

Lebo City Council Meeting Minutes
February 7, 2022
Lebo Community Building
320 N Ogden
7:00 p.m.

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

Call to Order

Mayor Ferguson led the Pledge of Allegiance to the flag.

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

Mayor Ferguson opened the Hearing set in Resolution 2021-4. A hearing to discuss properties listed with potential unsafe or dangerous structures.

Unsafe Structure
Hearing

Property 1. 231 W.7th St. the garage has been removed. No action needed.

Property 2. 212 W. 2nd St. Christa Wood present. Repairs to be made. Cleanup to start by March 1st and council will review property condition on May 2nd. Resolution 2022-2.

Property 3. 324 W. Broadway St. Alberta Andrick and Dave Jones present. Andrick is selling the property to Jones. Jones needs to tour property and will decide what needs to be done. Repairs or removal to start by March 1st and council will review property May 2nd. Resolution 2022-3

Property 4. 316 W. 6th St. Todd Newkirk present. Newkirk is buying property from Bishop. Newkirk plans to remove the mobile home. He asked the council to write a letter to the county commissioners asking them to waive the charges for the demolition materials at the landfill. Start date of March 1st and review of property May 2nd. Resolution 2022-4

Property 5. 102 S. Walnut St. Orville Hutchinson was not present. Removal start date of March 1st and council will review property on May 2nd. Resolution 2022-5

Property 6. 216 E. Sac & Fox St. James Baugh was present. Baugh plans to repair and cleanup property. Cleanup to start by March 1st and council will review condition of property on May 2nd. Resolution 2022-6

Property 7. 216 B E. Sac & Fox St. James Baugh was present. Baugh plans to repair and cleanup property. Cleanup to start by March 1st and council will review condition of property on May 2nd. Resolution 2022-7

Property 8. 15 E. Commercial. Erica Stack, Rose Stack, Joshua Drum and Robert Koger were present. Erica Stack plans to remove one of the mobile homes, then repair and cleanup the rest of the property. Cleanup set to start March 1st and council will review condition of property May 2nd. Resolution 2022-8

Mayor Ferguson closed the hearing.

Headley moved to approve the January regular and special meeting minutes; Friend seconded. Jasnoski abstained. Abstention recorded with popular vote. Vote 5/0, motion carried.

Approve Minutes

Visitors:

Sloan spoke on behalf of Barb Dailey. Mid America Nutrition requested continued support of their food program. Headley moved and Baker seconded to donate \$600 to the program. Vote 5/0, motion carried.

Meals Program
support

Department reports:

Utility report- Scott Smith

- Placed road rock in downtown business alleys

Alley Work

- Bladed area at west park and lake dam due to vandalism
- Placed a gas meter at a new service on W. Broadway St. New Gas Service
- Refaced a meter that was damaged by a structure fire on W. 3rd St.
- 20 utility locates for Evergy, Evergy is replacing poles Locates
- Bought salt mixture from the county to treat roads
- Scheduling Dave's Pumping Service to pump grease from lift stations Lift Stations
- Spent time on snow removal. Had assistance from Andy Love and Eric Smith
- Had complaints from two citizens about taste and odor in the water. Smith sent a sample to the state and asked Jasnoski to ask PWWSO #12 if they are experiencing any problems Water Testing

PWWSO #12 – Jamie Jasnoski

- Jasnoski said the board held discussion on a new structure for the equipment, nothing was decided.

Police Report – Sloan will get the written report to the council later

Clerks Report – Carrie Sloan reporting

- Provided in council packets: clerk's cash report, bank balances, sales tax report, LKM conference details, CIP information from the Bureau of Labor Statistics, and the capital expenditures paid in January and February. Jan. & Feb. gas invoices paid to Encore total \$84,388. Gas billed was just over \$86,000. Finance Report
- Suggested that council increase the month water minimum to cover the annual fees charged in the Schulte Supply auto read meters annual contract. The city's cost per meter per month is \$1.00 Jasnoski reported the price per gallon of water bought from PWWSO#12 will be increasing this summer. Council will address a price increase to cover the increases in the city's cost per gallon of water. Discussion was tabled Water Minimum
- The gas revenues for December and January will cover the cost of gas bought and the Black Hills contract but none of the other expenses incurred by the gas fund in those months Gas Fund
- Baker moved and Friend seconded to approve the continuing education tuition cost and the customary travel expenses for 1) Sloan to attend the city clerk's conference in Manhattan on March 16-18, 2) Griffin to attend the court clerk conference in Wichita on March 3-4 (mileage and hotel will be covered by OJA) and 3) anyone who can attend the KRWA conference in Wichita on March 29-31. Vote 5/0, motion carried Continuing Education
- Headley moved and Jones seconded to approve the bid from Arn Eccles, Heartland Lake Management, of \$11,760 for year two of the 3 year treatment program for Eurasian Mil Foil at Lebo Lake and an additional cost to treat the duck weed at the kids' pond. Vote 5/0, motion carried. The city budgeted \$10,000 for the treatment of the lake this year. Sloan will meet with Justin Morrison about grant opportunities to help cover the expenses incurred over the amount budgeted Lake Treatment
- Jasnoski moved and Headley seconded to approve Sloan's request of \$5,000 for fireworks. Vote 5/0, motion carried. This year's Stars and Stripes events will be held on Saturday, July 2nd and Sunday July 3rd. The Baptist Church will be holding their annual event on Friday, July 1st Fireworks Purchase

