



**Board of Trustees Meeting
October 8, 2025
Meeting**

Chair Wilken, called a Regular Meeting of the Greenwood Board of Trustees to order at 7:00 p.m. on Wednesday, October 8, 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. 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, Johnson, Gerlach and Grell

Consent Agenda

Minutes

Approval of timecards and payroll detail report

Financials

- Profit and Loss
- Balance Sheet

Gerlach stated one correction to be made for signature of the minutes that he should sign since he presided over that meeting. Wilken made a motion to approve the consent agenda including the minutes, approval of timecards, payroll detail report and financials including the profit and loss and balance sheet. Johnson seconded the motion. Roll call: All ayes. Motion carried 5-0.

Water Report

NE Public Health Environmental Report and Midwest Lab

Wilken stated the results looked ok. A Grell stated the blending station went online today, but it's significantly lower than any test ever taken. He's hoping it's not a typo.

Sheriff Report

Patrolled 59 hours, handled 9 service calls. Citation report is likely incorrect because of software issues.

Maintenance Report

Grell presented information for generator feasibility study that came back, not as large as he thought it would need to be. Grell summarized as 1.5-megawatt generator is the size needed to support the town. Wilken asked, will it have a mechanism to shut off. Grell stated they took evaluation over the last 5 years under normal operation. The equipment will take 3 years to get it built. Price will be discussed when he comes to give us a summary.

Clerk Report

Lee Sapp Ford donated half their food drive to Greenwood. The Christian Church took the close to expired food to donate to another organization. This weekend the Boy Scouts will have their food drive for the food pantry.

Planning & Zoning

Minutes from September 18th meeting

Fire/Rescue Report

Wilken stated we have two invoices for hail damage to vehicles.



Park and Rec

Minutes from August 5 and September 25 meetings

Khalil stated the Greenwood Fun Days were made possible through the generous support of the community sponsors and received \$4988 donations and expenses of \$3969 with net profit of \$1019. From that profit Park and Rec are requesting \$200 donation to Boy Scout Troop 34 in recognition for their contributions because of some volunteer cancellations on that day. The Troop 34 stepped in to help. Also, they are grateful for all community partners, volunteers, and Troop 34 not only financially successful Fun Day but also, it's a strong example of community collaboration. Social media reached a lot of people and had great interaction in our post and felt it helped boost the excitement and attendance, regardless of the heat. Had more donors than before and shows we have more momentum to grow. They checked in with vendors to get their feedback. Vendors appreciated the increased communication and had positive feedback. Looking forward to 2026 to change the date to Saturday June 13th. The first day of College World Series and could pull interest from the people going to the College World Series, and there are no other towns having events that day. Trying to capitalize on better weather. Proposing a Christmas Event on December 6th, tree lighting and Santa at the next Village Board meeting. Wilken reminded Park and Rec of 10 days minutes deadline.

Library

Tvrdy wanted to remind of the spaghetti feed and Trunk or Treat on Saturday October 18th. The spaghetti feed will be at the fire station, and the Trunk or Treat will be on Main St. Main St will be shut down during the Trunk or Treat. They are still looking for trunks.

Communication of Citizens- Consider requests from individuals present. Each speaker will be allowed two minutes, and no action will be taken on these topics until the next Board Meeting. The Village Board will review the matters and action as they deem appropriate. Notice: There is to be no comments or disruption to the meeting in progress. You will be asked to leave if the above is not adhered to. We ask for your cooperation and courtesy. Thank You

Old Business

1. Discussion/possible action Sewer Plant Building

Grell said Brandon (Fire Chief) reached out to him regarding the fire station. A new pumper was ordered by the Rural Fire Board and our fire station is not large enough to store the pumper. It will be delivered soon. It is 4 ft longer than our current truck. Current configuration in the station must be changed or something else done to house the new truck. Grell stated it would be most economical to build by the sewer plant. Sobota asked if it would be in addition to the current shop? Grell-yes, but the talk has always been to get rid of the carriage house. Grell stated he chose that type of build because: a-simple, b-local wood c-15 year low for lumber. If not done, we need a plan to house the truck. It would be a 40x80 wood frame building-very basic, doors, floor and insulation. Doors 14x14, 16 side walls. Grell stated the purpose of the building is to house the bucket truck from the weather for use. Grell stated it's a very simple build and they would have no issues building. To make it bigger/smaller would be easy. Wilken stated we've talked about this for at least 15 years. Grell asked if there were any adjustments. Sobota asked about interior walls, so we didn't heat the entire building-Grell, no. Wilken asked if they were hard numbers, Grell-yes, very close. Sobota asked about plumbing, Grell stated no plumbing because it's not



