

ASHLAND CITY COUNCIL
REGULAR MEETING
March 16, 2017

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 16th day of March, 2017 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council President Russell DeVries
City Council Member James Anderson
City Council Member Paul Gossin
City Council Member Janece Mollhoff
City Administrator Jessica Quady
City Clerk Kathleen Sliva
Assistant City Attorney Sheila Bentzen

Others: Bob Luebbe, Jodi Rinne, Suzi Nelson, Justin Kuta, Brad Carlson, Lenora Isom, Obadiah Pruitt, Ted Pruitt, Melissa Pruitt and others

Notice of meeting was advertised in the Ashland Gazette on March 9, 2017. 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 Mollhoff, seconded by DeVries to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Jodi Rinne of HSMC Orizon presented the Council with the Annual Audit for September 30, 2016. She said that the governmental funds were presented on a cash basis of accounting similar to how the City's budget is and the proprietary, utility, funds were presented on an accrual basis of accounting because they function more like a business. She said the financials are presented on a single year but noted that in the Management Discussion and Analysis there is some comparative information. She said that there were no findings of non-compliance issues. She added there were two repeat findings resulting from the City's small staff and the segregation of duties and the need to hire her firm to perform financial statements. Rinne answered questions of the Council.

Justin Kuta, Precision Concrete, presented a program on community sidewalk repairs. He showed a video demonstrating his firm's method of repairing sidewalks by concrete cutting. He said that the firm will survey the sidewalks in the community and that cutting sidewalks is 70 to 80 percent cheaper than sidewalk replacement. City Administrator Quady stated the company has completed work on all City sidewalks. Kuta suggested dividing the community into quadrants, surveying the quarter and then sending letters to homeowners where repairs are required. He said the average repair is \$40 to \$60 per fix.

Mayor Grauerholz opened a public hearing on a Conditional Use Permit for Exterior Alterations at Lots 7-8 & W 5' Lot 9, Block 8, & Part of Block 25 Flora City & Stambaugh's Addition, located at 115 North 14th Street at 7:28 p.m. Zoning Administrator Isom spoke to the Council regarding the alterations proposed by building owner Brian Whitehead for his new business BW's Pub and Grill. She said that he will be adding a projected sign and painting the north side of the building on the alley a Wheat Penny color to give it a uniform look. She said the Historic Preservation Committee and Planning Commission recommended approval as submitted. She added that the permit includes a standard black fabric awning to be installed at a later date. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:33 p.m.

Mayor Grauerholz opened a public hearing on a request for Zone Change from R-3 High Density Residential to B-2 Downtown Commercial at S 63' Lots 4-6, Block 24, Flora City, located at 105 North 15th Street and at S 31.5' N 76.5' Lots 4-6 Block 24 Flora City, located at 107 North 15th Street at 7:34 p.m. Bob Luebbe, owner of the property, spoke to the Council regarding the zoning change. He said that he had purchased the two homes with the intention of bulldozing the homes and combining the two lots into a single lot. He said he plans to build a nice building for commercial offices on the lots. He noted that there will be one house left on the block on the corner by his property. He added that he will work with the Historic Preservation Committee so the building will flow well with the downtown area. Luebbe answered questions of the Council and discussion was held regarding the adjacent City parking lot and street parking. Zoning Administrator Isom said that the Planning Commission recommended approval. Luebbe also commented on a sidewalk repair program in Springfield. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:44 p.m.

Motion by DeVries, seconded by Gossin to approve Conditional Use Permit for Exterior Alterations at 115 North 14th Street with the addition that the potential awning be black.

Roll Call: Ayes: All Motion Carried

Motion by Mollhoff, seconded by Anderson to approve Zoning Change from R-3 High Density Residential to B-2 Downtown Commercial at 105 North 15th Street and 107 North 15th Street.

Roll Call: Ayes: All Motion Carried

Obadiah Pruitt spoke to the Council regarding his Eagle Scout project. He said that he would like to build and hang up bat houses in several public locations throughout the community. He cited several positive attributes of bats. His father, Ted Pruitt, showed an example of what the bat house would look like. Obadiah said he would like to put up six or seven houses and showed pictures of possible locations along the walking trail, dog park, cemetery and Wiggernhorn Park. He said he would like to install them this summer in trees and they would be approximately 14 foot above the ground. Discussion was held regarding the on-going maintenance on the houses. Pruitt answered questions of the Council. Council Member Gossin said that he would like Pruitt to meet with the Public Works Director to discuss the project and placement of houses prior to project approval.

Motion by Gossin, seconded by Mollhoff to postpone consideration of Eagle Scout project proposed by Obadiah Pruitt until the next meeting to allow conversation with the Public Works Director regarding outstanding questions.

Roll Call: Ayes: All Motion Carried

Motion by Mollhoff, seconded by DeVries to approve Change Order #1 for 2016 Ashland Parking Lot Improvement Project in the amount of \$11,374.68.

