

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

The Burt County Board of Supervisors met in regular session on Friday, March 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 (3-19-2026), 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: Ted Connealy, Gary 'Bird' Swanson, Sam Titus, Carl Pearson, Jay W. Johnson and Paul Richards. Absent - Jeff Kutchera.

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

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

The minutes of the 3/11/2026 Board of Supervisors and Board of Equalization meetings were approved; upon motion by Swanson, seconded by Connealy. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson and Richards. Nays- none. Absent – Kutchera.

The claims for March in the amount of \$ 445,586.99 including \$163,567.42 for payroll, were read, audited, warrant drawn, and checks generated on the respective funds on motion by Connealy, seconded by Titus. Roll Call Vote followed: Ayes – Connealy, Swanson, Titus, Pearson, Johnson and Richards. Nays- none. Absent – Kutchera. The following claims were approved:

100	APPLIED CONNECTIVE TECHNOLOGIES LLC	SOFTWARE.IT.CYBER	4,321.50
100	BLUE CROSS & BLUE SHIELD	INSURANCE	55,415.77
100	BOMGAARS -COURTHOUSE	SUPPLIES	325.00
100	BURT COUNTY INDEPENDENT	PUBLISHING	346.91
100	CANON FINANCIAL SERVICES	COPIER LEASE	286.49
100	CENTURY LINK	911	322.96
100	CLEARFLY	PHONES	1,448.83
100	COLONIAL RESEARCH CHEMICAL CORP	SUPPLIES	410.48
100	CONSTELLATION NEW ENERGY GAS DIV	UTILITIES	459.58
100	CUBBY'S	FUEL	1,248.32
100	DAS STATE ACCTG -CENTRAL FINANCE	SOFTWARE	242.00
100	EAKES OFFICE PLUS	SUPPLIES	462.68
100	FIRST CONCORD BENEFITS GROUP LLC	ADMIN FEE	30.00
100	FIRST NAT'L BANK-NORTHEAST-EFPTS	FEDERAL TAXES	12,428.05
100	GARCIA CLINICAL LABORATORY	JAIL MEDICAL	54.50
100	GREAT AMERICA FINANCIAL SVCS	OFFICE EQUIPMENT	177.63
100	HEARTLAND TIRE	REPAIR	690.00
100	HOMETOWN LEASING	COPIER LEASE	76.93
100	Houghton Bradford Whitted PC LLO	LEGAL SERVICES	875.00
100	JOHNSON & PEKNY, L.L.C.	ATTORNEY FEES	1,300.00
100	SECURITY SHREDDING SERVICES	SERVICES	40.00
100	MADISON NATIONAL LIFE INS. CO, INC	EMPE PD ADDL	5.42
100	MAIN STREET SERVICE, LLC	SUPPLIES	216.50
100	MID AMERICA ENTERPRISES LLC	REPAIR	44.40
100	MIDWEST SERVICE	SUPPLIES	1,250.00
100	MIPS INC	SOFTWARE	2,198.32

