

Greenwood Township
Board of Supervisors Special Meeting Agenda
Date: February 11, 2026 - 6:00 P.M.

CALL TO ORDER – Chair Roskoski

PLEDGE OF ALLEGIANCE

Meeting is being recorded for transcription and archival purposes.

ROLL CALL - Chair Roskoski / Vice Chair Skubic / Supervisor Bassing / Supervisor Gilbert / Supervisor Bradach / Treasurer Clark / Clerk Spicer

- 1) Quotes for service contract for emergency generator.
- 2) Quotes for replacement/maintenance of furnaces.
- 3) Violations of Fire Department policy.
- 4) Close meeting per MN Statutes 13D.05 to evaluate the performance of the Fire Chief.

Motion – by ___ to adjourn at pm **Vote** **Time:**

Chair _____ **Clerk** _____



Date Printed:01/15/2026

DEBBY SPICER
GREENWOOD TOWNSHIP
3000 COUNTY ROAD 77
TOWER, MN 55790-8142

Dear DEBBY SPICER,

Enclosed is a Customer Value Agreement (CVA) beginning on 3/1/2026 and ending on 2/28/2029. The CVA is for the following equipment:

Serial(s): 0655746

The payment price will not increase during the agreement period. If this agreement is acceptable, please sign, date, run copy for your file and return to me via email to John.Meyer@zieglercat.com

Please call me at 952-233-4381 with any questions you may have.

We appreciate your business and thank you.

Sincerely,

John V Meyer
Product Support Sales Representative
John.Meyer@zieglercat.com

Invoicing Option (Please Check One)

Annually: \$2,316.23
(The above price reflects a 10% discount)

Accepted By:

Please Sign Name: _____

Please Print Name: _____

Date: _____

PO #: _____

**Respectfully submitted,
Ziegler Power Systems**

**By: John V Meyer
Product Support Sales Representative**

Important Notes

- CUSTOMER VALUE AGREEMENT PRICING WILL NOT INCREASE DURING THE TERM OF THIS AGREEMENT.
- PRICE INCLUDES PARTS, LABOR, TRAVEL, AND DISPOSAL OF ALL FLUIDS PER E.P.A STANDARDS.
- TRAINED AND CERTIFIED ENGINE/GENERATOR TECHNICIANS WILL PERFORM ALL SERVICES.

TERMS AND CONDITIONS

- Agreement pricing is based upon generator run time between 0 and 250 hours per year (standby applications).
- Invoices will be sent on the first day of each invoicing period (i.e monthly, quarterly, semi-annually or annually)
- Either party may cancel this agreement with a (60) sixty day written notice.
- This proposal is valid for (30) days.
- Prices assume all services to be performed during normal business hours (7:30 - 4:00 PM M-F) unless otherwise specified.
- Pricing does not include local and or state taxes. Taxes will be applied to invoices where applicable.
- Early cancellation of this agreement can result in a cancellation fee. Actual fee will be calculated based upon any services that have been rendered to customer but not yet paid for.
- Additional Terms and Condition below.



Date Printed:01/15/2026

Customer Value Agreement

Quote SQ00139258	Quote Date 1/15/2026	
Customer Account 0131760	Customer Name GREENWOOD TOWNSHIP	
Invoice Account 0131760	Invoice Customer Name GREENWOOD TOWNSHIP	
Contract Start Date 3/1/2026	Contract End Date 2/28/2029	
Salesperson John V Meyer	Salesperson Phone 952-233-4381	Salesperson E-mail John.Meyer@zieglercat.com

Service Level	Description	Serial Number	Trips
PS- LEVEL 01	64-Point Inspection of Engine and Generator	0655746	Mar 2026
PS-LEVEL 02	67-Point Inspection of Eng and Gen, Change Oil & Filters	0655746	Sep 2026;Sep 2027;Sep 2028
PS-LEVEL 03 ELC	Cooling System Maintenance Flush Extended Life Coolant	0655746	Sep 2026
PS-LEVEL 09	Engine Battery Replacement	0655746	Mar 2026

Level Name

Level Description

PS- LEVEL 01

A Comprehensive 64-Point Inspection. Inspect and test engine, generator, day tank, battery charger, engine block heater, gauges and meters. Thoroughly check emergency engine safety shutdown systems. Test oil and coolant for contamination. Test and Run.

