

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

The Phelps County Board of Commissioners met in regular session on July 9, 2024, as advertised, with Commissioners Tom Nutt; Barb Malm; Dennis Ostgren; Matt Gregg; Rick Streeter and Theresa Puls present. Russ Cruise absent. 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. Ostgren moved, seconded by Gregg, to approve the minutes of the previous meeting. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

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

Protest #17, parcel 5871, Ryan Puls was discussed. Larissa recommended adjusting the property to \$170,107. Streeter moved seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, abstain. Cruise absent. Motion carried

Protest #56, parcel 413, Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended adjusting the property to \$123,860. Malm moved seconded by Ostgren to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

Protest #57, parcel 400 Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended no change. Gregg moved seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

Protest #58, parcel 399, Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended no change. Nutt moved seconded by Malm, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

Protest #59, parcel 348, Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended no change. Ostgren moved seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

Protest #60, parcel 1640, Trent Fuecker met with the Board to protest the increase of his valuation. 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; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, no. Cruise absent. Motion carried

Protest #61, parcel 2004.15, Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended no change. Nutt moved seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

Protest #62, parcel 2004, Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended adjusting the property to \$326,689. Ostgren moved seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

Protest #63, parcel 2004.10 Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended increasing the property to \$375,177. Streeter moved seconded by Gregg, to increase the value based on the Assessor's recommendation. Roll call vote was Nutt, no; Gregg, no; Ostgren, no; Malm, no; Streeter, yes; Puls, no. Cruise absent. Motion did not carry. Gregg moved, seconded by Ostgren, to change the valuation to \$357,000. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, no; Puls, yes. Cruise absent. Motion carried

Protest #64, TDMF Property/Trent Fuecker met with the Board to protest the increase of his valuation. Larissa recommended no change. Ostgren moved, seconded by Gregg, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #72, parcel 5595 was discussed. Larissa recommended adjusting the property to \$1,558,465. Nutt moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

Protest #81, parcel 5003, EB3J Rentals/Brian Johnson met with the Board to protest the increase of his valuation. Larissa recommended adjusting the property to \$127,605. Streeter moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, no; Ostgren, no; Gregg, no; Malm, yes; Streeter, yes; Puls, no. Cruise absent. Motion did not carry. Nutt moved, seconded by Ostgren, to change the valuation to \$120,605. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, no; Puls, yes. Cruise absent. Motion carried

Protest #96, parcel 2927, was discussed. Larissa recommended adjusting the property to \$422,403. Malm moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #2, Cliff Dannull was discussed. Larissa recommended adjusting the property to \$343,264. Gregg moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #5, Blackacre Properties was discussed. Larissa recommended no change. Nutt moved, seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #7, Roxann Gregg 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; Ostgren, yes; Gregg, abstain; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #10, Mule Tuff LLC was discussed. Larissa recommended adjusting the property to \$398,956. Malm moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #11, Larry Fitzgerald was discussed. Larissa recommended adjusting the property to \$35,291. Gregg moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #12, Larry Fitzgerald was discussed. Larissa recommended no change. Ostgren moved, seconded by Gregg, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #13, Bosox 7 LLC was discussed. Larissa recommended adjusting the property to \$338,125. Streeter moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #14, Bank of Bertrand was discussed. Larissa recommended adjusting the property to \$256,505. Nutt moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #20, Cliff Dannull was discussed. Larissa recommended adjusting the property to \$73,893. Ostgren moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #21, Cliff Dannull was discussed. Larissa recommended adjusting the property to \$68,887. Gregg moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #22, Cliff Dannull was discussed. Larissa recommended no change. Ostgren moved, seconded by Streeter, approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #29, Michael Burgeson was discussed. Larissa recommended no change. Malm moved, seconded by Ostgren, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #30, Michael Burgeson was discussed. Larissa recommended no change. Ostgren moved, seconded by Nutt, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, no; Malm, yes; Streeter, no; Puls, no. Cruise absent. Motion was tabled to another date.

Protest #32, Cynthia Wilson was discussed. Larissa recommended adjusting the property to \$329,993. Ostgren moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #34, Flat River Enterprises was discussed. Larissa recommended adjusting the property to \$1,586,943. Nutt moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #38, John Wagner was discussed. Larissa recommended adjusting the property to \$211,519. Ostgren moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #48, James Bowen was discussed. Larissa recommended no change. Gregg moved, seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #49, Jerold Weber was discussed. Larissa recommended adjusting the property to \$58,690. Gregg moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #50, Lawrence Marshall was discussed. Larissa recommended adjusting the property to \$397,770. Gregg moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #51, Christine Ridder was discussed. Larissa recommended adjusting the property to \$399,670. Ostgren moved, seconded by Nutt, to reduce the value based on the Assessor's

recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #67, Kevin Jaukin was discussed. Larissa recommended no change. Gregg moved, seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #68, Chad Terrell was discussed. Larissa recommended adjusting the property to \$76,823. Nutt moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #69, Chad Terrell was discussed. Larissa recommended no change. Ostgren moved, seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #70, Chelence LLC was discussed. Larissa recommended adjusting the property to \$90,985. Malm moved, seconded by Ostgren, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #71, Richard Blum was discussed. Larissa recommended adjusting the property to \$109,293. Ostgren moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Protest #73, Mark Kraus was discussed. Larissa recommended adjusting the property to \$138,084. Streeter moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Larissa discussed the form 425 report of destroyed real property from Brett Dannull. Larissa recommended changing the reassessment value to \$420,578. Ostgren moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Larissa reviewed the permissive exemption applications from Adjacent Air, LLC, Lighthouse Baptist Church and New Life Assembly. Gregg moved, seconded by Streeter, to accept the Adjacent Air permissive exemption application. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Malm moved, seconded by Nutt, to accept the Lighthouse Baptist Church permissive exemption application. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Ostgren moved, seconded by Gregg, to accept the New Life Assembly permissive exemption application. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

The Board resumed its regular session as a Board of Commissioners at 11:05 a.m.

Shelly Nelson, Administrator of the Young at Heart Senior Center appeared before the Board with their proposal for the coming fiscal year's budget in the amount of \$27,885. The Board accepted their budget.

Gregg moved, seconded by Malm, to designate MIPS/NACO/ CSG as the printing and mailing service for the LB644/JPH postcards. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried.

Streeter moved, seconded by Ostgren, to approve monthly reports from the clerk, sheriff and clerk

of district court. Roll call vote was Nutt, yes; Ostgren, yes; Gregg, yes; Malm, yes; Streeter, yes; Puls, yes. Cruise absent. Motion carried

The meeting adjourned at 11:32 a.m.

Sally Fox, County Clerk

Theresa Puls, Chairman Board of Commissioner