

**ASHLAND CITY COUNCIL
REGULAR MEETING**

February 7, 2019

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 7th day of February, 2019 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council Member James Anderson
City Council Member Mathew Meyer
City Council Member Bruce Wischmann
City Administrator Jessica Quady
City Clerk Kathleen Sliva
Attorney Anthony Aerts

Absent: City Council President Paul Gossin

Others: Tom Bliss, Rod Reisen, Dave Lutton, Ashley Welch, Nolan Welch, Chuck Niemeyer, Shirley Niemeyer, John Truell, Suzi Nelson

Notice of meeting was advertised in the Ashland Gazette on January 31, 2019. 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 is posted on the south wall of the Council Chambers.

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

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing for Conditional Use Permit for Exterior Alterations at Lot 4 Block 31 Flora City Addition, located at 1427 Silver Street at 7:02 p.m. Zoning Administrator Isom spoke stating that Lacey Mink will be moving her chiropractic practice into this location. Isom said the sign has already been approved downtown but is moving to the new location. She said the Historic Preservation Committee recommended approval but discussed that the fasteners are go on the glass block, the sign won't cover up the Butler inlay, if the sign needs a frame it will be historically sensitive and white, and if

needed, the sign will be infilled to prevent bird nests. She added Planning Commission recommended approval. With no further comment, Mayor Grauerholz closed the public hearing at 7:04 p.m.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit for Exterior Materials Variance at Lots 3&4 Block 7 Stambaugh's Addition, located at 1323 Boyd Street at 7:05 p.m. Zoning Administrator Isom said the building is to be built between the storage building on 14th Boyd and the open parking lot of that enclosure. She said this site now has a lot split. She said it is not in the historic overlay. Isom read the Zoning Ordinance for B-2 Downtown District as it relates to exterior materials and the need for a Conditional Use Permit for metallic materials. She said this is a unique site as everything around it is already metal as existing non-conforming. She said the Planning Commission did not have any concerns with this material going up here and recommended approval. She said it won't show and it will be behind the fence. Dave Lutton, co-property owner, said the purpose of the building is for the Welch's, who own the Mercantile, to bring their company into town. He said it is not a variance so it does not run through the Board of Adjustment. Lutton answered questions of the Council. Ashley Welch said she was thinking of the color white with black trim for the building. She added the neighbor was a little upset that the tree was torn down but other than that all is well. Mayor Grauerholz commented saying this will add an additional business and will help the economy of the town. He said the building will be blocked on all four sides by existing structures and a residence on the east side. He said a lot of metal buildings are now very good looking. He said this will bring in sales tax. Lutton said this will bring employees into town too. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:16 p.m.

Motion by Wischmann, second by Anderson to approve Resolution 2019-1 – To Enter into Interlocal Cooperation Agreement for a Mutual Finance Organization.

City Administrator Quady said this agreement is entered into annually and it helps provide funding for the fire department. Mayor Grauerholz gave additional background information about the mutual finance organizations established by the Legislature.

Roll Call: Ayes: All Motion Carried

Tom Bliss, Director of Southeast Nebraska Development District (SEND), spoke to the Council regarding housing program opportunities. He reviewed the Nebraska Affordable Housing Trust Fund program and requested the Council consider being the lead applicant for a county wide program. He said the grant would primarily be for owner occupied rehab and down payment assistance but a few demo projects could also be included. He added the maximum grant that can be applied for is \$500,000 with a reasonable minimum of \$125,000 with a ten percent match. He said the pre-application is due February 28. He explained the responsibilities as the lead applicant. Mayor Grauerholz said he would like input from the AAEDC. Discussion followed. Bliss shared information on the Section 502

Direct Loan Program. He provided information about the Downtown Revitalization Program, Owner Occupied Rehab and the Public Works Program.

Motion by Anderson, second by Meyer to approve Conditional Use Permit for Exterior Alterations at 1427 Silver Street.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Meyer to approve Conditional Use Permit for Exterior Materials Variance for 1323 Boyd Street.

Roll Call: Ayes: All Motion Carried

John Truell of Future Technologies spoke regarding his request to renew their lease on the water tower. He said this is a new draft that he is fine with. He said not included in this contract is the need to run about 70 feet of fiber from the pedestal by the road to the tower building. City Administrator Quady said there is a correction in the number of locations the City has. Truell suggested that eight locations be put in the agreement. Quady said she would like a statement that the company will remove all unused equipment. Truell said he was fine with that. Quady also requested an addition for JEO to review the specifications for the equipment on the catwalk.

Motion by Wischmann, second by Meyer to approve Future Wireless Technologies of Nebraska Commercial Lease Agreement contingent upon JEO review of the load limits and subject to the two revisions.

Truell answered questions of the Council.

Roll Call: Ayes: All Motion Carried

Motion by Meyer, second by Wischmann to recommend approval to the Nebraska Liquor Commission regarding the addition to Glacial Till Vineyard at 1419 Silver Street.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to approve pay request from JEO Consulting Group Inc. for Water 2017 Silver Street in the amount of \$1,838.75.

Roll Call: Ayes: All Motion Carried

Motion by Meyer, second by Anderson to approve pay request from JEO Consulting Group Inc. for Whitetail Estates in the amount of \$6,276.00.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann second by Meyer to approve pay request from JEO Consulting Group Inc. for Salt Creek Stabilization and Drainage Ditch Improvements in the amount of \$5,436.25.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Meyer to approve pay request #4 from TCW Construction, Inc. for Whitetail Estates 1st Addition, 9th Avenue Paving and Storm Sewer Improvements in the amount of \$36,421.18.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Meyer to approve pay request #15 from Simon Contractors for Silver Street Bridge Replacement & Paving in the amount of \$9,999.99.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Meyer to approve the consent agenda which included approval of the January 17, 2019 City Council meeting minutes; approval and certification of Volunteer Emergency Responders Tiffany Alcorn, Brandon Gammel, Chad Hart, Renae Hart, Heather Kennedy, Michael Meyer, Bradley Dill, Mathew Meyer, Caleb Alcorn, Tylor Kennedy, Dalton Smith, Logan Smith, Shawn Washburn, Adam Peterson, and Jennie Blodgett; and approval of Melinda Pike as Rescue Certification Administrator.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to approve the second half of January 2019 Claims.

Roll Call: Ayes: All Motion Carried

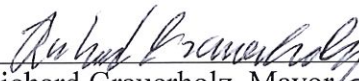
Mayor Grauerholz reported the Public Works Director has ordered trees to plant with the school children this spring. He stated he has been reappointed by the Governor to the State Emergency Response Commission.


City Administrator Quady reminded the Council of the upcoming Council Workshop on Saturday morning at 10 a.m.

City Administrator Quady updated the Council on a trailer with a blown off roof.

Motion by Anderson, seconded by Meyer to adjourn at 8:17 p.m.

Roll Call: Ayes: All Motion Carried


Richard Grauerholz, Mayor


Kathleen Sliva, City Clerk



(SEAL)

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 February 7, 2019 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.