

**ASHLAND CITY COUNCIL
REGULAR MEETING
October 6, 2022**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 6th day of October, 2022 at 7:00 p.m.

Present: Mayor Rick Grauerholz
City Council President James Anderson
City Council Member Jake Crnkovich
City Council Member Chuck Niemeyer
City Administrator Jessica Quady
City Clerk Kathleen Sliva
Assistant City Attorney Sarah Meier

Absent: City Council Member Bruce Wischmann

Others: Ron Styskal, Cindy Danahy, Tom Danahy, Ruth Phelps, Margaret Root, Jerry Lofberg, Dan Linke, Patti Schofield, Phil Ruhlman, Matt Ruhlman, Kent Seacrest, Peter Hine, Shirley Niemeyer, Amanda Roe, Caleb Fjone, Susan Cerny, Suzi Nelson and others

Notice of meeting was advertised in the Ashland Gazette on September 29, 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 7:04 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 Niemeyer to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz opened a Public Hearing on a Redevelopment Plan for Oxbow Crossing at 7:05 p.m. Kent Seacrest, attorney representing Ruhlman Development Company, LLC, spoke to the Council regarding the Redevelopment Plan for Oxbow Crossing. Seacrest gave a power point presentation of the project plan. He noted the redevelopment plan is for the commercial part of the project site and the back residential area is not included in the plan for tax increment assistance. He noted the plan area is a part of the blight area and it has been zoned B-1. He said the area may be developed in two phases; the front section being phase 1 with a restaurant, retail and fast food establishments; and the back building being in phase 2. He reviewed a table with the Uses of TIF

Funds. He noted a change made to the table after the Planning Commission meeting in which the Street Tree and the Landscaping lines were combined for clarity. He said they are requesting \$445,000 for property acquisition in the plan. He stated there will be about \$2.5 million of personal property that will be taxed resulting in the City receiving about \$4,170 in tax revenue and food sales that will generate approximately \$60,000 sales tax annually. He noted the Planning Commission recommended approval of the redevelopment plan and that it conforms with the City's Comprehensive Plan. He said they are projecting the creation of 55 jobs. Seacrest, Phil Ruhlman and Peter Hine, project architect, answered questions of the Council. With no further comments, Mayor Grauerholz closed the Public Hearing at 7:35 p.m.

Motion by Anderson, second by Niemeyer to approve Resolution 2022-15 – Municipal Annual Certification of Program Compliance.

City Administrator Quady said this is one step in certifying to NDOT that the City has met the requirements for the 1- and 6-Year Plan.

Roll Call: Ayes: All Motion Carried

Motion by Crnkovich, second by Niemeyer to approve second reading of Ordinance 1207 – Amendment to the Future Land Use Map.

City Administrator Quady read the Title of Ordinance 1207.

City Administrator Quady said this will change the Future Land Use map for the zoning on the property known as Oxbow Crossing from Light Industrial to B-1 and R-3.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Niemeyer to approve second reading Ordinance 1208 – Zoning Change.

Assistant City Attorney Meier read the Title of Ordinance 1208.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Anderson to approve second reading of Ordinance 1210 – PUD Ordinance.

Assistant City Attorney Meier read the Title of Ordinance 1210.

Roll Call: Ayes: All Motion Carried

Motion by Anderson, second by Niemeyer to approve the City of Ashland/Lincoln Water License Agreement.

City Administrator Quady said this is an agreement to allow the City's water line to cross over the City of Lincoln's easement for work along Dennis Dean Road.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Anderson to recommend approval of Darren D. Siemers as the new manager of American Legion Post 129 to the Nebraska Liquor Commission.

Roll Call: Ayes: All Motion Carried

Council Member Anderson shared information regarding a possible kiosk type cemetery directory by Windy Prairie Systems. City Administrator Quady said the purchase of one was included in this fiscal year's Keno budget. She added she will research other companies that may have similar products. Mayor Grauerholz commented that security cameras may be needed at the cemetery directory building.

Motion by Niemeyer, second by Anderson to approve consent agenda which included approval of the September 15, 2022 City Council meeting minutes; approval of the September 13, 2022 Special Council meeting minutes; and approval of pay requests from JEO Consulting Group Inc. for General Engineering in the amount of \$9,471.25, for Public Works Programming and Preliminary Design in the amount of \$6,375.00 and for Dennis Dean Road Improvements in the amount of \$3,318.75.

Roll Call: Ayes: All Motion Carried


Motion by Anderson, second by Niemeyer to approve the second half of September 2022 Claims.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz reported vehicles had been purchased through Federal Surplus. He said five types of trees were planted today at the ball fields with the help of baseball players and students. He said consideration may be given to this becoming an arboretum site. He noted Clean Up Day is to be held on Saturday. He said the City is advertising for two full-time and one part-time maintenance workers.

Motion by Niemeyer, second by Anderson to adjourn at 8:10 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 October 6, 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.