

Lebo City Council Meeting Minutes
April 8, 2025
Lebo Community Building
320 N. Ogden St. Lebo, Kansas
7:00 p.m.

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

Call to order

Governing Body members present:

Mayor Eric Ferguson

Councilmembers Amanda Hopkins, Will Baker, Troy Friend, and Jim Jones.

Absent: Nick Sanchez.

Mayor Ferguson led the Pledge of Allegiance to the flag.

Baker moved, and Hopkins seconded to approve the March regular meeting and the March special meeting minutes. Vote 4/0, motion carried.

Approve Minutes

Visitors:

Mathew Reheis, a sales representative from Vermeer, attended the meeting to discuss a vacuum excavator machine. This machine identifies utility lines by using high-pressure water, which displaces dirt and creates a hole for line exposure. In addition to locating utilities, it can also clean out culverts and curbs. Two models are available: one that can be pulled on a trailer and another that fits in the back of a pickup truck.

The pricing for these machines is as follows:

- A new 2025 VMLP SG model with two 150-gallon water tanks and a 500-gallon debris tank mounted on a trailer is priced at \$71,600.
- A 2024 demo machine with 65 running hours costs \$69,301.
- A slightly smaller powered model with two 100-gallon water tanks and a 500-gallon debris tank is priced at \$65,995.
- A skid model designed to fit in the back of a truck or on a trailer, with one 49-gallon water tank and a 150-gallon debris tank, costs \$34,970.
- A vacuum excavator from a second brand, Ditch Witch, which fits in the bed of a truck or on a trailer (price includes trailer), has an 80-gallon water tank and a 150-gallon debris tank, costing \$40,610.58.

Vacuum Exc.
Machine

No funds were allocated for this machine in the 2025 budget, so the expenditure would need to come from the city's non-budgeted Equipment Reserve Fund. The current balance of the Equipment Reserve is \$85,964, with an additional \$30,000 budgeted to be transferred from the General Fund this year. Sloan suggested that the Equipment Fund could be replenished in 2026, thanks to approximately \$250,000 remaining in the Gas Fund, which will also be transferred to the General Fund this year. Significant discussion occurred about which city equipment needs to be replaced soon. The city maintenance trucks are overdue for replacement; the ¾-ton truck was purchased in 1995, and the 1-ton pickup was acquired in 2005. The maintenance department has been using ½-ton Dodge pickups from 2007 and 2013 that were retained when new vehicles were purchased for the police department. Meanwhile, a backhoe was bought in 2008, and a tractor with rear and side-mounted mowers dates back to 2000. (It was also noted in a previous meeting that repairs for the 2006 Mustang Skid Steer may be difficult to locate.) No action was taken, and the council decided to table the discussion on equipment purchases to gather more information.

Joe Shoemaker was present to address concerns. First, he mentioned that he had billed Kwikom for repairs due to damages caused by their work on David Shunk's sewer line; this bill remains unpaid. Shoemaker also voiced his opinion regarding the city's lake dam, suggesting that the city should breach the dam, drain the lake, and develop the property for housing.

Shoemaker-
Kwikom & Lake
dam

Hopkins moved and Baker seconded to request the city attorney to contact Kwikom regarding the unpaid invoices for repairs caused by damages that occurred during their boring operations. Additionally, the Council asked Kwikom to be notified to return and clean up the dirt piles, holes, and rocks they left in the yards.

Attorney
Kwikom

Garrett Nordstrom was present to discuss which option the council wanted to pursue for the Jones Sports Park. 1) Apply for \$650,000 CDBG funding for only the swimming pool and splash pad at a project cost of approximately 3 to 3.9 million dollars. Or 2) Apply for the CDBG funding to be used toward the swimming pool, splash pad, and relocating the softball field to the location where the swimming pool is now, at an estimated cost of 6.4 million dollars. The drilling and soil sampling conducted by Kaw Valley suggest the pool can be relocated to the current park road location, which will allow for future growth and improvements in the park. Barker moved and Hopkins seconded to proceed with a CDBG application to help fund the park improvement that includes the pool, splash pad, and moving the softball field to the current location of the swimming pool. Vote 4/0, motion carried. Nordstrom will proceed with the pre-application for the CDBG, which opened on April 1st. Applications open May 1st. The city will need to schedule a public hearing for the CDBG process.

