

City of Pittsburg, Kansas
Commission Meeting Agenda
Tuesday, September 23, 2025
5:30 p.m.

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CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, September 23, 2025
5:30 PM

CALL TO ORDER BY THE MAYOR:

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

CONSENT AGENDA (ROLL CALL VOTE):

- a. Approval of the September 9, 2025, City Commission Meeting minutes.
- b. Approval of Ordinance No. G-1375, amending Section 2-72 of the Pittsburg City Code to extend the residency requirement for certain City Department Heads from eight (8) miles to ten (10) miles, and authorize the Mayor to sign the Ordinance on behalf of the City.
- c. Approval of the Appropriation Ordinance for the period ending September 23rd, 2025, subject to the release of HUD expenditures when funds are received.

SPECIAL PRESENTATION:

- a. 2024 ANNUAL COMPREHENSIVE FINANCIAL REPORT (ACFR) – Stacey Hammond of BT&Co. P.A., the City’s auditing firm, will be present to review the City’s 2024 audit and ACFR. **Receive for file.**

CONSIDER THE FOLLOWING:

- a. ASSIGNMENT OF DEVELOPMENT AGREEMENT – SILVERBACK LANDING – Consider staff recommendation to accept the Assignment of Development Agreement between P&L Development, LLC and Silverback Landing, LLC, regarding the Silverback Landing Project, contingent on the close of the sale of Silverback Landing. **Approve or disapprove staff recommendation.**
- b. NOVEMBER MEETING SCHEDULE - Discussion is needed to determine the preference of the City Commission members as to the November meeting schedule. **Take that action deemed appropriate.**

NON-AGENDA REPORTS AND REQUESTS:

CITY OF PITTSBURG, KANSAS
COMMISSION AGENDA
Tuesday, September 23, 2025
5:30 PM

EXECUTIVE SESSION:

- a. EXECUTIVE SESSION - An Executive Session is necessary for preliminary discussion regarding the acquisition of real property pursuant to K.S.A. 75-4319(b)(6), to discuss the potential acquisition of recreational property. **Motion to recess into Executive Session for 20 minutes to discuss the potential acquisition of real estate for recreational purposes, pursuant to the preliminary discussion regarding the acquisition of real property exception under K.S.A. 75-4319(b)(6) with the meeting to resume in the Commission Room in 20 minutes.**

ADJOURNMENT

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

A Regular Session of the Board of Commissioners was held at 5:30 p.m. on Tuesday, September 9th, 2025, in the City Commission Room, located in the Law Enforcement Center, 201 North Pine, with Mayor Dawn McNay presiding and the following members present: Cheryl Brooks, Stu Hite, Chuck Munsell, and Ron Seglie.

Mayor McNay led the flag salute.

Reverend Mark Chambers, on behalf of the First United Methodist Church, led a moment of silence in remembrance of the lives lost and the heroes of the September 11th, 2001, attack on America. Reverend Chambers also provided an invocation.

Mayor McNay proclaimed September 17th through 23rd, 2025, as Constitution Week in Pittsburg.

APPROVAL OF MINUTES – On motion of Hite, seconded by Seglie, the Governing Body approved the August 26, 2025, City Commission Meeting minutes as presented. Motion carried.

SUSTAINABILITY ADVISORY COMMITTEE APPOINTMENT – On motion of Hite, seconded by Seglie, the Governing Body appointed Janette Mauk to a first term as a member of the Sustainability Advisory Committee effective immediately and to conclude on December 31, 2027. Motion carried.

ORDINANCE NO. G-1372 – On motion of Hite, seconded by Seglie, the Governing Body adopted Ordinance No. G-1372, amending Section 2-137 of the Pittsburg City Code to update and clarify the duties of the City Attorney, municipal judge and the police legal advisor/municipal court prosecutor, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

ORDINANCE NO. G-1373 – On motion of Hite, seconded by Seglie, the Governing Body adopted Ordinance No. G-1373, amending Section 54-41 of the Code of the City of Pittsburg, Kansas, regulating certain public offenses within the corporate limits of the City of Pittsburg, Kansas, by adopting by reference the 2025 Edition of the "Uniform Public Offense Code for Kansas Cities" as published by The League of Kansas Municipalities, save and except such parts or portions as supplemented, deleted or changed; and repealing Ordinance No. G-1364, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

