

Lebo City Council Meeting Minutes
September 11, 2023
Lebo Community Building
320 N Ogden
7:00 p.m.

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

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

Ferguson led the Pledge of Allegiance to the flag.

Mayor Ferguson declared a hearing in session to discuss exceeding the Revenue Neutral Rate of 30.961 mil levy, as determined by the Coffey County Clerk's office. Mayor Ferguson asked for comments from the public and city council. No comments. Mayor Ferguson closed the hearing. Baker moved and Jones seconded to pass Resolution 2023-12, a Resolution to levy a property tax exceeding the revenue neutral rate. RNR Hearing
Roll Call Vote: Baker – yes, Jones –yes, Friend –yes, Headley –yes, Jasnoski –absent/no vote. Vote 4/0, motion carried. Res. 2023-12
Exceed RNR

Mayor Ferguson declared a hearing in session to discuss the proposed 2024 budget with the total mil levy remaining the same as the 2023 budget at 32.961. The estimated ad valorem tax collected will be \$223,255. Mayor Ferguson asked for comments or questions. No comments. Mayor Ferguson closed the budget hearing. Baker moved and Jones seconded to approve the 2024 Budget as presented. Roll Call Vote: Baker – yes, Jones –yes, Friend –yes, Headley –yes, Jasnoski –absent/no vote. Vote 4/0, motion carried. Budget Hearing
Approve 2024
Budget

Jones moved to approve the minutes of the August regular and the special meetings, Friend seconded. Vote 4/0, motion carried. Approve minutes

Becky Nurnberg, Emporia Community Foundation presented a \$30,000 check from the Trusler Foundation. Lebo Park and Recreation board member Jenny Tatman had submitted a grant request for \$30,000 to help with the expenses to replace the playground equipment at the west park. P&R Grant
WP Play Equip.

Mayor Ferguson opened bids on the natural gas system:
Kansas Gas Service-Division of One Gas - \$1,000,000 Bids N. Gas
System
Black Hills Energy - \$622,050.00

Mayor Ferguson opened the floor for discussion on the bids:
Sean Postlethwait, Susan Marx and Lindsay Freeman were present for Kansas Gas Service they spoke about their company and the fact that two of their employees live in Lebo and they would like the opportunity to service the Lebo area, they serve several communities in the area.

Larry Claycomb was present for Black Hills Energy, he pointed out Black Hills has assisted and supported the city and its employees with the maintenance of gas system for a couple years now. They know the city gas system and would like to continue to work with the city.

Visitors:

Ben Kramer and Andrew Fischer, Kramer Consulting LLC presented an overview of the state required dam inspection. After the submission of the inspection report the city received a letter from the Kansas Department of Agriculture stating the city is required to hire a licensed professional engineer in dam design and construction to submit plans to DWR to Kramer Lake Dam

modify the dam to bring it back into compliance with all applicable state statues and regulations. Kramer's report indicated there are 5 items that need immediate attention, 10 items of general maintenance to address and 2 other items of other actions the city should consider. The council asked Kramer to attend the October meeting with a contract proposal for services and an estimate of probable cost to bring the dam back into compliance.

Wayne Blackbourn reported on the availability and probable cost of utilities for the Sun Flower Cartel proposed Sub Division. Blackbourn's estimated cost are based on current similar construction cost in Waverly and Emporia. Sewer - \$932,992, Water - \$433,470 and Streets - \$998,844. The city zoning regulations for Subdivisions require the council to determine if water and sewer is available. Based on Blackbourn's report sewer and water are available. The next step is for the Sun Flower Cartel to present a preliminary plat to the zoning administrator who shall schedule a public hearing with the planning commission.

Utilities
Proposed
Subdivision

Headley moved and Friend seconded to approve Hatti Wright's \$45,000 Economic Development loan request from the city to start up a business serving coffee and other items from a food truck. The proceeds from the loan will be used to purchase a trailer, taxes/tags/licensing, Generator & Ac/Heating unit, refrigerator, insurance, signage and supplies. The loan will be for 10 yrs @ 4% interest. The city will place a lien on the trailer title. Vote 4/0, motion carried.

