

**CITY OF BROKEN BOW
CITY COUNCIL AGENDA
March 23, 2021 @ 6:00 PM
Municipal Auditorium
314 South 10th Avenue, Broken Bow, NE**

Meeting Procedure

The Public may address specific agenda items at the pleasure of the Mayor. Please come to the podium, state your name and address, and limit your remarks to five minutes or less. Out of respect to City employees, we request that any complaints or criticisms of employees not be aired in a public meeting. Concerns about employees should be brought to the attention of the City Administrator or Mayor. An individual in violation will be declared out of order.

A. Call to Order

- B. Open Meetings Act:** In accordance with Section 84-1412 of the Nebraska Revised Statutes, a current copy of the Open Meetings Act is available and is posted for review by all citizens.

C. Roll Call

D. Pledge of Allegiance

- E. Submittal of Requests for Future Items:** Individuals who have appropriate items for City Council consideration should complete the Request for Future Agenda Items. If the issue can be handled administratively without Council action, notification will be provided. If the item is scheduled for a meeting or study session, notification of the date will be given.

- F. Consent Agenda:** Consideration of approving the consent agenda items for March 23, 2021, which will include the following:

- a. Approval of Minutes of March 9, 2021 Meeting
- b. Approval of Bills as Posted

G. New Business:

- a. **Audit Report** – Consideration of Approving the Annual Audit Report for the year ending September 30, 2020.
- b. **Public Hearing, on Variance Application Country Club Estates, to waive or withdraw requirement at Section 9.2 sub section 3b that provides, provided that in no case shall said minimum lot be less than one acre in an area where there is public water supply available at the lot, and two and a half acres where there is not public water supply.** - Consideration of opening a public hearing to waive or withdraw requirement at Section 9.2 sub section 3b of the Zoning Ordinance.
- c. **Variance Application for Country Club Estates** – Consideration of Approving Variance Application for Country Club Estates.

H. Adjournment

The next City Council Meeting will be on Tuesday, April 13, 2021 @ 6:00 pm.

**CITY OF BROKEN BOW
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Municipal Auditorium
314 South 10th Avenue, Broken Bow, NE**

Upcoming Events

- ❖ **April 5** - Park Board Meeting at 5:10 pm @ Municipal Building
- ❖ **April 12** - Board of Public Works at 12:30 pm @ Municipal Building
- ❖ **April 13** - City Council Meeting at 6:00 pm @ Municipal Building
- ❖ **April 21** - Planning Commission at 12:00 pm @ Municipal Building
- ❖ **April 26** - Board of Public Works at 12:30 pm @ Municipal Building
- ❖ **April 27** - City Council Meeting at 6:00 pm @ Municipal Building

The Council will review the above matters and take such action as they deem appropriate. The Council may enter into closed session to discuss any matter on this agenda when it is determined by the Council that it is clearly necessary for protection of the public interest or the prevention of needless injury to the reputation of any individual and if such individual has not requested a public meeting, or as otherwise allowed by law. Any closed session shall be limited to the subject matter for which the closed session was called. If the motion to close passes, immediately prior to the closed session the Mayor shall restate on the record the limitation of the subject matter of the closed session.

**Broken Bow City Council
Meeting Minutes
March 9, 2021**

The Broken Bow City Council met in regular session on Tuesday, March 9, 2021 in the Broken Bow Municipal Auditorium. Notice of the meeting was given in advance thereof as required by publication in the Custer County Chief on March 4, 2021. Availability of the agenda and related materials was communicated in the advanced notice to the Mayor and all members of the Council, as well as, shared with various media outlets. All proceedings hereafter shown were taken while the meeting was open to the attendance of the public.

Mayor Rod Sonnichsen called the meeting to order at 6:00 P.M., with the following Councilmembers present: Jacob Holcomb, Chris Myers, and Larry Miller. Absent: David Schmidt. Mayor Sonnichsen announced the availability of the open meetings law, followed by reciting of the Pledge of Allegiance.

Mayor Sonnichsen read the format for submitting requests for future agenda items.

Moved by Holcomb, seconded by Miller, to approve the consent agenda for March 9, 2021. Said motion includes approval of the Minutes of the February 23, 2021 Council Meeting, Bills to Date, Broken Bow Ambulance Service Roster, Broken Bow Volunteer Fire Department Roster, and KaBoomers Fireworks Application. Roll call vote: Voting aye: Holcomb, Myers, and Miller. Nays: None. Motion carried.

Aflac, \$387.03; American Red Cross, lifeguarding, \$300.00; Black Hills Energy, gas, \$2,131.19; Broken Bow Airport Authority, monthly payment, \$1,083.33; Broken Bow Chamber of Commerce, ambulance incentive, \$900.00; Broken Bow Mun Utilities, Fuel, \$2,566.29; Broken Bow Municipal Utilities, utilities & trash, \$11,790.73; Broken Bow Rural Fire Board, Black Hills, BBMU, Great Plains, \$916.41; City of Broken Bow, CD Cell Closure Funds, \$2,626.00; CLIA Laboratory Program, CLIA, \$180.00; Card Services, \$1,297.28; Central Ne Economic Dev District, conference registration, \$120.00; City Flex Benefit Plan, \$135.00; City of Broken Bow, Health Insurance, \$2,822.80; City of Broken Bow, Pension Plan, \$7,632.18; Colonial Insurance, \$476.42; Custer County Chief, \$1,376.15; Custer County Treasurer, Communications Interlocal, \$12,120.58; Custer Public Power, CD Cell Power, \$122.21; DHHS Drinking Water, pool permit, \$40.00; EFTPS Online Payment, \$16,425.16; EZ IT Solutions, \$3,331.07; Eakes Office Supplies, copies & supplies, \$396.72; Family Heritage, \$25.50; Gateway Motors Inc., oil change, \$59.49; Hometown Leasing, copier lease, \$159.18; Insurance Aid Services, fees, \$1,408.91; Island Supply Welding Co., oxygen, \$42.68; Kellie Crowell, training, \$512.50; Mt. Custer Truck Sales, repairs, \$65.05; Municipal Emergency Services, equipment, \$10,680.00; Myers Construction, snow removal, \$3,097.50; Omaha State Bank, HSA, \$75.00; Prachts Ace Hardware, supplies, \$5.98; Pristine Cleaning, LLC, cleaning service, \$375.00; Quill Corp, supplies, \$205.50; Ranchland Ford, yearly service, \$ 800.49; Sandry Fire Supply, bunker gear, \$2,994.00; Sara J. Hulinsky, cleaning service, \$1,192.00; Schaper and White Law Firm, legal fees, \$1,720.83; Scott-Merriman, supplies, \$594.00; State Income Tax WH NE Online Payment, \$2,722.28; Steve Scott, reimbursement, \$72.39; Trotter Service, gasoline, \$2,303.44; V-Bar Sales & Service, supplies, snow pusher, \$395.66; Total Bills: \$98,683.93.