Visitor

Melissa Dailey, Coffey County Chamber director was present to ask the council to close one block of West Broadway from Ogden St. to Pine Street on Saturday, March 26th. She is organizing a chamber event that will include: Inflatables, entertainment, a 5K run and vendors. The event will run from 9 am to 4 pm. Jasnoski moved and Friend seconded to approve the street closure contingent on approval from the local businesses located on W. Broadway. Vote 5/0, motion carried. It was suggested that she have a backup indoor location in the event of inclement weather.

Chamber Spring
Fling

Municipal Court- Catherine Griffin reporting:

- 1 case

Zoning-Catherine Griffin reporting:

- 4 permits issued and a hearing is set for March 8th to discuss reclassifying the Miller property in the Smith Subdivision from Agriculture to Business 1

Zoning Hearing

Park & Rec Board-Jamie Moore reporting:

- Lebo will be hosting a 3rd grade girls' basketball tournament, on February 26th. Eleven teams are entered
- Working on developing leagues for pickle ball, tennis and softball. The board would like to have more organized activities/programs for adults
- Moore accepted a grant check on behalf of the city for \$2,300 from the Emporia Community Foundation. It will be used for lighting and a new entrance into the tennis courts. The entrance into the tennis court will be moved from the west side to the east side
- Moore said he would like to find funding for bathroom upgrades to the west park. The nearest city sewer main is located in the alley east of Sunset St. and north of Broadway St. The lower elevation of the park land and the distance to a sewer main limits the feasibility of getting sewer to the park
- Moore asked about the city policy for hiring summer help. All positions are listed in the March newsletter each year. The city office will need a list of positions from the board
- Jasnoski moved and Baker seconded to approve the request for up to \$6,000 for a capital outlay expenditure from the Park and Rec. Fund to purchase new red soft-top fence guard. The Arlan Company bid for the fence topper is \$5,608.92. Vote 5/0, motion carried
- Friend moved and Headley seconded to approve the request for up to \$11,000 for a capital outlay expenditure from the Park and Rec. Fund to make improvements to the softball field. The \$9,912 bid from Arlan Company include importing infield ground cover, laser grading, realigning base paths, new base and home plate anchors. Shipping was not included in the bid. Vote 5/0, motion carried.
- December Park & Recreation Board minutes were included in the council packets

B-Ball Tournament

Grant - Tennis
Courts

West Park

Summer Employment

Purchase Fence
guard

Softball Field

Old Business-

- Two positions are up for appointment on the park and rec board. Mayor Ferguson has received 4 letters of interest in the position. Ferguson said after review and recommendations received he would like council's approval to appoint Matt Hopkins and Chris Dolley to the board. Friend moved and Headley

Hopkins & Dolley
P&Rec Board
Appoint

seconded to approve Mayor Ferguson's recommendation. Vote 5/0, motion carried.

- Headley moved and Friend seconded to appoint Will Baker as finance chairman of the city council and Jim Jones as president of the city council. Vote 5/0, motion carried.
- Jasnosi said based on the U. S. Bureau of Labor Statistics CIP report of a 7% increase for the past 12 months (Dec to Dec) she would move to approve a 7% cost of living adjustment for the three full-time employees, Headley seconded. Vote 5/0, motion carried. Temporary part-time summer help will continue to receive a \$0.25 increase for each year that they return
- Sloan reported a pre-construction meeting has been scheduled for the Phase 2 Streetscape project. The meeting will be February 22nd starting at 9 am.

Baker Finance Chair
Jones President

COLA

Streetscape 2

City Council would like the county commission's support in the efforts being made to clean up lots in town with dilapidated structures and unsightly appearances. Baker moved and Jones seconded to authorize the mayor to send a letter to the County Commission requesting they waive landfill fees for the demolition material from any of the 7 land owners at tonight's hearing. Vote 5/0, motion carried.

Landfill Fees
Unsafe Structures

Ordinances and Resolutions-

Jasnosi moved and Baker seconded to pass Resolution 2022-2 through Resolution 2022-8 as described and listed in the above hearing. Vote 5/0, motion carried.

Res. 2022-2 Thru
2022-8

Jasnosi moved and Headley seconded to pass an ordinance annexing land into the city boundaries as requested by the land owners. The clerk assigned it #595. Vote 5/0, motion carried

Ord. 595 Annex

Jones moved and Headley seconded to pass an ordinance for waivers for special events at the City Lake. Vote 5/0, motion carried. The clerk assigned it #596.

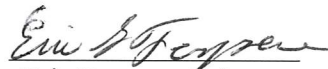
Ord. 596 Lake
Events

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

Pay Bills

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

Adjourn

Approved: 
Eric Ferguson, Mayor

Attest: 
Carrie J. Sloan, City Clerk