

Lebo City Council Meeting Minutes
March 4, 2025
Lebo Community Building
320 N. Ogden St. Lebo, Kansas
7:00 p.m.

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

Call to Order

Governing Body members present:

Mayor Eric Ferguson

Councilmembers Amanda Hopkins, Will Baker, Troy Friend, Jim Jones, and Nick Sanchez.

Mayor Ferguson led the Pledge of Allegiance to the flag.

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

Approve Minute

Visitors:

Nancy Standiferd and Melissa Owen requested approval from the council to use Jones Sports Park on September 20th for a fundraising bike ride supporting Beacon of Hope, a suicide prevention organization. Mrs. Standiferd mentioned they plan to contact the city park board to ensure there are no conflicts regarding the use of the park. Hopkins moved, and Sanchez seconded to approve the request. Vote 5/0, motion carried.

Appr. Park use
bike race

Brandon Rosine was present to discuss the roofing estimates for the community building that he and Justin Mietchen had provided. 26 Gauge Ag Panel – \$18,990.12, 26-Gauge SnapLock - \$26,975.36, and 24 Gauge Standing Seam - \$39,380.53. Rosine and Mietchen's estimates also recommended installing OSB decking and approved synthetic felt to mitigate future leak hazards. The additional cost would be \$4800. All materials would be purchased from the lumber yard in Lebo. Hopkin moved, and Baker seconded the motion to approve a contract with Rosine and Mietchen for the 26-Gauge SnapLock system, as presented, for \$26,975.36, along with the additional option to install OSB decking and synthetic felt for \$4,800. Vote 5/0, motion carried.

Appr. CB Roof
Replace

Brett Stewart and Kimberly Robrahn were present to discuss the Request for Proposal for the 2025/2026 city insurance with EMC through TrustPoint. Stewart presented an overview of the changes and a cost comparison of last year to this year. Last year's renewal premium was \$78,401.00; this year's renewal premium is \$78,066.00. Robrahn pointed out that EMC is a forerunner in municipal insurance coverage and is the only company that provides a Safety Group Dividends Plan, an added benefit to the city. The Program returns approximately 8 to 10 percent of the city's premiums to the city each year. The city has received over \$53,800 in dividends from the Safety Group Program over the past 7 years. Hopkins moved, and Friend seconded, to renew the city's annual insurance policy with EMC through TrustPoint Insurance. Vote 5/0, motion carried

EMC Insurance
Bid

Renewal Appr.

Mayor Ferguson opened two bids for the city-owned property located in Block 7 West Lebo.

- 1) Steve Bechtel's proposal for purchase of: \$4,250 with the intended use to be continuing the operation of the established home track for the East Central Kansas Lawnmower Racers. They plan to hold lawnmower racing every other month from May to September. The MAMRS event brings racers from many states, bringing recognition to the area. The community impact is the racers and spectators patronizing local businesses, bringing revenues for the businesses and sales tax revenues to the city.
- 2) Lyon Gymnastics, Ben and Macy Marten, owners' proposal for purchase of: \$5,295 with intend to build a fitness center that would offer the community a year-round workout and exercise facility. Future expansion plans could include 24-hour use of the fitness center, a gymnastics and cheer center, personal training group fitness, and other programs. An ideal timeline for completion of the initial fitness center would be 24

Bids Track Prop.
Sales

months or less which would enable them to employ staff, trainers and other personnel in the Lebo facility. The owners of Lyon Gymnastics have owned a business in Emporia for the past 7 years and recently built a new home Lebo.

Friend moved to allow time to review the proposals and hold a meeting in two weeks to act on the proposals. The motion died because of a lack of a second. After much discussion, Baker moved and Sanchez seconded to award the bid for the property to Lyon Gymnastics at \$5,295 with the proposed use of building a fitness center. Vote 5/0, motion carried. Sloan will contact Martens about the bid award and make arrangements to discuss a timeline for the closing and rezoning of the property from residential to commercial use. Sloan will also ask Martens if they would be open to postponing the closing until after July 5th to allow the East Central Kansas Lawnmowers to hold one more race during the city's Stars and Stripes Celebration.

Appr. Sale of
Prop.-Lyon Gym

County Commissioner Barker was in attendance.

Department reports:

PWWSD #12 – Mayor Eric Ferguson

The board meeting minutes for 11-20-24 are in the packets. Several meetings have been canceled due to a lack of quorum. There was a main break on a 12-inch line in a 3-mile stretch. Due to the size of the leak on the 12 inch line their customers, including Lebo are experiencing quite a bit of air in their systems.

Line Break

Board discussion included improvements and water rate increases for January.

