

**Lebo City Council Regular Meeting Minutes**  
**March 4, 2024**  
**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

Mayor Ferguson led the Pledge of Allegiance to the flag.

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

Baker moved and Sanchez seconded to approve the February regular and special meeting minutes. Vote 5/0, motion carried

Approver Minutes

Visitors:

Clarence Frye was unable to attend the meeting to give the Veteran's Memorial update.

Neither Brooke Cathcard nor Sydney Lehnerr were in attendance, they were removed from the agenda.

Troy Vannocker requested a small business economic development loan in the amount of \$40,000 for 10 years at 4% to start up a new business. It is a mobile business. The business name will be Kansas Striping LLC. The business will be a franchisee to an already established franchise available to veterans only. Vannocker's business will service athletic fields with striping. The breakdown of requested funds: Franchise Fee: \$15,000, Automated GPS Robot: \$16,000, Enclosed trailer: \$5,000 and vehicle and trailer wrapping; \$4,000. He will be using the property at 425 S. Maple St. for collateral. Friend moved to approve the loan as requested, Hopkins seconded. Vote 5/0, motion carried.

Vannocker  
Ec. Dev. Loan

Brett Stewart, TrustPoint Insurance, was present to discuss the city's insurance. He provided an overview of the coverage and a comparison of 2023 coverage to the new 2024 coverage. The 2023 cost was \$84,135 and the 2024 cost will be \$77,154.00. Hopkins moved and Baker seconded to renew the city insurance with TrustPoint at a cost not to exceed \$77,154.00. Vote 5/0, motion carried.

Insurance  
Renew

*Department reports:*

*Utility and Parks reports- Javier Muro, Scott Hein and Scott Smith provided a written report in packet*

- Working on getting records to Kansas Gas
- Soaped the lift stations, still having problems with the 7<sup>th</sup> Street lift station
- 300+ trout were delivered to the kids pond
- Pulled gates at the city lake
- Hauled and spread millings at North Park
- Repaired water leak at concession stand and prepping bathrooms for spring ball season
- Cut dead trees at north and west parks
- Jet rodded couple of hundred feet of sewer mains
- Worked on clean up at Joss and Rudolph properties
- Set new culvert on Coffey Street driveway
- 26 utility locates preformed

Lift Station  
Trout

W. Leak  
Concession  
Stand

Joss/Rudolph clean

Muro reported the cost of a Gorman Rupp lift station would be \$80,000. Council asked Muro to get more bids for a new lift station to replace the problematic lift station on 7<sup>th</sup> Street. Hein reported Woody's Construction bid on the bathroom project at the west park. The bid is \$59,500. Hopkins moved and Sanchez seconded to hire the local contractor Woody's Construction for the project at a cost of \$59,500, as long as we can cancel any commitments we may have from the previous bid by CXT. CXT's bid last year was \$51,428, their cost rose to \$54,366. The CXT bid did not include installation. Vote 5/0, motion carried.

Lift Station  
Cost  
WP Bath  
Hire Woody

*PWWSD #12 – Mayor Ferguson reporting*

Ferguson reported Bobby Skipper attended the board meeting. Skipper indicated there should be funding available to support the water plant improvements to accommodate the needs of the proposed Chips plant.

Chips

*Police Report – Aaron Cathcard absent – February written report in packet*

- Report of theft, civil matter not criminal, verbal warning, 6 assisting other agencies, welfare check, served notice for nuisance property, civil stand by for 2 days as nuisance property was cleaned up.

*Clerks Report – Carrie Sloan reporting*

Written report in packet included: clerk's cash report, check registers, sales tax report, and income/expense report, PWWDS#12 minutes, statewide tornado drill and storm spotter information, copies of the letters sent to nuisance property owners asking that payment be received within 30 days for the abatement cost to date, a breakdown of the General Fund income and expenses which highlighted how much sales tax revenues have increased since sale tax revenues were first collected in 2009.

