

COMMISSIONERS ROOM, HOLDREGE, NE  
9:00 A.M. July 1, 2025

The Phelps County Board of Commissioners met in regular session on July 1, 2025, at 9:00 A.M. as per public notice given in the Holdrege Daily Citizen on June 24, 2025, a copy of the proof of publication being on file in the County Clerk's Office. Availability of the agendas was communicated in the advance notice of the meeting. All of the proceedings hereafter shown were taken while the convened meeting was open to the attendance of the public.

Commissioners Tom Nutt; Rick Streeter; Barb Malm; Theresa Puls; Russ Cruise and Dennis Ostgren were present. Matt Gregg was absent. The meeting was called to order by Chairman Ostgren. The Pledge of Allegiance was recited. Dennis announced the open meeting law would be in effect and that a copy is posted on the wall. Streeter moved, seconded by Malm, to approve the minutes of the previous meeting. Roll call vote was Nutt, yes; Streeter, yes; Cruise, yes; Malm, yes; Puls, yes; Ostgren, yes. Gregg absent. Motion carried.

At 9:00 a.m. the Board went into session as a Board of Equalization. Matt Gregg was absent. Larissa Davenport, County Assessor, Sally Fox, County Clerk and Corey O'Brien, County Attorney, were present.

Protest #31, parcel 6115, Cheryl Reed met with the board to protest the increase of her valuation. Larissa will review the property and get back to the board with her recommendation.

Protest #45, parcel 7013, Janet Palmer/BRP farms met with the board to protest the increase of her valuation. Larissa recommended no change. Streeter moved, seconded by Puls, to approve no change based on the assessor's recommendation. Roll call vote was Nutt, no; Streeter, yes; Cruise, yes; Malm, no; Puls, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #46, parcel 7014, Janet Palmer/BRP farms met with the board to protest the increase of her valuation. Larissa recommended no change. Cruise moved, seconded by Streeter, to approve no change based on the assessor's recommendation. Roll call vote was Nutt, no; Streeter, yes; Cruise, yes; Malm, no; Puls, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #47, parcel 7020, Janet Palmer/Clinton Burgeson Farms met with the board to protest the increase of her valuation. Larissa recommended no change. Cruise moved, seconded by Puls, to approve no change based on the assessor's recommendation. Roll call vote was Nutt, no; Streeter, yes; Cruise, yes; Malm, no; Puls, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #48, parcel 7056, Janet Palmer/Clinton Burgeson Farms met with the board to protest the increase of her valuation. Larissa recommended no change. Cruise moved, seconded by Streeter, to approve no change based on the assessor's recommendation. Roll call vote was Nutt, no; Streeter, yes; Cruise, yes; Malm, no; Puls, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #49, parcel 7021, Janet Palmer/Clinton Burgeson Farms met with the board to protest the increase of her valuation. Larissa recommended no change. Streeter moved, seconded by Cruise, to approve no change based on the assessor's recommendation. Roll call vote was Nutt, no; Streeter, yes; Cruise, yes; Malm, no; Puls, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #50, parcel 7022, Janet Palmer/Clinton Burgeson Farms met with the board to protest the increase of her valuation. Larissa recommended no change. Streeter moved, seconded by Cruise, to approve no change based on the assessor's recommendation. Roll call vote was Nutt, no; Streeter, yes; Cruise, yes; Malm, no; Puls, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #51, parcel 1961, Nicole Dusenberry met with the board to protest the increase of her valuation. Larissa will review the property and get back to the board with her recommendation.

Protest #54, parcel 3013, Shirley Olson met with the board to protest the increase of her valuation. Larissa will review the property and get back to the board with her recommendation.

Protest #15, parcel 6693, John Wagner was discussed. Larissa recommended adjusting the property to \$232,310. Streeter moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, no; Malm, no; Streeter, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #16, parcel 6253, Tim & Jennifer Bell was discussed. Larissa recommended adjusting the property to \$634,049. Malm moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #18, parcel 915, Matt Nyberg was discussed. Larissa recommended adjusting the property to \$228,535. Cruise moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #19, parcel 2457, Marvin Weiss was discussed. Larissa recommended adjusting the property to \$311,700. Nutt moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, no; Ostgren, yes. Gregg absent. Motion carried.

Protest #20, parcel 1552, Scott Feusner was discussed. Larissa recommended adjusting the property to \$167,235. Puls moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #21, parcel 35210.1, Jonathan Sand was discussed. Larissa recommended adjusting the property to \$708,138. Streeter moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #22, parcel 4051, Smart Choice was discussed. Larissa recommend no change. Malm moved, seconded by Cruise, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #23, parcel 246, CCEPC Investments was discussed. Larissa recommended adjusting the property to \$112,290. Nutt moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #24, parcel 2616, Smart Choice was discussed. Larissa recommend no change. Malm moved, seconded by Puls, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

Protest #25, parcel 6232, George Krem was discussed. Larissa recommend no change. Puls moved, seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, no; Ostgren, yes. Gregg absent. Motion carried.

Protest #33, parcel 3065.35, Heritage Homes of NE was discussed. Larissa recommended adjusting the property to \$255,761. Malm moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

The Board resumed its regular session as a Board of Commissioners at 10:29 a.m.

The Board reviewed the contract with Kristine Jacobson/KRJPR for the Phelps County Visitors Committee. The contract is from July 1, 2025 until June 30, 2026 and she is keeping her monthly fee at \$1,200. After discussion, Puls moved, seconded by Streeter, to approve the contract with Kristine Jacobson and agree to pay \$1,200 monthly. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Ostgren, yes. Gregg absent. Motion carried.

The meeting adjourned at 11:01 a.m.

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Sally Fox, County Clerk

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Dennis Ostgren, Chairman Board of Commissioner