

COMMISSIONERS ROOM, HOLDREGE, NE  
9:00 A.M. July 2, 2024

The Phelps County Board of Commissioners met in regular session on July 2, 2024, as advertised, with Commissioners Russ Cruise; Tom Nutt; Barb Malm; Dennis Ostgren; Matt Gregg; Rick Streeter and Theresa Puls present. The meeting was called to order by Chairman Puls. The Pledge of Allegiance was recited. Theresa announced the open meeting law would be in effect and that a copy is posted on the wall. Gregg moved, seconded by Ostgren, to approve the minutes of the previous meeting. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, abstain; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

At 9:01 a.m. the Board went into session as a Board of Equalization, Larissa Davenport, County Assessor, Sally Fox, County Clerk and Natalie Nelsen-Pacey, County Attorney were present.

Protest #91, parcel 988, Dennis Kugler met with the Board to protest the increase of his valuation. Larissa will review the property and get back to the Board with her recommendation.

Protest #92, parcel 985, Dennis Kugler met with the Board to protest the increase of his valuation. Larissa will review the property and get back to the Board with her recommendation.

Protest #93, parcel 623, Dennis Kugler met with the Board to protest the increase of his valuation. Larissa will review the property and get back to the Board with her recommendation.

Protest #39, Norris Pearson was discussed. Larissa recommended adjusting the property to \$315,100. Malm moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #40, Linda Mattson was discussed. Larissa recommended adjusting the property to \$334,918. Malm moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #41, Jeanne Bergsten was discussed. Larissa recommended adjusting the property to \$341,628. Streeter moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #73, parcel 2095, Mark Kraus met with the Board to protest the increase of his valuation. Larissa will review the property and get back to the Board with her recommendation.

Protest #75, parcel 2683, Grant Pfeifer met with the Board to protest the increase of his valuation. Larissa recommended adjusting the property to \$472,233. Ostgren moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #97, parcel 392, Frank Erickson met with the Board to protest the increase of his valuation. Larissa will review the property and get back to the Board with her recommendation.

Protest #98, parcel 391, Frank Erickson met with the Board to protest the increase of his valuation. Larissa will review the property and get back to the Board with her recommendation.

Protest #18, Jenna Roberts was discussed. Larissa recommended adjusting the property to \$520,769. Nutt moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #25, Andrew Klein was discussed. Larissa recommended adjusting the property to \$402,995. Malm moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #26, Kristine Jacobson was discussed. Larissa recommended adjusting the property to \$390,043. Streeter moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Cruise, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #28, Derek & Sue Wagner, was discussed. Larissa recommended adjusting the property to \$370,800. Cruise moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #31, Eric Titus, was discussed. Larissa recommended adjusting the property to \$224,840. Gregg moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #35, Doug Latter was discussed. Larissa recommended adjusting the property to \$176,310. Ostgren moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #42, Susan Nation was discussed. Larissa recommended no change. Ostgren moved, seconded by Malm, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #48, James Bowen was discussed. Larissa tabled this protest,

Protest #52, Brad & Megan Langenberg was discussed. Larissa recommended no change. Streeter moved, seconded by Ostgren, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #53, John Sauder was discussed. Larissa recommended adjusting the property to \$298,855. Gregg moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #54, Jay Johnson was discussed. Larissa recommended adjusting the property to \$251,075. Nutt moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #55, Mark Gillespie was discussed. Larissa recommended adjusting the property to \$361,461. Streeter moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #65, Kim Stewart was discussed. Larissa recommended adjusting the property to \$104,530. Cruise moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #66, Kevin Jaukin was discussed. Larissa recommended no change. Gregg moved, seconded by Ostgren, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #74, Don Langenberg was discussed. Larissa recommended adjusting the property to \$287,213. Malm moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #80, Patricia Beesing was discussed. Larissa recommended adjusting the property to \$509,483. Streeter moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Larissa discussed the form 425 report of destroyed real property from Christine Ridder. Larissa recommended changing the reassessment value to \$350,757. Streeter moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Larissa discussed the form 425 report of destroyed real property from Jordan Wells. Larissa recommended changing the reassessment value to \$53,610. Nutt moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Ostgren moved, seconded by Cruise, to approve resolution/exhibit #4. Roll call vote was Nutt, yes; Cruise, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

The Board resumed its regular session as a Board of Commissioners at 10:25 a.m.

Denise Smith, Administrator of the Phelps County Senior Center appeared before the Board with their proposal for the coming fiscal year's budget in the amount of \$78,665. The Board accepted their budget.

Gene Samuelson, Sheriff, discussed the addendum interlocal agreement for E-911 services which is between the City of Holdrege and Phelps County. In 2012 the Board approved to increase the amount by 3% each year and this fiscal year the county paid the city \$42,771. The City Chief of Police, Marty McIntire is asking for an increase from the county of \$106,590 for the next fiscal year. Gene is not in favor of this increase but would be in favor of increasing the amount to \$86,250 for the new fiscal year, which is double the amount we paid this fiscal year. Gene discussed this amount with the City Administrator, Mayor and Chief of Police and they declined the counties proposed amount and want to stay with the amount they submitted to the county in the amount of \$106,590. The E-911 committee and Gene will have a meeting on July 11<sup>th</sup>.

Streeter moved, seconded by Ostgren, to appoint Anna Sertich for a 5-year term to the Holdrege Area Public Library Board ending June 30, 2029. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Gregg moved, seconded by Malm, to go into closed session at 11:01 a.m. with Natalie Nelsen-Pacey, County Attorney, to discuss legal advice and for the purpose of protecting the public interest. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried. At 11:12 a.m. Malm moved, seconded by Cruise, to go out of closed session. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

The meeting adjourned at 11:14 a.m.

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Sally Fox, County Clerk

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Theresa Puls, Chairman Board of Commissioner