



**Board of Trustees Meeting
February 26th, 2025
Meeting Minutes**

Chair Wilken called a Regular Meeting of the Greenwood Board of Trustees to order at 7:00 p.m. on Wednesday, February 26th, 2025, at the E.L. McDonald Community Center located at 619 Main Street in Greenwood, Nebraska. Said meeting is open and the public is encouraged to attend. The Board of Trustees reserves the right to adjourn to Executive Session per State Statute 84-1410. Chair Wilken stated the open meetings act is posted in the meeting room for the public to view.

Roll call was taken with the following members present: Wilken, Sobota, Gerlach, Johnson and Grell.

Consent Agenda

Minutes

Approval of timecards and payroll detail report

Financials

- Profit and Loss
- Balance Sheet

Sobota made a motion to approve the consent agenda which includes the minutes, approval of timecards and payroll detail report along with the profit and loss and balance sheet. Gerlach seconded the motion. Roll call vote: All ayes. Motion carried 5-0.

Water Report- Wilken stated Sargent Drilling came out and they pulled Well 1. Wilken stated when they pulled the Well they found holes in the liner and the pump is probably no good with all of the rust. They said it went down 470 gallons to about 275 an hour. Wilken stated this is the best guess they can provide until the pump is apart. Wilken stated they will be sending over a quote to repair it.

Sheriff Report

Maintenance Report

Clerk Report- Greve met with Brad Carlson to go over the insurance policy for the Village if anyone wants to look at it. She also had a phone call with Unite and the timeline will be April to get everything up and running.

Planning & Zoning

Fire/Rescue Report

Park and Rec- Next meeting is March 3rd.

Library- Teresa Tvrdy introduced herself to the board. She stated she has applied for a couple grants this week. One of the grants was for phone and internet services.

Communication of Citizens- Leslie Krings stated last meeting we were talking about the Greenwood Park and she did research. Krings stated there is a map in Cass County that was drafted in 1885. Krings states the park belongs to the railroad possibly. Krings stated the Greenwood federated Women's club took it upon themselves to keep it cleaned up. Krings stated we were also talking about the rates. Krings stated she was looking at Resolution 21-21. She states this needs to be reviewed as well. Krings stated the rates on that schedule do not match the permit forms. Krings stated it's \$1,750 on one form and not the other. Krings stated that we should increase the rates for the building permits instead of passing it along to everyone else who has been here awhile. Krings stated she is getting her information from her history book that has a map from Cass County. Gerlach stated he was in contact with Cass County and there are a couple of discrepancies.

Old Business

1. Discussion possible action Tantalus Project- Brendel spoke on behalf of Dutton for the Tantalus project. Brendel presented the remainder of the onboarding and rest of the equipment left to pay for. \$14,875 is what is left that is due. Brendel stated he is seeing all the meters that we have deployed so far, the only thing left is the VPN and the ERT reads to Power manager. Johnson asked the board what the purpose and reason for this project was or what the goal was. Gerlach stated when this was presented to the board, they looked at the cost analysis. Gerlach stated that in 2024 Tantalus was dragging their feet. Gerlach stated the goal was to eliminate driving around reading meters, auto disconnect and real time usage on the accounts, to also detect leaks. Johnson asked what the recurring ongoing expense will be? Brendel stated it is \$1 per meter per month. He stated this is the first line of support for the system. Greve stated the \$1 fee is for a water meter and \$1 per electrical read. Gerlach stated this is why he suggested a \$1 increase to customers' bills to cover it. Rich Eyer mann stated that it is a labor saver. Grell stated in needs to be noted that only Tantalus meters can be disconnected. Not all of the meters. Greve asked what the price difference is between the Tantalus meters and the regular meters. Brendel stated it is less than \$200. Gerlach stated so moving forward all we are waiting on is the VPN. Sobota asked how much we have spent and how much more we need to spend still and what the recurring expenses will be. Greve stated the \$13,378 has been paid, the \$5250 is still outstanding and the remainder of the \$14,875 is still outstanding. Gerlach stated that we shouldn't need the repeaters since we are a rural area. Brendel says it is actually one unit so it is necessary. Sobota stated this project was supposed to be \$20,000 and now we are up to \$30,000? Gerlach stated he should have asked the auditor when he was here. Gerlach stated the board budgeted \$10,000 for water and \$20,000 for electrical. Greve stated you could have budgeted that but you did not approve that. Wilken stated just because you budgeted doesn't mean you are spending that. Sobota stated Tantalus can read the current water meters, correct? Brendel stated yes. Sobota stated he is just confused how we missed \$14,000? Johnson asked how much their subscription goes up every year? Brendel stated maybe a small percentage in a couple years. Brendel stated if there is a problem you are calling Hastings

for help. Sobota stated it sounds like we are more than less committed at this point. Johnson stated you can always scrap it. Sobota made a motion to approve the final payment to the Tantalus project and for \$5,250 to be billed out of water and \$14,875 out of electrical. Gerlach seconded the motion. Roll call vote: Ayes- Gerlach, Wilken and Sobota. Nays- Grell and Johnson. Motion passed 3-2.

