

**ASHLAND CITY COUNCIL
REGULAR MEETING MINUTES
August 7, 2025**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 7th day of August, 2025 at 7:00 p.m.

Present: Mayor James Anderson
City Council Member Michelle Libal
City Council Member Jerry Lofberg
City Council Member Jim Pinkman
City Administrator Jessica Quady
City Attorney Mark Fahleson

Absent: City Council President Chuck Niemeyer
City Clerk Kristina Stoki

Others: Shawn Mason, Sue Dickinson, Ron Pletcher, Brad Pfeiffer, Brian Chaffin, Don Krael, Ron Styskal, Dan Linke, Patti Schofield, Jerry Schofield, Paul Carlson, Tom Danahy, Cindy Danahy, Bill Krejci and others

Notice of the meeting was advertised in the Ashland Gazette on August 1, 2025. 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 shown hereafter were taken while the convened meeting was open to the public.

Mayor Anderson 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. Anderson noted the Open Meetings Act located on the south wall of the room.

Motion by Lofberg, second by Pinkman to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Anderson presented Shawn Mason and Sue Dickinson with a Proclamation honoring Bob Mason after Brad Pfeiffer briefly spoke regarding his time on the Ashland Rescue Squad with Bob Mason.

Dan Linke, 631 Whitetail Run Circle, spoke during public comment period regarding the mowing at the entrance in Whitetail Estates. He noted that the HOA hires someone to mow the area that the development owns but he would like assistance in getting Nebraska Department of

Transportation to mow more of their right-of-way as well as the other two private property owners along 9th Ave as the HOA doesn't want the liability of hiring someone to mow property which isn't theirs.

Paul Carlson, 1147 S. 7th Street, reiterated Linke's comments regarding mowing at the Whitetail Estates entrance and also spoke to the City Council regarding repair of the charging stations.

Mayor Anderson continued the Public Hearing on Subdivision Application #25-093 for Final Plat of Whitetail Estate IV Addition at 7:10 p.m. The property is located along the east side of Whitetail Estate in E1/2 NW1/4 Section 12, Township 12 Range 9 East. Brian Chaffin with Whitetail Estates addressed the City Council regarding Whitetail Estates IV Addition. Chaffin noted the developers are strongly opposed to further delay and would like the City Council to consider the final plat for the next addition in front of them tonight. Chaffin assured the City Council that they are actively communicating with the Ashland Brewery regarding the turn lane. Chaffin stated they received a bill from the Brewery for the turn lane and they have questions about the traffic study and have put a list of those questions together to get back to the Brewery. Chaffin explained this 4th addition is the addition the playground will be put in as well as the pavement of the last street into Cellar 426 Winery. Chaffin stated he is willing to update the City on the development's continued conversations with the Brewery but they would like to move forward on consideration of the final plat. Chaffin noted this addition will extend 7th Street and open up 22 lots. Chaffin stated the last lots across from the acreages will open after this 4th addition. Chaffin stated they have interest from people on these lots already. Discussion was held on placement of the playground and the outdoor warning siren. It was noted that the Planning Commission recommended approval of this final plat. With no further comments, Mayor Anderson closed the public hearing at 7:21 p.m.

Motion by Lofberg, second by Pinkman to approve the third and final reading of Ordinance 1247 - AN ORDINANCE ADOPTED BY THE CITY OF ASHLAND, NEBRASKA, AMENDING CHAPTER 1, ARTICLE 5 OF THE ASHLAND MUNICIPAL CODE; TO PROVIDE FOR THE REPEAL OF ANY ORDINANCE IN CONFLICT HEREWITH; AND TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND TO AUTHORIZE PUBLICATION IN PAMPHLET FORM. City Attorney Fahleson read the title in full.