ORDINANCE NO. G-1374 – On motion of Hite, seconded by Seglie, the Governing Body adopted Ordinance No. G-1374, amending Section 78-31 of the Code of the City of Pittsburg, Kansas, and providing for the protection of public health, property, and safety, and the regulation of traffic by adopting by reference the 2025 Edition of the "Standard Traffic Ordinance for Kansas Cities" as published by The League of Kansas Municipalities, save and except such parts or portions as supplemented, deleted or changed and repealing Ordinance No. G-1365, and authorized the Mayor to sign the Ordinance on behalf of the City. Motion carried.

OFFICIAL MINUTES
OF THE MEETING OF THE
GOVERNING BODY OF THE
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September 9, 2025

LEASE - EAGLEPICHER TECHNOLOGIES, LLC – On motion of Hite, seconded by Seglie, the Governing Body approved a Lease Agreement by and between the City of Pittsburg, Kansas, as the Landlord, and EaglePicher Technologies, LLC, as the Tenant, for the new facility to be built in Pittsburg, and authorized the Mayor to sign the Lease Agreement on behalf of the City. Motion carried.

APPROPRIATION ORDINANCE – On motion of Hite, seconded by Seglie, the Governing Body approved the Appropriation Ordinance for the period ending September 9, 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.

PUBLIC INPUT –

Jasmine Kyle, 219½ North Broadway, on behalf of the Southeast Kansas Humane Society, proposed a partnership between the SEK Humane Society and the City of Pittsburg. Ms. Kyle also requested a financial contribution from the City.

Bryan Hanson, owner of 221 East 3rd Street, spoke regarding the condition of the road at the corner of 3rd and Elm.

Emilio Aita, 2207 South Homer, spoke regarding the need for public soccer fields in Pittsburg.

Tammy Galloway, requested assistance obtaining justice for her 7-year old grandson that was raped by a 10-year old in Frontenac. Commissioner Hite stated that he would contact a member of the Children's Advocacy Center Board and have them get in contact with either Ms. Galloway or the mother of the victim.

Roger Lomshek, 1147 South 220th Street, spoke in opposition to the City providing funding to the Southeast Kansas Humane Society.

Isaac Hernandez, 1915 South Tucker Terrace, spoke regarding the need for public soccer fields in Pittsburg.

PUBLIC HEARING - PROPOSED 2026 REVENUE NEUTRAL RATE – Following a Public Hearing, on motion of Hite, seconded by Seglie, the Governing Body approved exceeding the Revenue Neutral Rate (RNR) for the 2026 Budget and adopted Resolution No. 1296 regarding the Governing Body's intent to levy a property tax exceeding the Revenue Neutral Rate, and authorized the Mayor to sign the Resolution on behalf of the City. Motion carried with the following roll call vote: Yea: Hite, McNay, and Seglie. Nay: Brooks and Munsell.

The following individuals participated in the Public Hearing by providing input and asking questions:

D.J. Perry, 3111 Pinnacle Lane, Pittsburg, Kansas

Dr. Hu Chuanping, 611 North Walnut, Pittsburg, Kansas

Martin Dupslaff, 2204 South Homer Street, Pittsburg, Kansas

John Lair, 1608 North Joplin, Pittsburg, Kansas

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

Roger Lomshek, 1147 South 220th Street, Pittsburg, Kansas
Carol Hammbacher, 5 Hillcrest Village, Pittsburg, Kansas
Isaiah Harris, 411 East Adams, Pittsburg, Kansas

PUBLIC HEARING - PROPOSED 2026 BUDGET - Following a Public Hearing, on motion of Seglie, seconded by Hite, the Governing Body approved the 2026 Budget as submitted and authorized the Mayor and City Commissioners to sign the State Budget Certificate Form on behalf of the City. Motion carried with the following roll call vote: Yea: Hite, McNay, and Seglie. Nay: Brooks and Munsell.

