

**Phillips County Commissioner  
Meeting Minutes<sup>1</sup>  
October 16, 2024**

**Call to order**

Chairman Terry Hofmeister called the meeting of the Phillips County Commissioners to order and opened with the Pledge of Allegiance at 8:00 a.m. at the County Courthouse in the Commissioner meeting room.

**County Attendees**

Chairman Terry Hofmeister, Commissioners Garold Roberts and Tom Timm, County Clerk Beth Zilla, Administrator/Planner Andrew Nygaard, Assessor Doug Kamery, Deputy Assessor Toby Thompson, and Administrative Support Patrick Mitchell

**Additional Attendees**

Janelle Krueger, Fatima Nuñez, Kim Young, and Logan Krueger (via phone)

**Additions or Corrections to the Agenda**

None presented

**Approval of Consent Agenda**

Roberts moved to approve the consent agenda as presented. Timm seconded the motion, which carried unanimously.

**Consent Agenda Items:**

- a) Approval of the minutes of the BOCC 10.09.2024 meeting
- b) Approval of invoice list
- c) Acknowledge receipt of Treasurer reports
- d) Acknowledge receipt of HUTF summary
- e) Acknowledge receipt of Building Permits log
- f) Acknowledge receipt of Event Center/BOC Pavilion/Facilities rentals

**Public Comments**

Fatima Nuñez, representing Holyoke High School FCCLA, asked the board to consider waiving rental fees for the BOC Pavilion for the Trick-or-Trot event on October 27.

**Appointments**

The board met with County Clerk Beth Zilla, who requested that the Clerk's office be closed to all activities except election business on Election Day.

The board met with County Assessor Doug Kamery and Deputy Assessor Toby Thompson regarding mobile homes, which need to have building permits whether they are permanently affixed or not.

**Public Hearing**

Chairman Hofmeister opened the public hearing at 9:00 a.m. to consider the major land use change application from Logan and Sara Krueger to use the tiny house and shop house on their property in the northeast 1/4 of Section 20, Township 7 North, Range 44 West as rentals with short-term options. Kim Young requested more information about what Logan and Sara's plans are. Logan, joining the hearing by phone, said they want to rent out the tiny house now and then rent out the shop house after he and his family move. He would like to do short term rentals with Airbnb. Kamery said the tiny house needs to be licensed and said the board will have to discuss allowing tiny houses or RVs on land where there is already a residence. Logan discussed the plan for parking, which would use the existing driveway. Nygaard said that Northeast Colorado Health Department had also been included in the process, and they said the tiny house would not need an onsite wastewater treatment system as long as it was not a permanent structure and remained on wheels. Chairman Hofmeister, seeing no further public comments, closed the hearing at 9:16 a.m.

**Unfinished Business**

The board met with Administrative Support Patrick Mitchell to discuss the ALSCO contract. Moving forward, Road and Bridge personnel at the Amherst shop will pick up their ALSCO products from the Holyoke shop, where they will be delivered.

<sup>1</sup>Minutes prepared by Andrew Nygaard are a summary of **discussions**, not a verbatim account.

**Motions/New Business**

Roberts moved to accept the recommendation of the Planning Commission to approve the major land use change submitted by Logan and Sara Krueger as presented, permitting the use of the tiny house on their property as a rental with short-term options, and after the Kruegers move from the property, the shop house on their property may also be used as a rental with short-term options. The tiny house and shop house must remain as they are and cannot be modified or partitioned to accommodate a large number of renters. Timm seconded the motion, which carried unanimously.

Roberts moved to close the county clerk's office to all activities except election business on Election Day, November 5, 2024. Timm seconded the motion, which carried unanimously.

Roberts moved to waive half the fees for the use of the BOC Pavilion for the trick-or-trot event on October 27, 2024. Timm seconded the motion, which carried unanimously.

Roberts moved to keep the showers at the Phillips County Event Center locked except for paying Harvest Park campers and to require a \$20 deposit for checking out keys. Timm seconded the motion, which carried unanimously.

Roberts moved to approve the 3-year ALSCO janitorial and uniform contract for the Phillips County Road and Bridge department as amended. Hofmeister seconded the motion, which carried unanimously.

**Adjournment**

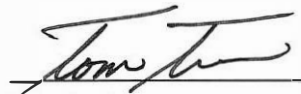
Chairman Hofmeister adjourned the meeting at 9:55 a.m.

Minutes submitted by Andrew Nygaard.

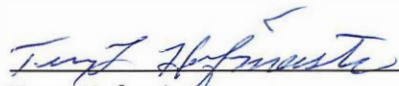
Next meeting is scheduled for October 31, 2024.


Phillips County Commissioners:

Attest:

  
Tom Timm

  
Beth Zilla, County Clerk

  
Terry Hofmeister

  
Garold Roberts