

**ASHLAND CITY COUNCIL
REGULAR MEETING**

July 20, 2023

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 20th day of July, 2023 at 7:00 p.m.

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

Absent: City Council Member Jake Crnkovich

Others: Michaela Valentin, Travis Hazard, Tim Uryasz, Jeremiah Perkins, Ron Styskal, Tom Danahy, Cindy Danahy, Caleb Fjone, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on July 13, 2023. 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 Lofberg, second by Niemeyer to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Anderson opened a Public Hearing on application #23-057 for a dog kennel located at 503 North 18th Street at 7:02 p.m. Zoning Administrator Krejci reported that the Planning Commission recommended approval of the kennel license. With no further comment, Mayor Anderson closed the public hearing at 7:03 p.m.

Mayor Anderson opened a Public Hearing on Application #23-073 for a zoning change located on the 108 acres in SW1/4 Sec 36-13-9; property is located northeast of the

intersection of 14th Street and Furnas Street at 7:03 p.m. Travis Hazard, Hazard Engineering, representing Keith Ziegenbein and family, the owner of the property, spoke to the Council about the proposed zoning change on this piece of property to a Planned Unit Development (PUD). He said the Ziegenbein's goal is to look at opportunities to better the community through such things as parks, low-income housing, and a YMCA. He said the project has a long time frame as there will be meetings with City officials, planning for drainage, a FEMA agency review and flood mapping. He said the infrastructure and dirt work will probably take 18 months. He discussed a concept plan of the area. He said they are considering realigning the southern road to meet Furnas Street at Highway 66. He said there would be plans for storm water management. He said drainage and traffic studies will be done. Zoning Administrator Krejci said there is a City owned lot in the corner that the developer may want to acquire. He added that the City Engineer has reviewed the plan and the intersection of 14th and Furnas will be closely looked at. With no further comment, Mayor Anderson closed the Public Hearing at 7:10 p.m.

Mayor Anderson opened a Public Hearing Application #23-074 for a Dog Kennel located at 302 North 26th Street at 7:10 p.m. Zoning Administrator Krejci reported the Planning Commission recommended approval of the kennel. With no further comment, Mayor Anderson closed the Public Hearing at 7:11 p.m.

Motion by Niemeyer, second by Lofberg to approve Resolution 2023-5 – Redevelopment Plan/Agreement for Salt Creek Station Redevelopment Project – Phase One.

Jeremiah Perkins, a Real Estate Attorney, spoke on behalf of the developers regarding the redevelopment plan and the proposed agreement between the C.D.A. and the developer. He pointed out provisions and obligations in the agreement for both. Council Member Niemeyer asked what dollar amount would be requested if it did not include site acquisition. Perkins said site acquisition is an eligible cost. Niemeyer said he is concerned with setting a precedent that allows for site acquisition as a part of TIF as it was not included in past projects. Perkins said the site acquisition could be removed from the eligible costs. He said there is going to be a Phase 2 so there may be some question then. Niemeyer said he is also concerned about the negative effect on comparable businesses. Council Member Lofberg said he is also concerned about the purchase price and the effect on property taxes. Perkins said assessors typically use an income approach for this type of business but that he can't say how other properties will be affected or what approach the assessor will use.

Roll Call: Ayes: All Motion Carried

Council Member Niemeyer said he did not want to approve the agreement without site acquisition being taken out of it. City Administrator Quady said the original agreement

would have needed to have been amended. Assistant City Attorney Brashear said a motion to reconsider could be made.

Motion by Niemeyer, second by Lofberg to reconsider the approval of Resolution 2023-5 – Redevelopment Plan/Agreement for Salt Creek Station Redevelopment Project – Phase One.

Roll Call: Ayes: Lofberg, Niemeyer Nays: Libal Motion Carried

Motion by Niemeyer, second by Lofberg to amend Resolution 2023-5 - Redevelopment Plan/Agreement for Salt Creek Station Redevelopment Project – Phase One to remove site acquisition price of \$1,878,108.00 from listing of TIF uses on Exhibit “C”.

Roll Call: Ayes: Lofberg, Niemeyer Nays: Libal Motion Carried

Motion by Lofberg, seconded by Niemeyer to adopt Resolution 2023-5 - Redevelopment Plan/Agreement for Salt Creek Station Redevelopment Project – Phase One as amended.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Lofberg to introduce and approve first reading of Ordinance 1224 - Zoning Change from Transitional Agriculture to Planned Unit Development for South 108 Acres of the Southwest Quarter of Section 36, Township 13 N, Range 9E, Saunders at approximately northeast of the intersection of Furnas Street and 14th Street.

Assistant City Attorney Brashear read the Title of Ordinance 1224.

Roll Call: Ayes: All Motion Carried

Michaela Valentin, Government & Community Relations Manager for Omaha Public Power District, spoke to the Council regarding OPPD’s Government Affairs team and resources that are available to the Council. She said OPPD is working on near-term generation updates. She said they will source quarterly grants for the community too. Discussion was held regarding future use of the OPPD maintenance building and office.

Motion by Libal, second by Lofberg to approve Application #23-057 for a dog kennel location at 503 North 18th Street.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Lofberg to approve Application #23-074 for a dog kennel location at 302 North 26th Street.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Libal to approve application for Payment #7 from M.E. Collins Contracting for 2022 Dennis Dean Road Improvements in the amount of \$10,379.70.

Roll Call: Ayes: All Motion Carried

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

Motion by Libal, second by Lofberg to approve the consent agenda which included the approval of the July 6, 2023 City Council meeting minutes, approval of the July 13, 2023 and July 18, 2023 Budget Workshop minutes, approval of the July 6, 2023 Community Development Agency meeting minutes, approval of the June 29, 2023 Planning Commission meeting minutes, and approval of the June 2023 Treasurer's Report.

Roll Call: Ayes: All Motion Carried

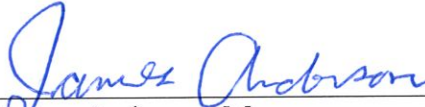
Motion by Lofberg, second by Niemeyer to approve the first half of July 2023 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Anderson gave the Mayor's Report. He stated on Friday he will be attending an event in Wahoo for the opening of Congressman Bacon's new office followed by a reception in Ashland at Glacial Till for a member of the British Parliament. He said there will be an open house and ribbon cutting ceremony for the Ashland Senior Housing project on Friday, July 28th.

Motion by Lofberg, second by Libal to adjourn the meeting at 7:52 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 20, 2023 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.