

OFFICE OF THE BURT COUNTY CLERK
Minutes of the Burt County Board of Supervisors
September 28, 2026
TEKAMAH NE 68061

The Burt County Board of Supervisors met in regular session on Monday, September 28, 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 on a 1st floor courthouse bulletin board and on the County's Website. The following members were present: Ted Connealy, Gary 'Bird' Swanson, Sam Titus, Carl Pearson, Jay W. Johnson, Paul Richards and Jeff Kutchera.

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 on the website and available in a binder in the meeting room.

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

The minutes of the 9/9/2026 Board of Supervisors and Board of Equalization meetings were approved; upon motion by Titus, seconded by Johnson. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays- none.

The claims for September in the amount of \$ 561,302.87 including \$170,708.20 for payroll, were read, audited, warrant drawn, and checks generated on the respective funds on motion by Connealy, seconded by Richards. Roll Call Vote followed: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays- none. The following claims were approved:

100	APPLIED CONNECTIVE TECHNOLOGIES LLC	EQUIP & REPAIR	5,747.47
100	APPLIED CONNECTIVE TECHNOLOGIES LLC	SOFTWARE.CYBER.IT	5,941.76
100	BLACK HILLS ENERGY	UTILITIES	168.31
100	BLUE CROSS & BLUE SHIELD	INSURANCE	55,353.80
100	BOMGAARS	SUPPLIES	164.30
100	BRANIFF SERVICE INC	FUEL	1,145.45
100	BRENNEIS INSURANCE AGENCY INC	INSURANCE & BOND	456.00
100	BRUMMOND DISPOSAL	TRASH SERVICE	105.00
100	BURT COUNTY CLERK	POSTAGE	48.65
100	BURT COUNTY COURT	COURT COST	154.00
100	BURT COUNTY DISTRICT COURT	COURT COSTS	105.00
100	BURT COUNTY INDEPENDENT	PUBLISHING	1,540.74
100	BURT COUNTY PUBLIC POWER DIST	RADIO TOWER	73.39
100	BURT COUNTY TREASURER -TITLE/REG	TITLE / REGISTRATION	24.00
100	CANON FINANCIAL SERVICES	EQUIPMENT LEASE	286.49
100	CENTURY LINK	911	322.96
100	CHARLEY CULL	PLANNING MILEAGE	53.46
100	CITY OF TEKAMAH	UTILITIES	331.97
100	CLASSIC CLEAN CARWASH	FLEET MAINTENANCE	115.40
100	CLEARFLY	PHONE	1,449.48
100	COLONIAL RESEARCH CHEMICAL CORP	SUPPLIES	659.54
100	CRESTON FERTILIZER MCL FARMS INC	CHEMICAL SUPPLIES	916.00
100	CUBBY'S	FUEL	2,646.17
100	DAKOTA COUNTY SHERIFF	JAIL	1,941.10
100	DAS STATE ACCOUNTING-CENTRAL FIN.	SOFTWARE	503.60
100	DEAN CARLSON	PLANNING MILEAGE	48.62
100	DECATUR EXPRESS - KB'S MINI MART	FUEL	1,358.00
100	DON JOHNSON	PLANNING MILEAGE	25.38
100	EAKES OFFICE PLUS	SUPPLIES/EQUIP	326.15

