

ASHLAND CITY COUNCIL
REGULAR MEETING
September 16, 2021

A regular meeting of the Ashland City Council was held at the Ashland Community Resource Center on the 16th day of September, 2021 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council President James Anderson
City Council Member Jake Crnkovich
City Council Member Chuck Niemeyer
City Council Member Bruce Wischmann
City Administrator Jessica Quady
Assistant City Attorney Shelia Bentzen

Absent: City Clerk Kathleen Sliva
City Attorney Mark Fahleson

Others: Caleb Fjone, Susan Cerny, Dave Lutton, Suzi Nelson, Evan Welch, Ron Styskal, Mike Meyer, Stan Smith, Dick Delancey, Sheri Miller and others

Notice of meeting was advertised in the Ashland Gazette on September 9, 2021. 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 Niemeyer, second by Wischmann to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Ashland Fire Chief Mike Meyer presented a Volunteer Recognition Award to Richard Delancey for his long-term service with the Ashland Fire Department. Delancey has been on the department for over 59 years.

Mayor Grauerholz opened a Public Hearing on Final Plat Permit #21-045 for a Political Subdivision known as Icehouse Ridge being a Portion of the SW ¼ of Section 35 Township 13 North, Range 9 East, located at approximately 2418 Furnas Street at 7:14 p.m. Zoning Official Bill Krejci joined the meeting by Zoom. Dave Lutton on behalf of the Icehouse

Ridge Development addressed the Council. He said that the documents are mostly completed; that they are okay with the agreement with the school, however, they have not signed anything; that they are fine with both Ordinance 1195's PUD and the Subdivision agreement after going over them with the City. He asked the Council to approve the Final Plat subject to the developers entering into the agreements and said they would not begin any construction until they forwarded to the City and City's engineer any type of plans for grading etc. He said they are hoping to begin the grading soon. He said they hope to contract directly with contractors as opposed to using a bidding process. City Administrator Quady said they would need to visit more about this as the City will be bonding its portion but it will not be assessed to anyone. Krejci said they have worked out a path for the equipment to come off of Highway 66 on Bluejay Way as opposed to Furnas. Lutton said in Phase I there are 69 residential lots and five out lots. He said the future phase will depend a lot on what people want. Quady said the Planning Commission recommended approval. Discussion between Quady and Lutton on block numbering was held as there was a discrepancy. They agreed to renumber them so they are correct and match. Quady said the documents the Council has before them today have the changes the developer requested and there was nothing substantial in those changes. Lutton commented that Ashland will need new housing with the new schools being built. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:24 p.m.

Mayor Grauerholz opened a Public Hearing on the Six Year Road and Street Plan at 7:24 p.m. City Administrator Quady said all the new development's streets have been added to the one-year plan. She said anything with the potential of being in the City limits needs to be added to the One- and Six-year plan so Icehouse and Bluejay Way and the school roads are included. She said Dennis Dean Road was removed from the Six-year plan and added to the One-year plan. She said they added 30th Street and Furnas Street to the Six-year plan. Council member Anderson commented that the unpaved streets in town need to be paved to enhance property values and overall appearance. Council Member Niemeyer said that the roads in east Ashland need to be addressed. Ron Styskal commented that he is concerned about the infrastructure underneath the streets. Niemeyer said a large lift station would be looked at too. Styskal asked for consideration if Dale Street is dead-ended for the vet clinics pipes that would be buried. Council Member Wischmann said a small lift station is \$50,000 and the large one would be \$250,000 to accommodate all of the east side. With no further comment, Mayor Grauerholz closed the Public Hearing at 7:31 p.m.

Motion by Anderson, second by Niemeyer to approve Resolution 2021-18 – One- and Six-Year Road and Street Plan.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve third and final reading of Ordinance 1195 - AN ORDINANCE OF THE CITY OF ASHLAND, NEBRASKA, AMENDING THE CITY OF ASHLAND ZONING MAP TO PROVIDE FOR A SPECIFIC PUD-1 PLANNED UNIT DEVELOPMENT DISTRICT OVERLAY FOR

CERTAIN REAL PROPERTY LOCATED WITHIN THE EXTRATERRITORIAL ZONING JURISDICTION OF THE CITY OF ASHLAND GENERALLY DESCRIBED AS A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 13 NORTH, RANGE 9 EAST OF THE 6TH P.M., SAUNDERS COUNTY, NEBRASKA, AS MORE PARTICULARLY DESCRIBED HEREIN; TO PROVIDE FOR THE APPROVAL OF THE PRELIMINARY PLAT AND PLANNED UNIT DEVELOPMENT PLAN ASSOCIATED WITH SAID PROPERTY; TO PROVIDE FOR THE CONDITIONAL APPROVAL OF THE FINAL PLAT AND PLANNED UNIT DEVELOPMENT PLAN ASSOCIATED WITH SAID PROPERTY; TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF ASHLAND BY CHANGING THE ZONING DISTRICT BOUNDARIES OF THE ZONING MAP IN ACCORDANCE WITH PROVISIONS HEREIN; AND TO PROVIDE FOR AN EFFECTIVE DATE THEREOF.

