

ASHLAND CITY COUNCIL
REGULAR MEETING
November 16, 2023

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 16th day of November, 2023 at 7:00 p.m.

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: Ron Styskal, Matt Lanza, Jill Martinez, Carol Clough, Elliot Gossin, Tobin Engelhard, Morgan Zahnow, Caleb Fjone, Joven Lausterer, Jarred Meyer, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on November 10, 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 7:00 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 Libal to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Anderson presented a proclamation to the 2023 Ashland-Greenwood High School Softball team and coaches congratulating them on being the 2023 Class C State Softball Champions. Head Coach Morgan Zahnow introduced the team and coaches.

Council Member Crnkovich arrived at the meeting at 7:03 p.m.

Mayor Anderson opened a Public Hearing for Application #23-146 Ordinance 1229 for Amendment to the Future Land Use Map of the Ashland Comprehensive Development Plan. Property located in the W ½ of SW ¼ SW ¼ SE ¼ Sec 35 Twp 13

RNG 9 from HDC High Density Residential to GC General Commercial located within the city limits of Ashland NE. Approximate location of change is 2102 Furnas Street at 7:07 p.m. Joven Lausterer, representing Ashland Development LLC, spoke regarding the application. He said Ashland Development was a group of investors that came together with the purpose of evaluating and decommissioning the trailer park. He said they have gone through that process and their contractor, Due Diligence Demolition, has finished clearing the property. He said the group's intention now that that part of the project has been completed is to market and sell the lot. He said there have been a few suitors, two of which are looking more seriously at the site with the intention to utilize it for a commercial purpose as opposed to the R-3 purpose. He said this is the reason for asking for the rezoning. He noted the property to the west is currently commercial. Lausterer answered questions of the Council and discussion followed. Zoning Administrator Krejci said the Planning Commission recommended approval of the application. He said they did discuss the need for a traffic study. With no comment, Mayor Anderson closed the Public Hearing at 7:22 p.m.

Mayor Anderson Opened a Public Hearing on Application #23-146 Ordinance 1230 for Amendment to the City of Ashland Official Zoning Map. Property located in the W ½ of SW ¼ SW ¼ SE ¼ Sec 35 Twp 13 RNG 9 from R3 High Density Residential to B1 General Commercial located within the city limits of Ashland NE. Approximate location of change is 2102 Furnas Street at 7:23 p.m. Zoning Administrator Krejci reported that the Planning Commission recommended approval of the application. With no further comments, Mayor Anderson closed the Public Hearing at 7:24 p.m.

Mayor Anderson opened a Public Hearing on Application #23-147 for Conditional Use Permit located at 1401 Silver Street, Ashland NE at 7:25 p.m. Matt Lanza, owner of the Better Quilt, and Jill Martinez, owner of the Holiday Market, spoke to the Council regarding the new sign requests for their businesses at 1401 Silver Street. Lanza noted there are three existing pharmacy signs that they are changing. Martinez noted she is requesting approval of red lettering for her signs instead of the black used in the pictures that were reviewed by the Historic Preservation Committee. She showed the Council pictures of the signs in red. Zoning Official Krejci stated the Historic Preservation Committee had recommended approval of the original design and said he has spoken with several Historic Preservation Committee members and they were okay with the changed font with the latest design and color. With no further comments, Mayor Anderson closed the Public Hearing at 7:29 p.m.

Mayor Anderson opened a Public Hearing on Application #23-149 for Conditional Use Permit located at 119 North 14th Street, Ashland NE at 7:29 p.m. Zoning Official Krejci spoke stating the owner wants to install roll up windows on the front of the building. He said the Historic Preservation Committee and Planning Commission approved the color of the frame and changing out the windows on the front. He said the present owner is not going to buy the window until the tenant that is leasing the

building agrees that this is what they want. He added if they go to the roll up window, the owner will come back before the Historic Preservation Committee for approval. With no further comments, Mayor Anderson closed the Public Hearing at 7:31 p.m.

Motion by Niemeyer, second by Lofberg to approve Resolution 2023-14 – Closing Highway 66 and Silver Street for Hometown Christmas Parade.

City Administrator Quady said the Hometown Christmas Committee decided they would like to take the parade through the intersection of Highway 66/14th Street and Silver Street. She said this resolution, along with other items, is required by the Nebraska Department of Transportation to do the closure. Caleb Fjone reviewed a traffic plan that he put together for use while the intersection is closed. He thought the intersection would be closed for one hour.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Crnkovich to introduce and approve first reading of Ordinance 1229 – Amend the Future Land Use Map at approximately 2102 Furnas Street from High Density Residential to General Commercial.

Assistant City Attorney Meier read the Title of Ordinance 1229.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Crnkovich to introduce and approve first reading of Ordinance 1230 – Amend the Official Zoning Map at approximately 2102 Furnas Street from High Density Residential to General Commercial.

Assistant City Attorney Meier read the Title of Ordinance 1230.

Roll Call: Ayes: All Motion Carried

Ron Styskal spoke to the Council regarding a tree he had placed in the cemetery. He stated the tree had been ruined by a city worker in 2022. He said he has spoken with the Public Work Director and the City Clerk and no action was taken. He said he told them he was going to remove the tree at his expense because he had an arborist look at it who said the tree will never amount to anything and it was destroyed on one side. Pictures of the tree were shared by Styskal and City Administrator Quady. Styskal stated he did not know that his claim was on the November 2nd agenda so he was not there to speak on it. He said he would like a different ruling on the claim and he thinks he is owed for the damages to the tree. Assistant City Attorney Meier explained the law related to cemetery ownership.

Motion by Niemeyer, second by Libal to approve Conditional Use Permit #23-147 at 1401 Silver Street.

Roll Call: Ayes: All Motion Carried

Motion by Libal, second by Lofberg to approve Conditional Use Permit #23-149 at 119 North 14th Street.

Roll Call: Ayes: All Motion Carried

Motion by Crnkovich, second by Lofberg to approve authorizing the Mayor to sign Agreement for Professional Services on the Public Works Building.

Jarred Meyer, JEO Consulting Group, stated this agreement will take the project through the project bidding. City Administrator Quady this item was budgeted for this fiscal year. Meyer said the project is now through preliminary design. Quady said the project is to be built in 2025.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Lofberg to approve M.E. Collins Contracting Co. Inc. for 2022 Dennis Dean Road Improvements in the amount of \$193,663.33.

Roll Call: Ayes: Nays:

Mayor Anderson said the administrative reports are available for council review and comment. Reports include the Keno, Public Works Director's, Utility Superintendent's, Police Chief's, Building Official's and Library Reports. AAEDC Executive Director Fjone gave an oral report.

Motion by Crnkovich second by Libal to approve the consent agenda which included the approval of the November 2, 2023 Council meeting minutes, approval of the October 26, 2023 Planning Commission meeting minutes and approval of the October 2023 Treasurer's Report.

Roll Call: Ayes: All Motion Carried

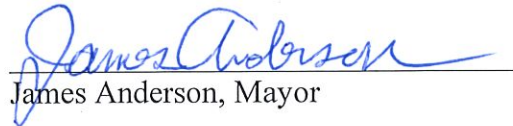
Motion by Lofberg, second by Libal to approve the first half of November 2023 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Anderson reported that the American flags and veteran banners are being taken down and holiday decorations are being put up this week by the Public Works department. He noted the Art Walk is Saturday. He said he was at the school and read to a class of second graders.

Motion by Niemeyer, second by Libal to adjourn the meeting at 8:03 p.m.

Roll Call: Ayes: All Motion Carried


James Anderson, Mayor

Kathleen Sliva
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 November 16, 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.