100	ED FEILING CABINETRY & CONSTRUCTION	REPAIR/RESTORATION	37.50
100	ELECTION SYSTEMS & SOFTWARE	ELECTION SUPPLIES	2,200.14
100	FAIRFIELD INN & SUITES BY MARRIOTT	TRAVEL EXPENSE	139.00
100	FIRST CONCORD BENEFITS GROUP LLC	INSURANCE	30.00
100	FIRST NAT'L BANK-NORTHEAST-EFPTS	FEDERAL TAXES	13,232.31
100	FIRST NATIONAL BANK OF OMAHA	TRAVEL/SUPPLIES	2,466.35
100	HEARTLAND FIRE PROTECTION COMPANY	EXTINGUISHER INSPECTION	254.75
100	HEARTLAND TIRE, INC	TIRES/REPAIR	663.40
100	HOLIDAY INN	TRAVEL EXPENSES	389.85
100	HOMETOWN LEASING	COPIERS	210.96
100	IRVIN W LYDICK	SPRINKLER REPAIR	130.00
100	JANE PAUL	OFFICE SUPPORT	120.00
100	JAY HOVENDICK	PLANNING MILEAGE	117.12
100	JILL SPENNER	PLANNING MILEAGE	35.64
100	JOHN HUNDAHL	PLANNING MILEAGE	21.04
100	JOHNSON & MOCK, PC, LLO	ATTORNEY FEES	1,662.50
100	JRAY'S REPAIR	MAINT. AND REPAIR	412.43
100	KANSAS HIGHWAY PATROL	SHERIFF AUTO	29,500.00
100	LEAF	EQUIPMENT	168.62
100	MARY LOFTIS	MEDICARE PROGRAM	3,600.00
100	MICHELE QUICK	MILEAGE	118.56
100	MIPS INC	SOFTWARE	2,389.18
100	NACO	DUES/REGISTRATION	690.00
100	NEBR WEED CONTROL ASSN	REGISTRATION	125.00
100	NEBRASKA PUBLIC POWER DISTRICT	UTILITIES	1,120.97
100	ONE OFFICE SOLUTION	SUPPLIES	290.66
100	OPTK NETWORKS	INTERNET	642.99
100	PELAN FUNERAL SERVICES INC	COUNTY BURIAL	2,500.00
100	PIP MARKETING SIGNS	ELECTION SUPPLIES	1,273.56
100	POINT C	INSURANCE	239.25
100	QUADIENT LEASING USA, INC	POSTAGE LEASE	752.52
100	REGION 4 BEHAVIORAL HEALTH SYS	QTRLY	10,247.50
100	RETIREMENT PLANS DIV. OF AMERITAS	RETIREMENT	11,887.13
100	RODNEY BROMM	PLANNING MILEAGE	39.37
100	ROGER POND	PLANNING MILEAGE	166.28
100	SAATHOFF LAW GROUP	ATTORNEY FEES	2,051.03
100	SARPY COUNTY SHERIFF'S OFFICE	SHERIFF FEES	18.00
100	SAVE MORE MARKET	SUPPLIES	624.11
100	SCOTT RONNFELDT	PLANNING MILEAGE	222.77
100	SCOTT'S HARDWARE	SUPPLIES	303.64
100	SHARON WIMER	OFFICE SUPPORT	300.00
100	STACEY KEYS	MILEAGE/SUPPLIES	166.88
100	TEAM LABORATORY CHEMICAL LLC	SUPPLIES	1,032.00
100	TEKAMAH POST OFFICE	POSTAGE FEE	210.00
100	THE APOTHECARY SHOP	JAIL/MEDICAL	71.01
100	THOMAS & THOMAS COURT REPORTERS	COURT	308.35
100	THURSTON COUNTY SHERIFF	JAIL	3,990.00
100	TK ELEVATOR CORPORATION	MAINTENANCE	365.16
100	TYLER WEITZENKAMP	PLANNING MILEAGE	80.19
100	VERIZON WIRELESS	CELL PHONE	719.38
100	WASHINGTON COUNTY SHERIFF	JAIL	2,535.00
100	WENDY C. CUTTING	COURT TRANSCRIPT	152.30
300	APPLIED CONNECTIVE TECHNOLOGIES LLC	SOFTWARE	39.39
300	BLACK HILLS ENERGY	UTILITIES	51.26
300	BLUFF AGGREGATE LLC	MATERIALS	24,871.59
300	BOMGAARS SUPPLY INC	SUPPLIES	624.85
300	BRANIFF SERVICE INC	FUEL/LABOR	783.64
300	BRUMMOND COUNTRY DISPOSAL	TRASH SERVICE	95.00

