

**Greensburg City Council
February 20, 2024
City Hall**

A. CALL TO ORDER

Mayor Matt Christenson called the February 20, 2024, meeting to order at 6:00 p.m.

B. PLEDGE OF ALLEGIANCE & INVOCATION

The Pledge of Allegiance was said. An invocation was given by Pastor Jon Harrison.

C. ROLL CALL & APPROVAL OF THE AGENDA

Council Present: Mark Trummel, Wayne Keeton, Haley Kern, and Nathan Charlton. Pam Reves was absent. City Administrator Stacy Barnes and City Clerk Christy Gibson were present.

Kern motioned to approve the agenda as presented. Trummel seconded. The motion was passed 4-0.

D. CITIZEN COMMENTS

There were no public comments made.

E. CONSENT AGENDA

Trummel asked if the appropriations check to Trousdale Parts was for a fire truck. Barnes confirmed that to be the case. Kern, with a second from Charlton, motioned to approve the Consent Agenda as presented. The motion passed 4-0.

F. ITEMS OF BUSINESS

1. Brooke Carroll and James Ging, KPP Energy, USDA PACE Solar Grant Update and Easement Agreement Consideration

Brooke Carroll and James Ging, KPP Energy, were present to give an update on the USDA PACE Solar Grant process and how the site will function. At the Greensburg 1 MW site there has been a site survey, environmental survey, and feasibility study completed. A required archaeological study will begin soon. Energy generated by the proposed solar production facility will go into the grid, to be divided amongst KPP members. Generation will not offset usage at the specific member cities participating in the grant program. The facility is estimated to generate 18% of the City's power usage. Ging went over the easement agreement being offered for Council's approval this evening. Compensation for the use of the land will be drafted in an Operation and Maintenance Agreement. Within that document will be language noting that any minor maintenance the City is asked to perform on the property (i.e. spraying or mowing) will be compensated by KPP. KPP would prefer to put gravel around the development, to eliminate the need for mowing and weed eating. They also intend to install fencing that will make the site look nice. Carroll went over the total project funding. With tax credits that are available, the forecasted generation rate is approximately \$.025 kwh rather than the \$.07 kwh rate to purchase power from other sources.

Trummel asked for clarification on what might be asked of City Staff as far as maintenance. Ging stated that he would like to see the City do anything that they have time or are capable of doing. If City Staff is not available or the maintenance goes beyond their scope KPP will hire the work done.

Kern asked if this is the first solar project for KPP. Carroll explained that they have 2 small production sites but that this is the first significant project they have undertaken.

Keeton asked what percentage of KPP membership usage is Greensburg usage. That data was not available at the meeting but will be provided. Ging did say that if a power resource exceeds the City's minimum load requirement the City would have to enter into a Southern Pioneer Power Queue (SPPQ) with KPP. Keeton went on to ask what the magnitude of impact to Greensburg customers the facility would be. Carroll and Ging explained that KPP has no additional excess capacity. They will have to buy or build additional resources. Construction of the solar facilities will have less of a financial impact than buying, which they may still have to do. This solar project will be an inexpensive piece in the KPP portfolio, that will help keep costs lower for all member cities. Christenson stated that the solar facilities will help lock in a portion of the generation capacity for 30 years at a competitive, attractive

rate. Barnes recommended a simplified explanation be generated for participating cities to disperse to their citizens who inquire about the benefits of the facilities to their community.

KPP Staff have been told that USDA likes the project, that grant funds are earmarked for KPP, and to proceed with their processes, but there has been no official confirmation of an award. KPP has submitted everything that has been requested of them, but there has been no additional communication following the most recent submittal. Underwriters are saying they will be working on the KPP project next. Staff has been assured the Governor wants to see this in Kansas.

Keeton assumed there was no concern about the nearby shooting range. KPP views the shot as no worse than a hailstorm. The shot will have a very low velocity by the time it reaches the solar panels. Barnes stated that she has had conversations with Theron McKinney regarding the proximity to the range. He did not see any concerns. Barnes believes that portion of the park would have little other use because of the range. Carroll noted that if there is damage to the panels it would be KPPs problem.

Trummel again mentioned that residents have commented on other projects (such as wind turbines) that they have to look at this [project] but we don't benefit from it. Ging noted that this project will have a direct benefit because it pours directly into the electric distribution system and Greensburg takes out. The same is true of the energy generated by the wind turbines south of town, which are coming to the end of their life.

Christenson acknowledged that the City Attorney had reviewed the proposed electric generation utility easement agreement. After a phone conference with KPP's attorney, Kerbs was comfortable recommending it for approval. Kern motioned to approve the agreement as presented. Keeton seconded, and the motion passed 4-0.

Ging explained the dig grid that will be created during the archaeological study. The ground will be returned to its original state, with the sod cap being retained. Specifically, they are looking to ensure that the site was not once an Native American burial ground. Carroll and Ging briefly spoke of the meticulous process of with the Osage Tribe through a USDA liaison.

G. CITY STAFF REPORTS

Barnes reported to Council on the following topics:

- **January KPP Bill:** Barnes pointed out that the January KPP bill (found on the previously approved Appropriations Ordinance) was on the higher end. With the week of extreme cold, an ECA (energy cost adjustment) was of just over \$14,500 was assessed. Barnes asked Ging to elaborate. He noted that the severe winter weather was nearly enough to warrant an emergency alert from the Southwest Power Pool. Gas prices were expected to climb, but fortunately did not get to the point that they were predicted at. KPP was able to hedge some costs with local generation from member cities. The Dogwood Energy Center (a natural gas-powered plant) performed very well during the storm, which helped as well. The KPP Board opted to pay the cost from the storm in January rather than spreading them out over a month or two.
- **Water Treatment Plant:** The media used at the water treatment plant is in need of replacement. The lifespan of this material is 10-15 years and for the last at least 5 years, \$50,000 has been budgeted in the water fund knowing this was eventually coming. Staff is waiting on a quote for this replacement. The City's nitrate levels are still within regulation levels.
- **Trash Service:** Even though Monday was President's Day, Nisly's will still be picking up trash and east side recycling on Wednesday this week.
- **Planning Retreat:** The Council planning retreat is next Monday, February 26th at 6pm. Members were asked to provide Barnes with any items they would like to discuss by the end of the week. A discussion outline and supporting materials will be placed in Dropbox and an email send at the end of the week. Council was asked to consider the question: "What do you think our biggest challenge and greatest opportunity is for the City for the upcoming year or two?"

H. GOVERNING BODY COMMENTS

There were no additional comments from the Governing Body.

- I. EXECUTIVE SESSION** Executive session in accordance with K.S.A. 75-4319(b) for personnel matters of non-elected personnel. 5 minutes

Trummel motioned to go into executive session for non-elected personnel until 6:45 p.m. (5 minutes). Charlton seconded, and the motion passed unanimously. The Council returned to open session at 6:45 p.m. with no action taken.

J. ADJOURNMENT

With nothing further to address, Christenson declared the meeting adjourned at 6:48 p.m.



Matt Christenson, Mayor



Christy Gibson, City Clerk