City Administrator Quady said the change order was for additional sidewalk and the removal of trees and cleanup of the south parking lot. She said the city crew and an arborist did some of the work but the contractor did the remaining clean up. She said that in the future the area will be mulched and plantings will be added. Mayor Grauerholz suggested that a picnic table be placed by the charging stations. Quady said that trash cans have been purchased for the lots.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Mollhoff to approve final pay request from TR Construction on the 2016 Ashland Parking Lot Improvement Project in the amount of \$28,334.37.

City Administrator Quady noted that the final walk through was on Tuesday and work completed.

Roll Call: Ayes: All Motion Carried

Motion by Gossin, seconded by Anderson to accept the Ashland Parking Lot Improvement Project.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Mollhoff to approve Pay Request for JEO Consulting Group Inc. for the Splashpad in the amount of \$5,450.00.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Anderson to approve Pay Request #1 from Van Kirk Bros. Contracting, Inc for the 2016 Water Main Project in the amount of \$90,082.50.

City Administrator Quady said Van Kirk's is finished with the project except for spring grading and seeding.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Gossin to authorize the Mayor to sign engagement letter for Risk Management Consulting Services with Charlesworth & Associates, L.C.

City Administrator Quady said this was discussed last year during the annual workshop and at that time the Council had indicated that this year the City should go out for bid on insurance and work with a consultant. She said this is the third year on the current insurance contract. She noted on the Engagement Letter that dates would need to be updated prior to signing. She said insurance renewals are effective September 1. Council Member Anderson said this is a \$10,700 expense and the funds could be used elsewhere such as repairing potholes and the City has had good services from Jones Insurance. Quady noted that she had spoken with another local agent that would like an opportunity to bid on insurance. She said the City has not written an RFP for insurance and insurance is over \$100,000 for the year. She said this company will assist with the writing of the RFP and the insurance proposals. Brad Carlson of Jones Insurance, the City's current insurance agent, answered questions of the Council. Discussion was held.

Motion by Gossin, seconded by Anderson to amend current motion to postpone consideration until the next meeting.

Roll Call: Ayes: All Motion Carried

Roll Call: Ayes: All Motion Carried

City Administrator Quady spoke to the Council regarding nuisance property at 601 South 8th Street. City Administrator Quady reported she had not heard from the property owner, Richene Perkins or her daughter, Christy Franks. She mentioned a gentleman had been in this afternoon to inquire about purchasing the property. Quady said she has three bids to demolish the structures. Council Member Anderson noted that there is a good shed and a modern garage on the property and that he has spoken with the daughter and presented her with the letter. Discussion was held regarding the demolition, the demolition bids and demolition timeframes. Quady said if the Council sets a date for demolition 30 days out, she will send a certified letter and make a phone call to the property owner of the deadline date.

Motion by Mollhoff, seconded by Anderson to proceed with abatement at 601 South 8th Street and the City contract for a date for demolition, with a clause that if the owners sell the property prior to that date, the demolition will not proceed.

Roll Call: Ayes: All Motion Carried

Reviewed the February 2017 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed the Utility Superintendent's Report.

Reviewed Police Chief's Report.

Reviewed Building Inspector's Report. Building Official Isom stated that permit activity had slowed but construction has not. She reported on a Conditional Use Permit issued to Mr. Blessie. She said that she will be sending a certified letter to Blessie, the owner of Riverside Campground, regarding an unpermitted floodwall that is being constructed on the property. She said that she will also be requesting that the sign requesting dirt be removed immediately and that approved drawings of the work will be required. She said that campers may not be allowed to move in for the season if he does not comply. Isom said that if he doesn't comply FEMA insurance for the City could be affected.

Reviewed Library Report.

Motion by Mollhoff, seconded by DeVries to approve the consent agenda which included approval of the March 2, 2017 City Council meeting minutes and the February 23, 2017 Planning Commission meeting minutes.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Mollhoff to approve the first half of March 2017 Claims.

Roll Call: Ayes: All Motion Carried

Motion by Mollhoff, seconded by DeVries to approve February 2017 Treasurer's Report.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reported that the Council Workshop will be held on Saturday, March 18th at 12 noon. He said that City Administrator Quady, Police Chief Baudler and himself had attended a Tornado Preparedness Drill that was very informative. He said that the Ashland Medical Clinic Board will be holding an Open House on March 26 from 2 p.m. to 3 p.m. regarding the physician vacancy at the clinic.

City Administrator Quady noted the Council Workshop to be held on Saturday and that

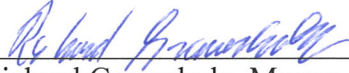
the agenda would be finalized on Friday.

Council Member DeVries reported on a meeting held by the Splashpad committee to discuss the addition of water features and amenities.

Council Member Mollhoff said that she had attended the League Conference and has a book available for new council members to review.

Motion by Gossin, seconded by DeVries to adjourn the meeting at 9:08 p.m.

Roll Call: Ayes: All Motion Carried



Richard Grauerholz, Mayor



Kathleen Sliva, City Clerk

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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 16, 2017 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.