

**ASHLAND CITY COUNCIL
REGULAR MEETING
April 6, 2023**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 6th day of April, 2023 at 7:00 p.m.

Present: Mayor James Anderson
City Council President Chuck Niemeyer
City Council Member Jake Crnkovich
City Council Member Jerry Lofberg
City Administrator Jessica Quady
City Clerk Kathleen Sliva
City Attorney Mark Fahleson

Absent: City Council Member Michelle Libal

Others: Tim Lens, Ryan Kennedy, Brad Pfeiffer, Shelly Pfeiffer, Bill Styskal, Ron Styskal, Tom Danahy, Lowell Krueger, Tim Johnson, Suzi Nelson and others

Notice of meeting was advertised in the Ashland Gazette on March 30, 2023. The Mayor and all Council Members received advance notice of the meeting and a copy of the agenda as shown by the Acknowledgment of Receipt of Notice. All proceedings hereafter shown were taken while the convened meeting was open to the public.

Mayor Anderson called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited. Roll call was taken and a quorum was declared. Anderson noted the Open Meetings Act located on the south wall of the room.

Motion by Crnkovich, second by Niemeyer to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Tim Lens, Bergan KDV, presented the annual audit dated September 30, 2022 to the Council. Lens provided copies of the audit and required communications. He reported that they are giving an unmodified opinion of the basic financial statements on a cash basis. He said there are supplemental pages that show the proprietary utility funds on an accrual basis. He said this will be submitted to the State Auditor's office and should meet the State's requirements. He added they did not identify any non-compliance issues through the audit procedures. He said similar to prior years, due to small staff, there is a significant deficiency related to the segregation of duties. Lens answered questions of the Council.

Bill Styskal, 843 Dale Street, gave public comment regarding the construction near his home. He said he would have liked notice that the street was going to be closed. He commented that he heard there was going to be a commercial looking building built on the lot across the street and that he thinks the residents should be able to have some input on what gets put in their neighborhood. He said there is going to be a City equipment yard on the old salvage yard property. He said in other places equipment yards are hidden and Ashland is going to put theirs on full display. He said it would have been nice to have a park at that location.

Mayor Anderson opened a Public Hearing to determine the existence of a Public Nuisance regarding property at 1901 Boyd Street at 7:10 p.m. City Administrator Quady reviewed pictures she had taken earlier in the day. She noted a trailer full of brush has been removed from the property. She said she has not heard from the property owner but after one of the warning letters the property owner made contact with the police department and said they had plans to get stuff removed but that didn't happen. Quady said last year before Clean Up Day, she had tried to arrange assistance from a local church but the owner didn't reach out for the help. Quady said there is a renter at the property but she believes the nuisance items are the property owners. She stated the next step is the consideration of the resolution with a date for abatement. With no further comment, Mayor Anderson closed the Public Hearing at 7:14 p.m.

Motion by Lofberg, second by Niemeyer to approve Resolution 2023-4 – Declaring the findings of the City Council regarding a nuisance at 1901 Boyd Street with the order to be abated on or before June 1, 2023.

Roll Call: Ayes: All Motion Carried

Ron Styskal, 409 North 25th Street, spoke to the Council stating he had a map from 1970 of the plotted streets on the east side of town. He noted that 4th Street is shown on the map. City Administrator Quady said the streets were platted but not vacated and the matter will be on the April 20th agenda. City Attorney Fahleson said the land will go back to the abutting property owners. Styskal expressed concern about the new infrastructure being installed on the east side as he doesn't want the new sewer lines attached to old ones. Zoning Administrator Krejci said they are vacating the street so that it is on record.

Council Member Libal arrived at 7:23 p.m.

Motion by Lofberg, second by Crnkovich to approve renewal of Conditional Use Permit for Conex Container at 157 South 22nd Street.

Mayor Anderson said this is at the Word of Hope Church. Zoning Administrator Krejci said he granted an administrative extension in 2021 and last year the Council approved the permit and the waiving of the \$200 permit fee. He added the permit is to be renewed every year. Mayor Anderson said there have been no problems with the container. City Administrator Quady said the congregation wanted a structure closer to the building and setbacks will be a problem if constructing a new building. Mayor Anderson noted a drainage pipe under the parking lot can't be

built over. Council member Lofberg said there really isn't any storage available in the church building. Anderson noted the container was painted to match the building.

