

ASHLAND CITY COUNCIL REGULAR MEETING

January 21, 2021

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 21st day of January, 2021 at 7:00 p.m.

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

Absent: City Council Member Jake Crnkovich

Others: Suzi Nelson, Matt Carlson, Nolan Welch, Ashley Welch, Richard Snodgrass, Susan Cerny, and Bill Krejci

Notice of meeting was advertised in the Ashland Gazette on January 14, 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 Wischmann, second by Niemeyer to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz open a Public Hearing on Special Use Permit #20-250 to alter the appearance of the elevation of the street facing facade and adjacent building to the west on Lots 1-3 and East 11' Lot 4 Block 32 Flora City Addition to Ashland, located at 1501 Silver Street at 7:03 p.m. Matt Carlson, the architect for the Farmers and Merchant's Bank project, spoke to the Council. He said the bank wants to add office space to the bank in the building next door, formerly Jones Insurance. He said they also vacated the second-floor apartments and are renovating them into offices for the bank. He said this will affect the facade of the building as an exterior door will be removed and a new internal stairway will be built. He

added a window will be installed to match the existing bank windows; the Jones building doorway will be removed along with the awning; infilling with brick to match the existing brick will be done; and store front windows will be put across the front. He added that the Historic Preservation Committee and the Planning Commission both agreed that the changes are in keeping with the spirit and nature of the building. He said there will be mechanical and elevator on the roof that will set back from the facade of the building. He said they are updating all the electrical and mechanical in the building and there will be full fire suppression. Zoning Administrator Krejci said the Planning Commission and Historic Preservation Committee recommended approval. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:13 p.m.

Mayor Grauerholz opened a Public Hearing on Special Use Permit #20-251 to alter the appearance of the elevation of the street facing facade on the South 22' Lots 1-3 Block 24 Flora City Addition to Ashland, located at 120 N 14th Street at 7:14 p.m. Ashley and Nolan Welch, owners of the building, spoke to the Council about their proposed project. Ashley Welch said they plan to install a large picture window and replace the brick with a wood. She said there would be an awning over the front and they have found a brick stain to put on the rest of the building that is an earthy white color. She said six windows will be installed on the northside to mimic the windows on the south side. Nolan Welch said the windows will be covered and the tin shed will be removed. Zoning Official Krejci said the brick is a newer brick and the weather has taken its toll on it so doing the stain sealant will add to the longevity of the brick. He said it has all been tuck pointed, masonry tabs were installed and it is structurally stable. Krejci said the Historic Preservation Committee debated about the color and came to the determination that this is probably best and fell within the Historic Preservation guidelines. He added that the Planning Commission approved it. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:25 p.m.

Mayor Grauerholz opened a Public Hearing on Final Plat Permit #20-252 for a Political Subdivision known as Whitetail Estate Second Addition being a Portion of the NW1/4 of Section 12, Township 12 North, Range 9 East, located at approximately 1294 South 8th Street at 7:26 p.m. Brian Chaffin, a partner with Whitetail Development, presented the final plat for the second addition of their development and answered questions of the Council. He said these are the next 20 lots they want to bring on line and includes the extension of water, sewer and streets. He added they hope to begin in the spring. He said 7th Street will not be paved further at this time and there are lots platted on both sides of the winery drive. Zoning Administrator Krejci said this will give the development a second exit while 7th Street is paved in the next phase. He added the Planning Commission approved the permit. Richard Hilske, owner of the winery, said he would appreciate the gravel road be maintained better than it has been and that he is concerned about houses blocking the site

line to the winery from 7th Street. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:35 p.m.

Zoning Administrator/Building Official Krejci said when he was hired in February he was asked to review the building and zoning fees and to put together new fee schedules. He said he reviewed other community's schedules and the suggested rates will be in the middle. He discussed the proposed changes including the increase construction square footage fees and the increase in plumbing and mechanical permit fees.

Motion by Anderson, second by Wischmann to approve Resolution 2021-2 – Establishing A Fee Schedule for Certain Zoning Fees, Goods, Services and Permits.