The following individuals participated in the Public Hearing by providing input and asking questions:

Roger Lomshek, 1147 South 220th Street, Pittsburg, Kansas
Kristi Bitner, 1508 Bitner Court, Pittsburg, Kansas

NON-AGENDA REPORTS & REQUESTS:

KBI REGIONAL CRIME CENTER AND LABORATORY GROUNDBREAKING – Mayor McNay announced that she recently attended the groundbreaking ceremony for the KBI Regional Crime Center and Laboratory that will be constructed on the PSU campus.

ADJOURNMENT - On motion of Seglie, seconded by Munsell, the Governing Body adjourned the meeting at 7:51 p.m. Motion carried.

Dawn McNay, Mayor

ATTEST:

Tammy Nagel, City Clerk

(Published in The Morning Sun _____, 2025)

ORDINANCE NO. G-1375

AN ORDINANCE amending Section 2-72 of the Pittsburg City Code to extend the residency requirement for certain City Department Heads from eight (8) miles to ten (10) miles.

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

Section 1. Section 2-72 of the Pittsburg City Code is amended to read as follows:

Sec. 2-72. Residency Requirements.

- (a) The City Manager shall be required to reside within the City limits.
- (b) The following department heads of the City set forth below shall be required to reside within an area of the county, bounded by a ten (10) linear mile radius from the intersection of Fourth Street and Broadway Street in the City; provided, however, that if such radius line intersects the boundaries of an incorporated City, then the following department heads may reside in such incorporated City.
 - (1) Director of Public Works;
 - (2) Director of Parks and Recreation;
 - (3) Director of Finance;
 - (4) Director of Human Resources;
 - (5) Director of Planning and Community Services;
 - (6) Chief of Police; and
 - (7) Fire Chief.

Section 2: This Ordinance shall take effect and be in force from the date of its final passage and its publication in the official City newspaper.

APPROVED AND PASSED by the Governing Body of Pittsburg, Kansas, this
23rd day of September, 2025.

Mayor – Dawn McNay

ATTEST:

City Clerk – Tammy Nagel

VENDOR SET: 99 City of Pittsburg, KS

BANK: * ALL BANKS

DATE RANGE: 9/02/2025 THRU 9/16/2025

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8925	JEFFREY TANGNEY							
8925	JEFFREY TANGNEY							
	E-CHECK	VOIDED	V 9/12/2025			027439		100.00CR
	C-CHECK		V 9/11/2025			198215		
	C-CHECK		V 9/11/2025			198220		
	C-CHECK		V 9/11/2025			198221		
	C-CHECK		V 9/11/2025			198222		
	C-CHECK		V 9/11/2025			198223		
	C-CHECK		V 9/11/2025			198224		
	C-CHECK		V 9/11/2025			198225		
	C-CHECK		V 9/11/2025			198226		
	C-CHECK		V 9/11/2025			198227		
	C-CHECK		V 9/11/2025			198249		
	C-CHECK		V 9/11/2025			198250		
	C-CHECK		V 9/11/2025			198251		
	C-CHECK		V 9/11/2025			198252		
	C-CHECK		V 9/11/2025			198253		
	C-CHECK		V 9/11/2025			198254		
	C-CHECK		V 9/11/2025			198255		
	C-CHECK		V 9/11/2025			198256		

* * 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:	18 VOID DEBITS	0.00		
	VOID CREDITS	100.00CR	100.00CR	0.00