Roll Call: Ayes: All Motion Carried

Discussion was held regarding the abatement of nuisance at 1642 Boyd Street. City Administrator Quady said the property owner has cleaned up everything behind the garage. Mayor Anderson said Tim Johnson, owner of the property, has done an excellent job in cleaning up the property and has completed the sidewalk in front of the property. No action was taken by the Council as nuisance no longer exists.

Lowell Krueger, owner of 106 South 16th Street, spoke to the Council regarding this nuisance property. He said that he has been mostly working inside the house on a first-floor bathroom. He added other items he has been working on include a section of wall, an antique door, a sub-floor, LED lighting and removal of some ceiling. Building Official Krejci said he walked through the property yesterday. He said there are floor joists that need to be corrected as they are spliced and will need to be replaced. He reviewed pictures of the joists and other items he had taken while at the property. Krejci confirmed that Krueger does not have a building permit for this work. Council Member Crnkovich said he would like the property to be structurally sound and questioned when the foundation would be completed. Council Member Niemeyer noted that only one item had been finished on the work schedule list. Mayor Anderson said this project needs to be completed in 2023 as agreed on by Krueger. Krueger said he would get the building permit.

Motion by Crnkovich, second by Niemeyer to table consideration of recommendation for abatement of nuisance at 106 South 16th Street until May 4, 2023.

Roll Call: Ayes: All Motion Carried

Ryan Kennedy, owner of KC's Eastside Saloon at 649 Highway 6, spoke to the Council regarding a request for a recommendation on a Special Designated License for April 28th. He said he is hoping to have a live band and wants to fence off the parking lot. He said the liquor license ends at 2:00 a.m. but the band will stop at 12:30 or 1:00. Council Member Crnkovich said there was a noise complaint last year. Kennedy said he would let people know ahead of time by taking fliers around to the neighbors.

Motion by Niemeyer, second by Lofberg to recommend approval to the Nebraska Liquor Control Commission regarding a Special Designated License for RNK Kennedy at KC's Eastside Saloon starting on April 28, 2023 at 5 p.m. ending on April 29, 2023 at 2:00 a.m.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Lofberg to approve consent agenda which included approval of the March 16, 2023 City Council meeting minutes; approval of the April 3, 2023 Special Council Meeting; and approval of pay requests from JEO Consulting Group Inc. for General Engineering in the amount of \$7,146.25, for Dennis Dean Road Improvements in the amount of \$4,833.90, for

Public School Expansion in the amount of \$632.50, for Water Distribution Hydraulic Model in the amount of \$1,418.75, and for Public Works Programming and Preliminary Design in the amount of \$5,100.00.

Roll Call: Ayes: All Motion Carried

Motion by Libal, second by Crnkovich to approve the second half of March 2023 Claims.

Roll Call: Ayes: All Motion Carried


Mayor Anderson commented on the nice improvements completed by the Public Works Department to the cemetery restrooms.

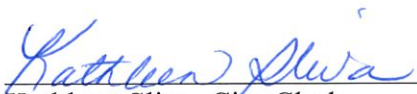
Mayor Anderson recognized and congratulated Brad Pfeiffer for receiving a Rotary Golden Wheel award.

Mayor Anderson noted the Ashland Area Economic Development Commission office has moved.

Motion by Libal, second by Niemeyer to adjourn at 7:57 p.m.

Roll Call: Ayes: All Motion Carried


James Anderson, Mayor


Kathleen Sliva, City Clerk



I, the above signed City Clerk of Ashland, Saunders County, Nebraska hereby certify that the foregoing is a true and accurate copy of the proceedings had and done by the Council on April 6, 2023 that all of the subjects included in the foregoing proceedings were contained in the agenda for the meeting, kept continually current and readily available for public inspection at the office of the City Clerk; that such subjects were contained in said agenda for at least twenty four hours prior to said meeting; that said minutes from which the foregoing proceedings have been extracted were in written form and available for public inspection within ten business days or prior to the next convened meeting of said body.