100	MIPS INC	TAX STATEMENTS.SOFTWARE	6,123.16
100	MIPS INC - COUNTY COURT	SOFTWARE	70.00
100	MODERN IMAGING SOLUTIONS INC	LAW ENFORCE SUPPLIES	96.00
100	NEBR STATE FIRE MARSHAL/BOILER DIV	BOILER INSPECTION	36.00
100	NEBRASKA PUBLIC POWER DISTRICT	UTILITIES	360.27
100	NEBRASKA.GOV	SUBSCRIPTION	120.00
100	ONE OFFICE SOLUTION	SUPPLIES	1,282.20
100	OPTK NETWORKS	INTERNET	642.99
100	POSITIVE CONCEPTS INC	SUPPLIES	230.00
100	QUADIENT LEASING USA, INC	POSTAGE MACHINE	752.52
100	RETIREMENT PLANS DIV. OF AMERITAS	RETIREMENT	11,009.63
100	TK ELEVATOR CORPORATION	MAINTENANCE	365.16
100	UNIVERSITY OF NEBRASKA-LINCOLN	WORKSHOP	150.00
100	VERIZON WIRELESS	CELL PHONE	719.48
100	WOODHOUSE FORD CHRYSLER DODGE JEEP	REPAIR	380.53
300	APPLIED CONNECTIVE TECHNOLOGIES LLC	SOFTWARE.IT.CYBER	37.20
300	FIRST NAT'L BANK-NORTHEAST-EFPTS	FEDERAL TAXES	3,485.45
300	RETIREMENT PLANS DIV. OF AMERITAS	RETIREMENT	3,176.52
1150	MIPS INC	SOFTWARE	219.17
2700	FARM & HOME PUBLISHERS LTD	PLAT BOOKS	270.00
2913	CENTURYLINK (HARDWARE WARRANTY)	911	707.20
2913	GEOCOMM, INC	911	5,142.74
2913	LANGUAGE LINE SERVICES	911	13.10
2913	NORTHEAST NEBR TELEPHONE CO	911	130.98
9599	AFLAC	EMPE PD ADDL	306.01
9599	ALLSTATE	EMPE PD ADDL	43.70
9599	BLUE CROSS & BLUE SHIELD	INSURANCE	1,640.19
9599	CREDIT MANAGEMENT SERVICES	GARNISHMENT	50.50
9599	FIRST CONCORD BENEFITS GROUP LLC	EMPE PD ADDL	775.00
9599	FIRST NAT'L BANK-NORTHEAST-EFPTS	FEDERAL TAXES	28,080.20
9599	GLOBE LIFE LIBERTY NATIONAL DIV	EMPE PD ADDL	714.80
9599	MADISON NATIONAL LIFE INS. CO, INC	EMPE PD ADDL	43.48
9599	MUTUAL OF OMAHA	EMPE PD ADDL	367.14
9599	NATIONWIDE RETIREMENT SOLUTIONS	EMPE PD ADDL	150.00
9599	NEBR CHILD SUPPORT PAYMENT CTR	GARNISHMENT	100.00
9599	NEBR CHILD SUPPORT PAYMENT CTR	GARNISHMENT	380.00
9599	RETIREMENT PLANS DIV. OF AMERITAS	RETIREMENT	9,714.18
9599	STATE TAX COMMISSIONER	STATE TAXES	5,952.23
9599	TRUSTMARK VOLUNTARY BENEFITS	EMPE PD ADDL	222.62
9599	VISION SERVICE PLAN (CT)	EMPE PD ADDL	770.54
100	ANDY'S QUICK SHOP	FUEL	119.88
100	BLACK HILLS ENERGY	UTILITIES	260.52
100	BOMGAARS SUPPLY INC - ROAD	SUPPLIES	222.86
100	BRANIFF SERVICE INC	FUEL	191.00
100	BRUMMOND DISPOSAL	GARBAGE	105.00
100	BURT COUNTY COURT	COURT COSTS.FEES	820.72
100	BURT COUNTY DISTRICT COURT	COURT COSTS.FEES	147.00
100	BURT COUNTY PUBLIC POWER DIST	UTILITIES	57.33
100	BURT COUNTY SHERIFF	SERVICE FEES	101.05
100	BURT COUNTY SHERIFF	PETTY CASH OFFICE	316.23
100	CASSIDY MILLER	COURT COSTS	20.00
100	CITY OF OAKLAND	UTILITIES	197.92
100	CITY OF TEKAMAH	UTILITIES	105.50
100	CLASSIC CLEAN CARWASH	FLEET	132.00
100	DAS STATE ACCOUNTING-CENTRAL FIN.	SOFTWARE	411.60
100	DAVID FANNON LLC	BLDG INSPECT	1,600.00
100	DECATUR EXPRESS - KB'S MINI MART	FUEL	1,158.02
100	EVA MCCLUSKEY	RETIREMENT	103.86

