

Lebo City Council Meeting Minutes
November 4, 2024
Coffey County Library – Lebo Branch
327 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

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

Mayor Ferguson led the Pledge of Allegiance to the flag.

Dakota Joss was present for the nuisance vehicle/ property hearing he had requested, under Ordinances 381 and 380. Troy Friend's requested Dakota Joss to meet with him at the property to discuss the condition of the property. Friend moved to allow Joss a thirty-day extension to abate the nuisance conditions. Vote: Hopkins and Friend Yay. Sanchez Nay. 2/1 motion carried.

Joss
Nuisance
Extension

Friend moved to approve the October regular meeting minutes, Sanchez seconded Hopkins abstained. Vote 3/0, Hopkins abstention recorded with the popular vote, motion carried.

Approve
Minutes

Visitors:

Alan Holmes, Holmes Construction Plus requested a \$30,000 loan from the city's Economic Development Fund. The funds will be used to make improvements to their downtown building located at 7 W. Broadway St. Lebo, Ks. Hopkins moved to approve the loan request, Sanchez seconded. Vote 3/0, motion carried. The loan will be for 10 years at 4% interest. The city will record a \$30,000 mortgage against the property for collateral.

Holmes
Constr.
Ec. Dev.
Loan appr.

Amber Barrett was present to request updating the terms of the Slingin' Ink's Economic Development loan. The equipment used as loan security is outdated and has decreased in value. There is a lot more competition in the T-shirt printing business. Their balance is \$26,365.50 of the original \$79,000 loan. 35 \$800 payments are remaining. Barrett requested the city allow an extension of 3 additional years to pay off the current balance. They will update the security of the loan with a mortgage on the building located at 125 N. Ogden. Hopkins moved and Friend seconded to allow the extension for the payoff of the loan. The \$26,365.50 balance will be paid off in 72 payments @ \$412.49. Vote 3/0, motion carried.

Slingin Ink
Ec. Loan
Refinance
appr.

Megan Evans, Farmer's State Bank of Aliceville requested the city pay ½ of the total bill of \$1,400 instead of ½ of the materials to repair the sidewalk in front of the bank. The sidewalk has been a problem since the city replaced it during the downtown Streetscape project in 2018. The current sidewalk program was developed to cost share replacing residential sidewalks. Hopkins suggested the city develop a cost-share program for commercial sidewalks. Hopkins moved to cost-share ½ of the total bill, making the city share \$700, Sanchez seconded. Vote 3/0, motion carried.

Bank
Sidewalk
Cost share

Ben Kramer, Kramer Consultants, was present to discuss projects they are working on for the city. 1) The requested information for the sewer lagoon property and contacting KDHE is complete, 2) the city will need a permit from KDOT before working on the entry at HWY 177 and Bree Drive. Muro said Vance Brothers were surveying the area for KDOT, the city will wait to see if KDOT repairs the entry, 3) All the Gas system records and maps have been copied for KGS. 4) Kramer met with Sloan to review the sidewalk in front of 315 N. Ogden and the alley to the north of the property. James Baugh (owner) feels the Streetscape sidewalk and the alley are causing water issues in the building. Kramer said the sidewalk

Kramer
Lake Dam
&
StreetScp

was replaced at the same height as the original sidewalk and it slopes away from the building. Kramer said the lack of proper guttering may be adding to the water drainage problem around the building. 4) The city did not receive the FEMA or State grants for the city dam repair. The State requires the city to submit Plans and Specifications to repair the front slope and erosion around the stilling basin by January 1, 2025. Friend moved and Hopkins seconded to amend the contract with Kramer Consulting to allow them to engineer repairs for the entire face of the dam, and to have Kramer reapply for grants to help with the cost of the repairs of the dam, Kramer will also file for an extension with the State for the required Plans and Specifications. Vote 3/0, motion carried.

Amend
Contract

Department reports:

PWWSD #12 – Eric Ferguson – no board meeting due to lack of quorum.