City Administrator, Dan Knoell made a request to the Council to make a motion to postpone the Public Hearing, on the Variance Application for Golf Course Estates to the next Council meeting held March 23, 2021. The request was made due to the Public Notice date being March 23,

2021. Moved by Myers, seconded by Holcomb to postpone the Public Hearing on the Variance Application for Golf Course Estates to the next Council meeting March 23, 2021. Roll Call vote: Voting aye: Myers, Holcomb, and Miller. Nays: None. Motion carried.

Moved by Myers, seconded by Miller, to approve appointing David Minnick, MD as the Broken Bow Ambulance Service Physician Medical Director and Jacob Karmazin as Physician Medical Director Surrogate. Roll Call vote: Voting aye: Myers, Miller, and Holcomb. Nays: None. Motion carried.

Moved by Holcomb, seconded by Miller, to approve Resolution 2021-5. Said resolution approves scrapping of personal property owned by the City of Broken Bow Water/Sewer Department that has been deemed surplus and unsafe for use, setting the value at less than \$500. The said property being the Chevy Custom Deluxe 20 Pickup, Vin ending in 4084. Roll Call vote: Voting aye: Myers, Miller, and Holcomb. Nays: None. Motion carried.

Moved by Miller, seconded by Myers, to adjourn the City Council Meeting at 6:11 p.m. Roll call vote: Voting aye: Miller, Myers, and Holcomb. Nays: None. Motion carried.



Rod Sonnichsen, Mayor

ATTEST:


Kandi K. Peters, City Clerk

Accounts Payable Detail Listing

City of Broken Bow

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>					<u>Description</u>			<u>Debit</u>	<u>Credit</u>
	A.T. Parts and Equipment									
30755	3/23/2021	3/23/2021			370.00					Posted
	08-3222.10					Snow Blower			370.00	0.00
	AKRS EQUIPMENT									
30757	3/23/2021	3/23/2021			265.14					Posted
	09-3310.00					supplies			265.14	0.00
	Aflac									
30774	3/17/2021	3/17/2021			295.41					Posted
	01-1501.00					PRE TAX AFLAC			295.41	0.00
30775	3/17/2021	3/17/2021			91.62					Posted
	01-1501.00					AFLAC POST TAX			91.62	0.00
	Awards & More									
30769	3/23/2021	3/23/2021			278.82					Posted
	02-3311.00					Name Plates			278.82	0.00
	Beaver Bearing Co Albion									
30758	3/23/2021	3/23/2021			11.57					Posted
	08-3310.00					Repair			11.57	0.00
	Bob's Truck Repair									
30759	3/23/2021	3/23/2021			164.86					Posted
	08-3310.00					Repair			164.86	0.00
	Card Services									
30732	3/23/2021	3/23/2021			220.00					Posted
	01-3223.00					Stamps			220.00	0.00
	Carquest of Broken Bow									
30765	3/23/2021	3/23/2021			13.28					Posted
	06-3223.00					supplies			13.28	0.00
	Central Ne Medical Clinic									
30738	3/23/2021	3/23/2021			55.00					Posted
	03-3222.00					drug testing			55.00	0.00
	Century Link									
30733	3/23/2021	3/23/2021			769.53					Posted
	10-3221.00					Swim Pool - Basic & Credit Card			148.99	0.00
	09-3221.00					Park - Basic & Long Distance			62.48	0.00
	03-3221.00					Handi Bus - Basic & Long Distance			76.64	0.00
	01-3221.00					General -Basic & Long Distance Radio			85.49	0.00
	01-3221.00					General -Basic & Long Distance Office			163.49	0.00
	04-3221.00					Long Distance			232.44	0.00
									<u>769.53</u>	<u>0.00</u>
	City Flex Benefit Plan									
30776	3/17/2021	3/17/2021			135.00					Posted
	01-1501.00					SELECT FLEX-UNREIMBURSED M/D/V			135.00	0.00
	City of Broken Bow - Health Insurance									
30785	3/17/2021	3/17/2021			2,822.80					Posted
	01-1501.00					HEALTH INSURANCE			2,822.80	0.00
	City of Broken Bow Pension Fund									
30762	3/23/2021	3/23/2021			2,771.13					Posted
	01-1502.00					Liability - BBHA			2,771.13	0.00
30777	3/17/2021	3/17/2021			1,460.41					Posted
	01-1513.00					RETIREMENT LOAN PAYMENT			1,460.41	0.00
30778	3/17/2021	3/17/2021			5,722.54					Posted
	01-1502.00					RETIREMENT NEW			5,722.54	0.00
	Colonial Insurance									
30772	3/17/2021	3/17/2021			341.32					Posted
	01-1501.00					COLONIAL LIFE PRE TAX			341.32	0.00
30773	3/17/2021	3/17/2021			135.10					Posted
	01-1501.00					COLONIAL LIFE POST TAX			135.10	0.00
	Custer County Chief									
30736	3/23/2021	3/23/2021			85.95					Posted
	07-3342.00					publication			85.95	0.00