PS-LEVEL 02

A Comprehensive 67-Point Inspection. Inspect and test engine, generator, day tank, battery charger, engine block heater, gauges and meters. Thoroughly check emergency engine safety shutdown systems. Change engine oil and change oil and fuel filters.

PS-LEVEL 03 ELC

Cooling System Maintenance. Drain and flush cooling system and refill with Caterpillar high-grade antifreeze as required. Add Coolant Conditioner as required. Replace coolant hoses, including engine block heater hoses. Replace engine thermostats and test for proper operation.

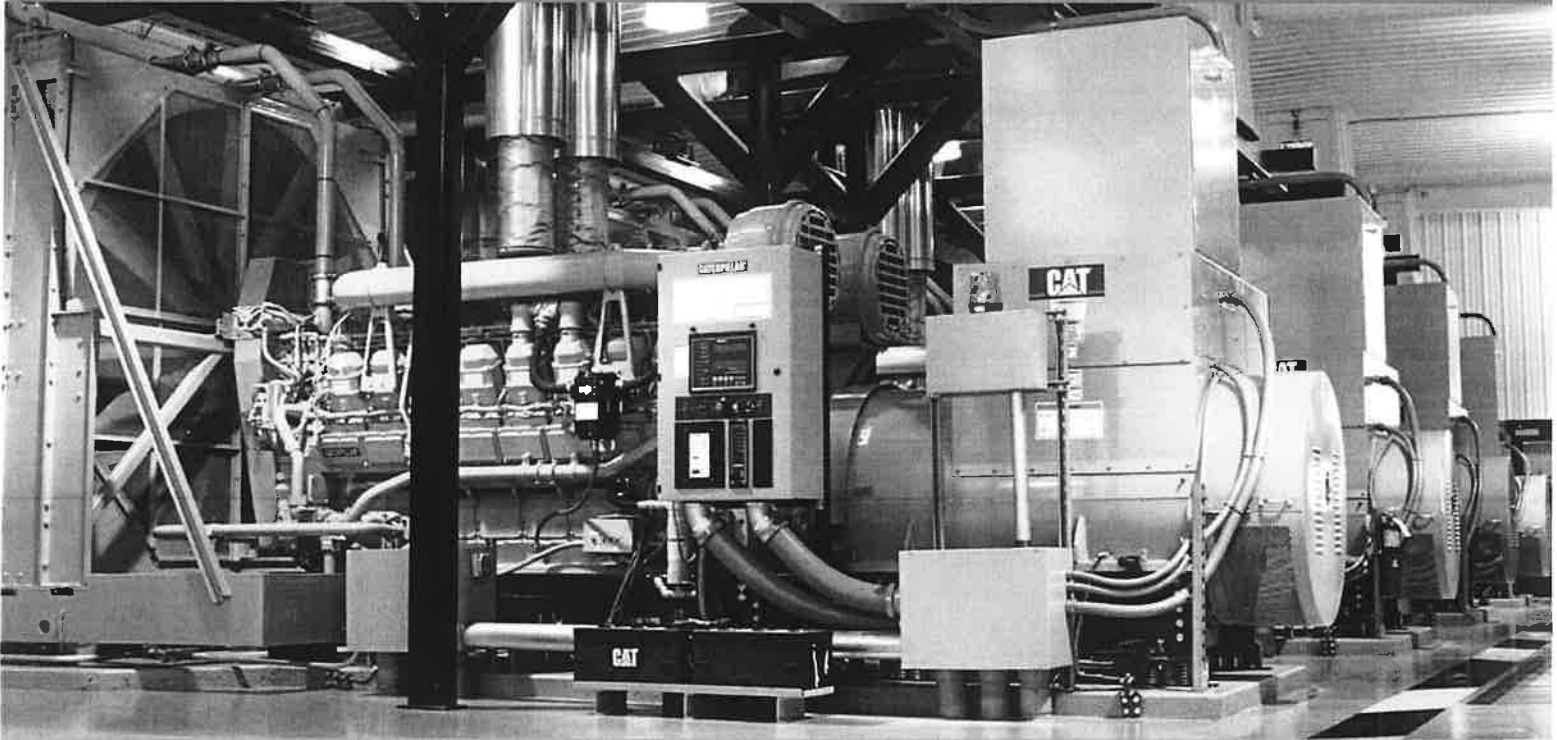
PS-LEVEL 09

Engine Battery Replacement Program. Completely check electrical system. Check engine starter and amperage under normal operating conditions. Remove and dispose of old lead acid batteries. Install new low maintenance Premium Cat Batteries.

Watchguard Preventive Maintenance Service

Engines and Generators

Level 1



Level 1: A Comprehensive 64-Point Inspection

- Inspect and test engine, generator, day tank, battery charger, engine block heater, gauges, and meters
- Thoroughly check emergency engine safety shutdown systems
- Test oil and coolant for contamination (ensuring they meet manufacturer's specifications)
- Test run engine generator
- Provide written analysis of the inspection, which will also identify areas requiring further service
- Dispose of all parts and fluids per EPA standards
- *Recommended every 6 to 12 months*

Watchguard Service is a Ziegler preventive maintenance and inspection program, custom designed to help reduce power system operating costs, prolong component life, and increase the overall reliability of your equipment.

