

**ASHLAND CITY COUNCIL
REGULAR MEETING
April 7, 2022**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 7th day of April, 2022 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council President James Anderson
City Council Member Jake Crnkovich
City Council Member Chuck Niemeyer
City Council Member Bruce Wischmann
City Administrator Jessica Quady
City Clerk Kathleen Sliva
City Attorney Mark Fahleson

Others: Joe Baudler, Ryan Brady, Karen Kasuske, Heather Kennedy, Susan Cerny, Caleb Fjone, Jerry Lofberg, Teresa Kresak, Gabrielle Hopp, Ron Styskal, Shirley Niemeyer, Brad Pfeiffer, Phil Ruhlman, Suzi Nelson and others

Notice of meeting was advertised in the Ashland Gazette on March 31, 2022. 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 Grauerholz 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. Mayor Grauerholz noted the Open Meetings Act located on the south wall of the room.

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

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz presented a Key to the City to outgoing Chief of Police Joe Baudler. He said words of thanks on behalf of the Council and the community. Baudler said thank you to those who supported him and expressed support for the incoming Chief of Police. He said he is humbled and honored.

Susan Cerny, chair of the Planning Commission, spoke to the Council regarding the recent withdrawal of a developer, B Douglas Construction, from the Bluejay Commerce Park project. She provided an email from Bryan Boyce with seven bullet points outlining seven reasons for forgoing the project. She suggested these points be used as a guide to address these issues before other developers come in to the City. She said this project had not come

to Planning Commission yet. She reminded the Council ‘nothing is written in stone’ until it comes before the Planning Commission and Council. She suggested meetings with all involved need to be held. She said developers should be welcomed genuinely so that thoughtful, well-planned development can occur.

Shirley Niemeyer, spoke to the Council and Mayor, to thank them for their time and service to the community of Ashland. She said earlier in the day she went to several businesses to pass out posters and it was an opportunity to talk with them about the Beetison House. She said it was very positive, there was interest in preserving the Bettison House and finding resources to do so. She also commented on the landscape areas and trees in the downtown islands are in need of moisture with the drought. She said the decorative brick, especially on 14th Street, needs to be checked as the bricks are sinking.

Motion by Wischmann, second by Crnkovich to approve Resolution 2022-6 – Authorizing Mayor to enter into Purchase Agreement with Purchaser of City Property.

City Administrator Quady said this is the second resolution as part of the process to sell 18-feet of the lot east of Bundy Dental for expansion of the dental office. She said the City will remain in possession of the remaining lots north of City Hall. She said the purchase price was \$4990.00.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Anderson to approve mayoral Appointment of Ryan Brady as Chief of Police.

Mayoral Grauerholz stated interviews were done with all candidates and he chose Brady as his appointment to the position and outlined some of Brady’s credentials.

Roll Call: Ayes: All Motion Carried

City Attorney Fahleson administered the Oath of Office with Brady. Brady introduced his family.

Motion by Niemeyer, second by Wischmann to authorize the Mayor to Sign Allo Lease Agreement.

Jason Davis, representing Allo commented that they are anxious to be a part of the community. He said Allo will lease the land for a building and access rights for power and gas. City Administrator Quady said this is a small piece of the property owned by the City between Boyd and Clay, 28th and 29th Streets. She said there is a test well on the property.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve location for this summer's Farmers Market where it has been in the past with removable signage saying 'NAPA Parking Only' in front of and on one side of the Napa building during the hours that the market is open.

