for the patrol fleet and their anticipated costs:

Marked Patrol Fleet Replacement

The current contract price for Dodge Charger Patrol vehicles has gone down slightly over the 2015 contract price, which was \$26,255 per vehicle. The contract price including options for 2016 is 25,605.60 per vehicle, with the contract held by Davis-Moore of Wichita. We are requesting permission to purchase three (3) Dodge Charger Police package vehicles for a total purchase price of \$76,951.80. (Two scheduled for rotation and one to replace the totaled patrol car)

The fourth patrol vehicle we are requesting to replace is assigned to the Watch Commanders. These supervisory vehicles are not driven to the extent of daily patrol, and therefore are replaced as needed. The current vehicle we are replacing is 2012 Dodge Charger. We are requesting to replace that vehicle with another SUV, similar to the patrol SUV's we purchased in 2015. While this replacement will require the purchase of a new equipment console, the remainder of the emergency and radio

equipment used on the Charger will transfer to the SUV and require no further purchases. Currently, Rusty Eck Ford of Wichita, Kansas has the State of Kansas Purchasing contract for the Ford Explorer patrol SUV vehicles. The contract price for the patrol SUV is \$30,222.

SUV Assigned to Deputy Chief, Administration

The vehicles assigned to administration are also replaced as-needed based on several criteria including age of the vehicle, mileage and potential reallocation within the current fleet vehicles. For 2016, the police department was slated to replace the 2007 Ford Explorer currently assigned to the Deputy Chief of Administration. We are requesting permission to purchase a 2016 Ford Explorer Special Service Police package vehicle for the contract purchase price of \$30,709.

Summary

For FY2016, the Police Department was allocated \$140,000 for fleet vehicle replacement which includes vehicle purchases, equipment changeovers and the addition of graphics for the marked patrol vehicles. Currently, the total purchase price for vehicles, including the additional replacement vehicle of the totaled patrol car is \$137,882.80. Once the final settlement is reached, the reimbursement from the insurance company will be returned to the budget line, thus reducing the purchase price to allow for vehicle equipment changeover and graphics costs.

Should you have any questions concerning our fleet purchase requests, please contact me at your convenience. I will also be in attendance at the City Commission meeting, should Commissioners have any questions as well.



DEPARTMENT OF PUBLIC WORKS

201 West 4th Street · Pittsburg KS 66762

(620) 231-4100

www.pittks.org

Interoffice Memorandum

TO: DARON HALL
City Manager

FROM: TROY GRAHAM
Assistant Director of Public Works

DATE: February 17, 2016

SUBJECT: Consent Agenda Item – February 23, 2016
Quit Claim Deeds for Easements

Attached are four (4) quit claim deeds written to quit claim property currently owned by the City of Pittsburg as easements to Wal-Mart Real Estate Business Trust. These easements were originally deeded to the City of Pittsburg for utility use many years ago. When the newly opened Wal-Mart Market acquired the property which contained the easements, the utilities were abandoned and new easements were put in place in 2015. As part of this process, City staff is recommending the quit claim deeding of these abandoned easements back to Wal-Mart who is the current owner.

The deeds have been prepared for the Mayor's signature on behalf of the City of Pittsburg. If you have any questions concerning this matter, please do not hesitate to contact me.

Attachments: Quitclaim Deeds
Easement Map

cc: Tammy Nagel, City Clerk
Memo File

QUIT CLAIM DEED TERMINATING EASEMENT

This Quit Claim Deed is made this ____ day of _____, 2016, by the **CITY OF PITTSBURG, KANSAS, CRAWFORD COUNTY, KANSAS**, a Municipal Corporation, as Grantor, in favor of **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, as Grantee.

Grantor, for and in consideration of the sum of \$1.00 to him, her, or them paid by Grantee, receipt of which is acknowledged, does by these presents release and forever quit claim to Grantee, and to his, her, or theirs and assigns, all the right, title, interest, estate, claim, and demand, both at law and in equity, of Grantor, in, and to all that real property situated in the County of Crawford, State of Kansas, described as follows:

A part of the Southeast Quarter (SE ¼) of the Southeast Corner (SE ¼) of Section 32, Township 30 South, Range 25 East, Pittsburg, Crawford County, Kansas, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼), thence North 0°55' West 803.3 feet, thence South 89°53' West 400.0 feet to the Northeast Corner of Lot No. 12, Oak Park 3rd Addition to the City of Pittsburg, thence South and along the East line of said Oak Park 3rd Addition 115.0 feet to point of beginning, thence North 89°53' East 355.0 feet to the West line of said Rouse Street, thence South 0°55' East and along said West line of Rouse Street 5.0 feet, thence South 89°53' West 125.0 feet, thence Southwesterly 232.65 feet more or less to a point on the East line of said Oak park 3rd Addition 150.0 feet South of the Northeast Corner of Lot 12, thence North 0°55' West 35.0 feet to the point of beginning.

Together with all the improvements, ways, easements, rights, privileges and appurtenances held or owned by or of Grantor in the above-described real property by reason of Easement Deed given to Grantor herein on the 15th day of November, 1977,

and filed for record in the office of the Register of Deeds for the County of Crawford, State of Kansas, in book 91 at page 167 on 23rd day of November, 1977.

To have and to hold all and singular the above-described real property, together with the appurtenances belonging to such property, to Grantee, his, her, or their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this quit claim deed at Pittsburg, Kansas, as of the date first written above.

**CITY OF PITTSBURG, CRAWFORD COUNTY,
KANSAS**, a Municipal Corporation

By: _____
_____, Mayor

STATE OF KANSAS }
 } SS:
CRAWFORD COUNTY }

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid came _____, duly authorized designee of the City Of Pittsburg, Crawford County, Kansas, a Municipal Corporation, who is personally known to me to be such designee, and who executed, as such designee, the foregoing instrument of writing on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above written.

Notary Public

My Commission Expires: _____

QUIT CLAIM DEED TERMINATING EASEMENT

This Quit Claim Deed is made this ____ day of _____, 2016, by the **CITY OF PITTSBURG, KANSAS, CRAWFORD COUNTY, KANSAS**, a Municipal Corporation, as Grantor, in favor of **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, as Grantee.

Grantor, for and in consideration of the sum of \$1.00 to him, her, or them paid by Grantee, receipt of which is acknowledged, does by these presents release and forever quit claim to Grantee, and to his, her, or theirs and assigns, all the right, title, interest, estate, claim, and demand, both at law and in equity, of Grantor, in, and to all that real property situated in the County of Crawford, State of Kansas, described as follows:

A permanent easement being 10 feet on the east side of a centerline described as follows: Beginning at a point 400 feet west and 327 feet north of the Southeast Corner of the SE ¼ of the SE ¼ of Section 32, Township 30 South, Range 25 East, thence north 683.4 feet, more or less, to the centerline of the abandoned Joplin and Pittsburg Railroad. A temporary easement being 40 feet parallel to the above described centerline excluding that part described as permanent easement.

Together with all the improvements, ways, easements, rights, privileges and appurtenances held or owned by or of Grantor in the above-described real property by reason of Easement Deed given to Grantor herein on the 23RD day of August, 1976, and filed for record in the office of the Register of Deeds for the County of Crawford, State of Kansas, in book 86 at page 139 on 24TH day of August, 1976.

To have and to hold all and singular the above-described real property, together with the appurtenances belonging to such property, to Grantee, his, her, or their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this quit claim deed at Pittsburg, Kansas, as of the date first written above.

**CITY OF PITTSBURG, CRAWFORD COUNTY,
KANSAS**, a Municipal Corporation

By: _____
_____, Mayor

STATE OF KANSAS }

} SS:

CRAWFORD COUNTY }

BE IT REMEMBERED, that on this _____ day of _____, 20_____, before me, the undersigned, a Notary Public in and for the County and State aforesaid came _____, duly authorized designee of the City Of Pittsburg, Crawford County, Kansas, a Municipal Corporation, who is personally known to me to be such designee, and who executed, as such designee, the foregoing instrument of writing on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above written.

Notary Public

My Commission Expires: _____

QUIT CLAIM DEED TERMINATING EASEMENT

This Quit Claim Deed is made this ____ day of _____, 2016, by the **CITY OF PITTSBURG, KANSAS, CRAWFORD COUNTY, KANSAS**, a Municipal Corporation, as Grantor, in favor of **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, as Grantee.

Grantor, for and in consideration of the sum of \$1.00 to him, her, or them paid by Grantee, receipt of which is acknowledged, does by these presents release and forever quit claim to Grantee, and to his, her, or theirs and assigns, all the right, title, interest, estate, claim, and demand, both at law and in equity, of Grantor, in, and to all that real property situated in the County of Crawford, State of Kansas, described as follows:

All of the West 25 feet of the East 400 feet of the North 133 feet of the South 460 feet of the SE1/4 of Section 32, Township 30, Range 25, now in the City of Pittsburg, Crawford County, Kansas this described and shall constitute a temporary construction easement.

Together with all the improvements, ways, easements, rights, privileges and appurtenances held or owned by or of Grantor in the above-described real property by reason of Easement Deed given to Grantor herein on the 17th day of March, 1971, and filed for record in the office of the Register of Deeds for the County of Crawford, State of Kansas, in book 69 at page 547 on 1st day of April, 1971.

To have and to hold all and singular the above-described real property, together with the appurtenances belonging to such property, to Grantee, his, her, or their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this quit claim deed at Pittsburg, Kansas, as of the date first written above.

**CITY OF PITTSBURG, CRAWFORD COUNTY,
KANSAS, a Municipal Corporation**

By: _____
_____, Mayor

STATE OF KANSAS }

} SS:

CRAWFORD COUNTY }

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid came _____, duly authorized designee of the City Of Pittsburg, Crawford County, Kansas, a Municipal Corporation, who is personally known to me to be such designee, and who executed, as such designee, the foregoing instrument of writing on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above written.

Notary Public

My Commission Expires: _____

QUIT CLAIM DEED TERMINATING EASEMENT

This Quit Claim Deed is made this ____ day of _____, 2016, by the **CITY OF PITTSBURG, KANSAS, CRAWFORD COUNTY, KANSAS**, a Municipal Corporation, as Grantor, in favor of **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware statutory trust, as Grantee.

Grantor, for and in consideration of the sum of \$1.00 to him, her, or them paid by Grantee, receipt of which is acknowledged, does by these presents release and forever quit claim to Grantee, and to his, her, or theirs and assigns, all the right, title, interest, estate, claim, and demand, both at law and in equity, of Grantor, in, and to all that real property situated in the County of Crawford, State of Kansas, described as follows:

All of the West 5 feet of the East 400 feet of the South 327 feet of the Southwest Quarter (SE1/4) of Section 32, Township 30 South, Range 25 East, now in the City of Pittsburg, Crawford County, Kansas, of which shall be a permanent easement.

Together with all the improvements, ways, easements, rights, privileges and appurtenances held or owned by or of Grantor in the above-described real property by reason of Easement Deed given to Grantor herein on the 4th day of February, 1974, and filed for record in the office of the Register of Deeds for the County of Crawford, State of Kansas, in book 78 at page 207 on 6th day of February, 1974.

To have and to hold all and singular the above-described real property, together with the appurtenances belonging to such property, to Grantee, his, her, or their heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed and delivered this quit claim deed at Pittsburg, Kansas, as of the date first written above.

