

**ASHLAND CITY COUNCIL
REGULAR MEETING
September 1, 2022**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 1st day of September, 2022 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council President James Anderson
City Council Member Chuck Niemeyer
City Administrator Jessica Quady
City Clerk Kathleen Sliva
City Attorney Mark Fahleson

Absent: City Council Member Jake Crnkovich
City Council Member Bruce Wischmann

Others: Ron Styskal, Cindy Danahy, Tom Danahy, Shirley Niemeyer, Amanda Roe, Andrew Willis and others

Notice of meeting was advertised in the Ashland Gazette on August 25, 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 7:03 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 Niemeyer to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing on a Redevelopment Plan for 107-½ 7th South Street at 7:04 p.m. Andrew Willis representing the applicant and developer, Goodman Classic, stated the redevelopment plan was before the Planning Commission and received a vote of approval. He said the three-block area was found to be blighted and substandard in a December 2021 JEO study. He said it was a concrete plant. He added the plan is to turn it into a multi-use building with retail on the first floor of one building, warehouse storage in a separate building and a short-term rentals and event space rental. He said part of the Planning Commission recommendation requested a statement that this will be for short term rentals only. He said the business would be agriculture construction and supply which is a permitted use in B-1. He said the building will be difficult to renovate and that is the purpose of requesting the tax increment financing. He said the TIF money

request is \$200,000. He said the property is currently valued at \$50,000. He said the TIF will be used for site acquisitions, site preparation and grading, flood plain fill and certification, interior demolition and legal fees. He said the site was purchased in April of this year. He continued reviewing the Redevelopment Plan and the Cost Benefit analysis. He said the project will create about \$19,000 in TIF annually for 15 years. He said six full and part time jobs will be created. Mayor Grauerholz noted the paving may be put on the One- and Six-year Road Plan. Shirley Niemeyer questioned if there would be concrete put down on the street and parking lot. Willis said there is not an immediate plan to pave. City Administrator Quady said the parking area for the business will have to be paved. With no further comments, Mayor Grauerholz closed the Public Hearing at 7:24 p.m.

Motion by Anderson, second by Niemeyer to approve second reading of Ordinance 1209 – Adopt the 2022-2023 General Fund and Water Wastewater Budget Document.

City Attorney Fahleson read the Title of Ordinance 1209.

Roll Call: Ayes: All Motion Carried

Discussion was held regarding the use of Utility Terrain Vehicles after dark. City Attorney Fahleson said that State Statute does not allow the use of UTV's or golf carts after dark. He noted the statutes allow for the use of golf carts and set out requirements for their use.

Motion by Anderson, second by Niemeyer to approve authorizing the Mayor to sign agreement with JEO Consulting Group Inc. for Water Modelling.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Niemeyer to approve designating Jessica Quady, City Administrator, to represent the City of Ashland at the Annual Members Meeting of the League Insurance Government Health Team (LIGHT).

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Anderson to approve consent agenda which included approval of the August 18, 2022 City Council meeting minutes; approval of pay requests from JEO Consulting Group Inc. for General Engineering in the amount of \$5,335.00, for Sanitary Sewer Replacements-Alleys in the amount of \$330.00 and for Dennis Dean Road Improvements in the amount of \$3,701.25; approval of Bob Crisler as a member of the Ashland Historical Committee; and approval of Mandi Fox as a member of the Ashland Fire Department.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Niemeyer to approve the second half of August 2022 Claims.

Roll Call: Ayes: All Motion Carried


Mayor Grauerholz said a date for the fall clean up date will be set. City Administrator Quady said they are looking at October 8th.

City Administrator Quady said they are looking at logos for the water tower by Iron Horse that will be painted this fall.

City Administrator Quady said the Public Hearing on the budget will be held September 13th.

Motion by Anderson, second by Niemeyer to adjourn at 7:43 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 September 1, 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.