

**Lebo City Council Meeting Minutes**  
**May 5, 2026**  
**Lebo Community Building**  
**320 N. Ogden**  
**7:00 p.m.**

Mayor Ferguson called the meeting to order at 7:00 p.m. and led the pledge of allegiance. Call to Order

Council members present: Jim Jones, Hatti Wright, and Will Baker  
Amanda Hopkins entered the meeting at 7:03  
Absent: Troy Friend

Baker moved and Wright seconded to approve the minutes for the April regular and special meetings. Vote 3/0, motion carried. Appr. Minutes

Barbara Dailey presented the recommendation from the Senior Citizens organization for the 2026 Parade Marshals: John and Amy Jarvis. Wright moved and Jones seconded to approve the recommendation for the 2026 Stars and Stripes Celebration Parade Marshals. Vote 4/0, motion carried. Parade Marshals

Hopkins moved and Wright seconded to approve a two-year liquor license for The Quart House liquor store. Vote 4/0, motion carried. Liquor License

Verna Berry was not available to discuss the letter she received for her vacant trailer. She had provided plans and pictures to city hall, which were provided to council. Council will review progress at a later time. Vacant Properties

Seth Morlock, Stewardship Home Investors, presented plans for two vacant rental properties. The property at 17 W. 4<sup>th</sup> will be renovated after the school year end and will include a new roof, siding, windows, and garage updates. The property at 14 E. 3<sup>rd</sup> has been gutted and is currently for sale. Morlock stated that much of the feedback received has related to the condition of the neighboring lot. Stewardship Home Investors will also be installing a new roof at their rental property located at 412 W. 3<sup>rd</sup>.

Joline Shaner and James Baugh discussed updates regarding for the review of 121 S. Walnut. Skirting has been installed and the opening used to access the water heater has been covered. Mayor Ferguson will schedule a time to review the property. Unsafe Structure

Joe Shoemaker asked about several items:

- The city building discussed at the previous meeting. Council explained that the city is currently working with an architect to develop a layout and cost estimate for a full city facility that would house City Hall, police, and maintenance departments. This would allow the current City Hall building to be converted back into a residence and the downtown maintenance shop property to be sold for downtown development. Council also noted concerns regarding the current

City building

condition of the downtown shop building, including mold issues and foundation concerns related to the age of the former ice plant structure.

Records/Meetings

- Copies of the 2025 budget and expenses. Griffin informed him that he would need to complete a records request at City Hall for the documents requested.
- Requested that special meetings be placed on the electronic sign.
- Joe also had questions and concerns regarding the new dredging in easements ordinance. Council will consider his concerns.

Dredge Ord.

Todd Newkirk expressed his opposition to adding fees to utility bills to fund the upkeep and trimming of trees hanging over city streets. He also requested increased police patrol on 6th Street due to public safety concerns related to speeding traffic.

Trees/Traffic

Newkirk also asked whether the city had agreed to allow Kansas Gas to relocate gas meters to houses. Council informed him that the gas system had been sold in its entirety and the city no longer has control over or input regarding the gas system.

Gas System

*Department Reports:*

*PWWSD #12 – Mayor Eric Ferguson*

Meeting minutes were included in packets. Still discussing new water plant. Cooperation between Osage and Coffey County about water usage.

*Utility Report – Chuck Shedd & Eric Smith*

Shedd reported that maintenance staff has worked on lagoon compliance, ball fields, tree dump, utility locates.

Eric Smith met with BNSF representatives to discuss drainage and easement conditions along the railroad tracks.

BNSF

Smith reported to Council that the culvert leading to the pool has collapsed. Wright tree service vehicles have been moved to the tree dump area for parking, and staff is working with Alan Holmes to obtain a used culvert for temporary replacement until construction begins on a new pool.

Pool Culvert

Several culverts along W. Broadway Street have been replaced to improve water drainage.

After attending a seminar in Osage City, Smith requested council approval to enter the new apprentice program through the Kansas Rural Water Association, which would allow him to obtain water and wastewater certifications at no cost to the city. Hopkins moved and Wright seconded to approve Smith moving forward with the apprentice program. Vote 4/0, motion carried.

Apprentice

Griffin presented several maintenance-related items included in the council packet. One item discussed was repairs needed for the jet rodder. A new pump for the unit would cost approximately \$23,106. Brian Freund indicated he may be able to rebuild the current pump for approximately \$2,500 in parts. Council requested a complete estimate, including labor costs, before approving repairs.

Jet rodder

Griffin also informed council of a used backhoe bucket available for purchase through Murphy Tractor in Topeka for \$500. Hopkins moved to approve the purchase of the backhoe bucket using funds from the equipment reserve fund. Baker seconded the motion. Vote 4/0, motion carried. Backhoe Bucket

Shedd informed council that he is working to schedule a demonstration for the locator equipment that was included in the council packets. locator

*Police Report – Aaron Cathcard absent*

Written Report: 2 dog at large, 1 assist at train crossings, 1 verbal warning, 7 assisting other agencies, 1 welfare, 4 other.

