

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
CITY OF PITTSBURG, KANSAS
December 17, 2024

A Special Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, December 17, 2024, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Stu Hite presiding and the following members present: Cheryl Brooks, Dawn McNay, and Chuck Munsell. Commissioner Ron Seglie participated in the meeting by phone.

FLAG SALUTE – Mayor Hite led the flag salute.

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

PITTSBURG POSITIVE – Mayor Hite recognized Johnna Norton, Denise Fitzpatrick and Debby Brock with Pittsburg Positive certificates.

COMMISSIONER SEGLIE – Mayor Hite noted that Commissioner Seglie is participating in the meeting by phone.

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

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

PRESENTATION OF CEREMONIAL GAVEL – Newly elected Mayor McNay presented outgoing Mayor Stu Hite with a ceremonial gavel.

PRESIDENT OF THE BOARD SELECTION – Commissioner Munsell suggested the selection of the President of the Board be on a rotating basis.

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

APPROVAL OF MINUTES – On motion of Hite, seconded by Brooks, the Governing Body approved the November 26, 2024, City Commission Meeting minutes as presented. Motion carried.

ORDINANCE NO. S-1103 – On motion of Hite, seconded by Brooks, the Governing Body approved Ordinance No. S-1103, amending Ordinance No. S-1099 fixing the salary and compensation of the officers and employees of the City of Pittsburg, Kansas, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

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DISPOSITION OF BIDS – FIXED LOCATION GENERATOR INSPECTION AND MAINTENANCE – On motion of Hite, seconded by Brooks, the Governing Body awarded the bid for the annual Fixed Location Generator Inspection and Maintenance Contract for the period of January 1, 2025, to December 31, 2027, to CDL Electric Company, Inc., of Pittsburg, Kansas, based on their low bid of \$11,500.00 annually and authorized the Mayor and City Clerk to execute the contract documents once prepared. Motion carried.

DISPOSITION OF BIDS – ELEVATOR AND LIFT FULL MAINTENANCE CONTRACT – On motion of Hite, seconded by Brooks, the Governing Body awarded the bid for the annual Elevator and Lift Full Maintenance Contract for the period of January 1, 2025, to December 31, 2027, to MEI, Total Elevator Solutions of Springfield, Missouri, based on their bid of \$ 25,968.00 annually and authorized the Mayor and City Clerk to execute the contract documents once prepared. Motion carried.

DISPOSITION OF BIDS – BULK OIL AND DEF PURCHASE – On motion of Hite, seconded by Brooks, the Governing Body awarded the bid for the Bulk Oil and DEF for the period of January 1, 2025, to December 31, 2025, to Meridian Oil and Equipment of Carl Junction, Missouri, based on their low bid, and authorized the Mayor and City Clerk to execute contract documents once prepared.

AGRICULTURAL LAND LEASE – BIANCARELLI – On motion of Hite, seconded by Brooks, the Governing Body entered into an Agricultural Land Lease between Kenneth Biancarelli and the City of Pittsburg, in which Mr. Biancarelli will lease 148.14 acres of tillable land and grass land located at the Atkinson Municipal Airport, in the amount of \$8,147.70, for the term beginning on January 1, 2025, and concluding on December 31, 2025, and authorized the Mayor to sign the lease on behalf of the City. Motion carried.

MEMORIAL AUDITORIUM AND CONVENTION CENTER FEES AND CHARGES – On motion of Hite, seconded by Brooks, the Governing Body approved the proposed fee schedule for the Memorial Auditorium and Convention Center. Motion carried.