MINNESOTA

8050 County Road 101 East
Shakopee, MN 55379
888.320.4292

IOWA

357 SE 15th St., Suite 102
Des Moines, IA 50317
800.342.7002

ZIEGLER
POWER SYSTEMS

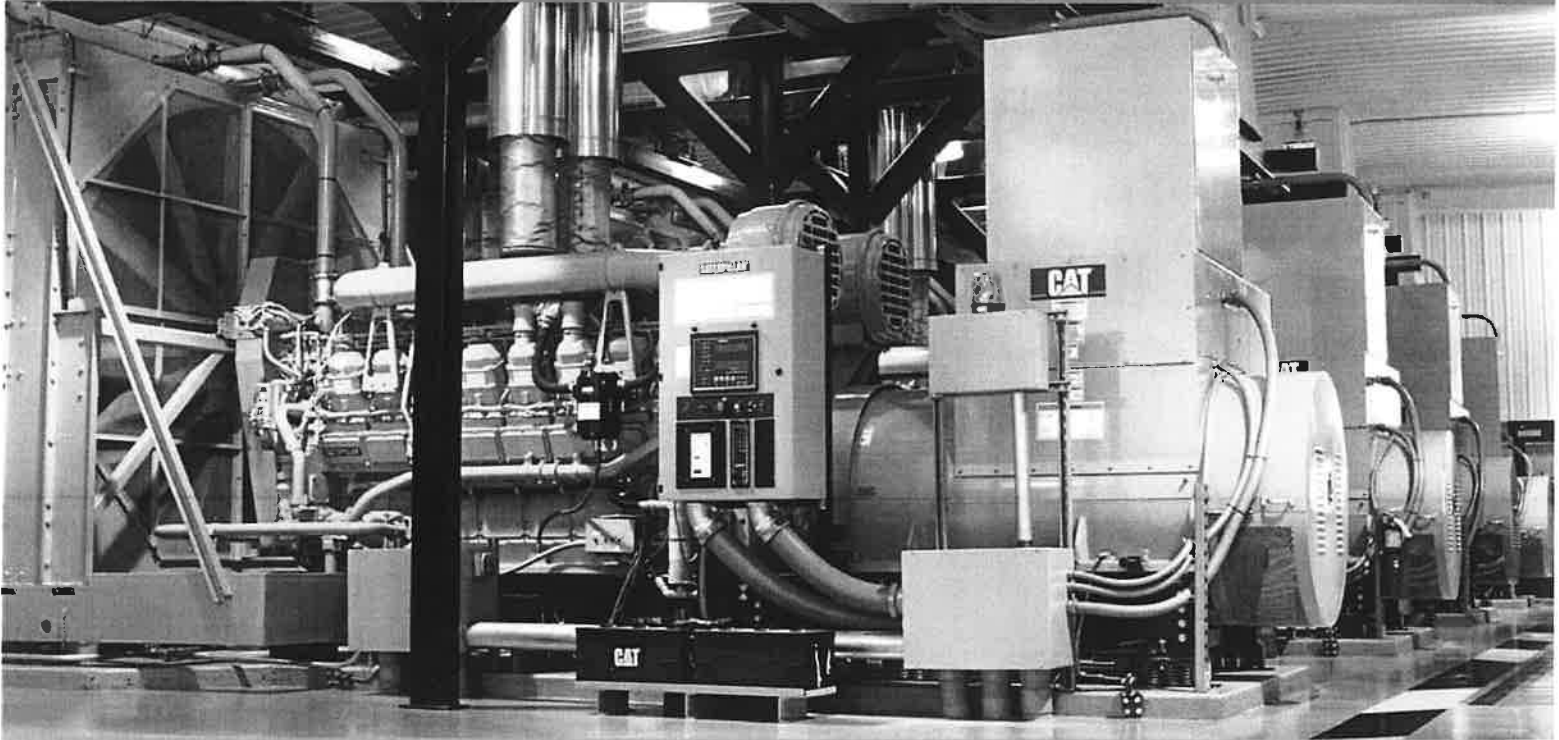


www.zieglercat.com/power

Watchguard Preventive Maintenance Service

Engines and Generators

Level 2



Level 2: A Comprehensive 67-Point Inspection

- Inspect and test engine, generator, day tank, battery charger, engine block heater, gauges, and meters
- Thoroughly check emergency engine safety shutdown systems
- Change and replace engine oil with high-grade oil and replace fuel and oil filters
- Test oil and coolant for contamination (ensuring they meet manufacturer's specifications)
- Test run engine generator
- Provide written analysis of the inspection, which will also identify areas requiring further service
- Dispose of all parts and fluids per EPA standards
- *Recommended every 6 to 12 months*