100	FIRST NATIONAL BANK OF OMAHA	SUPPLIES	585.73
100	JACOBUS DE VILLIERS	COURT COSTS	57.70
100	KAYLIN MILLER	COURT COSTS	20.00
100	KRAVIEC MAURSTAD LAW, P.C., L.L.O.	CH.SUPPORT ATTY	2,005.46
100	MAGGIE DE VILLIERS	COURT COSTS	57.70
100	MARINA DUARTE DE VAL	TRAVEL	10.24
100	MARY LOFTIS	CONTRACT MEDICARE	3,100.00
100	MID-AMERICAN BENEFITS INC	INSURANCE	255.75
100	NACO	MEETING	30.00
100	NE CLERKS OF DIST COURT ASSN	DUES	75.00
100	NEBR HEALTH & HUMAN SERVICES SYSTEM	SERVICES.LODGING	84.00
100	NEBRASKA LOESS HILLS RC&D COUNCIL	ANNUAL	350.00
100	PELAN FUNERAL SERVICES INC	COUNTY BURIAL	2,500.00
100	REGION 4 BEHAVIORAL HEALTH SYS	QUARTERLY	5,335.75
100	SAVE MORE MARKET	SUPPLIES	1,080.00
100	STACEY KEYS	REIMBURSE TRAVEL	191.40
100	THE APOTHECARY SHOP	JAIL MEDICAL	4,530.14
100	THURSTON COUNTY SHERIFF	JAIL	6,360.00
100	US POSTAL SERVICE (NEOPOST POSTAGE)	POSTAGE	15,000.00
100	WASHINGTON COUNTY BANK -BLAIR	CHECKS	408.23
100	WOODHOUSE FORD CHRYSLER DODGE JEEP	REPAIR	1,475.10
300	BRANIFF SERVICE INC	FUEL	242.59
300	BOMGAARS SUPPLY INC - ROAD	SUPPLIES	1,501.39
300	BRANIFF SERVICE INC	FUEL	705.82
300	BRUMMOND COUNTRY DISPOSAL	GARBAGE	95.00
300	BRUMMOND DISPOSAL	GARBAGE	130.00
300	BURT COUNTY PUBLIC POWER DIST	UTILITIES	150.51
300	CITY LYONS	UTILITIES	453.48
300	CITY OAKLAND	UTILITIES	22.58
300	CITY TEKAMAH	UTILITIES	66.00
300	CUMING COUNTY INDUSTRIES	REPAIR	1,994.40
300	DECATUR EXPRESS - KB'S MINI MART	FUEL	322.12
300	EAKES OFFICE PLUS	SUPPLIES	192.23
300	FARMERS PRIDE	FUEL	886.04
300	FIRST NATIONAL BANK OF OMAHA ROADS	SUPPLIES	775.46
300	GLUP PIPE SALES	CULVERTS	377.25
300	RICHARDS AG SERVICES	LABOR	3,504.00
300	K-C PARTS & REPAIR	PARTS	44.03
300	LYLE FARRENS	RETIREMENT	12.00
300	MAINELLI, WAGNER & ASSOCIATES INC	ENGINEERING	1,400.00
300	MARTIN MARIETTA	MATERIALS	12,647.68
300	MIDWEST ENGINEERING INC	BRIDGE INSPECT	15,155.00
300	MIDWEST SERVICE CO	FUEL	8,918.05
300	NACO	MEETING	30.00
300	NEBRASKA PUBLIC POWER DISTRICT	UTILITIES	294.16
300	NMC	REPAIR	5,948.44
300	OAKLAND EXPRESS	FUEL	200.00
300	SCOTT'S HARDWARE	SUPPLIES	61.97
300	SEALS & SERVICE INC	REPAIR	1,226.20
300	SHAMBURG AUTO SUPPLY	SUPPLIES	1,041.86
300	TREVIPAY	EQUIP	1,862.65
300	TRI-STATE COMMUNICATIONS INC	UTILITIES	158.50
300	VERIZON CONNECT FLEET USA LLC	GPS FLEET	454.97
300	VERIZON WIRELESS	CELL PHONE	119.82
300	VILLAGE OF DECATUR	UTILITIES	240.09
300	WELDON PARTS OMAHA	REPAIR	20.70
300	WOODHOUSE FORD CHRYSLER DODGE JEEP	REPAIR	1,673.73