TOTAL ERRORS: 0

VENDOR SET: 99 BANK:	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
		18	100.00CR	0.00	0.00
BANK:	TOTALS:	18	100.00CR	0.00	0.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5129	VANCE BROTHERS, INC.	E	9/05/2025			027342		1,000.00
5989	CASCO INDUSTRIES INC	E	9/05/2025			027343		1,508.50
6524	ELLIOTT EQUIPMENT COMPANY	E	9/05/2025			027344		2,006.72
7392	ASSURECO RISK MANAGEMENT & REG	E	9/05/2025			027345		350.00
7994	ASBELL TRUCKING INC	E	9/05/2025			027346		375.00
8202	PETROLEUM TRADERS CORPORATION	E	9/05/2025			027347		21,359.60
8782	ED MILLER AUTO SUPPLY	E	9/05/2025			027348		219.60
8799	5 STAR TRANSFERS, LLC DBA FIRS	E	9/05/2025			027349		336.00
8951	TANYA SMITH	E	9/05/2025			027350		10.00
8971	SEK ANIMAL ADVOCATES SOCIETY	E	9/05/2025			027351		160.00
9013	STEBBINS, TIMOTHY D.	E	9/05/2025			027352		1,000.00
9040	MERCY HOSPITAL PITTSBURG, INC	E	9/05/2025			027353		227.19
9129	DEUTZ CORPORATION	E	9/05/2025			027354		13,618.33
0044	CRESTWOOD COUNTRY CLUB	E	9/05/2025			027355		555.43
0046	ETTINGERS OFFICE SUPPLY	E	9/05/2025			027356		305.51
0087	FORMS ONE, LLC	E	9/05/2025			027357		85.00
0101	BUG-A-WAY INC	E	9/05/2025			027358		60.00
0112	MARRONES INC	E	9/05/2025			027359		54.10
0133	JIM RADELL CONSTRUCTION COMPAN	E	9/05/2025			027360		1,693.32
0135	PITTSBURG AREA CHAMBER OF COMM	E	9/05/2025			027361		50.00
0294	COPY PRODUCTS, INC.	E	9/05/2025			027362		1,039.99
0317	KUNSHEK CHAT & COAL CO, INC.	E	9/05/2025			027363		3,506.57

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0328	KANSAS ONE-CALL SYSTEM, INC	E	9/05/2025			027364		311.22
0335	CUSTOM AWARDS, LLC	E	9/05/2025			027365		12.00
0583	DICKINSON INDUSTRIES INC	E	9/05/2025			027366		858.00
0659	PAYNES INC	E	9/05/2025			027367		128.75
0709	PURVIS INDUSTRIES LLC	E	9/05/2025			027368		101.06
0746	CDL ELECTRIC COMPANY INC	E	9/05/2025			027369		85.00
2921	DATAPROSE LLC	E	9/05/2025			027370		5,783.13
2960	PACE ANALYTICAL SERVICES LLC	E	9/05/2025			027371		1,542.30
4262	KDHE SRF	E	9/05/2025			027372		310,465.33
5275	US LIME COMPANY-ST CLAIR	E	9/05/2025			027373		6,346.19
5640	WELLPATH LLC	E	9/05/2025			027374		18.00
5648	JASON WISKE	E	9/05/2025			027375		1,000.00
5855	STERICYCLE, INC.	E	9/05/2025			027376		223.21
6846	GREENWAY ELECTRIC, INC.	E	9/05/2025			027377		6,530.03
7407	LIMELIGHT MARKETING LLC	E	9/05/2025			027378		1,488.00
7420	AZTECA SYSTEMS, INC	E	9/05/2025			027379		92,811.26
7620	POMP'S TIRE SERVICE INC	E	9/05/2025			027380		4,233.10
7749	CHARLIE PHILLIPS	E	9/05/2025			027381		398.00
7793	QUEENB TELEVISION OF KANSAS/MI	E	9/05/2025			027382		1,575.00
7806	CORE & MAIN LP	E	9/05/2025			027383		6,081.03
7940	JOHN D BOZICH	E	9/05/2025			027384		9.00
8103	ANDY ROBERTS	E	9/05/2025			027385		92.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8147	CHEM-AQUA, INC.	E	9/05/2025			027386		499.33
8200	PLUNKETT'S PEST CONTROL INC	E	9/05/2025			027387		749.62
8326	KAYLYN HITE	E	9/05/2025			027388		1,000.00
8490	FOLEY INDUSTRIES, INC.	E	9/05/2025			027389		30.00
8629	DAVID LEON GIEFER	E	9/05/2025			027390		15.00
8649	UPLINK, LLC	E	9/05/2025			027391		1,118.74
9133	AZALEA EVENT CENTER, LLC	E	9/05/2025			027392		275.00
8236	NORTHGATE ASSOCIATES LLC	E	9/08/2025			027393		4,144.62
8775	PITTSBURG INVESTORS, LLC	E	9/08/2025			027394		13,368.69
0194	KANSAS STATE TREASURER	E	9/08/2025			027395		3,127.00
4618	TRESA LYNNE MILLER	E	9/08/2025			027396		362.00
0581	ADVANCED REFRIGERATION HEATING	E	9/15/2025			027397		3,445.00
1478	KANSASLAND TIRE #1828	E	9/15/2025			027398		205.00
7567	MERIDIAN OIL & EQUIPMENT LLC	E	9/15/2025			027399		1,260.00
8724	ASSURED PARTNERS CAPITAL, INC	E	9/15/2025			027400		3,750.00
8782	ED MILLER AUTO SUPPLY	E	9/15/2025			027401		306.71
8882	FIRST RESPONDER OUTFITTERS, IN	E	9/15/2025			027402		82.99
0038	LEAGUE OF KANSAS MUNICIPALITIE	E	9/15/2025			027403		125.22
0046	ETTINGERS OFFICE SUPPLY	E	9/15/2025			027404		484.24
0101	BUG-A-WAY INC	E	9/15/2025			027405		160.00
0112	MARRONES INC	E	9/15/2025			027406		130.03
0276	JOE SMITH COMPANY, INC.	E	9/15/2025			027407		793.81

