

City of Pittsburg, Kansas  
Commission Meeting Agenda  
Tuesday, April 22, 2025  
5:30 p.m.

**Table of Contents**

<b>Agenda</b>	1
<b>Proclamation – Arbor Day</b>	3
<b>Minutes – April 8, 2025</b>	4
<b>Appropriation Ordinance</b>	6
<b>Amendment to Chamber Economic Development Services Contract</b>	15
<b>Amendment to PSU Business Development and Innovation Services Agreement</b>	17
<b>MBL Development Loan Request</b>	18
<b>Resolution No. 1293</b>	23

**CITY OF PITTSBURG, KANSAS**  
**COMMISSION AGENDA**  
**Tuesday, April 22, 2025**  
**5:30 PM**

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**CALL TO ORDER BY THE MAYOR:**

- a. Flag Salute Led by the Mayor
- b. Public Input
- c. Pittsburg Positive – Southeast Kansas Recycling Center
- d. Proclamation – Arbor Day

**CONSENT AGENDA (ROLL CALL VOTE):**

- a. Approval of the April 8, 2025, City Commission Meeting minutes.
- b. Approval of the Appropriation Ordinance for the period ending April 22, 2025, subject to the release of HUD expenditures when funds are received.

**SPECIAL PRESENTATION:**

- a. ECONOMIC DEVELOPMENT QUARTERLY REPORT - Director of Economic Development Blake Benson, and Pittsburg State University Associate Vice President, Research + Economic Development Wesley Streeter, will present the quarterly Economic Development Report. **Receive for file.**

**CONSIDER THE FOLLOWING:**

- a. 2025 AMENDMENT TO ECONOMIC DEVELOPMENT SERVICES CONTRACT – PITTSBURG AREA CHAMBER OF COMMERCE – Consider staff request to amend the Economic Development Services contract with the Pittsburg Area Chamber of Commerce. **Approve or disapprove the request and, if approved, authorize the Mayor to sign the Amendment on behalf of the City.**
- b. 2025 AMENDMENT TO BUSINESS DEVELOPMENT AND INNOVATION SERVICES AGREEMENT – PITTSBURG STATE UNIVERSITY – Consider staff request to amend the Business Development and Innovation Services Agreement with Pittsburg State University. **Approve or disapprove the request and, if approved, authorize the Mayor to sign the Amendment on behalf of the City.**

**CITY OF PITTSBURG, KANSAS**  
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- c. MBL DEVELOPMENT COMPANY – VILLAS AT WELLINGTON SPRINGS DEVELOPMENT – Consider the recommendation of the Economic Development Advisory Committee (EDAC) to approve a loan in the amount of \$405,000 to MBL Development, at 1% interest, with the loan to be amortized over twenty years, with a seven-year term, to develop the Villas at Wellington Springs, a senior living facility on Bradshaw Way. **Approve or disapprove the recommendation and, if approved, authorize the Mayor to sign the necessary documents on behalf of the City.**
  
- d. RESOLUTION NO. 1293 – Consider approval of Resolution No. 1293, determining the advisability of issuing Taxable Industrial Revenue Bonds for the purpose of financing the acquisition, construction and equipping of a commercial residential facility to be located in the City; and authorizing execution of related documents. **Approve or disapprove of Resolution No. 1293 and, if approved, authorize the Mayor to sign the Resolution on behalf of the City.**

**NON-AGENDA REPORTS AND REQUESTS:**

**ADJOURNMENT**

Office of the Mayor  
CITY OF PITTSBURG, KANSAS

# *Proclamation*

*Whereas:* Arbor Day is a nationally-celebrated observance that encourages tree planting and care; and

*Whereas:* J. Sterling Morton first proposed a tree-planting holiday to be called "Arbor Day" at a meeting of the Nebraska State Board of Agriculture; and

*Whereas:* The first Arbor Day was celebrated on April 10<sup>th</sup>, 1872, and it is estimated that more than one million trees were planted in Nebraska on that day; and

*Whereas:* During the 1870s, other states passed legislation to observe Arbor Day, and the tradition began in schools nationwide in 1882; and

*Whereas:* Trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community.

*Now, Therefore, I,* Dawn McNay, Mayor of the City of Pittsburg, Kansas, do hereby proclaim April 25<sup>th</sup>, 2025, as

## **ARBOR DAY IN PITTSBURG**

and encourage the citizens of Pittsburg to join in this celebration and the observance of this special day set aside for tree planting.

Dated this 22<sup>nd</sup> day of April, 2025.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
April 8, 2025

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A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, April 8<sup>th</sup>, 2025, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with President of the Board Ron Seglie presiding and the following members present: Cheryl Brooks, Stu Hite, and Chuck Munsell. Mayor Dawn McNay participated in the meeting by phone.

