

OFFICE OF THE BURT COUNTY CLERK  
**Minutes of the Burt County Board of Supervisors**  
***November 12, 2025***  
TEKAMAH NE 68061

The Burt County Board of Supervisors met in regular session on Wednesday, November 12, 2025 in the Boardroom of 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 (11-6-2025), upon a 1<sup>st</sup> 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, Sam Titus, Carl Pearson, Jay W. Johnson, Paul Richards and Ted Connealy.

The meeting opened at 9:00 A.M. with the pledge of Allegiance. Chairman Connealy informed the public that the Open Meeting Act is posted on the wall.

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

The minutes of the 10/28/2025 Board of Supervisors and Board of Equalization meetings were approved; motion by Pearson, seconded by Titus. By Roll Call Vote: Ayes – Swanson, Kutchera, Titus, Pearson, Johnson, Richards and Connealy. Nays – none.

Approval of October Reports: The County Clerk Report of Fees, the County Court Report of Fines, the District Court Fee Report, Planning and Zoning Report, Fund Balances, and the following Miscellaneous Receipts in the amount of \$359,833.64 were all approved upon motion by Kutchera, seconded by Titus. By Roll Call Vote: Ayes – Swanson, Kutchera, Titus, Pearson, Johnson, Richards and Connealy. Nays – none.

ZONING PERMITS	1,829.00
IV-D CHILD SUPPORT ENF.	5,710.00
TAX SALE REDEMPTION (COUNTY SHARE)	110.00
CO CLERK-FILING & RECORDING FEES	2,717.50
CO CLERK-DOC STAMPS (COUNTY SHARE)	1,236.90
CO CLERK-MISC FEES	55.00
DISTRICT COURT-FILING FEES	150.00
DISTRICT COURT - COURT COST REFUNDS	87.00
DISTRICT COURT - MISC FEES & REVENUES	1.00
DISTRICT COURT - PASSPORTS	280.00
DISTRICT COURT - PROBLEM SOLVING COURT/DRUG	50.00
CO SHERIFF-SERVICE FEES	827.00
CO SHERIFF-MILEAGE & COSTS	1,141.73
TITLE INSPECTIONS	410.00
FINGER PRINT	40.00
GUN PERMITS	60.00
PHOTOCOPY FEES	5.25
SHERIFF - MISC. REFUND	343.42
SUBSCRIPTION REFUND - LEE ENTERPRISES	82.69
INTEREST ON INVESTMENTS	13,722.83
MOTOR VEHICLE FEES	25,887.73
HIGHWAY/STREET ALLOCATION	127,356.37
TWP REIMBURSEMENT - Pershing TWP	31,931.84
CAPITAL IMPROVEMENT FUND (2500) NEMA Roads Projects	18,144.25
LODGING TAX	937.14
ROD -PRESERVATION & MODERNIZATION	437.50
STOP	350.00

INHERITANCE TAX - Lavonne R. Jackson	17,781.11
INHERITANCE TAX- Raymond L. Satree	74,301.73
INHERITANCE TAX- Joanne E. Peterson	1,013.98
COUNTY 911	1,380.07
E-911 (WIRELESS)	4,994.38
COUNTY COURT FINES-REGULAR	3,950.70
COUNTY COURT -BOND FORFEITURES	401.00
DECATURE FIRE - GENERAL	1,413.60
OAKLAND FIRE -GENERAL	704.27
LYONS FIRE - GENERAL	2,091.50
DECATUR FIRE BOND	631.70
LYONS FIRE BOND	439.09
TAX SALE REDEMPTION & ADMIN FEES	16,585.74
IN LIEU TAXES	240.62

**OFFICE UPDATES (2):** (1) County Attorney – Edmond Talbot III  
(2) Surveyor – Fred Franklin – *DID NOT ATTEND TODAY*

**COMMUNICATION (2):** (1) 2025-2026 Levies are now available on County website  
(2) City of Tekamah – notice of hearings Nov. 24 & 25 – redevelopment plans

#### **Board of Equalization:**

Richards moved the Board recess at 9:09 AM for *Board of Equalization*, Johnson seconded, motion passed All Ayes. The Burt County Board of Supervisors reconvened at 9:26 AM upon motion by Kutchera, seconded by Richards, All Ayes. See separate minutes for BOE.

