

OFFICE OF THE BURT COUNTY CLERK
Minutes of the Burt County Board of Supervisors
September 26, 2025
TEKAMAH NE 68061

The Burt County Board of Supervisors met in regular session on Friday, September 26, 2025 in the Burt County Courthouse in Tekamah, Nebraska, pursuant to adjournment of their last meeting. Notice of the meeting was given in advance thereof by Publication in the Burt County Independent (9-18-2025), upon a 1st floor bulletin board within the courthouse and on the County’s Website. A copy of the proof of publication is on file in the office of the County Clerk. The following members were present: Gary ‘Bird’ Swanson, Jeff Kutchera, Carl Pearson, Jay W. Johnson, Paul Richards and Ted Connealy. Absent -Sam Titus.

The meeting opened with the pledge of allegiance at 9:00 A.M. Chairman Connealy informed the public that the Open Meeting Act was posted.

The agenda was approved; upon motion by Kutchera, seconded by Johnson. Passed By Vote: Ayes – Swanson, Kutchera, Pearson, Johnson, Richards and Connealy. Nays – none. Absent – Titus.

The minutes of the September 10, 2025 Board of Supervisors meeting were approved; upon motion by Richards, seconded by Swanson. Passed By Vote: Ayes – Swanson, Kutchera, Pearson, Johnson, Richards and Connealy. Nays – none. Absent – Titus.

The claims for September in the amount of \$519,013.68, including \$169,934.18 for payroll, were read, audited, warrant drawn, and checks generated on the respective funds on motion by Richards, seconded by Kutchera. Approved By Vote: Ayes – Swanson, Kutchera, Pearson, Johnson, Richards and Connealy. Nays – none. Absent – Titus. The following claims were approved:

ALL THINGS TECH LLC	SUPPLIES	75.00
ALLISON ELECTRIC INC	REPAIR	45.72
ANDY'S QUICK SHOP	FUEL	140.60
APPLIED CONNECTIVE TECHNOLOGIES LLC	IT.CYBER.SOFTWARE.SUPPORT	7,429.90
BOMGAARS	SUPPLIES	83.94
BRANIFF SERVICE INC	FUEL/REPAIR	1,912.71
BRUMMOND DISPOSAL	GARBAGE	225.00
BRYAN EVANS	EQUIPMENT	119.01
BRYAN HEALTH-INFORMATION MANAGEMENT	SHERIFF SUPPLY	42.50
BUDDIES MINI MART, LLC	FUEL	448.22
BURT COUNTY COURT	COURT	339.00
BURT COUNTY DISTRICT COURT	COURT	189.00
BURT COUNTY INDEPENDENT	PUBLISHING	400.74
BURT COUNTY PUBLIC POWER DIST	UTILITIES	243.80
BURT COUNTY SHERIFF	SERVICE FEES & OFFICE	304.36
BURT COUNTY TREASURER	FUND TRANSFER	10,000.00
CANON FINANCIAL SERVICES	COPIER	286.49
CENTURY LINK	911	322.96
CHARLEY CULL	ZONING MILEAGE	75.60
CITY OF TEKAMAH	UTILITIES	273.75
CLASSIC CLEAN CARWASH	SHERIFF MISC	135.48
CLEARFLY	PHONES	1,447.03
COREY MCCULLOCK	COURT MILEAGE	44.80
CUBBY'S	FUEL	1,840.84
DAS STATE ACCOUNTING-CENTRAL FIN.	SOFTWARE	411.60
DAS STATE ACCTG -CENTRAL FINANCE	SOFTWARE	258.75
DEAN CARLSON	ZONING MILEAGE	30.80

