

COMMISSIONERS ROOM, HOLDREGE, NE  
9:00 A.M. July 23, 2024

The Phelps County Board of Commissioners met in regular session on July 23, 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, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

At 9:00 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 #33, Garrett Uecker was discussed. Larissa recommended no change. Streeter moved, seconded by Nutt, to approve no change 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 #106, Cora Asp was discussed. Larissa recommended adjusting the property to \$244,686. 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, no; Puls, yes. Motion carried.

Protest #119, Lexi Spencer was discussed. Larissa recommended adjusting the property to \$192,725. 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 #125, Adam Johnson was discussed. Larissa recommended adjusting the property to \$27,020. 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 #126, Adam Johnson was discussed. Larissa recommended adjusting the property to \$41,810. Ostgren 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 #134, Allisha Melroy was discussed. Larissa recommended adjusting the property to \$142,535. Gregg 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 #135, Janel Moore was discussed. Larissa recommended adjusting the property to \$393,699. 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.

Protest #137, BBT Corporation 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 #138, Tractor Supply was discussed. Larissa recommended adjusting the property to \$2,393,904. Malm 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 #139, Adam Johnson was discussed. Larissa recommended adjusting the property to \$489,829. 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 #140 Lance Earhart was discussed. Larissa recommended adjusting the property to \$160,899. Nutt 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 #141, Tamara May was discussed. Larissa recommended no change. Cruise moved, seconded by Nutt, to approve no change 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 #142, Tamara May, 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 #143, Rags to Riches, was discussed. Larissa recommended no change. Streeter 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 #144, Rags to Riches, was discussed. 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; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #145, Dan Jensen was discussed. Larissa recommended adjusting the property to \$251,021. Cruise moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, no; Gregg, yes; Ostgren, no; Malm, abstain; Streeter, yes; Puls, yes. Motion carried.

Protest #146, Holdrege Building, 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; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, abstain; Streeter, yes; Puls, yes. Motion carried.

Protest #147, First State Bank, 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; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, abstain; Streeter, yes; Puls, yes. Motion carried.

Protest #148, Smart Choice Properties, was discussed. Larissa recommended adjusting the property to \$253,599. Ostgren 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 #149, Casa Bahari, 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; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Protest #150, CCFP Investments was discussed. Larissa recommended adjusting the property to \$240,455. Malm 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 #151, Smart Choice was discussed. Larissa recommended adjusting the property to \$207,696. Streeter 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, no. Motion carried.

Protest #152, Smart Choice was discussed. Larissa recommended no change. Malm moved, seconded by Nutt, 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.

The Board resumed its regular session as a Board of Commissioners at 9:29 a.m.

Nutt moved, seconded by Malm, to approve the July payroll claims in the amount of \$278,862.21 for the general fund, \$77,254.58 for the road fund and \$2,780.84 for the weed fund. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Bobby Hamilton, Highway Supt., met with the Board with his road report. Bobby discussed to surplus a 1993 Ford Dump Truck with a snowplow and sander box, also a 1994 Ford flatbed truck. After discussion Ostgren moved, seconded by Cruise, to give Bobby authority to surplus the 1993 and 1994 Ford trucks. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried

Streeter moved, seconded by Ostgren, to approve the request from Bobby to transfer 45.76 hours from the sick leave bank for Andrew Richards. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

The Board discussed the Interlocal Agreement between County of Phelps and City of Holdrege regarding the Holdrege Police Dept. Enhanced 911 System. This agreement shall commence August 1, 2024, for a term of three years and shall automatically renew for subsequent three-year terms unless either party shall give notice in writing no later than January 15 of the year in which the agreement is set to renew. All dispatch employees shall be employees of the City and the City shall provide all benefits. The County shall reimburse the City an amount equal to 29% of the total payroll budget for dispatching less the budgeted E911 wireless wages. For the budget year 2024-2025, the County's reimbursement to the City shall be \$151,090 and shall be paid quarterly. After discussion Streeter moved, seconded by Nutt, to approve the Interlocal Agreement. Roll call vote was Nutt, yes; Cruise, no; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried.

Gregg moved, seconded by Malm, to deny the proposed tower site from Matt Jafri with FLEX Deployment Solutions. Roll call vote was Nutt, yes; Cruise, yes; Gregg, yes; Ostgren, yes; Malm, yes; Streeter, yes; Puls, yes. Motion carried

Tom and Rick discussed meetings they attended.

The meeting adjourned at 10:32 a.m.

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Sally Fox, County Clerk

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Theresa Puls, Chairman Board of Commissioner