

## **March 21, 2018**

The Keith County Board of Commissioners met for their regular meeting at the Courthouse in Ogallala. Chairman Peters asked those attending to join in a moment of silence in support of the leaders and troops serving our country, followed by the pledge of allegiance to the flag. Roll call was answered by Lonnie Peters, Chairman, and Commissioners Caleb Johnson, Toney Krajewski, C.W. Baltzell and Kim Elder. Also attending the meeting were County Clerk Sandra Olson, County Attorney Randy Fair and the media. Elder moved to approve the agenda, Baltzell seconded the motion. Krajewski, Johnson, Baltzell, Elder and Peters voting aye; none voting nay; motion carried. Baltzell moved to approve the minutes of the previous meeting, Krajewski seconded the motion. Johnson, Elder, Krajewski, Baltzell and Peters voting aye; none voting nay; motion carried. Johnson moved to approve the payment of claims upon review, Krajewski seconded the motion. The claim for Matt Fox in the amount of \$2,527.00 was pulled and not paid. Roll call on the payment of claims was as follows: Elder, Baltzell, Krajewski, Johnson and Peters voting aye; none voting nay; motion carried.

### **General Fund**

Albertsons/Safeway, Prisoner Board, provisions, \$312.18; Bob Barker Company, Inc., Trousers, odor spray, \$164.98; CHS Grainland Coop, Fuel, \$1,916.53; Dept. Correctional Svcs, Safekeeper billing, \$5,300.94; Eakes Office Plus, Copier agreement, supplies, \$249.12; Robert S. Harvoy, Services, \$125.00; Jon Heflin, Meal, \$15.00; Keith County District Court, Docket fees, \$324.00; Keith County News, Subscription, \$42.00; Keith County Sheriff, Fees, \$1,603.10; Microfilm Imaging Systems, Inc., Agreement, \$24.00; Midland County Sheriff, Services, \$100.00; NE Assoc. of County Clerks, Dues, \$75.00; NE Clerks of District Court Assn., Registration, \$75.00; Nebraska Printworks, Laminating, \$2.63; New Victorian Inn & Suites, Lodging, \$164.97; NPPD, Service, \$153.83; Pinnacle Bank, Charges, \$1,207.87; Priority Printing, Provisional ballot forms, \$38.60; Select Carpet & Tile, Carpet, \$4,048.67; Union Supply Company, Jail Commissary, \$654.68; Verizon, Service, \$629.68; Wolf Auto Center, Vehicle repair, \$209.19

### **Road Fund**

NPPD, Signs, \$300.00; Tjaden Welding, Materials, labor, \$1,781.07; Verizon, Service, \$162.15

### **CBSA Health Insurance Claim Fund**

KC Clerk/Flex Claims Account, Flex claims, \$301.94; KC CBSA/Health Insurance Fund, Health claims, \$17,384.30

### **Emergency Phone 911 Fund**

Arthur Ranch Supply LLC, Propane, \$271.60

The Board heard reports from Highway Superintendent Tim Ryan and Clerk of the District Court Tina DeVoe.

Board reports were given and correspondence was received.

The agenda item of an Extension Board Member appointment was tabled until next week.

The agenda item of Ogallala/Keith County Chamber dues was placed on next week's agenda under unfinished business in order to allow Keith County Chamber Director Karla Scott an opportunity to speak to the Board before a decision is made.

Peters told the Board that the Veteran's Service Committee had met to consider replacements for Veteran's Service Board member Gene Krab who is wanting to retire and Loy Robb who has passed away. Peters stated that the Veteran's Service Committee had recommended that John Isley be appointed to complete the term of Gene Krab which ends June 2018 and that John Koperski be appointed to complete the term of Loy Robb which would end in June 2019. Johnson moved to accept the Veteran's Service Committee recommendations, Elder seconded the motion. Baltzell, Krajewski, Elder, Johnson and Peters voting aye; none voting nay; motion carried.