**CITY OF PITTSBURG, CRAWFORD COUNTY,
KANSAS**, a Municipal Corporation

By: _____
_____, Mayor

STATE OF KANSAS }

} SS:

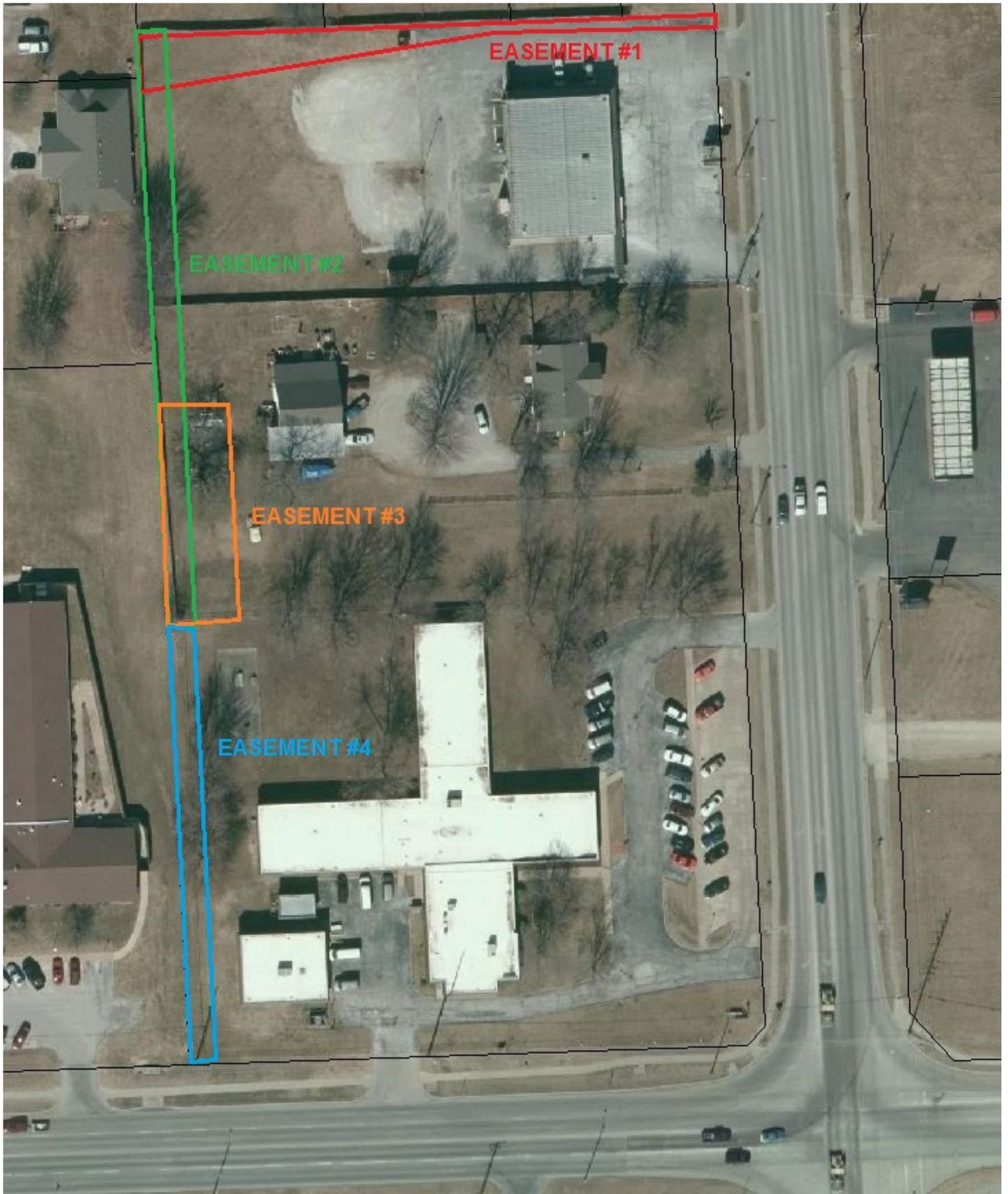
CRAWFORD COUNTY }

BE IT REMEMBERED, that on this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the County and State aforesaid came _____, duly authorized designee of the City Of Pittsburg, Crawford County, Kansas, a Municipal Corporation, who is personally known to me to be such designee, and who executed, as such designee, the foregoing instrument of writing on behalf of the corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand, and affixed my official seal the day and year last above written.

Notary Public

My Commission Expires: _____



(Published in The Morning Sun _____, 2016)

ORDINANCE NO. G-1245

AN ORDINANCE amending Section 2-131 of the Pittsburg City Code changing the title of the Department of Planning and Community Services to the Department of Housing and Community Development on the list of departments created and established for the administration of the affairs of the City.

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

Section 1. Section 2-131 of the Pittsburg City Code is amended to read as follows:

Sec. 2-131. Created.

The following named departments are hereby created and established for the administration of the affairs of the City:

- (1) Department of Public Works;
- (2) Department of Finance;
- (3) Department of Parks and Recreation;
- (4) Department of Fire;
- (5) Department of Police;
- (6) Department of Law;
- (7) Department of Human Resources;
- (8) Department of Public Utilities; and
- (9) Department of Innovation and Technology; and
- (10) Department of Housing and Community Development.

Section 2. This Ordinance shall take effect upon publication in the official city paper.

PASSED AND APPROVED this _____ day of _____, 2016.

Mayor – Chuck Munsell

ATTEST:

Tammy Nagel - City Clerk

(Published in The Morning Sun _____, 2016)

ORDINANCE NO. G-1246

AN ORDINANCE amending Section 2-139 of the Pittsburg City Code to remove the Codes Enforcement Division from the control and supervision of the Department of Housing and Community Development.

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

Section 1. Section 2-139 of the Pittsburg City Code is amended to read as follows:

Sec. 2-139. Department of Housing and Community Development.

- (a) The Department of Housing and Community Development is created to oversee the operation of the community development programs and initiatives and the Section 8 Housing program. This department is under the supervision and control of the Director of Housing and Community Development. In addition, the department shall consist of such other officers, persons and employees as deemed necessary by the City Manager to carry out the work of such department.
- (b) The Community Development Division shall be a part of the Department of Housing and Community Development. This division is responsible, under the direct supervision of the community development specialist, for the administration and implementation of various government-funded programs which shall include, but not be limited to, community development block grant and Section 8, existing and moderate rehabilitation programs. In addition, the division shall be responsible for preparing applications to receive various government-funded grants.
- (c) This department also has as a function of long-range planning and development of the City at large, for the supervision of zoning and subdivision control and annexation programs for the City.

Section 2. This Ordinance shall take effect upon publication in the official city paper.

PASSED AND APPROVED this _____ day of _____, 2016.

Mayor – Chuck Munsell

ATTEST:

Tammy Nagel - City Clerk

(Published in The Morning Sun _____, 2016)

ORDINANCE NO. G-1247

AN ORDINANCE amending Section 2-132 of the Pittsburg City Code to place the Codes Enforcement Division under the control and supervision of the Department of Public Works and to remove the Electronics Division and Street Division from the control and supervision of the Department of Public Works.

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

Section 1. Section 2-132 of the Pittsburg City Code is amended to read as follows:

Sec. 2-132. Department of Public Works.

- (a) The Department of Public Works is created for the purpose of conducting those maintenance and public improvement projects assigned to it by the City Manager, and shall be under the control and supervision of a Director of Engineering/Public Works. The department shall consist of such other officers, persons and employees as may be deemed necessary by the City Manager to carry out effectively the work of such department.
- (1) *Airport division.* This division shall be charged with the responsibility for operation and maintenance of all City facilities at the Atkinson Municipal Airport.
- (2) *Engineering.* This division shall be responsible for providing engineering assistance, including preparation of plans, specifications and estimates for minor improvements and projects and supervising the preparation of plans, specifications and estimates by consulting firms for major projects. Such division shall supervise and inspect construction of public improvements and administer contracts connected therewith. The Department of Public Works shall consult with the Department of Public Utilities on the management of the Engineering Division. It shall also maintain records of all street lights installed and prepare and submit recommendations for altering and improving the street lighting system within the City. It shall be responsible for properly indexing and keeping in safe files, which shall be properly indexed, all survey field notes, benchmarks and elevation records, all maps, plans and profiles and all other engineering plans and records pertaining to public facilities such as

water and sewer lines, public buildings, streets and all other public properties.

- (3) *Division of building services.* This division shall have charge of all City planning, plumbing, building, electrical and sanitation inspection work performed by the City. Inspectors within the division shall have the same powers and authority as a police officer of the City and, upon presentation of proper credentials, may at all reasonable hours, enter any building, structure or premises in the City to make inspections and to perform any duty imposed upon them by ordinance or state law.
 - (4) *Codes Enforcement Division.* This division shall be responsible for inspection and enforcement of nuisance codes.
- (b) The City Manager may assign such other duties and responsibilities to the Department of Public Works as may be deemed necessary from time to time and may establish such other operating divisions needed to maintain effective department operations.

Section 2. This Ordinance shall take effect upon publication in the official city paper.

PASSED AND APPROVED this _____ day of _____, 2016.

Mayor – Chuck Munsell

ATTEST:

Tammy Nagel - City Clerk

(Published in The Morning Sun _____, 2016)

ORDINANCE NO. G-1248

AN ORDINANCE amending Section 2-138 of the Pittsburg City Code to place the Street Division under the control and supervision of the Department of Public Utilities.

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

Section 1. Section 2-138 of the Pittsburg City Code is amended to read as follows:

Sec. 2-138. Department of Public Utilities.

- (a) The Department of Public Utilities is created to oversee and manage municipal utility activities and shall be under the control and supervision of a Director of Public Utilities. In addition, the Department shall consist of such other officers, persons and employees as deemed necessary by the City Manager to carry out the work of such Department.
- (b) The Department is responsible for management of municipal water treatment facilities, water storage, pump stations, distribution systems, wastewater collection, lift stations, wastewater treatment plant operations and the municipal storm sewer system, including collection and treatment.
- (c) The Department is also responsible for the management of the City garage. The Department of Public Utilities shall consult with the Department of Public Works on the management of the City garage.
- (d) The Department is responsible for the Street Division which shall have the general duty to maintain and repair the streets, alleys, bridges, storm sewers and culverts within the City.
- (d) The Department establishes municipal utility and capital improvement projects and communicates with consulting engineers in the design of such projects, coordinates projects involving federal, state, and local funding, supervises the construction and maintenance of water, wastewater and storm water system improvements, participates in the preparation of the city's capital improvement program and supervises the compilation of cost data and estimates.

(e) The Department submits information and communicates with federal and state agencies relative to meeting permits and compliance matters concerning federal, state and local laws, rules and regulations. The Department is charged with providing safe drinking water and disposal of wastes to protect public safety, health and welfare.

Section 2. This Ordinance shall take effect upon publication in the official city paper.

PASSED AND APPROVED this _____ day of _____, 2016.

Mayor – Chuck Munsell

ATTEST:

Tammy Nagel - City Clerk

(Published in The Morning Sun on _____, 2016)

ORDINANCE NO. S-1032

AN ORDINANCE granting an ad valorem tax exemption to Miller’s, Inc., pursuant to the City of Pittsburg’s Policy and Procedures adopted November 10, 1987, as authorized by Section 13, Article 11, of the Constitution of the State of Kansas.

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

Section 1: In accordance with the City’s Policy and Procedures adopted on November 10, 1987, the Governing Body finds that the City has received the tax exemption application fee of \$250.00, has published notice in the official city newspaper at least seven (7) days prior to this date, has held the hearing as stated in said notice, the costs and benefits analysis has been completed and reviewed, and has received a favorable recommendation from the Economic Development Revolving Loan Fund (Sales Tax) Advisory Committee relating to the request of Miller’s, Inc. for an ad valorem tax exemption on the following:

PERSONAL PROPERTY: See that part of the Miller’s, Inc. tax exemption application marked and attached hereto as Attachment A which is incorporated herein by reference.

REAL PROPERTY AND IMPROVEMENTS: See that part of the Miller’s, Inc. tax exemption application marked and attached hereto as Attachment A which is incorporated herein by reference.

Section 2: For good and sufficient reasons, including the findings that it is in the best interests of the public welfare, that the property for which the exemption is granted will be used exclusively for the purposes specified in Section 13 of Article 11 of the Kansas Constitution, and that the recommendation of the Economic Development Revolving Loan Fund (Sales Tax) Advisory Committee should be accepted, Miller’s, Inc. is hereby granted an ad valorem tax exemption starting with the 2016 tax year on said real estate, personal property and

improvements for a period of up to ten (10) years subject to the following criteria and conditions:

a) Miller’s, Inc. make a payment in lieu of taxes based upon its personal property and the aforesaid real estate as the same existed and was valued for the most recent year prior to completing the aforesaid improvements (a copy of the assessment sheets for that year being attached hereto) in accordance with Section 9 of the City’s said Policy and Procedures;

b) Miller’s, Inc. submit the necessary information and a renewal application signed by a duly authorized representative of Miller’s, Inc. prior to February 1st of each year for the City to annually review the tax exemption/incentive pursuant to the schedule set forth in Section 15 of said Policy and Procedures, a copy of which has been received by Miller’s, Inc.; and

c) Miller’s, Inc. pay the annual renewal fee of \$100.00 and continue to be in compliance with the conditions and provisions of said Policy and Procedures.

Section 3: Upon receipt of the exemption application to be filed with the County Appraiser, the City Clerk shall provide Miller’s, Inc. with a published copy of this Ordinance for the applicant’s use in filing its initial request for the tax exemption.

Section 4: This Ordinance shall take effect from and after its passage and its publication in the official city newspaper.

PASSED AND APPROVED BY THE GOVERNING BODY OF THE CITY OF
PITTSBURG, KANSAS, THIS ____ DAY OF _____, 2016.