Accounts Payable Detail Listing

City of Broken Bow

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>			<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
	David Baltz (continued)									
30753	3/23/2021	3/23/2021			50.00					Posted
	05-3313.00					back ground check			50.00	0.00
	Demco									
30747	3/23/2021	3/23/2021			60.58					Posted
	07-3223.00					supplies			60.58	0.00
	Dollar General-Regions 410526									
30735	3/23/2021	3/23/2021			46.37					Posted
	02-3223.00					supplies			46.37	0.00
	EFTPS Online Payment									
30781	3/17/2021	3/17/2021			2,059.90					Posted
	01-1500.00					MEDICARE			2,059.90	0.00
30782	3/17/2021	3/17/2021			5,597.54					Posted
	01-1500.00					FEDERAL MARRIED			2,686.97	0.00
	01-1500.00					FEDERAL SINGLE			2,910.57	0.00
									5,597.54	0.00
30783	3/17/2021	3/17/2021			8,807.74					Posted
	01-1500.00					SOCIAL SECURITY			8,807.74	0.00
	Eakes Office Products									
30746	3/23/2021	3/23/2021			52.35					Posted
	07-3223.00					supplies			52.35	0.00
	Family Heritage									
30779	3/17/2021	3/17/2021			25.50					Posted
	01-1501.00					FAMILY HERITAGE			25.50	0.00
	Frontier Family Pharmacy									
30750	3/23/2021	3/23/2021			190.34					Posted
	05-3338.00					supplies			190.34	0.00
	Gary's Super Foods									
30751	3/23/2021	3/23/2021			67.21					Posted
	05-3338.00					supplies			67.21	0.00
	Great Plains Communications									
30739	3/23/2021	3/23/2021			850.95					Posted
	07-3221.00					Internet			780.00	0.00
	08-3221.00					Internet			35.47	0.00
	09-3221.00					Internet			35.48	0.00
									850.95	0.00
	History Nebraska									
30742	3/23/2021	3/23/2021			35.00					Posted
	07-3340.00					Subscription			35.00	0.00
	Ingram Library Services									
30745	3/23/2021	3/23/2021			2,098.83					Posted
	07-3340.00					materials			2,098.83	0.00
	John Deere Financial									
30756	3/23/2021	3/23/2021			433.02					Posted
	09-3410.00					mower lease			433.02	0.00
	Katie Hogg									
30763	3/23/2021	3/23/2021			51.06					Posted
	02-3223.00					supplies			40.07	0.00
	09-3223.00					supplies			10.99	0.00
									51.06	0.00
	Kearney Hub									
30743	3/23/2021	3/23/2021			2.64					Posted
	07-3340.00					Newspaper			2.64	0.00
	Lawrence Stump									
30752	3/23/2021	3/23/2021			50.00					Posted
	05-3313.00					back ground check			50.00	0.00
	Lori French									
30760	3/23/2021	3/23/2021			39.00					Posted
	10-3359.00					Lifeguard Training			39.00	0.00

Accounts Payable Detail Listing

City of Broken Bow

<u>Vend#</u>	<u>Vendor Name</u>	<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>			<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
	Mark Wells (continued)									
30770	3/23/2021	3/23/2021			52.12					Posted
	01-1501.00					Refund			52.12	0.00
	Matheson Tri-Gas Inc									
30754	3/23/2021	3/23/2021			282.76					Posted
	08-3310.00					gas			282.76	0.00
	National Geographic									
30744	3/23/2021	3/23/2021			67.00					Posted
	07-3340.00					Subscription			67.00	0.00
	OBrien's Hardware									
30768	3/23/2021	3/23/2021			1.87					Posted
	08-3310.00					Repair			1.87	0.00
	Omaha State Bank									
30780	3/17/2021	3/17/2021			75.00					Posted
	01-1501.00					HSA			75.00	0.00
	Prachts Ace Hardware									
30767	3/23/2021	3/23/2021			61.82					Posted
	08-3310.00					Repair			33.34	0.00
	09-3339.00					Tools/Stain			28.48	0.00
									<u>61.82</u>	<u>0.00</u>
	Presto X Company									
30740	3/23/2021	3/23/2021			51.00					Posted
	07-3311.00					monthly service			51.00	0.00
	Pristine Cleaning, LLC									
30748	3/23/2021	3/23/2021			275.00					Posted
	02-3419.01					Cleaning Service			275.00	0.00
	Quill Corporation									
30761	3/23/2021	3/23/2021			10.92					Posted
	04-3223.00					office supplies			10.92	0.00
	S&L Sanitary Service									
30749	3/23/2021	3/23/2021			49.30					Posted
	09-3219.00					trash around the square			49.30	0.00
	State Income Tax WH NE Online Payment									
30784	3/17/2021	3/17/2021			2,579.89					Posted
	01-1500.00					STATE MARRIED			1,364.34	0.00
	01-1500.00					STATE SINGLE			1,215.55	0.00
									<u>2,579.89</u>	<u>0.00</u>
	Steve Scott									
30764	3/23/2021	3/23/2021			15.00					Posted
	04-3314.00					Reimbursement			15.00	0.00
	The Christian Century									
30741	3/23/2021	3/23/2021			117.00					Posted
	07-3340.00					Subscription			117.00	0.00
	Trotter Service									
30771	3/18/2021	3/23/2021			1,550.83					Posted
	08-3225.00					Street - Gasoline			913.80	0.00
	06-3225.00					Firemen - Gasoline			36.54	0.00
	08-3310.00					Tire Repair			391.26	0.00
	09-3225.00					Park - Gasoline			209.23	0.00
									<u>1,550.83</u>	<u>0.00</u>
	Verizon Wireless									
30734	3/23/2021	3/23/2021			492.29					Posted
	05-3221.00					Rescue hot spots			108.52	0.00
	06-3221.00					Andy cell phone			20.61	0.00
	03-3221.00					Handi Bus Phone			20.95	0.00
	03-3221.00					Streets cell phone			31.07	0.00
	09-3221.00					Parks cell phone			31.07	0.00
	04-3221.00					Wifi for patrol units			280.07	0.00
									<u>492.29</u>	<u>0.00</u>

Accounts Payable Detail Listing

City of Broken Bow

Vend# Vendor Name

<u>Pay#</u>	<u>Post Date</u>	<u>Due Date</u>	<u>Amount</u>	<u>Invoice</u>	<u>Date</u>	<u>PO#</u>	<u>Date</u>	<u>Status</u>
	<u>Account#</u>	<u>Work Order</u>		<u>Description</u>			<u>Debit</u>	<u>Credit</u>
Village Uniform (continued)								
30737	3/23/2021	3/23/2021	156.47					Posted
	02-3223.01		rugs				156.47	0.00
Wenquist Inc.								
30766	3/23/2021	3/23/2021	9.47					Posted
	05-3223.00		supplies				9.47	0.00
			42,375.25	54 Non-voided payables listed.				