President of the Board Seglie led the flag salute.

INVOCATION – Dr. Nagle, on behalf of the St. Peter’s Episcopal Church, provided an invocation.

MOMENT OF SILENCE – Commissioner Munsell led a moment of silence in remembrance of retired Pittsburg Fire Lieutenant Ken Thornton, who passed away on April 4, 2025.

APPROVAL OF MINUTES – On motion of Hite, seconded by Brooks, the Governing Body approved the March 25, 2025, City Commission Meeting minutes as presented. Motion carried.

PITTSBURG PUBLIC LIBRARY BOARD OF TRUSTEES REAPPOINTMENTS – On motion of Hite, seconded by Brooks, the Governing Body reappointed Dan McNally and Dr. Susan Knell to second four-year terms as members of the Pittsburg Public Library Board of Trustees effective May 1<sup>st</sup>, 2025, and concluding on April 30<sup>th</sup>, 2029. Motion carried.

CELLEBRITE, INC. AGREEMENT – On motion of Hite, seconded by Brooks, the Governing Body approved staff recommendation to waive the City’s bid process and to enter into a three-year purchase agreement with Cellebrite, Inc., for their Inseyets system, including 40 mobile device unlocks, in the total amount of \$62,161.61, and authorized the President of the Board to sign the necessary documents on behalf of the City. Motion carried.

ORDINANCE NO. S-1106 – On motion of Hite, seconded by Brooks, the Governing Body adopted Ordinance No. S-1106, authorizing the execution of a loan agreement between The City of Pittsburg, Kansas, and the State of Kansas, acting by and through the Kansas Department of Health and Environment for the purpose of obtaining a loan from the Kansas Water Pollution Control Revolving Fund for the purpose of financing a Wastewater Treatment Project; establishing a dedicated source of revenue for repayment of such loan, authorizing and approving certain documents in connections therewith; and authorizing certain other actions in connection with the loan agreement, and authorized the President of the Board to sign the Ordinance on behalf of the City. Motion carried.

FOUR-WAY STOP INTERSECTIONS – On motion of Hite, seconded by Brooks, the Governing Body approved the recommendation of the Traffic Advisory Board to convert the intersection of South Woodland Street and West Washington Avenue, along with the intersection of West Martin Avenue and South College Street to four-way stops, and authorized the City staff to install the signs. Motion carried.

OFFICIAL MINUTES  
OF THE MEETING OF THE  
GOVERNING BODY OF THE  
CITY OF PITTSBURG, KANSAS  
April 8, 2025

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PITTSBURG PUBLIC HOUSING AUTHORITY (PHA) POLICIES – On motion of Hite, seconded by Brooks, the Governing Body approved staff recommendation to update the Pittsburg Public Housing Authority (PHA) policies to better serve participants in the Section 8 Housing Choice Voucher (HCV) program. Motion carried.

APPROPRIATION ORDINANCE – On motion of Hite, seconded by Brooks, the Governing Body approved the Appropriation Ordinance for the period ending April 8, 2025, subject to the release of HUD expenditures when funds are received with the following roll call vote: Yea: Brooks, Hite, McNay, Munsell and Seglie. Motion carried.

VILLAS AT CREEKSIDE RURAL HOUSING INCENTIVE DISTRICT (RHID) AMENDMENT – On motion of Hite, seconded by McNay, the Governing Body approved staff recommendation to amend the Villas at Creekside Phase 1 Rural Housing Incentive District (RHID) Exhibit C, to increase the allowable amounts per line item to reflect the actual costs of infrastructure, and authorized the President of the Board to sign the Amendment on behalf of the City. Motion carried.

ACCEPTANCE OF DONATION – 616 NORTH BROADWAY – On motion of McNay, seconded by Hite, the Governing Body, approved staff recommendation to accept the donation of the vacant building, located at 616 North Broadway, from Shellie Robertson. Motion carried.

PURCHASE OF MOTOROLA IN-CAR CAMERAS – On motion of Hite, seconded by Brooks, the Governing Body approved staff recommendation to purchase thirteen M500 in-car cameras from Motorola, in the amount of \$117,011.60, for use in the Police Department's marked patrol fleet, and authorized the President of the Board to sign the necessary documents on behalf of the City. Motion carried.

ADJOURNMENT - On motion of Hite, seconded by Munsell, the Governing Body adjourned the meeting at 5:44 p.m. Motion carried.

