

COMMISSIONERS ROOM, HOLDREGE, NE
9:00 A.M. July 8, 2025

The Phelps County Board of Commissioners met in regular session on July 8, 2025, at 9:00 A.M. as per public notice given in the Holdrege Daily Citizen on July 1, 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; Matt Gregg; Barb Malm; Theresa Puls; Russ Cruise and Dennis Ostgren were present. 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. Puls moved, seconded by Cruise, to approve the minutes of the previous meeting. Roll call vote was Nutt, yes; Gregg, abstain; Streeter, yes; Cruise, yes; Malm, yes; Puls, yes; Ostgren, 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 Corey O'Brien, County Attorney, were present.

Protest #61, parcel 5729, Craig Latter met with the board to protest the increase of his valuation. Larissa recommended adjusting the property to \$240,015. Puls moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, no; Gregg, yes; Ostgren, yes. Motion carried.

Protest #54, parcel 3013, Shirley Olson cancelled her protest.

Protest #26, parcel 5490.02, Joshua Olson was discussed. Larissa recommended adjusting the property to \$413,763. Streeter moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #27, parcel 5982, James & Angela Palmer was discussed. Larissa recommended adjusting the property to \$1,882,792. Cruise moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #28, parcel 1591, Lyndsie Morrison was discussed. Larissa recommended adjusting the property to \$49,165. Nutt moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #29, parcel 4333.1, Mitchell Palmer was discussed. Larissa recommended adjusting the property to \$551,609. Malm moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, no; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #34, parcel 4411, Kimberly Anderson was discussed. Larissa recommended adjusting the property to \$221,929. Streeter 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, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #35, parcel 6969, Robert Olson was discussed. Larissa recommended adjusting the property to \$596,149. Malm 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, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #40, parcel 6072.1, Berneil Reed was discussed. Larissa recommended no change. Gregg moved, seconded by Nutt, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #41, parcel 3061, Berneil Reed was discussed. Larissa recommended adjusting the property to \$381,126. Malm 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; Gregg, yes; Ostgren, yes. Motion carried.

Protest #43, parcel 329, Scott Anderson was discussed. Larissa recommended adjusting the property to \$17,573. Nutt moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #44, parcel 6972.1, Mark Gillespie was discussed. Larissa recommended adjusting the property to \$426,236. Streeter moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, no; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, no. Motion carried.

Protest #42, parcel 3403.1, Nye Pelton 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 #59, parcel 6972, Justin & Katie Luthy was discussed. Larissa recommended adjusting the property to \$493,608. Cruise moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #65, parcel 6579, Roger Olson was discussed. Larissa recommended adjusting the property to \$588,081. 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; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Motion carried.

Protest #66, parcel 7560, Andrew Daily was discussed. Larissa recommended adjusting the property to \$234,250. Nutt moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Gregg, yes; Ostgren, yes. Motion carried.

Puls moved, seconded by Streeter, to approve resolution/exhibit #2. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Gregg, yes; Ostgren, yes. Motion carried.

Larissa presented the 3-year assessment plan to the board and after discussion Streeter moved, seconded by Malm, to accept the 3-year assessment plan. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Gregg, yes; Ostgren, yes. Motion carried.

The Board resumed its regular session as a Board of Commissioners at 9:51 a.m.

Bobby Hamilton, Hwy. Supt., met with the board with his road report. Bobby discussed a bid opening date with Oak Creek Engineering to replace 2 bridges with concrete box culverts. They are located on 740 Rd .25 miles west of A Rd and on 744 Rd between H & I Rd. Both structures are on CNPPID canal system. Oak Creek Engineering will open the bids on August 5, 2025, at 9:15 a.m.

Streeter moved, seconded by Puls, to appoint Cindy Woolen to the Holdrege Area Public Library Board. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Gregg, yes; Ostgren, yes. Motion carried. Cindy will replace Bob Johnson and will serve a 3-year term which will expire June, 2028.

Nutt moved, seconded by Gregg, to approve the monthly reports of clerk, sheriff and clerk of district court. Roll call vote was Nutt, yes; Cruise, yes; Puls, yes; Streeter, yes; Malm, yes; Gregg, yes; Ostgren, yes. Motion carried.

The meeting adjourned at 10:52 a.m.