Utility report- Scott Smith, Javier Muro & Scott Hein

- Written report for October: repaired water leak at 5th & S. Maple, Backhoe repair and maintenance, Sewer tap for new construction on W. 3rd St., Seeded and mulched around the new playground at the west park, working with Kwikom, Melvern assisted with our auto read water meter issues, new gas service installed on W. 3rd St., Smith attended a wastewater CE class in Osage, and 45 utility locates performed.
- Killough will be in town this week doing asphalt work at 5 locations.
- Hopkin moved and Sanchez seconded to approve the quote of \$15,285 from Maximum Outdoor Equipment and Service for a snow blade and salt spreader for the other Dodge pickup. Vote 3/0, motion carried.

Killough
Streets
Purchase 2nd
blade/
Spreader

Police Report – written report

- 3 Verbal warnings, 7 assisting other agencies, 4 welfare/public safety calls, photos of nuisance properties, and checked on multiple nuisance properties at the end of the month for the council report.

Clerk's Report –Carrie Sloan

The written report included: the Evergy franchise receipts report, the clerk's cash report, the check register, bank statements, the sales tax report, and the county treasurer tax remittance report.

Finance

Friend moved and Sanchez seconded to provide a \$125 family pool pass for the Hometown Christmas 50/50 raffle on November 30th; Vote 3/0, motion carried.

Donate Pool
Pass

Sloan is working on a Jones Trust Grant application for the swimming pool and softball diamond project. Garrett Nordstrom, GAS, is assisting Sloan.

Jones Grant

Municipal Court- Catherine Griffin

- No court

Zoning-Catherine Griffin

- 2 permits

Utilities-Catherine Griffin

- Griffin reported She, Sloan, and Smith read water meters this month due to the auto-read system malfunctioning. A new antenna has been ordered for the auto-read system.

Auto read
issues

Park & Rec Board-

Hopkins reported the park board is working on new sponsorship banners for the ball fields

Sponsor Banners

New Business-

Old Business –

Nuisance Properties and Nuisance Vehicles review

121 S. Walnut – in court, 105 W. 5th- letter in May, tall grass and weeds removed the dead tree still needs to be removed and send a letter on two vehicles, 310 S. Elm- send a letter, 113 W. 4th –send a letter, 200 E. 4th – City cleaned, 2 E. Sac & Fox – send a letter, 509 W. 3rd – send a letter, 3rd & Elm – send a letter, 216 E. Sac & Fox- send a letter, 520 E. Broadway – send a letter, 425 S. Elm – send a letter, 102 S. Walnut – send a letter, 100 E. 4th – ticket, 103 S. Poplar – in court, 315 N. Ogden –ok and talked to Post Office about tall grass. 315 N. Ogden building sits on the property line, tall grass is the responsibility of the Post Office. 120 S. Ogden- send a letter, 121 S. Poplar – in court, 123 N. Oak-send a letter, 512 W. Broadway – send a letter, 421 W. Broadway – send a letter, 507 W. 3rd- dismissed in court, 409 W. 7th – send a letter, 425 W. 3rd – ticket,

Nuisance

Ordinances and Resolutions-

Hopkins moved to pass the Hazard Mitigation Resolution 2024-5, Friend seconded. Vote 3/0, motion carried.

Res. 2024-5

Sanchez moved to pass an ordinance establishing a franchise fee with Kansas Gas Service, Friend seconded. Vote 3/0, motion carried. The clerk assigned it #620.

Ord 620
KGS Franchise

Sanchez moved and Friend seconded to pay bills. Vote 3/0, motion carried.

Paybills

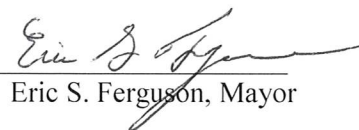
Friend moved and Hopkins seconded to adjourn. Vote 3/0, motion carried.

Adjourn

Attest:


Carrie J. Sloan, City Clerk

Approved:


Eric S. Ferguson, Mayor