

ASHLAND CITY COUNCIL REGULAR MEETING

July 16, 2020

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 16th day of July, 2020 at 7:00 p.m.

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

Absent: City Council Member Matt Meyer

Others: Tammy Williams, Mike Lesley, Teresa Kresak and Bill Krejci

Notice of meeting was advertised in the Ashland Gazette on July 9, 2020. 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 end of the room.

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

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit #20-60 for the removal and reconstruction of the north wall at Lot 6 Block 32 Flora City Addition to Ashland, located at 1539 Silver Street at 7:02 p.m. Deanne Caspers-Moon, representing the general contractor Caspers Construction, spoke to the Council saying they were working with Building Official Krejci to try to salvage the façade of the building. She said once the awning was removed damage was seen and it does not appear that the wall can be saved. She said they are intending to replace the block with as similar block as can be found and the wood infill will be replaced with brick similar to the bank building. She said those two items were requested by the Historic Preservation Committee and the Planning Commission. Building Official Krejci noted a letter from the architect regarding the

condition of the structure. Caspers explained construction of the new store front and modifications on the east side. She noted the challenges that would be presented in a new building was constructed and that the sewer line is bad. Krejci said the Historic Preservation Committee and the Planning Commission recommended approval as outlined on Scheme 'C' in packet however now it looks like it will be an all new front. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:12 p.m.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit #20-62 for Domestic Dog Kennel at Lots 3 Sabre Heights Addition to Ashland, located at 424 North 30th Street at 7:13 p.m. Zoning Administrator Krejci said this kennel application was approved by the Planning Commission and that rabies vaccinations were current for the three dogs. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:14 p.m.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit #20-63 for Domestic Dog Kennel at Pt N ½ Block 18 Deans Addition to Ashland, located at 749 Dale Street at 7:14 p.m. Zoning Administrator Krejci stated that the Planning Commission recommended approval and all dogs have the required shots. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:16 p.m.

Mayor Grauerholz opened a Public Hearing for Conditional Use Permit #20-67 for the changing of the exterior paint color at W 12' Lot 1 & E 26' Lot 2 Block 31 Flora City Addition to Ashland, located at 1411 Silver Street at 7:17 p.m. Zoning Administrator Krejci said this is the Edward Jones building, they have just gotten done remodeling and they would like to change the brown paint on the face of the building to a white trim and a lighter beige on the face. He showed the Council samples of the colors. He added that the Historic Preservation Committee and the Planning Commission both recommended approval. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:18 p.m.

Mayor Grauerholz opened a Public Hearing on request to change Future Zoning Map Ordinance 1181 at Lot 5 & 6 Block 58 Miller & Clark Addition to Ashland from Semi Public to General Commercial at 7:18 p.m. Zoning Administrator Krejci said this is for the Black Hills Energy building. He said when it was owned by Black Hills it was zoned Public on the Future map. He said it has been sold and the recommendations is to change the zoning to B-1 General Commercial. He added the current owner is parking his and his son's privately owned RV's on the property and this would be allowed but a storage lot would not be allowed. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:21 p.m.

Mayor Grauerholz opened a Public Hearing on request change to Zoning Map Ordinance 1182 at Lots 7-12 Block 55 from R-3 to B-1 and Lot 1-6 Block 58 from R-2 to B-1 all located in Miller & Clark Addition to Ashland at 7:21 p.m. Zoning Administrator Krejci

said that the No Frills building is currently zoned R-3 and this would change it to B-1. He added also being changed to B-1 is the half block south of No Frills and the Williams property. With No further comment, Mayor Grauerholz closed the Public Hearing at 7:24 p.m.

Motion by Wischmann, second by Niemeyer to introduce and approve Resolution 2020-9 – Calling for Payment of Water Utility Bond Anticipation Notes, Series 2018, dated December 5, 2018.

City Administrator Quady noted the BANS were for the construction of the Silver Street waterline. She said she budgeted to payoff these BANS this fiscal year.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to approve second reading to Ordinance 1180 – Speed Limits on Silver Street.

City Attorney Fahleson read the Title of Ordinance 1180.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to introduce and approve first reading of Ordinance 1181 – Change to the Future Zoning Map.

City Attorney Fahleson read the Title of Ordinance 1181.