Mayor Anderson stated this is to move the regular meeting time from 7 o'clock to 6 o'clock beginning September 4, 2025.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Libal to approve and adopt the second reading of Ordinance 1248 - AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION WATER BONDS, SERIES 2025, OF THE CITY OF ASHLAND, NEBRASKA, IN THE PRINCIPAL AMOUNT OF NOT TO EXCEED ONE MILLION NINE HUNDRED THOUSAND DOLLARS (\$1,900,000) TO PAY THE COSTS OF CONSTRUCTING ADDITIONS AND

IMPROVEMENTS TO THE WATER DISTRIBUTION SYSTEM OF THE CITY; PRESCRIBING THE FORM OF SAID BONDS; PROVIDING FOR A SINKING FUND AND FOR THE LEVY AND COLLECTION OF TAXES TO PAY SAID BONDS TO THE EXTENT NOT PAID FROM OTHER SOURCES; PROVIDING FOR THE SALE OF THE BONDS AND AUTHORIZING THE CITY TO ENTER INTO A BOND PURCHASE AGREEMENT; AUTHORIZING THE DELIVERY OF THE BONDS TO THE PURCHASER; PROVIDING FOR THE DISPOSITION OF THE BOND PROCEEDS AND ORDERING THE ORDINANCE PUBLISHED IN PAMPHLET FORM.

City Attorney Fahleson read the title in full of Ordinance 1248.

Motion by Pinkman, second by Lofberg to suspend the rules of the statutory requirement of three separate readings.

Roll Call: Ayes: All Motion Carried

City Administrator Quady informed the City Council this was the same ordinance and bond which was voted on at the previous meeting but without $\frac{3}{4}$ of the City Council to vote, they could not suspend the rules of the statutory requirement of three separate readings and if they wished to do so, they could do it at this meeting. Mayor Anderson called the final vote for passage of Ordinance 1248.

Roll Call: Ayes: All Motion Carried

Motion by Libal, second by Lofberg to approve the second reading of Ordinance 1249 to Increase the Compensation of the Mayor to \$6,000 Annually, and to Increase the Compensation of the Members of the City Council to \$3,000 Annually. City Attorney Fahleson read the title in full of Ordinance 1249.

City Administrator Quady stated it has been over 15 years since this compensation has been raised.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, seconded by Libal to approve Resolution 2025-7 – Approval of Final Plat of Whitetail Estates IV Addition.

Council member Pinkman asked if the discussion with the Brewery was a split of costs. Chaffin reiterated yes, the bill they received is a sizeable amount and they still have a lot of questions. Chaffin noted they have a couple engineers in the partner group and there are still questions regarding what was driving the need for the turn lane. Chaffin stated it matters what is in the commercial development. Chaffin noted that over the years the partners looked at a number of different businesses, including a hotel, and they don't drive much traffic. Chaffin noted they looked at a grocery store and an Orscheln and that was going to require a ton of changes, so it matters what you put there and ultimately what was built out with the pickle ball is driving a need for a

turn lane. Chaffin said the developers have wondered if the Brewery owners have talked to the Catholic Church or the Winery in regard to splitting costs. Chaffin stated they want to be good neighbors and he hopes in the 20 years they've owned the ground that they have earned the trust of Ashland that they will do what they say they're going to do. Chaffin asked that a conversation between two neighbors not hold up what they are trying to do on their 4th addition. Council member Lofberg stated the subdivision seems to have managed well without the turn lane. Chaffin said their full build out would be about 138 homes. Lofberg estimated about 300 cars from the development coming and going every day. Lofberg stated that to expect one owner in the parcel to pay the entire amount for the turn lane doesn't seem fair because everyone benefits from the turn lane and had it been done before, the cost would have been included in the price of the land/lots. Chaffin stated the reason it wasn't done earlier is because it wasn't needed. Chaffin said they looked at several traffic studies over the 20 years they owned the property, every time they looked at doing something different with the land, and that the turn lane wasn't needed until the brewery traffic was generated and that without the brewery a turn lane isn't necessary. Chaffin stated the group of homes doesn't require a turn land and that the group of homes and the winery don't require a turn lane. Chaffin stated even with the Catholic church being built with the winery and homes, a turn lane wouldn't be needed and it's the intense commercial use which required the Brewery to construct the turn lane. Chaffin noted one of their questions is why a Saturday afternoon is driving that much traffic. Chaffin mentioned the fairness question Lofberg asked and said the Brewery owners sent plans to them showing their grading. Chaffin stated they had no responsibility to review the plans but one of the partners looked at the plans and noticed they showed a water detention pond. Chaffin stated the developers built the pond on their property that was oversized so the commercial area didn't have to use part of their property for detention. Chaffin noted they pointed this out to the Brewery and this saved them about \$50,000 or more worth of construction and gave them back 15,000 or more square feet of developable property. Chaffin stated this property is incredibly valuable for them to develop or sell. Chaffin estimated this was \$200,000 plus, or \$250,000, which they saved the Brewery. Chaffin stated they are willing to look into the turn lane but he cannot make any promises other than they will be fair and work with the Brewery. Lofberg noted he understands this is an issue between two neighbors but wanted to take the opportunity to discuss.