Assistant City Attorney Bentzen read the Title of Ordinance 1195.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve Final Plat Permit #21-045 for a Political Subdivision known as Icehouse Ridge being a Portion of the SW ¼ of Section 35, Township 13 North, Range 9 East, located at approximately 2418 Furnas Street.

Roll Call: Ayes: All Motion Carried

Council Member Niemeyer said the City has been given a statement from an engineer that a report will be given regarding nuisance property at 106 South 16th Street. Niemeyer said he thinks the Council should grant an extension for the abatement to get the report and a timeline for the construction project.

Motion by Niemeyer, second by Wischmann to grant extension of completion date for abatement of nuisance at 106 South 16th Street until the first meeting in October.

Council Member Anderson said this project has been looked at over many years and he is in favor of demolition.

Roll Call: Ayes: Crnkovich, Niemeyer, Wischmann Nays: Anderson
Motion Carried

City Administrator Quady said the house at nuisance property 2217 Ash Street has had major improvements. She commented there is some construction debris to remove and the trailers will need to be addressed at the end of October. She reviewed pictures taken of the property. She noted she has not spoken with the property owner. Council Member Anderson said he would like the property monitored for an additional 30 days.

Motion by Anderson, second by Niemeyer to grant extension of completion date for abatement of nuisance at 2217 Ash Street until the second meeting in October.

Roll Call: Ayes: All Motion Carried

Motion by Crnkovich, second by Wischmann to remove 2701 Furnas Street from nuisance list.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to authorize the City Administrator to enter into a contract with the College Hunks to abate nuisance at 1909 Boyd Street.

City Administrator Quady reviewed the quote from College Hunks. She said it was divided into two portions, one from the fence to the alley and one from the fence to the house. She said when the property was abated the last time the section from the fence to the house was not completed. She said the Zoning Official suggested marking items with a spray can to identify the ones that need to be removed. She said the bid accounted for most items except for items such as the fire pit and lawn furniture. She said a police officer will be on site and the police presence will be added into the cost of the lien. Mayor Grauerholz said the cost of taking pictures and all the extra paperwork should be included in the lien. Council Member Wischmann asked that the metal containers be removed and requested the Council pursue an injunction for the future. Grauerholz requested the lien be filed immediately. Assistant City Attorney Bentzen said she will find out if the unpaid nuisance violation tickets can be placed on the lien. Council Member Anderson said the property owner should only be allowed to save items that can be placed in the garage and the property will need to be watched in the future. Quady said the property owner had been to City Hall prior to the meeting and left. She said he requested more time to do the clean-up due to illness.

Roll Call: Ayes: All Motion Carried

Reviewed the August 2021 Keno Report.

Reviewed the Public Works Director's Report.

Reviewed Utility Superintendent's Report.

Reviewed Police Chief's Report.

Reviewed Building Official's Report.

Reviewed Library Report.

Motion by Niemeyer, second by Wischmann to approve the consent agenda.

Motion by Niemeyer, second by Anderson to remove approval of the Planning Commission meeting minutes for August 26, 2021 from the consent agenda.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz called for the vote on approval of the consent agenda which included the September 2, 2021 City Council meeting minutes.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve the first half of September 2021 Claims.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Niemeyer to approve August 2021 Treasurer's Reports.

Roll Call: Ayes: All Motion Carried

Mayor Grauerholz stated that Council Member Wischmann, AAEDC Director Fjone and he attended a Saunders County Board meeting where an alternative route for trucks presentation was made. Wischmann said a study found that on average the City has 300 heavy rock trucks though town each day and reviewed what the route would include. He said at the meeting there was also a report and discussion about future communication needs for emergency services. He said he attended a Lower Platte meeting on LB 406 regarding flood control, recreation and usage. He said there was a lot of testimony and it was stated there would be no large structure built on the Platte River that would endanger the future habitability of Ashland. He reminded the Council of the upcoming League meeting. He said Clean-up Day is set for October 23.

Planning Commission Chairman Cerny announced the planned construction of a small mall to include Ashland Wine and Spirits was announced today to be built on the old Granny's property. AAEDC Executive Director Fjone said a ground breaking will be held on October 5 at 1 p.m.

Council Member Anderson noted the computed construction cost on the August Building Official report was \$1.3 million.

AGHS Seniors Evan Shepardson and Kale Jacobson introduced themselves.

Motion by Niemeyer, second by Wischmann to adjourn the meeting at 8:25 p.m.

Roll Call: Ayes: All Motion Carried


Richard Grauerholz, Mayor


Jessica Quady, Deputy City Clerk



I, the above signed Deputy 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 September 16, 2021 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.