Zoning Administrator Krejci answered questions of the Council regarding the fees and other requirements.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Anderson to approve Resolution 2021-3 – Establishing A Fee Schedule for Certain Building Fees, Goods, Services and Permits.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve Resolution 2021-4 – Establishing A Fee Schedule for Certain Fees, Goods, Services and Permits.

City Administrator Quady said this fee schedule was updated in 2018. She reviewed the proposed changes.

Motion by Niemeyer, second by Wischmann to amend Resolution to change Police Report Fee from \$5.00 to \$10.00.

Roll Call: Ayes: All Motion Carried

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to introduce and approve first reading of Ordinance 1190 - Final Plat Permit #20-252 for a Political Subdivision known as Whitetail Estate Second Addition being a Portion of the NW1/4 of Section 12, Township 12 North, Range 9 East, located at approximately 1294 South 8th Street.

City Attorney Fahleson read the Title of Ordinance 1190.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve Special Use Permit #20-250 to alter the appearance of the elevation of the street facing façade and adjacent building to the west on Lots 1-3 and East 11' Lot 4 Block 32 Flora City Addition to Ashland, located at 1501 Silver Street.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Anderson to approve Special Use Permit #20-251 to alter the appearance of the elevation of the street facing facade on the South 22' Lots 1-3 Block 24 Flora City Addition to Ashland, located at 120 N 14th Street.

Roll Call: Ayes: All Motion Carried

No action was taken on moratorium on water/wastewater late penalties.

Motion by Anderson, second by Wischmann to set date for Hearing to Determine Existence of Public Nuisance regarding property at 2359 Boyd Street on February 4, 2021.

Richard Snodgrass addressed the Council regarding his property. He said he needs 30 days to give tenants a notice to quit and time to take them to court if they don't remove the vehicles. He said he needs until April 1st to get everything rectified. He said there are 10 vehicles in question. City Administrator Quady said everything remaining will need to be licensed and operable. Snodgrass asked the Council to move the hearing date back.

Motion by Wischmann, second by Anderson to amend motion to set date to February 18, 2021.

Roll Call: Ayes: All Motion Carried

Susan Cerny asked if there was a complaint filed on this property and how does this take precedent over a property that had a complaint filed on it as much as three years ago. Discussion followed.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve Arterial Street Improvement Program.

City Administrator Quady gave a summary of the program. She reviewed the fees on different types of construction. She said the proposed fees came from Gretna and to put them into effect in March of 2021. She said Lincoln calls them impact fees. She said the Council could decide on how to handle the school project which would be a public building. Zoning Administrator Krejci said the school project is 60 acres. Mayor Grauerholz said

that he would not want this to affect any project in progress. Quady said the Council can change the plan including the dates and the fees to whatever they would like. She said the funds would be put into a separate account for paying for street projects. Krejci added other communities using these fees include Springfield, Gretna, Bellevue, Papillion, LaVista, and Sarpy County. Council Member Niemeyer said it may have a negative effect on the community.

Motion by Wischmann, second by Niemeyer to postpone consideration of Arterial Street Improvement Program to the next meeting on February 4, 2021.

Roll Call: Ayes: All Motion Carried

Reviewed the December 2020 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed Building Official's Report.

Reviewed Library Report.

Motion by Niemeyer, second by Wischmann to approve the consent agenda which included approval of the January 7, 2021 City Council meeting minutes; approval of the December 22, 2020 Planning Commission meeting minutes; and approval of the Mayoral Appointments of Emily Nimsakont and Renee Kucera to the Public Library Board of Trustees.

Roll Call: Ayes: All Motion Carried

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

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Niemeyer to approve December 2020 Treasurer's Reports.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reminded the Council on the upcoming Council Workshop.

Council Member Niemeyer shared historical information about the growth of Millard. He noted that Ashland is on the cusp of things happening here.


Mayor Grauerholz said the Senator McDonald has a bill asking for money to study flood control on the Lower Platte River.

Motion by Niemeyer, second by Wischmann to adjourn the meeting at 8:56 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 January 21, 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.