

**ASHLAND CITY COUNCIL
REGULAR MEETING**

July 21, 2022

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 21st day of July, 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: Ron Styskal, Dan Linke, Jeff Goodman, Richard Hilske, Scott Osterhaus, Brian Chaffin, Caleb Fjone, Susan Cerny, Suzi Nelson, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on July 14, 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 Wischmann to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Ron Styskal gave public comment regarding a sewer line at 25th and Clay Streets. He said the sewer line has a liner that was put in in 2008. He noted there is a new house on the corner that needed to have a sewage lift put in and the plumber had to cut into the sewer line. He said he didn't see anyone inspect the line and the sewer line runs under the garage. He was concerned about future potential problems with the line for both the homeowner and the City.

Mayor Grauerholz opened a Public Hearing on Application #22-59 for Plat Revision to Icehouse Ridge Subdivision, a subdivision located outside the city limits of

Ashland, Nebraska at 7:10 p.m. Zoning Administrator Krejci said the Planning Commission approved the preliminary. He said they will need to go through the final plat approval process that requires a traffic study with impact for turn lanes etc. He said the changes from the previous version included the addition of 24th Street for better access to the commercial property. He answered questions of the Council. Susan Cerny reported that the Planning Commission had several questions regarding traffic. She noted the Commission's concerns about the kids crossing Furnas Street and the trail that crosses at 24th Street. Council Member Niemeyer said the Council needs to keep in mind the future expansion of Furnas Street. Mayor Grauerholz said that 14th Street improved a lot when turn lanes were installed. Council Member Anderson said there is increasing traffic on Furnas Street and it is given that in the future it will need to be widened and turn lanes added. City Administrator Quady said next month the Council will see the One-and Six-Year Road Plan and the cost estimate for this work. With no further comments, Mayor Grauerholz closed the Public Hearing at 7:18 p.m.

Mayor Grauerholz opened a Public Hearing on Application #22-068 for Final Plat Approval to Whitetail Estates Third Addition a subdivision located outside the city limits of Ashland Nebraska at 7:19 p.m. Scott Osterhaus, Olsson and Associates, reviewed the plat noting the location in reference to the existing winery. He said the utilities and paving will extend up Dennis Dean Road. He said they are waiting to start construction in the fall and the paving will stop short of the acreage lots. City Administrator Quady said the subdivision is 49.77 acres. Osterhaus answered questions of the Council. Dan Linke stated he is not against the addition but expressed concerns about substandard development and damage to some of the outlot retention areas. He asked the Council to go out and look at these areas. He said that the City has told them that these issues are between the homeowners and the HOA; that there is no separation between the developers and the HOA; and that he has tried to discuss issues with the developers with no real success. He said he is seeking some kind of guarantees such as surety bonds so that previous areas are taken care of and future areas will be delivered satisfactorily to the HOA. He said additionally, he would like the control of the HOA removed from the developers, builders and investors. He said he is looking to the Council for help resolving these issues, protecting future residents, the infrastructure and natural landscape. Brian Chaffin, partner in Whitetail Run, addressed some of Linke's concerns. He said that Linke was right about the operation of the HOA and that they have hired a professional company to manage this HOA. He said he disputes that the developers haven't done anything with the retention ponds and he reviewed actions taken to clean and care for them. He said the problems with washouts and ravines will go away when the streets are paved and the storm sewers installed as the only drainage then will be coming off of yards. He said they are not walking away from this deal, that it is an active construction site and they have to get to the point where there is established drainage and plant growth. Chaffin said he has met with the Hilske's about traffic and were happy with the plan as it fits with the winery's slow time. He added he met with one of the five acreage owners. He said