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Ron Seglie, President of the Board

ATTEST:

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Tammy Nagel, City Clerk

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
C-CHECK	VOID CHECK	V	4/01/2025			197216		
C-CHECK	VOID CHECK	V	4/10/2025			197238		
C-CHECK	VOID CHECK	V	4/10/2025			197239		
C-CHECK	VOID CHECK	V	4/10/2025			197255		
C-CHECK	VOID CHECK	V	4/10/2025			197256		
C-CHECK	VOID CHECK	V	4/10/2025			197257		
C-CHECK	VOID CHECK	V	4/10/2025			197258		
C-CHECK	VOID CHECK	V	4/10/2025			197259		
C-CHECK	VOID CHECK	V	4/10/2025			197260		
C-CHECK	VOID CHECK	V	4/10/2025			197261		

* * 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:	10 VOID DEBITS	0.00		
	VOID CREDITS	0.00	0.00	0.00

TOTAL ERRORS: 0

VENDOR SET: 99 BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
		10	0.00	0.00	0.00
BANK:	TOTALS:	10	0.00	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1050	KPERS	D	3/31/2025			000000		180.31
8868	IMA INC DIVERSIFIED INSURANCE	D	3/31/2025			000000		10,036.56
1478	KANSASLAND TIRE #1828	E	4/02/2025			025424		875.00
8211	UMB BANK N.A.	E	4/02/2025			025425		6,092.08
8236	NORTHGATE ASSOCIATES LLC	E	4/02/2025			025426		7,852.63
8712	ALLEN, GIBBS, & HOULIK, LLC	E	4/02/2025			025427		22,216.20
8775	PITTSBURG INVESTORS, LLC	E	4/02/2025			025428		16,988.86
8782	ED MILLER AUTO SUPPLY	E	4/02/2025			025429		595.01
9038	MINNESOTA ELEVATOR INC	E	4/02/2025			025430		12,984.00
9039	ECONOMIC LIFELINES	E	4/02/2025			025431		187.50
0055	JOHN'S SPORT CENTER, INC.	E	4/02/2025			025432		281.38
0133	JIM RADELL CONSTRUCTION COMPAN	E	4/02/2025			025433		13,672.52
0194	KANSAS STATE TREASURER	E	4/02/2025			025434		3,276.47
0276	JOE SMITH COMPANY, INC.	E	4/02/2025			025435		96.46
0583	DICKINSON INDUSTRIES INC	E	4/02/2025			025436		214.00
0597	CORNEJO & SONS LLC	E	4/02/2025			025437		376.96
0704	NEPTUNE RADIATOR AND AUTO	E	4/02/2025			025438		770.53
4307	HENRY KRAFT, INC.	E	4/02/2025			025439		2,529.41
4618	TRESA LYNNE MILLER	E	4/02/2025			025440		1,545.84
5855	STERICYCLE, INC.	E	4/02/2025			025441		341.38
7122	HYSPECO, INC	E	4/02/2025			025442		119.88
7995	HERITAGE TRACTOR INC	E	4/02/2025			025443		881.03



VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8535	HEALTH PLANS, INC	E	4/02/2025			025444		49,216.32
8605	WOODRIVER ENERGY LLC	E	4/02/2025			025445		9,035.78
8741	SHANE KANNAR	E	4/04/2025			025538		14,102.19
8722	TURNKEY DEVELOPERS LLC	E	4/04/2025			025539		59,648.51
7392	ASSURECO RISK MANAGEMENT & REG	E	4/11/2025			025540		700.00
7567	MERIDIAN OIL & EQUIPMENT LLC	E	4/11/2025			025541		196.00
8467	WASTE CORPORATION OF KANSAS, L	E	4/11/2025			025542		8,160.02
8708	NOTCH 8, LLC	E	4/11/2025			025543		20,949.98
8724	ASSURED PARTNERS CAPITAL, INC	E	4/11/2025			025544		46,223.85
8737	EK ENTERPRISE	E	4/11/2025			025545		187.00
8842	CARDS KS LLC	E	4/11/2025			025546		400.00
8882	FIRST RESPONDER OUTFITTERS, IN	E	4/11/2025			025547		82.99
8925	JEFFREY TANGNEY	E	4/11/2025			025548		25.00
9008	SERRMI PRODUCTS LLC	E	4/11/2025			025549		6,400.00
9023	FULL PULL TRUCKING & SPREADING	E	4/11/2025			025550		8,249.58
9037	PITT 1902 BROADWAY LLC	E	4/11/2025			025551		50.00
9038	MINNESOTA ELEVATOR INC	E	4/11/2025			025552		2,110.00
9040	MERCY HOSPITAL PITTSBURG, INC	E	4/11/2025			025553		1,415.00
9041	SYLVAS, GARY	E	4/11/2025			025554		75.00
0046	ETTINGERS OFFICE SUPPLY	E	4/11/2025			025555		731.15
0055	JOHN'S SPORT CENTER, INC.	E	4/11/2025			025556		698.69
0087	FORMS ONE, LLC	E	4/11/2025			025557		85.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0101	BUG-A-WAY INC	E	4/11/2025			025558		250.00
0133	JIM RADELL CONSTRUCTION COMPAN	E	4/11/2025			025559		21,444.84
0207	PEPSI-COLA BOTTLING CO OF PITT	E	4/11/2025			025560		211.50
0272	BO'S 1 STOP INC	E	4/11/2025			025561		17.99
0276	JOE SMITH COMPANY, INC.	E	4/11/2025			025562		701.26
0317	KUNSHEK CHAT & COAL CO, INC.	E	4/11/2025			025563		9,981.59
0328	KANSAS ONE-CALL SYSTEM, INC	E	4/11/2025			025564		391.02
0364	CRAWFORD COUNTY SHERIFF'S DEPA	E	4/11/2025			025565		4,450.00
0525	3M	E	4/11/2025			025566		1,351.08
0534	TYLER TECHNOLOGIES INC	E	4/11/2025			025567		18,871.00
0597	CORNEJO & SONS LLC	E	4/11/2025			025568		796.81
0650	HOME CENTER CONSTRUCTION	E	4/11/2025			025569		21,790.00
0779	PITTSBURG COMMUNITY THEATRE	E	4/11/2025			025570		6,908.35
0823	TOUCHTON ELECTRIC INC	E	4/11/2025			025571		39.00
0829	CROWN PRODUCTS INC	E	4/11/2025			025572		2,098.90
0866	AVFUEL CORPORATION	E	4/11/2025			025573		21,102.34
1030	FREDDY VAN'S INC	E	4/11/2025			025574		5,200.00
1075	COASTAL ENERGY CORP	E	4/11/2025			025575		2,333.55
1792	B&L WATERWORKS SUPPLY, LLC	E	4/11/2025			025576		730.85
2005	GALLS PARENT HOLDINGS, LLC	E	4/11/2025			025577		70.74
2707	THE LAWNSCAPE COMPANY, INC.	E	4/11/2025			025578		762.50
2921	DATAPROSE LLC	E	4/11/2025			025579		5,129.56

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
2960	PACE ANALYTICAL SERVICES LLC	E	4/11/2025			025580		5,893.00
3126	W.W. GRAINGER, INC	E	4/11/2025			025581		432.13
3668	MID AMERICA PROPERTIES OF PITT	E	4/11/2025			025582		675.00
4307	HENRY KRAFT, INC.	E	4/11/2025			025583		364.32
5014	MID-AMERICA SANITATION INC.	E	4/11/2025			025584		546.32
5275	US LIME COMPANY-ST CLAIR	E	4/11/2025			025585		6,481.61
5552	NATIONAL SIGN CO INC	E	4/11/2025			025586		2,986.50
5648	JASON WISKE	E	4/11/2025			025587		1,000.00
6029	GARSITE PROGRESS LLC	E	4/11/2025			025588		348.45
6298	L. KEVAN SCHUPBACH	E	4/11/2025			025589		1,300.00
6464	PRO X PROPERTY SOLUTIONS, LLC	E	4/11/2025			025590		650.00
6577	GREENSPRO INC	E	4/11/2025			025591		2,067.50
6936	HAWKINS INC	E	4/11/2025			025592		393.08
7023	BLEVINS ASPHALT CONSTRUCTION C	E	4/11/2025			025593		1,833.12
7038	SIGNET COFFEE ROASTERS	E	4/11/2025			025594		67.50
7407	LIMELIGHT MARKETING LLC	E	4/11/2025			025595		660.00
7480	RODGER PETRAIT	E	4/11/2025			025596		150.00
7655	HW ACQUISITIONS, PA	E	4/11/2025			025597		553.70
7793	QUEENB TELEVISION OF KANSAS/MI	E	4/11/2025			025598		1,500.00
7839	VISION SERVICE PLAN INSURANCE	E	4/11/2025			025599		2,340.82
7852	TRIA HEALTH, LLC	E	4/11/2025			025600		1,772.29
8046	CONVERGEONE, INC.	E	4/11/2025			025601		337.50

