

**ASHLAND CITY COUNCIL
REGULAR MEETING
September 5, 2019**

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 5th day of September, 2019 at 7:00 p.m.

Present: Mayor Richard Grauerholz
City Council President Paul Gossin
City Council Member James Anderson
City Council Member Bruce Wischmann
City Administrator Jessica Quady
City Clerk Kathleen Sliva
Assistant City Attorney Dave Bargaen

Absent: City Council Member Mathew Meyer

Others: Suzi Nelson, Thomas Kayton, Jay Spearman, Mike Cerny, Susan Cerny, Tim Adams, Lenora Isom and others

Notice of meeting was advertised in the Ashland Gazette on August 29, 2019. 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 7:02 p.m. The Pledge of Allegiance was recited. Roll call was taken and a quorum was declared. Mayor Grauerholz noted the Open Meetings Act is posted on the south wall of the Council Chambers.

Motion by Anderson, seconded by Gossin to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Thomas Kayton gave public comment regarding a high-end self-storage facility including RV and boat storage he and his partner are hoping to bring to Ashland. He said the location would be in the City's jurisdiction east on Highway 6. He said the ordinance being reviewed tonight will greatly benefit them and others along the highway corridor.

Motion by Wischmann, second by Gossin to approve second reading of Ordinance 1167 – Adopt the 2019-2020 General Fund and Water Wastewater Budget Document. Assistant City Attorney Bargaen read the Title of Ordinance 1167.

Roll Call: Ayes: All Motion Carried
Motion by Gossin, second by Wischmann to introduce and approve first reading of Ordinance 1168 – Authorizing Issuance of Highway Allocation Fund Pledge Bonds.
Assistance City Attorney Bargaen read the Title of Ordinance 1168.

Motion by Anderson, second by Wischmann to suspended the statutory rule requiring reading Ordinance 1168 on three different days.

City Administrator Quady said the \$500,000 will be used to cover the street improvements completed this year.

Roll Call: Ayes: All Motion Carried

Jay Spearman of Piper Jaffrey provided the Council with a handout showing the Sources and Uses of the Highway Allocation Fund Pledge Bonds and a 10-year repayment schedule. He noted that the ordinance authorizes a bond issue of \$500,000 in bonds but only \$495,000 will be issued to cover the project construction cost of \$485,000 and fees. He said the bonds will mature in 2021 through 2030 with interest starting at 1.550% and ending at 2.5%. He said the average interest rate for the 10-year financing is 2.13% with an all-inclusive cost of 2.41%. He said these are preliminary rates.

The Mayor then stated the question “Shall Ordinance 1168 be passed and adopted?”

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Anderson to introduce and approve first reading of Ordinance 1166 – Zoning Amendment.
Assistant City Attorney Bargaen read the Title of Ordinance 1166.

Zoning Official Isom reminded the Council that the zoning regulations were overhauled about three years ago. She said a few of the sections needed refining including those along the Highway 6 corridor. She said the four types of zoning districts along the corridor would be B-1 General Business, B-3 Highway Business, FX Flex District and I-1 Light Industrial and provided a description of the four types. She reminded the Council about the Highway Corridor Overlay District. She said the Planning Commission reviewed the ordinance but did not reach a consensus on moving Item 20 Subsection C Permitted Conditional Uses of Section 5.12 to Subsection B Permitted Uses. Council Member Wischmann said his only concern about a storage facility in the purposed location is the highway access. Isom said if this passes it will be applied to all the pending projects going in along the highway. Isom said the Planning Commission did recommend approval. Mayor Grauerholz said this corridor has been underdeveloped and this ordinance will help clean up some of these areas. Isom said the Council will want to look at this corridor when working on the annexation packet. Discussion was held and Isom answered questions of the Council.

Motion by Wischmann, second by Anderson to amend Ordinance 1166 by taking Item 20 out of Subsection C of Section 5.12 and into Subsection B, B-3 Highway Commercial.

Roll Call: Ayes: All Motion Carried

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Wischmann to approve granting an extension of completion date for nuisance property at 2602 Adams Street to next meeting on September 19, 2019.

Roll Call: Ayes: All Motion Carried

Motion by Wischmann, second by Gossin to approve Pay Application No. 1 from High Plains Enterprises for Salt Creek Banks Stabilization & Drainage Ditch Improvements in the amount of \$28,494.00.

City Administrator Quady said the project is scheduled to be done this week. She said there is a ditch now that will need to be mowed once or twice a season. She said the bank stabilization is a cost sharing project with the NRD and the Drainage Ditch Improvements is a cost sharing project with the NRD and Bob Luebbe.

Roll Call: Ayes: All Motion Carried

Tim Adams of JEO Consulting Group Inc. reviewed Change Order No. 1 for Whitetail Estates from Bauer Underground, Inc. He said the change order is focused on addressing a drainage issue on South 9th Avenue and includes two new inlet structures, grading, tree clearing and fill material. He said the original bid for the project from TCW was \$498,999.25; there was one deduct change order so when the bonding company stepped in the contract amount was \$453,523. He said when Bauer Underground took over the project their original contract amount was about \$25,000 with this change order this brings their total to \$64,759.36. He added this will bring the total project to \$487,861.69, just under \$11,000 of the original contract price. He said the work should be completed by the end of September.

Motion by Anderson, second by Wischmann to approve Change Order No. 1 for Whitetail Estates from Bauer Underground, Inc. in the amount of an increase of \$39,758.76.

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Wischmann to recommend approval of issuance of a Special Designated Liquor License for Glacial Till Vineyard and Winery for Outdoor Fall Party at 1502 Silver Street on September 21, 2019 from 5 p.m. to 9 p.m.

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Wischmann to approve the consent agenda which included approval of the August 15, 2019 City Council meeting minutes; approval of the August 14,

2019 Budget Workshop; approval of Kaitlyn Haeffner as a member of the Ashland Rescue Squad; and approval of Pay Requests from JEO Consulting Group Inc. for General Engineering in the amount of \$927.50 for Sports Lighting for Anderson Ballpark Northwest Softball Field, \$108.75 for Water 2017 Silver Street, \$2,102.00 for Water Dawes St. 20th to 21st, \$2,481.50 for Salt Creek Bank Stabilization and Drainage Ditch Improvements, and \$8,195.60 for Silver Street Bridge Replacement Construction Services.

Roll Call: Ayes: All Motion Carried

Motion by Gossin, second by Anderson to approve the second half of August 2019 Claims.

Roll Call: Ayes: All Motion Carried

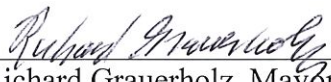
Mayor Grauerholz reminded the Council about the fall League meeting. He said he attended a meeting with the Department of Transportation and the University regarding a Lincoln/Omaha Intercity Bus Feasibility Study. He said the Police Chief had provided a report on vehicle nuisances.


City Administrator Quady said a tentative date has been set for fall clean-up day.

Council Member Anderson suggested a short workshop session be held every quarter. Suggestions were made to include status updates on projects and department heads.

Motion by Wischmann, seconded by Gossin to adjourn at 8:21 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 September 5, 2019 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.