

ASHLAND CITY COUNCIL REGULAR MEETING

June 3, 2021

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 3rd day of June, 2021 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: Susan Cerny, Caleb Fjone, Ron Styskal, Richard Snodgrass, Jason Libal, Scott Gatewood, Dave Henke, Dalton Smith, Shawn Washburn, Eli Josoff, James Mason, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on May 27, 2021. 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

Motion by Anderson, second by Wischmann to approve third and final reading of Ordinance 1191 – To Modify in part Sec 5.06 Subsection E, Sec 5.07 Subsection E, Section 5.08 Subsection E and Section 5.09 Subsection E in the Zoning Ordinance of the City of Ashland NE.
City Attorney Fahleson read the Title of Ordinance 1191.

Discussion held regarding the setting of maximum sizes for the Residential Estates District. Council Member Crnkovich stated that it seems ill-advised to have a gap between the maximum for Residential Estates at 10 acres and the minimum for Transitional Agriculture and Ag Districts at 20 acres. He said if there is a maximum for RE he would like to change it to 20 acres. Council Member Wischmann noted that the infrastructure cost to get past RE acreage developments to a

possible new development would be increased. Zoning Administrator Krejci said this is based on a recommendation by JEO.

Motion by Wischmann, second by Niemeyer to postpone consideration of Ordinance 1191 to the June 17, 2021 meeting to allow more time for research and to allow JEO to give more information regarding their recommendation.

Crnkovich said the acreages along Ranch Road will be non-conforming if this is passed because most are over the 10-acre maximum. He said he doesn't like to see the City too heavily restricting what people can do with their property especially those outside of City limits. Mayor Grauerholz said that due to terrain or road placement, an odd sized piece of property could be left in this gap. Krejci said the Council needs to be aware of this and how it can impact the growth of the community.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve second reading of Ordinance 1194 – To Approve Ashland Greenwood Public School Addition Plan, a Minor Subdivision located outside the City Limits of Ashland at Southeast quarter of Section 35-13-9, Saunders County, Nebraska. City Attorney Fahleson read the Title of Ordinance 1194.

Scott Gatewood, DLR Group, the architect and engineering firm for the school project, spoke to the Council about the project. He reviewed the plat noting the new intersection at Highway 66 with a new road Blue Jay Way, the path of Blue Jay Way past the proposed elementary school, and the extension of 17th Street around the school to meet up with the dead end of 17th Avenue. He said the roadway is currently being graded out for development. He said the plat includes a turning lane off the highway and they are working to lower the speed limit on the highway north past the intersection. He added the dream is for this to be the safest road that can be created. He said the road is sized as a collector, it will be two lanes but wide, and it will take pressure off of Furnas Street. Zoning Administrator Krejci noted an outlet to incorporate a roundabout at 22nd Street. Gatewood said the eastern segment of Blue Jay Way and 17th Street should be completed this fall with acceptance of the plat. He noted that a traffic study has been completed and he outlined the proposed traffic patterns. Krejci reminded the Council that this is a minor plat approval, that a flood plain development permit was issued, and this will allow a building permit be issued.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to postpone consideration of second reading of Ordinance 1195 – PUD for a Political Subdivision known as Icehouse Ridge being a Portion of the SW ¼ of Section 35, Township 13 North, Range 9 East, located at approximately 2418 Furnas Street to the next meeting on June 17, 2021.

Roll Call: Ayes: All Motion Carried

Richard Snodgrass, owner of 2359 Boyd Street, spoke to the Council regarding the nuisance property. He said all the cars on the property are now licensed. The Council thanked Snodgrass for completing the abatement of his property.

Motion by Niemeyer, second by Crnkovich to recommend approval to the Nebraska Liquor Commission for a Special Designated Liquor License for American Legion Post 129 for Stir-Up Days Beer Garden.

James Mason said they have done this in the past and they will be using the Lee Sapp Ford parking area. Mayor Grauerholz said there have not been problems in the past and this will help the Legion. Mason said they will provide security, the street will be closed from the alley to Silver Street and the Beer Garden will be held Saturday, July 17th and Sunday, July 18th.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to approve Garbage Haulers License for Waste Connections of NE, dba Papillion Sanitation.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz updated the Council on the proposed Fire Department Training Facility. He said the first proposed site on the NRD ground will not work so they are now looking at an alternate site near the Wastewater Treatment Plant. Zoning Administrator Krejci said JEO is looking at the new site for floodway development and a No-Rise Certificate will be needed. He said he spoke with a NRD representative who indicated this is a good use for this land. Discussion was held about the use of this land and the container structure. City Attorney Fahleson suggested the Fire Department members come back with a drawing of where the structures are going on the land.

Motion by Wischmann, second by Niemeyer to approve proposed location of fire training facility conditioned upon approval of the specific locations of buildings and compliance by the City's Zoning Administrator.

Roll Call: Ayes: All Motion Carried

Dave Henke, of JEO Consulting Group, spoke to the Council regarding a change order for the Sewer Line project. He reviewed alley approaches noting those that are to be paved and those that will not be. Discussion was held regarding specific alley approaches. Council Member Anderson said the paved approaches would make it a little nicer. Henke said the change order decrease is lower than what was discussed at a previous Council meeting because this change order will include concreting the alley approaches by the church and a little bit on 18th, everything else will be replaced as is.

Motion by Niemeyer, second by Wischmann to approve Change Order #1 for 2020 Sewer Line Project in the amount of a \$13,787.24 decrease.

Roll Call: Ayes: Crnkovich, Niemeyer, Wischmann Nays: Anderson

Motion Carried

Discussion was held regarding adding traffic signage at the corner of 13th and Silver to warn drivers of high-profile vehicles about the height restriction for the underpass. The consensus of the Council was to install another sign.

Motion by Niemeyer, second by Wischmann to approve consent agenda which included approval of the May 20, 2021 City Council meeting minutes; and approval of pay requests from JEO Consulting Group Inc. for Sanitary Sewer Replacements-Alleys in the amount of \$635.00 and Utility Rate Study in the amount of \$2000.00.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Anderson to approve the second half of May 2021 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reported that the swimming pool is open and a class will be held to train additional lifeguards to allow for more hours of operation. He said the Clean-Up Day costs were a little more than \$1200 not including labor.

Ron Styskal stated there were cars drag racing on road by the pool and he is concerned about a child being hit.

City Administrator Quady said July 1 is the deadline for the Smith property nuisance clean up.

Caleb Fjone said at the next Council meeting the City will be receiving the Certified Leadership Community certificate.

City Administrator Quady said the City has filed a lien on the Leslie property.


Zoning Administrator Krejci reported he had met with Mr. Krueger at his property to look at the foundation and that he reiterated to Krueger that an engineer to certify the footing and foundation will need to be hired.

Motion by Niemeyer, second by Crnkovich to adjourn the meeting at 8:37 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 June 3, 2021 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.