REGULAR MEETING OF THE VILLAGE BOARD OF TRUSTEES

STERLING, NEBRASKA

The Chairman and Board of Trustees of the Village of Sterling, Nebraska, met in regular session on Tuesday, November 8, 2022 at 7:00 p.m. at the Village Office being a publicly convened meeting the same being open to the public and having been preceded by advanced publicized notice at the following locations: First Bank of Nebraska-Sterling, Sterling Public Library, and Village of Sterling Village Office. Chairman John Keizer called the meeting to order. Trustees answering roll call: Tom Nieveen, Steve Lempka, Ralph Wusk, and Dan Fraley. Others present: Roger Moss, John Moss, Trent Haner, and Randy Timms.

Chairman John Keizer acknowledged the Open Meetings Act and the location on the North wall and lead the meeting with the pledge of allegiance. Lempka made a motion to approve the consent agenda and Fraley seconded the motion. Vote: yeas: all. Motion carried. Nieveen made a motion to approve the Wusk Repair bill for $143.95 and Fraley seconded the motion. Vote: yeas: Keizer, Nieveen, Fraley, and Lempka. Abstained: Wusk. Wusk made a motion to approve Laffman Hot Rod Garage bill for $90.07 and Nieveen seconded the motion. Vote: yeas: Lempka, Fraley, Nieveen, and Wusk. Abstained: Keizer. Motion carried. Nieveen made a motion to approve the October bills and Wusk seconded the motion. Vote: yeas: all. Motion carried.

These bills were approved for payment: A Street Auto North, sup.-34.91; Black Hills, heating-461.81; BMG CPA’s, payroll-300.00; Colonial Life, ins.-206.05; Constellation, heating-23.65; Doug Schmidt, removal of stairs-195.00; Edward Jones, simple IRA-405.90; EPP Foundation Repair, waterproofing Village Office basement-6285.20; First National Bank-Omaha, sup.-25.95; First National Bank-Omaha, sup.-1146.48; Goracke Contracting LLC, fence-1190.50; Hancock Lumber, LLC, sup.-18.29; Jet Stop, fuel-201.11; Kerner True Value, sup.-31.99; Kudu Lawn & Landscape, cemetery cleanup-460.00; NPHEL, samples-15.00; NPPD, electricity-2228.32; Payroll October, payroll-7833.10; Payroll Taxes October, taxes-2036.46; Samantha Gordon, insurance-500.00; Spencer Pagel, Insurance-500.00; Steve Mercure, retainer-100.00; Sterling Public Schools, license monies-300.00; Tecumseh Chieftain, pub.-76.32; USPS, sup.-180.00; Waste Connections, refuse-5748.40; Windstream, telephone-328.41; Wusk Electric, outlet for sump pump-258.03. Total: $31,324.90.

Randy Timms explained TIF financing to property owners and board members for possible new development. Developer would be responsible for putting in all infrastructure including streets, curbs, water, and sewer; contractor would be responsible for sidewalks; Village would be responsible for maintaining streets. TIF doesn’t kick in to start repaying developer until houses are complete, so the risk is on the developer.

Chairman Keizer discussed the fence being around the new burn site and that John Bartels wasn’t interested in selling any land at this point so wouldn’t be able to move the whole dump site. Also, plans to be gone on vacation from November 16th through December 4th.

Becky Barney, librarian, had no report for the board.

Spencer Pagel, utility superintendent, wasn’t in attendance due to sickness but had nothing to report.

Samantha Gordon, village clerk, discussed SCA wanting to put up a sign for the community building but needed setbacks and such to decide on a possible location and attended flood plain class in Syracuse on substantial damage assessment.

Property clean-ups were discussed with Mercure requesting an agreement for demolition of two properties by the property owner and to finish siding on a building. Mercure discussed public nuisance at 770 Main Street and property owner asked for a definition on a brush pile. Property owner agreed to cut down trees that had been damaged by lightning strikes and such with two being on the South side of property and another on the North side and to clean up brush on property.

Keizer discussed street repair bids with Al Rogman wanting to put in a new bid comparable to Lincoln Concrete’s with the additional square footage for fire hall approach but would like work done yet this fall/winter. Lincoln Concrete’s bid for street repairs was reviewed with work planned to start the beginning of next week. Lempka made a motion to accept Lincoln Concrete Specialists bid of $17,006.32 for street repairs with work being complete this fall and Nieveen seconded the motion. Vote: yeas: all. Motion carried. Downtown sidewalk replacement was discussed with property owners wanting the skid loader to stay off sidewalks, some sidewalks are in decent shape and don’t need to be replaced but the Village would work with the contractor to make that decision and requested that we put yellow paint on tiers in front of Scotts for safety concerns. Board agreed that the sidewalk replacement would be a spring project so would have to go out for bids then work with property owners on final details. Keizer discussed adding a new well for development and Lempka brought up wells in surrounding communities that are high in nitrates as well. Need to contact Chuck Wingert and the Village engineer for a location for new well. Samantha discussed that Scott’s Place is in the process of adding a beer garden to the back and is needing additional property for parking and had inquired about the Depot lot. The board wasn’t against the idea of selling or possibly leasing the Depot lot property but would like to meet with Tony to discuss further.

Samantha discussed additional bid for upgrading the time/temp in front of the Village office from Nebraska Sign out of Lincoln being between $30K and $40K for a message board with a five-year warranty and customer support being out of Illinois compared to CBS signs only offering a three-year warranty. Board agreed that we should keep looking or come up with other options. John discussed the acquisition of the Sr. Center and Village office space from the Sterling Community Association with a commercial appraisal costing an approximate $3800, which not all appraisers offering commercial appraisals. Board agreed that the cost of an appraisal was too much for a building not owned by the Village and would ask local realtors on an approximate value. Nieveen made a motion to approve Resolution 2022-07 **A RESOLUTION SIGNING OF THE YEAR-END CERTIFICATION OF CITY STREET SUPERINTENDENT 2022** and Wusk seconded the motion. Vote: yeas: all. Motion carried. Wusk made a motion to approve the Year-end certification of City Street Superintendent being Justin Stark for determining incentive payment in calendar year 2022 and Lempka seconded the motion. Vote: yeas: all. Motion carried. Lempka made a motion to approve an 18-month extension on the Owner-Occupied Rehabilitation program due to material availability and price inflation and Fraley seconded the motion. Vote: yeas: all. Motion carried. John discussed hiring someone as backup for snow removal in case Spencer was out of town, sick, or needed help. Fraley made a motion to pay Chris Lafferty $75 per hour for snow removal using his own equipment as needed for backup snow removal and Nieveen seconded the motion. Vote: yeas: Fraley, Wusk, Nieveen, and Lempka. Abstained: Keizer. Motion carried.

Lempka made a motion to adjourn the meeting at 8:44 p.m. and Fraley seconded the motion. Vote: yeas: all. Motion carried.

John Keizer, Chairman of the Board Samantha Gordon, Village Clerk