2025 CEREAL MALT BEVERAGE LICENSES – On motion of Hite, seconded by Brooks, the Governing Body approved the applications submitted by Rhodes Grocery, Inc. dba Ron's Supermarket (310 East Centennial), The Corner Patio Pittsburg, LLC dba The Corner Patio (919 North Broadway), Walgreen Co. dba Walgreens #09049 (1911 North Broadway), Pitt Stop, LLC dba Pitt Stop (902 South Joplin), Pitts Retail, LLC dba Galaxy Food Mart III (1101 West 4th Street), EK Enterprise, LLC dba Pitt Express (302 West 4th Street), Pete's of Erie, Inc. dba Pete's #13 (4002 North Broadway), Pete's of Erie, Inc. dba Pete's #07 (1307 South Broadway), Dillon Companies, LLC dba Dillon's #108 (2600 North Broadway), Main Street Axe Company (216 South Broadway), The Meat Shed, LLC dba The Meat Shed - for consumption on the premises (2401 South Rouse), The Meat Shed, LLC dba The Meat Shed - for sale in the original unopened container (2401 South Rouse), Horton's Pizza Plus, Inc. dba Horton's Pizza Plus (1601 East 4th Street), Bo's 1 Stop (1116 West 4th Street), WS Mart, LLC dba Pittsburg Mart (3201 Noarth Rouse), DG Retail, LLC dba Dollar General Store #13065 (2004 South Rouse), DG Retail, LLC dba Dollar General Store #23865 (1026 East 4th Street), DG Retail, LLC dba Dollar General Store #3785 (2810 North Broadway), DG Retail, LLC dba

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Dollar General Store #18856 (820 West 4th Street), Commodore Barry Corporation dba Knights of Columbus (407 East 11th Street), and Pittsburg Investments, LLC dba Pitts Hookah Lounge (2707 "C" North Broadway) to sell Cereal Malt Beverages for the year 2025 and directed the City Clerk to issue the licenses. Motion carried.

ACTIVE TRANSPORTATION ADVISORY BOARD REAPPOINTMENT – On motion of Hite, seconded by Brooks, the Governing Body reappointed Debra Anthony to a second four-year term as the Health Care Industry Advocate on the Active Transportation Advisory Board (ATAB) effective January 1, 2025, and concluding on December 31, 2028. Motion carried.

AIRPORT ADVISORY BOARD REAPPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body reappointed Ron Brock, Geoffrey Hines and David Wyckoff to second three-year terms as members of the Airport Advisory Board effective January 1, 2025, and concluding on December 31, 2027. Motion carried.

BOARD OF ZONING APPEALS/PLANNING COMMISSION APPOINTMENTS AND REAPPOINTMENT – On motion of Hite, seconded by Brooks, the Governing Body appointed Blake Lallemand and Kyle Michael to first three-year terms and reappointed Mike Hanika to a second three-year term as members of the Board of Zoning Appeals/Planning Commission effective January 1, 2025, and concluding on December 31, 2027. Motion carried.

DOWNTOWN ADVISORY BOARD REAPPOINTMENT – On motion of Hite, seconded by Brooks, the Governing Body reappointed Skip Urich to a second two-year term as a member of the Downtown Advisory Board effective January 1, 2025, and concluding on December 31, 2026. Motion carried.

ECONOMIC DEVELOPMENT ADVISORY COMMITTEE REAPPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body reappointed Shane Kannarr, Rick Martin and Jeff Wilbert to second three-year terms as members of the Economic Development Advisory Committee effective January 1, 2025, and concluding on December 31, 2027. Motion carried.

MEMORIAL AUDITORIUM ADVISORY BOARD REAPPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body reappointed Seth Harley and Cooper Neil to second four-year terms as members of the Memorial Auditorium Advisory Board effective January 1, 2025, and concluding on December 31, 2028. Motion carried.

APPROPRIATION ORDINANCE – On motion of Hite, seconded by Brooks, the Governing Body approved the Appropriation Ordinance for the period ending December 17, 2024, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Brooks, Hite, McNay, Munsell and Seglie. Motion carried.

CONSENT ORDER – WASTEWATER TREATMENT PLANT PROJECT – On motion of Brooks, seconded by Hite, the Governing Body approved a Consent Order from the Kansas Department of Health and Environment (KDHE) in regard to the construction of the Wastewater Treatment Plant and authorized the Mayor and City Clerk to execute the Order on behalf of the City. Motion carried.