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8080	SUNNYVALE INVESTMENT PROPERTIE	E	4/11/2025			025602		750.00
8147	CHEM-AQUA, INC.	E	4/11/2025			025603		466.65
8200	PLUNKETT'S PEST CONTROL INC	E	4/11/2025			025604		1,086.62
8326	KAYLYN HITE	E	4/11/2025			025605		1,000.00
8554	LACEY O'BRIEN	E	4/11/2025			025606		1,650.00
8604	PDQ INTERMEDIATE INC	E	4/11/2025			025607		475.59
8649	UPLINK, LLC	E	4/11/2025			025608		48.00
8729	NATHAN HUGHES	E	4/11/2025			025609		25.00
8732	BRANDON SPEAR	E	4/11/2025			025610		75.00
8879	DEREK MCNAUGHT	E	4/11/2025			025611		250.00
9027	CLARK, JOVOLI	E	4/11/2025			025612		700.00
9031	SAINT PIERRE, ZACHARY	E	4/11/2025			025613		100.00
1	BOWNAN, BETH	R	3/31/2025			197211		391.25
8844	100 NORTH PINE LLC	R	4/01/2025			197212		2,550.00
5966	BERRY COMPANIES, INC.	R	4/01/2025			197213		255.79
1	CALDERON, ANA	R	4/01/2025			197214		2,700.00
5759	COMMUNITY HEALTH CENTER OF SEK	R	4/01/2025			197215		895.00
8430	EQUIPMENTSHARE.COM, INC	R	4/01/2025			197217		3,228.74
1108	EVERGY KANSAS CENTRAL INC	R	4/01/2025			197218		84.53
7804	MARTIN PROFESSIONAL, LLC	R	4/01/2025			197219		844.80
7442	UNIFIED SCHOOL DISTRICT #250-C	R	4/01/2025			197220		4,687.97
1	USD 250	R	4/01/2025			197221		175.63

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5589	CELLCO PARTNERSHIP	R	4/01/2025			197222		97.81
1	WHITE, JANET	R	4/01/2025			197223		180.00
6088	1ST DUE EMERGENCY RESPONSE SOL	R	4/10/2025			197234		73.73
0516	AMERICAN CONCRETE CO INC	R	4/10/2025			197235		773.00
1	AT & T CWO	R	4/10/2025			197236		12,792.45
0523	AT&T	R	4/10/2025			197237		13,990.70
8278	GERSON BOCANEGRA	R	4/10/2025			197240		50.00
1	BROADWAY ANIMAL HOSPITAL	R	4/10/2025			197241		95.00
7838	CLELAND MASONRY, INC	R	4/10/2025			197242		3,600.00
4263	COX COMMUNICATIONS KANSAS LLC	R	4/10/2025			197243		62.98
4263	COX COMMUNICATIONS KANSAS LLC	R	4/10/2025			197244		708.63
4263	COX COMMUNICATIONS KANSAS LLC	R	4/10/2025			197245		445.80
1	COX COMMUNICATIONS	R	4/10/2025			197246		12,569.00
1	CRAWFORD CO F.F. ASSOC	R	4/10/2025			197247		151.67
0497	CRAWFORD COUNTY DISTRICT COURT	R	4/10/2025			197248		36.00
0095	CRAWFORD COUNTY TREASURER	R	4/10/2025			197249		156.25
1	CRAWFORD, SYDNIE	R	4/10/2025			197250		66.73
0375	WICHITA WATER CONDITIONING	R	4/10/2025			197251		11.50
9042	ZIBERT, JIM	R	4/10/2025			197252		3,310.00
1	DIRECTOR OF ACCTS & REPORTS	R	4/10/2025			197253		300.00
8791	ENTERPRISE FM TRUST	R	4/10/2025			197254		80,867.16
1108	EVERGY KANSAS CENTRAL INC	R	4/10/2025			197262		40,256.46

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	FLINN, RYAN	R	4/10/2025			197263		81.94
6809	RICHARD GILMORE	R	4/10/2025			197264		781.25
8935	CURTISS E & KRIS HEMBY	R	4/10/2025			197265		261.00
8756	HID GLOBAL CORPORATION	R	4/10/2025			197266		3,310.80
1	HODGE, JOHNNA	R	4/10/2025			197267		100.00
7680	IMA, INC.	R	4/10/2025			197268		9,375.00
8985	MARK CASTOR	R	4/10/2025			197269		6,100.00
7792	KANREN, INC	R	4/10/2025			197270		5,039.43
2877	KDHE - BUREAU OF WATER	R	4/10/2025			197271		60.00
1	KS EMER MED SERVICES ASSOC	R	4/10/2025			197272		50.00
7190	LEXISNEXIS RISK DATA MANAGEMEN	R	4/10/2025			197273		381.92
8460	MARMIC FIRE AND SAFETY	R	4/10/2025			197274		2,371.80
8505	PITTSBURG PUBLISHING COMPANY,	R	4/10/2025			197275		403.10
1	PENBLETON, DALTON	R	4/10/2025			197276		300.00
4738	PIONEER MANUFACTURING COMPANY	R	4/10/2025			197277		12,122.00
9024	POTTS, GLENDELL L.	R	4/10/2025			197278		850.00
0175	REGISTER OF DEEDS	R	4/10/2025			197279		21.00
0175	REGISTER OF DEEDS	R	4/10/2025			197280		21.00
0175	REGISTER OF DEEDS	R	4/10/2025			197281		21.00
0175	REGISTER OF DEEDS	R	4/10/2025			197282		21.00
0175	REGISTER OF DEEDS	R	4/10/2025			197283		21.00
8242	PITTSBURG HIGHLANDS LP	R	4/10/2025			197284		13,873.82

