

COMMISSIONERS ROOM, HOLDREGE, NE  
9:00 A.M. July 15, 2025

The Phelps County Board of Commissioners met in regular session on July 15, 2025, at 9:00 A.M. as per public notice given in the Holdrege Daily Citizen on July 8, 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; and Dennis Ostgren were present. Russ Cruise 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; Gregg, yes; Streeter, yes; Malm, yes; Puls, yes; Ostgren, yes. Cruise absent. Motion carried.

At 9:02 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 Corey O'Brien, County Attorney, were present.

Protest #56, parcel 458, Briah Leahy met with the board to protest the increase of his valuation. Larissa recommended adjusting the property to \$221,270. Puls moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #8, parcel 3158, Jenna Roberts was discussed. Larissa recommended adjusting the property to \$536,659. Streeter moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #12, parcel 744, Holly Robinson was discussed. Larissa recommended no change. Streeter moved, seconded by Gregg, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #30, parcel 4505, Edwin Harris was discussed. Larissa recommended adjusting the property to \$777,691. Malm moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #31, parcel 6115.1, Doyle Reed was discussed. Larissa recommended adjusting the property to \$815,492. Streeter moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #32, parcel 2927, Carl Humphrey was discussed. Larissa recommended adjusting the property to \$433,533. Gregg moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #36, parcel 3596, Brent Samuelson was discussed. Larissa recommended no change. Streeter moved, seconded by Gregg, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, no; Puls, no; Malm, no; Streeter, yes; Gregg, no; Ostgren, yes. Cruise absent. Motion did not pass and is tabled until next week.

Protest #37, parcel 1644.10, Princeton Santa Fe was discussed. Larissa recommended no change. Gregg moved, seconded by Puls, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #38, parcel 1647, Princeton Santa Fe 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; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #339, parcel 1649, Princeton Santa Fe was discussed. Larissa recommended adjusting the property to \$2,244,123. Gregg moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #42, parcel 3403.1, Nye Pelton was discussed. Larissa recommended adjusting the property to \$596,149. Gregg moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #51, parcel 1961, Nicole Dusenbery was discussed. Larissa recommended no change. Malm moved, seconded by Puls, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #52, parcel 3160, Caroline Erickson was discussed. Larissa recommended adjusting the property to \$619,648. Puls moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #53, parcel 6807, Roger Schluntz 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; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #55, parcel 2727, Tiffany Wiser was discussed. Larissa recommended adjusting the property to \$403,782. Streeter moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #57, parcel 7221, Susan Schutz was discussed. Larissa recommended adjusting the property to \$235,865. Puls moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #58, parcel 3426, Cindy Stauffer 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; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #60, parcel 6835, Les Grimm was discussed. Larissa recommended no change. Streeter moved, seconded by Gregg, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, no; Malm, no; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #62, parcel 7237, Michelle Boulware was discussed. Larissa recommended adjusting the property to \$240,589. Puls moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #63, parcel 1990, Allisha Melroy was discussed. Larissa recommended no change. Malm moved, seconded by Streeter, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #64, parcel 60, Todd & Nancy Garrelts was discussed. Larissa recommended adjusting the property to \$606,222. Puls moved, seconded by Malm, to reduce the value based on the Assessor’s recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

Protest #67, parcel 2729, Spring Stutzman was discussed. Larissa recommended adjusting the property to \$419,785. Streeter moved, seconded by Malm, to reduce the value based on the Assessor’s recommendation. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

The Board resumed its regular session as a Board of Commissioners at 9:59 a.m.

Nutt moved, seconded by Malm, to approve the vendor claims for the month of July. Roll call vote was Nutt, yes; Puls, yes; Malm, yes; Streeter, yes; Gregg, yes; Ostgren, yes. Cruise absent. Motion carried.

