

ASHLAND CITY COUNCIL
REGULAR MEETING
July 18, 2019

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 18th day of July, 2019 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council President Paul Gossin
City Council Member James Anderson
City Council Member Matt Meyer
City Council Member Bruce Wischmann
City Administrator Jessica Quady
City Clerk Kathleen Sliva
Attorney Anthony Aerts

Others: Suzi Nelson, Mike Lesley, James Garman, Jill Wischmann and others

Notice of meeting was advertised in the Ashland Gazette on July 18, 2019 and posted on July 8, 2019 at Bank of Ashland, Farmers and Merchants Bank of Ashland, Ashland Post Office and 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 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 Gossin to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit for Exterior Alterations at Lots 1&2 Block 32 Flora City Addition to Ashland, located at 1511 Silver Street at 7:02 p.m. City Administrator said this is to change the Jones Insurance Company sign. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:03 p.m.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit for Child Care Home II at Lot 14 Kendel Heights Addition to Ashland located at 601 North 29th Street at

7:03 p.m. City Administrator Quady stated this is to transfer the day care from the home they have been renting to a new home that is being purchased. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:04 p.m.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit for Home Business at TR S ½ SW 34-13-9 (8 acres), located at 580 Ashland Road at 7:04 a.m. City Administrator Quady stated the business owner of AGC Repair and Welding had come into the office to discuss a building permit for a larger building. In discussion, the Zoning Administrator learned that the business has grown and now has employees so a Conditional Use Permit is needed to come into compliance. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:05 p.m.

Mayor Grauerholz opened a Public Hearing on Conditional Use Permit for a Domestic Dog Kennel at Lots 9-12 Block 52 Miller & Clark Addition to Ashland located at 2045 Silver Street at 7:05 p.m. City Administrator Quady noted this is on the corner of 21st and Silver Streets. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:06 p.m.

Motion by Meyer, second by Wischmann to approve Conditional Use Permit for Exterior Alterations at 1511 Silver Street.

Mayor Grauerholz noted the sign change is due to their logo changing and the sign will have the same dimensions.

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Meyer to approve Conditional Use Permit for Child Care Home II at 601 North 29th Street.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Gossin to approve Conditional Use Permit for home business at 580 Ashland Road.

Council Member Wischmann stated the business does welding and fabrication. City Administrator Quady said he also does diesel repairs. Discussion held on the vehicles and delivery trucks that would be going in and out of the property. Council Member Gossin commented the area may need to be rezoned in the future.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Gossin to approve Conditional Use Permit for Domestic Dog Kennel at 2045 Silver Street.

Roll Call: Ayes: All Motion Carried

James Garman addressed the Council regarding his nuisance property at 1909 Boyd Street. He reported on the progress he has made cleaning the property over the last few weeks. He said he has a trailer coming this weekend for containers and he will be pulling the grass behind the garage. He said some items are his neighbors and he has no appliances. He commented that his neighbor wants him to move his sewer line off the neighbor's property so he will be talking with the Building Official about this. Council Member Wischmann said he would like the clean up to be all done in the next week. Garman asked if he can keep a little shed made out of a camper shell where he stores tools. City Administrator Quady said the Building Official will have to look at it. Council Member Anderson said he would like Garman to come back in two weeks.

Motion by Anderson, second by Wischmann to approve granting an extension of completion for nuisance property at 1909 Boyd Street for two weeks.

Garman asked about the removal of tree limbs in the alley. Quady said the abutting property owners are responsible for caring for the alley.

Roll Call: Ayes: All Motion Carried

Mike Lesley addressed the Council regarding his nuisance property at 2602 Adams Street. He said the shed is down and the pile of tires is in a truck to be disposed of. Council Member Anderson noted that Lesley is making progress and he is appreciative of this. Lesley said the truck bed has not been removed yet. He said the plans for the modular home will not work with the modifications he needed. He said they will try to have a house stick built.

Motion by Anderson, second by Wischmann to grant extension of completion date for nuisance property at 2602 Adams Street until the next meeting.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Gossin to approve Change Order #2 for Whitetail Estates Off Site Utilities in the amount of a decrease of \$7,904.00.

City Administrator said this is for landscaping around the lift station and for final quantities of supply items.

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Meyer to approve Pay Request #4 and Final from T. J. Osborn Construction, Inc. for 2018 Whitetail Estates Off Site Utilities in the amount of \$32,520.05.

