

ASHLAND CITY COUNCIL
REGULAR MEETING
February 18, 2021

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 18th day of February, 2021 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council President James Anderson
City Council Member Jake Crnkovich
City Council Member Chuck Niemeyer
City Council Member Bruce Wischmann
City Administrator Jessica Quady
City Clerk Kathleen Sliva
City Attorney Mark Fahleson

Others: Caleb Fjone, Richard Snodgrass, Lowell Krueger, Susan Cerny, Mike Cerny, Suzi Nelson, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on February 11, 2021. 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 located on the south wall of the room.

Motion by Anderson, second by Crnkovich to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing on proposed Ordinance 1188 to Modify the Future Land Use Map of the City of Ashland NE at 7:02 p.m. Bill Krejci, Zoning Administrator, said the modification of the Future Land Use Map and Zoning Map came out of the Joint Council and Planning Commission Workshop in December where discussion was held on where growth is speculated to be. He said a committee was then formed to review and come up with changes to the maps. He added the changes were reviewed by JEO for compliance with the Comp Plan. Krejci then reviewed the different changes to the map included changes by Iron Horse to R-2 and R-E, change by school to R-3 and change west of 30th Street and Sabre Heights to a future growth area. He noted the

south side of the maps were expanded and an industrial area was added with B1 along Highway 66.

Mayor Grauerholz opened a Public Hearing on proposed Ordinance 1189 to Modify the Official Zoning Map of the City of Ashland NE at 7:06 p.m. Krejci said the Future Land Use Map was overlaid onto the Zoning Map. He noted that the property will continue at it's present use and will be taxed accordingly until someone changes the use. He said the boundaries were pushed out with the annexation of Whitetail and the flood area limits a lot of what can be done. Council Member Crnkovich noted the proximity of the industrial area to Mahoney State Park and the interstate exit and questioned if the park and Cass County would take issue with the industrial placement. Krejci said Cass County has this as a tourist entertainment area. Discussion continued about this and other possible Industrial Zoning locations. Mayor Grauerholz said there had been discussion about the possibility of squaring off the boundaries. Krejci said he had a conversation with the Zoning Administrator with Saunders County about this and the map could be changed the next go-around in the spring. Crnkovich commented that he struggles with the Industrial being there because of the beauty of this stretch of highway and wondered about it being down Highway 6 and Highway 63. Council Member Niemeyer said he agreed with Crnkovich and would prefer to see it down Highway 6 and Highway 63. Krejci noted that servicing it with water and sewer would be much more difficult than the proposed location. Council Member Wischmann noted the lay of the land would create a natural berm at the proposed location. Krejci said the Council and Planning Commission would like to have the joint meeting yearly to discuss growth and land usage changes. With no further comment, Mayor Grauerholz closed both Public Hearings at 7:23 p.m.

Mayor Grauerholz opened a Public Hearing to Determine Existence of Public Nuisance regarding property at 2359 Boyd Street at 7:23 p.m. City Administrator Quady displayed photos she took of the property earlier in the day. She said it looked like a couple of the vehicles have been removed. Rich Snodgrass, owner of the property and Windmill Storage, stated he has given 30-day notice to people to get their stuff licensed and operable or get it out of the storage area. He added with the way the weather has been, he thinks they have made good progress. He reviewed the photos noting where vehicles had been removed and noted a trailer that could be a problem. He said that he needs another 30 days to finish cleaning it up and he hopes it will be taken care of next week. Quady noted the City's regulations say a vehicle owner would need to start the vehicle in front of a police officer to prove it is operable. Council Member Niemeyer asked for clarification on trailers being used for storage as he thought there are restrictions on this. Snodgrass noted there is one car that the owner says runs and has good tags. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:32 p.m.

Mayor Grauerholz opened a Public Hearing on Application for License to Sell Fireworks by Hometown Fireworks at 103 South 22nd Street at 7:32 p.m.

Mayor Grauerholz opened a Public Hearing on Application for License to Sell Fireworks by Ka-Boomer's Enterprises, Inc. at 2242 Silver Street at 7:33 p.m.

City Administrator Quady said there were no complaints on either of the stands last year and both have operated here for over a decade. With no further comment, Mayor Grauerholz closed the Public Hearings at 7:34p.m.

Motion by Niemeyer, second by Wischmann to introduce and approve Resolution 2021-5 – Declaring the findings of the City Council regarding a Nuisance at 2539 Boyd Street to be abated on or before the date of March 18, 2021.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve on third and final reading Ordinance 1190 - AN ORDINANCE ADOPTED BY THE CITY OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, TO APPROVE WHITETAILESTATES PHASE 2 FINAL PLAT, A SUBDIVISION LOCATED OUTSIDE THE CITY LIMITS OF ASHLAND, SAUNDERS COUNTY, NEBRASKA, AND SUBDIVISION AGREEMENT; TO PROVIDE FOR THE REPEAL OF ANY ORDINANCE IN CONFLICT THEREWITH; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND TO AUTHORIZE PUBLICATION IN PAMPHLET FORM.

