

**ASHLAND CITY COUNCIL
REGULAR MEETING**

July 18, 2024

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 18th day of July, 2024 at 7:00 p.m.

Present: Mayor James Anderson
City Council President Chuck Niemeyer
City Council Member Jake Crnkovich
City Council Member Michelle Libal
City Council Member Jerry Lofberg
City Administrator Jessica Quady
City Clerk Kathleen Sliva
Assistant City Attorney Kurth Brashear

Others: Ashley Welch, Lowell Krueger, Ron Styskal, Dan Linke, Tom Danahy, Carol Clough, Jim Pinkman, Caleb Fjone, Julie Ogden, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on July 12, 2024. 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 Anderson 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. Anderson noted the Open Meetings Act located on the south wall of the room.

Motion by Niemeyer, second by Lofberg to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Anderson opened a Public Hearing on Application #24-076 for a Conditional Use Permit located at 1502 & 1508 Silver Street at 7:02 p.m. Ashley Welch spoke regarding the exterior renovation she is planning for the building. She said there were rusty spots and wood that needs to be repaired. She said there will be a new door and siding on the 1508 side of the building with a new window over the door. She said everything that is green will be painted a soft black color and they will be adding a few brass light fixtures. She said the double doors on North 15th Street will be replaced with something that will look similar to the doors that are there. Zoning Administrator Krejci said the Historical Preservation Committee and the Planning Commission both

recommended approval of all the items including the replacement of the French doors on 15th Street. With no further comment, Mayor Anderson closed the Public Hearing at 7:06 p.m.

Mayor Anderson opened a Public Hearing on Application #24-080 for a Conditional Use Permit located at 2242 Silver Street at 7:06 p.m. Zoning Administrator Krejci said the Planning Commission would like the occupants to follow the Conditional Use Permit requirements which would require them to put a fence in and no longer use the yard for storage. He said they can use it for parking. With no further comment, Mayor Anderson closed the Public Hearings at 7:08 p.m.

Motion by Niemeyer, second by Lofberg to approve Conditional Use Permit located at 1502 & 1508 Silver Street.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Niemeyer to approve Conditional Use Permit located at 2242 Silver Street.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Crnkovich to approve Contractor's Application for Payment for 2022 Dennis Dean Road Improvements from M.E. Collins Contracting Co., Inc. in the amount of \$61,679.59.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Crnkovich to approve Change Order #8 for 2022 Dennis Dean Road Improvements for a net change of \$10,173.77.

City Administrator Quady said the change order is to pay for additional square footage of modular block for the retaining wall and pipe fittings and includes a deduction for soil compaction.

Roll Call: Ayes: All Motion Carried

Council Member Libal arrived at the meeting at 7:10 p.m.

Discussion was held regarding the nuisance at 407 North 15th Street. Zoning Administrator Krejci said he has an appointment tomorrow afternoon with the owner to go over parking surface requirements. Mayor Anderson noted this is for vehicles that are parked on the grass.

Motion by Niemeyer, second by Crnkovich to postpone consideration of abatement of nuisance at 407 North 15th Street until August 15, 2024.

Roll Call: Ayes: All Motion Carried

Discussion was held regarding abatement of nuisance at 102 South 22nd Street. City Administrator Quady said the occupants are no longer living there as of Tuesday and the owner is working on cleaning the property up. She added the tenants have removed their belongings. She said Building Official Krejci will be touring the house and evaluating the structure. No action was taken.

Discussion was held regarding the nuisance at 106 South 16th Street. Property owner, Lowell Krueger, said that according to what he reads in the ordinance that he should be in the clear. He said he is still painting the exterior of the house. Mayor Anderson stated there is steel that has accumulated in the back yard that needs to go. He noted the schedule ends at the end of August. Council Member Niemeyer said that he and Zoning Administrator Krejci toured the building yesterday and he reviewed pictures that were taken. He said the back entrance looks very nice, a lot of the electrical and some of the plumbing is done inside, but none of the mechanical is finished. Krueger listed off items he has added to the project such as French drains, radon mitigation, stained-glass windows and special lighting. Council Member Crnkovich said he would like the exterior completed to drop it off the nuisance list. Anderson said the house has to be habitable. Niemeyer said in 30 days he would like the yard cleaned up, the siding done, and the rest of the house painted. Lowell said he thought he could do that.

Motion by Niemeyer, second by Crnkovich to postpone consideration of abatement of nuisance at 106 South 16th Street until August 15, 2024.

Roll Call: Ayes: All Motion Carried

Mayor Anderson said the administrative reports for June 2024 are available for council review and comment. Reports include the Keno, Public Works Director's, Utility Superintendent's, Police Chief's, Building Official's and Library Reports.

Julie Ogden of JEO Consulting Group Inc. spoke to the Council regarding the setting of assessments to pay for the construction costs for building Blue Jay Way from Highway 66 to 22nd Street. She said the costs for Street Improvement District 2022-1 Blue Jay Way and Street Improvement District 2022-2 North 17th Avenue were put together for the final bond purchase. She said the next steps include reporting the total cost, reviewing how the costs were split, and setting a time to review these and setting a hearing date so the property owners can be assessed accordingly. She reviewed the Report of Total Cost for the project which shows the total final cost of the project is \$2,873,770.62 split into assessable costs equaling \$2,633,853.97 and general obligation costs of \$239,916.65. She said the assessable costs are to be split among the adjacent property owners. She said at the next meeting she will show how these costs are split among the three property owners, the school, Retail Properties LLC and

Ashland Rural Fire Protection District based on front footage. She added at the next meeting a Resolution will be passed setting the date of the hearing which will then be advertised five times. She said the Council will then sit as the Board of Equalization. She said adjustments can be made at that time that must be equitable to all property owners. City Administrator Quady said the property owners are aware of these assessments. She said she was thinking of setting the hearing for the first or second meeting in September.

Motion by Niemeyer, second by Libal to approve the consent agenda which included the approval of the June 20, 2024 Council meeting minutes; approval of the June 20, 2024, June 25, 2024, July 2, 2024 and July 11, 2024 Budget Workshop minutes; approval of the June 27, 2024 Planning Commission meeting minutes; approval of the June 2024 Treasurer's Reports; and approval of pay requests from JEO Consulting Group Inc. for General Engineering in the amount of \$1,631.25, for Dennis Dean Road Improvements in the amount of \$2618.50, for Public Works in the amount of \$2,423.00 and \$59,750.00, for Silver Street Improvements in the amount of \$5,582.50, for Silver Street Improvements in the amount of \$9,794.90, and for Water Main Furnas & 30th Streets in the amount of \$5,275.00.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Crnkovich to approve the first half of July 2024 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Anderson reported he attended a Wahoo City Council Meeting.

AAEDC Director Fjone said on Monday there was a tour of Ashland with the Community Development Society from UNL. He also read a letter of thanks from the Mayor of Gulf 1 in Togo and Lome. He shared a slideshow of pictures taken during the painting of the tunnel project.

Council Member Niemeyer noted the Nebraska Department of Transportation was given an award for the roundabout.

Motion by Niemeyer, second by Libal to adjourn the meeting at 8:02 p.m.

Roll Call: Ayes: All Motion Carried


James Anderson, 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, 2024; 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.