

# ASHLAND CITY COUNCIL REGULAR MEETING

October 17, 2024

A regular meeting of the Ashland City Council was held at the Ashland City Hall Council Chambers on the 17th day of October, 2024 at 7:00 p.m.

Present: Mayor James Anderson  
City Council President Chuck Niemeyer  
City Council Member Jake Crnkovich  
City Council Member Jerry Lofberg  
City Administrator Jessica Quady  
City Clerk Kathleen Sliva  
Assistant City Attorney Anthony Aerts

Absent: City Council Member Michelle Libal

Others: Tim Adams, Emily Stratman, Dave Lutton, Kevin Hansen, Robert Fricke, Phil Ruhlman, Tim Uryasz, Shirley Niemeyer, Ron Styskal, Jim Pinkman, Bill Krejci, Caleb Fjone, Gabrielle McAdams and others

Notice of meeting was advertised in the Ashland Gazette on October 11, 2024. 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 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 Niemeyer to adopt the regular agenda.

Roll Call: Ayes: All Motion Carried

Public comment was given by Dave Lutton, Saunders County Supervisor, regarding the planned six-month closure of County Road A for replacement of the truss bridge. He said it will close in about two weeks. He suggested that someone get ahold of the County Road Superintendent to determine what the best detour would be. He said the ultimate goal is in time to pave the entire truck route.

Mayor Anderson opened a Public Hearing to determine the existence of a public nuisance regarding property at 612 Elm Street. City Administrator Quady spoke and

showed pictures of the property noting that the property has been mowed. She said the problem now is the unlicensed and inoperable vehicles. She said she spoke with the property owner's daughter who said the vehicles should be dealt with within 30 days. With no further comment, Mayor Anderson closed the public hearing at 7:07 p.m.

Motion by Lofberg, second by Crnkovich to approve Resolution 2024-11 – Declaring the Findings of the City Council regarding nuisance at 612 Elm Street with an abatement date of November 21, 2024.

Council Member Lofberg said this property is next to his home and complemented Kevin Hansen for doing a great job mowing the property for the property owner. He recommended that the property owner be given time to get the property cleaned up.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Niemeyer, second by Crnkovich to approve on third and final reading of Ordinance 1238 – AN ORDINANCE TO AMEND THE FOLLOWING PORTIONS OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND: SECTION 5.08 R-2 MEDIUM DENSITY RESIDENTIAL SUBSECTION E; SECTION 5.09 R-3 HIGH DENSITY RESIDENTIAL DISTRICT OF THE ZONING ORDINANCES OF THE CITY OF ASHLAND, AS PROVIDED IN THE CITY OF ASHLAND MUNICIPAL ZONING ORDINANCE; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; TO ORDER THE PUBLICATION OF THE ORDINANCE IN PAMPHLET FORM.

Assistant City Attorney Aerts read the Title of Ordinance 1238.

Zoning Official Krejci said this is a text change to side yard setbacks from 10 feet to seven feet to make them all in-line with setbacks in newer developments and allows for remodeling on older city lots. Mayor Anderson said this could allow for a larger structure to be built.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Niemeyer, second by Lofberg to introduce and approve first reading of Ordinance 1240 - AN ORDINANCE OF THE CITY OF ASHLAND, NEBRASKA, TO AMEND THE ORDINANCES SETTING HOURS OF SALE FOR RETAIL ALCOHOL ESTABLISHMENTS BY AMENDING CHAPTER 10, ARTICLE 1 OF THE ASHLAND MUNICIPAL CODE; TO PROVIDE FOR THE REPEAL OF ANY ORDINANCE IN CONFLICT THEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE THEREOF; AND TO AUTHORIZE PUBLICATION IN PAMPHLET FORM.

Assistant City Attorney Aerts read the Title of Ordinance 1240.