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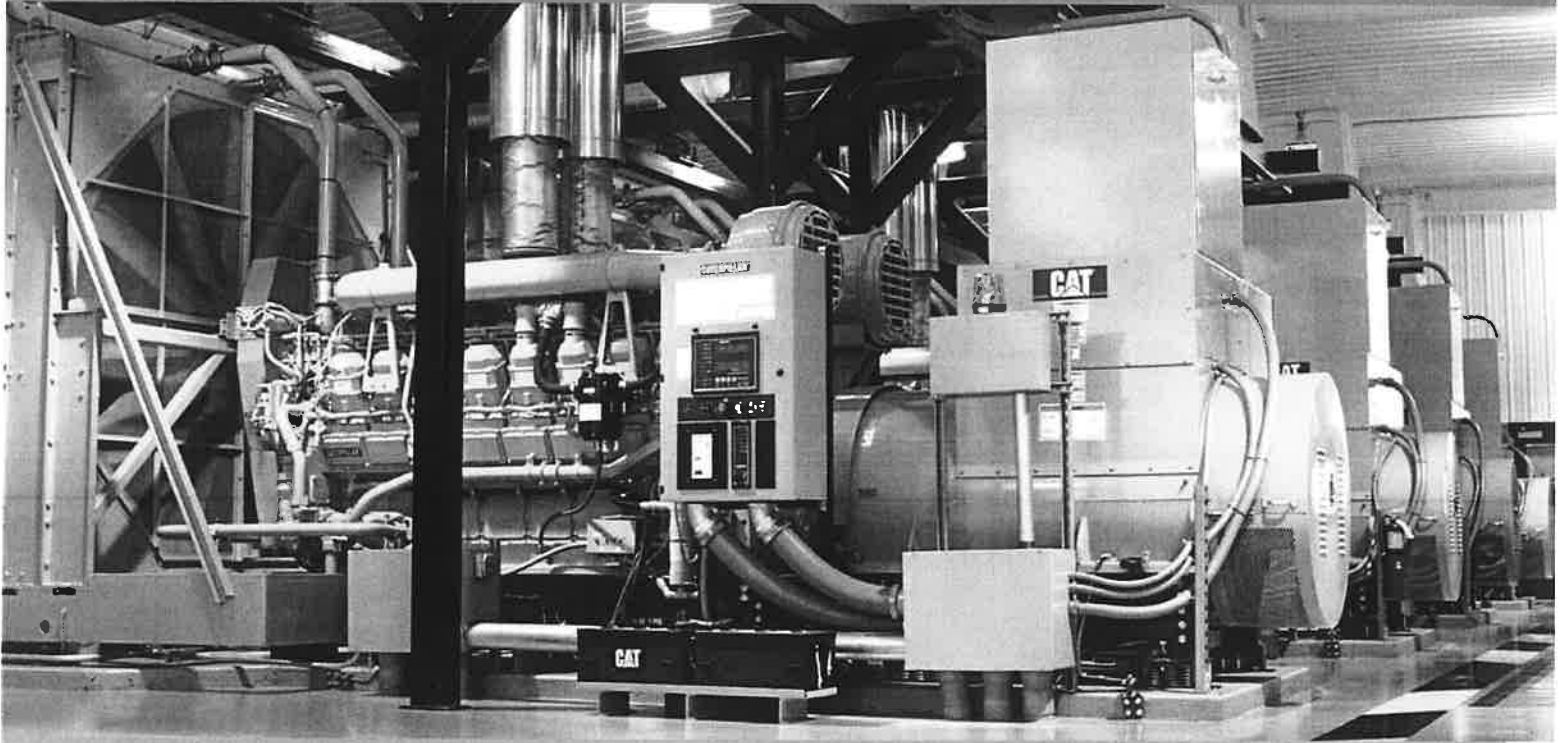


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Watchguard Preventive Maintenance Service

Engines and Generators

Level 3



Level 3: Cooling System Fluid Replacement

- Drain and flush the cooling system and refill with Caterpillar® high-grade antifreeze
- Replace coolant hoses, including engine block heater hoses
- Replace engine thermostats and test for proper operation
- Test run engine generator
- Dispose of all parts and fluids per EPA standards
- *Recommended every 24 to 36 months*