**Communication:** 2026 Tax Sale Certification from Robin Olson, Burt Co Treasurer per §77-1813.

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

**Lot Splits (2):** *signed by Vice-Chairman Richards* (1) RYAN BACON 3.58 Acres pt. SW4SW4 Sec 10, TWP 23N, Range 8E of the 6<sup>th</sup> P.M. Burt County, NE (2) MICHAEL McKENZIE 1.07 acres pt. SE4SE4 Sec 35, TWP 23N, Range 9E of the 6<sup>th</sup> P.M. Burt County, NE, add 1.07 ac. of trees to 422400600 to make new 20.79 ac. parcel.

**Planning Commission vacancy - Member appointment:**

(Don Johnson- term expired 2/1/2026). Nominees (2): John Hundahl & Joey Johnson. A committee of two board members (Richards and Titus) conducted interviews with the 2 nominees and recommended appointment of Hundahl. John Hundahl was appointed upon motion by Pearson, seconded by Connealy; Approved By Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson and Richards. Nays – none. Absent – Kutchera. Hundahl’s term will expire 2/1/2029.

**Updating Burt Co. Regulations (Resolution 2026-05):** to remove language that Conditional Use Permits must be filed with the Register of Deeds. Motion by Connealy, seconded by Johnson. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson and Richards. Nays – none. Absent – Kutchera. See full resolution at the bottom of the minutes.

**Updating Burt Co. Regulations (Resolution 2026-06):** to update the definition of Abandonment to include timelines. Motion by Titus, seconded by Pearson. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson and Richards. Nays – none. Absent – Kutchera. See full resolution at the bottom of the minutes.

**County owned building in Oakland:**

Unsafe County owned building in Oakland (PID #312808100). Committee of Pearson and Johnson reported testing for asbestos has been completed and there is no asbestos present. They will continue to work toward demolition process; they will work on bidding process with the County Attorney. They also reported that the building could possibly have shared walls with the neighboring businesses, so that needs to be investigated as well prior to demo.

**Child Support Contract:**

A current Child Support Enforcement contract will end June 30, 2026. County Attorney Talbot had placed a new contract for consideration on today’s agenda, but after the agenda was finalized, he had requested it be tabled. No action today.

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

**SUMMIT TWP REQUEST – COUNTY TO HAUL ROCK:** Previously Summit TWP board has made a requested to have Burt County Road Dept haul rock and gravel for their Township; the board instructed the Township to try to collect bids from private contract companies for the services. Chytka shared the Township came back with the request to have the County do the hauling; she confirmed the road department has the time and equipment to take on the job. A contract will be brought to a future meeting for approval of an agreement between the County and the Township.

**C-11(453) Co.Rd. HI & IJ:** Culvert work will begin soon; per the Water study; 9 culverts will be placed, 3 on Co Rd. IJ and 6 On Co Rd. HI. Chytka advised the Board that letters have been sent out to the surrounding residents.

**P&C Insurance Bids:**

2026 is a bid year, bidding for another 4-year cycle. We published for 3 weeks: March 12, 19, 26, 2026; bids are due 4/2/2026 by 4:00 p.m. Bids will be reviewed for

acceptance by the Board at the April 8, 2026 meeting. A committee of three board members was chosen today, they will review bids prior to the meeting: Pearson, Johnson and Connealy.