300	BRUMMOND DISPOSAL	TRASH SERVICE	130.00
300	BURT COUNTY PUBLIC POWER DIST	UTILITIES	173.41
300	CITY OF LYONS	UTILITIES	156.66
300	CITY OF OAKLAND	UTILITIES	28.57
300	CITY OF TEKAMAH	UTILITIES	61.32
300	CNA AUTO SERVICES, LLC	REPAIR	10.20
300	DECATUR EXPRESS - KB'S MINI MART	FUEL	433.29
300	DVORAK LAW GROUP LLC	ATTORNEY FEES	6,845.50
300	EAKES OFFICE PLUS	SUPPLIES	164.36
300	ENGINEERING SYSTEMS INC.	CONSULT FEES	29,892.15
300	FARMERS PRIDE	FUEL	8,286.60
300	FIRST NAT'L BANK-NORTHEAST-EFPTS	FEDERAL TAXES	3,367.77
300	FIRST NATIONAL BANK OF OMAHA ROADS	SUPPLIES	414.30
300	JOHN DEERE FINANCIAL	LABOR	911.07
300	MAINELLI, WAGNER & ASSOCIATES INC	CONSULTING	1,057.50
300	MARTIN MARIETTA	MATERIALS	22,896.44
300	MCH HEALTH SYSTEM	DRUG SCREEN	45.00
300	MEL'S SMALL ENGINE	PARTS	10.00
300	MIDWEST ENGINEERING INC	ENGINEERING	16,903.00
300	MIDWEST SERVICE CO	FUEL	3,920.40
300	NACO	REGISTRATION	165.00
300	NEBRASKA PUBLIC POWER DISTRICT	UTILITIES	177.56
300	NMC	PARTS/LABOR	15,285.06
300	RETIREMENT PLANS DIV. OF AMERITAS	RETIREMENT	3,080.71
300	SCOTT'S HARDWARE	SUPPLIES	5.28
300	SHAMBURG AUTO SUPPLY	SUPPLIES	119.41
300	SHARON WIMER	OFFICE SUPPORT	120.00
300	TRI-STATE COMMUNICATIONS INC	TOWER	338.50
300	VERIZON CONNECT	FLEET TRACKING	445.02
300	VERIZON WIRELESS	CELL PHONE	119.79
300	VILLAGE DECATUR	UTILITIES	203.73
300	WPCI	TESTING	32.00
900	CITY OF OAKLAND	DEMO GRANT (2)	8,556.25
900	DAVID OLSON	RENO GRANT	2,618.48
1150	MIPS	SOFTWARE	225.75
2913	CENTURYLINK	911/E911	686.65
2913	NORTHEAST NEBR TELEPHONE	911/E911	130.97
4000	ED FEILING CABINET & CONSTRUCTION	REPAIR/RESTORATION	700.00
9599	AFLAC	EMPE PD ADDL	556.20
9599	ALLSTATE	EMPE PD ADDL	43.70
9599	BLUE CROSS & BLUE SHIELD	EMPE PD INSURANCE	1,716.05
9599	CREDIT MANAGEMENT SERVICES	GARNISHMENT	404.87
9599	FIRST CONCORD BENEFITS GROUP LLC	EMPE PD ADDL	999.66
9599	FIRST NAT'L BANK-NORTHEAST-EFPTS	EMPE FEDERAL TAXES	29,801.24
9599	GLOBE LIFE LIBERTY NATIONAL DIV	EMPE PD ADDL	636.97
9599	MADISON NATIONAL LIFE INS. CO, INC	EMPE PD ADDL	27.01
9599	NATIONWIDE RETIREMENT SOLUTIONS	EMPE PD ADDL	150.00
9599	NEBR CHILD SUPPORT PAYMENT CTR	GARNISHMENT	100.00
9599	RETIREMENT PLANS DIV. OF AMERITAS	EMPE RETIREMENT	10,293.66
9599	STATE TAX COMMISSIONER	EMPE STATE TAXES	6,381.01
9599	TRUSTMARK VOLUNTARY BENEFITS	EMPE PD ADDL	504.69
9599	VISION SERVICE PLAN (CT)	EMPE PD ADDL	759.59

Communication: Real Property Exemptions for 2026 will be published in the Burt County Independent this month per §77-202.03(5). * see BOE; Proof of publication and full exemption spreadsheet will also be sent to NE Department of Revenue (pat.tech@nebraska.gov).

Annual Delinquent Tax List: (dated 9/23/2026) prepared by County Treasurer Robin Olson was noted and placed on file. Edmond Talbot, Burt Co Attorney will review for possible future foreclosures the County may proceed with.

