

ASHLAND CITY COUNCIL REGULAR MEETING MINUTES April 3, 2025

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 3rd day of April, 2025 at 7:00 p.m.

Present: Mayor James Anderson
City Council President Chuck Niemeyer
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 Member Michelle Libal

Others: Austen Thielen, Shirley Niemeyer, Ronald Styskal, Carol Clough, Matt Forney, Tiegen Oliver, Caleb Fjone, Bill Krejci, and others.

Notice of the meeting was advertised in the Ashland Gazette on March 21st, 2025. 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 Lofberg, second by Pinkman to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Special Presentation of the 2023-2024 Audit given by Austen Thielen of BerganKDV. His presentation included a verbal overview of the booklet provided at the meeting. His highlights noted the material accuracy of the City of Ashland's financial statements, and that our cash basis practices represent our financials fairly in accordance with accounting standards. A comparison was presented of the prior year to the current year. He noted the specific financial statements included, as well as their standard and consistent findings on the City's internal controls and compliance practices. Questions by the council on the decrease in change of net financial position were addressed by Mr. Thielen, as being due to spending down of ARPA funds, but the asset appreciation was not captured because of the cash-basis accounting method. Mayor Anderson

commented that this report is available to the public and Mr. Thielen stated it is also posted on the State Auditor's website for the public as well.

Public comment opportunity given. No comments made.

Mayor Anderson opened the Public Hearing on Application #25-006 for a Conditional Use Permit for a 40' Conex for temporary storage. The property is located at 836 Hwy 6, Ashland NE at 7:09 p.m. Tom Holman (applicant) of Ashland spoke. He stated he relocated his business here from Omaha, which manufactures heat sealers and robotics. He stated he has outgrown his current space and the Conex storage would be temporary for 1-2 years while he expands his building. He stated he plans to paint the container and do landscaping around it. Zoning Administrator Krejci stated the Planning Commission is ok with this project and the conditional use permit will come up each year for renewal, but clarified that is not the case for all Conex's, just this specific permit application. Shirley Niemeyer of Ashland spoke. She stated she mentioned the survey conducted 12-14 years ago and that many of the interests or desires of the community collected from that survey have been implemented and the great improvements the City has made in response to its residents. With no further comment, Mayor Anderson closed the public hearing at 7:19 p.m.

Mayor Anderson opened the Public Hearing on Application #25-007 for a Conditional Use Permit for the installation of a door in existing opening. The property is located at 103 S 14th Street, Ashland NE at 7:19 p.m. Zoning Administrator Krejci stated this is for an alcove that currently has no door on the outside, only on the inside. He stated the inner door will be removed for allow for ADA access and that adding the outer door will reduce the alcove's exposure and will be a better flow for the future. He stated the door will swing out as it is a fire egress, but this was OK'd by the State since the sidewalk is encroaching on their Right-of-Way and that no permit is needed from the State for this, appeasing the planning commissions concerns about the outswing. With no further comment, Mayor Anderson closed the public hearing at 7:22 p.m.

Mayor Anderson opened the Public Hearing on Application #25-008 for a Conditional Use Permit for the operations of a Home Occupation (Tattoo Parlor). The property is located at 704 Elm Street, Ashland NE at 7:22 p.m. Natasha Tupper (applicant) of Ashland spoke. She stated she plans on working out of a modified garage to serve one client at a time, to have a more private setting and that her higher-traffic business will take place at the Med Spa in town, which she has partnered with. She stated her neighbors are in support of this and off-street parking will be available. With no further comment, Mayor Anderson closed the public hearing at 7:24 p.m.

Mayor Anderson opened the Public Hearing on Application #25-009 for a Zoning Change Permit via Ordinance 1245 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 at 7:24 p.m. Zoning Administrator Krejci stated the current site will end up as 3 lots, fronting County Road 6.

He stated this acreage development was originally approved by Saunders County, who already has it zoned as RE, but it has since been taken over by the City of Ashland due to growth. He stated that all the lot sizes are two to five acres each and are all single residence lots. With no further comment, Mayor Anderson closed the public hearing at 7:28 p.m.

Mayor Anderson opened the Public Hearing on Application #25-012 for a Conditional Use Permit for replacing three (3) windows on the second floor. The property is located at 1410 Silver Street, Ashland NE at 7:28 p.m. Lindsey Raikes (applicant) of Ashland spoke. She stated each year they will prioritize specific upgrade projects, and since the space upstairs is vacant now, it is a good time to replace the windows. She stated the windows will fill the current space and the additional particle board area below the current windows. Zoning Administrator Krejci stated this has been approved by both the Planning Commission and the Historical Preservation Committee. Raikes stated the windows will be casement windows, however they will have a double-hung window look. With no further comment, Mayor Anderson closed the public hearing at 7:31 p.m.

Motion by Pinkman, second by Lofberg to approve the first reading of Ordinance 1245 – 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.