Report Setup

AP - Accounts Payable Listing : Vendor Name

Filter Options

Starting: 3/10/2021

Ending: 3/23/2021

Banks: All

Payable Status: Posted, Printed, ACH, Recorded, Voided

All Vendors Selected

Check Approval List - GL Account

3/19/2021 12:11:49 PM

City of Broken Bow

Page 1 of 2

<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
General				
AFLAC		PRE TAX AFLAC	Health/Life/Acc Insuranc	295.41
AFLAC		AFLAC POST TAX	Health/Life/Acc Insuranc	91.62
Card Services		Stamps	Supplies & Postage	220.00
Century Link		Basic & Long Distance phone	Telephone/Internet	85.49
Century Link		Basic & Long Distance phone	Telephone/Internet	163.49
City Flex Benefit Plan		SELECT FLEX-UNREIMBURSED M/D/V	Health/Life/Acc Insuranc	135.00
City of Broken Bow - Health Insurance		HEALTH INS	Health/Life/Acc Insuranc	2,822.80
City of Broken Bow Pension Fund		BBHA Pension--December & January	Pension	2,771.13
City of Broken Bow Pension Fund		RETIREMENT NEW	Pension	5,722.54
City of Broken Bow Pension Fund		RETIREMENT LOAN PAYMENT	Loan Payment	1,460.41
Colonial Insurance		COLONIAL LIFE PRE TAX	Health/Life/Acc Insuranc	341.32
Colonial Insurance		COLONIAL LIFE POST TAX	Health/Life/Acc Insuranc	135.10
EFTPS Online Payment		MEDICARE	Payroll Taxes	2,059.90
EFTPS Online Payment		FEDERAL	Payroll Taxes	2,686.97
EFTPS Online Payment		FEDERAL	Payroll Taxes	2,910.57
EFTPS Online Payment		FICA	Payroll Taxes	8,807.74
Family Heritage		FAMILY HERITAGE	Health/Life/Acc Insuranc	25.50
Mark Wells		Refund	Health/Life/Acc Insuranc	52.12
Omaha State Bank		HSA	Health/Life/Acc Insuranc	75.00
State Income Tax WH NE Online Paymei		STATE	Payroll Taxes	1,364.34
State Income Tax WH NE Online Paymei		STATE	Payroll Taxes	1,215.55
			Total General	\$33,442.00
Municipal Building				
Awards & More		Name Plates	Maintenance & Repair B	278.82
Dollar General-Regions 410526		supplies	Supplies & Postage	46.37
Katie Hogg		supplies	Supplies & Postage	40.07
Pristine Cleaning, LLC		Cleaning Service	Contracted Services	275.00
Village Uniform		rugs	Building Cleaning Suppli	156.47
			Total Municipal Building	\$796.73
Handi Bus				
Central Ne Medical Clinic		drug testing	Miscellaneous Expense	55.00
Century Link		Basic & Long Distance phone	Telephone/Internet	76.64
Verizon Wireless		telephone	Telephone/Internet	20.95
Verizon Wireless		telephone	Telephone/Internet	31.07
			Total Handi Bus	\$183.66
Police				
Century Link		Basic & Long Distance phone	Telephone/Internet	232.44
Quill Corporation		office supplies	Supplies & Postage	10.92
Steve Scott		Reimbursement	Police Officer Expense	15.00
Verizon Wireless		telephone	Telephone/Internet	280.07
			Total Police	\$538.43
Rescue Unit				
David Baltz		back ground check	Training	50.00
Frontier Family Pharmacy		supplies	Ambulance Supplies	190.34
Gary's Super Foods		supplies	Ambulance Supplies	67.21
Lawrence Stump		back ground check	Training	50.00
Verizon Wireless		telephone	Telephone/Internet	108.52
Wenquist Inc.		supplies	Supplies & Postage	9.47
			Total Rescue Unit	\$475.54
Fire				
Carquest of Broken Bow		supplies	Supplies & Postage	13.28
Trotter Service		Fuel/Tire	Gas and Oil	36.54
Verizon Wireless		telephone	Telephone/Internet	20.61
			Total Fire	\$70.43
Library				
Custer County Chief		Help wanted Ad	Library Promotions	85.95
Demco		supplies	Supplies & Postage	60.58
Edwards Office Products		supplies	Supplies & Postage	52.35
Frontier Plains Communications		Internet & Phone service	Telephone/Internet	780.00
History Nebraska		Subscription	Book Purchases	35.00
Ingram Library Services		materials	Book Purchases	2,098.83
Kearney Hub		Newspaper	Book Purchases	2.64
National Geographic		Subscription	Book Purchases	67.00
Presto X Company		monthly service	Maintenance & Repair B	51.00
The Christian Century		Subscription	Book Purchases	117.00

Check Approval List - GL Account

3/19/2021 12:11:49 PM

City of Broken Bow

Page 2 of 2

<u>Vendor Name</u>	<u>Invoice</u>	<u>Invoice Description</u>	<u>Account Description</u>	<u>Amount</u>
Library				
			Total Library	\$3,350.35
St.				
A.T. Parts and Equipment	Snow Blower	Snow Removal		370.00
Beaver Bearing Co Albion	Repair	Maint/Repair Equipment		11.57
Bob's Truck Repair	Repair	Maint/Repair Equipment		164.86
Great Plains Communications	Internet & Phone service	Telephone/Internet		35.47
Matheson Tri-Gas Inc	gas	Maint/Repair Equipment		282.76
OBrien's Hardware	Repair	Maint/Repair Equipment		1.87
Prachts Ace Hardware	Repair	Maint/Repair Equipment		33.34
Trotter Service	Fuel/Tire	Gas and Oil		913.80
Trotter Service	Fuel/Tire	Maint/Repair Equipment		391.26
		Total Street		\$2,204.93
Park				
AKRS EQUIPMENT	supplies	Maint/Repair Equipment		265.14
Century Link	Basic & Long Distance phone	Telephone/Internet		62.48
Great Plains Communications	Internet & Phone service	Telephone/Internet		35.48
John Deere Financial	mower lease	Equipment Purchases		433.02
Katie Hogg	supplies	Supplies & Postage		10.99
Prachts Ace Hardware	Repair	Maintenance/Repair Gro		28.48
S&L Sanitary Service	Trash collection	Trash Removal		49.30
Trotter Service	Fuel/Tire	Gas and Oil		209.23
Verizon Wireless	telephone	Telephone/Internet		31.07
		Total Park		\$1,125.19
Swimming Pool				
Century Link	Basic & Long Distance phone	Telephone/Internet		148.99
Lori French	Lifeguard Training	Red Cross Training		39.00
		Total Swimming Pool		\$187.99
				<u>\$42,375.25</u>

Report Selection: Check Approval List - GL Account
 Date Range Selection: GL Posting Date
 Starting Date: 3/10/2021
 Ending Date: 3/23/2021



APPLICATION FOR VARIANCE

Variance Instructions

1. Fill out this application.
2. Please provide a layout of the proposed variance request.
3. Please provide a layout of the property.
4. Please provide a copy of the deed for the current property.
5. File this completed application with the City of Broken Bow.
6. Submit a list of property owners within 300 feet of the boundaries, prepared by a certified abstractor.
7. Filing fee \$500.00. Make checks payable to the City of Broken Bow.

