

ASHLAND CITY COUNCIL REGULAR MEETING MINUTES July 17, 2025

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 17th day of July, 2025 at 7:00 p.m.

Present: Mayor James Anderson
City Council Member Jerry Lofberg
City Council Member Jim Pinkman
City Administrator Jessica Quady
City Clerk Kristina Stoki
City Attorney Mark Fahleson

Absent: City Council President Chuck Niemeyer
City Council Member Michelle Libal

Others: Carol Clough, Bill Krejci, Caleb Fjone, Jay Spearman, Paul Gossin, Jeff Goodman

Notice of the meeting was posted in the three designated public places on July 8th, 2025: i3 Bank, Ashland Post Office, City Hall. 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 7:01 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

Public comment opportunity given. No comments made.

Mayor Anderson opened the Public Hearing on Dog Kennel Application Permit #25-071 at 7:03 p.m. The property is located at 607 N 21st Street, Ashland NE. With no commentary made, Mayor Anderson closed the public hearing at 7:03 p.m.

Mayor Anderson opened the Public Hearing on Dog Kennel Application Permit #25-072 at 7:04 p.m. The property is located at 1902 Clay Street. Ashland NE. With no commentary made, Mayor Anderson closed the public hearing at 7:04 p.m.

Mayor Anderson opened the Public Hearing on Dog Kennel Application Permit #25-073 at 7:04 p.m. The property is located at 508 N 27th Street. Ashland NE. With no commentary made, Mayor Anderson closed the public hearing at 7:05 p.m.

Mayor Anderson opened the Public Hearing on Dog Kennel Application Permit #25-076 at 7:05 p.m. The property is located at 1375 S 9th Ave. Ashland NE. With no commentary made, Mayor Anderson closed the public hearing at 7:05 p.m.

Mayor Anderson opened the Public Hearing on Dog Kennel Application Permit #25-080 at 7:05 p.m. The property is located at 1525 Ash Street. Ashland NE. With no commentary made, Mayor Anderson closed the public hearing at 7:06 p.m.

Mayor Anderson opened the Public Hearing on Conditional Use Permit #25-085 for operation of Agriculture Retail Business at 7:06 p.m. The property is located at 2242 Silver Street, Suite A, Ashland NE. Jeff Goodman [property owner] spoke and stated he is going to get this place up and running which he is leasing, as there is 700 chicken barns coming to the area so his suppliers are wanting him to get moving quickly. Goodman stated he plans to proceed with the renovations on his other property at the same time. Zoning Administrator Bill Krejci confirmed this has been approved by the Planning Commission. With no further comment, Mayor Anderson closed the public hearing at 7:08 p.m.

Mayor Anderson opened the Public Hearing on Conditional Use Permit #25-086 for placing a temporary Conex on property at 7:06 p.m. The property is located at 1700 Furnas Street, Ashland NE. Paul Gossin of 1604 Furnas Street [neighbor] spoke and stated he submitted a nuisance complaint back in January along with his neighbors regarding the state of the care center's parking lot including storm damage and unmoved vehicles. Gossin stated the care center did clean up some things and has mowed once around the existing Conex box. Photos were displayed by City Administrator Quady. Gossin stated he has to clean up the overbrush that leaks into his yard once or twice per year, with weeds more than 5 feet tall. Gossin stated the Conex box showed up in March. Quady and Krejci stated it is currently placed too close to the property line and will need to be moved. Gossin stated the care center has been in various states of good and bad over the years but with the last ownership change has gone downhill considerably. Gossin stated his opposition of the Conex. Mayor Anderson stated this does need to be taken care of. City Attorney Fahleson recommended this item be postponed until more information is collected from the care center on how they plan to address the situation. Quady stated she has communicated with the director of the care center and the resident of the residential rental property next to the care center, which they also own, who stated what they have gotten taken care of. Quady noted she told them they needed a permit for the Conex box. Gossin stated the fence which is part of the residential

rental was damaged in the January storm and is not yet fixed and has resulted in dogs being able to leave the premises and come into his yard. Gossin believes it is the tenants' responsibility to mow and maintain the property. Quady asked if the Conex was painted and cleaned up if Gossin would have an issue with it. Gossin stated there would be less of an issue. Quady stated the purpose of the box as communicated by the care center is storage. Gossin stated the residential rental house garage is used for storage of old hospital beds and such, resulting in outside parking. Krejci confirmed there is no code issue with the use of the garage and parking, but also that a privacy fence would be required with new regulations and this property is grandfathered in with that regulation. With no further comment, Mayor Anderson closed the public hearing at 7:16 p.m.

Mayor Anderson opened the Public Hearing on Dog Kennel Application Permit #25-087 at 7:17 p.m. The property is located at 1717 Euclid Street. Ashland NE. With no commentary made, Mayor Anderson closed the public hearing at 7:17 p.m.

Mayor Anderson opened the Public Hearing on Subdivision Application #25-093 for Final Plat of Whitetail Estate IV Addition at 7:17 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. City Attorney Fahleson recommended the Council move to recess this hearing until August 7th due to recent issues with this subdivision.