DECATUR EXPRESS - KB'S MINI MART	FUEL	1,328.17
DEREK WARNER	SUPPLIES	85.98
DILLON FREESE	COURT MILEAGE	35.00
DODGE COUNTY SHERIFF	SERVICE FEES	36.66
DON JOHNSON	ZONING MILEAGE	98.00
EAKES OFFICE PLUS	OFFICE SUPPLY	900.29
ERIC NICK	MILEAGE	185.63
FAIRFIELD INN & SUITES BY MARRIOTT	HOTEL EXTENSION	170.00
FIRST CONCORD BENEFITS GROUP LLC	INSURANCE ADMIN	805.00
FIRST NATIONAL BANK OF OMAHA	SUPPLIES	578.45
GARY SWANSON	CHECKING ROADS	88.20
GENE STEFFY	FLEET REPAIR	3,526.44
GREAT AMERICA FINANCIAL SVCS	COPIER	177.63
HEARTLAND FIRE PROTECTION COMPANY	ANNUAL TEST/MAINTENANCE	1,278.25
JAMIE HERMANSON LAW	ATTY FEES	4,944.50
HOMETOWN LEASING	COPIER	76.93
JAMES P BUCK	MILEAGE	26.43
JAY HOVENDICK	ZONING MILEAGE	112.00
JEANNETTE BLANC	MILEAGE MEETING	167.72
JEFF KUTCHERA	CHECKING ROADS	64.40
JEFFREY & DANAE MADSEN	COURT MILEAGE	32.20
JILL SPENNER	ZONING MILEAGE	22.40
JOHNSON & MOCK, PC, LLO	ATTY FEES	978.50
JOHNSON & PEKNY, L.L.C.	ATTY FEES	867.50
JUSTIN PUNKE	COURT MILEAGE	25.20
KATHY RAY	OFFICE SUPPORT	290.25
KRAVIEC MAURSTAD LAW, P.C., L.L.O.	ATTY FEES	2,009.49
KRISTINE HABER	SUPPLIES	106.49
LINDA HOLLIS	COURT MILEAGE	35.00
LORI WACHTER	POSTAGE	13.45
MAIN STREET SERVICE, LLC	SUPPLIES	183.95
MARY LOFTIS	MEDICARE PROGRAM CONTRACT	3,100.00
MICHELE QUICK	MILEAGE MEETING	98.00
MID-AMERICAN BENEFITS INC	INSURANCE	30,247.50
MIDWEST SERVICE CO	FUEL	9,563.89
MIPS INC	SOFTWARE	2,353.55
MIPS INC	SOFTWARE	70.00
NACO	CONFERENCE FEES	245.00
NEBR HEALTH & HUMAN SERVICES SYSTEM	LODGING/SERVICES	93.00
NEBRASKA PUBLIC POWER DISTRICT	UTILITIES	1,034.40
NICHOLAS E. WURTH LAW OFFICE	ATTY FEES	2,614.50
NORTHEAST COMMUNITY COLLEGE	EXTENSION SUPPLY	240.00
ONE OFFICE SOLUTION	OFFICE SUPPLY	846.82
OPTK NETWORKS	INTERNET	642.99
PENNY A. WARREN	MILEAGE	214.05
QUADIENT LEASING USA, INC	POSTAGE	752.52
REGION 4 BEHAVIORAL HEALTH SYS	QTRLY	5,335.75
RMR COURT REPORTING	COURT COSTS	200.00
ROBIN OLSON	MILEAGE MEETING	98.00
RODNEY BROMM	ZONING MILEAGE	26.60
ROGER POND	ZONING MILEAGE	94.50
SARAH FREIDEL	MILEAGE MEETING	213.85
SAVE MORE MARKET	SUPPLIES	574.21
SCOTT RONNFELDT	ZONING MILEAGE	176.40
SEC OF STATE-ELECTION DIVISION	CONFERENCE FEES	85.00
STACEY KEYS	MILEAGE EXTENSION	44.56
TAYLOR ATKINSON	MILEAGE TRAINING	106.40
U.S. POSTAL SERVICE	POSTAGE	198.00