Variance Information (please print legibly or type)

Name: K. Janelle Ripp, Brent Custer, Robert Kahnk, Kent Leibhart, Todd Eberle and MW Real Estate Investment Group, LLC

Address: 425 South 7th Ave, PO Box 326 (Sennett, Duncan, Jenkins & Wickham)

Phone Number: 308-872-6868

Legal Description: See Exhibit A

Have you applied for a variance prior on this property? Yes X No

Information Regarding Findings Required by the Board of Adjustment (please print legibly or type)

1. Please describe the type of variance you are requesting?

To waive or withdraw requirement at Section 9.2 sub section 3b that provides "... provided that in no case shall said minimum lot be less than one (1) acre in area where there is a public water supply available at the lot, and two and a half (2 1/2) acres where there is not public water supply available.

2. Please list why this property is unique and why this unique character is not ordinarily found in the same zone or district and is not created by an action or actions of the property owner or applicant.

Property was platted in 2002 and designed to have wells, septic tanks and drain fields for each lot (see attachment B) that conform to DEQ and Department of Health guidelines.

3. Please state how the granting of a variance will not be of substantial detriment to the adjacent property and how the granting of a variance will not change the character of the district.

Granting variance would allow subdivision to be developed as planned and as anticipated at the time Plat was approved by the City. Private wells, septic tanks and drain fields will still be required by City Zoning Ordinance to comply with DEQ and DHHS requirements.

4. Please state how the denial of the requested variance would be a hardship of the property owner requesting the variance.

The denial of variance will bar the development of the subdivision.

5. Please state with specificity how the granting of a variance would be based upon reasonable and demonstrable and exceptional hardship as opposed to being a variance granted for the purposes of being convenient, profitable or capricious.

The failure to grant the variance will deny the owners of the ability to develop the subdivision as platted.

6. Please state how the granting of a variance would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.

The development of water, septic tanks and drain field would still have to comply with DEQ and Department of Health requirements.

7. Please state how the granting of a variance will not be in opposition to the general spirit and intent of the zoning regulations.

The zoning regulations are intended to regulate and encourage development of subdivisions and the grant of the grant of the variance will allow the development of the property as designed.

Applicant Signature:

K. Janelle Ripp
K. Janelle Ripp

Date: 11-25-20

Brent Guster
Brent Guster

Todd Eberle
Todd Eberle

Robert Kahnk
Robert Kahnk

Christopher A. Myers
Christopher A. Myers, Member
of MW Real Estate Investment
Group, LLC

Kent Leibhart
Kent Leibhart

For Office Use Only:

Application Approved _____ Not Approved _____

Accepted by _____ Date _____

Payment received: mo. _____ day _____ yr. _____ Cash _____ Check # & Amount _____

EXHIBIT A

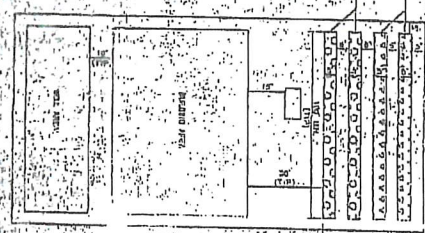
A tract of land located in the Northwest Quarter of Section Thirty-One (31), Township Seventeen (17) West, Range Twenty (20) North, of the 6th P.M., Custer County, Nebraska, described as follows:

Beginning at the North Quarter Corner of Section Thirty-One (31), Township Seventeen (17) West, Range Twenty (20) North, of the 6th P.M., Custer County, Nebraska; then running S00°00'04"E, on an assumed bearing along the East line of said Northwest Quarter, 258.95', to the Point of Beginning; then continuing S00°00'04", along the East Line of the Northwest Quarter, 1077.35 feet to the CN 1/16 Corner of said Section 31; then N89°46'50"W, along the South line of the North half of the Northwest Quarter (NW¼) of said Section 31, 1231.63 feet; then N03°35'17"W, 484.27 feet; then N86°01'48"E, 464.35'; then N00°23'28"W, 208.60 feet; then N89°14'35"E, 98.00 feet; then N00°45'25"W, 198.00 feet; then S88°03'35"W, 97.00 feet; then N04°24'34"E, 412.75 feet to a point on the North line of said Section 31; then S89°59'59"E, along the North line of said Section 31, 540.02 feet; then S00°14'09"W, 259.07 feet; then N89°58'13"E, 230.97 feet to the True Point of Beginning.

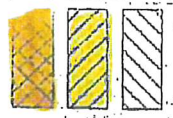
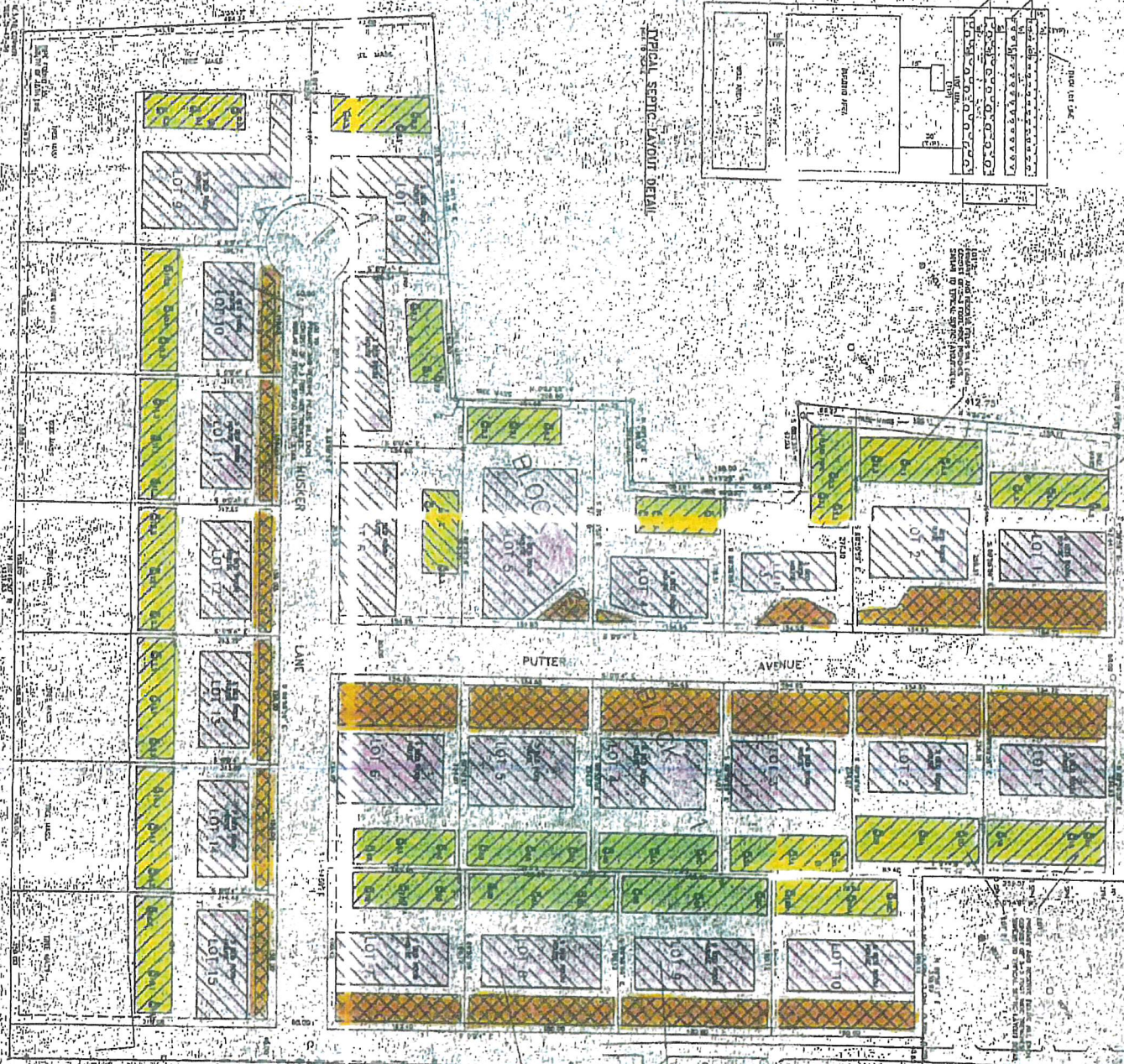
Said Tract contains 27.70 Acres more or less of which 1.40 Acres +/- are County Road Right-of-Way.