necessary. Grell stated it would be more economical and easiest to use propane heat and more efficient, as the fire station uses. Grell asked if there were any restrictions for building on the site. Gerlach stated there was room for expansion in that area. Grell stated the pile needed cleaned up or moved. Wilken stated it was cleaned up once, and they have someone that will take it if we load it. Gerlach asked if we voted how soon it would start. Grell stated as soon as we could get a permit. Sobota said previous building discussion was a lot more than this, Grell and Gerlach stated that it was a steel build. Johnson stated it's a lot of money that could be used in other places, but she understood we need something to house the equipment. Wilken agreed it looks like a lot but once you look into the details, it's worth it. Johnson agreed. Wilken also stated people are stealing our wire, Gerlach stated it's happened a couple times. Grell stated you can't keep a scrap pile there because people will steal. Johnson asked where it would affect the budget. Wilken stated it would be capital outlay, entity is paid for. Gerlach stated we are being forced because of the new equipment. Grell stated if we don't do it, Brandon will want to know what we plan to do. Wilken stated the Rural Board just found out about a month ago. Johnson stated it needs to be done to protect the assets. Grell stated he didn't know if it was in the budget or not. Gerlach asked about interior finish, not drywall. Grell stated whatever would be cheapest. Sobota made a motion to build as planned not to exceed \$225,000 split between all entities as will be a multiuse building. Gerlach seconded. Roll call vote: Ayes-Wilken, Sobota, Gerlach, Johnson. Grell abstained. Motion carried 4-0-1

2. Discussion/possible action Ice Control Salt

Grell stated we do not have any on order. Wilken said we usually get from Buel, but get a price from Ashland. Gerlach stated we got mix for the last couple years. Wilken stated he thought it was 70/30 from Blackstrap in Ashland. Sobota stated he thought we ordered salt sand from Buel last year. Grell will get quote from Buel and Blackstrap. Sobota will get a number from Blackstrap. Wilken will get a number from Buel. Wilken asked if we should order 15 tons. Sobota made a motion to purchase mixture not to exceed 15 tons at the most economical price at Greenlights discretion not to exceed \$1500. Gerlach seconded. Roll call was taken: Ayes-Wilken, Sobota, Johnson, Gerlach. Grell abstained. Motion carried 4-0-1

New Business

1. Approve/Disapprove Claims List A

Gerlach made a motion to approve. Johnson seconded. Roll call was taken. Ayes-Wilken, Sobota, Gerlach, Johnson. Grell abstained.

2. Approve/Disapprove Library would like their own credit card to make their purchases. Other options: Library access to the village Amazon account, create Library Amazon account pay with village credit card.

Wilken stated the state will not allow others to have a card besides the village clerk. Trvdy asked if there was a way they could have their own list on Amazon. Wilken stated they would have to pay for it then. Johnson stated Trvdy should be able to be



added as a user on the Amazon account just to create a list and the clerk would have to approve and pay. Trvdy would get notified by Amazon when shipped. Wilken stated the state would not allow it because of theft. Trvdy stated she does multiple orders and the prices change. Clerk stated that currently Trvdy shares a link and the clerk adds to cart and pays for the order. Johnson made a motion to add the library as a user for orders and at the clerk's discretion, clerk would approve the order. Grell seconded. Roll call was taken: All ayes. Motion carried 5-0

3. Approve/Disapprove 442 Ash St wants the board to revisit the current plan for sidewalks on both sides of the new 5th St section. Konen would like the board to consider removing the sidewalk planned for their side of the street or provide reasoning for why two sidewalks are necessary.
Konen stated she was confused why this area has two sidewalks when the only other street that has two is Main St. She has observed no one has used the sidewalk and feels it's a privacy issue. She made a simulation of the sidewalk and it's parallel to their window. She requested it be revisited and she doesn't think it's necessary. Wilken stated it is a new development, and we had to put sidewalks in. Grell stated it may not be necessary because no other houses will be built in back. Johnson stated the sidewalk would go nowhere and they could put a privacy fence up for privacy. Sobota suggested a variance request. Alan Grell suggested not build it. Gerlach asked if the final walk through there may be an issue if it was listed and not done. Alan Grell stated if there was any issue on the final walk through it would be seen as not being done and we would say we are ok with it. Sobota made a motion for Greenlight Realty to leave out the sidewalk along 5th St on north side between Ash and Pine. Johnson seconded. Roll call was taken. Ayes-Wilken, Sobota, Gerlach, Johnson. Grell abstained. Motion carried 4-0-1
4. Approve/Disapprove Bobcat annual lease quote for S76 T4 Bobcat Skid Steer Loader \$8200.00.
Wilken stated it went up \$200 from last year. Sobota made a motion to approve the lease of the T4 Bobcat not to exceed \$8500. Grell seconded. Roll call taken: All Ayes. Motion carried 5-0
5. Approve/Disapprove Arteaga Varela variance
S Grell asked what utilities are in the area. Grell stated all 3 utilities are in the 7th St area. Wilken stated we denied Alan Grell here 3-4 months ago and we wouldn't vacate his street so why would we approve this one. S Grell agreed to be consistent. Arteaga asked if there are plans to build Oak to Elm. Wilken stated no. Aretga stated Alan is a little different because it's all his property. Her's is a little different because there are two owners and they both agree, so it's not benefiting only one owner. Johnson asked for the reason for the request. Artega stated they plan to build two homes, and this will bring in more taxes for the county. Gerlach stated one lot would be center block other would be corner lot and with our setbacks the house would have to be pushed so far back, and it wouldn't be feasible to put these two types of houses in. Gerlach stated when the lots were split, they were smaller lots. Gerlach stated this is why Artega proposed to vacate the street, and they would take over the street but we would keep an easement so they could move the house



