

September 22, 2021

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

Salaries - \$183,331.69

General Fund

Gregory J. Beal, Attorney fees, \$890.91; Bomgaars, Supplies, \$851.46; JD Cartwright, Mileage, \$56.00; Cash-Wa, Board, janitorial, \$496.05; Consolidated Management, Meal, \$38.04; E-logic, Cord, \$29.00; Law Office of Steven E. Elmshaeuser, Attorney fees, \$2,324.00; Encartele, Data purchased, \$300.00; Five Nines, Cables, \$15.00; Kent Florom, Application for fees, \$1,255.16; Great Plains Furniture, Supplies, \$93.47; Robert S. Harvoy, Attorney fees, \$2,200.00; Home Town Leasing, Printer lease, \$136.48; Keith County Jurors, Jurors, \$3,518.56; KCAD, Budget request, \$8,000.00; Keith County Housing Development, Budget request, \$5,000.00; Keith County Senior Center, Budget request, \$12,000.00; Keith County Sheriff, Sheriff fees, \$1,399.30; Kent's Towing, Towing, \$175.00; Lemoyne Senior Center, Budget request, \$10,000.00; NACO, Registrations, \$135.00; NPPD, Service, \$280.90; Office Service, Envelopes, \$33.60; Paxton Public Library, Budget request, \$3,000.00; Pinnacle Bank, Charges, \$5,510.48; Quality Inn, Conference room rental, \$319.00

Roads & Bridge Fund

Black Hills Energy, Service, \$140.91; Ideal Linen, Coveralls, \$231.06; Kelly's Trucking, Trucking, \$4,750.00; Medical Enterprises, DOT testing, \$70.00; WEX Bank, Fuel, \$202.21; \$5,394.18

Visitors Fund

Bonneville, Radio ads, \$8,180.00; Flagship, Ads, \$760.00; Keith County News, Meeting notice, \$6.75; Lonergan Creek Media, Contract, \$1,400.00; Mighty Clean & Clear View, Janitorial services, \$64.20; NPW, Stall street, table tents, \$24.57; NPPD, Service, \$79.99; Keith County Chamber of Commerce, Postage, contract, \$3,643.13; Prairie Mountain Media, Facebook posting, \$1,200.00; Deb Schilz, Dinner reimbursement, \$375.00

Visitors Improvement Fund

Firespring, Web hosting, \$74.99; Lonergan Creek Media, Contract, \$1,400.00; Midwest Electric, Service, \$94.63; Move Creative, Lake Mac App, \$825.00; Nanonation, Shipping cost, \$28.18; NPPD, Service, \$56.21; Keith County Chamber of Commerce, Totes, contract, \$3,624.96; Deb Schilz, Dinner reimbursement, \$375.00

CBSA Health Insurance Fund

KC CBSA/Health Insurance Fund, Health claims, \$102,125.68; KC Clerk/Flex Claims Account, Flex claims, \$522.67

Drug Fund

Pinnacle Bank, Training, \$600.00

Inheritance Tax Fund

Bridge of Hope, Budget request, \$5,000.00; SCIP, Budget request, \$18,000.00; Trails West CASA, Budget request, \$10,000.00

Keno Fund

Keith County Historical Society, Budget request, \$5,000.00; Keith/Arthur County Food Pantry, Budget request, \$2,000.00; Keith County Chamber of Commerce, Budget request, \$6,000.00; Keith County Chamber of Commerce, Fireworks budget request, \$6,000.00

Emergency Phone 911 Fund

Consolidated, Service, \$119.04

The Board heard the reports of Head Jailer Travis Poncik and Highway Superintendent Tim Ryan.

Poncik reported to the Board that the jail had 11 prisoners in and 1 prisoner farmed out.

No discussion or action occurred on the agenda item of business opportunity support in executive session and open session. These items will remain on the agenda under unfinished business.

