

February 28, 2024

The Keith County Board of Commissioners met for their regular meeting at the Courthouse in Ogallala. Chairperson Anderson 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 Chairperson Lane Anderson and Commissioners Toney Krajewski, Corey Crandall and Joan Ervin. Commissioner Dale Schroeder was absent. Also attending the meeting were County Clerk Sandra Olson and County Attorney Randy Fair. Krajewski moved to approve the agenda, Crandall seconded the motion. Ervin, Crandall, Krajewski and Anderson voting aye; Schroeder absent; none voting nay; motion carried. Ervin moved to approve the minutes of the previous meeting, Krajewski seconded the motion. Crandall, Krajewski, Ervin and Anderson voting aye; Schroeder absent; none voting nay; motion carried. Ervin moved to approve the payment of claims, Crandall seconded the motion. Krajewski, Crandall, Ervin and Anderson voting aye; none voting nay; motion carried.

General Fund

ASAP, Snow removal, \$135.00; Steve Broda, Mileage, \$290.97; Sheila Canning, Subpoena, \$20.00; Cash-Wa, Board for prisoners, \$938.80; Crowne Plaza, Lodging, \$219.00; DAS State Acctg-Central Finance, Monthly lease, \$844.80; Datashield, Shredding, \$105.36; Eakes, Printer lease, \$55.00; Cody Fenwick, Postage, \$34.92; Kip Frates, Fee, mileage, \$28.67; Kyle Gartrell, Fee, mileage, \$67.00; Richard Gibson, Fee, mileage, \$21.43; Chantel Gorham, DT instruction, \$271.40; Larry Holscher, Fee, mileage, \$19.42; Trent Holscher, Fee, mileage, \$17.01; John Deere Financial, Padlock, \$15.78; K-Lawn, Lawn care, \$1,368.00; Liberty Operations, Washes, \$86.50; NACO, Registrations, \$100.00; National Geographic, Subscription, \$83.35; NE Public Health Env. Lab, Blood alcohol, \$105.00; NPPD, Service, \$223.77; Abby Patterson, Fee, mileage, \$52.12; Perkins County Sheriff's Office, Fees, \$18.50; Piepho's Plumbing, Services, \$612.00; PowerTech, Maintenance agreement, \$750.00; Prairie Hills Funeral Home, Mileage, \$480.00; Quality Farm & Ranch, Supplies, \$801.69; Software Unlimited Corp., Maintenance agreement, \$1,188.00; Mark Spurgin, Fee, mileage, \$44.88; Sterling Commissary, Commissary, \$181.80; T&K Tire Inc., Oil change, \$69.94; 911 Custom, Supplies, \$416.00

Road & Bridge Fund

Colby Apolius, Fencing materials, \$1,510.46; Five Nines, Computer, \$810.76; Medical Enterprises, DOT testing, \$70.00; NPPD, Service, \$127.35

Visitors Promotion Fund

Flagship Publishing, Ad, \$525.00; Keith County Chamber, Services, expenses, \$12,822.30; Keith County News, Publishing, \$657.28; Midwest Electric, Service, \$88.72; Nebraska Game & Parks, Guide, \$1,175.00; Nebraska PrintWorks, See & Do maps, \$4,102.82; NPPD, Service, \$100.59; Prairie Mountain Media, Facebook campaign, \$100.00

Visitors Improvement Fund

Eilene Brott, Billboard lease, \$1,000.00; Firespring, Web hosting, updates, \$695.00; Keith County Chamber, Contract, expenses, \$9,255.00; Simpleview, New website, \$12,937.50

CBSA Health Insurance Claim Fund

KC Clerk/Flex Claims Account, Flex claims, \$190.00; KC CBSA/Health Insurance Fund, Health claims, \$21,535.57

ARPA Funds

Dickinson Land Surveyors, Elevation shots for new building, \$105.00; TJ Construction, Building, \$110,337.80

Emergency Phone 911 Fund

Consolidate, Maintenance, \$36.00

Ambulance Fund

Kylie Hayward, Lettering, \$583.16

The Board heard the reports of Building and Grounds Director Chris Marlton, Highway Superintendent Thomas Wilbur, Zoning Administrator Cody Fenwick and Chief Deputy Shawn Hebbert.