Utility report- Javier Muro & Scott Hein present. Scott Smith absent

- Written report: hauled salt from the county to treat the city streets, Prepped plows and spreader for the next snow, burned the tree dump, snow removal and maintenance afterward, check sewer flow at manholes, new hydrant installed at north park, fire hydrant maintenance, cleaning of curb and guttering, 5 utility locates.
- Muro presented a proposal and contract from APAC for the 2025 street work. Mobilization @ \$14,234.49, Single chip seal 47,580 SY. @ \$107,055.00 Skim Patching of 410 ton @ \$61,137.90 and Fog Seal 66,790 SY @ \$45,417.20. The bid will expire in 30 days. Hopkins moved to table action on the street bid, Baker seconded. Vote 5/0. Motion carried. The council asked Muro to get estimates on the cost of asphalt for the city streets.
- Muro asked about purchasing updated equipment for the water and sewer departments and the possibility of purchasing a Pothole machine. Muro will gather information on the cost of a pothole machine.
- Hopkins moved, and Friend seconded a motion to pay the \$486.34 invoice for repairs made by Cooks Plumbing at the request of Christa Lemley. This invoice covers damages caused by pressure on their line, which resulted from an obstruction in the city sewer main. Vote 5/0, motion carried.
- Hopkins moved and Baker seconded to approve hiring Arndt Electric at a cost not to exceed \$6,000 to provide a new 200 amp electrical service to the downtown water tower to restore service that was removed when the old police/fire station was razed. Vote 5/0, motion carried.
- A discussion took place regarding the placement of arrows on the pavement to indicate the correct turning directions at the stop sign located at W. 5th and Ogden. The street is one-way from Pine to Ogden. The left lane is designated for student drop-offs, and traffic must turn left. In contrast, vehicles in the right lane can either turn right or continue straight across Ogden onto E. 5th Street. Muro will hire Precision Striping, a company that has previously provided striping services for city streets.
- Council also asked that the placement of the 20 mph speed limit signs be moved on Ogden St. Coming from the north, a 20 mph sign should be located before the school zone sign. The current sign is located on another sign.

Salt/Snow streets
Fire Hydrants

APAC bid
streets-tabled

Equip. Request

Appr. electric
Remb. Customer
Sewer

Appr. Electric
Work W.Tower

Road Striping

Speed sign

Police Report –Written report in packet

- 2 dogs at large, 10 verbal warnings, 5 traffic stops for speeding and tag violations. 1 citation for driving without an ignition interlock, 3 assisting other agencies, and 1 welfare/public safety assisting a motorist.

Clerk's Report –Carrie Sloan

- The reports in the packet included the clerk's cash report, income and expense reports, Finance Report bank statements, sales tax distribution, KDHE revolving loan payment information, a franchise fees report, and a letter from the Kansas Department of Agriculture notifying Dam Inspection that the city is required to hire an engineer to perform a safety inspection on the dam between May 1, 2025, and April 20, 2026. The Obstructions in Streams Act mandates that owners of high-hazard (Class C) and significant-hazard (Class B) dams have a qualified engineer conduct dam inspections every three years. The city is still pursuing grant funding for the repairs outlined in the Kramer 2023 report, and copies of the letters to the Coffey County Commission detailing how the city utilized the infrastructure and Parks and Recreation Grant funds received from the county in 2024.

Municipal Court- Catherine Griffin

- 3 cases for court

Zoning-Catherine Griffin

- 2 permits issued

Utilities-Catherine Griffin

- The city's current utility billing online payment system for Jayhawk operates through Online Pay. PACE. Jayhawk will migrate from PACE to Nexbillpay. The city will incur a one-time Processor transition fee of \$500. As with the PACE system, transaction fees may still be passed on to utility customers.

Park & Rec Board- No report needed

Old Business –

Ordinances and Resolutions- none presented

Sanchez moved, and Hopkins seconded to pay the bills. Vote 5/0, motion carried.

Pay Bills

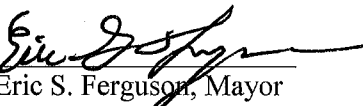
Baker moved, and Hopkins seconded, to enter an executive session at 8:42 p.m. for 13 minutes, resuming at 8:55 p.m., to discuss non-elected personnel in accordance with K.S.A 75-4319 (b) (1). Vote: 5- 0, motion carried.

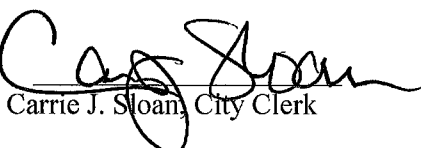
Exec. Sess.

Mayor Ferguson opened the meeting to the public at 8:55 p.m. No action was taken.

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

Adjourn

Approved: 
Eric S. Ferguson, Mayor

Attest: 
Carrie J. Sloan, City Clerk