THE APOTHECARY SHOP	JAIL MEDICAL	85.14
THERESE M MAGILL	COURT MILEAGE	25.20
THURSTON COUNTY SHERIFF	JAIL	3,600.00
TK ELEVATOR CORPORATION	MAINTENANCE	344.49
TYLER WEITZENKAMP	ZONING MILEAGE	50.40
VERIZON WIRELESS	CELL PHONES	785.17
WASHINGTON COUNTY SHERIFF	JAIL	4,095.00
ANN CHYTKA	MILEAGE	97.86
BARCO MUNICIPAL PRODUCTS INC	SUPPLIES	1,979.59
BIERSCHBACH EQUIPMENT & SUPPLY	SUPPLIES	1,529.31
BLACK HILLS ENERGY	UTILITIES	52.25
BLUFF AGGREGATE LLC	MATERIALS	6,493.72
BOMGAARS SUPPLY INC	SUPPLIES	1,086.48
BRUMMOND COUNTRY DISPOSAL	GARBAGE	90.00
CITY OF LYONS	UTILITIES	132.43
CITY OF OAKLAND	UTILITIES	25.18
DPA TRUCK & EQUIPMENT SALES	PARTS	92.87
FARMERS PRIDE	FUEL	6,646.19
FILTER CARE OF NEBRASKA, INC.	PARTS	34.10
FIRST NATIONAL BANK OF OMAHA	SUPPLIES	354.26
JRAY'S REPAIR	REPAIR	395.38
MAINELLI, WAGNER & ASSOCIATES INC	ENGINEERING	8,565.00
MEL'S SMALL ENGINE	REPAIR	252.68
MIDWEST SERVICE AND SALES CO	FUEL	3,970.00
NMC	REPAIR	9,603.42
OAKLAND EXPRESS	FUEL	80.00
RAKA RENTALS	BC ROADS	2,537.50
SAPP BROS PETROLEUM INC	FUEL	312.76
SCOTT'S HARDWARE	SUPPLIES	13.98
SHAMBURG AUTO SUPPLY	SUPPLIES	252.93
STALP GRAVEL CO	MATERIALS	21,944.24
STEINY'S GENERAL STORE	FUEL	83.17
TRI-STATE COMMUNICATIONS INC	BC ROADS	158.50
TRUCK CENTER COMPANIES	PARTS	101.94
VERIZON CONNECT FLEET USA LLC	FLEET	454.97
VILLAGE OF DECATUR	UTILITIES	202.45
WEST POINT AUTO & TRUCK CENTER	PARTS	433.62
WESTPOINT IMPLEMENT INC	PARTS	135.36
STA-BILT CONSTRUCTION CO	MATERIALS	22,147.04
CENTURYLINK (HARDWARE WARRANTY)	911	707.20
LANGUAGE LINE SERVICES	911	33.96
NORTHEAST NEBR TELEPHONE CO	911	130.98
AFLAC	EMPE PD ADDL	371.01
ALLSTATE - BENEFITS	EMPE PD ADDL	43.70
BLUE CROSS & BLUE SHIELD	INSURANCE	59,050.37
FIRST NATIONAL BANK NORTHEAST	FEDERAL TAXES	48,198.49
GLOBE LIFE LIBERTY NATIONAL DIV	EMPE PD ADDL	669.20
MADISON NATIONAL LIFE INS. CO, INC	EMPE PD ADDL	45.96
MUTUAL OF OMAHA	EMPE PD ADDL	367.14
NATIONWIDE RETIREMENT SOLUTIONS	EMPE PD ADDL	150.00
RETIREMENT PLANS DIV. OF AMERITAS	RETIREMENT	25,759.02
STATE TAX COMMISSIONER	STATE TAXES	7,106.01
TRUSTMARK VOLUNTARY BENEFITS	EMPE PD ADDL	222.62
VISION SERVICE PLAN (CT)	EMPE PD ADDL	794.27
COLONIAL LIFE AND ACCIDENT INS CO	EMPE PD ADDL	57.79
NEBR CHILD SUPPORT PAYMENT CTR	GARNISHMENT	480.00

