

**ASHLAND CITY COUNCIL  
REGULAR MEETING**

June 20, 2024

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 20th day of June, 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  
City Attorney Mark Fahleson

Others: Kyle Bordorsky, Mandy Bordorsky, Bob Luebbe, Ron Styskal, Dan Linke, Carol Clough, Jim Pinkman, Caleb Fjone, Ryan Kennedy, Bill Krejci and others

Notice of meeting was advertised in the Ashland Gazette on June 14, 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 Libal, second by Lofberg to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Anderson opened a Public Hearing on Application #24-064 for modification of a Conditional Use located on Lot 1 Ashland RV Campground at 1301 Ash Street within the city limits of Ashland Nebraska at 7:01 p.m. Bob Luebbe, owner of Ashland RV Campground, spoke regarding the stay limit of 14 days that was placed on the original Conditional Use Permit. He requested the limit be increased to 30 days. He said there are folks that want to stay longer such as grandparents that are visiting family and visiting nurses. He noted the campground has received good reviews. He said that things have been going well and that there haven't been any problems. He said this will help generate more revenue with more campers staying on weekdays and more

sales tax revenue. He said if stays are longer than 30 days they would be taxed as long-term rentals so he wishes to keep it at a time limit of 30 days. Mayor Anderson commented that the campground is a wonderful addition to the community. With no further comment, Mayor Anderson closed the Public Hearing at 7:07 p.m.

Mayor Anderson opened two Public Hearings on Application #24-65 Ordinance 1235 for a Zoning Change to the Future Land Use Map and for a Zoning Change to the Official Zoning Map to Lots 17-18 Block 53 Miller & Clark Addition; approximate location of property is the westside of 21<sup>st</sup> Street north of Ash Street at 7:08 p.m. Mandy and Kyle Bordorsky spoke regarding the auto mechanic business they would like to open on the property. She said the business will specialize in oil changes, tire repair and maintenance on vehicles. She added the shop would have three bays and a fourth in the back for overflow vehicles. She said they feel there is a need for an additional repair shop with the growth of Ashland and to keep business in town. She said Kyle has owned a mobile mechanic business for five years. Zoning Administrator Krejci stated there will be 6-foot high privacy fence, water and sewer on site and it is in line with the comprehensive plan. He noted it abuts the Word of Hope church which is zoned B-1. He said the site was posted for the zoning change and he has not received any response from the neighbors or other people. Kyle Bordorsky said they will be removing the trees that abut the church's parking lot as part of the project. Council Member Niemeyer said the only concern he has is storage of excess vehicles that are waiting for repair or are non-licensed vehicles and that it is adequately screened. Mandy stated that they do not want it to look like a junk yard. She added they took in account the size so that there will be no cars on the street. She said that Kyle likes to keep the vehicle rotation to a couple days. Mandy said their current shop is ran out of Wahoo and they want to move it to Ashland. Kyle gave a description of their desired building. With no further comment, Mayor Anderson closed the Public Hearings at 7:17 p.m.

Mayor Anderson opened a Public Hearing on Application #24-66 for a Conditional Use Permit located on Lot 17-18 Block 53 Miller & Clark Addition; approximate location of property is the westside of 21<sup>st</sup> Street north of Ash Street at 7:18 p.m. City Attorney Fahleson stated that the testimony given at the previous public hearings applies to all three. With no further comment, Mayor Anderson closed the Public Hearing at 7:19 p.m.

Motion by Lofberg second by Crnkovich to approve the third and final reading of Ordinance 1236 – AN ORDINANCE GRANTING BLACK HILLS NEBRASKA GAS, LLC D/B/A BLACK HILLS ENERGY, A DELAWARE CORPORATION, ITS LESSEES, SUCCESSORS AND ASSIGNS, A NATURAL GAS FRANCHISE AND THE AUTHORITY TO CONSTRUCT, OPERATE, MAINTAIN, AND EXTEND A NATURAL GAS DISTRIBUTION PLANT AND SYSTEM, AND

GRANTING THE RIGHT TO USE THE STREETS, ALLEYS, AND OTHER PUBLIC PLACES WITHIN THE PRESENT OR FUTURE CORPORATE LIMITS OF THE CITY OF ASHLAND, NEBRASKA.

City Attorney Fahleson read the Title of Ordinance 1236.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, seconded by Lofberg to approve third and final reading of Ordinance 1237 – AN ORDINANCE ESTABLISHING A FRANCHISE FEE ON NATURAL GAS COMPANIES OPERATING IN THE CITY OF ASHLAND, NEBRASKA.

Mayor Anderson read the Title of Ordinance 1237.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Libal to introduce and approve Ordinance 1235 – Zoning Change to the Future Land Use Map and Official Zoning Map to Lots 17-18 Block 53 Miller & Clark Addition approximately at westside of 21<sup>st</sup> Street north of Ash Street.

