

**ASHLAND CITY COUNCIL  
REGULAR MEETING  
November 19, 2015**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 19th day of November, 2015 at 7:00 p.m.

Present: Mayor Richard Grauerholz  
City Council President Kyle Vest  
City Council Member James Anderson  
City Council Member Russell DeVries  
City Council Member Janece Mollhoff  
City Administrator Jessica Quady  
City Clerk Kathleen Sliva  
City Attorney Mark Fahleson

Others present: James Garman, Kathleen Newman, Dan Rosenthal, Ron Garner, Wilson Metz, Claude Hurst, Shirley Niemeyer and Lenora Isom

Notice of meeting was advertised in the Ashland Gazette on November 12, 2015. 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 that is posted on the south wall of the Council Chambers.

Motion by DeVries, seconded by Mollhoff to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Kathleen Newman gave public comment regarding handicap parking downtown. She stated that she had used the spot on 14<sup>th</sup> Street by Ashland Pharmacy. She said that when she deployed her ramp it became stuck on the sidewalk, she fixed the ramp and came off the ramp ending with her toes next to the building, leaving little clearance to turn onto the sidewalk. She said that she knows that State Department of Roads will be tearing this up and requested that Council be proactive when working with DOR on putting new handicap parking spots in. She added that she would be willing to participate in any way.

Mayor Grauerholz opened a Public Hearing for Special Use Permit for replacement of signage in the B-2 Downtown Commercial and Preservation District at E 32' Lot 1, Block 31, Flora City Addition, located at 1401 Silver Street at 7:04 p.m. Zoning

Administrator Isom spoke to the Council regarding the requested signage for Ashland Pharmacy. She reviewed pictures of the three proposed signs. She said that there are three existing signs on the building that are cumulatively well under the maximum signage allowed for the building size and that no shape, size, or location of the signs will change. She did note that the owner would like to do a temporary banner along the back in the future. She reported that both the Historic Preservation Committee and the Planning Commission recommended approval of the Special Permit with the recommendation that the font on all three signs be modified to match. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:08 p.m.

Mayor Grauerholz opened a Public Hearing for Special Use Permit for new and replacement signage in the B-3, TA, and R-2 Districts, at TR 3 IN TR 20 Btwn Hwy & RR 1-12-9, located at 174 Hwy 6; at PT TR 13 1-12-9, located at 1225 Highway 6; at Outlot A Oxbow Addition to Ashland 35-13-9 at Oxbow Lake; at W ½ NE 12-12-9 located at 25885 West Park Highway; and TR SE SW 34-13-9 located at 562 Ashland Road at 7:09 p.m. Ronald Garner spoke representing Word of Hope Church, Ashland Men in Mission and the Ashland Ministerial Association regarding installation of five ground signs listing local church information. He said that there are four existing signs, one that will be moved from its current location on Silver Street to east Highway 6 beyond Wagner Car Wash and one new sign to be installed on Highway 66 on Lyle Ueberrhein's property. He continued saying the signs will look very similar to the current signs and they will be 5' x 10', mounted on two posts and five foot off the ground. He said the old signs are deteriorating and two new churches will be added to the signs. Zoning Administrator Isom said that the applicant is also going through the process of getting approval from the State for the signs on state right-of-way. Garner said they would check with the Jehovah Witness Church to see if they would want to advertise on the sign. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:14 p.m.

Motion by Vest, seconded by DeVries to approve second reading of Ordinance 1125 – Zoning Amendment regarding Detached Accessory Dwellings and Off-Premises Signage. City Attorney Fahleson read the Title of Ordinance 1125.

Roll Call:                      Ayes: All                      Motion Carried

Shirley Niemeyer addressed the Council supporting the idea of revising zoning and codes regarding Highway 6 Beautification including guidelines for building structures and landscaping. She said she feels it is important to do this now so it will be in place for future business. She also expressed the importance of trees in planning and requested that native bushes and trees be used. She discussed the economic and other benefits of this planning. She provided a NDOR publication with suggested plantings and landscaping ideas. Additionally, she suggested that the Tree Board be activated and encouraged the Council to work with the public to add and improve the city's entrance signs.

Zoning Administrator Isom said that Niemeyer's comments were timely as the Planning Commission has been working with Dave Potter of JEO Consulting Group to update and revise the City's zoning regulations and that there is planning for a Highway Overlay District along the Highway 6 Corridor.

Motion by DeVries, seconded by Vest to approve Special Use Permit for a replacement of signage in the B-2 Downtown Commercial and Preservation District at 1401 Silver Street consistent with the recommendation of the Historic Preservation and Planning Commission.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Anderson, seconded by Vest to approve Special Use Permit for new and replacement signage in the B-3, TA, and R-2 Districts at 174 Highway 6, 1225 Highway 6, Oxbow Lake, 25885 West Park Highway and 562 Ashland Road.

Roll Call:                   Ayes: All                   Motion Carried

Discussion was held regarding nuisance property at 1909 Boyd Street. City Administrator Quady presented photos that she has taken of the property at 4 p.m. James Garman, owner of the property reviewed the photos and agreed the first photo accurately reflected the property but stated the items are yard furniture that he moved out of the way for his roof project. Discussion was held regarding items on the alleyway. Garman stated he would like to vacate the alley. He said the items are there temporarily until he gets the roof done. He said the second photo shows storage bins for putting items into. He said that he has two trailers, one is for taking items out and the other one is for getting items off the ground. He said that he is working with his neighbor Claude Hurst. Garman said that when he bought the property he was not told about the alley as it had a fence on it. He said both trailers are licensed. Council Member Vest said that he can tell that Garman is making progress but that he wasn't done. Council Member Anderson said that the recycling activity is not an approved or permitted activity in a residential neighborhood. City Attorney Fahleson said that occupying of the alley with items is a violation of the ordinances. Garman said the trailer will be gone tomorrow. He said the items in the back of the truck will also be gone. Garman said the garage was built in 1975. City Administrator Quady stated that at this time no actions have been taken regarding Claude Hurst's property. She said that the next step in the nuisance process is to abate the nuisance unless another extension is granted. Discussion was held on reroofing the property. Isom said that she will amend the roof permit she has and that the fee will be \$35. Council Member Anderson agreed to represent the Council by meeting Garman at the property to review progress.