Burt County Economic Development (BCEDC): *Cindy Chatt, Director*

Fund 0900 – DEMO Grants: Chatt reported applications for two buildings with a shared wall on main street Craig; BCEDC board recommended approval of Private Foundation Grants Funds for (2) DEMO projects: (1) 130 N Main St., \$10,165.00 (50% low bid); (2) 140 N Main St., \$8,565.00 (50% low bid). The Board of Supervisors approved upon motion by Pearson and Kutchera, Passed By Vote: Ayes – Swanson, Kutchera, Pearson, Johnson, Richards and Connealy. Nays- none. Absent – Titus.

Grievance Board Members:

Upon motion by Swanson and Pearson: removal of Jan Rasmussen and addition of Ashley Wimer and Lori Wachter to be on the list of employees who may be requested to be part of the Grievance Board when a grievance has been filed. Approved By Vote: Ayes – Swanson, Kutchera, Pearson, Johnson, Richards and Connealy. Nays- none. Absent – Titus.

Zoning: *Ann Chytka, Planning & Zoning Administrator*

Conditional Use Permit (CUP): Beeline Solar Energy LLC, an affiliate of Invenergy Solar Project Development LLC to place a solar facility in the following Sections 28,29,32 and 33, in Township 21N, Range 11 E; and Sections 3,4,5,8,9,10, and 15, in Township 20N, Range 11 E, Burt County, NE.

Burt County Planning Commission held a meeting and public hearing on September 8, 2025 and recommended approval of the CUP to the Board of Supervisors with 3 conditions: (1) In Exhibit P (see Preliminary Decommissioning Plan page 9) the Decommissioning Bond increased to Twenty-five Million Dollars (\$25,000,000.00) from Eleven Million Five Hundred Thousand Dollars (\$11,500,000.00); (2) In Exhibit N (see Draft Roads Agreement page 8), the liability insurance needs to be raised from Three Million Dollars (\$3,000,000.00) to Fifteen Million Dollars (\$15,000,000.00); (3) Beeline must obtain a permit from the City of Tekamah and Tekamah Airport Zoning Board.

Chairman Connealy abstained from participating and voting during this portion of the Board of Supervisors meeting due to a conflict of interest; Vice-Chairman Richards presided during this portion of the Supervisors meeting. Richards opened a Public Hearing at 9:34 a.m. for the conditional use permit. Alex Chandler, representative of Invenergy explained the Beeline Solar project, 500-megawatt (MW) capacity generation and storage, to be built in one or more phases; Phase One will be the 250 MW-ac generation facility in Burt County, NE, project notes reference that as an approximate buildable area of 2,800 acres. SPEAKING DURING PUBLIC COMMENT (18):

(7) OPPOSED: Dave Begley, Attorney representing some members of the Tekamah Airport Joint Zoning Board; Carl Lorensen, Mark VanDerHart (handout), Scott Olson (handout) – members of Tekamah Airport Joint Zoning Board; Gregg Smith, Burt Co resident; Shelly Bacon, Burt Co resident; Bill Price, Burt Co resident.

(9) SUPPORT: Rusty Hike, M.Jack Farms VP; Tom McKnight, landowner; Cindy Chatt, Director of Burt County Economic Development; Bev Lydick, landowner; Sue Jacobsen, family landowner; Dustin Marvel, OPPD; Judy Connealy, Burt Co resident; Melissa Baker, family from Burt Co; Mike Degan, Atty for Invenergy.

(2) NEUTRAL: James Scott, Sr. Project Mgr. Capital Airspace Group; Jon Dockhorn, Burt Co PPD.

