

City Council Special Meeting Minutes
August 14, 2024
Lebo Community Building
320 N Ogden
7:00 p.m.

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

Call toOrder

All council members were present: Mayor Eric Ferguson, Will Baker, Troy Friend, Amanda Hopkins, Jim Jones and Nick Sanchez.

Mayor Ferguson opened discussion on the request from Kwikom to bring fiber internet lines to service all Lebo residents and businesses. Kwikom plans to place the majority of the fiber lines in the city's road right-way easements. Some lines, in the downtown area, will need to be placed above ground on poles. Sloan reported the city attorney, Clark Allemang, reviewed the memorandum of understanding and approved it as written. Sloan contacted Osage City, Burlingame and Hartford to ask their options of Kwikom. All three cities had good reviews of Kwikom's construction practices and service to their customers. No negative comments or concerns. Sanchez moved and Friend seconded to enter into the Memorandum of Understanding with Kwikom to allow the installation of fiber lines in the city's road right of ways. The memorandum places all cost and responsibility on Kwikom if their lines need to be relocated at the city's request to allow for construction or city infrastructure improvements. Vote 5/0, motion carried.

Kwikom
Agreement

Mayor Ferguson opened discussion on the request from the County for use of the southwest corner of the sewer lagoon property for the placement of a 300 ft. communications tower. An outline of the response from Kramer Consulting concerning relinquishing the property to the county. 1) The area would allow for a fifth treatment cell if the current 4 cell system reaches capacity due to large residential growth or commercial growth in the area. 2) The proposed area of the site is a valuable asset when considering construction and maintenance of the treatment site, and should be evaluated as such. 3) A change in wastewater treatment technique may be required in the future in order to meet anticipated growth, especially of industrial dischargers. Kramer said based on their limited review, they would recommend the City retain the land for future operation and maintenance of the treatment system, unless the City has the option to purchase adjacent land for further expansion. And a study should be made to make sure the adjacent land is a feasible site. Kramer suggested the city discuss the sale with KDHE before moving forward. Council agreed to get KDHE's input before moving forward.

C.C. Radio Tower

Mike Peroo gave an overview of the proposed 2025 budget plan. One mill levy in the city generates \$7,608 an increase of 10% over 2024, The proposed mill levy of 29.342 is slightly below the Revenue Neutral Rate of 29.347 as calculated by the County Clerk and will generate \$223,250. The total budget authority for all of the city funds would be \$3,043,415 as compared to the 2024 budget authority of 2,362,948. The majority of increase in expenditures comes from two line items 1) \$421,000 for residential street improvements and \$600,000 for swimming pool capital outlay. Property taxes account for 25% of the receipts for the levy funds. Peroo's analysis of the city's cash position from 2009-2023 is that the city has done an excellent job of maintaining a stable cash position. The cash position of the city has increased at a compound annual growth of 3.42%. This calculation is based on the city has a whole, which includes all the levy funds and the enterprise funds.

2025 Budget

Baker asked about purchasing bleachers in the 2025 budget year. The bleachers could be rented out and the school could use them at the football field. The 2025 special park and rec fund will have approximately \$40,000 in cash to cover all expenses. Budgeting a mill

Bleachers

levy increase for the general fund to purchase the bleachers at an estimated cost of \$55,000, would be approximately 7 mils, which would not be feasible. Other options to allow for the purchase would be to scale back the number of streets repaired next year, use Capital Improvement Funds by postponing projects slated in the Capital Improvement Fund and to seek grants to defer some of the purchase expense.

Hopkins moved and Sanchez seconded approve the budget as presented and publish the notice of budget hearing for September 9th at 7p.m.. Vote 5/0, motion carried. There will be no need for a Revenue Neutral Rate hearing because the city will not be exceeding the revenue neutral rate.

Approve Budget
Set Hearing

Friend moved to adjourn, Sanchez seconded. Vote 5/0, motion carried.

Adjourn

Approved: 
Eric S. Ferguson, Mayor

Attest: 
Carrie J. Sloan, City Clerk