

REGULAR SESSION

The Governing Body met in Regular Session in the City Council Chambers. Mayor Cody Schmidt called the meeting to order at 6:30 p.m. with the following presents: Councilmembers, Rickee Maddox, Alan Moeder, Cory Urban, Kevyn Soupiset, Jolene Biggs, Davis Jimenez, Lindsey Krom-Craven, and Tina Mingenback. Also in attendance were City Administrator Logan Burns, City Attorney Allen Glendenning, and City Clerk/Finance Director Shawna Schafer.

OPENING: PLEDGE OF ALLEGIANCE

A. CONSENT AGENDA

- a) **Minutes:** Minutes of the Regular Session held on December 2, 2024.
- b) **Claim's Warrant Register 12-16-24:** Covering 2024 bills to date in the amount of \$763,032.48.
- c) **Payroll Register P/R 12-13-24:** Covering payroll ending December 7, 2024, in the amount of \$433,594.83.
- d) **Appointments:** Mayor Schmidt reappointed Steve Dobratz and LaDonna Moore to Planning Commission Board.
- e) **Agenda:** Mayor Schmidt amended the agenda to add Global Energy Group Lease Agreement after item #5 Abatements.

Mr. Urban made a motion to approve the amended agenda. The motion was seconded by Ms. Biggs and passed with all voting in favor.

B. OLD BUSINESS: There was no old business.

C. RECOGNITION OF VISITORS AND ANNOUNCEMENTS: There were no visitors or announcements.

D. NEW BUSINESS

1. **Solar Regulations:** Jackie Augustine with Audubon of Kansas addressed the Governing Body about guidelines on solar regulations. She does not recommend an outright ban but wants them to consider a 3-mile radius from Cheyenne Bottoms and the effects it has on wildlife. She also recommends getting data once the solar farms are in place, like on the soil and insects. Leslie Halbower Barrett addressed the Governing Body about her concerns with the solar farm and the harmful effects it could pose to our community. She also would like the council to take it one step further and ban them all together in the 3-mile. City Administrator Logan Burns then reported that on September 30, 2024, the Great Bend Planning Commission held a public hearing to consider proposed solar regulations within the 3-mile zoning jurisdiction of Great Bend allowed in certain districts. This was sent to the City Council on October 21st and it was determined at that time to further look at setbacks and some language within the

regulations and was ultimately sent back to the Planning Commission at that meeting. The Great Bend Planning Commission had a public hearing on November 25th and approved language for liability insurance of not less than two million dollars per occurrence or as determined by the size of the project and approved by the Great Bend Planning Commission/City Council. The Planning Commission also recommended setbacks matching the county setbacks with the solar panels/array and appurtenant structures shall be located a minimum of 1,000-feet from the property line of a tract with a residence located on the tract, unless a lesser setback is agreed to by the owner of the property and approved by the Great Bend City Council. The Council is now free to adopt or amend as it sees fit and requires 5 votes for adoption of ordinance 4451. Notice of the public hearing on the amendment to the zoning regulations was published in the Great Bend Tribune on November 5. A public hearing was held on November 25, 2024, before the planning commission. The Planning Commission voted 4-2 to recommend approval to the City Council. Ms. Biggs spoke and said that if she lived out there and solar farms is what she would be looking at outside her window she would not want it, therefore she will be voting no. Mr. Moeder spoke and said that these landowners pay their property taxes and they should have the right to make decisions on what is on their land as long as it does not endanger their neighbors and that is why he will be voting yes on this ordinance. Mr. Moeder made a motion to adopt Ordinance 4451, regulating solar energy conversion systems. The motion was seconded by Mr. Urban and failed by a vote of 3-4, with Ms. Maddox, Ms. Biggs, Ms. Krom-Craven, and Mr. Soupiset voting no and Ms. Mingenback abstained.