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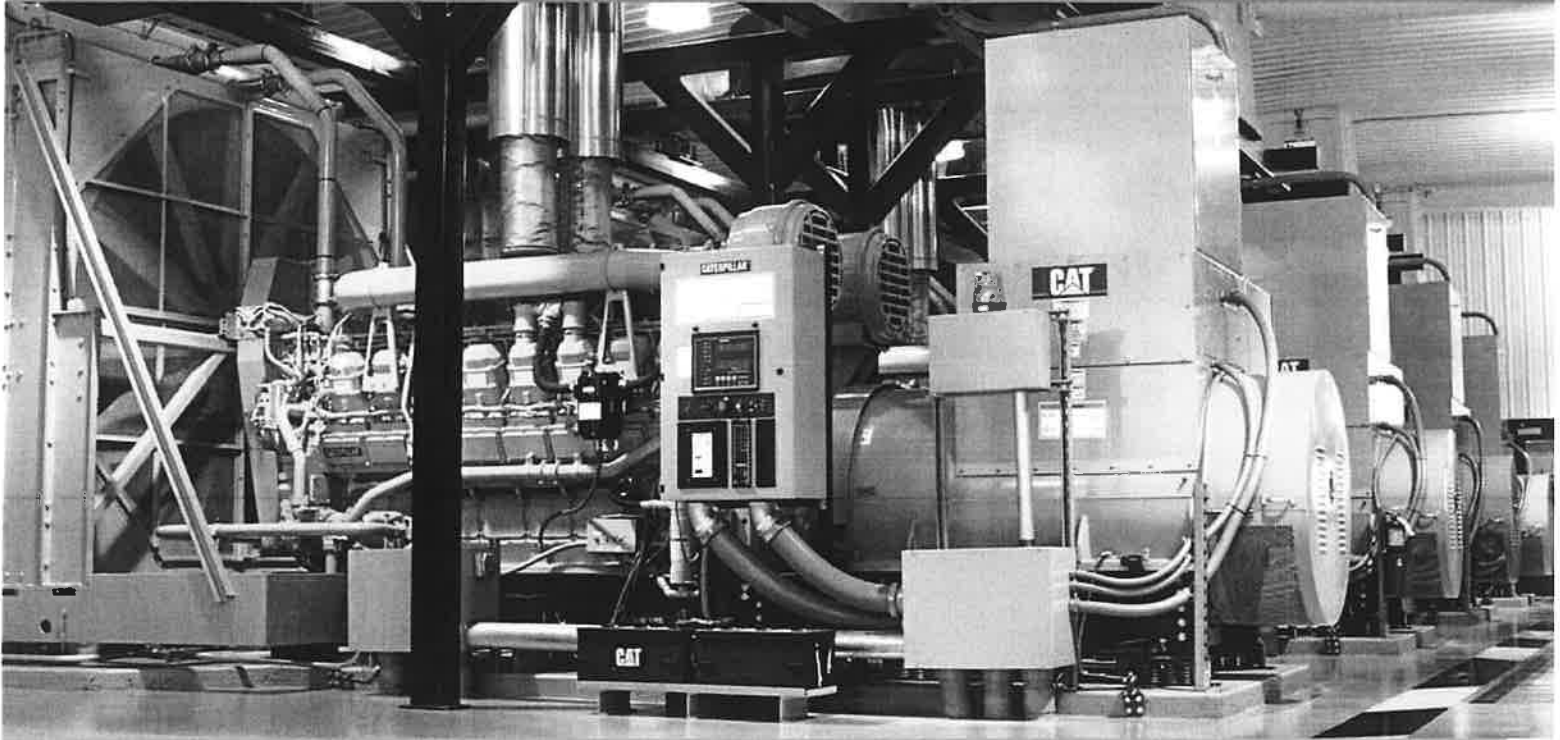


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Watchguard Preventive Maintenance Service

Engines and Generators

Level 9



Level 9: Engine Battery Replacement Program

Watchguard Service offers a Battery Replacement Program to help protect your generator set or fire pump engine from failing to start.

- Completely check electrical system, making sure the battery charger is properly adjusted
- Check engine starter and amperage under normal operating conditions
- Remove and dispose of old lead acid batteries (per EPA standards)
- Install new Low-Maintenance Premium Cat® Batteries, the rugged design offers maximum vibration and high-heat resistance, which is perfect for stand-by emergency generators and fire pumps
- *Recommended every 24 to 36 months*



Watchguard Service is a Ziegler preventive maintenance and inspection program, custom designed to help reduce power system operating costs, prolong component life, and increase the overall reliability of your equipment.

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POWER SYSTEMS



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Total Energy Systems, LLC

Greenwood Township
3000 CR-77
Tower, MN 55790

Planned Maintenance Agreement

Estimate Number: GWT-1-26

Estimate Date: 1-21-2026

Kohler 30RZ / 0655746

The maintenance plans outlined below are created by our customer service team with flexibility to accommodate your unique needs. We understand that maintenance requirements vary, so we have created a range of customizable options to help ensure your equipment receives the right level of care and attention. The highlighted service is the services requested by the customer or done in the past; the other priced options are all recommended or optional services. Please check the box to the right of the services you would like to proceed with. You will be billed net 30 after the services are performed for each box checked with approved credit.

