

OFFICE OF THE BURT COUNTY CLERK  
**Minutes of the Burt County Board of Supervisors**  
**February 27, 2026**  
 TEKAMAH NE 68061

The Burt County Board of Supervisors met in regular session on Friday, February 27, 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 (2-19-2026), 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, Sam Titus, Carl Pearson, Jay W. Johnson, Paul Richards and Jeff Kutchera. The following members were absent: Ted Connealy.

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

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

The minutes of the 2/11/2026 Board of Supervisors meeting were approved; upon motion by Pearson, seconded by Titus. Roll Call Vote: Ayes – Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Absent – Connealy.

The claims for February in the amount of \$1,307,774.52, including \$179,758.05 for payroll, were read, audited, warrant drawn, and checks generated on the respective funds on motion by Titus, seconded by Johnson. Roll Call Vote: Ayes – Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Absent – Connealy. The following claims were approved:

APPLIED CONNECTIVE TECHNOLOGIES LLC	IT cyber software	4,321.50
APPLIED CONNECTIVE TECHNOLOGIES LLC	Software	287.88
BLACK HILLS ENERGY	Utilities	189.27
BLACK HILLS ENERGY	Utilities	93.59
BOMGAARS	Supplies	28.32
BOMGAARS	Supplies	5.36
BRANIFF SERVICE INC	Fuel	30.00
BURT COUNTY INDEPENDENT	Publishing	19.09
BURT COUNTY INDEPENDENT	Publishing	98.17
BURT COUNTY INDEPENDENT	Publishing	29.99
BURT COUNTY INDEPENDENT	Publishing	373.35
BURT COUNTY INDEPENDENT	Printing & Publishing	213.17
BURT COUNTY INDEPENDENT	Publishing	74.25
BURT COUNTY INDEPENDENT	Publishing	885.87
BURT COUNTY INDEPENDENT	Publishing	23.18
BURT COUNTY PUBLIC POWER DIST	Utilities	74.22
BURT COUNTY SHERIFF	Service Fees	91.87
CANON FINANCIAL SERVICES	Equipment	286.49
CENTURY LINK	911	322.96
CITY OF TEKAMAH	Utilities	94.50
CLARK PEST AND TERMITE CONTROL	Pest Control	85.00
CLEARFLY	Phone	1,448.83
CONSTELLATION NEW ENERGY GAS DIV	Utilities	788.76
CUBBY'S	Fuel	1,231.83
DAS STATE ACCTG -CENTRAL FINANCE	Software	242.00
DECATUR EXPRESS - KB'S MINI MART	Fuel	966.18
DOUGLAS COUNTY SHERIFF	Service Fees	22.26
EAKES OFFICE PLUS	Supplies	242.67