Keith County Zoning Administration CJ Poltack appeared before the Board with several zoning items. The first zoning item was for a change of zone request from Rural District (RR) to Residential Medium Density (RM) for The Shores at Bayside located in West ½ of Section 22, Township 15 and Range 40 requested by Bonnie L. Nemecek, Jason Hilti brand, Suzanne Hiltibrand and Cliff Brown. Poltack told the Board that all members of the Planning and Zoning

Commission had recommended approval for the change of zone except Adams who abstained from discussion and voting. Krajewski moved to approve this change of zone request, Baltzell seconded the motion. Elder, Johnson, Baltzell, Krajewski and Peters voting aye; none voting nay; motion carried. This resolution for this change of zone request will be filed in the Resolution Book as number 2018-12. The second zoning item was for the Preliminary Subdivision Plat of Phase #1 at Bayside, and platted roads all located in the West ½ of Section 22, Township 15, and Range 40 requested by Bonnie L. Nemecek, Jason Hiltibrand, Suzanne Hiltibrand and Cliff Brown. Jim Brown with CNPPID asked the Board to review this further before making a decision and Bonnie Nemecek spoke in support of the moving forward. As with the zoning item before all member of the Planning and Zoning Commission had recommended approval for the preliminary plat except Adams who abstained from discussion and voting. Krajewski moved to approve this preliminary plat contingent on Nemecek supplying an erosion plan for the final plat, Baltzell seconded the motion. Elder, Johnson, Baltzell, Krajewski and Peters voting aye; none voting nay; motion carried. The third zoning item was for replat of Outlot "B" Replat of the Cabins at the Dunes Addition #1 that is located in Section 31, Township 15, and Range 39 requested by Lake McConaughy LLC, Michael R. Seeley. Poltack stated the Planning Commission recommended approval for this plat. Baltzell moved to approve this plat, Elder seconded the motion. Krajewski, Johnson, Elder, Baltzell and Peters voting aye; none voting nay; motion carried. The resolution for this replat will be filed in the Resolution Book as number 2018-13. The fourth zoning item was for Conditional Use (CUP 18-01) Permitted by Special Review (gravel pit) requested by Paulsen Inc. and located in Part of lot 10 with ACCR land lying north and adjacent thereto in Section 4; and the West ½ of Section 9, Township 14, Range 37 and a tract of land located in the NW ¼ of Section 9, Township 13 and Range 37. Chris Hunke with Paulsen Inc. told the Board that he wanted to amend the hours of operation on Paulsen's letter to six to ten daylight hours. The Planning Commission recommended approval for this permit. Johnson moved to approve this permit subject to operation during daylight hours and a five year sunset date, Krajewski seconded the motion. Baltzell, Elder, Krajewski, Johnson and Peters voting aye; none voting nay; motion carried. This permit will be filed in the Resolution Book as number 2018-14. The fifth zoning item was for Conditional Use Permit (CUP 18-03) requested by Joe and Kelli Newton for Conditional Use Permitted by Special Review for a vacation rental located in Lots 1 and 12, Eagle Canyon East No. 4 located in Section 21, Township 15, and Range 40. Plano Six Operations Manager Miranda Kiewatt was in attendance. The Planning Commission had moved to approve with no sunset date. Keith County Lynn MaGaha questioned whether there were restrictions for storage on this property. County Attorney Randy Fair said that the use rights for the zoning of this property would state the restrictions if any. Baltzell moved to approve this conditional use permit, Krajewski seconded the motion. Johnson, Elder, Krajewski, Baltzell and Peters voting aye; none voting nay; motion carried. The resolution regarding this permit will be filed in the Resolution Book as number 2018-15. The sixth zoning item was a Zoning Regulations Text Amendment for the recommendation of text amendment to change minimum lot size requirements and average and minimum lot widths and depths in Rural Residential (RR) and Residential Rural Two District (RR2). MaGaha voiced her concern that all RR and RR2 lots will be smaller for future development. Poltack told the Board that all the Planning Commission members voted aye for this except Spurgin who voted nay. Krajewski moved to approve this text amendment, Baltzell seconded the motion. Elder, Johnson, Baltzell, Krajewski and Peters voting aye; none voting nay; motion carried. The resolution for this amendment will be filed in the Resolution Book as number 2018-16.

Poltack reported the only names submitted for wanting to serve as Planning Commission Board members were Thomas Elliott, Dean Koontz and Mark Spurgin. Elder moved to appoint Thomas Elliott, Dean Koontz and Mark Spurgin to the Planning Commission Board for a three year term, Krajewski seconded the motion. Johnson, Baltzell, Krajewski, Elder and Peters voting aye; none voting nay; motion carried.

Myra Stoney with the Southwest Public Health Department gave the Board an annual update.

With no further business to come before the Board the meeting was adjourned. The Board will meet again Wednesday, March 28, 2018 at 8:00 a.m. at the Courthouse in Ogallala.

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Lonnie Peters

Chairman

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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**

Extension Board member appointment.

Ogallala/Keith County Chamber dues.

**New Business**

8:30 a.m. – Library operations funding interlocal agreement.

9:00 a.m. – Culvert issue.