Marlton showed the Board pictures that he had taken of the Courthouse's roof and the recommendation of Weathercraft to replace the roof. Marlton was told to go ahead and get RFPs for the roof.

Hebbert told the Board he had nine (9) prisoners in and seven (7) prisoners farmed out.

Board reports were given.

Ervin spoke with the Board regarding updating Zoning's Comp Plan. Ervin told the Board that it was time to update this plan and she felt they would need help with it and asked the Board if they would be okay with beginning speaking to people about an RFP for this. The Board instructed Ervin to move ahead with this.

KCAD Executive Director Mary Wilson provided the Board with KCAD's quarterly update. Wilson also presented an invoice for matching funds in the amount of twenty five thousand dollars (\$25,000.00) that the Board had pledged for housing loan funds.

Zoning Administrator Cody Fenwick appeared before the Board with several zoning items. The first item was for a request by Keith County Surveyor, Ryan Dickinson, for a Text Amendment of the Keith County Zoning and Subdivision Regulations pertaining to lot width and depth, specifically amending Article 8 Agricultural District (A): Section 4, the minimum lot depth from 500 feet to 300 feet and minimum lot width from 100 feet to 200 feet; and Section 4A, D. All lots shall have a minimum depth to width ratio of no more than three (3) times the depth to one (1) times the width. Adding "excluding parcels more than ten (10) acres in area." Crandall moved to adopt the resolution for this text amendment, Krajewski seconded the motion. Ervin, Krajewski, Crandall and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-13. The second item was for a request by Keith County Highway Superintendent, Thomas Wilbur, for a Conditional Use Permit (24-01) to operate a sand/gravel mining operation, located at TRACT B13 13-13-41 615.44A, Keith County, Nebraska. Krajewski moved to adopt the resolution for this conditional use permit, Ervin seconded the motion. Crandall, Ervin, Krajewski and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-14. The third item was for a request by DeAnna Elikier for a Conditional Use Permit (24-02) for additional intermodal containers in Agricultural Zoning District (A), located at E1/2NE1/4SE1/4 EX TRACT 3-15-40 14.77A, more commonly known as 129 Ivan Street, Keith County, Nebraska. Krajewski moved to adopt the resolution for this conditional use permit with the recommended free standing cover, Ervin seconded the motion. Crandall, Ervin, Krajewski and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-15. The fourth item was for a request by Roger Rankin, for J.D. Eihusen, for a Change of Zone from Agricultural District (A) to Residential Rural District (RR), located at TR IN NW1/4 4-15-40 3.01A, AKA vacated lots 1-12 of Sunset subdivision, located in East ½ of Section 7 and the west ½ of Section 8, Township 14 North, Range 38 West of the 6th P.M., Keith County, Nebraska. Crandall moved to adopt the resolution for this change of zone, Ervin seconded the motion. Krajewski, Ervin, Crandall and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-16. The fifth item was for a request by Roger Rankin, for J.D. Eihusen, for a Preliminary Plat of Sunset Vista Subdivision, lots 1-4 and 6-12 and part of lot 4 Buffalo Replat#2, of vacated lots 1-12 of Sunset subdivision, located in East ½ of Section 7 and the west ½ of Section 8, Township 14 North, Range 38 West of the 6th P.M, Keith County, Nebraska. Krajewski moved to adopt the resolution for this preliminary plat, Ervin seconded the motion. Crandall, Ervin, Krajewski and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-17. The sixth item was for a request by Justin Misegadis for a Final Plat of Anderson Minor Subdivision, located at TR IN NW1/4 4-15-40 3.01A, Keith County, Nebraska. Krajewski moved to adopt the resolution for this final plat, Ervin seconded the motion. Crandall, Ervin, Krajewski and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-18. The seventh item was for a request by Justin Misegadis for a Change of Zone from Agricultural District (A) to Residential Rural Two District (RR2), located at TR IN NW1/4 4-15-40 3.01A, Keith County, Nebraska. Krajewski moved to adopt the resolution for this change of zone, Crandall seconded the motion. Ervin, Crandall, Krajewski and Anderson voting aye; Schroeder absent; none voting nay; motion

