

**ASHLAND CITY COUNCIL  
REGULAR MEETING**

June 16, 2022

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 16th day of June, 2022 at 7:00 p.m.

Present: Mayor Richard Grauerholz  
City Council President James Anderson  
City Council Member Jake Crnkovich  
City Council Member Bruce Wischmann  
City Administrator Jessica Quady  
City Clerk Kathleen Sliva  
City Attorney Mark Fahleson  
Assistant City Attorney Sarah Meier

Absent: City Council Member Chuck Niemeyer

Others: Sonny Patel, Aakash Bhoja, Ron Styskal, Ryan Tavares, Amy Anderson, Lowell Krueger, Dan Linke, Tom Danahy, Cindy Danahy, Susan Cerny, Suzi Nelson, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on June 9, 2022. 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

Mayor Grauerholz opened a Public Hearing on new Liquor License for Ashland Wine & Spirits LLC dba Ashland Wine & Spirits at 202 Highway 6 at 7:03 p.m. Aakash Bhoja spoke introducing Sonny Patel as owner of the new store. Bhoja said Patel has been training with him the last two years at his store in Gretna. He said depending on the rain, they hope to be ready to open in two weeks. With no further comments, Mayor Grauerholz closed the Public Hearing at 7:06 p.m.

Mayor Grauerholz opened a Public Hearing on Application #22-011 for Conditional Use Permit located at 109 and 111 North 14<sup>th</sup> Street, Ashland Nebraska at 7:06 p.m. City Administrator Quady stated this is for the old Washburn building that is being remodeled by Brian Whitehead. She said the Historic Preservation Committee and Planning Commission recommended approval of the permit. She said the permit is for replacing the windows, doors and awning. She said Whitehead isn't sure if there will be one entrance with the building next door or if it will be two separate buildings. She said he is still working with engineers on the plan. Building Official Krejci said the building has been demoed and cleared out and it was in better shape than anticipated. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:10 p.m.

Motion by Crnkovich, second by Wischmann to approve Resolution 2022-7- Enter into an Interlocal Cooperative Agreement for the Creation of a Mutual Finance Organization.

Roll Call:                      Ayes: All                      Motion Carried

City Administrator Quady spoke to the Council about the new League Insurance Government Health Team (LIGHT) program. She said the insurance would be through Blue Cross and Blue Shield (BC/BS of NE) and will be between \$2000 and \$3000 cheaper each month from what we are currently paying BC/BS of NE. She said there are about 20 communities that are starting the program in July. She said the insurance will provide the same coverage but the deductible is a little lower. She recommended that the Council approve the resolutions for the interlocal agreement and for designating her as a member of the LIGHT Board of Directors.

Motion by Wischmann, second by Crnkovich to approve Resolution 2022-8 – Authorize Membership in the League Insurance Government Health Team (LIGHT).

Roll Call:                      Ayes: All                      Motion Carried

Motion by Wischmann, second by Crnkovich to approve Resolution 2022-9 – Designate Official to serve on League Insurance Government Health Team (LIGHT) Board of Directors.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Wischmann, second by Anderson to recommend approval to the Nebraska Liquor Control Commission for issuance of CK Liquor License to Ashland Wine & Spirits LLC at 202 Highway 6.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Anderson, second by Crnkovich to approve Conditional Use Permit #22-011 located at 109 and 111 North 14<sup>th</sup> Street.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Wischmann, second by Anderson to authorize the Mayor to sign 2019 NAHTF OOR Grant Extension Request.

City Administrator Quady said this will extend the contract for another year. She said no houses have been approved in Ashland but SENDD has applications for Ashland they are reviewing.

Roll Call:                      Ayes: All                      Motion Carried

Lowell Krueger, owner of nuisance property at 106 South 16<sup>th</sup> Street, spoke to the Council regarding work on the house foundation. He reviewed two photos showing the block work he is finishing this week or the first of next week. He said this is on the southside and the last outside wall. Council Member Crnkovich asked questions of Krueger. In response, Krueger said there were still some older parts of the foundation that are in existence that he might want to redo. He added he would like to dig out the north wall, put in a French drain and seal it. He said if that goes well he might take out a little more foundation or start on the front porch. He said he will be able to drop the house back down on the foundation once the block wall is done. He said there are no windows out. Council Member Wischmann said when the Council initially started talking about the property, they asked that the house be habitable within the time period of one to two years. He said this process started in 2020. He said it is now 2022 and it is neither sealed up nor habitable. He asked what will make him believe that within the next six months, this house will be habitable. Krueger said it is not necessarily a possibility. Wischmann said then it needs to be sold or knocked down. Building Official Krejci said where the French drain is, Krueger has a section of wall out. Krueger said the scope of the current building permit is for the foundation. Wischmann said Krueger has been doing work upstairs that is out of the scope of the permit. Krejci said Krueger has to pour the basement floor. Krueger said he could not do this work in a month. Krueger added it has been a lot of work and steady progress. Wischmann said he doesn't see anything that will lead him to believe this will be done anytime soon. He said he has given Krueger extension after extension and that he will not do it again. Crnkovich said if a team was brought in this could be done super fast but he understands that Krueger wants to do it himself. Wischmann said Krejci has not been able to inspect the upstairs or allowed access. Discussion continued.

Motion by Crnkovich to grant an extension to the completion of the scope of the building permit to the next meeting.

Wischmann said this would include the floor and the French drain. City Administrator Quady said this would be July 7.

Motion died due to lack of a second.

Wischmann said the City will now move forward with abatement. City Attorney Fahleson said the abatement triggers automatically with no extension. City Administrator Quady said she will get bids for removal of the house. City Attorney Fahleson read the nuisance abatement procedures. Discussion on procedure and timeline for abatement if the property is sold. Mayor Grauerholz clarified the options will be to either remove the structure from the property or to sell the property with the disclosure that the nuisance is to be abated within 90 days. Council Member Anderson said he is in favor of abatement.

Reviewed the May 2022 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Police Chief's Report.

Reviewed Building Official's Report.

Reviewed Library Report.

Motion by Anderson, second by Wischmann to approve the consent agenda which included the approval of the June 2, 2022 City Council meeting minutes, the approval of the May 17, 2022 Planning Commission meeting minutes and the approval of Rick West as a member of the Ashland Fire Department.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Wischmann, second by Anderson to approve the first half of June 2022 Claims.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Wischmann, second by Crnkovich to approve May 2022 Treasurer's Report.

Roll Call:                      Ayes: All                      Motion Carried

Council Member Anderson thanked Krejci's sons for assisting with the moving of items in the Carnegie Library prior to the ceiling repair.

Council Member Wischmann said he will be asking for funds from the Ashland Area Foundation for Carnegie Library ceiling painting and humidifier.

Council Member Anderson introduced his family members that were in attendance.

Motion by Anderson, second by Wischmann to enter into Executive Session to protect the public interest relative to potential litigation and negotiation strategy at 8:00 p.m.

Roll Call:                   Ayes: All                   Motion Carried


Motion by Wischmann, second by Crnkovich to leave Executive Session at 8:06 p.m.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Wischmann, second by Crnkovich to adjourn the meeting at 8:07 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 June 16, 2022 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.