

**Lebo City Council Meeting Minutes**  
**August 1, 2022**  
**Coffey County Library Lebo Branch**  
**327 N Ogden**  
**7:00 p.m.**

Mayor Eric Ferguson called the regular meeting to order at 7:00 p.m.

Call to Order

Ferguson led the Pledge of Allegiance to the flag.

Council members present: Mayor Eric Ferguson, Will Baker, Troy Friend, Jerry Headley, and Jim Jones. Absent: Jamie Jasnoski

Friend moved to approve the minutes for the July 11 and July 19 meetings, Baker seconded. Vote 4/0, motion carried.

Approve Minutes

*Visitors:*

Mike Squires-Encore Energy presented a table of projected Natural Gas prices for September 2022 through August 2024. He suggest if the city is wanting a one or two year fixed price contract to wait until April 2023. He will update the city on the market price in October to consider a fixed price for November-March.

Natural Gas

Ben Kramer- Kramer Consulting LLC discussed the design of the proposed 10' multi-use path from the West 5<sup>th</sup> St./Ogden intersection to Casey's; Kramer spoke with the State, it should not pose a problem if city narrows a portion of the path to 8' due to physical restraints. Kramer suggested the path be marked "No Motorized Vehicles, and solar bollard pathway lights place on the path in the residential area and taller brighter lights in the commercial area. Sloan will check with other towns with multi-use paths about the maintenance and liability issues.

Casey's Sidewalk

Headley moved and Jones seconded to narrow the path to 8ft wide from 5<sup>th</sup> Street to 7<sup>th</sup> Street. Vote 4/0, motion carried.

Brett Vannocker has voiced his discontent with new slope on the west side entrance of his property. Sloan asked Kramer to meet with Vannocker about the design. The city office had contacted Casey's several times in an effort to reach the new owner about the project, but no answer was given. Mr. Vannocker first contacted the city in May to have utilities placed in his name. Kramer explained the sidewalk is designed to be ADA compliant. Kramer showed a design that would move the guttering out into the street and allow for the slope of the drive to be diminished.

Vannocker -  
Streetscape

Winston Jamescupp expressed his desire to purchase 15 E. Commercial and be allowed to keep the mobile homes that are there. He would develop a mobile home park that meets the requirements of the city mobile home ordinance. Councilman Baker explained an inspection of the homes found the homes to be unsafe/uninhabitable and council has passed a resolution requiring the homes to be removed.

Trailer Park

Clarence Frye shared visions for improvements at the downtown Memorial Park. The American Legion is interested in leasing the property from the city and revitalizing the park to honor our heroes. Jones moved to enter into a 20 year lease agreement of the Memorial Park with the Lebo American Legion Post 323. The lease will be \$1 a year for 20 years at which time it can be renewed. The city will retain liability insurance on the property. The Legion will bring all improvement designs to the city for approval. The \$20 fee of the first 20 years lease will be waived. Vote 4/0, motion carried.

Memorial Park

Erica Stack asked the city to purchase her property at 15 E. Commercial Street “as is” for \$25,000.

Friend moved and Baker seconded to enter executive session for 15 minutes at 8:30 pm to discuss possible land acquisition pursuant to KSA 75-4319 (b) (6). The meeting will open to the public at 8:45 p.m. Vote 4/0, motion carried. Council asked Erica Stack and Clerk Sloan to remain in chambers. Mayor Ferguson declared the meeting in session and open to the public at 8:45 p.m. No action taken.

Exec. Sess.

Baker moved and Friend seconded to enter executive session for 10 minutes at 8:46 p.m. to discuss land acquisition pursuant to KSA 75-4319 (b) (6). The meeting will open to the public at 8:56 p.m. Vote 4/0, motion carried. Mayor Ferguson declared the meeting in session and open to the public at 8:56 p.m.

Exec. Sess.

Friend moved and Headley seconded to accept Erica Stack’s offer. The City will purchase the property and lots 2,4,6,8,10,12,14,16,18,20,22,24,26,28,30,32, in Block 21 of Maxson & Beadles, more commonly known as; 15 E. Commercial “as is”. All liens, taxes and/or other bills owed against the property will be paid first from the \$25,000 with the remaining balance being paid to Ms. Stack. Sloan will contact Carmen Mackey to service as the city’s buyer’s agent.