Finance

Sloan's verbal report included: working on papers needed for the Kansas Gas Contract, the Community Building will be closed to the public from April 6<sup>th</sup> – April 27<sup>th</sup> to replace the flooring, hired Carmen Mackey to work with Coffey County Land and Title to prepare a deed for the land donated to the city for the walking trail around the north park, the grant has been submitted to FEMA for the engineering cost on the dam project. Kramer is working on the grant application to the State from the project cost, Sloan is working on a notice to voters that will explain how important sales tax revenues are to the general fund and parks.

KS Gas  
CB Floors  
Walk Trail NP  
Dam Grant

Sloan reported Encore would be willing to continue the nomination of gas for the city after the contract ends March 31, 2024. They would charge the city an additional fee of \$2500 a month for the service, the charge would be added onto their charges for gas plus the transportation charges from Southern Star.

N. Gas  
Nomination  
GUM hired

Gas Utility Management would provide the same service for \$300 a month. The cost of gas would be cheaper through GUM than Encore, the Southern Star transportation cost would be the same through either company. Baker moved and Friend seconded to approve Sloan's recommendation to enter into a contract with Gas Utility Management to nominate natural gas for the city after the Encore contract expires on March 31, 2024. Vote 5/0, motion carried.

Hopkins moved and Baker seconded to hire TWS to provide dumpsters for the citywide cleanup. The dumpsters will be available to the Lebo residents for 3 days, April 1<sup>st</sup>, April 2<sup>nd</sup> and April 3<sup>rd</sup>. Vote 5/0, motion carried.

Hire TWS  
Spring Clean

*Municipal Court- Catherine Griffin reporting:*

- One case

*Zoning-Catherine Griffin reporting:*

- Preparing for a hearing for the preliminary plat for Sunflower Cartel

*Utility Billing-Catherine Griffin reporting*

- No report needed

*Other Reports:*

*Park Board- Amanda Hopkins reporting*

The park board received good feedback on the proposed Jones Park improvement project.

*New Business-*

Baker moved and Hopkins seconded to renew the residential trash service contract with Steve's Trash Service. The cost of the service will remain the same as in the 2023 contract. Vote 5/0, motion carried.

Trash Contract  
Renew

The city's current unconventional vehicle ordinance was passed in 2011 and does not address displaying a permit. The League of Kansas Municipalities has a model ordinance that was revised in 2018. Council received a copy of the League's updated unconventional vehicle ordinance for review. Sloan will prepare an updated unconventional vehicle ordinance for council's consideration.

UTV Ordinance

*Old Business-*

Review of nuisance properties: The city maintenance crew, the police, mayor and a council member were on site and assisted TWS and Holmes Construction during the 3 day cleanup of the properties, February 20th – February 23rd. Over 15 tons of nuisance materials were removed and an additional 11,500 pounds of metal materials were removed. The cost for TWS, Holmes and the city employees' hours for the 3 day cleanup totaled \$8787. Both properties were given additional time to finish abating the nuisances at their properties. As of the council meeting neither had completed the cleanup. It was also decided that even though building permits may have been obtained for structures on the property, if structures become a nuisance they must be removed. Council asked that Holmes and TWS be notified of the city's intent to complete the abatement of the nuisances and request their services again.

Nuis. Prop.  
Return &  
Finish

Council discussed the request for a full time employee with the city as a Parks and Recreation Director. Council agreed the timing is not right at this time for a full time park and rec director to be hired. The 2024 city budget does not have the funding for another full time position. The Jones Sports Park could potentially be under construction for several years. Council would like to have additional time to assess the position, its job responsibilities and pay. A letter will be sent to McBride explaining the council's decision to not add a full time position at this time.

P&R Director

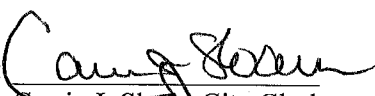
*Ordinances and Resolutions- none*

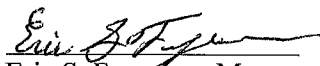
Friend moved to pay bills, Sanchez seconded. Vote 5/0, motion carried.

Pay Bills

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

Adjourn

Attest:   
Carrie J. Sloan, City Clerk

Approved:   
Eric S. Ferguson, Mayor