



Board of Trustees Meeting

July 8 2026

Meeting Minutes

Chair Wilken called a regular Meeting of the Greenwood Board of Trustees at 7:00 p.m. on Wednesday, July 8, 2026, 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. 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, Grell, Gerlach

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, Minutes, Approval of timecards and payroll detail report, Financials including Profit and Loss and Balance Sheet. Grell seconded the motion. Roll call taken. All Ayes. Motion carried.

Water Report

Alan Grell stated the water is reading normally. Will address an item on the agenda.

Sheriff Report

Wilken asked about the UTV/ATV for the county that just passed. Sgt Hornig stated he will have to check but he believes it's for out of town. Johnson said the ordinance from Cass County is for them however you will need to register with the Village. Wilken stated there have been a lot of underage ATV/UTV/Golfcart drivers. Sgt Hornig said they should be pulled over if they are underage. If they are seen he says call them in and they will go to the house and speak to the parents. Gerlach said there are motorcycles being driven by underage. Sgt Hornig said they will need a motorcycle endorsement and helmet. Sgt Hornig asked if the presence is acceptable and Sobota stated they are doing a good job on Hwy 6 and the Fire Station, but very seldom does he see them in other areas. Sobota said most complaints are Grant St. to West St. from 100 block to the 7th, west side of town. Sobota said Church Rd in town is the autobahn with most people traveling through to Church Rd/Hwy 63. Sgt Hornig said they will look at it during rush hour. Gerlach asked about the speed trailer being placed, Sgt Hornig said it's free and will place it on Church Rd going west bound. Sgt Hornig would like to park it at the Fire Station overnight to use it the next day.

Maintenance Report

Alan Grell stated the sewer plant had 1 of 3 blowers out. Will need to replace the blower and will have to replace the reserve blower. Will cost \$3-\$4k and could address that on the next budget cycle. May be able to rebuild it, but he is not sure at this point until we take it apart. The power flicker that we had a

couple days ago tripped the clarifier chain and it was down 1 ½ days. It did not notify Alan that it was down like it should have. That created a problem and he pumped it out today. We are still in compliance.

Clerk's Report

Treasurer's Report

Planning & Zoning

Fire/Rescue Report.

Park and Rec

Library

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

Bohuslavsky asked for 60 days to clean up the nuisance property at 400 Main. Wilken said we will add it to the next agenda for a vote.

Old Business

1. Discussion/Possible action Nuisance property at 439 North St.
Sobota asked Gerlach what the property is zoned. Gerlach stated R2. Sobota asked Stewart if the hayrack was moved. Stewart verified the hayrack was moved and the last survey filed with the county was in 1991. Stewart stated the shed that had been in question was moved in 2021. Stewart stated he needs to get a survey done. Sobota and Stewart questioned the location of the poles. Wilken questioned if anything has been done since the complaint. Stewart confirmed the horse trailer is gone and hayrack has been moved about 30 feet toward Stewart's house, but the construction equipment is still there. Sobota stated we can proceed. Wilken made a motion to send a letter and give him a couple weeks to acknowledge and act of the nuisance complaint, more specifically the machinery. Johnson seconded the motion. Roll call taken. All Ayes. Motion carried.
2. Discussion/Possible action SEI Fob status.
Sobota stated he had to regain access to SEI and now has it. Wilken made a motion to table the SEI Fob status. Gerlach seconded the motion. Roll call taken. All Ayes. Motion tabled.