**Congressional District #3 Updates:** *Heidi Borg, Agricultural Liaison*

U.S. Congressman Adrian Smith’s office updates from Nebraska Congressional District #3.

*PUBLIC COMMENT(S):* (3) Residents from Arizona Township: Donette Jackson (written on file); Brian Stevenson; Terry Shelton. Questions and concerns about results of water flow study and resulting culvert plans (Co.Rd. HI and IJ).

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**BURT COUNTY, NEBRASKA  
RESOLUTION 2026-05**

**A RESOLUTION UPDATING THE BURT COUNTY REGULATIONS**

WHEREAS, on March 9<sup>th</sup>, 2026, the Planning Commission of Burt County, Nebraska did hold a public hearing for an update made to the Burt County Regulations, by removing that Conditional Use Permits must be filed with the Register of Deeds for recording and update it to read The Zoning Administrator shall give a copy of the signed Conditional Use Permit to the Assessor’s Office. The original will be filed in the Zoning Administrator’s Office.

WHEREAS, the Burt County Board of Supervisors held a public hearing on March 11<sup>th</sup>, 2026 to consider the update recommended by the Planning Commission for an update made to the Burt County Regulations, by removing that Conditional Use Permits must be filed with the Register of Deeds for recording and update it to read The Zoning Administrator shall give a copy of the signed Conditional Use Permit to the Assessor’s Office. The original will be filed in the Zoning Administrator’s Office.

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 Open 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 filing of conditional use permits,
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 March 2026 at Tekamah, Nebraska.

ATTEST: SARAH J. FREIDEL  
BURT COUNTY CLERK

~~JEFF KUTCHERA CHAIR~~ PAUL RICHARDS, VICE CHAIR  
BURT COUNTY BOARD OF SUPERVISORS

**Exhibit A  
Resolution 2026-05**

Update Article V. CONDITIONAL USES. PROCEDURES AND STANDARDS  
Page 112

F.

**Previous:** The Zoning Administrator shall cause the conditional use permit, any amendments and all applicable instruments to be filed with the Register of Deeds for recording. The applicant shall pay the recording costs for the conditional use permit at the time the application is filed with the Zoning Administrator.

F.

**New:** The Zoning Administrator shall give a copy of the signed Conditional Use Permit to the Assessor’s Office. The original will be filed in the Zoning Administrator’s Office.

**BURT COUNTY, NEBRASKA  
RESOLUTION 2026-06**

**A RESOLUTION UPDATING THE BURT COUNTY REGULATIONS**

WHEREAS, on March 9<sup>th</sup>, 2026, the Planning Commission of Burt County, Nebraska did hold a public hearing for an update made to the Burt County Regulations, by updating Abandonment in the definitions to include timelines.

WHEREAS, the Burt County Board of Supervisors held a public hearing on March 11<sup>th</sup>, 2026 to consider the update recommended by the Planning Commission for an update made to the Burt County Regulations, by updating Abandonment in the definitions to include timelines.

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 Open 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 Abandonment to include timelines.
3. Previous: **ABANDONMENT**- shall mean to cease or discontinue a use or activity without intent to resume as distinguished from short term interruptions such as during periods of remodeling, maintenance, or normal periods of vacation or seasonal closure.
4. New: **ABANDONMENT**- 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 no-response to notices sent by the county.
5. This resolution shall be in full force and effect from and after its passage.

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

ATTEST: SARAH J FREIDEL,  
BURT COUNTY CLERK

~~JEFF KUTCHERA CHAIR~~ PAUL RICHARDS, VICE CHAIR  
BURT COUNTY BOARD OF SUPERVISORS

There being no further business to come before the Board at this time, the meeting adjourned upon motions by Titus and Connealy at 9:57 A.M.  
Next Meeting: Wednesday, April 8, 2026 @ 9:00 A.M.

ATTEST: SARAH J. FREIDEL  
BURT COUNTY CLERK

PAUL RICHARDS, VICE-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.*