	General	
ACE IRRIGATION & MANUFACT CO	Supplies	\$1,866.25
ADVANCED CORRECTIONAL HEALTHCARE	Medical	\$5,661.10
AIRTEQ SYSTEMS	Supplies	\$151.18
ALPHA HEATING AND AIR	Supplies	\$6.90
AMAZON CAPITAL SERVICES	Supplies	\$1,246.58
APPLIED CONNECTIVE TECHNOLOGIES	Subscription	\$1,258.55
DELISA BEAUDETTE	Supplies	\$32.08
BETSY BENDORF	Retirement	\$21.00
BLACK HILLS ENERGY	Utilities	\$1,143.28
BOB BARKER CO, INC	Supplies	\$269.73
BOSSELMAN ENERGY INC	Fuel	\$216.84
BUFFALO COUNTY	Dues	\$200.00
BURLINGTON CAR WASH	Car Washes	\$185.24
CENTRAL VALLEY ELECTRIC INC	Supplies	\$66.25
CENTURYLINK	Phone Service	\$566.05
CHESTERMAN CO	Supplies	\$258.25
CHS-AGRI COOP	Fuel	\$96.01
CITY OF HOLDREGE	Utilities	\$5,551.22
CLERK OF THE DISTRICT COURT	June Fees	\$113.00
CVSOAN	Registration	\$60.00
DAAKE LAW OFFICE LLC	Court App Atty	\$1,000.50
DANNULL ENGINE SERVICE & AUTO	Repairs	\$214.81
DAS STATE ACCOUNTING-CENTRAL FINC	Fees	\$196.00
DATAPILOT INC	Subscription	\$1,495.00
DEWALD DEAVER L'HEUREUX PC LLO	Court App Atty	\$5,015.00
DIAMOND DRUGS INC	Medical	\$419.43
DIER,OSBORN & COX	Court App Atty	\$1,589.00
EAKES OFFICE SOLUTIONS	Supplies	\$3,675.19
SHAWN R EATHERTON	Court App Atty	\$2,031.50
ECOLAB INC	Rental	\$305.54
F JOHNSON BUILDING,LLC	July Rent	\$1,020.00
FAMILY ADVOCACY NETWORK	Dues	\$2,000.00
FASTENAL COMPANY	Supplies	\$776.85
FGH LAW OFFICE LLC	Court App Atty	\$195.50
FIRST STATE BANK	Supplies	\$115.57
NANCY S FREBURG	July Fees	\$1,959.17
FULMER U-SAVE PHARMACY	Medical	\$193.27
GALLS LLC	Supplies	\$216.05
GENERAL GLASS OF HOLDREGE INC	Repairs	\$565.34
GLENWOOD TELECOMMUNICATIONS	Phone Service	\$2,638.57
GRACE DARLENE GRAF	Retirement	\$9.00
GRAPHIC ARTS SHOP INC	Supplies	\$570.75
GRAY LAW FIRM LLC	Court App Atty	\$3,795.00