*Clerk’s Report – Catherine Griffin*

Griffin discussed a request from Mary Lou Pasley regarding advertising for the community garage sales. Pasley requested advertising through three newspapers and KVOE radio station. Council agreed to advertise through KVOE only and have city staff make copies of the garage sale maps. Garage Sale Ads

Wright moved and Baker seconded to approve the estimate of \$3,675 for scanning city records and documents and to establish two users for Laserfiche software for digitizing and backing up city records. Hopkins abstained from the vote. Her vote was recorded with the majority. Vote 4/0, motion carried. Digitize Appr.

The city received a check from EMC Insurance in the amount of \$6,900.89 for participation in the Kansas Municipal Utilities Safety Group Insurance Program. EMC

Griffin included the Clerk’s Cash Report, Income and Expense Report, and April bank statements in the council packets. Finance

Griffin requested permission for City Hall to be closed on May 7, 2026, so she and Nolan could attend the junior high LCL track meet. Council agreed. Mayor Ferguson requested that the closure be posted on the electronic sign. City Hall Close

*Municipal Court & Zoning – Crystina Nolan*

1 court case, 3 permits

*Park and Recreation*

The board will hold its regular meeting on May 13<sup>th</sup> in order to have a quorum. P&R Meeting

*New Business*

Council reviewed a quote from Lagoon Pumping and Dredging, Inc. in the amount of \$490,783.45 for dredging all four lagoon cells. Mayor Ferguson stated he is awaiting confirmation of available farm ground for sludge injection. Council tabled the matter. Lagoons

Baker moved and Jones seconded to approve the bid from Robert Griffin for fish feeding, including an increase in hourly pay from \$8 per hour to \$12 per hour from the previous year's bid. Wright abstained from the vote. Her vote was recorded with the majority. Vote 4/0, motion carried.

Fish Food Bid

Baker moved and Hopkins seconded to approve the mayor's recommendations for 2026 appointments as follows:

#### 2026 One-Year Appointments

Appointments

- Catherine Griffin – City Clerk
- Aaron Cathcard – City Marshal
- Clark Allemang – City Attorney
- Brian Williams – Municipal Judge
- Crystina Nolan – Deputy Clerk/City Treasurer/Zoning Administrator/Court Clerk
- Coffey County Republican – Official Newspaper
- Farmers State Bank of Aliceville, Lebo Branch – Official Depository

#### 2026 Two-Year Appointments to the Park Board

- Matt Hopkins
- Chris Dolley

#### 2026 Three-Year Appointments to the Zoning Board

- JoAnna Ferguson
- Sam Lochmann

Wright abstained from the vote. Her vote was recorded with the majority. Vote 4/0, motion carried.

Mayor Ferguson read the resignation letter of council member Troy Friend.

Friend Resign

Council reviewed a proposed amendment to the trash contract submitted by Steve's Trash Service. After discussion, council denied the amendment.

Trash Contract

Wright moved and Hopkins seconded to approve an updated Identity Theft Policy. Vote 4/0, motion carried.

ID Policy

Hopkins moved and Wright seconded to approve an updated Credit/Debit Card Policy. Vote 4/0, motion carried.

Card Policy

Council approved maintenance staff placing rock on city-owned property next to the old diner for use by semi trucks parking in the area.

Rock

*Old Business*

Discussion was held regarding the location of the new pool. Council agreed to move forward with plans to relocate the new pool in accordance with the design prepared by Mammoth Sports. Pool

Council discussed the possibility of traveling teams contributing toward field maintenance costs. The matter was tabled. Travel Teams

Council agreed to table discussions on the school and city facility agreement until representatives from the school could be present. School Agree.

Griffin provided an updated list of nuisance properties.

The agenda item regarding cleanup and trimming of trees hanging over city streets was tabled until city staff can provide estimates for council review. Trees

*Ordinances & Resolutions*

Sanchez moved, and Baker seconded the motion to approve an ordinance setting the 2026 Compensation rates of the officers and employees. Wright abstained from the vote. Her vote was recorded with the majority. Vote 4/0, motion carried. The clerk assigned it #638. Ord. 638 Comp.

Friend moved, and Sanchez seconded the motion to approve Resolution 2026-4 setting the 2026 rate of pay for appointed and elected officials. Wright abstained from the vote. Her vote was recorded with the majority. Vote 4/0, Motion carried. Res. 2026-4 Wages

Hopkins moved and Baker seconded to recess into executive session pursuant to K.S.A. 75-4319(b)(1) for the purpose of discussing personnel matters of non-elected personnel, for 15 minutes at 9:24 p.m.with the open meeting to resume in the council chambers at 9:39 p.m. Vote 4/0, motion carried. Exec. Sess.

Baker moved and Wright seconded to pay all bills. Vote 4/0, motion carried. Pay Bills

Jones moved and Wright seconded to adjourn the meeting. Vote 4/0, motion carried. Adjourn

Approved: \_\_\_\_\_  
Eric S. Ferguson, Mayor

Attest: \_\_\_\_\_  
Catherine Griffin, City Clerk