2. **Councilmember Reports:** There were no Councilmember reports.
3. **Administrators Update:** City Administrator Logan Burns presented an update on what is happening within the City organization.
4. **CVB/Community Coordinator Report:** Community Coordinator Christina Hayes presented her monthly report.
5. **Abatements:** City Administrator Logan Burns presented no abatements as the one scheduled for tonight was a zoning issue, not an abatement issue.
6. **Global Green Energy Group Lease Agreement:** City Administrator Logan Burns reported that Over the past couple of years, staff have been working with a potential suitor for leasing ground at the industrial complex at the airport. The area of interest is owned by the City of Great Bend and is approximately 9 acres of land just to the north of 6th Street (Exhibit A). The proposed lease has a term of 20 years and is automatically extended for 5-year terms unless either party serves a notice of intent to terminate 60 days prior to the expiration of the initial term. GGI will pay \$3,375/month upon taking possession of the property, which at this time, GGI is planning to have all permitting and licensing complete with the City and State/Federal within 4-6 months. GGI will repair damage caused to roads in Westport Addition caused by truck or heavy equipment traffic related to the operation of the plant and they also have in place liability coverage in the amount of \$5,000,000 with the City named as co-insured. Global Green Energy Group specializes in waste to energy technology and have the ability to process a vast majority of industrial, commercial, and municipal waste including medical waste, tires, plastic, biodegradable materials, and household waste. Global Green creates scalable units and uses pyrolysis, which is intense heat without oxygen, for the thermal breakdown of waste materials. These scalable units, once running, are self-sufficient

and power on a fraction of its electricity output and the heat from the pyrolysis process is used around the plant to dry incoming waste and power turbines to generate electricity. The process has emissions that are below international standards and meets EPA requirements and by-products include synthetic/bio diesel, electricity, bio char and the potential for hydrogen production. The tipping area where tires and potential municipal solid waste has negative pressure which doesn't allow any fumes to escape the area. GGI currently has a contract with a vendor to process tires and is hoping to add another module to process municipal solid waste. The potential investment in Great Bend would be approximately \$45M and if GGI is able to obtain enough municipal solid waste for processing, they could add another module and invest another \$22,000,000. Their long-term lender has committed \$545M for GGI to build six plants and Great Bend has been chosen as one of them. Ms. Halbarrow addressed the Governing Body about the environmental impact of the waste and GGI answered that there would be no impact as the waste is in an enclosed building. Ms. Biggs made a motion to approve the proposed lease agreement with Global Green Energy Group. Ms. Krom-Craven seconded the motion and passed with all voting in favor.

7. **Kleen Smart Cleaning Contract:** City Administrator Logan Burns reported that upon the opening of the Justice Center, the City began a one (1) year contract with Mayra Kurtz d/b/a/ Kleen Smart for custodial services at the Justice Center. The services are provided Monday through Friday of each week, excluding Legal Holidays observed by the City. The initial agreement was for one year, and there was no escalator clause language included. Kleen Smart is offering to renew the contract for 2025, at the same rate. The funds for this request are currently budgeted. Mr. Urban made a motion to approve the 1-year contract for cleaning services at the Justice Center with Kleen Smart. The motion was seconded by Mr. Soupiset and passed with all voting in favor.
8. **Veterinary Services Contract 2025:** Zoo Supervisor Ashley Burdick reported that Dr. Malone and Dr. Corbett have been the zoo veterinarians for several decades and have a specialized skill set for the exotic animals we house. The veterinarians and zoo staff have an extremely close working relationship, and the veterinarians have a thorough knowledge of our individual animals and their needs. This is a highly specialized service, and though other veterinarians could likely handle the work, the relationships and trust with staff and animals cannot be easily replaced, nor the wealth of knowledge obtained over the years. Mr. Soupiset made a motion to approve the 1-year contract for vet services at the Zoo with Dr. Malone. The motion was seconded by Ms. Biggs and passed with all voting in favor.
9. **Veterinary X-ray Upgrade:** Zoo Supervisor Ashley Burdick reported that we currently have an x-ray machine, however, we don't have a way to read x-rays and rely on the machine that Dr. Malone has at his clinic. At this time x-rays are performed and then must be taken to the clinic to read. In certain situations, time is a factor, when we have animals sedated or potentially suffering (generally rehab birds). This upgrade would utilize our current x-ray device and would provide a mobile cassette that could be connected to a laptop or PC and x-ray images may be reviewed immediately. We also won't have a system for x-rays when Dr. Malone eventually retires, another veterinarian or clinic's device may not be compatible with what we have. We have funds available in capital outlay that we have transferred over the last 2 years of \$40,000 and this would only utilize a little over half the amount. A new unit would be upwards of \$50,000. This company is providing a \$7,000 discount for end-of-year purchase and falls under the sole source purchase guidelines that this is compatible with what we have in use currently, the item is being offered for a limited-time discount and this is a specialized item. Ms. Biggs made a motion to approve the purchase of the wireless digital x-ray