#### **Planning/Zoning:** *Ann Chytka, Zoning Administrator*

##### **Conditional Use Permits – (13):**

(1) Chairman Connealy opened a Public Hearing at 9:27 a.m. for a consideration of a conditional use permit for Patrick Kelly to place a cabinetry shop on his property at 3360 CoRd F, Tekamah. Patrick was present to answer questions; there was no public comment. Ann Chytka, Burt County Zoning Admin reported that the County Planning commission held a hearing and approved the CUP at their Nov. 3<sup>rd</sup> meeting. Chairman Connealy declared the public hearing closed at 9:28 A.M., and the Board went back into regular session. Motion was made by Richards to **approve #25-19CUP**, Titus seconded, and the motion passed with Roll Call Vote: Ayes – Swanson, Kutchera, Titus, Pearson, Johnson, Richards, and Connealy. Nays-none.

(12) Chairman Connealy opened a Public Hearing at 9:29 a.m. for consideration of conditional use permits for (12) various landowners all represented by Bret Brodersen to spread Biomass from Cargill on their parcels of land. Bret was present and answered questions about the product and application; there was no other public comment. Ann Chytka, Burt County Zoning Admin reported that the County Planning commission held a hearing and approved the CUPs at their Nov. 3<sup>rd</sup> meeting. Chairman Connealy declared the public hearing closed at 9:35 a.m., and the Board went back into regular session. Motion was made by Titus to **approve #25-07CUP through #25-18CUP**, Swanson seconded, and the motion passed with Roll Call Vote: Ayes – Swanson, Kutchera, Titus, Pearson, Johnson, Richards, and Connealy. Nays-none.

##### LISTING OF APPROVED CUPs - LANDOWNERS AND PARCELS OF LAND:

- 1) 25-07CUP Richard Lanoha
  - PID 437301700 (E26.65A NE4NE4 1-20-11 ARIZONA TWP)
  - PID 437301700 (N2NW4, SE4NW4, NE4EXTR & S2SW4EXTR 6-20-12ARIZONA TWP 241.15 acres)
  - PID 437301300 (N2L1-2&NW4NW4&PTNE4NW4 7-20-12 ARIZONA TWP 108.54 acres)
  - PID 437202800 (NE4NE4 12-20-11 ARIZONA TWP 40 acres)
  - PID 437201300 (SE4SE4 1-20-11 ARIZONA TWP 40 acres)

- 2) 25-08CUP Donnelly Family Farms
  - PID 435802200 (S2N2 EXTRS&N2SE4 EX TR 10-21-11 ARIZONA TWP 229.65 Acres)
  - PID 4358803300 (NE4SW4 10-21-11 ARIZONA TWP 40 Acres)
  - PID 432100900 (SW4 29-23-11 QUINNEBAUGH TWP 160 Acres)
- 3) 25-09CUP Mary Simpson Trustee
  - PID 432201200 (SE4NW4&E2SW4 27-23-11 QUINNEBAUGH TWP 120 Acres)
- 4) 25-10CUP MF Hansen Property Management, LLC
  - PID 436700200 (E2NW4 28-21-11 ARIZONA TWP 80 Acres)
- 5) 25-11CUP Donnelly Farm Inc.
  - PID 431802700 (SE4 19-23-11 QUINNEBAUGH TWP 160 Acres)
  - PID 431802800 (W2SW4 20-23-11 QUINNEBAUGH TWP 80 Acres)
  - PID 432102600 (W2SW4 32-23-11 QUINNEBAUGH TWP 80 Acres)
- 6) 25-12CUP Bryant Bros, LLC
  - PID 436602700 (W2E2&E2W2 29-21-11 ARIZONA TWP 320 acres)
- 7) 25-13CUP John C. and Joyce E. Brodersen
  - PID 435303400 (L2-9 & NW4SE4 EX 4.67AC TR 12-20-10 SUMMIT TWP 235.33 Acres)
  - PID 437402000 (N2NE4 18-20-11 ARIZONA TWP 78.94 Acres)
- 8) 25-14CUP Nicholas B & Cari Brodersen
  - PID 436200500 (SE4NE4&NW4NE4 15-21-11 ARIZONA TWP 80 Acres)
- 9) 25-15CUP Joshua R Brodersen
  - PID 436203400 (NE4NE4&SW4NE4 15-21-11 ARIZONA TWP 80 Acres)
- 10) 25-16CUP MMM Farms LLC
  - PID 436203000 (S2SW4 15-21-11 ARIZONA TWP 80 Acres)
- 11) 25-17CUP Jonathan Hanson
  - PID 435801600 (SE4SE4 3-21-11 ARIZONA TWP 40 Acres)
  - PID 435901000 (S2SW4 2-21-11 ARIZONA TWP 80 acres)
- 12) 25-18CUP Bret L & Sarah J Brodersen
  - PID 433601600 (SE4SE4 15-22-11 RIVERSIDE TWP 40 acres)
  - PID 433700400 (L4 & ACCR 14-22-11 RIVERSIDE TWP 50.80 acres)