Purchase Traile  
Park

Headley moved and Jones seconded to approve Ms. Stack’s request to remain on the property for up to 60 days. This will allow Ms. Stack time to find a place and remove her things from mobile homes #3, #7 and the garage. During the 60 days Ms. Stack will not be charged rent by the city. Vote 4/0. Motion carried.

Stack - Trailer  
Park

Jones moved and Friend seconded to give Mayor Ferguson the authority to approve and sign all paperwork as needed to purchase the property for \$25,000 as discussed and to pay 100% of the closing cost for the purchase of the property from Ms. Stack. Vote 4/0, motion carried.

Mayor Authorize

Headley moved and Baker seconded to use the city’s Economic Development Funds to make the purchase. Vote 4/0, motion carried.

Ec. Development

*Department reports:*

*Utility reports-Scott Smith reporting*

- 16 utility locates in July
- Muro and Hein replaced all but about 100 of the water meters with auto read meters
- Topeka Landscape made repairs to the football irrigation system, Smith has asked Sloan to bill the School for the repairs.
- Precision Striping provided a bid of \$2,500 to stripe the parking at the school, paint the railroad crossing, and to repair the parking stripes & crosswalks smudged up during the streetscape project. The project should be completed this week or the next week. Infrastructure funds will be used to pay the \$2,500.

Locates  
Auto Reads  
Football Irrigat

Street Stripe

*PWWSO #12 – No report*

*Police Report – Aaron Cathcard*

- July written report in the council packets.
- The department is still monitoring traffic on W. 6<sup>th</sup> street

*Clerks Report – Carrie Sloan reporting*

- Written reports in council packets included: check registers, bank statements, 2023 budget information, and state sales tax reports
- AED for the swimming pool has arrived

Finance Report

AED

*Municipal Court- Catherine Griffin reporting:*

- 5 cases on this Friday docket

*Zoning-Catherine Griffin reporting:*

- 2 permits issued

*Utility Billing-Catherine Griffin reporting*

*Nothing to report*

*Park & Rec Board- Jamie Moore*

- Scoreboards should be in by September
- Presented minutes from the June and July Park Board meetings
- Would like to start looking for more grants to help improve the parks
- Would like to replace the old bathroom at the kids' pond. Sloan will check on grants from the "Friends of the Reservoirs" through Kansas Wildlife and Parks. The bathroom at the city lake was partly funded through a Wildlife and Parks grant.

Scoreboards  
Minutes P&R

Kid's Pond  
Bathrooms

*New Business-*

Headley moved and Friend seconded to hold the Revenue Neutral Rate Hearing and 2023 Budget Hearing in conjunction with the September 12<sup>th</sup> regular city council meeting @ 7 pm at the Lebo Community Building. Vote 4/0, motion carried.

RNR Hearing  
Budget Hearings

Mayor Ferguson announced only one sealed bid was received for the demolition of the 7 mobile homes at 15 E. Commercial. Ferguson opened the bid. Holmes Construction Plus - \$3500 per mobile home site. Total \$24,500. Friend moved and Headley seconded to accept the bid. Council agreed to ask Holmes Construction to amend the bid to include a garage and two more mobile home sites. Vote 4/0, motion carried.

Holmes Bid -  
Trailer Park  
Demo

*Ordinances and Resolutions-*

*Old Business*

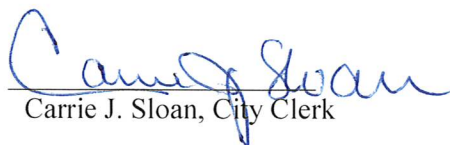
Headley moved and Friend seconded to pay bills. Vote 4/0, motion carried.

Pay Bills

Headley moved and Friend seconded to adjourn. Vote 4/0, motion carried.

Adjourn

Attest:

  
Carrie J. Sloan, City Clerk

Approved:   
Eric Ferguson, Mayor