

June 24, 2020

The Keith County Board of Commissioners met for their regular meeting at the Courthouse in Ogallala. Chairman Krajewski asked those attending to join in a moment of silence in support of our armed services and first responders serving our country, followed by the pledge of allegiance to the flag. Krajewski acknowledged the Open Meeting Act was posted. Roll call was answered by Chairman Toney Krajewski and Commissioners Joan Ervin, Corey Crandall, Lane Anderson and Kim Elder. Also attending the meeting was County Clerk Sandra Olson and County Attorney Randy Fair. Crandall moved to approve the agenda, Anderson seconded the motion. Ervin, Elder, Anderson, Crandall and Krajewski voting aye; none voting nay; motion carried. Elder moved to approve the minutes of the previous meeting, Crandall seconded the motion. Anderson, Ervin, Crandall, Elder and Krajewski voting aye; none voting nay; motion carried. Ervin moved to approve the payment of claims, Crandall seconded the motion. Elder, Anderson, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried.

General Fund

Arthur Betterment Authority, Arthur building rental, \$120.00; Awards Plus, Clothing, \$72.00; Banner Health, Inmates hospital visits, \$3,099.83; Cash-Wa, Prisoner Board, Commissary, janitorial, \$656.05; City of Ogallala, Memberships, \$1,115.00; Consolidated Management, Meals, \$93.42; Davis Design, Jail assessment, \$19,825.00; Law Office of Steven E. Elmshaeuser, Fees, Mental Health Board training, \$690.00; Encartele, Call cards, \$300.00; Michael Eskelson, Postage, \$128.00; Works, Shelter Belt layer, \$1,000.00; Lori Hill, Supplies, \$15.35; Keith County District Court, Docket fees, \$36.00; Keith County Sheriff's Office, Title inspection, \$10.00; Keith County Treasurer, Title fee, \$10.00; Tammy Kutsch, Postage, tape, \$11.89; Microfilm Imaging Systems, Service agreement, \$24.00; NE Health & Human Services, Lincoln Regional Center, \$20,522.00; Nich Services, Sprinkler systems parts, \$95.00; Onsolve dba CodeRed, Subscription, \$7,232.00; Pinnacle Bank, Charges, \$1,294.75; Prairie Hills Funeral Home, County burial, removal, \$2,450.00; Quadiant Leasing, Property tax recovery, \$77.72; Sandhills Area Sheriff's Assoc., Dues, \$100.00; Veritas Investigative Services, LLC, License, \$2,600.00; Verizon, Phone, data card, \$83.29

Road & Bridge Fund

CenturyLink, Service, \$270.88; Consolidated, Service, \$103.68; John Deere Financial, Parts, supplies, \$445.42; Kelly's Trucking, Trucking, \$4,600.00; Nebraska Printworks, Signs, \$7.82; NPPD, Service, \$134.01; WEX Bank, Fuel, \$48.46

Highway Buyback Fund

Jaeger Enterprises, Trucking, \$9,828.89; Martin Marietta, Chip rock, \$12,508.16

Visitors Fund

Keith County News, Meeting notices, \$14.85; Lonergan Creek Media, Contract, \$1,400.00; NPPD, Service, \$70.20; Ogallala/Keith County Chamber of Commerce, Postage, contract, \$2,636.97; Prairie Mountain Media, Facebook ad, \$300.00; Truwest Publishing, Ad, \$525.00

Visitors Improvement Fund

Andersen Sign Company, Billboard repairs, \$375.00; Keith County News, Ad, \$42.00; Lonergan Creek Media, Contract, \$1,400.00; Midwest Electric, Service, \$101.11; NPPD, Service, \$48.66; Ogallala/Keith County Chamber of Commerce, Contract, \$2,025.00

CBSA Health Insurance Claim Fund

KC CBSA/Health Insurance Fund, Health claims, \$13,880.98

Drug Fund

Intoximeters, Inc, Dry gas, \$308.00

At 7:50 a.m. Ervin moved to go into executive session to discuss zoning personnel matters for the protection of the reputation of an individual, Crandall seconded the motion. Elder, Anderson, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. Krajewski stated the Board was going into executive session to discuss zoning personnel matters for the protection of the reputation of an individual. At 8:05 a.m. Ervin moved to return to open session, Crandall seconded the motion. Anderson, Elder, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. Ervin noted that Rod Hopkens had resigned and that Human Resources would be preparing the separation paperwork.

Ogallala/Keith County Chamber of Commerce Director Karla Scott updated the Board on last week's Visitors Committee meeting.

Crandall moved to approve Part I of the Professional Service Contract with Lonergan Creek Media, Elder seconded the motion. Ervin, Anderson, Elder, Crandall and Krajewski voting aye; none voting nay; motion carried. This Contract will be filed in the Resolution Book as number 2020-55.

Ervin moved to approve Part II of the Professional Service Contract with the Ogallala/Keith Chamber of Commerce, Crandall seconded the motion. Anderson, Elder, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. This Contract will be filed in the Resolution Book as number 2020-56.

