

ASHLAND CITY COUNCIL REGULAR MEETING

July 1, 2021

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 1st day of July, 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: Susan Cerny, Caleb Fjone, Ron Styskal, Suzi Nelson, Lee Sapp, Rod Schroeder, Rod Post, Christy Post, Joel Kirby, Dave Roth, Pat Rogers, James Garman Sr, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on June 24, 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 Wischmann to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

David Roth, 600 Iron Horse, gave Public Comment regarding the proposed storage units on Highway 6. He distributed a handout to the Council. Roth noted comments made at a September 19, 2019 City Council Meeting and items being proposed on the permit by the developer and he reviewed the items he is requesting for the storage unit and photos of the storage unit site before and after the trees were removed. He noted that there are several items on the permit that are quite different from what was told to the Council last year. He said the doors are orange, the trees have been removed, a chain link fence installed, it is further south than originally proposed, a pole sign installed, and the building is at level elevation with the highway or slightly below. He asked the Council to please consider the color, additional landscaping, minimization of light pollution and installation of a ground sign.

Joel Kirby, 536 Iron Horse, echoed the comments made by Roth. He read excerpts from the public comment made by Katherine D'Agostino, owner of Storage Ninja's, that were in the May 21, 2020 Council meeting minutes and from the Public Hearing held that meeting. Kirby encouraged the Council to hold the developer accountable. He said they have tried to set up a meeting with the developer and have not been successful and asked the City to facilitate this.

Rod Schroeder, 112 Southview Circle, gave public comment. He said he is on the Homeowners Association Board or Directors for Iron Horse and that one of the things the Board wants to do is to uphold the value of the investments the people made in Iron Horse. He emphasized that they are not against development, that this can be a win-win if it is done right, and encouraged the Council to support their recommendations.

Shirley Niemeyer spoke on Ordinance 1176 related to pole signs and noted that the State Department of Transportation guidelines state the maximum is 20 feet. She requested this discrepancy be checked into. She said the lower sign will add to the view of the roadside. She spoke about the tree removal along Highway 6 and her concern about climate change. She stated she has a list of plants that mature fast and has pictures of screening techniques.

Mayor Grauerholz opened a Public Hearing to determine existence of a Public Nuisance regarding property at 1909 Boyd Street at 7:18 p.m. James Garman, owner of the property, left the meeting prior to the start of the public hearing stating he would be back. City Administrator Quady said the City has been dealing with this nuisance since 2015, the Police Department has been ticketing the property since 2008 and the nuisance was abated in 2019. She said the City put a lien on the property for the abatement and Mr. Garman paid the lien off. She said they started sending Garman letters about the nuisance last month.

Motion by Wischmann, second by Niemeyer to suspend the rules by moving Items D1 and E1 to after the consent agenda.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to postpone consideration of second reading of Ordinance 1195 – PUD for a Political Subdivision known as Icehouse Ridge being a Portion of the SW ¼ of Section 35, Township 13 North, Range 9 East, located at approximately 2418 Furnas Street until the next meeting on July 15, 2021.

Roll Call: Ayes: All Motion Carried

City Administrator Quady spoke to the Council regarding the abatement of nuisance at 2701 Furnas Street. She distributed photos of the property taken by the property owner, Mike Smith. She showed additional pictures taken earlier in the day of the property. She said in a phone message this afternoon by Smith, he said that one of the trailers and the barrels would be gone tonight. She said Smith's plan is to remove the sheds and put up a larger building to store items and to put up a privacy fence. Council Member Anderson said he had spoken with Smith and requested he talk

with the Building Official to inspect the property. Building Official Krejci said Smith knows he needs to clean up the property prior to a building permit being issued for a garage. Council Member Anderson suggested giving Smith an additional 30 days for clean-up. Council Member Crnkovich stated that it needs to be coupled with line items needing improvement. Quady said direction can be given off the photos. Council Member Wischmann said a final date of abatement needs to be set and suggested the second meeting in September.

Motion by Wischmann, second by Anderson to set final clean-up for September 16, 2021 with a review at every meeting.

Quady said it is difficult to distinguish between clutter and what is a nuisance. Wischmann said to leave identifying what items goes against the ordinances to the Building Official.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve authorizing the Mayor to sign Tri-Mutual Aid Firefighters Association Interlocal Agreement.

Mayor Grauerholz said the fire department recently joined this organization and this will allow for sharing equipment and personnel with other communities if needed.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to postpone consideration of Agenda Items G3 and G4 until the next meeting on July 15, 2021.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reopened the Public Hearing to determine the existence of Public Nuisance regarding property at 1909 Boyd Street at 7:51 p.m. James Garman Sr. spoke to the Council regarding his property. City Administrator Quady showed photos of the property that were taken earlier in the day. Garman stated he has a dumpster for cleaning the property up. He said that he and his wife have been sick the last three months. He said if he is given time he will get the rest of the stuff out and it will be gone. Council Member Anderson stated the property was cleaned up and questioned what happened. Garman reiterated he will get it cleaned up. Anderson said this degrades the surrounding property. Garman said he will take items into recycle and the rest will go into the dumpster. Council Member Wischmann suggested an abatement date of September 16. Council Member Niemeyer said he would like to see a picture taken daily to show what is happening every day. Council Member Crnkovich said this is a large undertaking and Garman will need a plan with more help. Garman said he will get it done. With no further comment, Mayor Grauerholz closed the Public Hearing at 8:02 p.m.

Motion by Wischmann, second by Anderson to approve Resolution 2021-14 – Declaring the Findings of the City Council regarding Nuisance at 1909 Boyd Street with an abatement date of

September 16, 2021.

Discussion was held. The Council requested progress updates at each meeting until abatement date. City Attorney explained the abatement process and the placing of a lien on the property.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Wischmann to approve consent agenda which included approval of the June 17, 2021 City Council meeting minutes; approval of the June 21, 2021 Special Council Meeting minutes; approval of Lucas Wilke and Tim Rudd as members of the Ashland Fire Department; and approval of pay requests from JEO Consulting Group Inc. for General Engineering in the amount of \$787.50; for Sanitary Sewer Replacements-Alleys in the amount of \$3,842.50; for Public School Expansion in the amount of \$1,330.00; and Utility Rate Study in the amount of \$4,000.00.

Roll Call: Ayes: All Motion Carried

Ron Styskal spoke to the Council regarding the south gate road into the cemetery. He said it is difficult to go over when putting up the flags. City Administrator Quady said she will have the Public Works Director look at it.

Motion by Anderson, second by Wischmann to approve the second half of June 2021 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reported that this month 1,224 Utility bills were sent out; 107 bills were emailed; 415 bills are set up on auto pay; and 21 bills were paid by phone. He said people are taking advantage of these options and helping staff be more efficient.

Motion by Wischmann, second by Niemeyer to adjourn the meeting at 8:15 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 July 1, 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.