2. Discussion possible action sewer plant- Alan Grell stated we are still waiting for some parts for the sewer plant that were ordered. and the Alan says the temporary fix is still holding together. Grell stated they are waiting on the frost to get out of the ground for the generator. Grell stated they might pour the pad next week and then they can come and install it. Alan say the flow meter is now on a list of not being able to fixed as well. Grell said it works fine now but in the future. Johnson stated she thinks we should go the bond route and raise our sewer rate 3% and implement an increase that is like 1% for the years forward. Gerlach asked about an update on the cathodic protection. Grell stated none of the engineers want to touch that. Gerlach says he has a guy he can reach out to. Johnson asked if this would fix just the one side. Wilken said this would be both sides. Sobota made a motion to approve a bond for the sewer plant not to exceed \$150,000 bond for 10 years. Grell seconded the motion. Roll call vote: All ayes. Motion carried 5-0.
3. Discussion possible action Cass County Tourism Grant remaining funds- Greve stated she just wanted to make sure the Park and Rec was aware of the plan and that they are okay with the project. Swenson stated he would let the board know and there shouldn't be an issue.
4. Approve/ Disapprove sewer rate increase- Gerlach made a motion to table the sewer rate increase. Johnson seconded the motion. Roll call vote: All ayes. Motion carried 5-0.
5. Discussion possible action Milem employment- Greve stated Elena wants to keep Milem assigned to the library in case she is needed. Johnson stated when we expense her salary we just keep them separated and she monitors her hours worked.

New Business

1. Discussion Hoback Audit Report- Hoback went through the audit with the Village Board. Hoback stated page 11 which has the additions for the year. Hoback presented the outstanding debt the Village has is \$464 thousand compared to \$523 thousand a year ago. Hoback 585 thousand is restricted for street improvements. 1.6 million restricted for debt service. Hoback stated page 17 has the balance for the utility fund accounts. The electric fund has \$262k, water has 258k and the sewer has \$161k. Page 19 has an increase or decrease in cash. Electric decreased in 31 thousand, water increased 51 thousand in sewer increased 29 thousand. Hoback stated the comment he has after the audit is to monitor the utility rates and to keep doing small increases versus a large increase if you get behind. Hoback stated our per capita is quite a bit lower than all of the towns and Villages around us. Hoback stated we have a lot of street funds. Hoback stated we spent a lot on professional fees this year for the subdivision and computer support. Hoback stated they recommend a 15% return on the utilities. Hoback stated the electrical fund was a negative 5.9%. Water funds were up 30.9%. Sewer is 29.9%. Hoback stated he would review the electric rates. Hoback stated he thinks one of the concerns was the sewer bond if we needed to take the funds out for a bond or just pay it out of our cash reserves. Hoback stated it would drain the reserves.

Hoback stated the bond is doable that we can pay it without raising rates, but we want to keep an eye on the rates every year at the budget time. Hoback stated he recommend the bonding route over draining the cash reserves.

2. Approve/ Disapprove Village Audit- Sobota made a motion to approve the Village audit. Johnson seconded the motion. Roll call vote: All ayes. Motion carried 5-0.
3. Approve/ Disapprove Claims List A- Wilken made a motion to approve Claims List A. Gerlach seconded the motion. Roll call vote: All ayes. Motion carried 5-0. Approved claims: Wages \$57692.42, Ashland Disposal Service \$144.94 (Services), Ashland Greenwood Public Schools \$350.00 (Dues), Black Hills Energy \$373.31 (Services), Brainard Heating and Air Conditioning \$125.00 (Services), Bromm, Lindahl, Freeman- Caddy & Lausterer \$17.50 (Professional Fees), Cass County Sheriff \$1,600 (Fees), Column Software PBC \$254.26 (Publications), Constellation New Energy Gas \$254.26 (Services), EMS Connect \$44.00 (Dues), Frontier Coop \$351.17 (Services), Green Light Construction & Services \$7,466.30 (Contract Laborer), Husker Electric \$33.18 (Supplies), James Stewart \$40.14 (Gas Reimbursement), Matheson Tri-Cas Inc \$8.61 (Fees), Mechanic's Inc \$342.12 (Supplies), Midwest Laboratories Inc. \$169.51 (Dues), Nebraska Rural Water Association \$300.00 (Dues), One Call Concepts \$4.92 (Locates), OPPD \$38,036.53 (Services), Pinnacle Bank \$483.19 (Supplies), S&L Hardware \$67.64 (Supplies), US Bank \$149.44 (Services). Total Services \$57,692.42.
4. Approve/ Disapprove Green Light Tif Bank Account- Greve stated she has to open a Tif account to hold the funds just like we did with the other Tif's. Greve asked to have the account with Farmer's and Merchants since that is where she will be making the Tif payment for Greenlight and it will cut down on drive time. Sobota made a motion to approve a Greenlight Tif Bank account at Farmers and Merchants Bank in Ashland. Johnson seconded the motion. Roll call vote: Ayes- Gerlach, Johnson, Wilken and Sobota. Grell abstained. Motion carried 4-0-1.