EAKES OFFICE PLUS	Supplies	117.94
EAKES OFFICE PLUS	Supplies	26.96
EAKES OFFICE PLUS	Supplies	846.78
FIRST CONCORD BENEFITS GROUP LLC	Admin Fee	30.00
FIRST NATIONAL BANK OF OMAHA	Supplies	325.71
GREAT AMERICA FINANCIAL SVCS	Office Equipment	177.63
GT Distributers	Supplies	192.46
HOMETOWN LEASING	Equipment	76.93
HOMETOWN LEASING	Equipment	114.20
Houghton Bradford Whitted PC LLO	Attorney Fees	562.50
INTOXIMETERS INC	Supplies	186.50
J.F. AHERN CO	Sprinkler repairs	4,308.00
JACK'S UNIFORMS & EQUIPMENT	Uniforms	611.58
JOHNSON & MOCK, PC, LLO	Attorney fees	925.00
JOHNSON & PEKNY, L.L.C.	Attorney Fees	1,150.00
JOHNSON & PEKNY, L.L.C.	Attorney Fees	356.25
MID AMERICA ENTERPRISES LLC	Supplies	62.25
MIPS INC	Office Software	2,003.72
MIPS INC	IRS Forms	266.63
MIPS INC	Software	475.56
MIPS INC	MIPS Scanning Package	70.00
NEBR ASSN OF EMERGENCY MANAGEMENT	NAEM Registration	150.00
NEBRASKA PUBLIC POWER DISTRICT	Utilities	465.26
ONE OFFICE SOLUTION	Supplies	28.61
ONE OFFICE SOLUTION	Supplies	6.65
ONE OFFICE SOLUTION	Supplies	16.25
ONE OFFICE SOLUTION	Supplies	16.50
ONE OFFICE SOLUTION	Supplies	6.28
ONE OFFICE SOLUTION	Supplies	167.70
ONE OFFICE SOLUTION	Supplies	102.30
ONE OFFICE SOLUTION	Supplies	11.89
OPTK NETWORKS	Internet	642.99
PENDER HOSPITAL	Jail - Medical	15,526.07
PHYSICIANS LABORATORY PC	Autopsy Testing	3,175.00
QUADIENT INC	Supplies	31.35
QUADIENT INC	Supplies	207.10
QUADIENT INC	Supplies	94.05
RAY O'HERRON	Supplies	1,640.72
SCOTT'S HARDWARE	Supplies	325.97
SHAMBURG AUTO SUPPLY	Repair	37.99
TEAM LABORATORY CHEMICAL LLC	Janitorial Supplies	104.50
THOMSON REUTERS WEST PAYMENT CENTER	Court Supply	507.00
THOMSON REUTERS WEST PAYMENT CENTER	Court Law	353.00
TK ELEVATOR CORPORATION	Maintenance	365.16
TRI-STATE COMMUNICATIONS INC	Radio Equipment Repair	250.00
UNL IANR FINANCE & PERSONNEL	Extension Wages	13,922.97
VANGUARD APPRAISALS INC	Software	13,725.00
VERIZON WIRELESS	Cell Phones	79.95
VERIZON WIRELESS	Cell Phone	639.53
VERIZON WIRELESS	Cell Phones	119.82
LOFFLER	Copier contract	412.00
MIPS INC	Office Software	219.17
CENTURY LINK	911	4,654.04
CENTURYLINK (HARDWARE WARRANTY)	911	707.20
LANGUAGE LINE SERVICES	911	1.77
NORTHEAST NEBR TELEPHONE CO	911	130.97
BLUE CROSS & BLUE SHIELD	Insurance	36,462.32
FIRST NATIONAL BANK NORTHEAST	Federal Taxes	13,868.41

MADISON NATIONAL LIFE INS. CO, INC	Empe Pd Addl	5.42
RETIREMENT PLANS DIV. OF AMERITAS	Retirement	12,443.59
BLUE CROSS & BLUE SHIELD	Insurance	20,886.49
FIRST NATIONAL BANK NORTHEAST	Federal Taxes	3,796.48
RETIREMENT PLANS DIV. OF AMERITAS	Retirement	3,450.81
AFLAC	Empe Pd Addl	306.01
ALLSTATE - BENEFITS	Empe Pd Addl	43.70
BLUE CROSS & BLUE SHIELD	Insurance	1,701.56
CREDIT MANAGEMENT SERVICES	Garnishment	91.69
FIRST CONCORD BENEFITS GROUP LLC	Empe Pd Addl	775.00
FIRST NATIONAL BANK NORTHEAST	Federal Taxes	31,670.55
GLOBE LIFE LIBERTY NATIONAL DIV	Empe Pd Addl	632.50
GLOBE LIFE LIBERTY NATIONAL DIV	Empe Pd Addl	36.70
MADISON NATIONAL LIFE INS. CO, INC	Empe Pd Addl	43.48
MUTUAL OF OMAHA	Empe Pd Addl	182.00
MUTUAL OF OMAHA	Empe Pd Addl	185.14
NATIONWIDE RETIREMENT SOLUTIONS	Empe Pd Addl	150.00
NEBR CHILD SUPPORT PAYMENT CTR	Garnishment	100.00
NEBR CHILD SUPPORT PAYMENT CTR	Garnishment	380.00
RETIREMENT PLANS DIV. OF AMERITAS	Retirement	10,907.32
STATE TAX COMMISSIONER	State Taxes	7,106.19
TRUSTMARK VOLUNTARY BENEFITS	Empe Pd Addl	222.62
VISION SERVICE PLAN (CT)	Empe Pd Addl	794.27

**Stalp Gravel 2026 prices:**

Glen Schuetze quoted the following prices effective March 1, 2026: \$20.50 per ton F.O.B., West Point and Wisner Pits. Delivered: \$23.50 per ton to Craig (down-haul), \$23.00 per ton to Oakland (down-haul) & \$24.50 per ton to Tekamah (down-haul). <sup>3</sup>/<sub>4</sub> Washed Rock: \$37.00 per ton (F.O.B. Pit).