Zoning Administrator Krejci said the Planning Commission recommended approval.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Anderson to introduce and approve first reading of Ordinance 1182 – Change to Zoning Map.

City Attorney Fahleson read the Title of Ordinance 1182.

Zoning Administrator Krejci said the Planning Commission recommended approval.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve Conditional Use Permit #20-60 for removal and reconstruction of north wall at 1539 Silver Street.

Building Official Krejci asked the Council how much latitude he has to approve changes considering all that is going on with the building. City Administrator Quady recommended the Council amend the motion to give Krejci the authority to approve further needed changes due to the condition of the building as long as the changes look similar to the items approved by the Historic Preservation Committee and Planning Commission.

Motion by Wischmann, second by Niemeyer to amend motion to allow Zoning Administrator Krejci the authority to approve additional changes to the building as long as it looks similar to the items approved by the Historic Preservation Committee and Planning Commission.

Roll Call: Ayes: All Motion Carried

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Anderson to approve Conditional Use Permit #20-62 for Domestic Dog Kennel at 424 North 30th Street.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve Conditional Use Permit #20-63 for Domestic Dog Kennel at 749 Dale Street.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Anderson to approve Conditional Use Permit #20-67 for the changing of the exterior paint color at 1411 Silver Street.

Roll Call: Ayes: All Motion Carried

Council Member Anderson shared a picture of the alley approach next to the Carnegie Library. He would like the Council to consider in the future the paving of the alley approaches. He said this would clean up the areas and tie into the new sidewalk if a new one was put in. City Administrator Quady said the adjacent homeowners can't be required to do this. She said this would be an additional expense above those agreed upon in the current sidewalk plan with Federal Highway. Discussion followed. No action was taken.

Teresa Kresak addressed the Council regarding her request to sell garden produce at the corner of 14th and Silver Streets on Saturday mornings. She said she had spoken with Three Rivers Health Department and was told she has to comply with the Farmer's Market rules with suggested signage for COVID. Mayor Grauerholz suggested placing traffic cones in parking stalls.

Motion by Wischmann, second by Niemeyer to allow Farmers Market at 14th and Silver Streets.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Anderson to seek bids for the abatement of nuisance at 2602 Adams Street.

City Administrator Quady spoke to the Council regarding the nuisance at 2602 Adams Street. She said a fence was put up today around the property. She provided a letter from

Cindy Leslie requesting the demolition of this house be put on hold. Mike Lesley addressed the Council stating he has been working on the other house to move into it; he intends to tear down the house; he is still living in the house; and he requested 60 more days before tearing it down. Council Member Wischmann said the house is not safe to live in and recommended Lesley get moved into the new house as soon as possible and that the City will entertain bids to tear the house down. Lesley was told he can obtain his own bids for tearing down the house. Zoning Administrator Krejci said prior to demolishing the structure, a Phase I study will need to be done and anything found will need to be abated. Lesley stated no one has approached him to purchase the property.

Motion by Wischmann, second by Niemeyer to amend motion to allow Lesley 30 days to obtain a bid with demolition date within 60 days.

Roll Call: Ayes: All Motion Carried

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Anderson to enter into Executive Session for the purpose of land acquisition at 8:05 p.m.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to come out of executive session at 8:32.

Roll Call: Ayes: All Motion Carried

Reviewed the June 2020 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed Police Chief's Report.

Reviewed Building Official's Report.

Reviewed Library Report. City Administrator Quady reported the Library is tentatively planning to reopen on August 24th.

Motion by Niemeyer, second by Wischmann to approve the consent agenda which included approval of the July 2, 2020 City Council meeting minutes and the minutes of the July 7, 2020 and July 15, 2020 Budget Workshops.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to approve the first half of July 2020 Claims.

Roll Call: Ayes: All Motion Carried

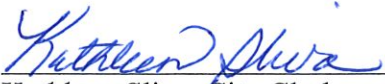
Motion by Anderson, second by Niemeyer to approve June 2020 Treasurer's Reports.
Roll Call: Ayes: All Motion Carried

City Attorney Fahleson confirmed the trailer remaining at the old junk yard may be removed.

Council Member Niemeyer reported on a meeting held regarding a state legislative study on damming the Platte River.

Motion by Niemeyer, second by Wischmann to adjourn the meeting at 8:46 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 July 16, 2020 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.