Caleb Fjone, Ashland Area Economic Development Corporation Executive Director, spoke in support of the Ordinance. He said this change will match Ashland's rules to state statute allowing for the sale of on and off sale liquor starting at 6 a.m. on Sundays. He said this impacts some businesses that have breakfast in the morning that would like to sell Bloody Mary's; and the liquor store that may open earlier on Sunday. Bob Fricke, Vice President of the Ashland Chamber of Commerce, spoke saying the Chamber supports this ordinance. Phil Ruhlman, owner of Ruhlman's Steak House, spoke in support of the ordinance as the restaurant serves brunch on Sunday mornings and he would like to be able to serve their entire suite of Bloody Mary bar and Screwdriver bar. Fjone requested the Council waive the three required readings. City Administrator Quady clarified that the ordinance is for inside City limits.

Motion by Lofberg, second by Crnkovich to waive the statutory rule requiring reading of Ordinance 1240 on three different days.

Roll Call:                      Ayes: All                      Motion Carried

Mayor Anderson then asked for a vote on final passage of Ordinance 1240.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Niemeyer, second by Crnkovich authorizing the Mayor to sign Agreement between Owner and Engineer for Professional Services with JEO Consulting Group, Inc. for WWTF and Collection System Preliminary Engineering Report Project.

Tim Adams, JEO Consulting Group, spoke about the agreement which is for an assessment to determine capacity and condition of the wastewater treatment facility, the Salt Creek lift station and the trunk sewer down Furnas Street. He said these are pieces of infrastructure that are coming up on twenty years old and there is a need to understand the capacity and need for improvements. He added there is a lot of development along the Furnas Street trunk main and the lift station serves everything south of the highway including the new developments. He added this will prioritize the projects and estimate costs for the projects. He said the report that is produced will be turned into the state Water/Wastewater Advisory Committee that can provide funding for these types of projects. He said it will take about a year to complete the report. City Administrator Quady said this project is budgeted for.

Roll Call:                      Ayes: All                      Motion Carried

Motion by Niemeyer, second by Crnkovich to approve Contractor's Application for payment from M.E. Collins Contracting, Co. Inc. for the 2022 Dennis Dean Road Improvement Project.in the amount of \$57,172.04.

City Administrator Quady said the Dennis Dean Road portion of the project is complete and the 7<sup>th</sup> and Fir Street portion should be completed at the end of November.

Roll Call:                   Ayes: All                   Motion Carried

Discussion was held regarding the nuisance at 407 North 15<sup>th</sup> Street. Zoning Administrator Krejci said he spoke with the property owner today who said he wants to get the garage built next year. Krejci said he talked to him about getting crushed concrete put down for a parking surface.

Motion by Niemeyer, second by Crnkovich to postpone consideration of abatement of nuisance at 407 North 15<sup>th</sup> Street until November 21, 2024.

Kevin Hansen stated that he is three quarters of the way blind and walks past this house. He said the last three years he has walked past this residence on the sidewalk and dirt has been piled up and garden house snaked along the sidewalk. He said he has asked the owner to clean up the sidewalk. He said that the owner has had plenty of time to get the driveway and garage done and the trucks out of his yard. Hansen said the sidewalk is complete.

Roll Call:                   Ayes: All                   Motion Carried

Mayor Anderson said the administrative reports for September 2024 are available for council review and comment. Reports included the Keno, Public Works Director's, Utility Superintendent's, Police Chief's, Building Official's, and Library Reports.

Motion by Lofberg, second by Crnkovich to approve the consent agenda which included the approval of the October 3, 2024 Council meeting minutes; and approval of the September 2024 Treasurer's and Fiscal Year 2024 Year End Treasurer's Reports; and the approval of the appointment of Tiffany Luebbe Hensley as EMS Director.

Roll Call:                   Ayes: All                   Motion Carried

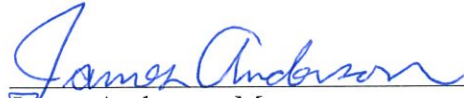
Motion by Niemeyer, second by Lofberg to approve the first half of October 2024 Claims.

Roll Call:                   Ayes: All                   Motion Carried

Mayor Anderson noted there were five new homes listed in the Building Officials September Report.

Tim Uryasz gave an update on the Ashland Brewing Company building project.

Motion by Lofberg, second by Crnkovich to adjourn the meeting at 7:44 p.m.  
Roll Call: Ayes: All Motion Carried

  
James Anderson, 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 17, 2024; 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.