City Attorney Fahleson read the Title of Ordinance 1190.

Zoning Administrator Krejci said the City engineer's and the Street Superintendent have accepted everything as the developers have complied with all requests for changes and corrections. He added this is for 20 lots.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to introduce and approve Ordinance 1188 - To Modify the Future Land Use Map of the City of Ashland NE.

City Attorney Fahleson read the Title of Ordinance 1188.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Wischmann to introduce and approve Ordinance 1189 - To Modify the Official Zoning Map of the City of Ashland NE.

City Attorney Fahleson read the Title of Ordinance 1189.

Roll Call: Ayes: All Motion Carried

Caleb Fjone, Ashland Area Economic Development Corporation (AAEDC) Executive Director, addressed the Council regarding a proposed Communications Committee. He said the idea came from his discussion with a representative of the Department of Economic Development about the Leadership Certified Community application. He said he suggested the committee as a way for the community to show more collaboration and transparency. He said the committee could communicate such things as volunteer opportunities, meeting agendas, surveys, school activities; address suggestions; and have links to social media sites. He said the committee should have a diverse group of members beyond City and business officials. Council Member Niemeyer said Suzi Nelson of the newspaper should be included. Mayor Grauerholz asked if the AAEDC would organize, oversee and operate the committee. Fjone said this is something that has been discussed as it is needed and will strengthen economic development. Fjone said students could be on the committee. Fjone said he would like the Council to greenlight the project as this would be on behalf of the City. Fjone added a Community Need Survey for the Leadership application is being completed at this time.

Motion by Wischmann, second by Niemeyer to approve License to Sell Fireworks by Hometown Fireworks Inc. at 103 South 22nd Street and License to Sell Fireworks by Ka-Boomer's Enterprises, Inc. at 2242 Silver Street.

Roll Call: Ayes: All Motion Carried

City Administrator Quady spoke to the Council regarding the 2020 Sanitary Sewer Improvement Project Bid Tab and JEO's recommendation letter. She said there were four bidders and the low base bid was from General Excavating just below \$500,000. She added the base bid and alternate bids total \$624,200.82. She noted GE has done a lot of work in Ashland; they have been good to work with; and they could start in June. She reviewed a map with the alternate bid areas and reviewed parts of the project that would be paid for as a street improvement. She said there are a few items that could be deducted as a change order if the Council would choose to. She said the project estimate was \$569,930.

Motion by Wischmann, second by Niemeyer to approve awarding the 2020 Sanitary Sewer Improvement project to General Excavating including Alternate 1 and Alternate 2.

Roll Call: Ayes: All Motion Carried

Lowell Krueger spoke to the Council regarding a nuisance letter he had received on his property at 106 South 16th Street. He said he has been working on the house for a long time and he has installed a new roof, electrical inside, replaced two thirds of the

foundation, and installed a drain to the ravine. He said he took the old siding off, has pillars for the porch, replaced some of the windows and put in a walkway from the house to the garage. He said the sign coming in to town says 'Welcome to Historical Ashland' and we need to keep our old structures to do that. He said he is retired now and will have time to work on it. Council Member Niemeyer said that he doesn't object to the house but it needs to get done. Council Member Anderson said it needs to be brought up to the City codes. Mayor Grauerholz asked Krueger if the Council was to set the hearing for 30 days would he be able to make up a plan and a timeline for the project. Krueger said he has been working on the house for 20 years. Council Member Crnkovich said the Council needs the timeline for completion; he doesn't want to see the house torn down; and it is very uncommon for it to take this long. Krejci said the house is not habitable and the foundation permit probably goes through June. Council Member Wischmann said it would be his recommendation to go out 30 days and to have Krueger come back with a timeline.

Motion by Wischmann, second by Anderson to set Date for Hearing to Determine Existence of Public Nuisance regarding property at 106 South 16th Street on March 18, 2021.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Anderson to set Date for Hearing to Determine Existence of Public Nuisance regarding property at 2217 Ash Street on March 4, 2021.

Roll Call: Ayes: All Motion Carried

Reviewed the January 2021 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed Police Chief's Report.

Reviewed Building Official's Report.

Reviewed Library Report.

Motion by Anderson, second by Niemeyer to approve the consent agenda which included approval of the February 4, 2021 City Council meeting minutes; the approval of the February 3, 2021 Council Workshop minutes; and the approval of the January 28, 2021 Planning Commission meeting minutes.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve the first half of February 2021 Claims.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Crnkovich to approve January 2021 Treasurer's Reports.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reported that he has been in discussion with the City's state senator about a couple of bills.


City Administrator Quady said the City has received two grants, one for a scrap tire amnesty day which will be held during the first week of May and one for rubber tire mulch for the Girl Scout playground.

Motion by Niemeyer, second by Wischmann to adjourn the meeting at 8:50 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 February 18, 2021 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.