

NORRIS PUBLIC POWER DISTRICT
Board of Directors Regular Meeting
Tuesday, May 6, 2025

I. Call To Order

The regular meeting of the Norris Public Power District Board of Directors was held at the Beatrice District Office, located at 606 Irving Street, Beatrice, Nebraska on May 6, 2025. President Sieck called the meeting to order at 9:00 a.m. and announced that the District abides by the Nebraska Open Meetings Act and a copy of the Act is available for review by anyone present at the meeting. President Sieck advised the Board that the Statutory Notice of the meeting had been published and that an Attendance Sign-in Sheet is available for public visitors.

II. Pledge of Allegiance

The pledge of allegiance to the United States flag was recited.

III. Roll Call

Administrative Coordinator Emily Shockley called the roll.

Board Members Present: Todd Buel, Rodney Heinrichs, Dennis Hentzen, Stewart Huneke, Mark Knobel, Gary Kroese, John Novotny, Tom Sieck, Randy Weise

Board Members Absent: Alan Wallman

Board Members Tardy: None

Present Employees: Bruce Vitosh, Michelle Junker, Kenzie Brueggemann, Jerry Enns, Trevor Wehrer, Emily Shockley, Skylar Schmidt, J.W. Schell

Present Attorney: Dave Jarecke

Present Guests: None

To approve the absence of Director Alan Wallman from the meeting due to medical reasons. Passed with a motion by John Novotny and a second by Stewart Huneke. Roll call vote. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea

IV. Approval of Previous Board Meeting Minutes

To approve the minutes of the April 2, 2025 Board Meeting. Passed with a motion by Todd Buel and a second by Mark Knobel. Roll call vote. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea

V. Public Comments

Bruce Vitosh introduced employee guests Skylar Schmidt and J.W. Schell.

VI. General Manager and Department Reports

VI.A. General Manager Report

Trevor Wehrer provided the Safety and Training Report.

Bruce Vitosh provided the Personnel Report and highlights of the General Manager Report.

Bruce Vitosh reported that NISC discovered potential vulnerabilities in a portion of its software. NISC identified and prioritized the remediation of the vulnerabilities in connection with their investigation of a fraudulent employee incident at NISC involving a North Korean-backed criminal group. Upon discovery of the fraudulent employment, NISC immediately engaged in a comprehensive investigation, notified authorities, and made available a security upgrade to address the potential vulnerabilities. To be clear, the potential vulnerabilities were not created by the fraudulent employee. The fraudulent employment scheme did not result in the compromise of any member systems or data.

VI.B. Proprietary Customer Information

Michelle Junker reviewed the Summary of Revenues for March 2025 in comparison to March 2024.

VI.C. Financial Statements

Michelle Junker presented financial information for the month of March 2025. Operating revenues for the month ending March 2025 were \$6,680,246, in comparison to the budget of \$6,949,594. Year-to-date operating revenues were \$23,172,384, in comparison to the budget of \$22,509,691. For the month ending March 31, 2025, net margins were \$410,174, in comparison to a budget of \$235,545. Year-to-date, net margins were \$864,319 in comparison to a budget of \$758,822. Total cash and investments on March 31, 2025 were \$40,485,071.

VI.D. Finance and Accounting Report

The board reviewed the Finance and Accounting Report.

VI.E. Customer Services Report

The board reviewed the Customer Services Report.

VI.F. Engineering Report

Jerry Enns provided highlights of the Engineering Department Report.

VI.G. Operations Report

Trevor Wehrer provided highlights of the Operations Department Report.

Approval of the General Manager and Department Reports including the check listing, outgoing wire transfers and credit card statement for March 2025. Passed with a motion by Gary Kroese and a second by Dennis Hentzen. Roll call vote. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea

VII. Approval of Purchases \$125,000-\$750,000

VII.A. Area 2 Cold Storage Warehouse

Trevor Wehrer presented and discussed three quotes for a storage warehouse to be constructed at the Centerville Operations Center. Wehrer recommended approving the quote from Building Tech.

To approve the quote from Building Tech along with other estimated costs for a total estimated project cost of \$571,138 as presented. Passed with a motion by Mark Knobel and a second by Stewart Huneke. Roll call vote. Randy Weise: Abstain (With Conflict), Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea

VIII. Approval of Formal Bids

VIII.A. None

IX. Directors' Report

IX.A. Nebraska Rural Electric Association (NREA)

Stewart Huneke reported that the next NREA committee and board meetings are scheduled for May 7 and 8, 2025 in Norfolk.

IX.B. Comments

Bruce Vitosh reported that the NPPD Cooper Nuclear Tour that was scheduled for June 30, 2025 is currently full and NPPD is not accepting additional participants.