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
0335	CUSTOM AWARDS, LLC	E	9/15/2025			027408		25.00
0364	CRAWFORD COUNTY SHERIFF'S DEPA	E	9/15/2025			027409		2,450.00
0534	TYLER TECHNOLOGIES INC	E	9/15/2025			027410		67,889.49
0627	BOETTCHER SUPPLY INC	E	9/15/2025			027411		116.17
0659	PAYNES INC	E	9/15/2025			027412		217.41
0746	CDL ELECTRIC COMPANY INC	E	9/15/2025			027413		575.00
0866	AVFUEL CORPORATION	E	9/15/2025			027414		16,507.47
1165	NATIONAL BAND & TAG CO	E	9/15/2025			027415		74.71
1792	B&L WATERWORKS SUPPLY, LLC	E	9/15/2025			027416		4,409.34
2137	VAN-WALL EQUIPMENT, INC	E	9/15/2025			027417		4,143.76
2960	PACE ANALYTICAL SERVICES LLC	E	9/15/2025			027418		1,214.40
3126	W.W. GRAINGER, INC	E	9/15/2025			027419		149.04
3463	CONTROLS & ELECTRIC MOTOR	E	9/15/2025			027420		995.00
4307	HENRY KRAFT, INC.	E	9/15/2025			027421		113.86
5275	US LIME COMPANY-ST CLAIR	E	9/15/2025			027422		12,140.03
5420	AQUIONICS INC	E	9/15/2025			027423		3,301.41
5552	NATIONAL SIGN CO INC	E	9/15/2025			027424		4,491.00
6577	GREENSPRO INC	E	9/15/2025			027425		4,960.00
7480	RODGER PETRAIT	E	9/15/2025			027426		75.00
7620	POMP'S TIRE SERVICE INC	E	9/15/2025			027427		1,535.93
7852	TRIA HEALTH, LLC	E	9/15/2025			027428		1,422.68
8543	COMPSYCH EMPLOYEE ASSISTANCE P	E	9/15/2025			027429		1,620.60

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
8649	UPLINK, LLC	E	9/15/2025			027430		27.00
8729	NATHAN HUGHES	E	9/15/2025			027431		125.00
8732	BRANDON SPEAR	E	9/15/2025			027432		125.00
8879	DEREK MCNAUGHT	E	9/15/2025			027433		75.00
8894	CAMERON CLARK	E	9/15/2025			027434		25.00
9135	REV. MARK CHAMBERS	E	9/15/2025			027435		1,960.00
9136	JULIA PUGH	E	9/15/2025			027436		10.00
9137	MUNINGER, GABRIELLE	E	9/15/2025			027437		2.00
9138	GATES, KYLI RAE	E	9/15/2025			027438		15.00
8925	JEFFREY TANGNEY	V	9/12/2025			027439		100.00
8925	JEFFREY TANGNEY							
8925	JEFFREY TANGNEY	VOIDED	V	9/12/2025		027439		100.00CR
E-CHECK	JEFFREY TANGNEY							
8925	JEFFREY TANGNEY	E	9/15/2025			027440		25.00
0516	AMERICAN CONCRETE CO INC	R	9/04/2025			198181		1,035.25
5480	BITNER MOTORS	R	9/04/2025			198182		25.00
8278	GERSON BOCANEGRA	R	9/04/2025			198183		25.00
9124	BOURAY, RAVEN	R	9/04/2025			198184		5.00
8755	CAROL GOOD	R	9/04/2025			198185		253.00
0375	WICHITA WATER CONDITIONING	R	9/04/2025			198186		28.50
7493	EMERY SAPP & SONS INC	R	9/04/2025			198187		13,994.17
8430	EQUIPMENTSHARE.COM, INC	R	9/04/2025			198188		41.23
1108	EVERGY KANSAS CENTRAL INC	R	9/04/2025			198189		25,482.96