At 8:10 a.m. Ervin moved to go into executive session to discuss the West 5th Roads title for the purpose of negotiations and for the protection of the reputation of an individual, Krajewski seconded the motion. Schroeder, Krajewski, Ervin and Crandall voting aye; Anderson absent; none voting nay; motion carried. Chairman Crandall stated they were going into executive session to discuss the West 5th Roads title for the purpose of negotiations and for the protection of the reputation of an individual. At 8:31 a.m. Ervin moved to return to open session with no decisions having been made, Schroeder seconded the motion. Krajewski, Schroeder, Ervin and Crandall voting aye; Anderson absent; none voting nay; motion carried. This item will remain on the agenda under unfinished business both for open and executive session.

Keith County Zoning Administrator CJ Poltack appeared before the Board with several resolution for zoning items. The first resolution was for a request by Kurtis Kaiser and Patrick Svoboda for a Conditional Use Permit (#21-28) for a Dwelling Unit: Vacation Rental at Lot 10- Parcel U-1 Amen's 1st Subdivision, more commonly known as 1401 Ogallala Beach Road, located in 7-14-38, Keith County, Nebraska. The second resolution was for a Request by Kurtis Kaiser and Patrick Svoboda for a Conditional Use Permit (#21-29) for a Dwelling Unit: Vacation Rental at Lot 10- Parcel U-2 Amen's 1st Subdivision, more commonly known as 1403 Ogallala Beach Road, located in 7-14-38, Keith County, Nebraska. The third resolution was for a request by Kurtis Kaiser and Patrick Svoboda for a Conditional Use Permit (#21-30) for a Dwelling Unit: Vacation Rental at Lot 10- Parcel U-4 Amen's 1st Subdivision, more commonly known as 1405 Ogallala Beach Road, located in 7-14-38, Keith County, Nebraska. The fourth resolution was for a request by Kurtis Kaiser and Patrick Svoboda for a Conditional Use Permit (#21-31) for a Dwelling Unit: Vacation Rental at Lot 10- Parcel U-5 Amen's 1st Subdivision, more commonly known as 1407 Ogallala Beach Road, located in 7-14-38, Keith County, Nebraska. Property owner Kurtis Kaiser answered questions from the Board. Krajewski moved to approve these four resolutions, Ervin seconded the motion. Schroeder, Ervin, Krajewski and Crandall voting aye; Anderson absent; none voting nay; motion carried. These resolutions will be filed in the Resolution Book as numbers 2021-102 thru 2021-105 consecutively. The fifth resolution was for a request by Sarah Kaiser and Amy Santero, dba Charlotte and Emerson LLC, for a Conditional Use Permit (#21-32) for a Dwelling Unit: Vacation Rental at Unit-2 and Unit-B Lots 6&7 Bayside Country Estates, more commonly known as 202 Bayside Country Estates, located in 22-15-40, Keith County, Nebraska. Schroeder moved to adopt this resolution, Ervin seconded the motion. Krajewski, Ervin, Schroeder and Crandall voting aye; Anderson absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2021-106. The sixth resolution was for a request by Michael and Cynthia Ollila, The Ollila Family Trust, for a Conditional Use Permit (#21-33) for an Accessory Use without a Primary Use at Lot 1 & 4 & 33' Strip on East Side Erb's & Fischer's Replat, located in 6-15-40, Keith County, Nebraska. Krajewski moved to adopt this resolution, Schroeder seconded the motion. Ervin, Schroeder, Krajewski and Crandall voting aye; Anderson absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2021-107. The seventh resolution was for a request by Roger Bacon for a Change of Zone from Highway District to Residential Rural Two at Lot 2 Russell's 1st Subdivision, located in 4-15-40, Keith County, Nebraska. Ervin moved to adopt this resolution, Schroeder seconded the motion. Krajewski, Schroeder, Ervin and Crandall voting aye; Anderson absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2021-108. The eighth resolution was for a request by Ronald Vogt, Vogt Family Trust, for a Final Plat of Vogt Family Trust Replat of Lots 6 and 7, Block 5, Bennett's Lakeshore Replat, located in the S ½ of 6-15-40, Keith County, Nebraska. Krajewski moved to adopt this resolution, Ervin seconded the motion. Schroeder, Krajewski, Ervin and