11-11-20

LEWIS DRIVE
COUNTY ROAD 18



TYPICAL SEPTIC LAYOUT DETAIL



LEGEND

House Area
Septic Area
Well Area

PERCOLATION AND LOCATION
COUNTY CLUB
CUSTER COUNTY

OILBORING
STATES
BRASKA

REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISED TO SHOW LOT LINES
3	REVISED TO SHOW SEPTIC LAYOUT
4	REVISED TO SHOW WELL LAYOUT
5	REVISED TO SHOW LOT LINES
6	REVISED TO SHOW SEPTIC LAYOUT
7	REVISED TO SHOW WELL LAYOUT
8	REVISED TO SHOW LOT LINES
9	REVISED TO SHOW SEPTIC LAYOUT
10	REVISED TO SHOW WELL LAYOUT



NEBRASKA DOCUMENTARY
STAMP TAX

JUN 5, 2001

\$122.75 BY *[Signature]*

JOINT TENANCY WARRANTY DEED

Clyde Arnold & Son, a Nebraska Partnership, (Vava A. Arnold Grantor, in consideration of and Clyde C. Arnold being all the Partners thereof)
Seventy-three Thousand (\$73,000.00) and no/100----- dollars received from Grantee,

Ronald J. Ripp and K. Janelle Ripp, husband and wife,

conveys to Grantees, as joint tenants and not as tenants in common, the following described real estate (as defined in Neb. Rev. Stat. 76-201):

See legal description on back of page.

Grantor covenants (jointly and severally, if more than one) with the Grantee that Grantor:

- (1) is lawfully seised of such real estate and that it is free from encumbrances subject to easements, reservations, covenants and restrictions of record
- (2) has legal power and lawful authority to convey the same;
- (3) warrants and will defend the title to the real estate against the lawful claims of all persons.

Executed: June 4, 2001
Date

CLYDE ARNOLD & SON

Vava A. Arnold Partner
Vava A. Arnold, Partner

Clyde C. Arnold partner
Clyde C. Arnold, Partner

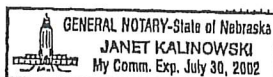
State of Nebraska

County of Custer

The foregoing instrument was acknowledged before me on June 5, 2001
by Vava A. Arnold, Partner and Clyde C. Arnold, Partner of Clyde Arnold & Son, a
Nebraska Partnership

STATE OF NEBRASKA

County of Custer



Janet Kalinowski
Notary Public

Filed for record and entered in Numerical Index on June 5, 2001
at 3:20 o'clock P.M., and recorded in Book 211, Page 116

By: *[Signature]*
County or Deputy County Clerk
Register of Deeds or Deputy Register of Deeds

10.50 Film Rd Success Abt.
127.75 Darter Rd

10.50	Fishing	8d
127.75	Darting	8d

NEBRASKA DOCUMENTARY
STAMP TAX

DEC - 6 2019

\$ 65.25 By CT

STATE OF NEBRASKA
CUSTER COUNTY
This instrument was filed and recorded

12-6-19
at 3:45 pm

Book 19 Page 6891

Christine Dubule
RTE

(Space above provided for recording information)

Russell Title & Escrow Co.
702 South D Street ~ P.O. Box 442
Broken Bow, NE 68822
(308) 872-5938 (308) 872-6960 FAX

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

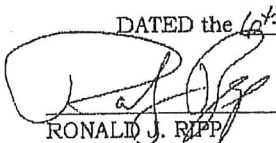
THAT WE, RONALD J. RIPP and K. JANELLE RIPP, husband and wife, herein called the Grantors, in consideration of ONE DOLLAR AND NO CENTS (\$1.00) and other good and valuable consideration received from Grantees, does hereby grant, bargain, sell, convey and confirm unto BRENT J. CUSTER and KATIE J. CUSTER, husband and wife, as joint tenants with right of survivorship and not as tenants in common, herein called the Grantees, the real property described as follows:

Lots Fourteen (14) and Fifteen (15), Block Two (2), County Club Estates, Custer County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantees and to Grantees' heirs and assigns forever.

And the Grantors do hereby covenant with the Grantees and with Grantees' heirs and assigns that Grantors are lawfully seised of said premises; that they are free from encumbrance, except subject to existing easements of record; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED the 6th day of December, 2019.


RONALD J. RIPP

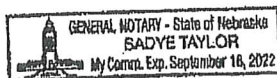

K. JANELLE RIPP

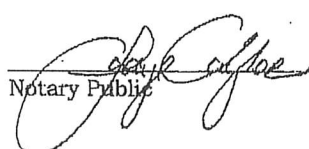
STATE OF NEBRASKA)
: ss.
COUNTY OF CUSTER)

On this 6th day of December, 2019, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came RONALD J. RIPP and K. JANELLE RIPP, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last written.

