

**ASHLAND CITY COUNCIL  
REGULAR MEETING  
March 17, 2022**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 17th day of March, 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  
Assistant City Attorney Anthony Aerts

Others: Shirley Niemeyer, Lucas Wasalaski, Teresa Kresak, Gabrielle Hopp, Ron Garner, Dave Yard, Brad Pfeiffer, Payton Kern, Noah Wilhite, David Carey, Caleb Fjone, Susan Cerny, Suzi Nelson, Ron Styskal, Karen Kasuske, Dan Linke, Shirley Niemeyer, Bill Krejci, Shane Larsen and others

Notice of meeting was advertised in the Ashland Gazette on March 10, 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 Anderson, second by Wischmann to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Lucas Wasalski gave public comment stating he is working on a mini-library project. City Administrator Quady said this will be on the April 7<sup>th</sup> Council agenda.

Mayor Grauerholz opened a Public Hearing on Application #21-196 for Conditional Use Permit located at 174 Highway 6, Ashland, Nebraska at 7:03 p.m. Property owner, Dave Yard said he is leasing his property to David Carey. David Carey spoke stating he would like to open a small used car lot selling a car or two a month. He said he

would have ten to fifteen cars at a time. Zoning Administrator Krejci commented that the Highway Overlay District is applied to improvements in the district. He said because this property and the office building is existing, the Council can decide if all, none or part of the overlay regulations should be required. He added the Planning Commission did not recommend application of any district requirements until there is an addition or remodel of the structure. He said that the property owner understands that at that time the Overlay District requirements would need to be followed. He said the Planning Commission recommended approval of the Conditional Use Permit. Yard said he does not have any immediate expansion plans and that he bought the property so he could have the choice to expand his business. Council Member Wischmann requested a stripe or something to stipulate where a walkway would go. Yard agreed to paint a line for this. Carey said he has contacted the power company to install lighting and he is in the process of painting the building. Council Member Anderson said they will want to enhance the area so it will enhance Yard's business and to provide visibility that would be conducive to Carey's business. Carey said he will not be washing vehicles on the property. Anderson asked about the condition of the asphalt. Yard said that he is planning to improve the lot but that he wants to put as little as possible into it. Mayor Grauerholz said this is a good use for the property with the Lincoln Waterworks line running through it. Carey said the lot will look better with a good sweeping and cleaning. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:14 p.m.

Mayor Grauerholz opened a Public Hearing on Application #22-009 for Conditional Use Permit located at 157 South 22<sup>nd</sup> Street, Ashland, Nebraska at 7:14 p.m. Ron Garner representing Word of Hope Lutheran Church stated they submitted a renewal Conditional Use Permit application to keep the Conex container for storage at the church. He said the Building Official initially told them where to place the container and it has been there for a year. He added when the building was converted into a church, there was not much storage in it. He said it is a 20-foot Conex that is about half full. Zoning Administrator Krejci said as a Conditional Use Permit it has to be renewed each year. Garner said the alternative is building a separate garage at the opposite end of the parking lot. Krejci said the property is zoned B-2 so the unit is allowed with a Conditional Use permit. Garner said it is not feasible to build something by the church because of a utility line that goes across the property or on one of the north lots as storage a half a block away is not conducive. Krejci said this type of unit is not allowed in a residential neighborhood. Krejci said the Planning Commission recommended approval and the waiving of the permit fee. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:18 p.m.

Motion by Wischmann, second by Niemeyer to approve Resolution 2022-5 – To Authorize the Sale of Real Property.

City Administrator Quady said this is for the sale of 18-feet of the City lot to the east of Bundy Dentistry. Council Member Niemeyer said this would allow Bundy to add one or two additional dental suites. Quady said this is the first step in selling the property and there will be another resolution on the next agenda.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Crnkovich to approve Application #21-196 for Conditional Use Permit located at 174 Highway 6.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Anderson to approve Application #22-009 for Conditional Use Permit located at 157 South 22<sup>nd</sup> Street and to waive the permit fee.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Anderson to designate 2022 Blue Jay Way as Championship Basketball Place.

Mayor Grauerholz said this is in honor of the boys basketball championship this year and past girls championships.