carried. This resolution will be filed in the Resolution Book as number 2024-19. The eighth item was for a request by Kevin Anderson for a Change of Zone from Agricultural District (A) to Residential Rural Two District (RR2), located at TR IN NW1/4 4-15-40 7.79A, Keith County, Nebraska. Crandall moved to adopt the resolution for this change of zone, Krajewski seconded the motion. Ervin, Krajewski, Crandall and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-20. The ninth item was for a request by Mitchell Gordon, for Reckseen, Elliot and Pierce, for a Conditional Use Permit (24-03) for a short term vacation rental, located at LOT 24 REPLAT OF EAGLE BAY TOWNHOUSES (26-15-40), also known as 24 Eagle Bay, Keith County, Nebraska. Residents Becky Martens, Rusty Triplette, Eric and Chris Watson and Kristy Huppert spoke in opposition of this CUP. Resident Zeb Peterson spoke of his experience with renting an RBO and Chief Deputy Shawn Hebbert gave his perspective as law enforcement. County Attorney Randy Fair spoke to the group about the letter he had received from one of the people wanting this conditional use permit, Katie Pierce. Ervin moved to adopt the resolution denying this conditional use permit per Article 25 Section 3F of the zoning regulations, Crandall seconded the motion. Krajewski, Crandall, Ervin and Anderson voting aye; Schroeder absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2024-21 .

Keith County Chamber Tourism Director Shawn Rubek presented the Board with a Visitors Committee update.

Krajewski moved to approve the Keith County Ag Society Improvement Fund grant request for concrete replacement in front of the exhibit hall at the fairgrounds in the amount of twenty two thousand five hundred dollars (\$22,500.00), Ervin seconded the motion. Crandall, Ervin, Krajewski and Anderson voting aye; Schroeder absent; none voting nay; motion carried.

Ervin moved to deny the Keith County Historical Society Promotion Fund grant request in the amount of five hundred thirty six dollars and fifty cents (\$536.50) for a their website and domain per statute 81-37.01 through 37.04; relating to Promotion Fund grant money not being used for normal operating expenses, Crandall seconded the motion. Krajewski, Crandall, Ervin and Anderson voting aye; Schroeder absent; none voting nay; motion carried.

Crandall moved to approve the Keith County Ag Society Promotion Fund grant request for advertising for the Keith County Fair in the amount of eight thousand dollars (\$8,000.00), Ervin seconded the motion. Krajewski, Ervin, Crandall and Anderson voting aye; Schroeder absent; none voting nay; motion carried.

The Board moved to the Courtroom for a Board/Employee meeting. Keith County employee Barb Shaffer spoke to the group about NIRMA accident reporting, Commissioner Joan Ervin spoke to the group about work place relationship paperwork and the postage machine in the Treasurer's Office.

The Board returned to their room where Keith County Chamber Tourism Director Shawn Rubek and Keith County Chamber Board President Lana Shaw gave the Board their quarterly update.

With no further business to come before the Board the meeting was adjourned. The Board will meet again Wednesday, March 6, 2024 at 8:00 a.m. at the Courthouse in Ogallala.

Dale Schroeder Vice Chairperson _____
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.

New Business

Keith County Chamber Tourism Director Shawn Rubek – Howdy Booth billboards.