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8979	ROUSE DEVELOPMENT LLC	R	4/10/2025			197285		1,335.00
1	SALAS, ARTEMIO	R	4/10/2025			197286		100.00
1	SCHIBI, ANDREA	R	4/10/2025			197287		191.28
0188	SECRETARY OF STATE	R	4/10/2025			197288		25.00
6377	SOUTHEAST KANSAS RECYCLING CEN	R	4/10/2025			197289		50.00
9043	SPORTS SURFACE MANAGEMENT	R	4/10/2025			197290		800.00
8872	TOTAL COMMUNICATIONS, INC.	R	4/10/2025			197291		3,104.00
8715	USA BLUEBOOK	R	4/10/2025			197292		743.55
8657	VERIZON CONNECT FLEET USA LLC	R	4/10/2025			197293		1,176.38
0175	REGISTER OF DEEDS	R	4/15/2025			197304		21.00

* * T O T A L S * *		NO		INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:		64		249,521.85	0.00	249,521.85
HAND CHECKS:		0		0.00	0.00	0.00
DRAFTS:		2		10,216.87	0.00	10,216.87
EFT:		98		484,251.78	0.00	484,251.78
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: 80144	TOTALS:	164	743,990.50	0.00	743,990.50
BANK: 80144		TOTALS:	164	743,990.50	0.00	743,990.50
REPORT TOTALS:			164	743,990.50	0.00	743,990.50

Passed and Approved this 22nd day of April, 2025.

Dawn McNay, Mayor

Attest:

Tammy Nagel, City Clerk

**To:** Daron Hall, City Manager

**From:** Jay Byers, Deputy City Manager

**Date:** April 15, 2024

**Subject:** Annual Economic Development Contracts

For many years, the City has contracted with the Pittsburg Area Chamber of Commerce and Pittsburg State University to provide economic development services in support of the City's efforts. We recommend continuing these agreements with an increase to \$65,000 annually.

Please place on the agenda for April 22, 2025, a request for approval of amendments to the Economic Development Services contracts with the Chamber and PSU.



## AMENDMENT 1

To the Agreement between the City of Pittsburgh and the Pittsburgh Area Chamber of Commerce to provide for Economic Development Services.

Section 3.1 is hereby amended to read as follows:

### **3.1 Fees**

In full satisfaction for any and all services rendered by the Chamber for the City under this Agreement, as specified in Exhibit A, the City will pay the Chamber the total sum of sixty five thousand and no/100 (\$65,000.00) dollars annually, payable in equal quarterly installments and upon receipt of invoice.

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For City of Pittsburgh      Date: 4/22/25

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Blake Benson      Date:

## AMENDMENT 1

To the Agreement between the City of Pittsburgh and Pittsburgh State University to provide for Economic Development Services.

Section 3.1 is hereby amended to read as follows:

### **3.1 Fees**

In full satisfaction for any and all services rendered by PSU for the City under this Agreement, as specified in Exhibit A, the City will pay PSU the total sum of sixty five thousand and no/100 (\$65,000.00) dollars annually, payable in equal quarterly installments and upon receipt of invoice.

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For City of Pittsburgh      Date: 4/22/25

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For Pittsburgh State University      Date:



## Memorandum

**TO:** Daron Hall, City Manager

**FROM:** Blake Benson, Economic Development Director

**DATE:** April 16, 2025

**SUBJECT:** April 22, 2025 Agenda Item  
Villas at Wellington Springs project

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MBL Development Company, based in Kansas City, has proposed to build a senior living facility on Bradshaw Way in southeast Pittsburg. Dubbed Villas at Wellington Springs, the development will offer independent living facilities for those 55 and over.

The development will feature a 3,000 square-foot community center with full kitchen, meeting area, lounge, and exercise room. Each of the 40 independent units will be 908 square feet and available for rent at \$600-800 per month. All maintenance will be handled by on-site staff. The development is valued at more than \$12 million with a construction timeline of approximately 18 months.

MBL Development plans to apply for a Kansas Housing Resources Corporation (KHRC) resources as one component of its funding mix. As KHRC values local community buy-in when scoring grant applications, MBL Development applied for a repayable \$405,000 loan from the Revolving Loan Fund to assist with the project.

The Economic Development Advisory Committee (EDAC) considered this request at its March 5, 2025, meeting and voted to recommend approval of a \$405,000 loan with a 1% interest rate, with the loan to be amortized over 20 years with a seven-year term, meaning the loan will be repaid in full at the end of seven years.