912991




Notary Public

OCT - 6 2020

\$ Ex #5b By CT

10-6-20

at 10:45 am

Book 20 Page 1563


4810 *James D. Hubbell*
Register of Deeds
Steffens Law

WARRANTY DEED

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block One (1), Country Club Estates, Custer County, Nebraska.

And the Grantors do hereby covenant with the Grantees and with Grantees' heirs and assigns that Grantors are lawfully seised of said premises; that they are free from encumbrance; subject to easements and restrictions of record, the reservations described herein, and any applicable zoning ordinances, that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

Dated this 5th day of October, 2020.


Robert R. Kahn

Janeen A. Kahnk

STATE OF NEBRASKA)
) ss
COUNTY OF CUSTER)

The foregoing instrument was acknowledged before me on October 5
2020 by Robert R. Kahnk and Janeen A. Kahnk, husband and wife.

Notary Public

State of Nebraska -- General Notary
WILLIAM V. STEFFENS
My Commission Expires
December 1, 2023

NEBRASKA DOCUMENTARY
STAMP TAX

NOV 25 2019

\$ 141.75 By ST

STATE OF NEBRASKA
CUSTER COUNTY
This instrument was filed and recorded

11-25-19

at 4:00 pm

Book 19 Page 6695

Susan Thompson
Deputy
\$10 RTE

(Space above provided for recording information)

Russell Title & Escrow Co.
702 South D Street ~ P.O. Box 442
Broken Bow, NE 68822
(308) 872-5938 (308) 872-6960 FAX

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RONALD J. RIPP and K. JANELLE RIPP, husband and wife, herein called the Grantors, in consideration of ONE DOLLAR AND NO CENTS (\$1.00) and other good and valuable consideration received from Grantees, do hereby grant, bargain, sell, convey and confirm unto ROBERT R. KAHNK and JANEEN A. KAHNK, husband and wife, as joint tenants with right of survivorship and not as tenants in common, herein called the Grantees, the real property described as follows:

Lots Four (4), Five (5), Six (6), Seven (7), Eight (8) and Nine (9), Block One (1), Country Club Estates, Custer County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantees and to Grantees' heirs and assigns forever.

And the Grantors do hereby covenant with the Grantees and with Grantees' heirs and assigns that Grantors are lawfully seised of said premises; that they are free from encumbrance, except subject to existing easements of record; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED the 25th day of November, 2019.

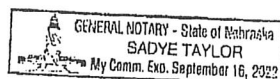
[Signature]
RONALD J. RIPP

[Signature]
K. JANELLE RIPP

STATE OF NEBRASKA)
: ss.
COUNTY OF CUSTER)

On this 25th day of November, 2019, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came RONALD J. RIPP and K. JANELLE RIPP, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last written.



[Signature]
Notary Public

INDEXED ✓
PAGED ✓
GENERAL ✓
FEE BOOK ✓

NEBRASKA DOCUMENTARY
STAMP TAX

SEP 21 2015

\$ 18⁰⁰ By CC

Pd

STATE OF NEBRASKA
CUSTER COUNTY
This instrument was filed and recorded

9-21-15

at 3:55 PM

Book 15 Page 5528

Connie Carroll
Register of Deeds

*10⁰⁰ Gd RTE

[Space above provided for recording information]

Russell Title & Escrow Co.
702 South D Street ~ P.O. Box 442
Broken Bow, NE 68822
(308) 872-5938 (308) 872-6960 FAX

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, RONALD J. RIPP and K. JANELLE RIPP, husband and wife, herein called the Grantors, in consideration of ONE DOLLAR AND NO CENTS (\$1.00) received from Grantee, do hereby grant, bargain, sell, convey and confirm unto KENT LEIBHART, a single person, herein called the Grantee, the real property described as follows:

Lot Ten (10), Block One (1), Country Club Estates, Broken Bow, Custer County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever.

And the Grantors do hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantors are lawfully seised of said premises; that they are free from encumbrance, except subject to existing easements of record; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED the 21 day of September, 2015.

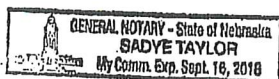

RONALD J. RIPP


K. JANELLE RIPP

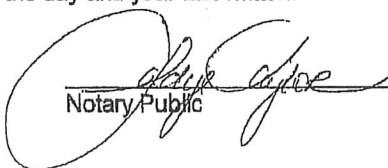
STATE OF NEBRASKA)
: ss.
COUNTY OF CUSTER)

On this 21 day of September, 2015, before me, the undersigned a Notary Public, duly commissioned and qualified for in said county, personally came RONALD J. RIPP and K. JANELLE RIPP, husband and wife, to me known to be the identical persons whose names are affixed to the foregoing instrument and acknowledged the execution thereof to be their voluntary act and deed.

Witness my hand and Notarial Seal the day and year last written.



011727


Notary Public

9479

NEBRASKA DOCUMENTARY
STAMP TAX
Date: 12/28/20
\$ 67.50 By CT

STATE OF NEBRASKA
CUSTER COUNTY
This Instrument was filed and recorded
12/28/20
at 01:30 PM
Book 20 Page 9479
Christa Trumbull
Register of Deeds
Christa Trumbull
Register of Deeds
Recording Fee \$16.00

[Space above provided for recording information]
James V. Dancy
Schmitt, Duncan, Jenkins & Wickham, P.C., L.L.C.
425 S. 7th Avenue, P.O. Box 326
Broken Hill, NE 68822
(308) 673-6868 (308) 673-7191 FAX
Correspondence: jvdancy@schmittlaw.com

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, Todd W. Eberle and Wanda Eberle, husband and wife, herein called the Grantors, in consideration of One Dollar (\$1.00) and other good and valuable consideration received from Grantee do hereby grant, bargain, sell, convey and confirm unto MW Real Estate Investment Group, LLC, herein called the Grantee, the real property described as follows:

Lots Twelve (12) and Thirteen (13), Block Two (2), Country Club Estates, Custer County, Nebraska.

To have and to hold the above described premises together with all tenements, hereditaments and appurtenances thereto belonging unto the Grantee and to Grantee's heirs and assigns forever.

And the Grantors do hereby covenant with the Grantee and with Grantee's heirs and assigns that Grantors are lawfully seized of said premises; that they are free from encumbrance, except subject to existing easements of record; that Grantors have good right and lawful authority to convey the same; and that Grantors warrant and will defend the title to said premises against the lawful claims of all persons whomsoever.

DATED this 15 day of December, 2020.

Todd W. Eberle
Todd W. Eberle

Wanda Eberle
Wanda Eberle

STATE OF NEBRASKA)
: ss
COUNTY OF CUSTER)

On this the 15 day of December, 2020, before me, a Notary Public, in and for said state, personally appeared Todd W. Eberle, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be his voluntary act and deed.