Roll Call: Ayes: All Motion Carried

Patti Schofield, with the Ashland Historical Society, appeared in front of the City Council to thank them for the work the City has put into the outside of the Ashland Carnegie Library in recent years. She had a slideshow of photos from the Historical Society's collection inside the Carnegie Library. Schofield showed photos of collections and events which the Historical Society has been a part of. She ended showing t-shirts that they have for sale as a fundraiser and invited all of the City Council to visit the Historical Society any Thursday afternoon or by appointment.

Motion by Libal, second by Pinkman to postpone to the next meeting the approval of Conditional Use Permit #25-086 for placing a temporary Conex on property located at 1700 Furnas Street.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg to approve the reimbursement for vehicle damage to Brian Kuta from tar on downtown parking area.

Quady clarified that after another discussion with Kuta, she was informed that he wasn't actually parked in that area but instead had been in the parking lot behind the post office and drove over this particular area as he was heading out onto 16th Street.

Roll Call: Ayes: All Motion Carried

Motion by Libal, second by Pinkman to authorize the Mayor to sign a Memorandum of Agreement with Saunders County for radio equipment.

Quady stated that Saunders County received a grant for radio equipment and are planning to distribute to law enforcement and emergency departments within the county and this MOU was required before doing so.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg to recommend approval to the Liquor Control Commission for Salt Creek Farmhouse LLC dba Salt Creek Mercantile Class C Liquor License Beer, Wine, Spirits On and Off Sale to be for the first floor only, removing the upstairs area.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Libal to approve the updated City of Ashland Infrastructure Standards and Specifications document.

Roll Call: Ayes: All Motion Carried

Motion by Libal, second by Pinkman to to recommend approval to the Liquor Control Commission for a Special Designated Liquor License for KC's Eastside Saloon at 649 Highway 6 on August 29, 2025 from 2 p.m. to 2 a.m.

Lofberg asked that the owners of KC's Eastside Saloon be reminded that they have agreed to let all of their neighbors know about these events in advance. More than 24 hours would be preferred.

Roll Call: Ayes: All Motion Carried

Motion by Libal, second by Pinkman to approve consent agenda which included approval of the July 28st and August 4th, 2025 Budget Workshop Meeting Minutes, approval of the July 17th, 2025 City Council meeting minutes, approval of the pay requests from JEO Consulting Group Inc. for General Engineering \$11,687.50; for Dennis Dean Road Improvements in the amount of

\$9,290.00; for Ashland Water Supply Improvements in the amount of \$650.00; for WWTF PER in the amount of \$9,900.00; for Water Main Furnas & 30th Streets in the amount of \$1,500.00; and for Ashland Silver Street Improvements 13th & 9th to 7th in the amount of \$2,160.00 and for the approval of the Mayoral Appointment of Janece Mollhoff to the Ashland Housing Authority.

Roll Call: Ayes: All Motion Carried


Motion by Pinkman, second by Lofberg to approve the second half of the July 2025 Claims.

Roll Call: Ayes: All Motion Carried

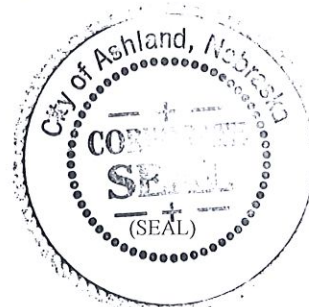
Mayor Anderson spoke of a conversation he had with a gentleman from Black Hills Energy who spoke complimentary of the ladies in the office and the Utility employees doing the locates for their project.

Motion by Pinkman, second by Libal to adjourn at 7:51 p.m.

Roll Call: Ayes: All Motion Carried


James Anderson, Mayor


Jessica Quady, Deputy City Clerk



I, the above signed Deputy 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 7, 2025 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.