

OFFICE OF THE BURT COUNTY CLERK
Minutes of the Burt County Board of Supervisors
February 11, 2026
 TEKAMAH NE 68061

The Burt County Board of Supervisors met in regular session on Wednesday, February 11, 2026 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 (2-5-2026), 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: Ted Connealy, Gary "Bird" Swanson, Samuel M. Titus, Carl Pearson, Jay W. Johnson, Paul Richards and Jeff Kutchera.

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

Upon motion by Titus, seconded by Connealy, the agenda was approved. By roll call vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

The minutes of the 1/28/2026 Board of Supervisors meeting were approved; upon motion by Swanson, seconded by Johnson. By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

Approval of January Reports: The County Clerk Report of Fees, the County Court Report of fines, the District Court Fee Report and Zoning Report, Fund Balances, and the following Miscellaneous Receipts in the amount of \$4,166,289.72 were all approved upon motion by Richards, seconded by Connealy. By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

ZONING PERMITS	585.00
TAX SALE REDEMPTION (COUNTY ISSUANCE)	22.00
CO CLERK-FILING & RECORDING FEES	3,999.50
CO CLERK-DOC STAMPS (COUNTY SHARE)	4,176.67
CO CLERK-MISC FEES	51.00
POLITICAL FILING FEES	4,654.38
DISTRICT COURT-FILING FEES	155.00
DISTRICT COURT - COURT COST REFUND	0.00
DISTRICT COURT - MISC FEE & REVENUE	2.00
DISTRICT COURT-PASSPORT FEES	450.00
COUNTY COURT - MISC FEES	350.00
CO SHERIFF-SERVICE FEES	609.00
CO SHERIFF-MILEAGE & COSTS	566.95
TITLE INSPECTIONS	490.00
GUN PERMITS	80.00
FINGER PRINT	10.00
MISC - CO SHERIFF - Reimburse Court Cost	37.50
INTEREST EARNED	2,895.05
HIGHWAY/STREET ALLOCATION	117,380.57
MOTOR VEHICLE FEES	22,221.63
TRANSFER GEN-RD	0.00
LODGING TAX - NOV	1,674.43
ROD -PRESERVATION & MODERNIZATION	610.50
STOP	150.00
INHERITANCE TAX - Carla J. Hart	6,375.80
INHERITANCE TAX INTEREST- Carla J. Hart	144.29
PLAT BOOK SALE	60.00

COUNTY 911	1,503.00
911 WIRELESS SERVICE FUND	5,044.38
COUNTY COURT FINES-REGULAR	8,579.00
COUNTY COURT -BOND FORFEITURES	491.00
COUNTY COURT - STATE FINES - SCHOOLS	25.00
DECATUR FIRE GENERAL	1,305.10
LYONS FIRE GENERAL	3,313.33
OAKLAND FIRE GENERAL	3,299.55
DECATUR FIRE BOND	531.09
LYONS FIRE BOND	650.97
TAX SALE ADMIN FEES	100.00
TAX SALE REDEMPTION	1,498.21
PROPERTY TAX CREDITS - money in and out	1,664,894.83
IN LIEU HOUSING	9,004.07
SCHOOL TAX CREDIT - money to Schools	2,265,923.92
MFO MONEY TO FIRE DISTRICTS	32,375.00

OFFICE UPDATES: (1) Building & Grounds – Bruce Nathan (2) Zoning – Ann Chytka.

Zoning: *Ann Chytka, Planning and Zoning Administrator*

Conditional Use Permit: 26-01 Burning Sage Acres Tekamah, LLC

At 9:24 A.M. Chairman Kutchera opened a public hearing for consideration of a CUP for Burning Sage Acres LLC to place a campground on 434903900 13.49A TR E2NW4 Sec 28, TWP 21N, Rge 10E Burt County, NE. Mark Templin and Mike McCormick, Representatives of Burning Sage Acres explained the project and answered questions. Mark stated they do plan to close the campground to the public during rifle season for safety. Chytka, Zoning Admin. reported the planning commission had approved the CUP during their 2/9/2026 meeting. Having no Public Comments, Chairman Kutchera declared the public hearing closed at 9:33 A.M. and the Board went back into regular session. The County Board approved the CUP for Burning Sage Acres LLC; upon motion by Titus, seconded by Swanson. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Zoning Admin will make a note on permit: must follow State Regulations for electrical, well, and sewer; and they are to verify if a storm shelter is required. Applicant will see notes upon their signed/approved permit that they receive back.

