

**ASHLAND CITY COUNCIL  
REGULAR MEETING  
August 3, 2017**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 3rd day of August, 2017 at 7:00 p.m.

Present: Mayor Richard Grauerholz  
City Council President Russell DeVries  
City Council Member James Anderson  
City Council Member Janece Mollhoff  
City Administrator Jessica Quady  
City Clerk Kathleen Sliva  
City Attorney Mark Fahleson

Absent: City Council Member Paul Gossin

Others: Ray Elwood, Don Kracl, Mike Bacon, Ron Styskal, Susan Cerny, Mike Cerny, Lenora Isom

Notice of meeting was advertised in the Ashland Gazette on July 27, 2017. 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 that is posted on the south wall of the Council Chambers.

Motion by Anderson, seconded by DeVries to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing on a Conditional Use Permit for Exterior Alterations at E 32<sup>nd</sup> Lot 1 Block 31 Flora City Addition, located at 1401 Silver Street at 8:02 p.m. Building Official/Zoning Administrator Isom spoke stating the Ashland Pharmacy has existing windows that have been boarded up and they are planning on replacing them with new operable windows. She said the Historical Preservation Committee and the Planning Commission recommended approval. She said at the Preservation meeting there was some discussion on whether the trim should be the same bronze color as the other windows; she said this was dropped because bronze is not the

standard trim color for that type of window and there are other properties downtown that have the bronze more commercial looking trim at the street level with the white more residential looking above. With no further comment, Mayor Grauerholz closed the Public Hearing at 8:04 p.m.

Mayor Grauerholz opened a Public Hearing on proposed Ordinance 1139 – Regarding the adoption of the 2012 International Residential, Building, Energy, Plumbing, Mechanical, Electrical, and Property Maintenance Codes for the City of Ashland at 8:05 p.m. Building Official Isom said that the State has updated their building codes. She explained that any municipality that updates their code must start with the state code and then they can make it more restrictive. She said the City is nine years behind on the code so this is a step in getting the City codes up to par with the State and other jurisdictions. She said that she would like to host a lunch and learn to educate the public about the changes. She said a public copy of the code book will be purchased and placed at the library. A correction was noted in the ordinance and will be corrected before the second reading of the ordinance. With no further comment, Mayor Grauerholz closed the Public Hearing at 8:09 p.m.

Mayor Grauerholz opened a Public Hearing on Preliminary Plat for Lots 1-7 and 11-20, Block 8, Miller & Clark Addition to Ashland NE at 8:10 p.m. Ray Elwood answered questions of the Council. He said there will be two phases for the project; this phase is two groups of four townhomes; and the street access is onto Furnas Street except for the east one on 24<sup>th</sup> Street. Zoning Official Isom said the alleyway will be a green space and it has been vacated. Elwood said Phase 2 will be duplexes. With no further comment, Mayor Grauerholz closed the Public Hearing 8:16 p.m.

Mayor Grauerholz opened a Public Hearing on Final Plat for Lots 1-7 and 11-20, Block 8, Miller & Clark Addition to Ashland NE at 8:17 p.m. Zoning Administrator Isom said the Planning Commission recommended approval of the Preliminary and Final Plats. With no further comment, Mayor Grauerholz closed the Public Hearing at 8:18 p.m.

Motion by Mollhoff, second by DeVries to approve Resolution 2017-7 – Revision of One & Six Year Plan.

Roll Call:                      Ayes: All                      Motion Carried

Motion by DeVries, second by Mollhoff to approve third and final reading of Ordinance 1138 - AN ORDINANCE TO AMEND THE FOLLOWING PORTIONS OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND: SUBSECTION E OF SECTION 5.08; SUBSECTION E OF SECTION 5.09; OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND, AS PROVIDED IN THE CITY OF ASHLAND MUNICIPAL ZONING ORDINANCE; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

City Attorney Fahleson read the Title of Ordinance 1138.  
Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, second by Mollhoff to introduce and approve first reading of Ordinance 1139 – Regarding the adoption of the 2012 International Residential, Building, Energy, Plumbing, Mechanical, Electrical, and Property Maintenance Codes for the City of Ashland.

City Attorney Fahleson read the Title of Ordinance 1139.  
Roll Call:                   Ayes: All                   Motion Carried

Motion by Mollhoff, second by Anderson to introduce and approve first reading of Ordinance 1142 – 2017-2018 Budget Document.

City Attorney Fahleson read the Title of Ordinance 1142.  
Roll Call:                   Ayes: All                   Motion Carried

Motion by DeVries, second by Mollhoff to approve Conditional Use Permit for Exterior Alterations at E 32' Lot 1 Block 31 Flora City Addition, located at 1401 Silver Street.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, second by Mollhoff to approve Preliminary Plat for Lots 1-7 and 11-20, Block 8, Miller & Clark Addition to Ashland NE.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Mollhoff, second by DeVries to approve Final Plat for Lots 1-7 and 11-20, Block 8, Miller & Clark Addition to Ashland NE.

Roll Call:                   Ayes: All                   Motion Carried

Motion by DeVries, second by Mollhoff to approve Change Order #3 for the Well 2016 and Water Supply Improvements.