City Attorney Fahleson read the title of Ordinance 1245.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Pinkman to approve Conditional Use Permit #25-006 for a 40' Conex for temporary storage. The property is located at 836 Hwy 6, Ashland NE.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve Conditional Use Permit #25-007 for the installation of a door in existing opening. The property is located at 103 S 14th Street, Ashland NE.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve Conditional Use Permit #25-008 for the operations of a Home Occupation (Tattoo Parlor). The property is located at 704 Elm Street, Ashland NE.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve Conditional Use Permit #25-012 for replacing three (3) windows on the second floor. The property is located at 1410 Silver Street, Ashland NE.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg to approve Change Order #11 for 2022 Dennis Dean road Improvements Project decrease for (\$2,834.00).

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Niemeyer to approve Contractor's Application for Payment #20 from M.E. Collins Contracting Co. Inc, for 2022 Dennis Dean Road Improvements Project in the amount of \$45,419.81.

City Administrator Quady stated this is for work on the Fir street water line. The contractor is finishing up on this, and a \$14,000 balance to pay will remain after this payment.

Roll Call: Ayes: All Motion Carried

Motion by Pinkman, second by Lofberg to approve Authorizing the Mayor to Sign Memorandum of Understanding between the Ashland Area Economic Development Corporation and the City of Ashland for City Sign Project.

City Administrator Quady clarified this is for the AAEDC to pay the amount for the no-rise for the signs, then the City will reimburse them, and that \$20,000 had been previously budgeted by the Council out of Keno funds, which is what that money will be used for. Economic Development Director Fjone stated that once we have the no-rise it will go to NDOT, so they can approve the signs. Then the AAEDC will pay the downpayment, then the signs will be installed, with the goal of this project being done this calendar year before summer.

Roll Call: Ayes: All Motion Carried

Discussion held on the Silver Street / 8th Street Bids. City Administrator Quady stated the low bidder was NLC/LLC of York, Nebraska. She stated their bid was under the estimated cost of construction, and that the costs will be shared with Lincoln Water System. The location of the project was clarified by Quady, and clarification was given that the bid was for regular lighting. The more decorative light poles were not spec'd but can be discussed in the future.

Administrative reports were reviewed as a standard item. Mayor Anderson highlighted the \$5.5M apartment building construction project in the Building Official's report. Economic Development Director Caleb Fjone summarized his annual report, stating that findings show healthy and happy people in Ashland. He stated people are spending money here, and visitors are staying for the day instead of for only a short period of time. He also communicated the official name change of the Corporation From the Ashland Area Economic Development Corporation (AAEDC) to the Ashland Community Development Corporation (ACDC), due to the new focus on community even though economic development will still be a part of what they do.

Motion by Niemeyer, second by Pinkman to approve consent agenda which included approval of the March 6, 2025 City Council meeting minutes, approval of the February 27, 2025 Planning Commission meeting minutes, approval of the February 2025 Treasurer's Report, and approval of

Pay Request from JEO Consulting Group Inc. for General Engineering \$2,152.50; for Dennis Dean Road Improvements in the amount of \$983.75; for Ashland Water Supply Improvements in the amount of \$17,337.50; for WWTF PER in the amount of \$3,025.00; for Ashland Silver Street Improvements 13th & 9th to 7th in the amount of \$2400.00 and \$2,280.00; and for Water Main Furnas & 30th Streets in the amount of \$1,375.00.

Roll Call: Ayes: All Motion Carried

Motion by Lofberg, second by Pinkman to approve the first and second half of March 2025 Claims.

Roll Call: Ayes: All Motion Carried

Mayors Report given. He read a letter received from the Johnson County Emergency Management Agency summarizing appreciation for the assistance which Ashland Police Chief Brady provided to Pawnee City in a missing person incident, and how our K9 unit's assistance was a key component in helping to locate the missing person quickly. Mayor Anderson gave thanks and appreciation to those who helped out during the storm and also gave thanks to the Ashland Rescue Squad in their performance responding to a local call, as well as thanking the Public Works department for their excellence in the snow removal this year. He also gave thanks to Director Fjone and Administrator Quady for their success in obtaining a \$15,000 grant from the Department of Economic Development for planning efforts on a new rec center.

Motion by Niemeyer, second by Pinkman to adjourn into Executive Session at 7:55 p.m.

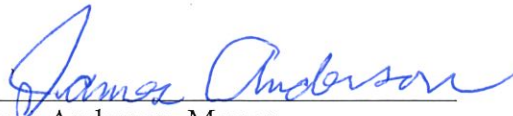
Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Lofberg to adjourn from Executive Session at 9:04 p.m.

Roll Call: Ayes: All Motion Carried

Motion by Niemeyer, second by Lofberg to adjourn from Regular Session at 9:04 p.m.

Roll Call: Ayes: All Motion Carried


James Anderson, Mayor


Kristina Stoki, City Clerk



(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 April 3, 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.