system from IWW Digital that is compatible with our current x-ray device for \$25,845. The motion was seconded by Mr. Moeder and passed with all voting in favor.

10. Pavement Management Plan: Public Works Director Jason Cauley reported that the City of Great Bend has asked for a contract from JEO Consulting Group, Inc. to develop a comprehensive Pavement Management Plan for the City's 150 centerline miles of streets. This project will assess current pavement conditions, create a pavement inventory leveraging GIS data and historical records, and prioritize repair and rehabilitation efforts through data-driven recommendations. Utilizing the Michelin Mobility Intelligence system for pavement analysis, the Consultant will deliver a 10-year Capital Improvement Plan (CIP) with detailed strategies for street maintenance, rehabilitation, and long-term budget planning. The plan will provide actionable recommendations for pavement design and maintenance standards, potential software solutions, and life-cycle cost analysis for various treatments. Deliverables include a condition assessment, standards review, alternative funding scenarios, and a final CIP report with maps and project priorities. This initiative ensures sustainable infrastructure management to meet the City's future needs while optimizing financial resources. The total project cost is \$65,100, with completion anticipated within four months of notice to proceed. The funds will come from the Quarter Cent Sales Tax. Brad Shores with JEO also presented on the benefits of the plan. Ms. Biggs made a motion to approve the contract with JEO for the Pavement Management Plan for \$65,100.00. The motion was seconded by Ms. Maddox and passed with all voting in favor.

11. Executive Session: An executive session has been requested to discuss information deemed privileged in the attorney-client relation. The executive session shall include the Governing Body, the City Administrator, and the City Attorney. Ms. Biggs made a motion to recess into executive session for a period of 10 minutes to seek legal advice for pending legal matters pursuant to K.S.A. 75-4319(b)(2), consultation with an attorney for the body which would be deemed privileged in the attorney-client relationship. The regular meeting will resume at 7:35p.m. The regular meeting resumed at 7:35p.m. and Mayor Schmidt turned it over to City Attorney Allen Glendenning. Mr. Glendenning announced that an agreement has been reached with EBH in the settlement of the dragstrip. Mr. Urban made a motion to authorize the Mayor and the Attorneys to finalize the settlement with EBH. The motion was seconded by Ms. Mingenback and passed with all voting in favor.

12. Executive Session: An executive session has been requested to discuss personnel matters concerning non-elected personnel. Ms. Maddox made a motion to recess to executive session for a period of 20 minutes to discuss personnel matters concerning non-elected personnel under K.S.A 75-4319(b)(1). The regular meeting will resume at 7:56 p.m. The regular meeting resumed at 7:56p.m. and no action was taken.

ADJOURNMENT

Ms. Krom-Craven made a motion that the meeting be adjourned. The motion was seconded by Ms. Biggs and passed with all voting in favor. The meeting was adjourned at 7:56p.m.