

**ASHLAND CITY COUNCIL
REGULAR MEETING MINUTES
May 1, 2025**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 1st day of May, 2025 at 7:00 p.m.

Present: Mayor James Anderson
City Council Member Michelle Libal
City Council Member Jerry Lofberg
City Council Member Jim Pinkman
City Administrator Jessica Quady
City Clerk Kristina Stoki
City Attorney Mark Fahleson

Absent: City Council President Chuck Niemeyer

Others: Carol Clough, Ronald Styskal, Julie Ogden, and Caleb Fjone

Notice of the meeting was posted in the three designated public places on April 18th, 2025: i3 Bank, Ashland Post Office, 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 shown hereafter 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 Pinkman, second by Lofberg to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Public comment opportunity given. No comments made.

Motion by Lofberg, second by Pinkman to approve the third and final reading of Ordinance 1245 - 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.

– Zoning Change Permit #25-009 to Change Future Land Use Map and the Official Zoning Map from TA Transitional Agriculture to RE Residential Estate. Property being part of Broken Wheel Subdivision Lots 5 & 6. Addresses being 293 County Road 5 and 609 Ashland Road.

Mayor Anderson read the title of Ordinance 1245.

Roll Call: Ayes: All Motion Carried

Ron Styskal opted not to speak on his request to appear.

Motion by Pinkman, second by Libal to approve Certificate of Substantial Completion of 2022 Dennis Dean Road Improvements Fir Street Water Main Work.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve Change Order #12 for 2022 Dennis Dean Road Improvements Project Increase for \$27,084.50 for 6th & Fir Street Valve Insertion including Pavement Removal/Replacement.

City Administrator Quady stated the contractor was struggling to abandon the old water main on 7th street, therefore an insertion valve was needed to be able to isolate and abandon the main. This change order also includes paving removal and repour.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg to approve and hold the final payment until the punch list items are complete for Contractor's Application for Payment #21 from M.E. Collins Contracting Co. Inc, for 2022 Dennis Dean Road Improvements Project in the amount of \$41,098.48.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve Awarding Bid for Silver Street Improvements to NLC LLC.

Julie Ogden of JEO mentioned her letter of recommendation provided previously and stated the bid for \$543,789.55 including groups A (Silver Street base bid) & B (8th Street one block north of Silver Street). She stated they are continuing to follow up with the property owner of the TIF redevelopment area (group B) to confirm everything is moving forward and the street will be paved. She stated Silver Street would not be assessed but 8th Street would, and the City owns three quarters of 8th Street. She stated if project is not moving forward and the City does not feel it is the appropriate time to pave 8th Street to the park, she recommends awarding group A to NLC LLC and hold 8th Street, as the project start is going to be delayed to accommodate the Lincoln Water project, and then 8th Street can be brought in [to the project] as a change order in a couple months if its determined the redeveloper is going to move forward and the City is ready to pave 8th Street. Council Member Lofberg asked if the City would consider paving 9th Street. Ogden stated Ash Street and 9th Street could be done together once 8th Street is done. She clarified those wouldn't be

assessed to anyone since the City owns all of that. She stated this is something that hasn't been talked about yet and hasn't yet been designed, making it difficult to add it to this project. She stated if 8th Street is going to be done now, it could be added to the 9th Street & Ash Street project and all three streets could be done at the same time. She stated the Birch Street project is still in the works for the future as well. She restated her recommendation to award group A to NLC LLC (low bidder), who has already signed the Memorandum of Understanding.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Libal to approve Authorizing the Mayor to Sign Memorandum of Understanding with NLC LLC for Construction of Silver Street Improvements.

Julie Ogden stated they are working on delaying the start of the project, originally scheduled to start June 2nd, until after Labor Day at the earliest or possibly push it until 2026 as the City works with Lincoln Water and the contractor. She stated the MOU outlines how those changes would be negotiated, the costs associated with those changes, and the MOU states the prices for work if the work is done in this calendar year. She stated if the project is delayed until 2026 the MOU outlines a change order would be done to account for the additional cost of increased prices in labor, materials, and additional insurance costs. She stated Quady and Fahleson have been working with Lincoln Water on a separate Memorandum of Understanding to get the City reimbursed for the costs of the delay. She stated NLC LLC has reviewed and signed the MOU already. Fahleson stated they are still negotiating with the City of Lincoln and there is no guarantee all costs will be recouped but they are working on it to give as much protection to the City as possible. Ogden made mention of the clause in the MOU that if terms cannot be reached, both parties can walk away from the contract [as long as work has not started]. She stated they have discussed the potential of purchasing some of the materials that could be stored on the City's empty lot over the winter to get current pricing rather than incurring increased pricing on certain items. Further clarifications between the Council and Ogden were discussed. Ogden restated the recommendation that the MOU be approved and the Mayor be authorized to sign it.