1. Annual Full Service: Replace engine oil, oil filters, and fuel filters (where applicable). Complete a detailed maintenance checklist, including visual inspections, functional testing, and securing connections on the generator and transfer switch.
2. Additional Inspection/Testing Visits: Perform detailed inspections, building load tests, customer orientation, and minor repairs (with approval).

Annual Full Service	\$ 835.00	<input type="checkbox"/>
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3. Load Bank Testing: The only reliable way to fully exercise the generator system. Standard exercising tests only the engine. JCAHO and NFPA 110 mandate load bank testing under specific conditions. Performed during a Planned Maintenance visit.

2-Hour	\$ 525.00	<input type="checkbox"/>
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4. Fluid Analysis: Collect engine oil, coolant, and diesel fuel samples (where applicable) for independent lab analysis.

Engine Oil	\$ 25.00	<input type="checkbox"/>
Coolant	\$ 25.00	<input type="checkbox"/>
Diesel Fuel		<input type="checkbox"/>

Prices listed are per year and during normal business hours.

Battery - ball park \$250. —



PLANNED MAINTENANCE AGREEMENT

This Planned Maintenance Agreement ("Agreement") is made between **TOTAL ENERGY SYSTEMS** and the **Generator Set Owner** to ensure the proper maintenance of the standby generator set(s) and associated equipment listed. The objective of this Agreement is to minimize the need for emergency repairs and ensure efficient operation through routine servicing by trained technical personnel at a cost-effective rate.

Following each planned maintenance inspection, a detailed service checklist will be provided to the owner, confirming that the scheduled maintenance has been completed and identifying any additional parts or labor required. Generator set owner is responsible for cost of rental generator required during maintenance of existing generator. Any necessary repairs or component replacements not specifically covered by this Agreement will be billed at the prevailing rates in effect at the time of service.

This Agreement does not cover parts, labor, or travel expenses related to repairs necessitated by abuse, neglect, accidents, theft, third-party interference, acts of nature, or unauthorized modifications to the equipment. Additionally, major engine failures or generator overhauls are excluded and will require a separate purchase order. **TOTAL ENERGY SYSTEMS** shall not be held responsible for service delays or failures due to circumstances beyond its control, including but not limited to strikes, labor disputes, or other unforeseen events.

Pricing for services outlined in this Agreement will remain fixed for the first three (3) years. Following this period, pricing will be subject to a 12% increase every three (3) years. This Agreement will automatically renew ("evergreen") under the same terms unless either party provides written notice of cancellation at least 30 days prior to the renewal date.

This Agreement is non-transferable without prior written consent from **TOTAL ENERGY SYSTEMS** and will remain in effect until terminated by either party through written notice.

TOTAL ENERGY SYSTEMS shall not be liable for any special, incidental, or consequential damages, including but not limited to loss of time, injury to persons or property, or economic loss. All other warranties, whether express or implied, including but not limited to warranties of merchantability and fitness for a particular purpose, are expressly disclaimed.

A complete set of Total Energy Systems Terms & Conditions can be found at totalenergysystems.com and are included by reference to this agreement and supersede any other terms and conditions on this or any prior documents.

Estimate: GWT-1-26

Month(s) work is to be performed: _____

Maximum additional repairs not to exceed without approval: _____

Purchase order (if applicable): _____

Signature: _____ **Date:** _____

Total Energy Systems

9330 James Avenue South

Bloomington, MN 55431

service@totalenergysystems.com



Total Energy Systems, LLC

Dear: Customer

Total Energy Systems feels as though we are an ideal candidate to deliver as expected on your residential generator planned maintenance and service. With over 50 service technicians, 8 in Minnesota, and three of them in the Duluth area we feel confident we can provide your services on schedule and to the highest standards. There are a few highlighted points listed below that will further prove a partnership with Total Energy Systems will be both valuable and beneficial:

