

Lebo City Council Meeting Minutes
September 12, 2022
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, Jamie Jasnoski and Jim Jones.

Ferguson led the Pledge of Allegiance to the flag.

Mayor Ferguson declared a hearing in session to discuss exceeding the Revenue Neutral Rate of 29.3605000 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. Headley moved and Jasnoski seconded to pass Resolution 2022-11, a Resolution to levy a property tax exceeding the revenue neutral rate. Roll Call Vote: Baker – yes, Friend –yes, Headley –yes, Jasnoski –yes, Jones –yes. Vote 5/0, motion carried.

RNR Hearing

Res. #2022-11
Exceed RNR

Mayor Ferguson declared a hearing in session to discuss the proposed 2023 budget with the total mil levy remaining the same as the 2022 budget at 33.102. The estimated ad valorem tax collected will be \$209,991. Mayor Ferguson asked for comments or questions. No comments. Mayor Ferguson closed the budget hearing. Jasnoski moved and Jones seconded to approve the 2023 Budget as presented. Roll Call Vote: Baker – yes, Friend –yes, Headley –yes, Jasnoski –yes, Jones –yes. Vote 5/0, motion carried.

2023 Budget
Hearing

Headley moved to approve the minutes of the August meeting, Friend seconded. Jasnoski abstained. Abstention recorded with the popular vote. Vote 5/0, motion carried.

Approve Minutes

Visitors:

Chuck Torres, was present to introduce himself as a candidate for the Kansas House of Representatives, District 76.

Bethany Thomas, representing the school asked the city to designate W. 5th Street as a one-way street starting at Pine St. going east to Ogden St. Jasnoski moved and Jones seconded to approve the request. Vote 5/0, motion carried.

W. 5th One way

Seth Worelock with Stewardship Home Investors are interested in purchasing the "Lebo Trailer Park Property" to place duplexes on the property. Mayor Ferguson will notify Stewardship Home Investors when the property is for sale.

Department reports:

Utility reports- Javier Muro reporting

- 6 utility locates in August
- Street patching
- Sprayed at the lagoons and parks
- Park and football field are now ready for the upcoming season
- Burned at the city tree dump
- Council again requested that the culvert at 3rd and Maple be repaired; it is continuing to deteriorate. Muro said he will speak with Smith.

Locates
Streets

Parks Maintenance

3rd & Maple
Culvert

PWWSD #12 – Jasnosi reporting

- Held interviews to fill an open position

Police Report – Aaron Cathcard

- July written report in the council packets.
- The department is still monitoring traffic on W. 6th street

Clerks Report – Carrie Sloan reporting

- Written reports in council packets included: check registers, bank statements, sales tax report and clerk’s cash report Finance Report
- Ben Thomas asked the city to assist in making changes to the sump pump drainage from the Baptist Church. The city attorney advised that the problem is a civil matter. Thomas/Baptist
- Researching ordinances to open the Newkirk easement as a city street.
- Smith is checking on purchasing concrete barriers to help deter semi-trucks from parking on the edge of the street and blocking the driveways of the two businesses behind Casey’s. Vannocker already has barriers placed along his property. Concrete Barriers
- Mayor Ferguson reported after speaking with Ben Kramer it is best to do the dam inspection in the spring when the area can be cleared by burning the grass. The inspection is due to the state by the April 30, 2023. Kramer dam
Inspection
- Amy Atchison has voiced concerns that the first streetscape project has caused drainage issues at her downtown building. In reviewing the sidewalk and speaking with previous owners the drainage issue was there prior to the new sidewalk. Atchison
sidewalk
- Bob Griffin has treated the duckweed at the kids’ pond. He has suggested the aerator be turned on and the city start treating earlier next year. Kids Pond
- More letters have been sent out to citizens asking them to trim trees that are causing issues with safe travel on the streets and in the alleys. Tree Letters
- Madison Tel has started placing their equipment on the water tower
- Sloan spoke with the city insurance company about the American Legion leasing the city memorial park. More information is needed before the city and the American Legion enter into the 20 year lease agreement as agreed upon. Legion Mem Park

