

491-1

Lebo City Council Meeting Minutes
December 2, 2024
Lebo Community Building
320 N. Ogden St. Lebo, Kansas
7:00 p.m.

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

Call to
Order

Governing Body present: Mayor Ferguson, Council members: Will Baker, Jim Jones, and Nick Sanchez.
Absent: Council members Troy Friend and Amanda Hopkins.

Mayor Ferguson led the Pledge of Allegiance to the flag.

None of the property owners could attend tonight's hearing due to a school event being held at the same time as tonight's meeting. Owners reports to City Hall: Ronnie Smith reported he is still working on removing the nuisance vehicle. Many other nuisances on the property have been abated, and he is still working on cleaning up the property. Marc Rogers reported that he is still working on abating the nuisance conditions on his property. He has removed several items and will be removing the lawn mower and the items on the bench adjacent to the mower. The Joss property conditions have improved. Sloan asked for guidance on what items may still violate the nuisance ordinance.

Nuis.
Properties

Report on other nuisance properties. 1) The Shaner/Baugh properties show improvements. Court Clerk, Griffin reported City Attorney Clark Allemang has requested a list of all the remaining violations of the nuisance ordinance. 2) Paul Main's property shows improvements, Mr. Mains reported to city hall that he will be continuing with the cleanup this month and is waiting on a title for the truck on the property. 3) The vehicles on the Fehr property have been moved. 4) The truck at the Caleb Fehr property has been removed. 5) Benton Wood property is clean, 6) Rudolph property still has a nuisance vehicle and now 3 lawn mowers. 7) The demolition rubble from the old car wash building is being removed, 8) no report for the Shunk property, and 9) Protheroe property is clean of nuisance. 10) Orville Hutchinson's vehicle has insurance and a tag. 11) Chisholm Hutchinson was issued a ticket for a nuisance vehicle, 12) Post Office land still needs to be mowed, they are waiting for the adjacent property's owner to remove a TV satellite located on their property. 13) Steve Davies has removed the nuisance vehicle and is working on the property 14) The nuisance vehicle has been removed from the Ford property and they are cleaning up the property 15) Lusby vehicles were addressed at the last court hearing. 16) The Kings' are working on tagging their car, it is operable. 17) Sloan will get a current address for Myrick to send a ticket for the vehicle. City Council will revisit the property conditions at the January 6th meeting.

Jones moved to approve the November 7th special meeting minutes, and Sanchez seconded. Vote 3/0, motion carried. Sanchez was the only council member present who was in attendance at the November 4th meeting. The Council added approval of the November 4th meeting to the special meeting to close out 2024 business being held later this month.

Approve
Minutes

Visitors:

Steve and Preston Bechtel were present to discuss the city-owned property they have been leasing for the lawn mower races. The current lease ends this year. The Bechtels have paid an annual lease fee of \$10 for the past five years. They have also provided insurance for the events. This year, two events took place, attracting around 50 racers from nine states, with approximately 100 spectators at each race. These events generate sales tax revenue through local businesses including Big B's BBQ, Heidi Inn, Casey's, and Dollar General. The city incurs around \$400 each year in property tax and a few hundred dollars for liability insurance. The council briefly discussed the options for the property. 1) Renew the previous lease agreement with no changes 2) Renew the lease under the Economic Development program lease

KS St.
Track
Lease
Not Renewed

guidelines: A 5-year lease, with a \$100 a year lease payment, pay the property taxes each year during the five years, keep liability insurance on the property, and provide a report annual that shows how the lease is providing an economic stimulus for the city. 3) Place the property up for sale through sealed bids. 4) Do not renew the lease and take no other action.

The council has decided to inform Bechtels that it will not be renewing the current lease, which is set to expire on December 31, 2024. The council plans to discuss the matter further when more members are available to provide input on the best options for the property.

Department reports:

PWWSD #12 – Eric Ferguson – a couple of improvement projects were discussed at the monthly meeting.

Utility report- Scott Smith, Javier Muro & Scott Hein

- Written report for November: Locating and supervising Kwikom, Killough asphalt patches and overlay complete, Monthly water samples collected for KDHE, Arctic Cat maintenance, rocked shoulders on North Maple after asphalt overlay, exercised water valves with Kansas Rural Water Association, 19 utility locates.
- Hein would like to install some barriers to keep people from pulling up on the grass and parking on the new sidewalk in front of the new bathrooms at West Park. A discussion was held on installing a water hydrant outside of the new bathroom at West Park.

Police Report – written report

Written report for November: 1 Criminal report, 1 accident, 10 assisted other agencies, 2 welfare/public safety, 4 served for nuisance property letters, and one other call.

The council noted the Tahoe does not have a Lebo Police decal identifying the vehicle. Council asked that Lebo Police decals be added to the Tahoe.

Clerk's Report –Carrie Sloan

The written report included: the Evergy franchise receipts, the clerk's cash report, income/expense reports, bank statements, and the sales tax report. Sloan plans to submit a grant application to the Jones Foundation this month.

Municipal Court- Catherine Griffin

- 4 cases for court

Zoning-Catherine Griffin

- 2 permits

Utilities-Catherine Griffin – no report

Park & Rec Board- no report

New Business-

- Sanchez moved and Baker seconded to approve the following 2025 cereal malt beverage licenses; Jill Milota DBA Heidi Inn 2 licenses: 1. A license for the consumption of the premises, 2. A license for sale in original and unopened containers. Casey's General Store #3919 a license for sale in original and unopened containers. Vote 3/0, motion carried. Approve
2025 CMB
- Jones moved and Sanchez seconded to set a special meeting on Monday, December 23rd at 5 p.m. to discuss 2024 unfinished business, make budget transfers, and pay bills. Vote 3/0, motion carried. Set Year-
End Meet

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- Jones moved and Sanchez seconded to close the city offices on December 26th and give the full-time employees the day with pay as this year's Christmas bonus. Vote 3/0, motion carried. Holiday Time Off

Old Business –

The council asked to place an ad to repair the community building roof. The council also wants estimates on painting the interior walls of the community building. CB Roof Ad

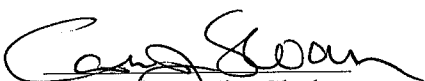
Ordinances and Resolutions-

Jones moved and Baker seconded to pass an ordinance levying the 1% Special Purpose Sales Tax to provide revenue for the city swimming pool, city parks capital improvements, and maintenance of the city parks infrastructure to be effective April 1, 2025, through March 31, 2035. Vote 3/0, motion carried. Ord 621 Spec. Sales Tax
The Clerk assigned it #621.

Baker moved and Jones seconded to pay bills. Vote 3/0, motion carried. Pay bills

Jones moved and Sanchez seconded to adjourn. Vote 3/0, motion carried. Adjourn

Approved: 
Eric S. Ferguson, Mayor

Attest: 
Carrie J. Sloan, City Clerk