Sports Park
CDBG

Department reports:

PWWSD #12 – Mayor Eric Ferguson

The board discussed the need to upgrade the water plant. At times, the plant has operated at full capacity to meet water demands. To help fund the new plant, a cost increase will be applied to district customers.

Upgrade
Plant

Utility report- Javier Muro present, Scott Hein and Scott Smith absent

- Written report: none
- Muro reported: Kwikom cleanup, park maintenance, sewer maintenance, attending the annual KRWA conference, and the bid request from the council for the cost of asphalt came in from APAC. A 2" overlay of asphalt with no repairs, no shaping, and no milling for the entire town is estimated to cost \$1,731,055.38. If they move equipment to town more than once, the additional cost for mobilization would be \$5,000 each time.

APAC est.

Police Report –Written report for March is in the packet

- 1 assisted with a parking issue, 1 arrest, seven assisted other agencies. 2 welfare checks, 2 other calls

Clerk's Report –Carrie Sloan

- The reports in the packet included the clerk's cash report, income and expense reports, bank statements, sales tax distribution, Westar franchise fees report, and a letter from Emery Wiens, KDHE Waste Processing Specialist, reporting on his visit to the city tree dump area. The area is nice and clean. He made suggestions on signs to better clarify where to dump compost and the area to pick up compost. He also reported on Grants available for equipment to be used at the tree dump and compost area.

Finance report

State Tree Dump
Report

Municipal Court- Catherine Griffin

- 1 case for court

Zoning-Catherine Griffin

- 1 permits issued
- Sent out a survey to area citizens asking for input to update the city's comprehensive plan
- Zoning hearing has been scheduled for April 30th to discuss a variance and special use permit for the proposed Baptist Church improvements

Comp. Plan Survey

Zon. Hearing

Park and Rec -Catherine Griffin

- 6 summer ball teams, and she is working on scheduling the fields for those teams, the legacy teams, and high school teams.

Summer Ball

New Business –

Baker moved, and Friend seconded to approve the fish feed bid presented by Bob Griffin. The prices remain the same as last year. Feeding May – September, 22 feedings at \$130 per feeding. Additional work will be performed at \$8.00 an hour, including no charge for mileage. Vote 4/0, motion carried.

Fish Feed Bid
Appr.

Jones moved, and Friend seconded the motion to approve the renewal of the current residential trash service with Steve's Trash Service until the end of this year. The contract specifies that any proposed cost increases must be submitted by July 1st of each year for inclusion in the following year's budget. Vote 4/0, motion carried.

Renew Trash Contr

Hopkins moved and Baker seconded the recommendations to hire Crystina Nolan as Swimming Pool Manager, Eli Ellis as ball field maintenance and summer city maintenance helper, and Daniel Rausch as summer city maintenance helper. All positions are temporary-part-time positions. The employment will start in May and end in September. Vote 4/0, motion carried.

Hire Summer Empl

Old Business

Hopkins moved and Baker seconded to schedule interviews at 1 pm, 2 pm, and 3 pm on Monday, April 21st, with applicants for the city clerk position that will be available later this fall. Vote 4/0, motion carried.

Interviews
City Clerk p.

Ordinances and Resolutions-

Hopkins moved, and Baker seconded the motion to approve an ordinance that would repeal the current ordinance concerning Insurance Proceeds. The current ordinance pertained to structures with at least 75% damage from fire. The new ordinance pertains to structures 75% damage from any disaster. Vote 4/0, motion carried. The clerk assigned it #624.

Ord. 624 -
Insurance
Proceeds

Baker moved, and Jones seconded the motion to pass

Resolution 2025-2 Nuisances at 216 Sac & Fox St. in accordance with Ordinance 381

Resolution 2025-3 Nuisances at 121 South Poplar St. in accordance with Ordinance 380

Resolution 2025-4 Nuisances at 121 South Poplar St. in accordance with Ordinance 381

Resolution 2025-5 Nuisances at 216 East Sac & Fox St. in accordance with Ordinance 380

Resolution 2025-6 Nuisances at 103 S. Poplar St. in accordance with Ordinance 381

Vote 4/0, motion carried.

Res. Nuisances
Baugh/Shaner


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

Pay Bills


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

Adjourn

Approved:


Eric S. Ferguson, Mayor

Attest:


Carrie J. Sloan, City Clerk