Roll Call: Ayes: All Motion Carried

Discussion of the Birch Street paving project was had. Julie Ogen stated they have been working with the golf course [Iron Horse] on the cul-de-sac at the end of Birch Street which would allow turnarounds for fire, rescue, and the public. She stated they have been working on easements with the golf club and their concerns about the impact to their property, specifically gas tanks and fueling. She stated what we have done is reviewed the potential to have fire trucks use the driveway down to the apartments to pull in, back out towards the south, and then use it like a T-Turnaround. She stated what could be done to proceed without the cul-de-sac and easements is to stop the pavement just prior to the cul-de-sac. A diagram of this was presented on-screen and reviewed, with clarifications discussed by the Council and Ogden. She stated this option still preserves the potential to have the cul-de-sac in the future, and stated the sidewalk would be eliminated from

the cul-de-sac with a street crossing placed instead, to help limit the impact of the right-of-way to the golf course. Clarifications were discussed between the Council and Ogden. Mayor Anderson asked about snow removal at this site. Ogden stated the snow could be piled up at the end, the snow plows would then back into the apartment driveway, then can pull out and turn around. She stated the City can build the cul-de-sac but may have to go into condemnation to obtain the easements for the right-of-way. Additional clarifications were discussed between all on snow removal. Further concerns were discussed among all about snow removal and fire and rescue scenarios without a cul-de-sac there. Ogen stated the golf course has not provided a price to the City that would avoid condemnation. Fahleson stated the steps of the condemnation process and Ogden stated now is a good time to make that decision [to proceed or not with condemnation] in order to allow the project to be bid yet this fall (original timeline) and then could be done with Silver Street. The Council stated agreement that the cul-de-sac is the best long-term option and stated wanting to mitigate dangers as much as possible. Ogden stated 1,500-2,500 square feet is what they are looking to acquire from the golf course. Quady stated the City will continue to attempt to come to terms with the golf course before going into condemnation. .

Motion by Pinkman, second by Lofberg to approve consent agenda which included approval of the April 17th, 2025 City Council meeting minutes, and approval of Pay Requests from JEO Consulting Group Inc. for General Engineering \$1,227.50; for Dennis Dean Road Improvements in the amount of \$750.00; for Ashland Water Supply Improvements in the amount of \$19,353.00; for WWTF PER in the amount of \$1,700.00; for Ashland Silver Street Improvements 13th & 9th to 7th in the amount of \$900.00; and for Water Main Furnas & 30th Streets in the amount of \$741.25.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Libal to approve the second half of April 2025 Claims.

Council Member Lofberg asked about the 2019 Ford F150 for \$22,000. Administrator Quady clarified \$30,000 is in the Water and Sewer budget for a used pickup. This will allow everyone in the Utilities department to be separate and to all work on different things, whereas right now two of them are always together.

Roll Call: Ayes: All Motion Carried

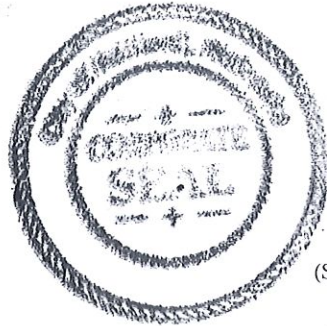
Mayors report and communications given. Mayor Anderson commented on the Annual Chamber of Commerce meeting he attended at Camp Ashland, which was the largest thus far. He stated the President's awards for Community Involvement went to Ashland Police Chief Ryan Brady, Shirley Niemeyer, and Bob Luebbe. He read the Proclamation for Dennis O'Kelly and his passing.

Motion by Pinkman, second by Libal to adjourn at 7:38 p.m.

Roll Call: Ayes: All Motion Carried

Kristina Stoki
Kristina Stoki, City Clerk

James Anderson
James Anderson, Mayor



(SEAL)

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 May 1st, 2025 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.