Courthouse Space:

Michele Quick, Clerk of District Court let the board know about an upcoming court case that might require her to utilize the employee break room if she needs space for the parties involved in her case. The board approved the use with the understanding there may be no other options stating employees would have to make alternate plans if need arises.

County owned building in Oakland:

Unsafe County owned building in Oakland (PID #312808100). The board had approved to hire structural engineering firm Schemmer Assoc. based out of Omaha in August; Pearson reported a contract has been signed and they are awaiting options to be presented.

Zoning: *Ann Chytka, Planning & Zoning Administrator*

Conditional Use Permit: 26-21 Troy Moser

At 9:31 A.M. Chairman Kutchera opened a public hearing for consideration of a CUP for Troy Moser to place a trailer house on his property to rent out. (PID 435200700) SE4SW4 of 4-20-10 Summit Township, Burt County, NE. Troy Moser was present. Chytka, Zoning Admin reported the planning commission had denied the CUP during their 9/8/2026 meeting; stating Troy does not reside in the principle dwelling on the property and two (2) rental houses on the 3.56 acres does not meet current Burt County Zoning regulations. Since the planning meeting, Troy has signed a statement attesting that he will reside in one of the dwellings; Chytka confirmed this would then meet the requirements thereby allowing for approval of the CUP. 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 Troy Moser upon motion by Pearson, seconded by Richards. Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. CUP was approved.

Decatur Radio Tower (previous Region 5/6):

The County obtained the tower after Region 5/6 Emergency Management disbanded via Resolution 2020-02 and the County took ownership in 2021 via a Deed filed as instrument #2021-66248. The tower was to be used for Emergency Management Response purposes; according to Sheriff Nick, Burt County had no emergency equipment on the tower, and the County no longer had use for the tower/property. An “Amendment to Deed” was approved to be executed at the 12/10/2025 Board of Supervisors meeting to revert the property back to United States of America, acting by and through the Administrator of the General Services Administration. The General Services Admin found a buyer for the property, and a Deed was presented today for execution by and between: Burt County (Grantee) to Decatur Tower 31 LLC (Grantee). The board approved to have Chairman proceed with signing of the Deed; upon motion by Richards, seconded by Pearson. By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. Motion Passed. The tower and property (2.41 ac in pt. NE4 NE4 of Sec. 27, TWP 23N, Rge. 10 E. of 6th P.M., Burt County, Nebraska) will be removed from Burt County inventory / insured properties after the Burt County Register of Deeds office files the final Deed document.

ROADS: *w/ Ann Chytka, Highway Superintendent*

Skid Steer Lease: The lease on the compact track loader is up for renewal; Ann presented for approval a lease agreement with NMC for 1 year, 250 hrs at an annual cost of \$9,100.00. The board approved agreement upon motions by Titus and Connealy, By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays- none.

C-11(456) Co.Rd. L Project – Change Order: Chytka gave a roads update, she would like the board to approve a change order to add patching on Co.Rd. L, West of Highway 77 while Western Engineering is onsite. Swanson made a motion to declare this an emergency in order to take action to save the County and taxpayers money, Richards seconded and the Board Approved By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays- none. Action was then taken to approve the change order (estimate of \$317,390.90) and proceed with the patching, upon motion by Titus, seconded by Pearson. Passed By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays- none.

Collective Bargaining Union: FOP (Fraternal Order of Police) Lodge #95

Agreement: Supervisor Pearson made a motion to deny the current agreement presented and hire an attorney to negotiate further with the FOP, Titus seconded, and the motion Passed By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none. The board will contact Woods Aitken, LLP (Law Firm), they are the same firm that negotiated the last/current FOP contract. Titus made a motion to approve up to \$10,000.00 to be spent to have the law firm negotiate, review and finalize FOP contracts before Burt County signs off; Johnson seconded and motion Passed By Roll Call Vote: Ayes – Connealy, Swanson, Titus, Pearson, Johnson, Richards and Kutchera. Nays – none.

PUBLIC COMMENT(S): Greg Brummond – comments on skid loader lease.

There being no further business to come before the Board at this time, the meeting adjourned upon motions by Connealy and Titus at 9:52 A.M.
Next Meeting: Wednesday, October 14, 2026 @ 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.