- **History and Tenure:** We look at our extensive history with a start in 1904 and remain honorable to the values and ethics that have preserved the test of time. Our core values reflect how we do business with over 5,000 service customers on an annual basis.
- **Singularly Focused:** Generator planned maintenance and service is an incredibly specialized industry. Total Energy Systems finds it critical to be singularly focused within the industry to provide the best value and premium service you deserve. Our service team boasts years of generator service experience from all generator OEM's. Total Energy Systems technicians are OEM certified, EGSA certified and routinely receive training as the generator industry evolves. Each of our branches house roughly \$2,000,000 worth of generator specific component inventory. Further, our technicians carry on average \$25,000 worth of generator specific component inventory on their service vehicles allowing us to deliver a faster solution if an issue is found during a service call or planned maintenance.
- **Customization:** We have the solutions in place of customizing how you prefer to have generator service completed whether that is service documentation at your fingertips, advanced scheduling, capital expense planning for major service and unit replacement, optional adder services throughout service life duration and many more options to fit what you are looking for.

Total Energy Systems prides itself in the ability to deliver as expected through having processes in place to exceed expectations. Our eighty-two-point inspection checklist is setting the bar within the industry of a wholistic generator planned maintenance approach. This has been developed through many years and experience within the generator service industry. We believe this includes a robust set of checkpoints that will allow you to save long term operational costs through proactive inspections.

Thank you for the opportunity to propose generator services and we are excited to be involved in the upcoming steps of becoming your "Proven Provider of Critical Power Solutions".

Respectfully,

Chris Wright

Chris J. Wright

Phone: (888)548-1400

cwright@totalenergysystems.com



TELOCIN GROUP, INC.

Corporate Office
200 S. Washington St. #305
Green Bay, WI 54301



Total Energy Systems, LLC



Total Industrial Air

Accounts Receivable
(920) 499-3171
Fax (920) 499-9409
Finance@totalenergysystems.com
Finance@totalindustrialair.com

CREDIT APPLICATION

BILL TO:

SHIP TO:

COMPANY NAME: _____
ADDRESS: _____
CITY, STATE, ZIP: _____
COUNTY: _____
PHONE: _____
FAX: _____
SALES EMAIL: _____

PO# REQUIRED?: YES NO
If yes, provide PO # or PO Format ex:(XX-XXXX): _____

ACCOUNTS PAYABLE CONTACT: _____ A/P PHONE: _____ A/P EMAIL: _____

Billing Portal Used?: YES NO If YES: Total Energy Systems customers send invite to : service@totalenergysystems.com
If YES: Total Industrial Air customers send invite to: sp1@totalindustrialair.com

INCORPORATED: YES NO YEAR BUSINESS STARTED: _____ FEDERAL ID #: _____

PRINCIPAL OWNER / OFFICERS: PHONE #: BANK: _____
1. _____ CONTACT: _____
2. _____ PHONE: _____
3. _____ FAX: _____

TRADE REFERENCES: CITY/STATE FAX #: CREDIT DEPT. EMAIL:
1. _____
2. _____
3. _____

TAX STATUS: EXEMPT (IF EXEMPT, PROVIDE TAX EXEMPT CERTIFICATE) CREDIT LIMIT REQUESTED: \$ _____
 CHARGE SALES TAX SALES REP NAME: _____

TERMS AND CONDITIONS:

You understand and agree to our payment terms of Net 30 Days on open account and agree that our payments are not dependent on when your customer pays you. If payment is not made when due you agree to pay a charge of 1.5% per month. If you, the buyer, default, you agree to pay Telocin Group, Inc. any collection fees and/or attorney fees if incurred by Telocin Group, Inc. in a collection action against you, the Buyer. You also authorize Telocin Group, Inc. to investigate your credit history, bank references, and other information deemed necessary to extend credit. This information will be held in strict confidence. By signing below you are agreeing to the above terms and conditions.

Signature of Owner or Officer Title Date

Printed Name of Signer

FOR INTERNAL USE:

ACCT # _____ SALES # _____ APPROVAL _____

Credit Limit: \$ _____ Comments: _____