

ASHLAND CITY COUNCIL
REGULAR MEETING
December 21, 2017

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 21st day of December, 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
City Attorney Mark Fahleson

Others: Zach Alley, Ron Styskal, Shirley Niemeyer, Chris Devillier, Bob Luebbe, Christy Luebbe, Amanda Roe, Deb Busing, Ron Pletcher, Lowell Krueger, Jaimie Suing, Lenora Isom and others

Notice of meeting was advertised in the Ashland Gazette on December 14, 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 Anderson, second by Mollhoff to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Ron Styskal gave public comment stating the side yard setbacks should be uniform in the Sabre Heights, Iron Horse and Whitetail subdivisions at seven foot.

Shirley Niemeyer gave public comment regarding the improved parking lots, landscaping and lighting. She encouraged the Council to reinstall the decorative lighting. She encouraged the Council to look for distinctive, unique design features for the Silver Street Bridge railing.

Lowell Krueger gave public comment regarding the bridge railings.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit for Exterior Alterations at Lot 6 & Bal Lots 4-5 Block 30 Flora City Addition to Ashland, located at 1341 Silver Street at 7:05 p.m. Zoning Administrator Isom spoke stating the new business Help Systems is replacing the existing sign on 14th Street with new signage and logo. She said the sign is well below the allowable size for the size of building. She said the Historic Preservation Committee recommended approval of this and included the temporary sign on the back of the building in the permit. She said the Planning Commission also recommended approval. Council Member Mollhoff commented that business owners downtown should get an information packet on the permit process. Bob Luebbe, building owner, spoke stating they didn't initially go through the process because they thought the sign was esthetically the same and he recommended guidelines so that every little thing would not have to go through this long process. Isom added she has discussed coming up with a palette of pre-approved colors for downtown. Council Member Gossin suggested Isom speak at a Chamber meeting about the process. Lowell Krueger asked for clarification about offensive colors on buildings. Isom explained the process for painting in the historic district. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:15 p.m.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit for Exterior Alterations at W 18' Lot 2 & Lot 3, Block 31 Flora City Addition to Ashland, located at 1415/1417/1419 Silver Street at 7:15 p.m. Zoning Administrator Isom spoke regarding a request by the owners of Glacial Till Winery. She said the existing Glacial Till building went through the rehab process and now the owners want to rehab their two buildings to the east. She said they are adding a couple of reception halls to this space. She said the key architectural components that will be preserved are the dentals, the parapet at the top of the building, and the roof top will become outdoor seating. She added they are proposing to replace the front windows and alter the door layout. Isom discussed the guidelines for the federal historic register and noted the goals for the Historic Preservation Committee. She reviewed the proposed changes including restoring the brick on the buildings, restoring the dentals, moving the existing canopy to the center building, adding another door, adding an interior vestibule and installing stone at the sill. She mentioned the existing leaded glass windows will be displayed inside and the bank sign will be hung above the bar. She reported that the overall vote of the Historic Preservation committee was to recommend approval and the Planning Commission's vote was to approve as submitted. Isom answered questions of the Council. City Administrator Quady noted this permit is for just the exterior alterations. Shirley Niemeyer addressed the Council about the proposed changes. She said many people comment on how charming the downtown is and part of the charm is the historic look of the buildings. She said many people have put a lot of dollars into their buildings. She said she was the dissenting vote on the permit in the Historic Preservation Committee. She reviewed the Historic Preservation goals in Article 10 of the City's zoning ordinance and items. She commented on ways to retain the leaded glass, the size of the windows, the foundation, the bank sign and the recessed door. She applauded the building owners for doing this

addition but said she thought it could be done with a little more respect for the integrity of the building and its charm. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:45 p.m.

Mayor Grauerholz opened a Public Hearing on application by BBW Enterprises LLC dba BW's Pub & Grill for a Class CK Liquor License at 7:45 p.m. City Clerk Sliva stated the application is so the owner can do catering, he currently holds a Class C license and there have been no complaints. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:48 p.m.

Motion by DeVries, second by Gossin to approve the third and final reading of Ordinance 1144 – AN ORDINANCE TO VACATE THE ALLEY IN BLOCK 10, BEETISON'S ADDITION TO THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

City Attorney Fahleson read the Title of Ordinance 1144.