there will be information on the HOA website regarding the project. Discussion was held regarding the HOA management. City Administrator Quady said this may be in the covenants. City Attorney Fahleson said how the HOA is run is not a City issue as it is a private issue between the land owner, the HOA and the developer. He said the City's job is to see if the development complies with zoning and planning. Council Member Anderson said he would like to see things resolved between the homeowners and the developers and that communication between them is important. Council Member Wischmann said he requested the storm drains be socked. He and Council Member Crnkovich both said the important thing is to protect the City's infrastructure. Richard Hilske, owner of Cellar 426 Winery, spoke stating water run off on the paved road ponds at the intersection of Highway 66 and 9th Avenue covering half of the road with water. He said that he did speak with Chaffin a couple of weeks ago. He said he wants to make sure that the winery can maintain its beautiful, relaxed atmosphere that the customers have come to know and love over the past 10 years. He said he hopes the temporary road will be of a quality standard for customers. He said he appreciates that the paving will be done during his slow season. Chaffin said the temporary road will be built so the Winery will have a temporary access road, be designed up to county road standards and be designed for semitrucks entering the winery. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:48 p.m.

Mayor Grauerholz opened a Public Hearing on Application #22-072 for Zoning Change to Lot 1-3 & Lots 7-12 Blk 16 Stambaugh's Addition from PUB to B-1 General Commercial located within the city limits of Ashland Nebraska approximate location of property is at the intersections of 7th and Silver Streets and 8th and Ash Streets at 7:49 p.m. Jeff Goodman, owner of the property, spoke to the Council stating his property is zoned Public and he would like it rezoned to B-1 to put in a retail store. He said he sells agricultural products for animals. He said he will not be bringing any animals into town. He noted one building has been demolished and he has begun clean-up of the land. He discussed the renovation of the other buildings. He said he has plans to hire approximately six people. City Administrator Quady said there is interest in a long-term lease or purchase of a piece of adjacent City land. Council Member Niemeyer said it will be good to see a viable business in the area. Council Member Anderson noted the location has not flooded. Goodman said he has been going through flood remapping. Mayor Grauerholz noted that sometimes Silver Street and the tunnel are flooded which will hamper access to Goodman's property. Anderson said this will be another nice addition to the community. AAEDC Executive Director Fjone said Goodman has been working with the economic development office and the Creative District. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:55 p.m.

Motion by Wischmann, second by Niemeyer to introduce and approve first reading of Ordinance 1206 - Zoning Change to Lot 1-3 & Lots 7-12 Blk 16 Stambaugh's Addition from PUB to B-1 General Commercial located within the city limits of Ashland

Nebraska Approximate location of property is at the intersections of 7th & Silver Streets and 8th & Ash Streets.

Mayor Grauerholz read the Title of Ordinance 1206.

Council Member Crnkovich recused himself from voting as he has a potential conflict of interest.

Roll Call: Ayes: Anderson, Niemeyer, Wischmann Motion Carried

Motion by Niemeyer, second by Anderson to approve Plat Revision to Icehouse Ridge Subdivision, a subdivision located outside the city limits of Ashland Nebraska.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve Final Plat to Whitetail Estates Third Addition, a subdivision located outside the city limits of Ashland, Nebraska.

Roll Call: Ayes: All Motion Carried

Reviewed the June 2022 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed Building Official's Report.

Reviewed Library Report.

Motion by Niemeyer, second by Wischmann to approve the consent agenda which included the approval of the July 7, 2022 City Council meeting minutes and the approval of the June 30, 2022 Planning Commission meeting minutes.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Crnkovich to approve the first half of July 2022 Claims.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve June 2022 Treasurer's Report.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz congratulated Council Member Anderson on being selected as Stir Up King. Grauerholz said August 2nd is National Night Out and asked the Council to support the Police, Fire and Rescue Departments by attending an event that night at Wiggernhorn Park. He also noted the Village of Greenwood wages were published in

the Ashland Gazette.


City Administrator Quady reminded the council of the Budget Workshop on Monday evening.

AAEDC Executive Director Fjone reported he has moved to Ashland. He gave an update on the City flag project.

City Administrator Quady said local artist Kim Cooper did a painting depicting the Public Work's crew laying bricks downtown. She said she will be requesting the City purchase the painting with keno community betterment funds.

Motion by Niemeyer, second by Crnkovich to adjourn the meeting at 8:15 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 21, 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.