Ec. Devle.
Loan

Brett Thorne and Cody Hutchinson requested the placement of ice machine on city property and a 5 year contract to use the property. The matter was table to gather more information.

Ice Machine

Tabitha Criqui reported her mobile home and it is ready for inspection, Troy Friend and Scott Hein will tour the mobile home tomorrow at 5 pm and report back to the council.

Criqui -Unsafe
Prop. inspection

Janice Aucion provided a letter stating Scott Grimmatt has taken ownership of her unsafe structure and will be removing the structure from his property.

Aucion-Unsafe
Removal

Ted Vannocker commended the council on the management and staff they employed for the city parks and swimming pool this summer.

Department reports:

Utility reports- Javier Muro written report in packet

- Prepared football field for upcoming season
- Meeting with stone mason concerning old jail
- Killough reshaping streets, not finished due to equipment breakdown
- Worked with Black Hills to tap the gas main for a meter at funeral home
- Patching streets
- Met with Wayne Blackbourn about utilities for his survey
- Met with Haynes equipment about possibility of new lift station
- Black Hills helped with gas leak response due to odorant pot malfunction
- Muro passed Kansas wastewater operator exam
- Looking for a company to chip and seal Dickinson, 2nd, and West St

Football Field
Old Jail
Killough-Street
BLK Hills-
Funeral Home
Gas
Lift Stations
Odorant - N.
Gas
Muro wastewater

Baker moved and Jones seconded to increase Muro's wages by \$1.00 for obtaining his wastewater license. Vote 4/0, motion carried.

Muro Wages

PWWSO #12 - Jasnoski absent - no report

Police Report - Aaron Cathcard absent - written report in packet

- August written report – responded to civil dispute, school zone patrol, 7 assisting other agencies, 1 public safety check

Clerks Report – Carrie Sloan reporting

- Written reports in council packets included: check registers, bank statements, sales tax report and clerk’s cash report, Every franchise fees report, PWWS#12 notice of system “burnout”, notice from KDWP that the city did not receive the grant requested from the Community Fisheries Assistant Program for the construction of a new bathroom at the west park, and a thank you from Lebo Boosters for donation.

Finance Report

Municipal Court- Catherine Griffin reporting:

No shows for September court

Zoning-Catherine Griffin reporting:

- Planning Commission meeting to discuss Mary Davies special use permit and a cell tower permit

Utility Billing-Catherine Griffin reporting

- New computer system is in.

Baker moved and Jones second to approve Griffin’s request to attend Court Clerk School in Manhattan this month and the City Clerk’s institute in Wichita in November. Vote 4/0, motion carried. The city will pay all customary expenses for the training.

Griffin Schools

Griffin said that Bob Griffin would like to use the city backhoe to clean out the south section at the kids’ pond. Council approved Griffin’s request to use the backhoe to improve the city property.

Kids pond

New Business-

Baker moved and Jones seconded to renew the city employees’ health and dental insurance with Blue Cross and Blue Shield. The premium cost is \$832.33 for single coverage (Muro, Griffin and Sloan coverage) \$1788.00 for an employee and spouse (Smith’s coverage). \$1669.39 for an employee and child(ren) (Hein coverage). Vote4/0, motion carried.

Renew BCBS

Old Business

Ordinances and Resolutions-

Jones moved and Baker seconded to pass an ordinance calling for an election on the issue of the sale of the gas system to KGS for \$1,000,000 pursuant to the provisions of KSA 15-509. Vote 4/0, motion carried. The clerk assigned it #612.

Ord. 612
Election
Sell Gas
system

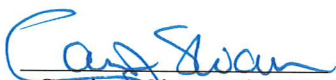
Friend moved and Baker seconded to pay bills. Vote 4/0, motion carried.

Pay Bills


Friend moved and Jones seconded to adjourn the meeting until Monday, September 18th at which time it will be called back to order at 7 p.m. at the Lebo Community Building, 320 N. Ogden . Vote 4/0, motion carried.

Adjourn till
Sept. 18th

Attest:


Carrie J. Sloan, City Clerk

Approved:


Eric Ferguson, Mayor