closer to the property. Sobota asked if they wanted us to vacate the street, but we maintain the utility easement. Aretega agreed. Alan Grell stated if we encroach on the utility right of way it will make it hard to repair if we have issues. Alan Grell suggested to close only 6 feet, Gerlach stated 10ft. Alan Grell said with that they could still achieve what they wanted. Alan Grell asked if only part of the street could be closed. Gerlach stated if we don't vacate, possession would still be to the city. Vacating the property gets split then we get property tax. Wilken stated then why did we deny Alan because we could have got tax off that. Johnson stated when we voted it was a park. Wilken stated it's not a park. Johnson suggested Alan Grell bring it back to the board. Aretega said there are two parts to the request, vacate and variance of setback. Sobota made a motion to table, pending more information on setbacks and lot locations. Grell seconded. Roll call: All ayes. Motion tabled

6. Discussion/possible action Tree Dump accessibility

Sobota wanted to bring it to the board, said Jimmy has expressed concern over the influx of trees being brought in. The tree dump has a lot of trees and will take some time to burn down. Sobota said there must be some control, and not leave it open all the time. Sobota discussed other town's procedures, but he doesn't want to add more work for the clerk to check keys in/out. Johnson suggested we close temporarily. Johnson stated she thought it was closed all the time. Sobota suggested a trail cam. Alan Grell said we should expect some issues, because people aren't always respectful. Sobota said we will close it until the pile is burned and under control. Alan Grell said he would burn after harvest. Gerlach stated there have been solutions made prior but things weren't enforced. Sobota said to lock the gate. Gerlach said there were signs stating it's open/closed but they are not there now. Tree Dump is closed for now.

7. Discussion/possible action 322 Ash St (Riser) utility disconnected, owner sold home and has outstanding balance of \$1208.42

Wilken stated to turn over to collection. Grell stated we could recoup the water/sewer from the landlord via a special assessment. Gerlach verified the address. Wilken made a motion to turn over to collection \$1208.42. Johnson seconded. Roll call taken: All ayes Motion carried 5-0

8. Discussion regarding Tantalus

Sobota asked where are we on the tantalus project. Alan Grell said we are 150 meters short of all meters reading. Sobota asked about integration and usability. Alan Grell said it's a challenge and creates double work. Alan said there has been an issue getting the VPN taken care of with Chad. Gerlach said there is an update for that, but it must be in a closed meeting. Alan said there are several water meters not working, but they could have aged out or just not working. Alan stated we will start working on the meters, but it is a painfully slow process. Sobota said we have been at this for 2 years and \$38,000 invested and still have no functioning system and we must spend more money. Sobota asked what we are going to do to improve this, but we are doubling our efforts when it is supposed to take half the time then we are taking the steps in the wrong direction. Sobota stated if we need to look at the software, IT provider, then let's look at that. Johnson asked if we are being charged.



Wilken stated he hadn't seen a bill from Tantalus. Sobota stated Tantalus was out and Alan Grell agreed but Alan stated it is going to be a slow process. Gerlach stated the process is delayed because of what we must work with and said it's on us because we haven't maintained the equipment/software information. Alan expressed the setback of the limitations from equipment setbacks. Alan stated it's not unfixable, but there's a lot of work to be done. Alan stated step 1-change meter, 2-VPN. Sobota said seamless integration was not seamless. Gerlach stated we are 75% operational. Clerk advised support has had their head person retire that wrote the program and next in line is retiring in 6 months. Sobota asked what Tantanus suggested we do, clerk stated we need to physically go to each house to verify the meters. Sobota suggested to table, concerned we are dedicating so much time to read a meter is not good.

Board Comments

Gerlach request line repair for 473 5th St. Gerlach had a compliant about concrete in alleyway. Alan stated he can't pick them up, city doesn't have equipment to pick them up. Alan is trying to find a solution to pick it up. Gerlach said we need a process for people in violations, so we need to discuss them at the next meeting. Gerlach said signage is missing from the library and office. Johnson thanked Park and Rec, and clerk for her work. Sobota said the clerk has a tote full of reflective vests for free. Wilken asked about the fence around the pools, and Johnson stated she was informed about the fence, and it is being addressed. Gerlach stated one pool is in the process of building the pool. Wilken thanked the clerk and stated good job, and thanked Park and Rec.

Adjournment

Wilken adjourned the meeting at 8:15 pm.

The Agenda is readily available for inspection at the Village Clerk's Office located at 619 Main Street, Greenwood, Nebraska, during normal business hours.

Respectfully submitted,

Darlene Snell, It's Clerk

Don Wilken, It's Chair