Written Public Comment turned in before the Hearing: (6) SUPPORT FORM LETTERS: Mary Faith Hansen; Robert & Kerrie Anderson; Phyllis & Allen Trumble; Hardy Family Trust; VPQ Farms, LLC; Dolly Anderson. (1) SUPPORT: New Power Nebraska. (1) INFORMATIONAL FROM: Atty. David Begley.

Vice-Chairman Richards declared the public hearing closed at 11:02 A.M., and the Board went back into regular session.

Motion by Pearson: motion to approve the Conditional Use Permit for Beeline Solar Energy LLC with two (2) conditions: (1) Beeline must comply with all local building and zoning regulations; (2) Beeline must follow decommissioning plan regulations

Petty Cash:

County Clerk, Sarah Freidel brought it to the attention of the board that the Auditor advised the County adopt a Resolution regarding authorization/reauthorization for the County’s use of Petty Cash accounts. Motion was made by Kutchera, seconded by Johnson, to adopted Resolution 2025-10. Passed By Roll Call Vote: Ayes – Swanson, Kutchera, Pearson, Johnson, Richards and Connealy. Nays- none. Absent – Titus.

RESOLUTION #2025-10 AUTHORIZATION/REAUTHORIZATION OF PETTY CASH FUNDS

WHEREAS: Neb. Rev. Stat. § 23-106(2) authorizes Burt County to establish Petty Cash Funds, and WHEREAS: That statute requires that the Burt County Board of Supervisors set the amount of money to be carried in such petty cash funds, and

WHEREAS: That statute also requires that the Burt County Board of Supervisors set the dollar limit of an expenditure from petty cash funds. NOW THEREFORE BE RESOLVED, THAT The Burt County Board of Supervisors authorizes/reauthorizes the following Petty Cash Funds and lists the amount to be carried in each fund and the dollar limit of an expenditure from each fund as follows:

County Court	\$60.00
County Sheriff	\$750.00
Health Insurance Claims	\$20,000.00
County Clerk	\$300.00
County Treasurer	\$700.00

Dated this 26th day of September 2025

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

TED CONNEALY, CHAIRMAN
BURT COUNTY BOARD OF SUPERVISORS

Annual Delinquent Tax List: (dated 9/23/2025) prepared by County Treasurer Robin Olson was noted and placed on file. Edmond Talbot, Burt Co Attorney will review for possible future foreclosures the County may proceed with.

Communication: Notice public hearings City Lyons- Blighted & redevelop area per Nebr. Community Dev. Law.

Lot Split signed by Chairman Connealy:

ELDEN AHRENS TRUST 4.58 ac in pt. NW⁴SW⁴ of Sec. 27, TWP 22N, Rge. 11 E of the 6th P.M. Burt County, NE.

ROADS: Ann Chytka, Highway Superintendent

Project C-11 (451) change orders: Project work has revealed areas of stabilization needed along Co.Rd. L. Chytka explained that County crews could solve drainage issues by cleaning out the ditches and keeping them clean; once the ditches were cleaned subgrade stabilization could be done, the work was quoted for \$34,500.00 The board approved the change order, upon motion by Pearson, seconded by Johnson, By Roll Call Vote: Ayes – Swanson, Kutchera, Pearson, Johnson, Richards and Connealy. Nays- none. Absent – Titus.

Board of Equalization:

Pearson moved the Board recess at 11:32 AM for *Board of Equalization*, Swanson seconded, motion passed. The Burt County Board of Supervisors reconvened at 11:35 AM upon motion by Pearson, seconded by Johnson. See separate minutes for BOE.

PUBLIC COMMENT: Jill Spenner - Board of Equalization comment/question.

There being no further business to come before the Board at this time, the meeting adjourned upon motions by Johnson and Richards at 11:36 A.M.
Next Meeting: October 8, 2025 @ 9:00 A.M.

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

TED CONNEALY, CHAIRMAN
BURT COUNTY BOARD OF SUPERVISORS

These minutes are not the official record and may be corrected. A copy of the approved official minutes is available to the public at the Clerk’s Office.