Mayor Anderson read the Title of Ordinance 1235.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Niemeyer, second by Lofberg to approve modification for Conditional Use located on Lot 1 Ashland RV Campground at 1301 Ash Street.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Libal, second by Niemeyer to approve Conditional Use Permit located on Lot 17-18 Block 53 Miller & Clark Addition approximate location of property is the westside of 21<sup>st</sup> Street north of Ash Street.

Council Member Crnkovich asked if it would be pertinent to waive the three readings of Ordinance 1235. Kyle Bordorsky said he is ready to move ahead with the projects.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Crnkovich, second by Libal to suspend the rules to reconsider Ordinance 1235 for third and final reading.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Crnkovich, second by Lofberg to approve third and final reading of Ordinance 1235 - AN ORDINANCE TO CHANGE THE ZONING DISTRICT BOUNDARIES OF THE CITY OF ASHLAND, NEBRASKA, AS PROVIDED IN THE CITY OF ASHLAND MUNICIPAL ZONING ORDINANCE; TO AMEND THE CITY'S FUTURE LAND USE MAP AND OFFICIAL ZONING MAP; TO

PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Libal to recommend approval to the Nebraska Liquor Control Commission regarding a Special Designated Liquor License for American Legion Post #129 for Stir-Up Days Beer Garden at 1541 Silver Street on July 20, 2024 from 12 p.m. to 2 a.m. and on July 21, 2024 from 12 p.m. to 7 p.m.

Council Member Lofberg recused himself from voting stating he is a member of the Ashland American Legion.

Roll Call: Ayes: Crnkovich, Libal, Niemeyer Abstain: Lofberg  
Motion Carried

City Administrator Quady spoke to the Council regarding the nuisance property at 407 North 15<sup>th</sup> Street. She said Police Chief Brady witnessed the two inoperable vehicles now have engines in them and being driven. He checked the vehicles registrations and they are registered. She said the property has an extra wide curb cut and old photos show there was never any concrete between the sidewalk and the street. She added under current regulations if there is existing gravel or rock the property owner can continue to maintain it. Mayor Anderson recommended the Council keep the nuisance open until the property completely meets the City's ordinance and have the property owner contacted about what has to be done to clear up the nuisance item. He said the vehicles are parked on the lawn. Quady said the property owner has not added rock so grass is growing up through the rocks.

Motion by Lofberg, second by Niemeyer to postpone consideration of recommendation for abatement of nuisance at 407 North 15<sup>th</sup> Street until July 18, 2024.

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

City Administrator Quady spoke regarding the abatement of a nuisance at 102 South 22<sup>nd</sup> Street stating there hasn't been anything more done on the property and that she is pretty certain the residents are moving. She added that the water has been off because of the water leak. She said the Building Official has said the house isn't habitable without the water on. She said the property owner has been working on replacing the sidewalk. Mayor Anderson said that it needs to be brought up to standards so that it is habitable.

Motion by Lofberg, second by Libal to postpone consideration of recommendation for abatement of nuisance at 102 South 22<sup>nd</sup> Street until July 18, 2024.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Libal, second by Niemeyer to recommend approval to the Nebraska Liquor Control Commission regarding a Special Designated Liquor License for KC's Eastside Saloon band at 649 Highway 6 on July 12, 2024 from 5 p.m. to 2 a.m.

Ryan Kennedy, owner of KC's Eastside Saloon, spoke regarding the SDL request stating this is for an outdoor concert. Council Member Lofberg said he has heard that some nearby homeowners aren't aware that this is happening and he believed that Kennedy handed things out in the neighborhood to notify neighbors when an event is going to happen. Lofberg requested Kennedy to widen the circle of homes that are notified. Kennedy agreed to do this saying that he can make fliers to pass out.

Roll Call:                   Ayes: All                   Motion Carried

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

Motion by Niemeyer, second by Libal to approve the consent agenda which included the approval of the June 6, 2024 Council meeting minutes, approval of the May 30, 2024 Planning Commission meeting minutes, approval of the May 2024 Treasurer's Reports and approval of Mike Plambeck Jr. as a member of the Ashland Fire Department.

Roll Call:                   Ayes: All                   Motion Carried

Motion by Crnkovich, second by Libal to approve the first half of June 2024 Claims.


Roll Call:                   Ayes: All                   Motion Carried

Mayor Anderson reported he and Council Member Niemeyer had attended the change of responsibility ceremony at Camp Ashland.

AAEDC Executive Director shared a new Ashland tourism video.

Motion by Niemeyer, second by Lofberg to adjourn the meeting at 7:44 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 June 20, 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.