Ron Styskal commented that the Ashland American Legion parking lot at 24th and Silver could be used for the Farmers Market for free. He said this would relieve the congestion in downtown and free up parking. He suggested that parking spots at each end of the downtown blocks be designated as short term. Gabrielle Hopp stated the Farmers Market will run from mid-June to October. Mayor Grauerholz commented that the compass at 15th and Silver is scheduled to be worked on this summer and this will close that intersection for a couple of weeks. He said having the Farmers Market at that location during that time would cause additional traffic flow problems. Teresa Kresak agreed that the Market could be moved to the Legion lot for those couple of weeks. Council Member Wischmann said he had spoken with Darren Siemers from the Legion and Siemers wanted the Market organizers to know the parking lot is available anytime they needed it. Niemeyer clarified his motion includes the signage should say 'NAPA Parking Only'. Council Member Anderson commented that it is a positive thing to have a parking problem in the community. He said it wasn't that long ago that parking was available up and down main street and businesses were empty. He said there are City parking lots available. Hopp said the vendor fees will go toward marketing and to insurance if the City chooses not to pay it. She said there is an application process and she will have a list of vendors. Brad Pfeiffer, owner of NAPA, said he is fine with the plan but there are other businesses that have parking problems. Wischmann said those business owners can also approach the City about their parking situations. City Administrator Quady said the signage for the public parking lots has been ordered. Council Member Crnkovich agreed that the parking issues downtown is a good problem to have. He suggested that business owners not park on Silver Street. Pfeiffer said he will address this with the business owners. Crnkovich added efforts to direct people to the public parking lots should be made. Grauerholz commented that trash should be removed.

Roll Call: Ayes: All Motion Carried

Discussion was held regarding setting new utility rates for water and sewer. City Administrator Quady noted she had distributed a sheet with information related to utility usage and rates for daycares and small businesses. Heather Kennedy, a day care operator, commented that the utility commercial rates for in home daycares is unfair. She said being a state certified daycare results in other costs. She said lowering the utility rates would be one way to help with the lack of daycare providers in the community and she hopes the Council would do away with charging daycare providers the commercial rate. Karen Kasuske spoke representing in-home daycare providers requesting that utility rates for the providers be moved back to residential rates. She said she contacted several communities and only one other charged a commercial rate for in-home child care providers. She

provided charts of residential users in the community and of in-home daycares. Council Member Niemeyer said the Council is very aware of the day care operator problems and he hopes that the Council can come up with something that is workable for the operators. He said child care is a very important part of the community. Council Member Crnkovich commented that consideration for setting the utility rates is not based on usage but rather on ones ability to make income in the building whether it is residential or commercial. Niemeyer said there are a lot of businesses in homes that are not charged commercial rates. Grauerholz said it takes a tremendous amount of funds to bring clean drinking water to the citizens of Ashland.

Motion by Niemeyer, second by Wischmann to approve consent agenda which included approval of the March 17, 2022 City Council meeting minutes; approval of the March 8, 2022 Council Special Meeting minutes; and approval of pay requests from JEO Consulting Group Inc. for General Engineering in the amount of \$4,190.00, for Dennis Dean Road Improvements in the amount of \$19,970.00 and for Sanitary Sewer Replacements-Alleys in the amount of \$358.75.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second Anderson by to approve the second half of March 2022 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz said Clean up Day will be on April 30th. He commented on LB1014, the appropriation bill. He said there is funding for Lincoln Water Department to find a secondary water source and there is funding for rural ambulance replacement. He said the Lower Platte North NRD is planning to build several small water impoundments to control flood waters on Wahoo Creek.

City Administrator Quady reported on the status of Phase 1 of the Sidewalk Improvement Project.

Caleb Fjone, AAEDC Executive Director, said the town hall for the Creative District was held and a meeting for the strategic plan will be held on Wednesday.

Phil Ruhlman updated the council on a project being completed by his family. He said they have been welcomed into the community in many ways. He added there are things they will be coming to the City for help with on their 6-acre project that includes a steak house.

Motion by Anderson, second by Wischmann to enter into Executive Session to protect the public interest relative to negotiations and potential litigation at 8:25 p.m.

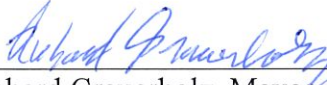
Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to leave Executive Session at 8:47 p.m.


Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Niemeyer to adjourn at 8:48 p.m.

Roll Call: Ayes: All Motion Carried



Richard Grauerholz, 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 7, 2022 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.