Mayor – Chuck Munsell

ATTEST:

City Clerk - Tammy Nagel

(SEAL)

VENDOR SET: 99 City of Pittsburg, KS
BANK: * ALL BANKS
DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	2/12/2016			176654		
C-CHECK	VOID CHECK	V	2/12/2016			176655		
C-CHECK	VOID CHECK	V	2/12/2016			176656		
C-CHECK	VOID CHECK	V	2/12/2016			176657		
C-CHECK	VOID CHECK	V	2/12/2016			176658		
C-CHECK	VOID CHECK	V	2/12/2016			176659		
C-CHECK	VOID CHECK	V	2/12/2016			176660		
C-CHECK	VOID CHECK	V	2/12/2016			176661		
C-CHECK	VOID CHECK	V	2/12/2016			176662		
C-CHECK	VOID CHECK	V	2/12/2016			176663		
C-CHECK	VOID CHECK	V	2/12/2016			176664		
C-CHECK	VOID CHECK	V	2/12/2016			176665		
C-CHECK	VOID CHECK	V	2/12/2016			176666		
C-CHECK	VOID CHECK	V	2/12/2016			176667		
C-CHECK	VOID CHECK	V	2/12/2016			176668		
C-CHECK	VOID CHECK	V	2/12/2016			176672		
C-CHECK	VOID CHECK	V	2/12/2016			176673		
C-CHECK	VOID CHECK	V	2/12/2016			176676		
C-CHECK	VOID CHECK	V	2/12/2016			176677		
C-CHECK	VOID CHECK	V	2/12/2016			176678		
C-CHECK	VOID CHECK	V	2/12/2016			176679		
C-CHECK	VOID CHECK	V	2/12/2016			176680		
C-CHECK	VOID CHECK	V	2/12/2016			176681		
C-CHECK	VOID CHECK	V	2/12/2016			176682		
C-CHECK	VOID CHECK	V	2/12/2016			176683		
C-CHECK	VOID CHECK	V	2/12/2016			176684		
C-CHECK	VOID CHECK	V	2/12/2016			176688		
C-CHECK	VOID CHECK	V	2/12/2016			176689		
C-CHECK	VOID CHECK	V	2/12/2016			176694		
C-CHECK	VOID CHECK	V	2/12/2016			176708		
C-CHECK	VOID CHECK	V	2/12/2016			176709		
C-CHECK	VOID CHECK	V	2/12/2016			176712		
C-CHECK	VOID CHECK	V	2/12/2016			176713		
C-CHECK	VOID CHECK	V	2/12/2016			176714		

* * T O T A L S * *

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	34	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: * TOTALS:	34	0.00	0.00	0.00
BANK: * TOTALS:	34	0.00	0.00	0.00

VENDOR SET: 99 City of Pittsburg, KS
 BANK: 80144 BMO HARRIS BANK
 DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2004	AIRE-MASTER OF AMERICA, INC.	R	2/05/2016			176634		16.40
5966	BOBCAT OF SPRINGFIELD, INC	R	2/05/2016			176635		16.12
7286	CELLEBRITE USA INC	R	2/05/2016			176636		3,300.00
6545	CENTER POINT INC	R	2/05/2016			176637		22.77
5759	COMMUNITY HEALTH CENTER OF SEK	R	2/05/2016			176638		53.00
0748	CONRAD FIRE EQUIPMENT INC	R	2/05/2016			176639		804.01
1	DR. SHANE KANNARR	R	2/05/2016			176640		17,000.00
6833	GREENBUSH	R	2/05/2016			176641		750.88
1	HILL, JAMES ANTHONY	R	2/05/2016			176642		20.00
6923	HUGO'S INDUSTRIAL SUPPLY INC	R	2/05/2016			176643		306.88
7459	INTERNATIONAL CREATIVE MANAGEM	R	2/05/2016			176644		15,000.00
1	KANSAS NARCOTICS OFF. ASSOC	R	2/05/2016			176645		20.00
3283	KSFFA	R	2/05/2016			176646		150.00
1	MENGARELLI, JIM	R	2/05/2016			176647		50.00
1	OAK GROVE LANDFILL	R	2/05/2016			176648		44.94
6894	R.M.I. GOLF CARTS	R	2/05/2016			176649		321.87
5718	ANDRA STEFANONI	R	2/05/2016			176650		300.00
2350	WASTE CORPORATION OF MISSOURI	R	2/05/2016			176651		45.68
1108	WESTAR ENERGY	R	2/05/2016			176652		184.44
4636	WESTAR ENERGY, INC. (HAP)	R	2/05/2016			176653		163.28
2876	A-PLUS CLEANERS & LAUNDRY	R	2/12/2016			176685		5.00
0011	AMERICAN ELECTRIC INC	R	2/12/2016			176686		4,980.00

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VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0523	AT&T	R	2/12/2016			176687		4,138.13
6835	BMI	R	2/12/2016			176690		336.00
1	BOWKER, GARY L	R	2/12/2016			176691		500.00
5283	CLASS LTD	R	2/12/2016			176692		51.30
4263	COX COMMUNICATIONS KANSAS LLC	R	2/12/2016			176693		1,847.89
0375	WICHITA WATER CONDITIONING, IN	R	2/12/2016			176695		20.00
7151	TOTALFUNDS BY HASLER	R	2/12/2016			176696		2,000.00
5457	HIL HOLIDAY INN EXPRESS, LLC	R	2/12/2016			176697		1,407.68
1	JAMEY JOHNSON	R	2/12/2016			176698		36.00
2877	KDHE - BUREAU OF WATER	R	2/12/2016			176699		25.00
6656	KNIPP EQUIPMENT INC	R	2/12/2016			176700		643.00
7190	LEXISNEXIS RISK DATA MANAGEMEN	R	2/12/2016			176701		370.80
1571	LOY, SAGEHORN, & HARDING, LLC	R	2/12/2016			176702		55.80
7291	EDWARD CAFFREY	R	2/12/2016			176703		350.00
0175	REGISTER OF DEEDS	R	2/12/2016			176704		14.00
7457	TACTICAL TECHNOLOGIES, INC.	R	2/12/2016			176705		200.00
0349	UNITED WAY OF CRAWFORD COUNTY	R	2/12/2016			176706		106.77
5589	VERIZON WIRELESS SERVICES, LLC	R	2/12/2016			176707		8,061.32
2350	WASTE CORPORATION OF MISSOURI	R	2/12/2016			176710		27.95
1108	WESTAR ENERGY	R	2/12/2016			176711		105,674.63
5371	PITTSBURG FAMILY YMCA	R	2/12/2016			176715		113.52
0022	DANKO EMERGENCY EQUIPMENT CO.	E	2/16/2016			999999		714.49

VENDOR SET: 99 City of Pittsburg, KS
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 DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0038	LEAGUE OF KANSAS MUNICIPALITIE	E	2/08/2016			999999		90.00
0044	CRESTWOOD COUNTRY CLUB	E	2/08/2016			999999		268.56
0046	ETTINGERS OFFICE SUPPLY	E	2/08/2016			999999		657.44
0046	ETTINGERS OFFICE SUPPLY	E	2/16/2016			999999		594.37
0055	JOHN'S SPORT CENTER, INC.	E	2/08/2016			999999		2,310.92
0055	JOHN'S SPORT CENTER, INC.	E	2/16/2016			999999		2,314.73
0062	LINDSEY SOFTWARE SYSTEMS, INC.	E	2/08/2016			999999		848.00
0068	BROOKS PLUMBING LLC	E	2/16/2016			999999		1,413.02
0084	INTERSTATE EXTERMINATOR, INC.	E	2/08/2016			999999		549.00
0087	FORMS ONE, LLC	E	2/08/2016			999999		922.15
0087	FORMS ONE, LLC	E	2/16/2016			999999		1,020.39
0101	BUG-A-WAY INC	E	2/08/2016			999999		160.00
0105	PITTSBURG AUTOMOTIVE INC	E	2/08/2016			999999		2,484.64
0105	PITTSBURG AUTOMOTIVE INC	E	2/16/2016			999999		588.86
0112	MARRONES INC	E	2/08/2016			999999		116.75
0117	THE MORNING SUN	E	2/08/2016			999999		778.20
0117	THE MORNING SUN	E	2/16/2016			999999		122.39
0129	PROFESSIONAL ENGINEERING CONSU	E	2/08/2016			999999		18,662.66
0135	PITTSBURG AREA CHAMBER OF COMM	E	2/08/2016			999999		300.00
0135	PITTSBURG AREA CHAMBER OF COMM	E	2/16/2016			999999		26.00
0181	INGRAM	E	2/08/2016			999999		19.56
0183	PRO-PRINT INC	E	2/08/2016			999999		194.50

VENDOR SET: 99 City of Pittsburg, KS
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 DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0183	PRO-PRINT INC	E	2/16/2016			999999		60.00
0194	KANSAS STATE TREASURER	E	2/08/2016			999999		318,292.60
0199	KIRKLAND WELDING SUPPLIES	E	2/08/2016			999999		190.00
0207	PEPSI-COLA BOTTLING CO OF PITT	E	2/08/2016			999999		82.60
0224	KDOR	D	2/04/2016			999999		2,443.32
0224	KDOR	D	2/05/2016			999999		5,469.98
0276	JOE SMITH COMPANY, INC.	E	2/16/2016			999999		125.33
0292	UNIFIRST CORPORATION	E	2/08/2016			999999		60.65
0294	COPY PRODUCTS, INC.	E	2/08/2016			999999		1,380.00
0300	PITTSBURG FORD-MERCURY, INC.	E	2/08/2016			999999		58.21
0306	CASTAGNO OIL CO INC	E	2/16/2016			999999		10.00
0321	KP&F	D	2/12/2016			999999		45,146.37
0328	KANSAS ONE-CALL SYSTEM, INC	E	2/08/2016			999999		320.00
0332	PITTCRAFT PRINTING	E	2/16/2016			999999		323.81
0363	FISHER SCIENTIFIC CO, LLC	E	2/08/2016			999999		106.62
0438	SEWERS, DRAINS & MORE	E	2/08/2016			999999		695.00
0478	VIETTI AUTO BODY INC	E	2/08/2016			999999		120.00
0534	TYLER TECHNOLOGIES INC	E	2/08/2016			999999		8,193.00
0534	TYLER TECHNOLOGIES INC	E	2/16/2016			999999		5,488.30
0577	KANSAS GAS SERVICE	E	2/16/2016			999999		13,558.89
0628	KC BOBCAT	E	2/08/2016			999999		678.50
0728	ICMA	D	2/12/2016			999999		896.23

VENDOR SET: 99 City of Pittsburg, KS
 BANK: 80144 BMO HARRIS BANK
 DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0746	CDL ELECTRIC COMPANY INC	E	2/08/2016			999999		796.85
0746	CDL ELECTRIC COMPANY INC	E	2/16/2016			999999		1,110.27
0785	REDICO INDUSTRIAL SUPPLY INC	E	2/08/2016			999999		269.50
0805	BROADWAY ANIMAL HOSPITAL PA	E	2/08/2016			999999		406.85
0823	TOUCHTON ELECTRIC INC	E	2/08/2016			999999		319.84
0829	CROWN PRODUCTS INC	E	2/08/2016			999999		387.85
0866	AVFUEL CORPORATION	E	2/08/2016			999999		20,195.21
0866	AVFUEL CORPORATION	E	2/16/2016			999999		11,467.83
0968	LEE ENTERPRISES	E	2/16/2016			999999		517.65
1050	KPERS	D	2/12/2016			999999		38,695.30
1141	THE G W VAN KEPPEL COMPANY	E	2/16/2016			999999		16.12
1478	KANSASLAND TIRE OF PITTSBURG	E	2/08/2016			999999		29.50
1478	KANSASLAND TIRE OF PITTSBURG	E	2/16/2016			999999		95.95
1490	ESTHERMAE TALENT	E	2/08/2016			999999		25.00
1490	ESTHERMAE TALENT	E	2/16/2016			999999		25.00
1767	KIM VOGEL	E	2/16/2016			999999		39.71
1792	B&L WATERWORKS SUPPLY, LLC	E	2/08/2016			999999		2,311.82
1792	B&L WATERWORKS SUPPLY, LLC	E	2/16/2016			999999		3,757.64
1875	CITY DIRECTORIES	E	2/08/2016			999999		300.00
2025	SOUTHERN UNIFORM & EQUIPMENT L	E	2/08/2016			999999		913.95
2111	DELL MARKETING L.P.	E	2/16/2016			999999		5,407.88
2137	VAN WALL GROUP	E	2/16/2016			999999		356.75

VENDOR SET: 99 City of Pittsburg, KS
 BANK: 80144 BMO HARRIS BANK
 DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2161	RECORDED BOOKS, LLC	E	2/08/2016			999999		33.94
2186	PRODUCERS COOPERATIVE ASSOCIAT	E	2/16/2016			999999		9,848.01
2433	THE MORNING SUN	E	2/16/2016			999999		962.98
2733	JASON HUFFMAN	E	2/08/2016			999999		38.34
2767	BRENNTAG SOUTHWEST, INC	E	2/08/2016			999999		1,300.00
2841	KDHE	E	2/08/2016			999999		1,430.00
2921	DP2 BILLING SOLUTIONS, LLC	E	2/16/2016			999999		4,969.33
2960	PACE ANALYTICAL SERVICES INC	E	2/08/2016			999999		150.00
2960	PACE ANALYTICAL SERVICES INC	E	2/16/2016			999999		3,094.00
3272	DUNCAN HOUSING LLC	E	2/08/2016			999999		100.00
3570	AMERICAN EXPRESS, INC	D	2/04/2016			999999		238.73
3593	REMINGTON SQUARE APARTMENTS ,	E	2/16/2016			999999		376.00
3802	BRENNTAG MID-SOUTH INC	E	2/16/2016			999999		5,727.00
3964	CALLAWAY GOLF	E	2/16/2016			999999		2,750.00
4072	MERCHANT E-SOLUTIONS	D	2/08/2016			999999		837.52
4307	HENRY KRAFT, INC.	E	2/08/2016			999999		138.20
4390	SPRINGFIELD JANITOR SUPPLY, IN	E	2/16/2016			999999		366.63
4618	TRESA MILLER	E	2/08/2016			999999		1,034.25
4698	THE MORNING SUN	E	2/08/2016			999999		474.21
4711	PENGUIN RANDOM HOUSE, LLC	E	2/08/2016			999999		108.75
4722	KAN-RVT, INC	E	2/16/2016			999999		123.50
4766	ACCURATE ENVIRONMENTAL	E	2/08/2016			999999		404.85