City Administrator Quady said the project is now finished. She said there will be an additional claim for an extra sample station the Utility Superintendent wanted.

Roll Call: Ayes: All Motion Carried

Discussion was held regarding the proposed traffic analysis scope of services from JEO Consulting Group Inc. that was requested by the Council because of a request to put a mirror at the corner 16th and Silver Streets to help with visibility. City Administrator Quady said the service would cost \$5450. Council Member Gossin asked if accident information could be obtained from the Police Chief. Council Member Anderson said re-angling the parking stalls may be helpful and commented this will become more of a problem as the City grows. Further discussion was held regarding parking downtown. Gossin suggested the Chamber be asked for input on possible parking changes to improve sight lines.

Motion by Gossin, second by Meyer to postpone consideration of Traffic Analysis Scope of Services for Silver Street until the August 15 City Council meeting.

Roll Call: Ayes: All Motion Carried

Motion by Gossin second by Meyer to approve Change Order #1 for Salt Creek Bank Stabilization & Drainage Ditch Improvements.

City Administrator Quady said the change order is to give more time to complete the ditch improvement because of weather delays. She added this does not change the completion date October 1 for the overall project. She said she will be billing the NRD after the project is complete.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Gossin to approve Pay Request #1 from Bauer Underground for the 2018 Whitetail Estates 1st Addition, 9th Ave Paving and Storm Sewer Improvements in the amount of \$10,577.25.

Roll Call: Ayes: All Motion Carried

City Administrator Quady reviewed the bids for the 2019 Paving Repair project. She said the Schroeder Concrete bid was cheaper than the Ferringier bid and that Rosenboom did not bid as he didn't have time to do it this fiscal year and fall. She said the Schroeder Concrete bid total is over \$700,040 and \$450,000 is budgeted including some sidewalk repairs. She said the Street Superintendent would like to go ahead with the starred items totaling \$141,576. She said these are items by the elementary and high school including curb ramps and storm sewer inlets to be completed before school starts. She said they will look at bonding the project with Highway Allocation funds. Discussion was held on sidewalk from the new bridge to the underpass and repair of underpass walking tunnel.

Motion by Wischmann, second by Anderson to approve \$141,576 spent on the highlighted areas of bid.

Roll Call: Ayes: All Motion Carried

City Administrator Quady presented an Engineer's Budgetary Opinion of Probable Cost for the Deans Addition CDBG Improvements from JEO Consulting Group to the Council. She said the City is working with SENDD to do an income survey on the eastside with the hope of defraying pavement costs for the property owners. She said there will be 30 to 35 houses affected. She added the City will take on the cost for utilities. She said she discussed with SENDD cutting the project into pieces due to the overall high cost of the project. Council Member Anderson noted the blocks he would like to see paved. Quady said she will talk with the Utility Superintendent about the feasibility of breaking the utility side into pieces. The Council's consensus is to look further into breaking the project up.

Reviewed the June 2019 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed the Police Chief's Report.

Reviewed Building Official's Report.

Motion by Gossin, second by Wischmann to approve the consent agenda which included approval of the July 2, 2019 City Council meeting minutes; approval of the June 27, 2019 Planning Commission meeting; approval of the July 15, 2019 Budget Workshop minutes; and approval of pay request from JEO Consulting Group Inc. for Silver Street Bridge Replacement Construction Services in the amount of \$1,777.83.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Meyer to approve the first half of July 2019 Claims.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Meyer to approve June 2019 Treasurer's Reports.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reminded the Council about the Ribbon Cutting for the new bridge. He said that two churches held a clean-up around town on Sunday and he expressed his appreciation to those who donated their time. He said one of the Stir Up events will be a movie in City Hall parking lot Friday night for DARE.

Council Member Anderson asked if conditions can be put on approval of Conditional Use Permit subject to cleaning up sometype of unrelated violation such as an inoperable vehicle. Attorney Aerts said the procedures for the permit cannot be skirted around and the

nuisance part of the code would need to be followed for that type for violation. Anderson said inoperable and unlicensed vehicles in backyards are a problem.

Council Member Gossin said the Ashland Area Economic Development Corporation meeting was held on Tuesday.

City Administrator Quady reported the Housing Rehabilitation grant was approved.

Motion by Anderson, second by Meyer to adjourn the meeting at 8:25 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 18, 2019 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.