

**ASHLAND CITY COUNCIL  
REGULAR MEETING  
July 6, 2023**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 6<sup>th</sup> day of July, 2023 following the 7:00 p.m. Community Development Agency meeting.

Present: Mayor James Anderson  
City Council President Chuck Niemeyer  
City Council Member Jake Crnkovich  
City Council Member Michelle Libal  
City Council Member Jerry Lofberg  
City Administrator Jessica Quady  
City Clerk Kathleen Sliva  
Assistant City Attorney Sarah Meier

Others: Andrew Willis, Tim Uryasz, Frank Uryasz, Brad Pfeiffer, Shelly Pfeiffer, Ron Styskal, Richard Hilske, Shirley Niemeyer, Caleb Fjone, Susan Cerny, Lowell Krueger, Ryan Brady, Justyce Stankoski, Michael Moser, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on June 29, 2023. 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 Anderson called the meeting to order at 7:04 p.m. The Pledge of Allegiance was recited. Roll call was taken and a quorum was declared. Anderson noted the Open Meetings Act located on the south wall of the room.

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

Roll Call: Ayes: All Motion Carried

Mayor Anderson opened a Public Hearing on the Redevelopment Plan for the Commercial Area of Whitetail/Salt Creek Station at 7:05 p.m. Andrew Willis of Cline Williams, spoke on behalf of the applicant developer, A & F Real Estate, LLC. He said the Planning Commission recommended this to the Council. He said this is a two-phase project with tonight's focuses on Phase 1, the Ashland Brewing Company. He said step one of TIF process was previously done when the area was blighted and designated as substandard. He said the next step is the redevelopment plan and lastly a redevelopment contract. He said the goal of the plan is to take primarily vacant property located on the corner of Highways 6 and 66 and build out the public infrastructure. He said the area is zoned B-3 and this proposed use will be permitted and is compatible within the future land

use map. He said the plan is for a brewery, a restaurant and an outdoor recreation area with pickle ball, outside games, patio seating and fire pits. He stated this is an \$8-1/2 to \$9 million project with costs eligible for tax increment financing of \$3-1/2 to \$4 million with TIF indebtedness of \$1.5 million for the infrastructure. He added they hope to commence Phase 1 construction this fall which should take 12 to 14 months to complete with January 2025 the start of 15-year TIF clock. He continued highlighting details of the plan and the cost benefit analysis. He answered questions of the Council. Brad Pfeiffer asked about the benefit of sales tax collections for the city. Willis noted this will be significant along with revenue from other City services and secondary benefits that are hard to calculate. With no further comment, Mayor Anderson closed the Public Hearing at 7:35 p.m.

Lowell Krueger, owner of 106 South 16<sup>th</sup> Street, spoke to the Council regarding this nuisance property. He said he injured his wrist so was unable to make any progress on the property. Krueger noted the foundation is done and it is structurally safe.

Motion by Niemeyer, second by Lofberg to table consideration of recommendation for abatement of nuisance at 106 South 16<sup>th</sup> Street until August 3, 2023.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Libal, second by Lofberg to approve consent agenda which included approval of the June 15, 2023 City Council meeting minutes; approval of the June 20, 2023, June 22, 2023 and June 27, 2023 Budget Workshop minutes; and approval of pay requests from JEO Consulting Group Inc. for General Engineering in the amount of \$1,225.00 and for Dennis Dean Road Improvements in the amount of \$1,696.50.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Libal, second by Crnkovich to approve the second half of June 2023 Claims.

Roll Call:                   Ayes: All                   Motion Carried

Police Officer Justyce Stankoski and Police Officer Michael Moser were sworn in by Police Chief Brady.

Mayor Anderson reported that he attended the ribbon cutting for the new pool in Waverly.

City Administrator Quady said the pool opened on July 5<sup>th</sup>. She said they have five lifeguards and will be open for one month. She said the splash pad is operating too.

Mayor Anderson noted a news article from 1958 that said the City would be voting on building a pool for \$57,000.

AAEDC Director Fjone reported that a representative from the United Kingdom Parliament will be visiting Ashland on July 21<sup>st</sup>.

Motion by Niemeyer, second by Crnkovich to enter into executive session to discuss potential litigation at 7:56 p.m.

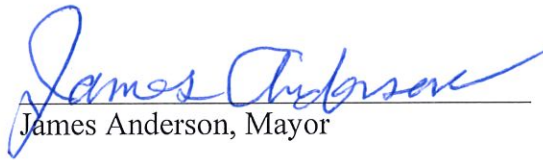
Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Libal to exit the executive session at 8:14 p.m.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Lofberg, second by Crnkovich to adjourn at 8:15 p.m.

Roll Call:                   Ayes: All                   Motion Carried

  
James Anderson, 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 6, 2023 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.