VENDOR SET: 99 City of Pittsburg, KS
 BANK: 80144 BMO HARRIS BANK
 DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5049	CRH COFFEE INC	E	2/16/2016			999999		44.49
5195	FERN AND ANGERMAYER LLC	E	2/08/2016			999999		600.00
5275	US LIME COMPANY-ST CLAIR	E	2/08/2016			999999		4,316.05
5275	US LIME COMPANY-ST CLAIR	E	2/16/2016			999999		4,287.90
5295	SPRINGFIELD BLUEPRINT	E	2/16/2016			999999		199.07
5391	CLEAVER FARM & HOME	E	2/08/2016			999999		360.00
5482	JUSTIN HART	E	2/16/2016			999999		60.00
5566	VINYLPLEX INC	E	2/08/2016			999999		2,169.72
5590	HD SUPPLY WATERWORKS, LTD.	E	2/08/2016			999999		7,375.22
5609	RON WHITE	E	2/08/2016			999999		95.90
5623	CRAWFORD COUNTY CLERK	E	2/16/2016			999999		3.53
5677	BANK OF AMERICA, INC	D	2/03/2016			999999		788.58
5904	TASC	D	2/12/2016			999999		7,487.79
5957	PASTEUR PROPERTIES LLC	E	2/08/2016			999999		650.00
5971	KANSASTRUCK EQUIPMENT CO INC	E	2/16/2016			999999		4,749.00
6117	ALEXANDER OPEN SYSTEMS, INC	E	2/16/2016			999999		33,048.55
6162	OZARK CRANE SERVICE INC	E	2/08/2016			999999		1,740.50
6175	HENRY C MENGHINI	E	2/16/2016			999999		446.58
6192	KATHLEEN CERNE	E	2/08/2016			999999		600.00
6230	THE MAZUREK LAW OFFICE LLC	E	2/16/2016			999999		70.00
6391	DOWNTOWN PITTSBURG HOUSING PAR	E	2/08/2016			999999		110.00
6415	GREAT WEST TANDEM KPERS 457	D	2/12/2016			999999		4,151.00

VENDOR SET: 99 City of Pittsburg, KS
 BANK: 80144 BMO HARRIS BANK
 DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
6480	HD CONSTRUCTION SUPPLY, LTD	E	2/16/2016			999999		2,215.73
6528	GALE GROUP/CENGAGE	E	2/08/2016			999999		53.23
6718	NATIONAL SCREENING BUREAU	E	2/08/2016			999999		36.00
6822	ELIZABETH BRADSHAW	E	2/08/2016			999999		402.00
6846	GREENWAY ELECTRIC, INC.	E	2/08/2016			999999		2,191.41
6851	SCHULTE SUPPLY INC	E	2/08/2016			999999		240.00
6952	ADP INC	D	2/05/2016			999999		647.88
6995	SUMMER WARREN	E	2/08/2016			999999		210.00
7023	BLEVINS ASPHALT CONSTRUCTION C	E	2/16/2016			999999		54,887.54
7028	MATTHEW L. FRYE	E	2/08/2016			999999		400.00
7038	SIGNET COFFEE ROASTERS	E	2/08/2016			999999		92.75
7038	SIGNET COFFEE ROASTERS	E	2/16/2016			999999		86.25
7283	CORESOURCE, INC	D	2/04/2016			999999		21,257.14
7283	CORESOURCE, INC	D	2/11/2016			999999		23,537.67
7283	CORESOURCE, INC	E	2/16/2016			999999		38,499.69
7290	DELTA DENTAL OF KANSAS INC	D	2/05/2016			999999		5,438.14
7290	DELTA DENTAL OF KANSAS INC	D	2/12/2016			999999		2,830.59
7401	JAMI L CROWDER	E	2/16/2016			999999		1,533.14
7423	SARAH CHENOWETH	E	2/08/2016			999999		189.00
7427	OLSSON ASSOCIATES, INC	E	2/08/2016			999999		1,200.00
7461	MICHAEL W BURRIS	E	2/16/2016			999999		850.00

VENDOR SET: 99 City of Pittsburg, KS
BANK: 80144 BMO HARRIS BANK
DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
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* * T O T A L S * *

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	43	169,535.06	0.00	169,535.06
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	15	159,866.24	0.00	159,866.24
EFT:	117	631,094.55	0.00	631,094.55
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: 80144 TOTALS:	175	960,495.85	0.00	960,495.85
BANK: 80144 TOTALS:	175	960,495.85	0.00	960,495.85

VENDOR SET: 99 City of Pittsburg, KS
BANK: EFT MANUAL EFTS
DATE RANGE: 2/03/2016 THRU 2/16/2016

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5957	PASTEUR PROPERTIES LLC	E	2/16/2016			999999		800.00

* * T O T A L S * *

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	0	0.00	0.00	0.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	1	800.00	0.00	800.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0			
VOID DEBITS:		0.00		
VOID CREDITS:		0.00	0.00	

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: EFT TOTALS:	1	800.00	0.00	800.00
BANK: EFT TOTALS:	1	800.00	0.00	800.00
REPORT TOTALS:	210	961,295.85	0.00	961,295.85

Passed and approved this 23rd day of February, 2016.

Chuck Munsell, Mayor

ATTEST:

Tammy Nagel, City Clerk



Memorandum

TO: Daron Hall, City Manager

FROM: Blake Benson, Economic Development Director

DATE: February 11, 2016

SUBJECT: February 23, 2016 Agenda Item
Rallison, LP tax exemption request

Rallison, LP, parent company of Progressive Products, has filed an Economic Development Exemption request pertaining to their recent expansion at 3305 Airport Circle. The company has provided all required documents, including a cost/benefit analysis, as required by state and local statutes. The company's \$890,000 investment qualifies them for a five-year exemption under the City's published schedule of tax exemption.

The corresponding cost/benefit analysis shows the project is estimated to have the following effect over the next ten years:

- 10 new jobs
- 35 new residents in the community
- \$3 million in new personal income
- \$5.2 million in new local retail sales
- \$890,000 increase in the property tax base

The Economic Development Advisory Committee (EDAC) considered the Rallison, LP, request on February 3 and voted unanimously to recommend to the City Commission that the City of Pittsburgh approve the Economic Development Exemption as submitted.

Please place this item on the agenda for the City Commission meeting scheduled for Tuesday, February 23, 2016. Action being requested is the approval or denial of the EDAC recommendation to grant Rallison, LP, the Economic Development Exemption request and, if approved, authorize the Mayor to sign the appropriate documents.

BEFORE THE COURT OF TAX APPEALS OF THE STATE OF KANSAS

TAX EXEMPTION
(K.S.A. 79-213)

APPLICANT:

Rallison LP (Progressive Products, Inc)

Applicant Name (Owner of Record)

1047 S 210 St.

Applicant Address (Street or Box No.)

Pittsburg KS 66762

City State Zip

Applicant Phone #: (620) 235-1712

Applicant E-mail: tallison@progressiveproductsinc.com

ATTORNEY OR REPRESENTATIVE: (If applicable)*

Representative Name Title

Representative Address

City State Zip

Atty/Rep Phone #: ()

Representative E-mail:

*Note: If you are represented by an attorney or other individual, you must provide the Court with either an Entry of Appearance or a current Declaration of Representative form approved by the Court of Tax Appeals. Tax Representatives are **not permitted** to sign applications filed with the Court.

Taxing County: Crawford

Year/Years at issue: 2016-2020

Property at issue:

Real Property---Street address, city: 3305 Airport Circle, Pittsburg

Personal Property---Description: CNC Waterjet, NC Roll Press

(For State of Kansas use only)

DOCKET NO. _____-TX

Fee: _____ Amt Rec. _____

Rec. Date: _____ Ck # _____

No Fee: _____ Reason: _____

(For County use only)

Parcel ID #/Personal Property ID #
or Vehicle ID #:

County's valuation: \$ _____

LBCS Function Code: _____

10. Date (mm/dd/yyyy) you acquired ownership of subject property: 05/08/2011
Date (mm/dd/yyyy) the property was first used for exempt purposes: 06/01/2015
Date (mm/dd/yyyy) you are requesting the exemption to begin: 01/01/2016
Date (mm/dd/yyyy) construction commenced and ended*: 11/2014 through 06/2015
*(If property is new construction)
11. Which statute authorizes the exemption: Article 11, Section 13, Kansas Constitution
12. Do you request a hearing on the application for exemption? Yes No

VERIFICATION

I, Todd Allison, do solemnly swear or affirm that the information set forth herein is true and correct, to the best of my knowledge and belief. So help me God.



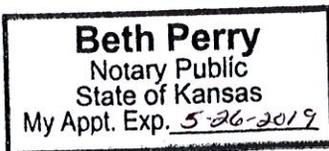
Signature of Applicant

Todd Allison, President

Printed Name and Title

State of KANSAS)
County of CRAWFORD)

This instrument was acknowledged before me on 1-29-16 by E. Beth Perry.

Seal 



Signature of Notary Public

My appointment expires: 5-26-2019

TAX EXEMPTION
INSTRUCTIONS

1. Each application for tax exemption must be filled out completely with all accompanying facts and attachments. The statement of facts must be in affidavit form. Applications or statements that have not been signed by the property owner before a Notary Public will not be considered. Pursuant to K.S.A. 79-213, and amendments thereto, the property owner is required to file the application. If the subject property is leased, the lessee can **not** file the application.
2. If you are applying for exemption pursuant to the following statutes, please provide the indicated additions to application.
 - K.S.A. 79-201 Ninth---Humanitarian service provider
TX Addition 79-201 Ninth
 - K.S.A. 79-201 Seventh—Parsonage
TX Addition 79-201 Seventh
 - K.S.A. 79-201b---Hospitals, adult care homes, children’s homes, etc.
TX Addition 79-201b
 - K.S.A. 79-201g---Watershed dam or reservoir
TX Addition Watershed
 - K.S.A. 79-201k---Business aircraft or
K.S.A. 79-220---Antique aircraft
TX Addition Aircraft
 - K.S.A. 79-201t---Low producing oil lease
TX Addition 79-201t
 - K.S.A. 79-201z---Community Housing Development Organizations
TX Addition 79-201z
 - K.S.A. 79-5107(e) or 50 U.S.C.A. § 571
TX Addition to Exemption Application Active Military Personnel Vehicles
3. Pursuant to Kansas law, the burden is on the applicant to prove affirmatively that relief is necessary. Failure to do so will result in the denial of the request for exemption.
4. Enclose any applicable filing fee(s) pursuant to K.A.R. 94-2-21. Checks or money orders should be made payable to the Court of Tax Appeals. For information regarding fees with the Court of Tax Appeals, visit www.kansas.gov/cota/ or contact the Court at (785) 296-2388. The County Appraiser’s office also has fee schedules available.

This form along with the applicable additions and attachments is to be filed with the County Appraiser for recommendations pursuant to K.S.A. 79-213(d). The County Appraiser will forward the application to the Court of Tax Appeals.

3305 Airport



0599-0013

JEANETTE NEPOTE
CRAWFORD COUNTY REGISTER
GIRARD, KS

RECORDED ON 07/01/2011 12:35:45PM

REC FEE: 8.00

TECH FEE: 4.00

TOTAL: \$12.00

PAGES: 2

Property Address: 3305 Airport Circle, Pittsburg, KS 66762

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, made this 18 day of May, 2011, between **Progressive Products, Inc., a Kansas Corporation** of the County of Crawford, State of Kansas ("Grantor"), and **Rallison LP, an Oklahoma Limited Partnership** of the County of Delaware, State of Oklahoma ("Grantee").

WITNESSETH, that the Grantor for and in consideration of the sum of **Ten and 00/100 Dollars (\$10.00)**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee, their heirs and assigns forever in all the real property together with improvements, if any, situate, lying and being in the **County of Crawford** and State of Kansas, described as follows:

A portion of Lot Number Four (4) in the Pittsburg Airport Industrial Park First Addition, Pittsburg, Kansas bounded and described as follows:

Beginning at the Northeast Corner of said Lot Number Four (4); thence on a bearing of South along the East line of said lot a distance of 305.25 feet; thence on a bearing of West and parallel with the North line of said lot a distance of 653.48 feet to the West line of said lot; thence on a bearing of North 40 Degrees 23 Minutes East along said West line a distance of 400.74 feet to the Northwest corner of said lot; thence on a bearing of East along said North line a distance of 393.84 feet to the point of beginning. This tract contains 3.67 acres.

