

# Village of Sterling

Volume 1  
July 31, 2018



Photo Credit: Bob Brammeier

The Village of Sterling Board has three board member positions opening in December 2018. You must live within Village limits to be on the board. If you are interested, please contact Samantha Gordon at [www.sterlingne.com/contact](http://www.sterlingne.com/contact) for more information.

**Johnson County Fair**

**August 17-19, 2018**

**Johnson County Fair Parade**

**August 19, 2018 at 5:00pm**

The Village Board is pleased to announce the creation of “Yard of the Month” to show their appreciation and to recognize those homeowners who demonstrate superior effort in maintaining their property, and who, as a result, positively contribute to the overall appearance of Sterling. The first recipient of “Yard of the Month” will be announced next month.

## **2017 NE Revised Statutes Chapter 77 Revenue & Taxation Improvements to real property**

In order that improvements to real property are properly assessed for tax purposes, no building amounting to a value of two thousand five hundred dollars or more (\$2,500.00) shall hereafter be erected, altered, or repaired. No electrical, heating, plumbing, or instillation or connection, or other improvement to real property amounting to \$2500.00 or more until a building permit is obtained from the Village of Sterling.

Building permits are available by contacting the Village Office (402-866-4545), or zoning administrator, Roger Huls (402-866-2239). The cost of a remodel, repair permit is \$35.00. Fines for not obtaining a permit can cost up to \$100.00 per offense per day.

This ruling (77-1318.01) pertains to any improvements done to real property, not just structures. Driveways are included in this. Your cooperation in reporting any improvements to your property is greatly appreciated.

Roger Huls, Zoning Administrator

## Chairman's Corner

### Water Tower

As all of you have noticed, we have been doing extensive work on the village water tower. It was time for repairs on the inside, so the board decided to bite the bullet and get the outside done as well. This, of course, added a lot to the total cost of the project. The biggest cost came in covering and sandblasting the outside of the tower. The paint on the tower was lead-based, which is why it had to be covered. The same project would have been \$21,000 less than the current cost three years ago. With the project needing to be done and common sense figuring the price would not get any cheaper, the board decided to spend the money and get it done.

We were advised by the village auditor that we could do this project without needing a bond, as the yearly sales tax amount would pay the yearly cost of the project. You will find on the next page the amount it will cost the village for six years and the yearly maintenance expense to keep the tower updated and in compliance with state and federal rules for years to come.

By the time you have received this newsletter, the tower should be completed and running. There was a little over a week's delay as the project manager left his job with only one or two days left before completion. All the workers were then given a week's vacation.

The board understands the inconvenience it may have caused, but we sincerely thank you for your cooperation and patience during this time. We would like to thank all the people who live near the tower, especially Ray and Lisa Steinkuhler and Andy and K.T. Saathoff, for their patience. Also, a big thank you to Scott and Sandy Buss for letting the company use the back of their rental property for equipment storage. Without the help and understanding of the entire community, this major project could not have happened.

### Property Letters

I know by now people are getting tired of receiving letters and hearing about property clean up. Rest assured, it's been my biggest headache, and I'm sure the rest of the board's as well. We will still continue to pursue the clean up of the community as best we can, and I am sure it will be a never-ending project. We have brainstormed many ideas as to how to get people to help us in this endeavor without causing hard feelings. Our intent is not and never will be to intentionally anger or threaten anyone unless forced due to inaction of the people receiving the property clean up letter.

We are trying another approach in attempting to improve the overall cleanliness of the Sterling community without creating bitterness and hard feelings. I will explain our new plan in attempting to achieve this idea.

A person will first receive a letter from the village board, NOT from our village attorney. Upon receipt of this letter, a date will be found in which you would need to have fixed the problem. This date will be the second Monday of the month, the day before the monthly board meeting. If you have any questions, feel free to call any village board member and/or come to the monthly board meeting with your concerns. If the problem addressed in the village letter is not done to the village satisfaction, then you WILL receive a letter from the village attorney and we will proceed accordingly.

Again, the village board's goal is to keep the community as clean as possible to attract new people to our community. We cannot do this without the help and cooperation of all parties involved. Thank you in advance for your cooperation.

Let's all work together to make Sterling a place that not only we as residents are proud to be a part of, but one in which people from other areas want to move to and be a part of our growing, progressive community.

Table 2A

Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
50,000 Gallon Cone Style Elevated	Interior and Exterior Blast and Coating/ Repairs as defined in Scope	Visual Inspection	Visual Inspection	Clean-out and Inspection	Visual Inspection	Visual Inspection	Clean-out and Inspection	Visual Inspection	Visual Inspection	Clean-out and Inspection
Original per Jan 9 2018 contract	\$44,900.00	\$44,900.00	\$44,900.00	\$44,900.00	\$44,900.00	\$44,900.00	\$10,457.00	\$10,457.00	\$10,457.00	\$11,762.00
Change Order	\$1,635.00	\$1,635.00	\$1,635.00	\$1,635.00	\$1,635.00	\$1,635.00				
Total with change order	\$46,535.00	\$46,535.00	\$46,535.00	\$46,535.00	\$46,535.00	\$46,535.00	\$10,457.00	\$10,457.00	\$10,457.00	\$11,762.00
Sterling, NE Annual Cost (Full Service Tank Maintenance Program)										