X. Unfinished Business

X.A. Today's Power, Inc. Solar Power Services Agreements Negotiations

To enter into closed session to discuss Today's Power, Inc. Solar Power Services Agreements negotiations. Passed with a motion by Stewart Huneke and a second by Todd Buel. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea

The Board entered into closed session at 10:30 a.m. to discuss Today's Power, Inc. Solar Power Services Agreements negotiations.

President Sieck reminded the Board that this is the only topic that will be discussed in closed session.

The Board resumed open session at 11:14 a.m.

To resume open session. Passed with a motion by Gary Kroese and a second by John Novotny. Roll call vote. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea

X.B. 2024 Finance Report

Michelle Junker presented highlights of the 2024 Finance Report.

XI. New Business

XI.A. Forvis Mazars Audit Fees 2025-2027

Michelle Junker presented and discussed the Forvis Mazars 2025-2027 annual audit fees communication.

To approve the Forvis Mazars 2025-2027 annual audit fees as presented. Passed with a motion by John Novotny and a second by Randy Weise. Roll call vote. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea

XI.B. Service Regulations

XI.B.a. 1100-Line Extensions, New Service Installations and Service Upgrades

Jerry Enns presented proposed revisions to Service Regulation 1100-Line Extensions, New Service Installations and Service Upgrades.

XI.B.b. 1800-Contract for Rates 8, 9, 15 & 16

Jerry Enns presented proposed revisions to Service Regulation 1800-Contract for Rates 8, 9, 15 & 16.

XI.B.c. 1900-Contract for Rate 10

Jerry Enns presented proposed revisions to Service Regulation 1900-Contract for Rate 10.

XI.B.d. 2000-Contract for Rate 13

Jerry Enns presented proposed revisions to Service Regulation 2000-Contract for Rate 13.

XI.B.e. 2100-Contract for Rate 14

Jerry Enns presented proposed revisions to Service Regulation 2100-Contract for Rate 14.

To approve proposed revisions to District Service Regulations 1100-Line Extensions, New Service Installations and Service Upgrades; 1800-Contract for Rates 8, 9, 15 & 16; 1900-Contract for Rate 10; 2000-Contract for Rate 13; and 2100-Contract for Rate 14 as presented. Passed with a motion by Rodney Heinrichs and a second by Randy Weise. Roll call vote. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea

XII. Notification of Next Board Meeting

The next regular Board meeting is scheduled for Wednesday, June 4, 2025, at 9:00 a.m., in the boardroom at the Beatrice District office.

XIII. Adjournment

To adjourn the meeting at 12:05 p.m. Passed with a motion by Stewart Huneke and a second by Todd Buel. Roll call vote. Todd Buel: Yea, Rodney Heinrichs: Yea, Dennis Hentzen: Yea, Stewart Huneke: Yea, Mark Knobel: Yea, Gary Kroese: Yea, John Novotny: Yea, Tom Sieck: Yea, Randy Weise: Yea



STEWART A. HUNEKE SECRETARY

APPROVED:



TOM L. SIECK, PRESIDENT

Building Tech, Inc.
2004 South 6th Street
South of Lincoln NE 68310
Telephone #: 402-228-3121
Fax #: 402-228-2541

**BUILDING
TECH.**

Revised Proposal

Project: Norris Public Power District 100' x 150'
Location: South of Lincoln, NE
ATTN: Trevor Wehrer

Date: April 8, 2025
Page 1 of 3

General: One pre-engineered building 100' wide x 150' long with concrete footings, framed openings, overhead door, and walk door. Building will be designed to a 20 p.s.f. roof live load, 25 p.s.f. ground snow load, and 115 m.p.h. wind load exposure C.

Concrete: An 8" wide grade beam will be trenched 3' deep with piers designed to support the building structure. There will be a stemwall poured 8" wide and 12" high (6" above finished floor height) on top of the grade beam. There will be four (4) #4 rebars horizontal in grade beam and 12" stemwall with #4 bars 30" centers vertically. I have estimated the ten (10) main frame piers to be 5' x 5' x 3'6" deep with six (6) #6 bar each way in a top and bottom mat of steel. 10' of #6 u-bar wrapped around anchor bolts will be installed at 10 main frame piers. Twelve (12) endwall and corner piers are estimated to be 3' x 3' x 3'6" with four (4) #6 bar each way in a top and bottom mat of steel. A 100' x 150' x 6" thick concrete floor will be poured with L30-4000 concrete reinforced with #4 rebar on 24" centers supported with rebar castle chairs. Concrete floor surface will be finished to a hard trowel finish. One coat of cure and seal will be applied immediately after finishing. Floor will be sawed in approximately 12' x 12' squares. Joints will be filled with urethane joint sealer. 1/2" expansion joints will be placed between all foundations and building floor. The building anchor bolts are included. See option #1 for two (2) 5" diameter bollard in front of overhead door.