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the Grantee, their heirs and assigns forever. And the Grantor, for themselves, their heirs, and personal representatives, does covenant, grant, bargain, and agree to and with the Grantee, their heirs and assigns, that at the time of the ensembling and delivery of these presents, they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except

General taxes for the current year and subsequent years and subject to easements, restrictions, conditions, reservations, mineral conveyances of record, covenants and rights of way of record, if any.

The Grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the Grantee, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof. The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Return to: Todd Hudgins, Horizon Attorneys & Counselors at Law PLC, 4175 E. 91st Street, Ste. 200, Tulsa, OK 74137

SHS/E

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (Lease) is entered into on this 30th day of September, 2014, by and between Rallison LP (Landlord) and Progressive Products, Inc. Landlord makes available for lease the Buildings designated as 3305 Airport Circle and (Leased Premises).

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the provisions set forth herein.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

Term.

The Initial Term of the Lease shall begin on the 1st day of October, 2014, and end on the 30th day of September, 2017. Landlord shall use its best efforts to put Tenant in possession of the Leased Premises on the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

Tenant may renew the Lease for one extended term of 3 years. Tenant shall exercise such renewal option, if at all, by providing written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as contained in this Lease.

Rent.

Tenant shall pay to Landlord during the Initial Term rent of \$348,000 Dollars (\$) per year, payable in installments of \$29,000 Dollars (\$) per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at the following address:

The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

Tenant shall also pay to Landlord a "Security Deposit" in the amount of no Dollars (\$).

Leased Premises. Tenant shall be responsible for paying all personal property taxes with respect to Tenant's personal property at the Leased Premises.

Insurance.

If the Leased Premises or any other part of the Building is damaged by fire or other casualty resulting from any act of negligence by Tenant or by any of Tenant's agents, employees or invitees, rent shall not be diminished or abated while such damages are under repair, and Tenant shall be responsible for the costs of repair not covered by insurance.

The Tenant shall maintain fire and extended coverage insurance on the Building and the Leased Premises in such amount as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Leased Premises.

The Tenant shall maintain a policy or policies of comprehensive general liability insurance with respect to the particular activities of each in the Building with the premiums thereon fully paid on or before due date. Such insurance policy shall be issued by and binding upon an insurance company approved by Landlord, and shall afford minimum protection of not less than \$1,000,000 combined single limit coverage of bodily injury, property damage or combination thereof. Tenant shall provide Landlord with current Certificates of Insurance evidencing Tenant's compliance with this Paragraph.

Utilities.

Tenant shall pay all charges for water, sewer, gas, electricity, telephone and other services and utilities used by Tenant on the Leased Premises during the term of this Lease unless otherwise expressly agreed in writing by Landlord. In the event that any utility or service provided to the Leased Premises is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro rata share of the charges.

Tenant shall pay such all such utility charges prior to the due date. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. Tenant shall not use any equipment or devices that utilizes excessive electrical energy or which may, in Landlord's reasonable opinion, over load the wiring or interfere with electrical services to other tenants.

Signs.

Following Landlord's consent, Tenant shall have the right to place on the Leased Premises, at locations selected by Tenant, any signs which are permitted by applicable zoning ordinances and private restrictions. Landlord may refuse consent to any proposed signage that is in Landlord's opinion too large, deceptive, unattractive or otherwise inconsistent with or inappropriate to the Leased Premises or use of any other tenant. Landlord shall assist and cooperate with Tenant in obtaining any necessary permission

Tenant agrees that it will from time to time upon request by Landlord execute and deliver to such persons as Landlord shall request a statement in recordable form certifying that this Lease is unmodified and in full force and effect (or if there have been modifications, that the same is in full force and effect as so modified), stating the dates to which rent and other charges payable under this Lease have been paid, stating that Landlord is not in default hereunder (or if Tenant alleges a default stating the nature of such alleged default) and further stating such other matters as Landlord shall reasonably require.

Security Deposit.

Landlord shall hold the Security Deposit without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that Tenant shall not consider the Security Deposit an advance payment of rent or a measure of Landlord's damages in case of default. Unless otherwise provided by law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder. Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, Landlord shall return the balance of the Security Deposit remaining after any such application to Tenant.

Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

Landlord: RAllison LP
1047 S 210 St
Pittsburg, KS 66762

Tenant: Progressive Products, Inc.
3305 Airport Circle
Pittsburg, KS 66762

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

Brokers.

Tenant represents that Tenant was not shown the Premises by any real estate broker or agent and that Tenant has not otherwise engaged in, any activity which could form the basis for a claim for real estate commission, brokerage fee, finder's fee or other similar charge, in connection with this Lease.

Waiver.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

Memorandum of Lease.

The parties hereto contemplate that this Lease should not and shall not be filed for record, but in lieu thereof, at the request of either party, Landlord and Tenant shall execute a Memorandum of Lease to be recorded for the purpose of giving record notice of the appropriate provisions of this Lease.

Headings.

The headings used in this Lease are for convenience of the parties only and shall not be considered in interpreting the meaning of any provision of this Lease.

Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

Compliance with Law.

Tenant and Landlord each shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.



Order	ORD0007242
Date	8/22/2014
Page	1

The Industry's Solution Experts For All Of Your Metal Working Machinery

www.zimmermanmcdonald.com
zimsales@zimmermanmcdonald.com

Bill To:

Ship To:

PROGRESSIVE PRODUCTS INC.
3305 AIRPORT CIRCLE
PITTSBURG KS 66762

PROGRESSIVE PRODUCTS INC.
3305 AIRPORT CIRCLE
PITTSBURG KS 66762

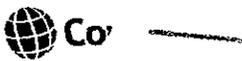
Purchase Order No.		Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
VBL TODD ALLISON		161888	BZ	PRE-PAY & ADD	SEE BELOW	8/22/2014	9,538
Ordered	Shipped	B/O	Item Number	Description	Discount	Unit Price	Ext. Price
1	1	0	USED MACHINE.001	USED MAXIEM 1530 5' X 10' ABRASIVE WATERJET WITH 30 HP PUMP. SER. NO. 15305149 EQUIPPED WITH : 600 LBS HOPPER, SRS CLEANOUT SYSTEM.	\$0.000	\$80,000.000	\$80,000.00
1	0	1	COMMENT	MACHINE TO BE LOADED AT NO CHARGE ZIMMERMAN MCDONALD TO PACKAGE MACHINE PRIOR TO SHIPPING. ZIMMERMAN MCDONALD TO PROVIDE SETUP & TRAINING AT PROGRESSIVE.	\$0.000	\$0.000	\$0.00
1	1	0	CUSTOMER DEPOSIT	30% DUE WITH ORDER USED MAXIEM 1530 5' X 10' ABRASIVE WATERJET	\$0.000	\$24,000.000	\$24,000.00
1	0	1	CUSTOMER DEPOSIT.0	DEPOSITS BILLED	\$0.000	(\$24,000.000)	(\$24,000.00)

PAID
A/H 25 2014
26092

TERMS THIS SALE:
30% WITH ORDER,
BALANCE PRIOR TO SHIPMENT.

Subtotal	\$80,000.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$80,000.00

Corporate Office:



Order

ORD0025017



Page 1

1625 Dufek Drive
 PO Box 531
 Manitowoc, WI 54221-0531
 Phone: (920) 684-4990
 Fax: (920) 684-3944
 Email: sales@baileighindustrial.com
 Website: www.baileighindustrial.com

BILL TO:

PROGRESSIVE PRODUCTS INC
 TODD
 3305 AIRPORT CR
 PITTSBURG, KS 66762

SHIP TO:

PROGRESSIVE PRODUCTS INC
 TODD
 3305 AIRPORT CR
 PITTSBURG, KS 66762
 (620) 235-1712 ext. 328

Customs Broker

Customs Broker Phone #

Notes Please ship 5-20-15 as the customer needs to finish facility.

Sales Rep	Payment Terms	PO	FOB Point	Shipping Terms	Carrier	Date
JFRENZ	PREPAYMENT	15S0423	Origin	Prepaid & Billed	XTREME TRUCKING	04/23/2015

QTY	Unit Price	Part Number	Description	Discount	Ext. Price
1	\$123,695.00	PR-10500-4NC	480 Volt Three Phase 60 hz NC Controlled Four Roll Plate Roll. 120" x .5" Mild Steel Capacity <i>in stock</i>	11	\$110,088.55

Authorization _____ Date: _____
 By signing this document or providing payment, signee accepts all Baileigh Industrial Inc. terms and conditions, see attached or <http://metal.baileighindustrial.com/terms-ofsale/>

Subtotal	\$110,088.55
Shipping & Handling	\$2,300.00
Misc.	\$0.00
T/D	<\$0.00>
Sales Tax	\$0.00
Total	\$112,388.55
Payment Amount	\$0.00
Balance Due	\$112,388.55

A Tax Abatement Cost-Benefit Analysis of Progressive Products, Inc. for the City of Pittsburg

Completed by
Municipal Consulting, LLC
12/10/2015

CONTENTS:

Report Title Page	3
Community Data Inputs	4
Data Inputs of the Firm	5
Overall Summary of Benefits, Costs and Ratios	6
City of Pittsburg Benefits, Costs and Ratios	7
Crawford County Benefits, Costs and Ratios	8
Pittsburg USD 250 Benefits, Costs and Ratios	9
Wildcat Extension District Benefits, Costs and Ratios	10
State of Kansas Benefits, Costs and Ratios	11
Economic Impact of the Project on the Community	12

ABOUT THIS REPORT:

This report uses data that was collected from the firm involved and budget reports from each of the taxing entities where the project is to be located. This data is summarized on pages 4 and 5. In addition, various calculations were applied to the data using rates and information gathered from the current economic and financial conditions.

DEFINITIONS USED:

- **Rate of Return:** Incentives and tax abatements granted by the taxing entities are equivalent to a public investment in the firm. Comparing these investments to the various benefits received over the 10-year project period by the public entity produces an average annual rate of return for the period. Generally, a rate of return that exceeds the entity's cost of capital would be considered a favorable investment.
- **Net Present Value:** This is the amount that a future series of payments is worth today, given an assumed discount rate. The only way to accurately compare payments to be made or received in the future to the dollar value at present is with Net Present Value. Generally, a positive net present value indicates an acceptable investment.
- **Benefit - Cost Ratio:** Typically referred to as the "Cost-Benefit Ratio," this is the ratio of the public entity benefits received over the 10-year project life to the public costs incurred over the same period. If the ratio is above 1.0, then the benefits exceed the costs, and if it is less than 1.0, the costs exceed the benefits. Generally, a public entity would like to have a Benefit-to-Cost ratio of 1.3 or better in order to grant a tax abatement and/or other incentives. However, the governing body may take into account the other economic benefits of the project in making that decision.

DISCLAIMER:

This report is prepared using a variety of assumptions regarding discount rate, inflation rate, and other economic variables. It also uses information submitted by the firm based on its best estimates of what they expect to occur in the next decade. Future business results and economic factors are not and cannot be guaranteed. Therefore, we provide no guarantee on the future performance of the firm, or that conditions within the taxing entities will remain as they are today. The governing body should make its decision on the best information presented, while fully recognizing that future performance could be substantially different.

COMMENTS SPECIFIC TO THIS PROJECT:

The overall costs and benefits for each taxing entity are:

Taxing Entity	Benefit to Cost Ratio	Average Return on Investment
City of Pittsburg	3.10	21.01%
Crawford County	3.02	20.23%
Pittsburg USD 250	6.20	51.98%
Wildcat Extension District	2.32	13.20%
State of Kansas	2.14	11.40%

Each of the taxing entities has a positive benefit-to-cost ratio that exceeds the desired 1.3 ratio. This report assumes the firm will receive approval for a 100% property tax abatement on the new construction for five years, as provided from existing city policy guidelines.

If you have any questions or comments, you may reach me with the contact information below.

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Column1	Column2	Column3	Column4	Column5	Column6
COST-BENEFIT ANALYSIS PROJECT SUMMARY					
PROJECT NAME:		Progressive Products, Inc.			
DATE:			12/10/2015		
GOVERNMENTAL ENTITIES INVOLVED:					
CITY:			City of Pittsburg		
COUNTY:			Crawford County		
SCHOOL DISTRICT:			Pittsburg USD 250		
SPECIAL TAXING DISTRICT #1			Wildcat Extension District		
STATE:			State of Kansas		
INFLATION RATE:		2.00%	DISCOUNT RATE:		3.00%

Progressive Products, Inc.

