

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

The Burt County Board of Supervisors met in regular session on Wednesday, March 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 (3-5-2026), 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: 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 Swanson, seconded by Johnson, the agenda was approved. By roll call vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

The minutes of the 2/27/2026 Board of Supervisors and Board of Equalization meetings were approved; upon motion by Connealy, seconded by Richards. By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

Approval of February 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 \$731,582.16 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.

CASH DEVICE TAX	322.05
TRAILER COURT LICENSES	35.00
ZONING PERMITS	850.00
TAX SALE REDEMPTION (COUNTY ISSUANCE)	88.00
CO CLERK-FILING & RECORDING FEES	2,769.50
CO CLERK-DOC STAMPS (COUNTY SHARE)	1,253.90
CO CLERK-MISC FEES	93.18
POLITICAL FILING FEES	1,306.88
DISTRICT COURT-FILING FEES	105.00
DISTRICT COURT - MISC FEE & REVENUE	1.00
DISTRICT COURT-PASSPORT FEES	876.65
CO SHERIFF-SERVICE FEES	782.00
CO SHERIFF-MILEAGE & COSTS	879.98
TITLE INSPECTIONS	310.00
GUN PERMITS	65.00
FINGER PRINT	10.00
SALE SURPLUS PROPERTY - 2014 Dodge	2,160.00
MEETING REIMBURSE	75.00
INSURANCE REIMBURSE	155.28
RESTITUTION CO COURT	529.00
INTEREST EARNED	3,332.23
HIGHWAY/STREET ALLOCATION	111,319.46
ROAD INCENTIVE PYMT	9,000.00
TOWNSHIP REIMBURSE - QUINNEBAUGH	3,640.00
TRANSFER GEN-RD	325,000.00
LODGING TAX - NOV	1,319.69

ROD -PRESERVATION & MODERNIZATION	397.50
STOP	350.00
INHERITANCE TAX - Dale Heitshusen	18,065.21
INHERITANCE TAX - Earnest Madison	1,221.54
INHERITANCE TAX & INTEREST - Lavern Logeman	23,764.87
COUNTY 911	297.00
911 WIRELESS SERVICE FUND	17,439.46
911 HOLDING FUND	73,639.81
COUNTY COURT FINES-REGULAR	4,817.00
DECATUR FIRE GENERAL	1,614.60
LYONS FIRE GENERAL	3,637.32
OAKLAND FIRE GENERAL	2,910.29
DECATUR FIRE BOND	657.04
LYONS FIRE BOND	715.32
CASH DEVICE TAX - to Cities/Villages	304.82
TAX SALE ADMIN FEES & REDEMPTION	12,896.20
HOMESTEAD ALLOCATIONS	102,575.38

**OFFICE UPDATES:** (1) Treasurer – Robin Olson (2) District Court – Michele Quick.

**COMMUNICATION:** Nebr. Loess Hills RC&D – 2025 Annual Report.

**County owned building in Oakland:**

Unsafe County owned building in Oakland (PID #312808100). Committee of Pearson and Johnson reported they spoke with Dave Fannon (Omaha), he has done work in Oakland with other nuisance buildings. He suggested the first step is inspection and testing for asbestos; the asbestos bid came back at \$1,500-\$2,500. The board voted to proceed with abatement seeing no other option as the building is unsafe; upon motion by Johnson, seconded by Connealy. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

**Board of Equalization:**

Connealy moved the Board recess at 9:18 AM for *Board of Equalization*, Titus seconded, motion passed All Ayes. The Burt County Board of Supervisors reconvened at 10:17 AM upon motion by Richards, seconded by Johnson, All Ayes. See separate minutes for BOE.

**Special Designated Liquor Licenses (SDLs):**

Upon motion by Titus, seconded by Swanson, the Board approved special designated liquor licenses for D&K Pub Management (Oakland) for (2) weddings to be held at Harvest Moon on (1) on 4/25/2026 and (1) on 6/20/2026. Approved By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

**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 (7) Private Foundation Grants:

3- Residential Reno Grant Apps:

- Tim & Marlene Ritter – 1414 K ST (Tekamah) windows (\$6,052.91 -50% low)
- John Guill – 114 N Hammerstrom (Oakland) roof & gutters (\$5,906.45 - 50% low)
- Kim Guill – 309 Golf Link (Oakland) roof & gutters (\$8,000 max)

1 – Demolition Grant

- Jesse Moore – 902 S 16<sup>th</sup>, Tekamah (\$10,375 – 50% low)