Ordinance

1. Approve/ Disapprove Ordinance 554 for street vacation of West and North Depot Streets Adjacent to Lot 77 Original Town, and South of the South right of way line- Gerlach asked if anyone has contacted BNSF to notify them about the vacation. Greve stated that she emailed the information over to the contact at BNSF and it came back. Greve stated Maureen also was going to see if she could find a contact for BNSF as well. Johnson asked if this leaves the park. Greve stated this current Ordinance includes the park. If they want to eliminate the park, they will need a survey done. Wilken stated the park is only about 10ft by 12ft long. Greve stated a lot of the trees in question are owned mostly by BNSF and not the Village. The rest of the park is the street. Greve stated the Street is 60 feet wide.

Chair Wilken had the Clerk read Ordinance 554 by title. Greve read the Ordinance : AN ORDINANCE OF THE VILLAGE OF GREENWOOD, CASS COUNTY, NEBRASKA, TO VACATE PART OF WEST AND NORTH DEPOT STREETS ADJACENT TO LOT 77 ORIGINAL TOWN, AND SOUTH OF THE SOUTH RIGHT OF WAY LINE OF 2ND STREET MORE SPECIFICALLY DESCRIBED HEREIN; TO PROVIDE FOR THE SEVERABILITY OF ANY SECTION, CLAUSE, PROVISION OR PORTION OF THIS ORDINANCE FOUND UNCONSTITUTIONAL OR INVALID; TO PROVIDE THAT THE CLERK FILE A CERTIFIED COPY OF THIS ORDINANCE WITHIN THIRTY DAYS OF THE EFFECTIVE DATE; TO PROVIDE THAT THE BOARD OF TRUSTEES, CLERK AND THE APPROPRIATE DEPARTMENT, WHETHER ONE OR MORE, OF THE VILLAGE OF GREENWOOD, NEBRASKA, SHALL BE AUTHORIZED TO IMPLEMENT THIS

ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; AND TO PROVIDE WHEN THIS ORDINANCE SHALL BE IN FULL FORCE AND EFFECT.

Sobota made a motion to approve Ordinance 554 for street vacation of West and North Depot Streets Adjacent to Lot 77 Original Town, and South of the South right of way line. Wilken seconded the motion. Roll call vote: Ayes- Sobota and Wilken. Nays- Gerlach and Johnson. Grell abstained. Motion did not pass 2-2-1.

Joe Jackson asked is Memorial Park could be moved to a larger area. Krings stated no it cannot be moved. Wilken asked why not? Krings stated it was established back in the 40's. Jackson asked for what? Krings stated people wanted a little park there. The ladies' women's club always meet there. He asked what the entire point is of the Memorial Park? Grell stated Greenlight is giving an acre and a half to the Village they could use that as the Memorial Park. Johnson stated that a part of that has a retention pond in it. Grell stated there is still another area. Jackson stated he does not see a reason not to vacate it since it is just a small area, and nobody even knows what it is.

Board Comments- Gerlach stated he went to the conference for the League Monday and Tuesday. Gerlach stated the Planning and Zoning is out of compliance. Gerlach stated we amended it to drop the committee down to three members. Greve stated we never amended that to say three. We still have the board as five members. Gerlach also stated to keep an eye on the legislative bills. If one goes through property tax could be cut in half. Gerlach stated for Park and Rec might have potential utility poles for relighting at the park. Sobota stated he wanted to remind all board members when working with vendors if you don't know if you need approval for something or not, make sure that we are not giving the okay without the board being notified. Wilken thanked Jimmy and Greenlight for the cleaning of the streets. Said they looked great.

Wilken adjourned the meeting at 8:28pm.

Respectfully submitted,

Jasmine Greve, It's Clerk

Don Wilken, It's Chair