Column1	Column2	Column3	Column4	Column6	Column11
Community Data Inputs:					
	City of Pittsburg	Crawford County	Pittsburg USD 250	Wildcat Extension District	State of Kansas
Mill Levy	40.051	51.084	50.876	1.098	1.500
Market Value New Home	\$149,500	\$141,600	\$149,500	\$141,600	\$190,800
Sales Tax	1.75%	1.000%	n/a	n/a	6.50%
Transient Guest Tax	0.00%	6.00%	n/a	n/a	n/a
Utility Revenue/HsHld	\$319.53	n/a	n/a	n/a	n/a
Franchise Fees/HsHld	\$229.05	n/a	n/a	n/a	n/a
Other Revenues/Res.	\$749.69	\$350.24	n/a	\$9.14	\$1,896.45
Marg. Cost/Res./Student	\$318.66	\$121.24	\$1,198.69	\$2.35	\$568.94
Other Revenues/Worker	\$695.90	\$325.12	n/a	\$8.33	\$1,597.42
Marginal Cost/New Worker	\$295.80	\$112.54	n/a	\$2.14	\$484.26
State Funding/Pupil	n/a	n/a	\$8,176.68	n/a	n/a
Federal Funding/Pupil	n/a	n/a	\$928.68	n/a	n/a
Visitor Daily Spending	\$35	\$35			
Average Hotel Room Rate	\$90	\$90			
Pull Factor	1.09	0.75			
Percent of County Share	75.00%	100.00%			
Annual Retail Sales per capita	\$944	\$653			
Housing Vacancy Rate	14.10%	11.60%			

Progressive Products, Inc.

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9	Column10	Column11	Column12	Column13	Column14	Column15
Firm Data Inputs:			First Expansion			Second Expansion			Third Expansion			Fourth Expansion		
	Land	Building	FFE	Land	Building	FFE	Land	Building	FFE	Land	Building	FFE		
Firm's Investment in:	\$0	\$890,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Infrastructure Investment	\$0	\$0												
	Growth	Const. Per.	Yr. 1	Yr. 2	Yr. 3	Yr. 4	Yr. 5	Yr. 6	Yr. 7	Yr. 8	Yr. 9	Yr. 10	Total	
Sales	2.00%		\$1,000,000	\$1,120,000	\$1,254,000	\$1,400,000	\$1,600,000	\$1,632,000	\$1,664,640	\$1,697,933	\$1,731,891	\$1,766,529	\$14,866,994	
Purchases	2.00%		\$500,000	\$560,000	\$627,000	\$700,000	\$800,000	\$816,000	\$832,320	\$848,966	\$865,946	\$883,265	\$7,433,497	
Net Util. Rev.	2.00%	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Franchise Fees	2.00%	\$50	\$280	\$286	\$291	\$297	\$303	\$309	\$315	\$322	\$328	\$335	\$3,116	
New Employees			6	1	1	1	1	0	0	0	0	0	10	
Employees New to the City			6	1	1	1	1	0	0	0	0	0	10	
Employees New to the County			2	0	0	0	0	0	0	0	0	0	2	
Employees New to the State			0	0	0	0	0	0	0	0	0	0	0	
New Students in the School District			9.0	1.5	1.5	1.5	1.5	0.0	0.0	0.0	0.0	0.0	15.0	
Average Salaries of new employees			\$31,200	\$31,824	\$32,460	\$33,110	\$33,772	\$34,447	\$35,136	\$35,839	\$36,556	\$37,287	N/A	
Tax Abatement-Land			0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	N/A	
Tax Abatement-Bldg.			100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	N/A	
Visitors	0.0%	0	48	48	53	60	60	60	60	60	60	60	569	
			City	County	State									
Percentage of sales taxable in the			1%	1%	1%									
Percentage of purchases taxable in the			45%	45%	45%									
Assumed Inflation Rate			2.00%											

Column1	Column2	Column3	Column4	Column5	Column6	Column7	Column8	Column9
COST-BENEFIT ANALYSIS PROJECT SUMMARY								
PROJECT NAME:	Progressive Products, Inc.					Ratio of		
DATE:	12/10/2015					NPV of Net		
				Net Present Value of Net Benefits	NPV of Incentives & Taxes Abated	Benefits to NPV of Incentives and Taxes Abated	Actual Benefit to Cost Ratio	Avg. Annual Rate of Return
Entity	Total Benefits	Total Costs & Incentives	Net Benefits	Net Benefits	NPV of Incentives & Taxes Abated	Benefits to NPV of Incentives and Taxes Abated	Actual Benefit to Cost Ratio	Avg. Annual Rate of Return
City of Pittsburg	\$480,158	\$154,851	\$325,307	\$272,361	\$42,427	6.42	3.10	21.01%
Crawford County	\$206,358	\$68,252	\$138,105	\$113,628	\$54,115	2.10	3.02	20.23%
Pittsburg USD 250	\$1,471,771	\$237,446	\$1,234,325	\$1,031,612	\$53,894	19.14	6.20	51.98%
Wildcat Extension District	\$3,358	\$1,447	\$1,911	\$1,538	\$1,163	1.32	2.32	13.20%
State of Kansas	\$385,709	\$180,273	\$205,436	\$180,071	\$151,435	1.19	2.14	11.40%

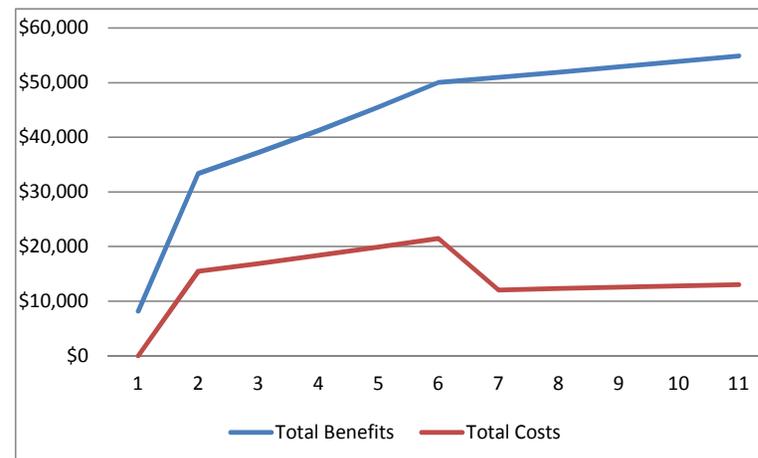
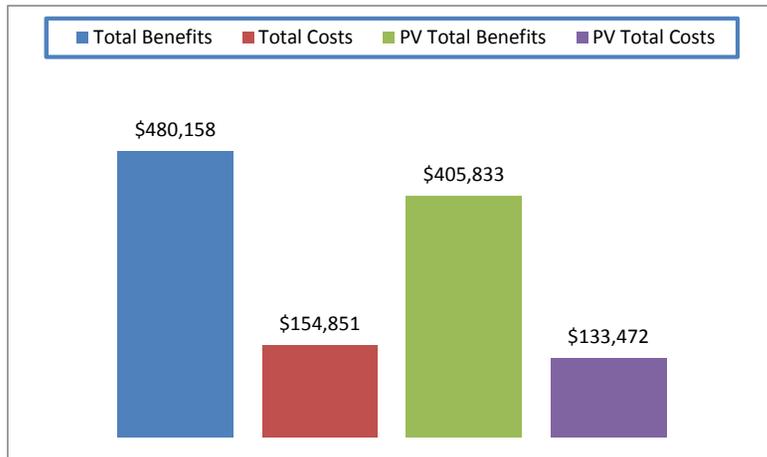
SUMMARY OF COSTS AND BENEFITS FOR: City of Pittsburgh
PROJECT: Progressive Products, Inc.

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 3.10
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 3.04
Average ROI: 21.01%
(Typical desired ratio would be 1.3 to 1)

DATE: 12/10/2015

DISCOUNT RATE: 3.00%

Year	Sales and Transient Guest Taxes	New Property Taxes	Utilities and Franchise Fees	PILOT Payment	Other City Revenues	Total Benefits	Net Present Value of Total Benefits	Incentives and Cost of Various City Services	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$8,177	\$0	\$0	\$0	\$0	\$8,177	\$8,177	\$0	\$0	\$0	\$0	\$8,177	\$8,177	\$8,177	\$0
1	\$5,475	\$8,911	\$3,571	\$0	\$15,421	\$33,379	\$32,407	\$6,555	\$8,911	\$15,466	\$15,016	\$17,913	\$26,090	\$17,391	\$8,652
2	\$6,205	\$9,090	\$3,577	\$0	\$18,351	\$37,222	\$35,086	\$7,800	\$9,090	\$16,890	\$15,920	\$20,333	\$46,422	\$19,165	\$8,568
3	\$7,016	\$9,271	\$3,583	\$0	\$21,392	\$41,261	\$37,760	\$9,093	\$9,271	\$18,364	\$16,806	\$22,897	\$69,320	\$20,954	\$8,485
4	\$7,891	\$9,457	\$3,589	\$0	\$24,547	\$45,484	\$40,412	\$10,434	\$9,457	\$19,891	\$17,673	\$25,593	\$94,913	\$22,739	\$8,402
5	\$8,978	\$9,646	\$3,595	\$0	\$27,820	\$50,039	\$43,164	\$11,825	\$9,646	\$21,471	\$18,521	\$28,567	\$123,480	\$24,642	\$8,321
6	\$9,158	\$9,839	\$3,601	\$0	\$28,376	\$50,973	\$42,689	\$12,062	\$0	\$12,062	\$10,101	\$38,912	\$162,392	\$32,588	\$0
7	\$9,341	\$10,036	\$3,607	\$0	\$28,944	\$51,927	\$42,221	\$12,303	\$0	\$12,303	\$10,003	\$39,624	\$202,016	\$32,218	\$0
8	\$9,528	\$10,236	\$3,613	\$0	\$29,523	\$52,900	\$41,760	\$12,549	\$0	\$12,549	\$9,906	\$40,351	\$242,367	\$31,853	\$0
9	\$9,718	\$10,441	\$3,620	\$0	\$30,113	\$53,892	\$41,304	\$12,800	\$0	\$12,800	\$9,810	\$41,092	\$283,459	\$31,494	\$0
10	\$9,913	\$10,650	\$3,626	\$0	\$30,715	\$54,904	\$40,854	\$13,056	\$0	\$13,056	\$9,715	\$41,848	\$325,307	\$31,139	\$0
Total	\$91,399	\$97,577	\$35,981	\$0	\$255,201	\$480,158	\$405,833	\$108,476	\$46,375	\$154,851	\$133,472	\$325,307	\$325,307	\$272,361	\$42,427



SUMMARY OF COSTS AND BENEFITS FOR: Crawford County

PROJECT: Progressive Products, Inc.

DATE: 12/10/2015

DISCOUNT RATE: 3.00%

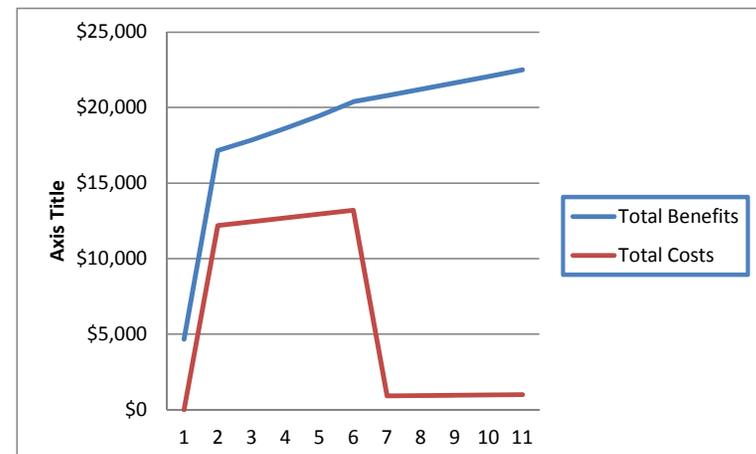
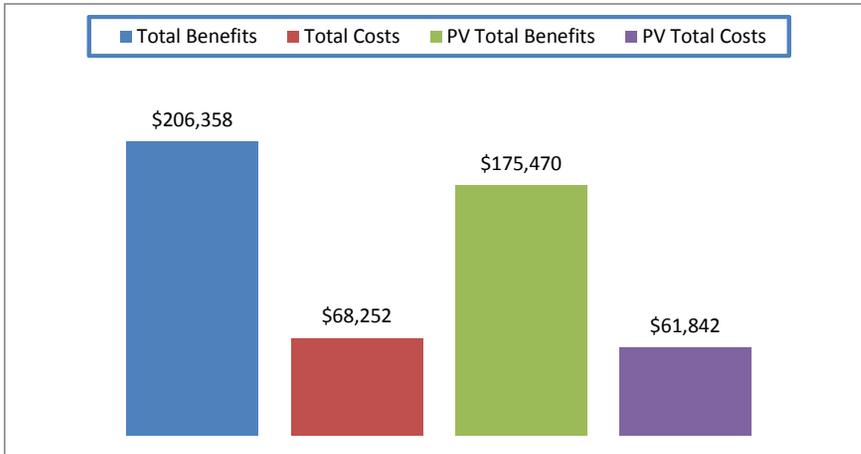
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 3.02

Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.84

(Typical desired ratio would be 1.3 to 1)