3- Commercial Reno Grant Apps:

- Watertight – 535 S.13th (Tekamah) façade update (\$15,000 max)

Amber Lea Acres – 2865 CoRd I (Tekamah) change window to a door on bldg. (\$2,593.57 – 50% low)

Dale Jones – 309/311 N Oakland Ave (Oakland) sidewalk, windows, tuck point (\$7,657 -50% low)

The Grant Requests were approved by the Board of Supervisors upon motion by Titus, seconded by Pearson. Passed By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

Fund 0990 Grant: Chatt reported that the visitors committee approved the use of Lodging Tax Funds for promotional material for the CEC conference (April 29-30) to be hosted in Burt County. Burt County Economic Development has carried costs for the conference, and they are requesting the Lodging Tax Funds be used to pay for the swag that will be handed out to conference attendees; Chatt reported estimates of approx. \$3,400.00. The Board approved up to \$3,400.00, upon motion by Titus, seconded by Johnson. Passed By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

**Zoning:** *Ann Chytka, Planning and Zoning Administrator*

**Conditional Use Permit: 26-04 Layne Miller**

At 10:51 A.M. Chairman Kutchera opened a public hearing for consideration of a CUP for Layne Miller to place a temporary Branch of Battle Creek State Bank known as Creekside State Bank at (4 ac) L3 SE4SW4 & L4 SW4SW4 Sec 33, TWP 22N, Rge 8E (Oakland TWP) Burt County, NE. Zoned as A-1. Chytka, Zoning Admin. reported the planning commission held a public hearing for this CUP during their 3/9/2026 meeting; there were no representatives that showed up for the CUP, there was no public comment, and she has information that this was a only a temporary location for this bank as the bank is planning to have a permanent business within the City of Oakland; the planning board did not take action on the CUP. Having no Public Comments, Chairman Kutchera declared the public hearing closed at 10:53 A.M. and the Board went back into regular session. The County Board did not take action on the CUP.

**Public Hearing – updating Burt County Zoning Regulations**

At 10:54 A.M. Chairman Kutchera opened a public hearing for consideration of the following Zoning Regulation updates: (i) Update Abandonment in the Definitions to include timelines; (ii) Remove that CUP's must be filed with the Register of Deeds. Chytka, Zoning Admin. reported the planning commission held a public hearing during their 3/9/2026 meeting, and recommended the following updates to the Burt County Zoning Regulations.

- (i) Update Abandonment in the Definitions to include timelines.
  - Abandonment shall mean to cease or discontinue a use or activity without intent to resume within a 12-month period and/or 90-days of non-response to notices sent by the County.
- (ii) Remove that CUP's must be filed with Register of Deeds and replace it with
  - The Zoning Administrator shall give a copy of the signed Conditional Use Permit to the Assessor's Office. The original copy will be filed in the Zoning Administrator's Office.

Public Comments: none. Chairman Kutchera declared the public hearing closed at 11:00 A.M. and the Board went back into regular session. The County Board voted to approve the language changes as presented; upon motion by Pearson, seconded by Connealy. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. A Resolution will be adopted at a future meeting to update the Zoning Regulations.

**Zoning Permit Form**

An updated form was approved, upon motion by Johnson, seconded by Swanson, Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. The new form is one page, update eff. date 3/11/2026. The old form was three pages and included building information, etc. The assessor's office will have to contact the applicant to obtain structure information for assessment purposes.

**Planning Commission vacancy - Member appointment:**

(Don Johnson- term expired 2/1/2026). Nominees (2): John Hundahl & Joey Johnson. New term will expire 2/1/2029. A committee of two board members (Richards and Titus) will conduct interviews with the 2 nominees and provide a

recommendation for appointment at a future meeting.

**Burt County Solar – Road Use Agreement**

The current County Road Use and Maintenance Agreement for this project needs updated; Brian Boerner was present from Sandhills to discuss. Boerner provided a project update, citing March 23, 2026 as target start date for construction. Boerner stated that Sandhills plans to get an addendum for the Roads agreement to the County for execution. The board approved Chairman to sign an addendum for 18-month Roads and Maintenance Agreement upon County Attorney’s review; motion upon Richards, seconded by Connealy, Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

**ROADS:** *Ann Chytka, Hwy Supt* - No Action.

*PUBLIC COMMENT:* Greg Brummond, rural Craig – question/comment about zoning permit form.

There being no further business to come before the Board at this time, the meeting adjourned at 11:20 A.M. upon motions by Connealy and Richards. Next meeting: March 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.*