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
1	HULTZ, RUSSELL	R	9/04/2025			198190		80.00
9109	LEDBETTER, SUSAN M.	R	9/04/2025			198191		2.00
9115	EPLER, JORDAN	R	9/04/2025			198192		10.00
8505	PITTSBURG PUBLISHING COMPANY,	R	9/04/2025			198193		310.36
7666	NUTTER ELECTRIC LLC	R	9/04/2025			198194		2,640.01
0188	SECRETARY OF STATE	R	9/04/2025			198195		25.00
9116	SHETLER, LEVI	R	9/04/2025			198196		66.00
5589	CELLCO PARTNERSHIP	R	9/04/2025			198197		97.73
8948	WHITELY RUSTIC NEST	R	9/04/2025			198198		12.00
0674	WILBERT SCREEN PRINTING INC	R	9/04/2025			198199		81.00
9072	CRYSTAL L THOMPSON	R	9/05/2025			198200		295.00
5966	BERRY COMPANIES, INC.	R	9/11/2025			198210		5,720.38
4263	COX COMMUNICATIONS KANSAS LLC	R	9/11/2025			198211		129.54
4263	COX COMMUNICATIONS KANSAS LLC	R	9/11/2025			198212		708.54
4263	COX COMMUNICATIONS KANSAS LLC	R	9/11/2025			198213		445.80
7517	CRAW-KAN TELEPHONE COOPERATIVE	R	9/11/2025			198214		2,309.94
9072	CRYSTAL L THOMPSON	R	9/11/2025			198216		405.00
0375	WICHITA WATER CONDITIONING	R	9/11/2025			198217		44.86
7493	EMERY SAPP & SONS INC	R	9/11/2025			198218		39,582.74
8791	ENTERPRISE FM TRUST	R	9/11/2025			198219		89,843.68
8430	EQUIPMENTSHARE.COM, INC	R	9/11/2025			198228		47.40
8966	TIMOTHY FOXWELL	R	9/11/2025			198229		7,300.00

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
6809	RICHARD GILMORE	R	9/11/2025			198230		1,785.55
8935	CURTISS E & KRIS HEMBY	R	9/11/2025			198231		348.40
6923	HUGO'S INDUSTRIAL SUPPLY INC	R	9/11/2025			198232		785.86
1	JERILONG, NORMEN	R	9/11/2025			198233		75.00
8928	LARRY MORRIS	R	9/11/2025			198234		825.00
7190	LEXISNEXIS RISK DATA MANAGEMEN	R	9/11/2025			198235		381.92
8505	PITTSBURG PUBLISHING COMPANY,	R	9/11/2025			198236		108.81
0175	REGISTER OF DEEDS	R	9/11/2025			198237		21.00
1	RUEDA, ARMANDO	R	9/11/2025			198238		202.00
6372	SATTERLEE MECHANICAL CONTRACTI	R	9/11/2025			198239		775.00
0188	SECRETARY OF STATE	R	9/11/2025			198240		25.00
7270	SECURITY 1ST TITLE, LLC	R	9/11/2025			198241		250.00
8830	SHANHOLTZER TRANSPORTATION LLC	R	9/11/2025			198242		660.00
6377	SOUTHEAST KANSAS RECYCLING CEN	R	9/11/2025			198243		50.00
6377	SOUTHEAST KANSAS RECYCLING CEN	R	9/11/2025			198244		1,000.00
6260	TRANE	R	9/11/2025			198245		900.00
8715	USA BLUEBOOK	R	9/11/2025			198246		1,485.51
8657	VERIZON CONNECT FLEET USA LLC	R	9/11/2025			198247		1,161.54
5589	CELLCO PARTNERSHIP	R	9/11/2025			198248		20,069.85