Municipal Court- Catherine Griffin reporting:

- 3 cases on this month’s docket
- Jasnosi moved and Baker seconded to cover the normal expenses for the training, travel and lodging for Griffin’s two day court clerk continuing education class in Pittsburg, Kansas this month. Vote 5/0, motion carried. Court Training

Zoning-Catherine Griffin reporting:

- 1 permits issued

Utility Billing-Catherine Griffin reporting

Nothing to report

Park & Rec Board- Jim Jones reporting

- The park board is still waiting to hear on the delivery of the scoreboards this month.

New Business-

Baker moved and Friend seconded to renew the city employees’ health insurance with Blue Cross and Blue Shield. The premium cost is \$787.38 for single coverage (Muro, Griffin and Sloan coverage) \$1689.51 for an employee and spouse (Smith’s coverage). The increase over the 2022 rates will not affect the 2023 budget. Vote 5/0, motion carried. Renew BCBS

Old Business

- Review of the uninhabitable structures removal: 1) Mayor Ferguson met with the county commission, they will cover \$20,000 of the \$31,500 bid from Holmes Construction Plus to remove the nine trailers. Holmes had reported to Sloan that demolition is slow due to the fact that only two of the nine have axles. 2) James Baugh asked for an extension to get the uninhabitable house torn down (as directed in Ordinance 603). Baugh feels he can have the house down in 60 days. An extension was granted on the condition that he report back at the October 3rd council meeting. Uninhabit Struct.
- Streetscape Phase II review: 1) Still waiting on the street lights to be delivered. 2) Vannocker west entrance: The entrance is steeper because the city was required to make the sidewalk ADA compliant (the original sidewalk placed by Casey's was not. ADA compliant) Options are a) move the gutter out and lessen the slope at a cost around \$6600, b) lessen the slope and get a wider easement for the sidewalk at a cost around \$4300. c) Leave the west entrance as is. Basing their decision on the facts that the sidewalk needs to be ADA complaint and there are three entrances into the property; Council instructed the city attorney sent a letter to Brett Vannocker notify him that no adjustment will be made to the engineered design of the sidewalk replacement. Phase 2
Vannocker
- KDOT Cost Share Grant: Sloan's update: Michele Neidem, KDOT, said the grant contract required the project to be let for bid in April of 2021 and no later than October of 2021. Council will need to send a letter to KDOT asking for an extension on grant funding. The letter should provide the new timeline and explain why the city is requesting that 10' width of the path be down sized. The Todd Laflin family was present to express several reasons why they and their neighbors were upset with the 10ft multi-use path crossing their land. He was also concerned that he had not been contacted about the project. Mayor Ferguson explained; Kramer Consulting has just recently started surveying and designing the proposed multi-use path. Mayor Ferguson has been reaching out to the land owners. After much discussion and consideration of the seemingly unsurpassable discord landowners have with the project; added to the problems of obtaining easements needed for the 10' multi-use path Jasnoski moved and Friend seconded to give the mayor the authority to address a letter to KDOT requesting the city be allowed to renounce the award from the State Cost Share Grant program. Sidewalk 5th to
Caseys
Renounce Project
& Funds
Vote 5/0, motion carried.

Ordinances and Resolutions-

Headley moved and Jasnoski move to pass an ordinance regulating the requirements of placing mobile homes within the City of Lebo and repealing Ordinances 314 and 419. Vote 5/0 motion carried. The clerk assigned it #605. Ord. 605
Mobile Homes

Headley moved and Friend seconded to pay bills. Vote 5/0, motion carried. Pay Bills
Friend moved and Headley seconded to adjourn. Vote 5/0, motion carried. Adjourn

Approved: 
Eric Ferguson, Mayor

Attest: 
Carrie J. Sloan, City Clerk