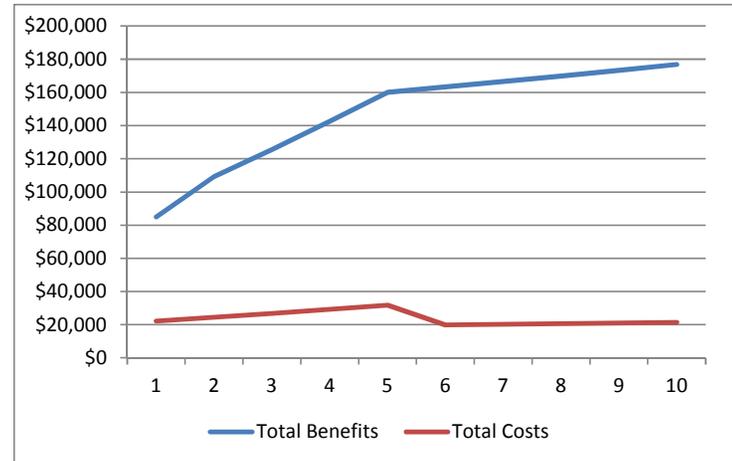
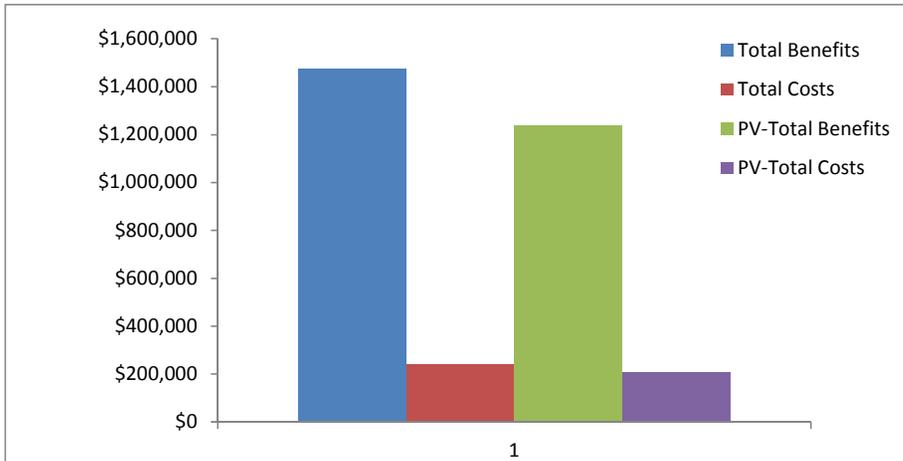
Average ROI 20.23%

Year	Sales and Transient Guest Taxes	New Property Taxes	PILOT Payment	Other County Revenues	Total Benefits	Net Present Value of Total Benefits	Cost of Various County Services	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$4,673	\$0	\$0	\$0	\$4,673	\$4,673	\$0	\$0	\$0	\$0	\$4,673	\$4,673	\$4,673	\$0
1	\$3,388	\$11,366	\$0	\$2,401	\$17,156	\$16,656	\$831	\$11,366	\$12,197	\$11,842	\$4,958	\$9,631	\$4,814	\$11,035
2	\$3,810	\$11,594	\$0	\$2,449	\$17,853	\$16,828	\$848	\$11,594	\$12,441	\$11,727	\$5,412	\$15,042	\$5,101	\$10,928
3	\$4,307	\$11,825	\$0	\$2,498	\$18,631	\$17,050	\$865	\$11,825	\$12,690	\$11,613	\$5,940	\$20,983	\$5,436	\$10,822
4	\$4,853	\$12,062	\$0	\$2,548	\$19,463	\$17,293	\$882	\$12,062	\$12,944	\$11,501	\$6,519	\$27,502	\$5,792	\$10,717
5	\$5,481	\$12,303	\$0	\$2,599	\$20,384	\$17,583	\$900	\$12,303	\$13,203	\$11,389	\$7,181	\$34,683	\$6,194	\$10,613
6	\$5,591	\$12,549	\$0	\$2,651	\$20,791	\$17,412	\$918	\$0	\$918	\$769	\$19,873	\$54,556	\$16,644	\$0
7	\$5,703	\$12,800	\$0	\$2,704	\$21,207	\$17,243	\$936	\$0	\$936	\$761	\$20,271	\$74,827	\$16,482	\$0
8	\$5,817	\$13,056	\$0	\$2,759	\$21,631	\$17,076	\$955	\$0	\$955	\$754	\$20,676	\$95,504	\$16,322	\$0
9	\$5,933	\$13,317	\$0	\$2,814	\$22,064	\$16,910	\$974	\$0	\$974	\$746	\$21,090	\$116,594	\$16,164	\$0
10	\$6,052	\$13,584	\$0	\$2,870	\$22,505	\$16,746	\$993	\$0	\$993	\$739	\$21,512	\$138,105	\$16,007	\$0
Total	\$55,606	\$124,457	\$0	\$26,295	\$206,358	\$175,470	\$9,102	\$59,150	\$68,252	\$61,842	\$138,105	\$138,105	\$113,628	\$54,115



SUMMARY OF COSTS AND BENEFITS FOR: **Pittsburg USD 250**
PROJECT: **Progressive Products, Inc.**
DATE: 12/10/2015 **DISCOUNT RATE:** 3.00%
Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 6.20
Ratio of Present Value of Total Benefits to Present Value of Total Cost: 6.06
 (Typical desired ratio would be 1.3 to 1) **Average ROI:** 51.98%

Year	New Property Taxes	PILOT Payment	Additional State, Federal and Other Funding	Total Benefits	Net Present Value of Total Benefits	Additional Costs	Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	\$11,320	\$0	\$73,590	\$84,910	\$82,437	\$10,788	\$11,320	\$22,108	\$21,464	\$62,802	\$62,802	\$60,973	\$10,990
2	\$11,546	\$0	\$97,518	\$109,065	\$102,804	\$12,838	\$11,546	\$24,384	\$22,985	\$84,681	\$147,482	\$79,820	\$10,884
3	\$11,777	\$0	\$113,679	\$125,456	\$114,810	\$14,965	\$11,777	\$26,743	\$24,473	\$98,713	\$246,196	\$90,337	\$10,778
4	\$12,013	\$0	\$130,446	\$142,459	\$126,573	\$17,173	\$12,013	\$29,186	\$25,931	\$113,273	\$359,469	\$100,642	\$10,673
5	\$12,253	\$0	\$147,839	\$160,092	\$138,097	\$19,463	\$12,253	\$31,716	\$27,358	\$128,377	\$487,846	\$110,739	\$10,570
6	\$12,498	\$0	\$150,796	\$163,294	\$136,756	\$19,852	\$0	\$19,852	\$16,626	\$143,442	\$631,288	\$120,131	\$0
7	\$12,748	\$0	\$153,812	\$166,560	\$135,428	\$20,249	\$0	\$20,249	\$16,464	\$146,311	\$777,599	\$118,964	\$0
8	\$13,003	\$0	\$156,888	\$169,891	\$134,114	\$20,654	\$0	\$20,654	\$16,304	\$149,237	\$926,836	\$117,809	\$0
9	\$13,263	\$0	\$160,026	\$173,289	\$132,812	\$21,067	\$0	\$21,067	\$16,146	\$152,222	\$1,079,059	\$116,666	\$0
10	\$13,528	\$0	\$163,226	\$176,755	\$131,522	\$21,488	\$0	\$21,488	\$15,989	\$155,267	\$1,234,325	\$115,533	\$0
Total	\$123,950	\$0	\$1,347,821	\$1,471,771	\$1,235,353	\$178,536	\$58,909	\$237,446	\$203,740	\$1,234,325	\$1,234,325	\$1,031,612	\$53,894



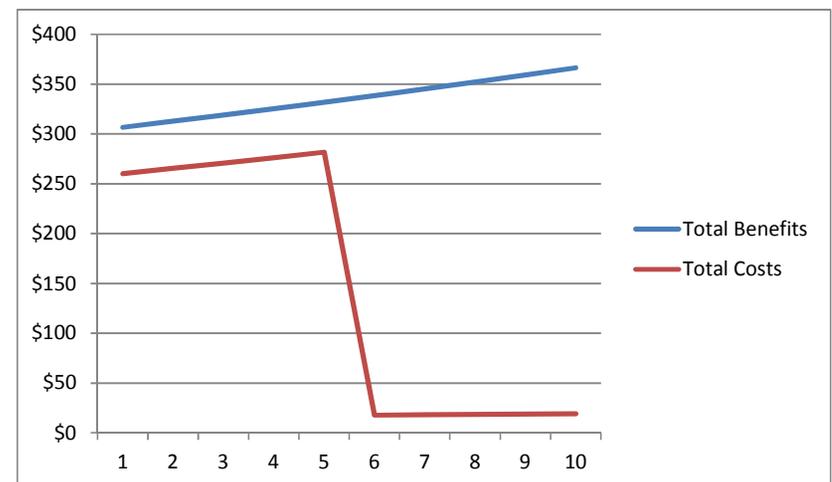
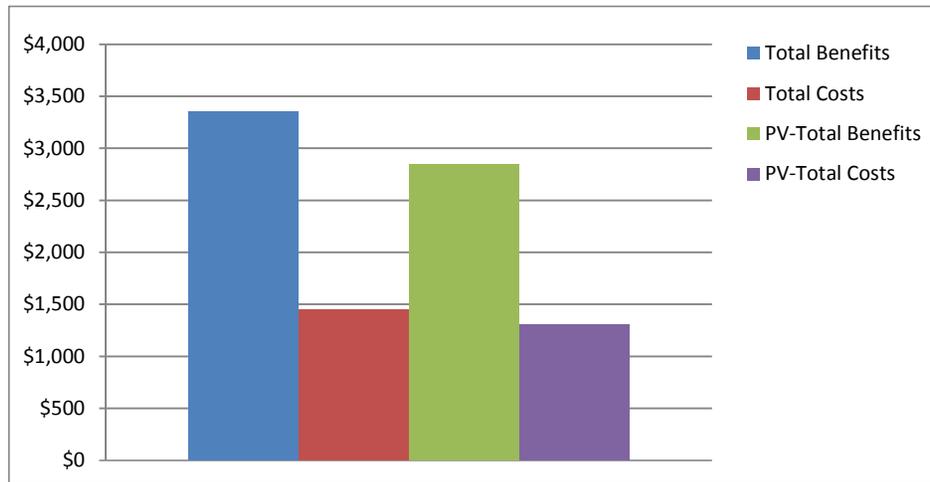
SUMMARY OF COSTS AND BENEFITS FOR: Wildcat Extension District
PROJECT: Progressive Products, Inc.

DATE: 12/10/2015

DISCOUNT RATE: 3.00%

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 2.32
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.17
(Typical desired ratio would be 1.3 to 1) **Average ROI** 13.20%

Year	New District Property Taxes	PILOT Payment	Other District Revenues	Total Benefits	Net Present Value of Total Benefits	Other District Costs	District Property Taxes Abated	Total Costs	Net Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Net Present Value of Net Benefits	Net Present Value of Taxes Abated
Const.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
1	\$244	\$0	\$62	\$307	\$298	\$16	\$244	\$260	\$253	\$46	\$46	\$45	\$237
2	\$249	\$0	\$64	\$313	\$295	\$16	\$249	\$266	\$250	\$47	\$94	\$45	\$235
3	\$254	\$0	\$65	\$319	\$292	\$17	\$254	\$271	\$248	\$48	\$142	\$44	\$233
4	\$259	\$0	\$66	\$325	\$289	\$17	\$259	\$276	\$245	\$49	\$191	\$44	\$230
5	\$264	\$0	\$68	\$332	\$286	\$17	\$264	\$282	\$243	\$50	\$241	\$43	\$228
6	\$270	\$0	\$69	\$339	\$284	\$18	\$0	\$18	\$15	\$321	\$562	\$269	\$0
7	\$275	\$0	\$70	\$345	\$281	\$18	\$0	\$18	\$15	\$327	\$889	\$266	\$0
8	\$281	\$0	\$72	\$352	\$278	\$18	\$0	\$18	\$15	\$334	\$1,223	\$264	\$0
9	\$286	\$0	\$73	\$359	\$275	\$19	\$0	\$19	\$14	\$341	\$1,564	\$261	\$0
10	\$292	\$0	\$75	\$367	\$273	\$19	\$0	\$19	\$14	\$347	\$1,911	\$258	\$0
Total	\$2,675	\$0	\$683	\$3,358	\$2,851	\$176	\$1,271	\$1,447	\$1,312	\$1,911	\$1,911	\$1,538	\$1,163