Ervin moved to authorize Chairman Krajewski to sign the Authorization to Share Plan Information from Meritain Health, Elder seconded the motion. Crandall, Anderson, Elder, Ervin and Krajewski voting aye; none voting nay; motion carried.

Elder moved to authorize Chairman Krajewski to sign the letter to Blackstone for the release of data for the Plan to Springbuk, Inc., Ervin seconded the motion. Anderson, Crandall, Elder, Ervin and Krajewski voting aye; none voting nay; motion carried.

Ervin moved to authorize Chairman Krajewski to sign the following forms from Novo Benefits Application for Excess Insurance, Application for Excess Insurance Amendment No. 1, Application for Excess Insurance Amendment No. 2 and Application for Excess Insurance Amendment No. 3, Crandall seconded the motion. Elder, Anderson, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried.

Zoning Administration for Keith County CJ Poltack appeared before the Board with several resolutions for zoning items. The first resolution was a request from Ryan Tobin for a Conditional Use Permit (#20-31) for a Dwelling Unit: Vacation Rental located in Lot 3, 4, & 5 Amen's 1st Subdivision, commonly known as 1435 Ogallala Beach Road, located in 7-14-38, Keith County, Nebraska. Ervin moved to adopt this resolution with restrictions of no street parking, a four (4) onsite parking limit, a maximum occupancy of 12 and if two or more written complaints are received within six (6) months the owner will receive notice in writing and the permit may be revoked, Crandall seconded the motion. Anderson, Elder, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-57. The second resolution was a request from Robert J. Biel for a Conditional Use Permit (#20-32) for a Junk and Salvage Yard located in the NW ¼ of Section 26, more commonly known as 510 Road East 120, located in 26-14-38, Keith County, Nebraska. Planning and Zoning recommended this Permit be denied as considered it could be a fire hazard. Krajewski moved to adopt this resolution denying this permit, Anderson seconded the motion. Crandall, Ervin, Elder, Anderson and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-58. The third resolution was a request by Ryan and Becky Watchorn (dba Lincoln Land and Cattle) for a Conditional Use Permit (#20-33) for a Dwelling Unit: Vacation Rental located in Lot B Replat of Lots 51-55 Lakeshore Subdivision, more commonly known as 50 Lakeshore, located in 6-15-40, Keith County, Nebraska. Ervin moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of 12 and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Crandall seconded the motion. Elder, Anderson, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-59. The fourth resolution was a request by SMJ International (dba USCOC Nebraska/Kansas, LLC) for a Conditional Use Permit (#20-34) for a Communication Tower located in a Tract in Lot 11 and all of Lot 12 Except the South 74.72' and the East 95.7' of Lot 13, and a tract in Lot 18 Paynes Subdivision, located in 5-13-47, Keith County, Nebraska. County residents Rex Christensen, Shawn Hebbert and Cindy Hebbert spoke in opposition of this permit. Crandall moved to adopt the resolution denying this permit due to resident opposition and what is stated in the regs, Ervin seconded the motion. Anderson, Elder, Ervin,

Crandall and Krajewski voting aye; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2020-60. The fifth resolution was a request by Jeffrey and Lisa Crank for a Conditional Use Permit (#20-35) for a Dwelling Unit: Vacation Rental located in Unit 1 & Unit A, Lots 6 & 7 Bayside Country Estates, commonly known as 201 Bayside County Estates, located in 22-15-40, Keith County, Nebraska. Ervin moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of eight (8) and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Elder seconded the motion. Crandall, Anderson, Elder, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-61. The sixth resolution was for a request by Joanna and Jonathan Wiebe for a Conditional Use Permit (#20-36) for a Dwelling Unit: Vacation Rental located in the West ½ Ex Trs, commonly known as 1147 Road East U North, located in 28-14-35, Keith County, Nebraska. Anderson moved to adopt this resolution with restrictions of no road parking, unlimited onsite parking limit, a maximum occupancy of four (4) and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Elder seconded the motion. Ervin, Crandall, Elder, Anderson and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-62. The seventh resolution was for a request by Scott Jensen for a Conditional Use Permit (#20-37) for a Dwelling Unit: Vacation Rental located in Unit 3 & Unit C Lots 6 & 7 Block 2, Bayside Country Estates, commonly known as 203 Bayside Country Estates, located in 22-15-40, Keith County, Nebraska. Elder moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of six (6) and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Crandall seconded the motion. Anderson, Ervin, Crandall, Elder and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-63. The eighth resolution was for a request by Neortex, LLC for a Conditional Use Permit (#20-38) for a Dwelling Unit: Vacation Rental located in Lot 10 Replat of Eagle Bay Townhouses, more commonly known as 10 Eagle Bay, located in 26-15-40, Keith County, Nebraska. Ervin moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of eight (8) and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Crandall seconded the motion. Elder, Anderson, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-64. The ninth resolution was a request by Robert and Joanne Wilson for a Conditional Use Permit (#20-39) for a Dwelling Unit: Vacation Rental located in Unit 16 Lot 1, Bayside Country Estates Replat No. 2, more commonly known as 216 Bayside Country Estates, located in 22-15-40, Keith County, Nebraska. Ervin moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of ten (10) and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Crandall seconded the motion. Elder, Anderson, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-65. The tenth resolution was for a request by Dub Dub Dub LLC, for a Conditional Use Permit (#20-40) for a Dwelling Unit: Vacation Rental located in Lot 1 Watchhorn's Administrative Replat, more commonly known as 229 Lakeshore, located in 6-15-40, Keith County, Unit: Vacation Rental located in Lot 26 Albee's Subdivision, more commonly known as 26 Albee's, located in 6-15-40, Keith County, Nebraska. Crandall moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of ten (10) and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Elder seconded the motion. Anderson, Ervin, Elder, Crandall and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-66. The eleventh resolution was for a request by Bill and Judah Forbes for a Conditional Use Permit (#20-44) for a Dwelling Unit: Vacation Rental located in Lot 74 Albee's 3rd Subdivision, more commonly known as 74 Albee's 3, located in 1-15-41, Keith County, Nebraska. Elder moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of eight (8) and if two or more written complaints are received within six (6) months the owner will be notified in writing and