MBL Development has also requested approval for an Industrial Revenue Bond (IRB), which will provide a sales tax exemption on construction materials. If MBL Development is approved for the KHRC grant and the project moves forward, they will likely request a property tax exemption, which is also provided by an IRB, at a later date.

Please place this item on the agenda for the City Commission meeting scheduled for Tuesday, April 22, 2025. Action being requested is approval or denial of the \$405,000 loan to MBL Development Company in support of the Villas at Wellington Springs development, along with an IRB-related sales tax exemption on construction materials, and authorize the Mayor to sign the appropriate documents.

**From:** [City of Pittsburg](#)  
**To:** [Blake Benson](#); [bbenson710@yahoo.com](mailto:bbenson710@yahoo.com)  
**Subject:** New Application for RLF Submitted  
**Date:** Thursday, February 13, 2025 4:05:59 PM

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## General Information

### 1. Name of Applicant Firm

MBL Development Co.

### 2. Date of Request

02/13/2025

## Contact Information

### 3. Firm Address

9237 Ward Parkway  
Suite 310  
Kansas City, Missouri 64114  
United States  
[Map It](#)

### Firm Phone Number

(816) 569-6420

### Email Address

[mblddevco@aol.com](mailto:mblddevco@aol.com)

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

Kim Lingle  
9237 Ward Parkway, Ste. 310  
Kansas City, MO 64114  
[mblddevco@aol.com](mailto:mblddevco@aol.com)

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

Sandra Watts  
Rouse Frets White Goss Gentile Rhodes, P.C.  
4510 Belleview Ave. Suite 300  
Kansas City, MO 64111

## Project Details

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

Total Development Costs - \$12,170,267  
Hard Costs - \$9,132,510  
Soft Costs - \$567,532  
Financing Cost - \$593,947  
Contingency - \$483,478  
Reserves and Escrows - \$152,800  
Developer Fee - \$800,000

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

\$405,000

**8. Address of proposed project**

0 Bradshaw Way (near Renu Medical Spa)  
Pittsburg, Kansas 66762  
[Map It](#)

**9. Estimated project completion date**

05/01/2027

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

Property Manager - part time (\$20-\$24/hour)  
Maintenance Manager - part time (\$20-\$24/hour)  
Many construction jobs available - per bid process

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

City of Pittsburg RLF \$405,000  
Perm Loan \$500,000  
Federal LIHTC \$6,613,739  
State LIHTC \$4,579,200  
Deferred Developer Fee \$72,228  
Total \$12,170,167

Construction Loan \$8,198,780

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

MBL is proposing a 40 unit senior development located just NW from Renu Medical Spa, available to various income levels including market rate. Driveway to the development would be off Bradshaw Way. Each unit has 2 bedrooms with front and back porches and all appliances provided. There will be a community building available to all tenants which includes a full kitchen, meeting area, lounge area, exercise room, and computer access.

Construction is estimated to begin late fall of 2025, with an estimated completion date of spring 2027, approximately 18 months.

No unusual demands for water/wastewater services or police/fire protection is expected.

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

MBL Development Co (GC)  
9237 Ward Parkway, Ste. 310  
Kansas City, MO 64114

Wallace Architects  
302 Campusview Dr., Ste. 208  
Columbia, MO 65201

Quist Engineering  
821 NE Columbus  
Lee's Summit, MO 64063

No subcontractors have been engaged

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

MBL Development Co. is a Missouri Corporation, incorporated in 1994.

**RESOLUTION NO. 1293**

**A RESOLUTION OF THE GOVERNING BODY OF THE CITY OF PITTSBURG, KANSAS DETERMINING THE ADVISABILITY OF ISSUING TAXABLE INDUSTRIAL REVENUE BONDS FOR THE PURPOSE OF FINANCING THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A COMMERCIAL RESIDENTIAL FACILITY TO BE LOCATED IN THE CITY; AND AUTHORIZING EXECUTION OF RELATED DOCUMENTS**

**WHEREAS**, the City of Pittsburg, Kansas (the "Issuer") desires to promote, stimulate and develop the general economic welfare and prosperity of the City of Pittsburg, and thereby to further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas; and

**WHEREAS**, pursuant to the provisions of the Kansas Economic Development Revenue Bond Act, as amended and codified in K.S.A. 12-1740 *et seq.* (the "Act"), the Issuer is authorized to issue revenue bonds for such purposes, and it is hereby found and determined to be advisable and in the interest and for the welfare of the Issuer and its inhabitants that revenue bonds of the Issuer in a principal amount not to exceed \$8,000,000 be authorized and issued, in one or more series, to provide funds to pay the costs of the acquisition, construction and equipping of an independent senior living facility to be known as Villas at Wellington Springs (the "Project") located in the corporate limits of the Issuer and to be leased by the Issuer to MBL Development Co., a Missouri corporation, or another legal entity to be formed by the principals of MBL Development Co. (the "Tenant").