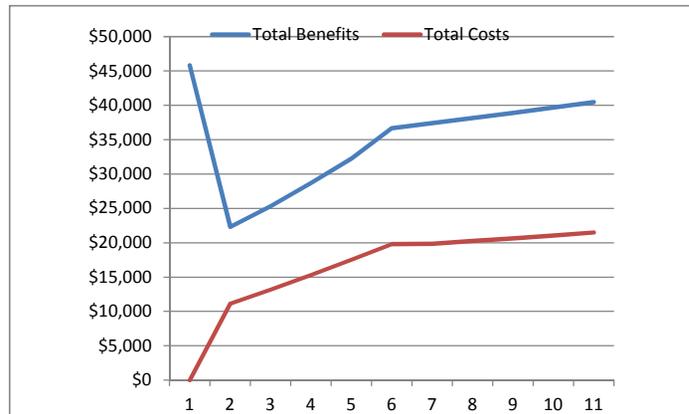
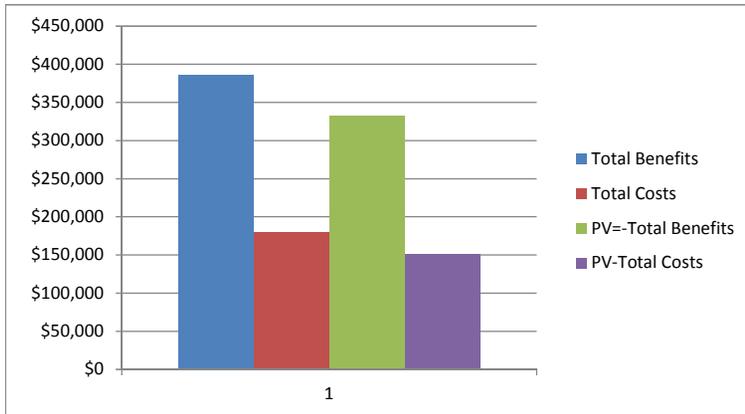


SUMMARY OF COSTS AND BENEFITS FOR:
PROJECT: Progressive Products, Inc.
DATE: #####

State of Kansas

Ratio of Actual Benefits to Actual Costs Over the 10-Year Period: 2.14
Ratio of Present Value of Total Benefits to Present Value of Total Costs: 2.19
DISCOUNT RATE: 3.00% (Typical desired ratio would be 1.3 to 1) **Average ROI** 11.40%

Year	Sales Taxes	Property Taxes	Corporate and Personal Income Taxes	PILOT Payment	Other State Revenues	Total Benefits	Present Value of Total Benefits	Cost of Various State Services	Cost of Educating New Students	Property Taxes Abated	Other State Costs	Total Costs	Present Value of Total Costs	Net Benefits or Costs	Cumulative Net Benefits or Costs	Present Value of Net Benefits	Present Value of Taxes Abated and Incentives
Const.	\$40,495	\$0	\$5,340	\$0.00	\$0	\$45,835	\$45,835	\$0	\$0	\$0	\$0	\$0	\$0	\$45,835	\$45,835	\$45,835	\$0
1	\$20,337	\$334	\$1,638	\$0.00	\$0	\$22,309	\$21,659	\$0	\$10,788	\$334	\$0	\$11,122	\$10,798	\$11,187	\$57,022	\$10,861	\$324
2	\$23,047	\$340	\$1,949	\$0.00	\$0	\$25,337	\$23,882	\$0	\$12,838	\$340	\$0	\$13,178	\$12,422	\$12,158	\$69,180	\$11,460	\$321
3	\$26,058	\$347	\$2,272	\$0.00	\$0	\$28,678	\$26,244	\$0	\$14,965	\$347	\$0	\$15,313	\$14,013	\$13,365	\$82,545	\$12,231	\$318
4	\$29,311	\$354	\$2,607	\$0.00	\$0	\$32,272	\$28,673	\$0	\$17,173	\$354	\$0	\$17,527	\$15,573	\$14,745	\$97,291	\$13,101	\$315
5	\$33,347	\$361	\$2,955	\$0.00	\$0	\$36,664	\$31,626	\$0	\$19,463	\$361	\$0	\$19,824	\$17,100	\$16,840	\$114,130	\$14,526	\$312
6	\$34,014	\$368	\$3,014	\$0.00	\$0	\$37,397	\$31,319	\$0	\$19,852	\$0	\$0	\$19,852	\$16,626	\$17,545	\$131,675	\$14,694	\$0
7	\$34,695	\$376	\$3,074	\$0.00	\$0	\$38,145	\$31,015	\$0	\$20,249	\$0	\$0	\$20,249	\$16,464	\$17,896	\$149,572	\$14,551	\$0
8	\$35,388	\$383	\$3,136	\$0.00	\$0	\$38,908	\$30,714	\$0	\$20,654	\$0	\$0	\$20,654	\$16,304	\$18,254	\$167,825	\$14,410	\$0
9	\$36,096	\$391	\$3,199	\$0.00	\$0	\$39,686	\$30,416	\$0	\$21,067	\$0	\$0	\$21,067	\$16,146	\$18,619	\$186,445	\$14,270	\$0
10	\$36,818	\$399	\$3,263	\$0.00	\$0	\$40,480	\$30,121	\$0	\$21,488	\$0	\$0	\$21,488	\$15,989	\$18,991	\$205,436	\$14,131	\$0
Total	\$349,607	\$3,654	\$32,448	\$0	\$0	\$385,709	\$331,506	\$0	\$178,536	\$1,737	\$0	\$180,273	\$151,435	\$205,436	\$205,436	\$180,071	\$1,589



Progressive Products, Inc. Other Economic Impacts of the Project

	In the First Year	Over 10 Years
Number of Jobs Created (Includes related jobs from construction, etc.)	20	10
Number of New Residents in the Community	21	35
Number of Additional Students in the Local School District	9	15.0
Increase in Local Personal Incomes	\$187,200	\$3,098,010
Increase in Local Retail Sales	\$3,895,884	\$5,222,821
Increase in the Community's Property Tax Base	\$890,000	\$890,000



Memorandum

TO: Daron Hall, City Manager

FROM: Blake Benson, Economic Development Director

DATE: February 18, 2016

SUBJECT: February 23, 2016 Agenda Item
The Lord' s Diner project

On February 3, the Economic Development Advisory Committee (EDAC) considered a request from the Catholic Diocese of Wichita Kansas (CDWK) to support a Lord's Diner project in Pittsburgh. The CDWK was represented by Pittsburgh resident Joe Dellasega.

The scope and mission of the proposed Pittsburgh Lord's Diner project would be very similar to an existing Lord's Diner location in Wichita. The singular mission of the Pittsburgh Lord's Diner would be to serve a nutritious meal with dignity and respect to anyone who is hungry. The facility would utilize the existing Corner Bistro/Parrott Bey facility at 406 North Locust and would be open every night of the year. Although Lord's Diner patrons will not be required to pay for their meal, donations from those who are able to pay will be accepted.

Mr. Dellasega estimated that the facility could be open by November 2016 and would create at least three jobs with an estimated annual payroll of \$115,000.

In his presentation, Mr. Dellasega cited several statistics amplifying the need to address the issue of hunger, including that nearly one in five Crawford County residents (6,500) currently face food insecurity and that 27.6% of local residents are below the poverty level.

Following Mr. Dellasega's presentation, the EDAC voted unanimously to recommend that \$130,000 in Revolving Loan Fund (RLF) funds be used in this initial setup of the Pittsburg Lord's Diner, as the issue of hunger is a significant one in terms of local workforce development.

Please place this item on the agenda for the City Commission meeting scheduled for Tuesday, February 23, 2016. Following a presentation from Mr. Dellasega, action being requested is the approval or denial of the EDAC recommendation to allocate \$130,000 in RLF funds for the Lord's Diner project and, if approved, authorize the Mayor to sign the appropriate documents.



APPLICATION FOR LOAN
CITY OF PITTSBURG, KANSAS
ECONOMIC DEVELOPMENT REVOLVING LOAN FUND
(SALES TAX)

I. GENERAL INFORMATION

- 1. Name of Applicant Firm: CDOWK - D/B/A The Lord's Diner of Pittsburg, Date of Request: February 3, 2016
2. Firm Address: 424 N. Broadway, Wichita, KS 67202, Firm Phone Number: 316.269.3900
3. Names and addresses of all persons or corporation who would be obligated as either applicant or personal guarantors of loans: See attached
4. Names and addresses of the principal officers and directors of the applicant: Joe Dellasega representative TLD-Pittsburg, 603 E. Washington, Pittsburg KS
5. Nature of applicant's business: The Lord's Diner is a part of the Diocese of Wichita that serves a nutritious meal 365 days per year to the hungry.
6. The products to be assembled or manufactured or service to be rendered: See attached
7. Applicant's Attorney: Mark Werner, Phone Number: 620.249.7980
8. Applicant's Financial Advisor: [blank], Phone Number: [blank]

7. If the applicant will be in direct competition with local firms,
- (a) Name of firms: None

- (b) Describe nature of the competition: None

IV. LOAN ANALYSIS

1. Has a financial advisor submitted an analysis indicating the need for the loan, the advisability of the loan or benefit to the applicant of the loan?
No
 (If yes, attach a copy to this application.)
2. Has additional financing, whether internally generated or through other loans, been arranged? (If yes, explain on an attached sheet) See attached
3. Has the applicant investigated conventional financing?
N/A

V. PROPOSED LOCATION

1. Location of the proposed facility: 408 N. Locust
2. If the facility is a proposed expansion or replacement of another plant, state size and location of current operations:
Parrott Bey will be converted from a convention center to a diner.

3. What percentage of the facility will be occupied by the applicant? 100%
4. Is the prospective location properly zoned? Yes

5. If a zoning change is pending, cite application number and present status. If application has not been made, briefly describe what change will be needed and plans for submitting application:

N/A

6. If unusual demands for water or sewer services or police or fire protection will be made, specify the demands:

None

VI. OWNERSHIP AND MANAGEMENT

1. Describe the organizational structure of applicant (proprietorship, partnership, subsidiary, corporation, etc.):

The Lord's Diner is a ministry operating under the Catholic Diocese of Wichita's 501(C)(3)

Note relationship to a parent company: _____

2. What portion of the project is being financed from other company funds (in addition to this loan)?

\$ _____

Please explain See attached.

3. Describe all threatened or outstanding litigation

None

4. Attach proforma statements for the first three (3) years of operation after issuance of the loan, including revenue projections, operating expense projections and a debt amortization schedule.

VII. MEASURE OF ECONOMIC GROWTH AND BENEFIT

1. What dollar amount of sales is contemplated? See attached
-

2. What percentage of sales will be sold locally? See attached
-
-

3. What is the estimated amount of merchandise and services purchased locally, per year?
See attached

4. How many people will the project employ:

Type: Professional	2 - 1 Exec Dir@ \$50k & 1 Volunteer Coordinator @ \$30k
Technical	1 Food Service Coordinator @ \$35k
Clerical	Note>4.5 positions are budgeted. To be conservative
General Labor	only 3 positions are presented in this proposal.

5. Number of current full-time employees at applicant's present location: N/A

6. What is ratio of loan fund dollars to jobs created? \$130k:3 or \$43,444:1

VIII. In order to facilitate the timely processing of the application, please attach as part of the proposal the following items:

1. Copies of applicant's financial statements for the past three years certified as correct by the owner or an authorized officer.
2. Applicant's most recent annual or quarterly financial report.
3. Interim financial statements, to date, for the current fiscal year.
4. Financial statements, current to date, for each personal guarantor, on forms, certified by a Certified Public Accountant or the guarantor.
5. Copies of both federal and state income tax returns filed by applicant and each personal guarantor during the past three years.
6. In certain cases, due to the size of the loan, audited financials may be required.
7. Completed business plan with three year financial projections.
8. Loan (if approved) must be personally guaranteed.

IX. Applicant should be aware that additional financial data shall be required if requested by the City Manager, City Attorney or any other persons authorized by the City of Pittsburg, Kansas, including the Economic Development Revolving Loan Fund (Sales Tax) Committee (EDAC).

X. Attached hereto is a copy of the Collateral Requirements for the Economic Development Revolving Loan Fund (Sales Tax) for informational purposes. HOWEVER, APPLICANT ACKNOWLEDGES AND AGREES THAT SAID REQUIREMENTS AS WELL AS THIS APPLICATION ARE A SET OF GUIDELINES AND ANY OF THE PROVISIONS STATED THEREIN MAY BE WAIVED OR ADDED TO AT THE DISCRETION OF THE PITTSBURG CITY COMMISSION.

**COLLATERAL REQUIREMENTS – CITY OF PITTSBURG, KANSAS
ECONOMIC DEVELOPMENT REVOLVING FUND
(SALES TAX)**

The following documents will be required:

1. A fully completed and signed application, with documents required therein attached.
2. A fully completed and signed financial statement by each personal guarantor.
3. The federal income tax returns of each personal guarantor for the last three (3) years, whether calendar or fiscal years.
4. Documents confirming compliance with the Kansas Bulk Transfer Act, if the Act is applicable.
5. A personal guaranty agreement to be signed by each personal guarantor and spouse.
6. Key persons term life insurance on the principal personal guarantor.
7. If the applicant is a corporation, a resolution of the Board of Directors authorizing the appropriate offices of the Corporation to sign the various loan documents on behalf of the Corporation.
8. Loan Agreement and Security Agreement, with Use of Loan Proceeds form attached.
9. Promissory Notes and Mortgage.
10. UCC financial statements for filing with the Secretary of State and the Crawford County Register of Deeds.
11. Other relevant financial information or loan security documents requested by the City Manager, the City Attorney or any authorized representative of the City of Pittsburg, Kansas.