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MEDICAL DIRECTOR PROFESSIONAL SERVICES AGREEMENT – DR. TOMOTHY STEBBINS –
On motion of Hite, seconded by Munsell, the Governing Body approved a Medical Director Professional Services Agreement between the City of Pittsburg and Dr. Timothy Stebbins, and authorized the Mayor to sign the Agreement on behalf of the City. Motion carried. Absent: Seglie.

Commissioner Seglie ended his phone participation during discussion of the Medical Director Professional Services Agreement.

PUBLIC HEARING – PROPERTY TAX ABATEMENT – ATKINSON INDUSTRIES, LLC – Following a Public Hearing, on motion of Hite, seconded by Brooks, the Governing Body approved a six-year tax abatement request submitted by Atkinson Industries, LLC, and directed staff to prepare the necessary Ordinance and authorized the Mayor to sign the appropriate documents on behalf of the City. Motion carried. Absent: Seglie.

No comments were received during the Public Hearing.

RESOLUTION NO. 1291 – On motion of Hite, seconded by Munsell, the Governing Body approved Resolution No. 1291, authorizing the offering for sale of Taxable General Obligation Bonds, Series 2025-A of the City of Pittsburg, Kansas, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried. Absent: Seglie.

DISPOSITION OF BIDS – WASHINGTON SCHOOL PROJECT – Commissioner Hite moved, seconded by McNay, to accept the bids for specific trade areas for the Washington School Project, and to authorize the Mayor to sign the necessary documents on behalf of the City. Motion failed with Brooks and Munsell voting in opposition. Absent: Seglie.

VARIANCE REQUEST – MARIETTA – On motion of Brooks, seconded by Munsell, the Governing Body approved the recommendation of the Planning Commission/Board of Zoning Appeals to grant the request submitted by Michael Marietta for a variance at 4 Deer Run Lane to allow the construction of a secondary structure greater than 900 sq ft. Motion carried. Absent: Seglie.

CITY OF PITTSBURG HOUSING INCENTIVE PROGRAM (CHIP) – On motion of Hite, seconded by Munsell, the Governing Body approved an Intergovernmental Agreement for the City of Pittsburg Housing Incentive Program (CHIP), and authorized the Mayor to sign the Agreement on behalf of the City. Motion carried. Absent: Seglie.

DOWNTOWN ADVISORY BOARD APPOINTMENTS – On motion of Munsell, seconded by Brooks, the Governing Body appointed McKayla Crystal (downtown property owner) to a first two-year term as a member of the Downtown Advisory Board effective January 1, 2025, and concluding December 31, 2026. Motion carried. Absent: Seglie.

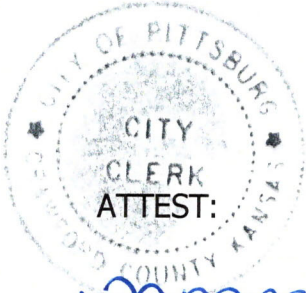
DOWNTOWN ADVISORY BOARD APPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body appointed Trista Shuster (at large) to a first two-year term as a member of the Downtown Advisory Board effective January 1, 2025, and concluding December 31, 2026. Motion carried. Absent: Seglie.

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ECONOMIC DEVELOPMENT ADVISORY COMMITTEE APPOINTMENT – On motion of Hite, seconded by Brooks, the Governing Body appointed Brandee Johnson to a first three-year term as a member of the Economic Development Advisory Committee effective January 1, 2025, and concluding December 31, 2027. Motion carried. Absent: Seglie.

MEMORIAL AUDITORIUM ADVISORY BOARD APPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body appointed Joella R. Skyles to an unexpired term effective January 1, 2025, and concluding December 31, 2026, and appointed Emily George and Jeff Wilbert to first four-year terms as members of the Memorial Auditorium Advisory Board effective January 1, 2025, and concluding December 31, 2028. Motion carried. Absent: Seglie.

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



Dawn McNay

Dawn McNay, Mayor

Tammy Nagel

Tammy Nagel, City Clerk