Witness my hand and notarial seal on the 15 day of December, 2020.

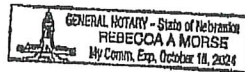


Rebecca A. Morse
Notary Public

STATE OF NEBRASKA)
: ss
COUNTY OF CUSTER)

On this the 15 day of December, 2020, before me, a Notary Public, in and for said state, personally appeared Wanda Eberle, known to me to be the identical person who signed the foregoing instrument and acknowledged the execution thereof to be her voluntary act and deed.

Witness my hand and notarial seal on the 15 day of December, 2020.



Rebecca A. Morse
Notary Public

9.1 Sewer and Water

The owner or developer of the tract to the subdivision may (but is not required to) install satisfactory sewer and water lines which are necessary to serve such subdivision. If sewer and water lines are not installed, they shall be designed (design to be approved by the City Engineer) and easements provided for in the plat. If sewer and water lines are to be installed, installation of the same shall be in accordance with the specifications of the City and under the direction and supervision of the Broken Bow City Engineer. Where adequate water and sewer lines are accessible within thirteen hundred twenty (1,320) feet of the final plat, connections to those lines shall be made. Water lines shall be looped according to the specifications set by the City Engineer.

The cost of providing this engineering service will be the responsibility of the owner or developer of the tract to be subdivided or by other agreement with the City. Design of municipal water mains and sanitary sewer lines shall conform to standards and guidelines approved by the Broken Bow City Engineer.

9.2 Sanitary Sewer Improvements

The following requirements shall govern sanitary sewer improvements:

1. Where an adequate public sanitary sewer system is reasonably accessible in the determination of the Broken Bow City Council, public sanitary sewers may (at developer's discretion) be installed to adequately serve all lots, including lateral connections to the public system. Public sewer system extensions shall meet the requirements of the City standards and the Nebraska Department of Environmental Quality and the Department of Health and Human Services System. Combinations of sanitary sewers and storm sewers shall be prohibited.
2. Where a public sanitary sewer system is not reasonably accessible, the sub divider may provide:
 - a. A central treatment plant, provided that such central treatment plant is installed in accordance with the City and State Department of Environmental Quality and Department of Health and Human Services System requirements, or
 - b. Lots may be served by individual disposal systems, if the provisions of the following section are met.
3.
 - a. Where the installation of individual disposal systems is considered, the suitability of the soil for individual systems, the absorptive ability of the soil, surface drainage, ground water level, and topography shall be the criteria for determining whether or not the installation of individual systems is permissible. Criteria shall be in accordance with the requirements of the City and the Nebraska Department of Environmental Quality and Department of Health and Human Services System.
 - b. Each lot so served shall be of a size and shape to accommodate the necessary length of tile field at a safe distance from and at a lower elevation than the proposed buildings. Such lot size and shape shall conform to the requirements of the zoning district in which they are located, provided that in no case shall said minimum lot be less than one (1) acre in area where there is a public water supply available at the lot, and two and a half (2 ½) acres where there is not public water supply available.

EFFECTIVE
8/26/14

NEBRASKA DEPARTMENT OF
HEALTH AND HUMAN SERVICES

178 NAC 12

forces imposed by the surrounding materials; and will resist corrosion by soil and water environments.

Watertight Secure Cover means a welded, solvent welded, threaded, or bolted watertight cover for a water well that is secured in such a way so as to prevent its removal without the use of tools.

Water Well means any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed for the purpose of exploring for ground water, monitoring ground water, utilizing the geothermal properties of the ground, obtaining hydrogeologic information, or extracting water from or injecting fluid as defined in Neb. Rev. Stat. §81-1502 into the underground water reservoir. Water well does not include any excavation described in Neb. Rev. Stat. §46-601.01 (1) (b) and (1) (c).

(Licensed) Water Well Contractor means any individual who has obtained a license from the Department and who is the principal officer, director, manager, or owner-operator of any business engaged in the construction or decommissioning of water wells.

(Licensed) Water Well Drilling Supervisor means any individual who has obtained a license from the Department and who is engaged in the construction or decommissioning of water wells. Such supervisor may have discretionary and supervisory authority over other employees of a water well contractor.

Well Development means the act of repairing alterations to the formation during construction of the well and enhancing the porosity and permeability of materials surrounding the intake portion of the well. The development process is the application of mechanical devices and/or the use of chemicals to remove drilling fluids and debris left in the filter pack and formation as a result of the drilling process.

Well Pit means a structure that is set at or below grade and houses a pump and/or pumping equipment and is large enough to allow an individual to fully enter the structure to work on such equipment and is not water tight.

Well Screen means the section of the well that allows water to pass from an aquifer into the well or from the well into an aquifer.

12-003 GENERAL REQUIREMENTS: These requirements apply to all water wells constructed under Title 178 NAC 12, except as modified in 178 NAC 12-004 through 12-014.

12-003.01 Protection and Location:

12-003.01A A well must not be located in a well pit.

12-003.01B Protection: All water wells must be protected from surface drainage, flooding, and seepage from sources of contamination and pollution by:

1. Locating the well site to promote drainage away from the well, and

EFFECTIVE
8/26/14

NEBRASKA DEPARTMENT OF
HEALTH AND HUMAN SERVICES

178 NAC 12

2. Terminating the top of the well and vent above the 100 year flood plain, or
3. Locating on a berm and/or within a dike to protect the well from a 100 year flood, or
4. Plugging the vent and seal at the top of the well if yield is less than 50 GPM.

12-003.01C Separation distances must at a minimum comply with the distances listed in Chart 1 (or Chart 2 if the requirements in 178 NAC 12-003.01C item 2 are met). Be aware that other state, NRD, and local statutes and regulations may have more restrictive requirements. If locations are found to not comply with more stringent standards of other state or local regulations that apply, the Department may notify the appropriate authority.

1. All water wells except those covered in 178 NAC 12-007 must meet the minimum separation distances in accordance with Chart 1 below.

Chart 1

Minimum Distance in Feet	From
1,000	Any Title 179 community water supply wells under different ownership
1,000	Any industrial wells under different ownership
600	Any irrigation wells under different ownership
100	Any waste water lagoon
100	Any privy, cesspool, subsurface disposal system
100	Any septic lateral field (soil absorption system)
100	Any animal waste containment structure
100	Any holding pens of animals
100	Any other known sources of contamination or pollution
50	Any sewer line
50	Any septic tank
10	Any depression that could retain stagnant water
10	Any storm water way
10	Any frost proof hydrant
10	Any well pit