

**ASHLAND CITY COUNCIL  
REGULAR MEETING  
May 18, 2017**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 18th day of May, 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 Halley Cruz

Others: Lenora Isom, Shirley Niemeyer, Ron Blessie, Richard Hilske, Don Kracl, Karen Stille, Brian Chaffin, Russ Standage, Dave Nygren others

Notice of meeting was advertised in the Ashland Gazette on May 11, 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 DeVries, second by Mollhoff to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Shirley Niemeyer gave public comment stating that she likes the plantings along the new parking area. In regards to annexation, she asked what the City's responsibility is if something happens and the project is not completed. She said she has noticed a lot of cigarette butts near her husband's building, the ACRC and the Legion Club and wondered if it would be possible to install complimentary ash cans matching the trash cans near the problem areas. She said the force of floods is amazing and is worried about the water undercutting the bank causing the concrete to fall in at Riverside Campground.

Motion by Mollhoff, second by Gossin to introduce and approve first reading of Ordinance 1137 – Annexation of Whitetail Estates First Addition.  
Assistant City Attorney Cruz read the Title of Ordinance 1137.

Brian Chaffin and Don Kracl, part owners of Whitetail Estates Development, spoke to the Council regarding their proposed project. Chaffin gave a brief history of the project. He said they purchased the land in 2006 with the initial plat around 2008; the project did not move forward so in 2010 they requested a re-plating with all acreages; and the City said no but allowed five acreages. He reviewed the new proposed plat map with the Council that showed the layout of the project, the first addition with 50 lots, the proposed water and sewer mains and the public road to the development. He said they were looking at Residential TIF for the first phase of 50 lots to pay for the necessary public infrastructure of public water, public sewer main and public roadway. He said an estimate for the improvements or public infrastructure is \$2 million plus. He added the developer cost would be about \$1.2 or \$1.3 million and \$1.5 million for ground and other costs cost for a total of \$4.5 million resulting in the 50 lots needing to be sold for \$95,000 a piece. He said this would make them unsellable unless they use TIF. Don Kracl said that the corner has been underserved because of the lack of infrastructure; the commercial area proposed is undoable unless the infrastructure is there and there is not enough value added to TIF in the commercial area to pay for the infrastructure. Chaffin said that the Department of Roads is requiring improvements including a turn lane and grading of the road to meet current standards. Chaffin said they hope to begin construction this year with more in the spring; to complete the infrastructure and begin to sell lots in 2018. He said that first trickle of students into the school district will be in 2019. He said he thought the build out would be 4 to 8 years out. He said they had met with the school board to discuss the project, estimates of incoming students from the project and the effect of TIF on the school district. Chaffin said that he has spoken with representatives from the communities of Beatrice and Yutan about their residential TIF projects and the effect on schools. Chaffin and Kracl discussed the commercial part of the project and said they have met with potential commercial investors. Zoning Official Isom reminded the Council that the area is included in the Corridor Overlay District for Highway Commercial. Chaffin and Kracl answered questions of the Council and discussion was held.

Council Member Mollhoff said the Chamber of Commerce and the School Board had asked the Council to a delay this vote again, but from her perspective there are another four or five weeks before the final vote and that she thinks the Council needs to move forward with this vote and that all members reserve the right to change their minds after this first vote as additional information comes in. Council Member DeVries said he is looking forward to future discussions about the project. Council Member Anderson said after tonight's discussion, he also thinks the Council needs to move ahead and that there are two additional readings and the 'Question and Answer' session on Monday that may bring additional information out.

Roll Call:                   Ayes: All                   Motion Carried

Floodplain Administrator Isom spoke to the Council regarding the revocation of Special Use Permit for Riverside RV Camp due to floodplain development without the proper permitting. She said she has been in contact with owner, Mr. Blessie who has hired Thompson, Dreessen & Dorner, Inc., to review the concrete installation and they have in turn gone to FYRA to evaluate the project. She said that she believes it will be beneficial to get a clear answer from FYRA and FYRA said they could get that to us in two weeks. She then recommended the Council defer any action on this. Blessie said this is acceptable and he wants to get this resolved too.

Motion by Mollhoff, second by Anderson to defer any action on the revocation of Special Use Permit SP06-03 for Riverside RV Camp and Storage until the June 1, 2017 meeting.

Roll Call:                   Ayes: All                   Motion Carried

Motion by DeVries, second by Gossin to approve Change Order #1 for 2016 Water Transmission Main decreasing contract price by \$2,279.00.

City Administrator Quady said the contractor was able to do more dry boring than anticipated.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Mollhoff, second by Gossin to approve Pay Request #2 from Van Kirk Bros. Contracting Inc. for 2016 Water Transmission Main in the amount of \$11,788.50.

City Administrator Quady said this is the final payment for the project and that this finishes the water line loop for Iron Horse.

Roll Call:                   Ayes: All                   Motion Carried

Reviewed the May 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 answered questions of the Council.

Reviewed Library Report.

Motion by Gossin, second by Anderson to approve the consent agenda which included approval of the May 4, 2017 City Council meeting minutes.

Roll Call:                   Ayes: All                   Motion Carried

Motion by DeVries, second by Gossin to approve the first half of May 2017 Claims.

Roll Call:                   Ayes: All                   Motion Carried


Motion by Mollhoff, second by DeVries to approve April 2017 Treasurer's Report.

Roll Call:                   Ayes: All                   Motion Carried

Mayor Grauerholz reported that he attended the Mutual Finance Organization meeting.

Motion by Anderson, second by DeVries to adjourn the meeting at 8:13 p.m.

Roll Call:    Ayes: All                   Motion Carried

  
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Richard Grauerholz, Mayor

  
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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 May 18, 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.