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:	50	221,957.53	0.00	221,957.53
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	98	655,961.77	0.00	655,861.77
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	1 VOID DEBITS	0.00		
	VOID CREDITS	100.00CR	100.00CR	0.00

TOTAL ERRORS: 0

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 99 BANK: 80144 TOTALS:	149	877,819.30	0.00	877,819.30
BANK: 80144 TOTALS:	149	877,819.30	0.00	877,819.30
REPORT TOTALS:	149	877,819.30	0.00	877,819.30

Passed and Approved this 23rd Day of September, 2025.

Dawn McNay, Mayor

ATTEST:

Tammy Nagel, City Clerk



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

FROM: Kim Froman-Director of Community Development and Housing

DATE: September 17, 2025

SUBJECT: Assignment of Development Agreement – Silverback Landing

The current Silverback Landing Phase 1 Rural Housing Incentive District (RHID) agreement is between the City of Pittsburgh and P & L Development, LLC. The Development Agreement was established on September 25, 2018 when the RHID began. The current owner, P & L Development, LLC is planning to sell the development to Silverback Landing, LLC on September 26, 2025.

The current Development Agreement needs to be assigned to the new owner on the date of closing, effective September 26, 2025.

Please place on the City Commission agenda for the September 23, 2025 commission meeting and have the commissioners vote to approve the assignment from the original developer to the new development group contingent on the close of the sale.

Contact me with any questions and thank you,

Kim Froman
Director of Community Development and Housing
City of Pittsburgh
620-230-5550

ASSIGNMENT OF DEVELOPMENT AGREEMENT

THIS ASSIGNMENT OF DEVELOPMENT AGREEMENT (this “**Assignment**”) is entered into as of September 26, 2025 (the “**Effective Date**”), by and between P & L DEVELOPMENT, LLC, a Kansas limited liability company (“**Assignor**”), and SILVERBACK LANDING, LLC, a Kansas limited liability company (“**Assignee**”). Assignor and Assignee are each a “**Party**” and collectively the “**Parties**”.

RECITALS:

A. Assignor is the “Developer” under that certain Development Agreement Silverback Landing Phase 1 Rural Housing Incentive District dated as of September 25, 2018 (the “**Development Agreement**”), under which the City of Pittsburg, Kansas, a municipal corporation of the State of Kansas, as “City”, and Assignor, as “Developer”, have made certain agreements concerning the Property (as defined in the Development Agreement).

B. Assignor desires to assign to Assignee all the rights and obligations of Assignor under the provisions of the Development Agreement and Assignee desires to accept such assignment, upon the terms and subject to the conditions of this Assignment.

C. Each capitalized term used, but not defined herein, shall have the meaning ascribed to such term in the Development Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Assignment and Assumption.** Assignor assigns to Assignee, and Assignee accepts and assumes from Assignor, all of Assignor’s right, title, interest and obligations under the Development Agreement to the extent accruing from and after the Effective Date.

2. **Representations by Assignor.** Assignor represents and warrants to Assignee that it has not assigned, transferred or encumbered any, or all, of its rights under the Development Agreement; and that the Development Agreement has not been amended or otherwise modified in any manner, except as herein described, and is in full force and effect.

3. **Assumption by Assignee.** Assignee hereby accepts and assumes the assignment of the Development Agreement as described above and agrees to perform in accordance with the terms of the Development Agreement from and after the Effective Date.

4. **Counterparts.** This Assignment may be signed in counterparts and all such counterparts, when properly executed by the appropriate Parties thereto, together shall serve as one fully executed document, binding upon the Parties. Signatures delivered by facsimile transmission or transmitted by e-mail image of a physical signature of an authorized representative of the respective Parties on a reproduction of a document in portable document format or similar format shall have the same force and effect as original signatures.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Assignment as of the date first above written.

ASSIGNOR:

P & L DEVELOPMENT, LLC,
a Kansas limited liability company

By: _____
Name: Mick Vena
Title: _____

ASSIGNEE:

SILVERBACK LANDING, LLC,
a Kansas limited liability company

By: _____
Mat Burton, Manager