Roll Call:                   Ayes: All                   Motion Carried

Lowell Krueger, owner of 106 South 16<sup>th</sup> Street, spoke to the Council regarding the abatement of nuisance at this property. He reviewed photos of the projects he has been working on at the property. He said that the basement was freezing so he wasn't able to work on the foundation. Building Official Krejci discussed options for ventilation on the eaves and told Krueger to stop in the office to see applications that have been developed for older houses. Krueger said that he has been removing the plaster. Krejci reminded him of where firestops would be needed. Krueger said that he will be going back downstairs to work in the basement now that the weather is improving. Council Member Anderson recommended that Krejci go inside the structure and give a report back to the Council as to what needs to be done. Krejci said the building permit is for the basement only. Anderson said he is voting no on the extensions because this house has been worked on for twenty years and he doesn't see any progress. Krejci said the engineer's plan needs to be followed. Krueger said that he would be able to finish the basement in a couple of months. Council Member Crnkovich said the focus needs to be on getting the basement where it will pass the inspection. Council Member Wischmann said if Krueger is going to be doing work upstairs than he should get a building permit for the upstairs. He added the Building Inspector should get into the upstairs to come up with a list of items to be addressed.

Motion by Niemeyer, second by Wischmann to grant extension of completion date for abatement of nuisance at 106 South 16<sup>th</sup> Street for 60 days with an inspection by the Building Official of the basement.

City Administrator Quady said this would be on the May 19<sup>th</sup> council agenda. Niemeyer said in 60 days he would anticipate that the basement is 99% complete and the rest of the building would be addressed after that point.

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

Brad Pfeiffer, owner of the NAPA store downtown, spoke to the Council regarding parking concerns he has if the Farmers Market is held north of Silver Street on North 15<sup>th</sup> Street on Saturday mornings. He said that the market has been located here in past years and there has been a huge issue with parking and congestion. He suggested moving it back in front of Luebbe's building or using the parking lot on 13<sup>th</sup> Street. He said during past markets, he has put out 'NAPA parking only' signs but was asked to remove those by the City. He said his store has a lot of 'in and out' purchases and heavy purchases. He said the 13<sup>th</sup> Street parking lot would be the best place for the market. He noted that the parking lots need to be labeled as public parking. City Administrator Quady said the City can get signs for the lots. Discussion continued about alternative locations or times for the market. Teresa Kresak and Gabrielle Hopp, Farmers Market organizers, answered questions of the Council. Council Member Wischmann asked to wait on making a decision so that alternatives can be discussed. Hopp reminded the Council that the Market will be scaled back from recent years so the traffic flow will be different. City Administrator Quady said the insurance for the market will run \$150 to \$200 per year if the City gets the policy. Shirley Niemeyer expressed support for the Farmer's Market as an economic development tool and social event.

Shane Larsen, Public Works Director spoke to the Council regarding the purchase of a new tractor for the department. Larsen said he has researched three tractors, a Bobcat, a John Deere and a Kubota. He discussed the warranties on each, the features of each and his preferences. He said he likes the features of the Kubota and it handled smoothly. City Administrator Quady said money is budgeted for a 2-year lease purchase. Council Member Niemeyer said his opinion is to go with the Kubota as it meets the City's needs and from a safety perspective. Council Member Wischmann asked Larsen to look into purchasing a box scraper.

Motion by Niemeyer, second by Wischmann to approve the purchase of the Kubota tractor.

Larsen said this tractor is available now and it will be stored in the maintenance shop. Larsen said the box scraper could be used for landscaping projects and for ditch cleaning.

Roll Call:                   Ayes: All                   Motion Carried

Reviewed the February 2022 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.

Motion by Niemeyer, second by Wischmann to approve the consent agenda which included the approval of the March 3, 2022 City Council meeting minutes and approval of the February 24, 2022 Planning Commission meeting minutes.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Wischmann, second by Niemeyer to approve the first half of March 2022 Claims.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, second by Wischmann to approve February 2022 Treasurer's Report.

Roll Call:                   Ayes: All                   Motion Carried

Mayor Grauerholz reported he attended a meeting with Windstream about installation of fiber in town. He said Utility Department personnel were in training this week.


Caleb Fjone, AAEDC Executive Director, said the City is a Provisional Creative District now. He said the final piece of this is the strategic plan and the City will then receive \$250,000 of grant money. He said he attended seminar about the CLG Program which would open up Historical Tax Credits. He said on April 4<sup>th</sup> a townhall meeting will be held for community input on how to use the Creative District grant money. He said the flag contest will be voted on in April and some of the Creative District grant money will be used to purchase 12 flags.

Motion by Niemeyer, second by Wischmann to adjourn the meeting at 8:35 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 March 17, 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.