#### **Application for Zoning Permit (Form):**

Ann brought before the board a recommended revision to the *Application for Zoning Permit*; she would like the board's approval to change from the current 3-page form to an updated 1-page form. After discussions involving the Assessor's office, the board took NO ACTION to approve the new form due to concern about the new form lacking property information that is needed by the County. The board asked Ann to continue using the current 3-page form, and to make sure it gets filled out in its entirety before signing off on the permit. Chytka was also reminded that she is to be following up with permit compliance after issuance, i.e. checking setbacks, etc.

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

Cindy presented two (2) grant applications and reported that BCEDC board reviewed the requests and recommended their approval for both. County Board approved both grants upon motion by Titus, seconded by Johnson. By Roll Call Vote: Ayes – Swanson, Kutchera, Titus, Pearson, Johnson, Richards and Connealy. Nays – none.

1) PRIVATE FOUNDATION GRANTS – BURT CO FUND 0900 - COMMERCIAL RENO for Connealy Ins – exterior façade being siding, roof, posts, windows, signage. \$15,000.00 (max.)

2) VISITORS PROMOTION FUND/LODGING TAXES – BURT CO FUND 0990 for Pheasant Bonanza - marketing at 'Safari Club Intl.' Feb. 2026 event. \$500.00.

#### **ROADS:** *Ann Chytka, Highway Superintendent*

C-11(450) Co.Rd. L: regarding armor coating outcome, Josh Keithley with Midwest Engineering reported that he had met with the Contractor (Oban). Josh explained his next step will be to submit written communications to Oban addressing the concerns. He reminded the board that although the current surface is not a favorable outcome in the current state, the base is now solid for the future resurfacing; until then the Board has the option to limit the speed on the roadway until the final project completion. Upon motion by Kutchera, seconded by Johnson, the Board adopted **Resolution 2025-13** for speed limit signs. By Roll Call Vote: Ayes – Swanson,

Kutchera, Titus, Pearson, Johnson, Richards and Connealy. Nays – none.

RESOLUTION NO. 2025-13

RESOLUTION FOR 45 MPH SPEED SIGNS TO BE PLACED ON COUNTY ROAD L EAST OF HWY 77 TO COUNTY ROAD 23 WITHIN BURT COUNTY, NEBRASKA.

WHEREAS, in accordance with Section 60.6,190.3 of the Revised Statutes of Nebraska, the County Board has the authority on county highways which are not part of the state highway system or within the limits of any state institution or any area under control of the Game and Parks Commission or a natural resources district and which are outside of the corporate limits of cities and villages, county boards shall have the same power and duty to alter the maximum speed limits as the department if the change is based on an engineering and traffic investigation comparable to that made by the department.

WHEREAS, the County Highway Superintendent met with Engineer Joshua Keithley on said road and based on the current condition of the roadway, safety considerations, as well as multiple complaints from local residents, we recommend reducing the posted speed limit to 45 MPH “Midwest Engineering performed a site visit and visual inspection of County Road L, from Hwy 77 east, in Burt County. During the site visit we noted a rough ride, loose surface material, multiple potholes and lack of pavement markings. It is understood that this condition is temporary in nature as part of an ongoing resurfacing project. The County intends to complete the surfacing project in the spring/summer of 2026, as weather permits.

WHEREAS, based on the current condition of the roadway, safety considerations, as well as multiple complaints from local residents, we recommend reducing the posted speed limit to 45 MPH until the roadway conditions are addressed. Note that this reduction in posted speed is temporary and, upon completion of the project, the roadway shall be posted back to 55 MPH.

NOW THEREFORE, BE IT RESOLVED, by the Burt County Board of Supervisors that the County Highway Superintendent by given the authority pursuant to, Sec 60.6,1903 of the Revised Statutes of Nebraska that the County Board has the authority to alter the maximum speed limit based on an engineering investigation and that now to be it further resolved that this resolution shall take effect immediately and that it be in effect for any subsequent year until rescinded at a future date.

Dated this 12th day of November 2025 at Tekamah, Nebraska.

-Sarah J. Freidel, Burt County Clerk

-Ted Connealy, Board Chairperson

PUBLIC COMMENT: none.

There being no further business to come before the Board at this time, the meeting adjourned at 11:07 A.M. upon motions by Titus and Johnson.

Next meeting: November 26, 2025 at 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.*