**Board of Equalization:**

Richards moved the Board recess at 9:18 AM for *Board of Equalization*, Johnson seconded, motion passed. The Burt County Board of Supervisors reconvened at 9:31 AM upon motion by Titus, seconded by Richards. See separate minutes for BOE.

**Elkhorn Logan Valley Public Health:** *Gina Uhing, Director of Public Health*

Uhing discussed new building update. Swanson moved to approve Rita Glandon to the board, Johnson seconded. Roll Call Vote: Ayes – Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Absent – Connealy.

**County owned building in Oakland:**

Discussion on unsafe County owned building in Oakland (PID #312808100). Richards moved to approve a committee of Pearson and Johnson to get bids on asbestos inspection and demolition, Swanson seconded. Roll Call Vote: Ayes – Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Absent – Connealy. The committee will bring information to the March 11 meeting.

**ZONING:** *Ann Chytka, Zoning Administrator*

**Updating Burt Co. Regulations (Resolution 2026-03):** Resolution 2026-03 was approved upon motion by Pearson, seconded by Johnson. Roll Call Vote: Ayes – Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Absent – Connealy.

**RESOLUTION 2026-03**

A RESOLUTION UPDATING THE BURT COUNTY REGULATIONS

WHEREAS, on February 9th, 2026, the Planning Commission of Burt County, Nebraska did hold a public hearing for an update made to the Burt County Regulations, By ADDING *cabin(s)* to the definition under campground in Glossary

WHEREAS, the Burt County Board of Supervisors held a public hearing on February 11th, 2026 to consider the update recommended by the Planning Commission for an update made to the Burt County Regulations, By ADDING *cabin(s)* to the definition under campground in Glossary

WHEREAS, the Burt County Board of Supervisors now believes that it is in the public interest to adopt said addition

NOW, THEREFORE, BE IT RESOLVED by the Burt County Board of Supervisors that:

1. The public hearing had advanced notice as required by Nebraska law and conformed with the Nebraska Opens Meeting Act, and Section 9.01 -Amendments of the Burt County Zoning Regulations and,
2. Upon consideration of all matters presented to the Board, the Board of Supervisors did vote to amend the Burt County Zoning Regulations relating to the definition of Campground to include cabin(s),
3. Previous: **CAMPGROUND-shall** mean a parcel of land intended for the temporary occupancy of tents, campers, and major recreational vehicles and which primary purpose is recreational, having open areas that are natural in character.
4. New: **CAMPGROUND-shall** mean a parcel of land intended for the temporary occupancy of tents, campers, *cabin(s)*, and major recreational vehicles and which primary purpose is recreational, having open areas that are natural in character.
5. This resolution shall be in full force and effect from and after its passage.

DATED this 27th day of February, 2026 at Tekamah, Nebraska.

ATTEST: JEANNETTE BLANC

BURT COUNTY DEPUTY CLERK

JEFF KUTCHERA, CHAIRMAN

BURT COUNTY BOARD OF SUPERVISORS

**Updating Burt Co. Land Use Matrix (Resolution 2026-04):** Resolution 2026-04 was approved upon motion by Richards, seconded by Titus. Roll Call Vote: Ayes – Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Absent – Connealy.

**RESOLUTION 2026-04**

A RESOLUTION UPDATING THE BURT COUNTY LAND USE MATRIX

WHEREAS, on February 9th, 2026, the Planning Commission of Burt County, Nebraska did hold a public hearing for updates made to the Burt County Land Use Matrix. By ADDING Dwelling, Accessory Dwelling Unit (ADU)

WHEREAS, by updating the Burt County Land Use Matrix updates were needed in **Section 4.03 A-1 Agricultural- Primary District**, B. Permitted Conditional Use make 4) Accessory Dwelling Unit and add 1 number to others in list making 26) Livestock Feeding Operations.**4.04 A-2 Agricultural- Transitional District** B. Permitted Conditional Uses add 15) Accessory Dwelling Unit, **4.05 R-1 Residential District**, B. Permitted Conditional Uses add 8. Accessory Dwelling Unit.