Crandall voting aye; Anderson absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2021-109. The ninth resolution was for a request by Stone Point, LLC for a Conditional Use Permit (#21-35) for a Dwelling Unit: Vacation Rental at TR in SW ¼ NW ¼ of 6-15-40, more commonly known as 1499 Highway 92 West, Keith County, Nebraska. Schroeder moved to adopt this resolution, Krajewski seconded the motion. Ervin, Krajewski, Schroeder and Crandall voting aye; Anderson absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2021-110. The tenth resolution was for a request by Big Mac Parasailing Inc. for a Conditional Use Permit (#21-36) for a RV Park and Campground located in the SW ¼ of 19-15-38, Keith County, Nebraska. Property owner Scott Main answered questions from the Board. Ervin moved to adopt this resolution, Schroeder seconded the motion. Krajewski, Schroeder, Ervin and Crandall voting aye; Anderson absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2021-111. The eleventh resolution was for a request by Keith County Planning Commission for a Text Amendment of Article 2- Authority, Section 2A to state "The proposed use shall be placed on a legally existing lot. Said lot either has been in existence prior to the adoption of these regulation or if created after the adoptions of these regulations, shall meet the provisions of these regulations and those of the Subdivision Regulation." Ervin moved to adopt this resolution, Krajewski seconded the motion. Schroeder, Krajewski, Ervin and Crandall voting aye; Anderson absent; none voting nay; motion carried. This resolution will be filed in the Resolution Book as number 2021-112. The twelfth zoning item was for Case No. 2021-045Z - Zoning Violation of Dispersed Camping and Storage of Recreational Vehicles, located at PID 122006900 more commonly known as Lot 3, Block 6, Mako-Ch-Mni Subdivision, Keith County, Nebraska. Keith County residents Kevin Smolka, Charles Nicola, Whitey Cutkosky and Idallis Neipoth spoke in favor of allowing the camping and storage of recreational vehicles on this property. As the fee for a conditional use permit had not been received but had been mailed the Board tabled this agenda item in order to allow time for the fee to be received. This item will remain on the agenda under unfinished business.

Keith County Chamber of Commerce Director Karla Scott appeared before the Board to give last week's Visitors Committee meeting update.

Krajewski moved to approve the Keith County Chamber of Commerce/Front Street Museum – Improvement grant for the restoration of the caboos located at Front Street in the amount of \$27,600.00, Ervin seconded the motion. Schroeder, Ervin, Krajewski and Crandall voting aye; Anderson absent; none voting nay; motion carried.

Krajewski moved to approve the NEWest/Optimist Club Improvement Fund grant request for sand volleyball courts in the amount of \$40,000.00, Schroeder seconded the motion. Schroeder, Krajewski and Crandall voting aye; Ervin abstain; Anderson absent; none voting nay; motion carried.

The Board held their monthly Board/employee meeting. The Board told employees they will get a blood draw with Banner Health for employees and spouses that are on insurance set up as soon as possible hopefully October or November and then in January 2023 annually thereafter. Ervin spoke to employees regarding how inventories would need to be filed going forward. The Board asked employees how things with Zelle Human Resources were going.

The Board received a travel request from Emergency Manager Dave Kling.

The Board gave reports and received correspondence.

With no further business to come before the Board the meeting was adjourned. The Board will meet again Wednesday, September 29, 2021 at 8:00 a.m. in the Board Meeting Room at the Keith County Courthouse Ogallala.

_____ Chairman _____ Deputy County Clerk
Corey Crandall Lindsey Krab

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

Executive session – Business opportunity support.

Business opportunity support.

Executive session – West 5th Roads title discussion.

West 5th Roads title discussion.

8:30 a.m. - Case No. 2021-045Z - Zoning Violation of Dispersed Camping and Storage of Recreational Vehicles, located at PID 122006900 more commonly known as Lot 3, Block 6, Mako-Ch-Mni Subdivision, Keith County, Nebraska.

New Business

Keith County Treasurer Ronda Johnson – Stricken Taxes.