

ASHLAND CITY COUNCIL
REGULAR MEETING
August 4, 2016

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 4th day of August, 2016 at 7:00 p.m.

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

Others: Shirley Niemeyer, Chuck Niemeyer, Peggy Curtis, Paul Gossin

Notice of meeting was advertised in the Ashland Gazette on July 28, 2016. 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 7:01 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

Mayor Grauerholz continued the Public Hearings on proposed Ordinance 1131 – Regarding the adoption of the Revised Future Land Use Map for the City, proposed Ordinance 1129 – Regarding the adoption of the Revised Zoning Regulations and Zoning Map for the City of Ashland and proposed Ordinance 1130 – Regarding the adoption of the Revised Subdivision Regulations for the City of Ashland at 7:03 p.m. Chuck Niemeyer expressed concern regarding the zoning regulations and the zoning map specifically related to property at 13th and Dawes Street. He said the area is zoned residential transition. Zoning Administrator Isom defined residential transition for Niemeyer. She said that it is kind of a flex zone for business and residential, allowing both to co-exist. She confirmed that this would allow a business to purchase several homes together on 14th Street to build a business allowed in RT. Niemeyer said that he would like the existing RT to be changed to Residential at Clay Street. He added that

there are no businesses north of Clay Street. Isom said that she wouldn't want to stop the current approval of the zoning maps but that she will include it on a list of items to be considered by the Planning Commission in the future. Shirley Niemeyer provided a marked up copy of the proposed zoning ordinances. She reviewed and gave comment on these items. Mayor Grauerholz stated that he had many of the same concerns as Niemeyer and that he has visited with Isom about them. He said that it is a document that will keep evolving. Isom stated that before the third reading is considered she would like to fix a few housekeeping items on the document such as the Table of Contents, page numbers and headers. She said that she would like to discuss the parking requirements for boats, campers and trailers on page 135. She explained that the wording is ambiguous as to which months these may be parked in the rear and side yards or in the front driveway. She also discussed the possibility of adding semi-permeable pavers as an allowed hard surface for parking. City Administrator Quady stated that a separate definition would need to be added for the pavers. Chuck Niemeyer stated that at Linoma Beach all campers and boats must be removed from October to April and that is why many appear in yards during those months. Grauerholz stated the Council may not want to have passage of the zoning documents with a Council seat that is open and asked the Council how they felt about delaying consideration to allow the new member to be involved with the decision. Isom said that copies of the draft are available at the ACRC, City Hall and on the City website.

Motion by Mollhoff, seconded by DeVries to close Public Hearings Ordinance 1311, Ordinance 1129 and Ordinance 1130.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz closed the Public hearings on Ordinance 1311, Ordinance 1129 and Ordinance 1130 at 7:52 p.m.

Motion by Anderson, seconded by Mollhoff to postpone consideration of the second reading of proposed Ordinance 1131, proposed Ordinance 1129 and proposed Ordinance 1130 until the August 18 meeting.

Roll Call: Ayes: All Motion Carried

Peggy Curtis of 725 Cedar Street addressed the Council stating she used to walk dogs all over town and there are a lot of broken sidewalks and when winter comes people don't clear their sidewalks of ice and snow. She said she would like to see something done about enforcing the ordinance. She said in the winter on the corner of 7th and Cedar, melting ice and snow pools forming an 'ice rink'. She is asking for more sanding at stop signs and hills. She also expressed concern about drainage problems in her back yard; she said something needs to be done for the future because of the way water washes down some of the roads on that side of town.

Motion by DeVries, seconded by Mollhoff to approve pay request from JEO Consulting Group Inc. for New Well 2015 in the amount of \$2,160.50.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Mollhoff to authorize the Mayor to sign agreement with JEO Consulting Group for the 2016 Parking Lot Improvements.

City Attorney Fahleson said this is for a lump sum amount of \$9,500. City Administrator Quady noted the lots are at the old Gabel and Gas 'N Shop properties. Council Member Anderson stated the alley along the 14th and Silver buildings should be repaired in conjunction with this project. City Administrator Quady stated the Public Works department could possibly do this repair or it could be done with the project, she will ask JEO if the agreement includes surveying and it includes the charge stations.

Roll Call: Ayes: All Motion Carried

Motion by Mollhoff, seconded by Anderson to approve change order for the trail by HNR Outdoor Designs and to approve payment of invoice from HNR Outdoor Designs in the amount of \$28,522.40.

Quady stated that FEMA uses actual cost so they will cover this.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Mollhoff to approve the consent agenda which included approval of the July 21, 2016 City Council meeting minutes, approval of the July 20, 2016 Budget Workshop and approval for Chad Meysenburg and Logan Smith as new members of the Ashland Fire Department.

Roll Call: Ayes: All Motion Carried

Motion by DeVries, seconded by Anderson to approve the second half of July 2016 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz stated that the Council seat opening has been advertised. He said he will make that recommendation at the next Council meeting.


City Administrator reminded the Council about a meeting on August 11 with the AAEDC regarding TIFF, blight and annexation.

Council Member Mollhoff told the Council about the Sesquicentennial celebration and the ability of organizations to apply for grants for events.

Council Member Anderson requested that enforcement of sidewalk ordinances and a possible nuisance property be on the next agenda.

Motion by Mollhoff, seconded by DeVries to adjourn the meeting at 8:18 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 August 4, 2016 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.