Council Member Anderson said there are no utilities in this alley.

Roll Call: Ayes: All Motion Carried

Ron Pletcher spoke to the Council regarding lighting at the new parking lot and condition of the alley. He said after the Parade of Lights he walked through the alley and parking lot after dark. He said he tripped several times and couldn't see the sidewalk. He requested a light be put in. Mayor Grauerholz concurred additional lighting is needed. City Administrator Quady said she would contact OPPD about this and the possibility of placing a light on the existing poles. Adjacent building owner Bob Luebbe said there will lighting on the south side of his new building. Council Member Anderson commented on the broken down areas of the alley and said repairs are needed. Discussion was held regarding the ordinance requiring the adjacent building owners being responsible for upkeep of the alley. Anderson said the alleys were paved and assessed to the property owners so they should be maintained by the City. Council Member Mollhoff said there would need to be a new ordinance that addresses the downtown alleys if treated differently. Zach Alley suggested that there be specifications for concrete be included in the new ordinance. Anderson said the Council should redraft the ordinance. City Administrator Quady said this can be placed on a future agenda. Lowell Krueger added that when he was assessed for the alley it was said the City would take over maintenance of them and that he may have that in writing. He was requested to provide a copy of this is possible.

Zach Alley appeared before the Council with his request for reimbursement for a tire damaged by driving over a storm drain with broken rebar sticking out of it. He answered

that conceptually he is not opposed to the campground but he is concerned about where the utilities go through. Council Member Anderson said this is a great area for this type of activity but he is hard pressed to give up City right-of-way where City utilities run. City Attorney Fahleson said that the City wants to have ready, easy, inexpensive access to the utilities whenever you choose. Luebbe said his dream would be to have this done by this summer so he will need guidance from the City as to the process for accomplishing the project. Mollhoff said she is supportive of the project but is generally opposed to vacating streets and alleys with utilities. Quady said she will work on determining fair market value of the property.

Motion by DeVries, second by Mollhoff to approve Pay Request from Simon Contractors for the Silver Street Bridge in the amount of \$388,406.34.

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Anderson to approve Update Agreement with JEO Consulting Group Inc. for Off-Site Infrastructure related to Whitetail Estates.

Roll Call: Ayes: All Motion Carried

Motion by Mollhoff, second by DeVries to approve Pay Request from JEO Consulting Group Inc. for the Silver Street Bridge Replacement Construction Services in the amount of \$8,645.95.

Roll Call: Aye: All Motion Carried

Motion by Anderson, second by Mollhoff to approve Pay Request from JEO Consulting Group Inc. for Water 2017 Silver Street in the amount of \$2,312.50.

Roll Call: Ayes: All Motion Carried

Discussion was held regarding the Silver Street Bridge Railings and Lighting. City Administrator Quady will check on the possibility and pricing to add decorative lighting similar to the downtown lighting installed on a 'bump out'. Amanda Roe suggested use of solar lighting for the walkway part of the bridge and Shirley Niemeyer said she supports the use of decorative railing for the project. Quady said the lighting and railing costs would be part of the bond.

Reviewed the November 2017 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed the Police Chief's Report.

Reviewed Building Inspector's Report.

Reviewed Library Report.

Motion by Gossin, second by DeVries to approve the consent agenda which included approval of the December 7, 2017 City Council meeting minutes, the November 30, 2017 Planning Commission meeting minutes and Janece Mollhoff as representative to the Ashland Area Economic Development Corporation Board.

Roll Call: Ayes: All Motion Carried

Motion by Mollhoff, second by Anderson to approve the first half of December 2017 Claims.

Roll Call: Ayes: All Motion Carried

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

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reported a housing study meeting.

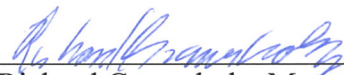
Council Member Gossin said he would be gone from several meetings and would get his schedule to the City Administrator.

City Administrator Quady said the drainage study is done and that she is talking with the Corp about what can be done with the wetlands.

Council Member Anderson said that recreational vehicles parked on the public right-of-way needs to be addressed.

Motion by Anderson, second by Mollhoff to adjourn the meeting at 9:53 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 December 21, 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.