WHEREAS, the Burt County Board of Supervisors held a public hearing on February 11th, 2026 to consider the updates recommended by the Planning Commission for the Burt County Land Use Matrix in the Burt County Zoning Regulations.

WHEREAS, the Burt County Board of Supervisors now believes that it is in the public interest to adopt said Land Use Matrix.

NOW, THEREFORE, BE IT RESOLVED by the Burt County Board of Supervisors that:

1. The public hearing had advanced notice as required by Nebraska law and conformed with the Nebraska Opens Meeting Act, and Section 9.01-Amendments of the Burt County Zoning Regulations and,
2. Upon consideration of all matters presented to the Board, the Board of Supervisors did vote to amend the Burt County Zoning Regulations relating to Burt County Land Use Matrix and Sections 4.03,4.04, and 4.05,
3. A copy of the amended regulation is attached hereto as **Exhibit “A”** and incorporated herein by reference, and,
4. This resolution shall be in full force and effect from and after its passage.

DATED this 27th day of February, 2026 at Tekamah, Nebraska.

ATTEST: JEANNETTE BLANC

BURT COUNTY DEPUTY CLERK

JEFF KUTCHERA, CHAIRMAN

BURT COUNTY BOARD OF SUPERVISORS

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

**Project C-11 (451):** Ann got a bid for lab/samples of \$2,508.00. Johnson moved to approve the bid of \$2,508.00, Swanson seconded. Roll Call Vote: Ayes – Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Absent – Connealy.

Pearson made a motion to keep Josh with Midwest Engineering for the Project C-11 (451), Titus seconded. Roll Call Vote: Ayes – Titus, Pearson, Johnson, Richards and Kutchera. Nays – Swanson. Absent – Connealy.

*PUBLIC COMMENT(S): (1) Gregg Smith, rural Lyons – Co.Rd. L opinions.*

There being no further business to come before the Board at this time, the meeting adjourned upon motions by Titus and Johnson at 10:12 A.M.  
Next Meeting: Wednesday, March 11, 2026 @ 9:00 A.M.

*ATTEST:* JEANNETTE BLANC  
BURT COUNTY DEPUTY 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.*

## Exhibit A Resolution 2026-04

Update Burt County Land Use **Matrix** to

	A-1	A-2	R-1	R-M	C-1	I-1	I-2	PU
Dwelling, Accessory Unit	<b>C</b>	<b>C</b>	<b>C</b>					

Update **Definition**

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**ACCESSORY DWELLING UNIT (ADU)** shall mean a separate, complete housekeeping unit with a separate entrance, kitchen, sleeping area, and full bathroom facilities, which is detached from existing single-family structure.

Update Regulation to include Accessory Dwelling Unit- **permitted Conditional Uses in A-1, A-2, and R-1.**

Accessory Dwelling Units

One accessory dwelling unit per lot may be allowed as permitted in the Land Use Matrix under the following conditions:

1. The accessory dwelling unit shall fit within the developable area of the lot.
2. The owner of the lot shall file with the Register of Deeds a deed restriction agreement on the property stating the accessory dwelling cannot be sold separately from the principal dwelling.
  - a. The deed restriction agreement must be to the satisfaction of the County Attorney. The deed restriction agreement shall be recorded prior to approval of a zoning permit for the ADU.
3. The ADU must meet the same setback requirements as the principal dwelling of the district.

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Section 4.03 A-1 Agricultural- Primary District

B. Permitted Conditional Uses

**Replace 4) Accessory Dwelling Unit**

Then fixed numbering making Livestock Feeding Operations now 26)

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Section 4.04 A-2 Agricultural- Transitional District

B. Permitted Conditional Uses

Add

**15) Accessory Dwelling Unit**

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Section 4.05 R-1 Residential District

B. Permitted Conditional Uses

Add

**8) Accessory Dwelling Unit**