Motion moved by Lofberg, seconded by Pinkman.

Attorney Fahleson stated this motion to recess and not close the public hearing prevents any conflict with publication requirements.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve the second reading of Ordinance 1247 to amend Municipal Code regarding City Council meeting time and procedures. 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.

Roll Call: Ayes: All Motion Carried

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

Roll Call: Ayes: All Motion Carried

Jay Spearman of Northland Securities stated he is currently working with the bond attorney to put together the preliminary official statement. Spearman stated they anticipate being in the market the first part of August with a September close. Spearman gave a summary of the bond, of which a portion will be used to reimburse the City for a water project, and will also include the new well project with General Excavating. Quady clarified the water project was the 30th & Furnas Street project which was paid out of the General fund. Spearman stated the number of years of the bond are determined based on the City's budget and cash flow. Additional discussion regarding interest rates was had. Mayor Anderson called the final vote for passage of Ordinance 1248.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve the first 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.

Mayor Anderson commented this compensation is in line with the City of Wahoo. City Administrator Quady stated it has been at least 15 years since this compensation has been raised. Anderson and Quady stated the council meets more than 35 times per year.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg to approve all 6 similar agenda items, which include Dog Kennel Application Permit #25-071 located at 607 N 21st Street; Dog Kennel Application Permit #25-072 located at 1902 Clay Street; Dog Kennel Application Permit #25-073 located at 508 N 27th Street; Dog Kennel Application Permit #25-076 located at 1375 S 9th Ave; Dog Kennel Application Permit #25-080 located at 1525 Ash Street; Dog Kennel Application Permit #25-087 located at 1717 Euclid Street.

Krejci stated the Planning Commission recommended approved of all of these and all the dogs vaccines are current.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg to approve Conditional Use Permit #25-085 for operation of Agriculture Retail Business located at 2242 Silver Street, Suite A.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg 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 Lofberg, second by Pinkman to postpone recessed item to approve Subdivision Application #25-093 for Final Plat of Whitetail Estate IV Addition located along the east side of Whitetail Estate in E1/2 NW1/4 Section 12, Township 12 Range 9 East.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve Amendment #1 to Owner-Engineer Agreement with JEO Consulting Group for Birch Street Improvements in the amount of \$9,000.

Quady stated this is for the additional engineering and survey work being done on the cul-de-sac on Birch Street to work with the property owner.

Roll Call: Ayes: All Motion Carried

Administrator Quady spoke to the Council regarding an issue with a damaged vehicle from tar in a downtown area. Photos were presented. Quady stated this is on 16th Street, west of the post office and that new concrete was poured after this incident. Quady noted that this area was tarred last fall and appears to not have adhered well. Quady stated Kuta parked in this area on one of the hot days in the past week. Quady noted that Kuta said when he backed out the tar came up and wrapped around his wheel. Quady stated the vehicle owner had to take the car in to get work done and the cost for the repair was \$1,900. Quady stated our insurance company will not cover this, which is not atypical, since we were not negligent and didn't know this was an issue. Quady also noted that this particular area isn't a parking spot and is instead a striped area just to the west of the post office drive. Discussion ensued between all about the circumstances and benefits/risks of paying vs not paying and potential future litigation possibilities.

Motion by Pinkman, second by Lofberg to table approval of Reimbursement for Vehicle Damage to Brian Kuta from Tar on Downtown Parking Area.

Roll Call: Ayes: All Motion Carried

Administrative reports were reviewed as a standard item. City Clerk Stoki noted the Keno report is not in the packet due to technical issues so two Keno reports will be provided with this agenda item next month.

Motion by Lofberg, second by Pinkman to approve consent agenda which included approval of the June 26th, 2025 Planning Commission meeting minutes, approval of the July 1st, 8th, and 15th 2025 Budget Workshop Meeting Minutes, approval of the July 1st, 2025 City Council meeting minutes, approval of the July 9th Joint City Council Planning Commission meeting minutes, and approval of the June 2025 Treasurer's Report.

Roll Call: Ayes: All Motion Carried

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

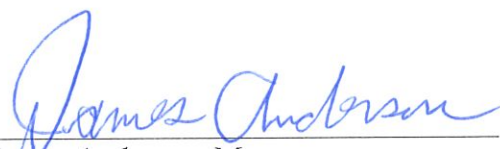
Roll Call: Ayes: All Motion Carried

Mayors report and Communications given. Caleb Fjone stated the City will be hosting members of the United Kingdom Parliament next week. Details of the visit were provided. Mayor Anderson stated the conditional use permit issued to the car lot back in 2022 has been violated due to the number of and condition of cars. Anderson stated discussion between Zoning Administrator Krejci and the property owner has occurred in order to make the necessary corrections. Anderson stated the City has met 6 times so far for the budget and may meet another 3 or 4 times to conclude the budget discussions.

Motion by Lofberg, second by Pinkman to adjourn at 7:43 p.m.

Roll Call: Ayes: All Motion Carried


Kristina Stoki, City Clerk


James Anderson, Mayor



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 17th, 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.