MATT GREGG	Mileage	\$189.00
MARY HAMMOND	Retirement	\$42.00
MARLENE HILMAN	Cleaning	\$75.00
	Legals &	
HOLDREGE DAILY CITIZEN	Notices	\$201.54
HOLDREGE SOFT WATER SERVICE	Supplies	\$731.00
HOMETOWN LEASING	Copier Lease	\$1,211.87
KEARNEY COUNTY ATTORNEY	Budget Request	\$5,000.00
KLEIN,BREWSTER,BRANDT & MESSERSMITH	Court App Atty	\$14,510.00
LARSEN'S ACE HARDWARE	Supplies	\$152.39
DONA LAVERACK	Retirement	\$9.00
LIESKE,LIESKE & ENSZ PC LLO	Court App Atty	\$443.00
AMY LOHMEYER	Cleaning	\$2,625.00
MARILYN MANNING	Retirement	\$24.00
RON MELBYE	Cell Phone	\$16.00
JACOB MEYER	Cell Phone	\$16.00
MID AMERICAN RESEARCH CHEMICAL-MARC	Supplies	\$638.09
MIPS INC	Support	\$3,626.72
MOTOROLA SOLUTIONS INC	Equipment	\$2,340.00
DARL NAUMANN	Retirement	\$6.00
NANCY NAUMANN	Retirement	\$24.00
NEBRASKA ASSOCIATION CO OFFICIALS	Dues	\$2,490.89
NEBRASKA HEALTH & HUMAN SERVICES	Professional	\$903.10
NELSON LAW	Court App Atty	\$7,544.32
NSA/POAN LAW ENFORCEMENT		
CONFERENCE	Dues	\$430.00
COREY O'BRIEN	Cell Phone	\$16.00
O'REILLY AUTO PARTS	Supplies	\$36.98
GERALD W PETERSON	Retirement	\$36.00
PHELPS COUNTY SHERIFF	July Fees	\$3,739.59
PHELPS COUNTY TREASURER	Interfund	\$117,574.08
PHELPS HARLAN COUNTY CREDIT BUREAU	Subscription	\$60.00
PHELPS MEMORIAL HEALTH CENTER	Medical	\$918.72
PLATTE VALLEY COMM OF KEARNEY	Repairs	\$3,207.60
QUADIENT LEASING USA INC	Postage Lease	\$1,247.85
RAPID FIRE PROTECTION INC	Repairs	\$1,295.00
RASMUSSEN MECHANICAL SERVICES	Repairs	\$2,555.26
RELIABLE PEST CONTROL	Pest Control	\$80.00
ROAD DEPT	Interfund	\$300,000.00
SHARON RUPE	Retirement	\$81.00
DALE SALL	Retirement	\$12.00
SOUTH CENT NE AREA AGENCY ON AGING	Budget Request	\$2,148.20
SOUTH CENTRAL SANITATION LLC	Trash Service	\$125.00
SOUTHERN POWER DISTRICT	Utilities	\$70.00
STAMM ROMERO & ASSOCIATES PC LLC	Court App Atty	\$74.75
THOMAS S STEWART	Court App Atty	\$411.00
SUMMIT FOOD SERVICE LLC	Meals	\$15,583.52
DORA MAE SUNDQUIST	Retirement	\$66.00
THE LOCKMOBILE	Repairs	\$282.00
THE WALDINGER CORPORATION	Repairs	\$550.00
MARILYN THOMPSON	Retirement	\$18.00
THOMSON REUTERS-WEST	Subscription	\$348.00
TRACTOR SUPPLY CREDIT PLAN	Supplies	\$29.95
UNIVERSITY OF NEBRASKA-LINCOLN	Salary	\$24,058.24
US BANK	Supplies	\$8,284.48
VERIZON BUSINESS	Phone Service	\$37.96
VERIZON WIRELESS	Phone Service	\$486.92
VESTIS	Mats Cleaned	\$188.59
WESTFIELD PHARMACY	Medical	\$27.90
WOODWARD'S DISPOSAL SERVICE	Shredding	\$135.00