City Administrator Quady said this changes the date of substantial completion. She said the contractor is waiting on one valve and this does not change the price. She explained the process of well development. Quady answered questions of the Council.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Mollhoff, second by Anderson to approve pay request for Well 2016 and Water Supply Improvements from Sargent Drilling in the amount of \$100,508.38.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Mollhoff, second by DeVries to approve pay request for New Well 2015 from JEO Consulting Group Inc. in the amount of \$1,600.25.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, second by DeVries to approve pay request for Water 2017 Silver Street from JEO Consulting Group Inc. in the amount of \$9,530.75.

Roll Call:                   Ayes: All                   Motion Carried

Motion by DeVries, second by Mollhoff to approve pay request for Drainage Evaluation from JEO Consulting Group Inc. in the amounts of \$3,446.29 and \$4,627.00.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, second by Mollhoff to approve pay request for Splash Pad from JEO Consulting Group Inc. in the amount of \$1,093.75.

Roll Call:                   Ayes: All                   Motion Carried

Motion by DeVries, second by Mollhoff to approve pay request for the Splash Pad from Dostals Construction Co., Inc. in the amount of \$70,570.80.

Roll Call:                   Ayes: All                   Motion Carried

Reviewed the June 2017 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Building Inspector's Report.

Reviewed Library Report.

Motion by Mollhoff, second by DeVries to approve the consent agenda which included approval of the July 6, 2017 City Council meeting minutes, approval of the July 12, 2017, July 19, 2017, July 26, 2017 and August 1, 2017 City Council Special Meetings minutes, approval of the June 29, 2017 Planning Commission meeting minutes and approval of Caleb Hunter and Cody Fries as members of the Ashland Rescue Squad.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Mollhoff, second by DeVries to approve the first half of July 2017 Claims.

Roll Call:                   Ayes: All                   Motion Carried

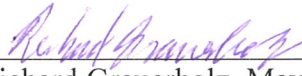
Motion by DeVries, second by Anderson to approve June 2017 Treasurer's Report.

Roll Call:                   Ayes: All                   Motion Carried

Council Member Anderson asked the record reflect that after a year and half of discussion the three grab bars were installed downtown at an approximate cost of \$8,000 including the bars, installation labor and the use of City equipment to install, and engineering fees.

Motion by Anderson, seconded by Mollhoff to adjourn at 7:50 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 August 3, 2017 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.

**ASHLAND COMMUNITY DEVELOPMENT AGENCY  
MEETING  
August 3, 2017**

A meeting of the Ashland Community Development Agency convened at the Ashland City Hall Council Chambers following the Ashland City Council meeting on the 3rd day of August, 2017 at 7:00 p.m.

Present: Mayor Rick Grauerholz  
City Council Member James Anderson  
City Council President Russell DeVries  
City Council Member Janece Mollhoff  
City Administrator Jessica Quady  
City Clerk Kathleen Sliva  
City Attorney Mark Fahleson

Absent: City Council Member Paul Gossin

Others: Mike Bacon, Don Kracl, Ron Styskal, Susan Cerny, Mike Cerny

Notice of meeting was posted at Ashland City Hall, Ashland Post Office, Farmers and Merchants Bank and Bank of Ashland Bank on August 1, 2017. 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 7:51 p.m. Roll call was taken and a quorum was declared. Mayor Grauerholz noted the Open Meetings Act that is posted on the south wall of the Council Chambers.

Motion by Mollhoff, second by DeVries to approve Resolution 2017-1 (CDA) – A Resolution Recommending A Redevelopment Plan Of The Agency, Approving A Redevelopment Contract And Giving Notice Of Intent To Enter Into A Redevelopment Contract, And Approval Of Related Actions.

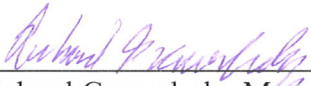
City Attorney Fahleson clarified that the Plan introduced is the latest version reflecting changes to Paragraph 2. City Administrator Quady read a statement from Council Member Gossin stating his opinion that the CDA should advance the redevelopment agreement with the Ashland Development Corporation to the City Council and that the appointment of the city council to the CDA is wholly appropriate. Mayor Grauerholz commented that Ashland is in a rapidly growing area of the state between Omaha and Lincoln; that as an example Gretna has growth and is showing 2.8 people per household; using that average in the Whitetail Run development on the proposed first 50 homes, this would indicate in the neighborhood of about 40 kids living in that area. Council Member Mollhoff stated that she had

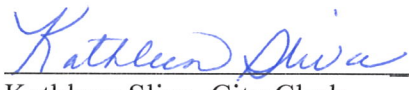
been at a meeting Monday night with the Commissioner of the Nebraska Department of Education. She said she specifically asked him about TIF and if he felt TIF was having an impact on our schools and he stated to her that he didn't think it was having an effect because of the state aid formulas. City Administrator Quady noted there has been concern expressed about how TIF will effect and hurt police, fire and rescue. She said rescue bills for their calls, and for the fire, police and street departments for these 50 homes there will be no additional staff needed. Mollhoff noted that the City's wastewater plant is currently operating at roughly 50% capacity and can handle the additional volume and the water system will handle it as well.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Mollhoff, seconded by Anderson to adjourn at 7:58 p.m.

Roll Call:                      Ayes: All                      Motion Carried

  
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Richard Grauerholz, Mayor

  
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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 August 3, 2017 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.