New Business

1. **Approve/Disapprove Claims List A.**
ADS \$280.18(Garbage), BCS \$850(Janitorial), Black Hills \$287.89(Natural Gas), Cass County Sheriff \$800(Law Enforcement), Column Software \$178.12(Publishing), Constellation New Energy \$26.56(Natural Gas), DarleneJ Snell \$19.50(Employee Reim), Dutton-Lainson \$583.62(Repair/Maint), EMS Connect \$44(EMS Billing), Fiala's Truck Repair \$2213.43(Repair), Frontier Coop \$883.31(Fuel), Good Housekeeping \$27.97(Library books), Hamilton Equip \$412.36(Repair), Jimmy Stewart \$60.17, Mechanic's \$11.40(Supplies), Menards \$226.21(Supplies), Midwest Lab \$131.61(Water/Wastewater test), NAPA \$29.57(Supplies), NE Public Health \$15 (Op Exp), One Call Concept \$19.21(Op Exp), OPPD \$1431.59(Electric), Pinnacle Bank \$2975.08(Supplies), S&L Hardware \$114(Supplies), St of NE Power Review \$84.58(Dues), US Bank \$140.87(Printing), Yost \$1020(Computer Support).
Grell made a motion to approve Claims List A. Johnson seconded the motion. Roll call taken. Motion carried.
2. **Approve/Disapprove Claims List B.**
Green Light Construction \$19800(Capital Outlay).
Gerlach made a motion to approve Claims List B. Johnson seconded the motion. Roll call taken, Wilken, Sobota, Johnson, Gerlach Ayes. Grell abstained. Motion carried.
3. **Approve/Disapprove ABC Pest Control annual agreement \$607.08.**
Wilken questioned the frequency of service. Grell stated every other month. Wilken made a motion to approve ABC Pest Control for \$607.08. Grell seconded the motion. Roll call taken. All Ayes. Motion carried.
4. **Discussion/Possible action AWS Well.**
Alan Grell stated as you may know we have been looking at a plan for the well with the situation we are in now. He has reached out to Tim Zach who is the second guy in charge of the water system for the City of Lincoln, to see what if any solicitation process that we could buy water from Lincoln rather than go forward with the well replacement. Tim stated that is not anything they are not looking to entertain until their second source is taken care of and that wouldn't be online for at least 18-20 years. Alan Grell stated that is not an option. Alan stated he reviewed the JEO report from a couple years ago and \$2.5M is a lot of money to replace the well. Alan spoke with Bryce at AWS that does some of our well maintenance and he is a PE (Professional Engineer) and came up with a plan to replace the well for a couple hundred thousand instead of a couple million dollars. That would be contingent on a couple things working. The first step in the process is to use the NRD's test well that they drilled by the water tower. There are four test wells that the NRD did within the community. The location by the water tower would be the most economical because we own the property and it's close to the water mains and would be ideal if it works. The first part of that process would be to take that well and pump water through for a 24-hour period. It's a monitoring well, which means they run it for 15 minutes then take a sample. Alan stated: we are fortunate that they drilled a 4 inch well so we could drop a large submersible pump in their well that is about 85 ft. Our current well is 100-102 ft. We think it would be a good representation of what a well 50 ft around the corner would be. We would like to drop a pump in there and run it for 24 hours sampling every 4 hours and take those samples to be analyzed at the state lab. If

the nitrates are low on those samples, then we can move forward to the next step. We will also monitor the draw down. The aquifer has pockets and if we run for 24 hours and we suck air then we know that is not a good place and a municipal well would be much larger. In the event the nitrates are at an acceptable with 2 or 3 that would get us another 25-30 years before we would have to treat, probably. If that comes to fruition AWS could submit to the State of Nebraska that we want to drill a well and they could approve the plans. AWS can drill a well for \$100,000, but that's not a well house, controls or pump head. That's just a straw in the ground, but he has a PE stamp that will save us hundreds of thousands of dollars in engineering fees. If we could put the well in at that spot, we could do the tie in ourselves and way cheaper. The first step is to make sure the well field there is acceptable. Alan Grell stated the quote for around \$8000 is for AWS to do the first step. If it fails or it's too high, then it is just money that we spent on tests. The State has an approval process for every step along the process and believes this is the most economical and it will come in under 3 in nitrate levels. If it does, then this is the path to take to get the well that doesn't cost millions of dollars. Alan Grell said he can't emphasize enough that we cannot wait, the current well casing is in terrible shape, and his suggestion is to do the test and go from there. Wilken questioned McClatchey about the NRD testing that was done when he was here whether it was manganese and iron that was high, McClatchey agreed. Alan Grell stated he didn't think you would be able to pump right out of the ground to the customer anymore, it will have to be treated in some form and said manganese and iron are easier to treat than nitrates. Wilken questioned what would be tested, Alan Grell stated they will test for everything and stated we have hard water. Alan Grell stated the PFAS which he wasn't aware of, is now being monitored by the EPA for microplastics which is an issue throughout the US. Wilken asked what the fix for manganese and iron is, Alan Grell said he didn't know at a municipal level. Wilken asked McClatchey and he stated he believes it would be an RO system. McClatchey agrees with Alan Grell's approach. Sobota stated that manganese can be removed by air injection, oxidation, reverse osmosis or an ion exchange system depending on concentration and water usage. Alan Grell stated no one at our level should be making that decision. McClatchey reminded that the 15-minute test that NRD ran for 50 units of water was high, but we could draw down 3 feet and be fine. Alan Grell stated if we didn't run our well for 3 months the quality would be different than it currently is because it's not run every day or multiple times a day. Wilken stated we do have around \$411,000 in our debt account, which is water, and every month we put \$6000 into that account for the water. Wilken stated that was done to pay for the water tower and the meters, but we never stopped doing it because we knew we would have a well issue at some point. Wilken stated we do have a decent amount of money to start with for water. Sobota stated across the US things are being done to get water and it's not going to get any easier to come by. The aquifer that feeds the well is small and we need to protect that at all costs. Alan Grell stated that if we chlorinate which is a carcinogen and if we could steer clear of that would be better, but there is a point where that is not an option. Alan Grell stated if it does come out high in nitrates, manganese and iron then he thinks the next step will be the high dollar treatment. Gerlach questioned if this was the well that we tested and it had low nitrates? McClatchey said the others were midrange from 6 down to 0. Alan Grell reminded that the test well is in the middle of town and is not subjected to nitrogen base fertilizers compared to the other in town that are