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

Section 1. **Public Purpose.** The governing body of the Issuer hereby finds and determines that the Project will promote, stimulate and develop the general economic welfare and prosperity of the Issuer, and thereby further promote, stimulate and develop the general economic welfare and prosperity of the State of Kansas.

Section 2. **Authorization to Acquire Project; Intent to Issue Bonds.** The Issuer is hereby authorized to proceed with the construction of the Project and to issue its revenue bonds, in one or more series, in a principal amount not to exceed \$8,000,000 (the "Bonds") to pay the costs thereof, subject to satisfaction of the conditions of issuance set forth herein.

Section 3. **Conditions to Issuance of Bonds.** The issuance of the Bonds is subject to: (a) the passage of an ordinance authorizing the issuance of the Bonds; (b) the successful negotiation of a Trust Indenture, Guaranty Agreement, Site Lease, Project Lease, Bond Purchase Agreement or other legal documents necessary to accomplish the issuance of the Bonds, the terms of which shall be in compliance with the Act and mutually satisfactory to the Issuer and the Tenant; (c) the successful negotiation and sale of the Bonds to a purchaser or purchasers yet to be determined (the "Purchaser"), which sale shall be the responsibility of the Tenant and not the Issuer; (d) the receipt of the approving legal opinion of Gilmore & Bell, P.C. ("Bond Counsel") in form acceptable to the Issuer, the Tenant and the Purchaser; (e) the obtaining of all necessary governmental approvals to the issuance of the Bonds; and (f) the commitment to and payment by the Tenant or Purchaser of all expenses relating to the issuance of the Bonds, including, but not limited to:



(i) expenses of the Issuer and the Issuer Attorney; (ii) any underwriting or placement fees and expenses; (iii) all legal fees and expenses of Bond Counsel; and (iv) all recording and filing fees, including fees of the Kansas Board of Tax Appeals.

Section 4.       **Sales Tax Exemption.** The Governing Body hereby determines that pursuant to the provisions of K.S.A. 79-3601 *et seq.* (the “Sales Tax Act”), particularly 79-3606(b) and (d) and other applicable laws, sales of tangible personal property or services purchased in connection with construction of the Project and financed with proceeds of the Bonds are entitled to exemption from the tax imposed by the Sales Tax Act; provided proper application is made therefore. In the event that the Bonds are not issued for any reason, the Tenant will not be entitled to a sales tax exemption under the terms of the Sales Tax Act and will remit to the State Department of Revenue all sales taxes that were not paid due to reliance on the sales tax exemption certificate granted hereunder.

Section 5.       **Reliance by Tenant; Limited Liability of Issuer.** It is contemplated that in order to expedite acquisition of the Project and realization of the benefits to be derived thereby, the Tenant may incur temporary indebtedness or expend its own funds to pay costs of the Project prior to the issuance of the Bonds. Proceeds of Bonds may be used to reimburse the Tenant for such expenditures made not more than 60 days prior to the date this Resolution is adopted. The Bonds herein authorized and all interest thereon shall be paid solely from the revenues to be received by the Issuer from the Project and not from any other fund or source. The Issuer shall not be obligated on such Bonds in any way, except as herein set out. In the event that the Bonds are not issued, the Issuer shall have no liability to the Tenant.

Section 6.       **Further Action.** The Clerk is hereby authorized to deliver an executed copy of this Resolution to the Tenant. The Mayor, Clerk and other officials and employees of the Issuer, including the Issuer’s counsel and Bond Counsel, are hereby further authorized and directed to take such other actions as may be appropriate or desirable to accomplish the purposes of this Resolution, including, but not limited to: (a) cooperate with the Tenant in filing an application for a sales tax exemption certificate with the Kansas Department of Revenue with respect to Bond-financed property; and (b) execution on behalf of the Issuer of the information statement regarding the proposed issuance of the Bonds to be filed with the State Board of Tax Appeals pursuant to the Act.

Section 7.       **Effective Date.** This resolution shall become effective upon adoption by the Governing Body.

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**ADOPTED** by the governing body of the City of Pittsburg, Kansas on April 22, 2025.

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Mayor

[SEAL]

Attest:

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Clerk

**CERTIFICATE**

I hereby certify that the above and foregoing is a true and correct copy of the Resolution of the Issuer adopted by the governing body on April 22, 2025, as the same appears of record in my office.

DATED: April 22, 2025.

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Clerk