the permit may be revoked, Ervin seconded the motion. Anderson, Crandall, Ervin, Elder and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-67. The twelfth resolution was for a request by Richard and Linda Hannon for a Replat of Lots 25, 26, 31, and 32 in Erb's Second Subdivision, located in the E ½ of Section 6-15-40, Keith County, Nebraska. Ervin moved to adopt this resolution, Anderson seconded the motion. Elder, Crandall, Anderson, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-68. The thirteenth resolution was for a request from Josh and Amy Mahar for a Conditional Use Permit (#20-45) for a Dwelling Unit: Vacation Rental located in Tract 5, 6, and 15 Yucca Heights Second Subdivision, more commonly known as 6 Yucca Heights 2, located in 19-15-38, Keith County, Nebraska. Anderson moved to deny this permit. Crandall said he thought that Anderson had the wrong property. Seeing pictures of the property Anderson stated he had the incorrect property and rescinded his motion. Ervin moved to adopt this resolution with restrictions of no street parking, a two (2) onsite parking limit, a maximum occupancy of ten (10) and if two or more written complaints are received within six (6) months the owner will be notified in writing and the permit may be revoked, Crandall seconded the motion. Anderson, Elder, Crandall, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-69. The fourteenth resolution was for a request by Robert and Donni Feldman for a Replat of lots 79, 80, and 98 in Albee's 3rd Subdivision, located in the SE ¼ of 1-15-41, Keith County, Nebraska. Ervin moved to adopt this resolution, Elder seconded the meeting. Crandall, Anderson, Elder, Ervin and Krajewski voting aye; none voting nay; motion carried. This Resolution will be filed in the Resolution Book as number 2020-70.

The Board heard the report of Head Jailer Travis Poncik.

The Board had a short discussion with several elected officials regarding COLA and wage increases for elected officials. This agenda item will be placed on next week's agenda under unfinished business.

There was no discussion on the agenda items of COLA and wage increases for Keith County employees or Budget questions. These items will remain on the agenda under unfinished business.

During the COVID-19 reopening strategy discussion Human Resources Director Laurie Jones told the Board she had spoken to Building and Grounds personnel Ron Olson and they would try to handle traffic for the DMV by placing chairs down the hall. This agenda item will remain on the agenda under unfinished business.

With no further business to come before the Board the meeting was adjourned. The Board will meet again Wednesday, July 1, 2020 at 7:00 a.m. at the Courthouse in Ogallala.

Toney Krajewski
Chairman

Sandra K. Olson
County Clerk

Agenda: Kept current in the office of the County Clerk. *Time of specific agenda items will run continuously thru the meeting and may occur earlier or later than estimated.

Unfinished Business

9:00 a.m. – COVID-19 reopening strategy.

COLA and wage increases Keith County employees and elected officials.

Budget questions.

New Business

7:10 a.m. – Zoning Administration for Keith County – Zoning items. 1. Request by BW Real Estate, for a Conditional Use Permit (#20-41) for a Dwelling Unit: Vacation Rental located in Tract 1 & Tract 10 Yucca Heights 2nd Subdivision, more commonly known as 1 Yucca Heights 2, located in 19-15-38, Keith County, Nebraska. 2. Request by Gregg Gifford for a Conditional Use

Permit (#20-42) for a Dwelling Unit: Vacation Rental located in Lot 8 Lineback's 5th Subdivision, more commonly known as 196 Paradise, located in 17-15-39, Keith County, Nebraska. 3.

Request by Bill and Judah Forbes for a Conditional Use Permit (#20-43) for a Dwelling Unit: Vacation Rental located in Lot 26 Albee's Subdivision, more commonly known as 26 Albee's, located in 6-15-40, Keith County, Nebraska.

8:15 a.m. – Keep Keith County Beautiful Director, Chris Vail – Budget request.

8:30 a.m. – Liquor license hearing for KS Plus Inc. dba Kwik Stop.

8:45 a.m. – KCAD Director, Mary Wilson – Update.