subjected to runoffs. He said the idea that JEO had to go out of town still has runoff and multiple locations would have to be done to find something suitable. Alan Grell stated he mailed a letter to the trailer park owner for notification to provide test results for the Back Flow Preventer because he runs two services. We required him to install a preventer back in 2008 or 2009 and he is required to report annually. He has failed to respond and would like some guidance. Gerlach said if he doesn't respond within 30 days, we can shut off the water. Wilken said in the past we did the test and placed it on his bill. Alan Grell said he is aware of several liens on the property. A resident also requested a backflow preventer be taken off and Alan Grell said he doesn't think that should be done. Wilken said the property owner needs to do it, not do it and bill him because it took us over a year to collect. Gerlach and Grell suggested sending the residents in the trailer park a letter notifying them that the owner has not complied with it and if the owner doesn't comply it will affect them negatively. McClatchey said a reminder that the State will come after the Village, not the property owner. Alan Grell said it's on our deficiency list. Wilken said to add it to the next agenda. Sobota made a motion to approve the AWS bid not to exceed \$8000 for the test on the NRD well adjacent to the water tower. Grell seconded the motion. Roll call taken. All Ayes. Motion carried.

5. **Approve/Disapprove Cheryl Burnside to join the Library Board.**
Johnson made a motion to approve Cheryl Burnside to join the Library Board. Gerlach seconded the motion. Roll call taken. All Ayes. Motion carried.
6. **Discussion/Possible action tree trimming 112 Broad in the alley.**
Sobota made a motion to deny the tree trimming at 112 Broad in the Alley because it's a homeowner issue. Grell seconded the motion. Roll call was taken. All Ayes. Motion carried.
7. **Discussion/Possible action tree/brush trimming 725 7th st.**
Gerlach said it's a safety issue pulling onto Church Rd. Stewart questioned the location-it's Ash and Church Rd. Sobota suggested mailing the residents a letter to trim their trees. Johnson said the ordinance states the owner is responsible. Wilken made a motion to send a letter to trim the trees along Church Rd. Grell seconded the motion. Roll call taken. All Ayes. Motion carried.
8. **Discussion/Possible action tree/brush trimming 743 7th st.**
Wilken made a motion to send a letter to trim the trees along Church Rd. Grell seconded the motion. Roll call taken. All Ayes. Motion carried.
9. **Discussion/Possible action 6th & Oak Obscured Intersection.**
Sobota stated all the trees were planted under the power line and questioned if the new owner has commented? Sobota made a motion for the clerk to send a letter to the homeowner for a resolution and let the homeowner know if we trim them the trees will be trimmed as we see fit. Johnson seconded the motion. Roll call was taken. All Ayes. Motion carried.
10. **Discussion/Possible action sidewalk repair between Yoder's Amish Furniture and USPS.**
Sobota asked if Yoders put the grate there, Alan Grell said yes. Alan Grell said we could replace it with a drain, no estimate on cost. Sobota asked if a citizen complained, and the clerk responded yes. Wilken stated according to the bylaws

Yoders is responsible. Grell made a motion to send a letter to Yoders to give notice to repair. Johnson seconded the motion. Roll call taken. All Ayes. Motion carried.

Resolutions

Ordinance

Board Comments

Grell said the camper is still in the trailer park. Gerlach said there is nothing in the books that it is not allowed, but he will research further. McClatchey said the last time it was removed because of a sewer discharge issue.

Gerlach said Grand St has 2 rolls of underground primary. Alan Grell said he would resolve. Gerlach asked for the status of the maintenance building. Alan Grell said they poured the approach, heaters will go in. Gerlach stated the clerk has the new updated maps and Planning and Zoning have been notified.

Johnson thanks Alan Grell for all his work and research done for the well. Reminded everyone that on July 13th at the County Planning and Zoning meeting they will be discussing the data center into Cass County.

Sobota said the chip/sealing Hwy 6 between Waverly and Greenwood has been pushed back to next week Tuesday/Wednesday or Wednesday/Thursday from possible rain. Sobota said he's understanding is that Frontier Coop and State of NE have come to an agreement to remove the driveway that obstructs the water from draining on Hwy 6 and Main St. Completion date is the end of July. He spoke to some of the railroad guys that were moving the control shack and placing it on stilts.

Adjournment

Wilken adjourned at 8:02 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.