Motion by Vest, seconded by Anderson to grant an extension for nuisance property at 1909 Boyd Street to December 3, 2015.

Roll Call:                   Ayes: All                   Motion Carried

Motion by DeVries, seconded by Vest to approve Pay Requests 6 & 7 from Lacey Construction, Inc. for Jack Anderson Ball Park Concessions and Restrooms in the amounts of \$49,556.70 and \$19,496.64.

City Administrator Quady reported that both pay requests have been signed off by Building Official Isom and that there will be a progress meeting tomorrow. Isom said that at the progress meeting the punch list will be scheduled. She also noted that the Public Works Director has been working to get the building winterized and that there will be training on the flood barriers.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Mollhoff, seconded by DeVries to authorize JEO Consulting Group Inc. to perform a parking study.

City Administrator Quady said the study would include Silver Street from 13<sup>th</sup> to 16<sup>th</sup> Street and a half a block on both sides and the two parking lots to be completed in the spring will be considered. She said that it will take two weeks to do the analysis and that site specific study would be completed after the holidays.

Roll Call:                   Ayes: All                   Motion Carried

Discussion was held regarding the allocating of funds to the Ashland Area Economic Development Corporation. City Administrator Quady stated that \$50,000 was budgeted this fiscal year for economic development. She said the funds could be used for specific items or all or some of the funds could be transfer to the economic development committee's bank account. Council Member Vest explained why he felt it was important to fund the AAEDC and said that the Council will have a permanent spot on the AAEDC's board. Economic Development Coordinator Isom reported that she is a non-voting member of the AAEDC's board, that there is about \$10,000 in the corporation's bank account, that these funds could be used for matching grants or for something like completing a landscaping master plan study for the highway corridor. Mayor Grauerholz expressed his support for committing these funds to economic development. Council Member Vest requested that \$30,000 be transferred to the AAEDC's account. Isom said the first annual meeting of the corporation will be in January. Vest confirmed that he is the Council's representative on the corporation's board. Quady said that some of the funds could be used for matching grants for charging stations for electric cars in one of the new parking lots.

Motion by Vest, seconded by DeVries to authorize a transfer of economic development funds in the amount of \$30,000 to the Ashland Area Economic Development Corporation.

Roll Call:                   Ayes: All                   Motion Carried

Discussion was held regarding the development of a water main extension for Mahoney Estates. City Administrator Quady showed the Council the location of a water main that was installed by Carol Joy Holling Camp and was deeded over to the City and the location of Mahoney Estates south of Ranch Road. Dan Rosenthal of REGA Engineering in Lincoln stated that he is representing Monte Froehlich, owner of Mahoney Estates. He presented a copy of the final plat that was approved in 2003 marked with the proposed water main. He said Froehlich held an auction of the remaining lots a couple of weeks ago and only Lot 4 remains unsold, that the desire is to have these lots fed by a water main extension from the water main that runs along Ranch Road. He said that Froehlich put \$2,700 from the proceeds of the sale of each lot into escrow to pay for the water line. He said that he has spoken to HHS about the size of the water line and that the line could be a 6" or 2". He said that developer will pay for the infrastructure and that prior to the water line being turned over to the City, lien waivers will be obtained for the completed work. He suggested that the water taps be put in as the main is installed and that tapping fees be paid to the City. City Administrator Quady said that the City's engineers will review the plans and make a recommendation for the size of the water line needed. Building Official Isom recommended that the City's engineer inspect the line during construction and that they sign off on the project prior to the City accepting the line. Rosenthal said that the acreages will have septic systems. Isom said that consideration will need to be given to annexing property with septic systems in the future. Quady stated she would contact the City's engineers to get the approval process started.

Reviewed the October 2015 Keno report.

Reviewed the Public Works Director's Report.

Reviewed the Utility Superintendent's Report.

Reviewed the Police Chief's Report.

Reviewed Building Inspector's Report.

Reviewed the Library Report.

Motion by Vest, seconded by DeVries to approve the consent agenda which included approval of the November 4, 2015 City Council meeting minutes.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Vest, seconded by Mollhoff to approve the first half of November 2015 Claims.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Vest, seconded by DeVries to approve October 2015 Treasurer's Report.

Roll Call:                   Ayes: All                   Motion Carried

Mayor Grauerholz reported that he had attended the Chamber of Commerce meeting where a number of items benefiting the community were discussed including signage at the entrance of the City and the Teacher's Recognition breakfast.


City Administrator Quady reported on the Highway 66 progress meeting. She said Bookstrom will stop working on the utility lines now that they have reached Todd Valley and that temporary asphalt will be put down through the spring. She said the paving will be done through Clay Street.

Council Member Anderson asked that the City monitor other potential nuisance properties around town.

Council Member Mollhoff reported that OPPD has notified customers that electricity rates will go up 4% in January and they may be raising the base rate in June.

Motion by Vest, seconded by DeVries to adjourn the meeting at 9:18 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 November 19, 2015 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.