Exterior Concrete: A 10' x 16' x 6" thick concrete floor will be poured with L30-4000 concrete reinforced with #4 rebar on 24" centers supported with rebar castle chairs. Concrete floor surface will be finished to a light broom finish. 1/2" expansion joints will be placed between foundation and approach.

Building: The building will be a gabled structure 100' wide x 150' long with an eave height of 16'6" above finished floor. The roof pitch will be 1:12. The building will have six (6) bays at 25'. Wall sheeting will be architectural AVP, 26 gauge, ribbed, semi-concealed fastener panel, with a color to be determined later. Roof sheeting will be 26-gauge, screw down roof with a galvalume finish. The trim for the gable, gutters and all other framed opening trim will be a color determined later. Both sidewalls and both endwalls are x-braced. No liner panel included. A 3' girt above finished floor is included. The endwalls are not expandable. See Option #3 for a sprinkler system, if needed.

Project: Norris Public Power District 100' x 150'
Location: South of Lincoln, NE

Date: April 8, 2025
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Doors: We will install one (1) 14' x 14' Midland 3" energy saver overhead doors and includes a LiftMaster operator and two remotes. See option #4 for each 24" x 12" windows/lites. One (1) white, solid 3070 steel walk doors with panic hardware, closer and weather stripping will be installed.

Windows: Windows are not included.

Insulation: No wall or roof insulation will be installed. See option #2 for 3", WMP-VRR+, roof insulation to be installed.

Exclusions: Owner to supply building permit.
Owner to carry builder's risk.
Water and sewer lines.
Plumbing and HVAC
No liner panel included.
Windows are not included in the building.
No wall or roof insulation included in main bid.
2025 concrete price increase is in bid

We propose to furnish material and labor - complete in accordance with the above specification, for the sum of:

Four hundred seventy-seven thousand one hundred eleven ----- \$477,111.00

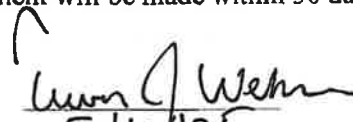
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alternations or deviations from the above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner is to carry fire, wind damage, and other necessary insurance. All workers are to be covered by Workman's Compensation Insurance.

Authorized Signature:
Price is Good Thru


April 18, 2025

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made within 30 days of invoicing.

Authorized Signature:
Date of Acceptance:


5/10/25



2004 South 6th Street
Beatrice NE 68310
(402) 228-3121
Fax # (402) 228-2541

Options

Project: Norris Public Power District
Location: South of Lincoln, NE

Date: May 5, 2025
Page 1 of 1

Option #1: We propose to supply materials and labor to install 3" WMP-VRR+ insulation in the walls of the 100' x 150' building. (This is in addition to option #2 on proposal dated April 8, 2025 for the 3" roof insulation.)

Add to Base Bid: ----- \$9,401.00

Authorized Signature: Kris Ostwick

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made within 30 days of invoicing.

Authorized Signature: Wm J. Weber
Date of Acceptance: 5/4/25

Option #2: We propose to supply materials and labor to install 4" WMP-VRR+ insulation in the roof and 4" WMP-VRR+ insulation in the walls of the 100' x 150' building. This 4" roof insulation is an upgrade and an additional add from option #2 on proposal dated April 8, 2025 for 3" roof insulation as well as the 4" wall insulation being added.

Add to Base Bid: ----- \$14,501.00

Authorized Signature: Kris Ostwick

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made within 30 days of invoicing.

Authorized Signature: _____
Date of Acceptance: _____

Project: Norris Public Power District 100' x 150'
Location: South of Lincoln, NE

Date: April 8, 2025
Page 3 of 3

YES

Option #1: Labor and materials to install two (2) 5" diameter, 7' long, round pipe bollard in front of overhead door locations.

Add to Base Bid ----- \$931.00

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made within 30 days of invoicing.

Authorized Signature: _____
Date of Acceptance: _____

Option #2: Labor and materials to installed 3" WMP-VRR+, roof insulation with a vapor barrier.

Add to Base Bid ----- \$17,126.00

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made within 30 days of invoicing.

Authorized Signature: _____
Date of Acceptance: _____

^
Lynn J. Wehr
5/14/25
YES

Option #3: If needed, a sprinkler system at \$3.50/s.f. plus sales tax.

Add to Base Bid for each ----- \$55,388.00

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made within 30 days of invoicing.

Authorized Signature: _____
Date of Acceptance: _____

Option #4: Each 24" x 12" lite/window for each overhead door. There are 4 available in each row of the 14' x 14' overhead door.

Add to Base Bid for each ----- \$171.00

Acceptance of proposal - The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made within 30 days of invoicing.

Authorized Signature: _____
Date of Acceptance: _____