Conditional Use Permit: 26-02 Karin J Leslie

At 9:34 A.M. Chairman Kutchera opened a public hearing for consideration of a CUP for Karin J Leslie to convert a garage to an Accessory Dwelling (ADU) on 14 acres (main home is a mobile home) 420202300 14A IN SE4SE4 Sec 2, TWP 23N, Rge 8E Burt County, NE. Karin and Antonio Leslie explained the project. Landowners noted that single-wide will be removed once the living quarters are built. Chytka, Zoning Admin. reported the planning commission had approved the CUP during their 2/9/2026 meeting. Having no Public Comments, Chairman Kutchera declared the public hearing closed at 9:36 A.M. and the Board went back into regular session. The County Board approved the CUP for Karin Leslie; upon motion by Richards, seconded by Johnson. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Zoning Note on signed permit: reminder to landowner to obtain zoning permit before they begin the addition.

Conditional Use Permit: 26-03 Brodersen, to spread Biomass

At 9:37 A.M. Chairman Kutchera opened a public hearing for consideration of a CUP for John C. and Joyce E. Brodersen represented by Bret Brodersen to spread Biomass from Cargill on 43711700 N2NE4 EX TR & NE4NW4 Sec 3, TWP 20N, Rge 11E Burt County, NE. Chytka, Zoning Admin. reported the planning commission approved the CUP on 2/9/2026. Public Comments: None. Chairman Kutchera declared the public hearing closed at 9:39 A.M. and the Board went back into regular session. The County Board approved the CUP for John C. and Joyce E. Brodersen; upon motion by Richards, seconded by Connealy. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. This permit is valid but if complaints are received, permit will be reviewed.

Public Hearing – updating Burt County Zoning Regulations

At 11:14 A.M. Chairman Kutchera opened a public hearing for consideration of the following Zoning Regulation updates: (i) Adding *cabins* to the definition under campground in Glossary; (ii) Adding a *Maximum Density Waiver Letter* option; (iii) Adding *Accessory Dwelling Unit (ADU)* Chytka, Zoning Admin. reported the planning commission approved the updates during their 2/9/2026 meeting. Public Comments: none. Chairman Kutchera declared the public hearing closed at 11:21 A.M. and the Board went back into regular session. The County Board voted to approved the updates as presented; upon motion by Pearson, seconded by Connealy. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

Lot Split - signed by Chairman Kutchera for:

KEVIN BRUMMOND (2 tracts)- (Tr.1) 2.41 ac in pt. SW4SW4 of Sec.30, TWP 22N, Rge.12 E, of 6th P.M., Burt Co, NE; and (Tr. 2) 4.12 ac pt. SW4SW4 of Sec. 30 and pt. N2NW4 & pt. Govt. Lots 1&2 of Sec. 31, both in TWP 22N, Rg.12E, of 6th P.M., Burt Co, NE.

Burt County Economic Development (BCEDC): *Cindy Chatt, Director*
Fund 0900 Grants: Chatt reported that the BCEDC board has reviewed and recommended their approval for the following (2) Private Foundation Grants: (1) *Residential Reno Grant* – Kyle Quick, 2004 Hampton Dr., Tekamah – siding & windows - \$8,000.00 (max grant). (2) *Commercial Reno Grant* – Misti & Daniel Johnson, (Pumpkin Patch Bldg) L.4,5,7,8,9,10,11,12 BLK.17, Craig – roof - \$15,000.00 (max grant). The Grant Requests were both approved by the Board of Supervisors upon motion by Connealy, seconded by Titus. Passed By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

ROADS: *Ann Chytka, Hwy Supt*

Bridge Inspections: Dan Alexander of Midwest Engineering, Inc. gave a review of structure summaries from inspections he completed in 2025.

C-11(451) Co.Rd. L –

Present today for discussions- from Oban Construction, Brandon Victor and the onsite project foreman, Mike. Josh Keithley with Midwest Engineering. Dan Alexander with Midwest Engineering also participated in the discussions on behalf of MEI. County Attorney Talbot was present. OBAN PAY APP #1: Discussion was held. After County Attorney Talbot provided recommendations and further board discussion, Richards made a motion to pay \$380,875.26 with February claims, Connealy seconded the motion, Board Vote Followed: Ayes – Connealy, Pearson, Johnson, Richards and Kutchera. Nays – Swanson and Titus. Motion passed, Pay App #1 will be paid as such with February 27, 2026 claims. Work will continue with Oban to find resolution toward fixing the road. MIDWEST ENGINEERING PAY APP #2 FEES FOR C-11(451): Titus made a motion to pay (75%) \$11,511.00 with February claims, Johnson seconded the motion, Board Vote Followed: Ayes – Connealy, Titus, Pearson, Johnson, Richards and Kutchera. Nays – Swanson. Motion passed, Pay App #2 will be paid as such with February 27, 2026 claims. Josh Keithley with Midwest Engineering will continue to work with the County to get the road fixed.

PUBLIC COMMENT: Gregg Smith, rural Lyons – Co.Rd. L comments and opinions.

There being no further business to come before the Board at this time, the meeting adjourned at 11:29 A.M. upon motions by Connealy and Titus. Next meeting: February 27, 2026 at 9:00 A.M.

ATTEST: SARAH J. FREIDEL
BURT COUNTY CLERK

JEFF KUTCHERA, 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.