MARVA ANN YELKEN	Retirement	\$75.00
911 CUSTOM	Supplies	\$2,189.81
General Fund Total		\$578,265.87
	Road	
AURORA COOPERATIVE	Fuel	\$13,040.48
BARCO MUNICIPAL PRODUCTS INC	Supplies	\$239.95
BLACK HILLS ENERGY	Utilities	\$53.39
BOSSELMAN ENERGY INC	Fuel	\$935.33
CDL INC	Fuel	\$122.67
CENTRAL VALLEY ELECTRIC INC	Supplies	\$2,562.54
CITY OF HOLDREGE	Utilities	\$233.43
COOPERATIVE PRODUCERS INC	Fuel	\$3,023.76
EAKES OFFICE SOLUTIONS	Supplies	\$169.90
FAMILY MEDICAL SPECIALTIES	Medical	\$70.00
FASTENAL COMPANY	Supplies	\$307.22
GLENWOOD TELECOMMUNICATIONS	Phone Service	\$174.82
BOBBY HAMILTON	Registration	\$15.00
HOLDREGE AUTO PARTS INC	Supplies	\$65.37
HOMETOWN LEASING	Copier Lease	\$133.12
JOHN DEERE FINANCIAL	Supplies	\$987.07
LARSEN'S ACE HARDWARE	Supplies	\$186.74
AMY LOHMEYER	Cleaning	\$300.00
MEDICAL ENTERPRISES,INC	Medical	\$72.00
MIPS INC	Support	\$138.99
MORTON ELECTRIC INC	Repairs	\$2,741.83
NEBRASKA MACHINERY COMPANY	Grader	\$272,053.35
NKC TIRE GROUP	Repairs	\$25.00
PAULSEN INC	Gravel	\$40,484.38
POMP'S TIRE SERVICE INC	Tires	\$5,016.00
PRO BUILDING SUPPLY,INC	Supplies	\$4.90
RUDY'S TIRE HOLDREGE	Repairs	\$56.00
S & W AUTO PARTS	Supplies	\$431.83
SID DILLON CHEVROLET	Pickup	\$46,208.00
SOUTH CENTRAL SANITATION LLC	Trash Service	\$43.00
SOUTHERN POWER DISTRICT	Utilities	\$120.48
THE NIOBRARA LODGE	Lodging	\$220.00
TRACTOR SUPPLY CREDIT PLAN	Supplies	\$14.99
US BANK	Supplies	\$358.02
VERIZON WIRELESS	Phone Service	\$85.86
VILLAGE OF BERTRAND	Utilities	\$84.03
VILLAGE OF FUNK	Utilities	\$62.20
VONTZ PAVING INC	Surfacing	\$1,888.75
BONNA WALKER	Retirement	\$21.00
Road Fund Total		\$392,751.40
	Visitors	
	Promotion	
HOLDREGE AREA CHAMBER-COMMERCE	July Fees	\$500.00
Visitors Promotion Fund Total		\$500.00
	Visitors Improvement	
	Professional	
KRJPR	Fees	\$1,200.00
Visitors Improvement Fund Total		\$1,200.00
	Rod P&M	
MIPS INC	Support	\$310.18
Rod P&M Fund Total		\$310.18
	Health	
FIRST CONCORD BENEFITS GROUP LLC	Fees	\$8,274.67
SALLY FOX	Reimbursement	\$25.00
TRAVIS HORNER	Reimbursement	\$25.00
TOM NUTT	Reimbursement	\$25.00

SUSAN STURGIS	Reimbursement	\$25.00
Health Fund Total		\$8,374.67
	Library	
PUBLIC LIBRARY SYSTEM	July Allotment	\$2,682.29
Library Fund Total		\$2,682.29
	Covid Arpa	
FEDERAL SIGNAL CORP - SSG	Siren	\$22,446.30
Covid Arpa Fund Total		\$22,446.30
	Commissary	
CASH-WA DISTRIBUTING	Supplies	\$2,279.67
CHESTERMAN CO	Supplies	\$1,295.60
CIDNET	Subscription	\$4,791.39
PHELPS COUNTY CORRECTIONS	Fees	\$6,942.77
PHELPS COUNTY TREASURER	Fees	\$10,367.39
Commissary Fund Total		\$25,676.82
	Building	
AMAX CONTRACTING INC	Celling Work	\$13,310.00
BRUCE FURNITURE	Carpet	\$13,852.80
K&D MOTOR & ELECTRIC	Electrical Work	\$7,196.83
LARSEN'S ACE HARDWARE	Supplies	\$495.08
	Contractor	
MELROY CONSTRUCTION	Work	\$29,457.00
MENARDS	Supplies	\$116.74
PRO BUILDING SUPPLY,INC	Supplies	\$760.62
Building Fund Total		\$65,189.07
	Weed	
BOSSELMAN ENERGY INC	Fuel	\$262.01
CENTRAL VALLEY ELECTRIC INC	Supplies	\$25.10
CITY OF HOLDREGE	Utilities	\$42.97
COOPERATIVE PRODUCERS INC	Fuel	\$91.40
LARSEN'S ACE HARDWARE	Supplies	\$105.39
US BANK	Supplies	\$65.90
Weed Fund Total		\$592.77

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

The meeting adjourned at 10:33 a.m.

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Sally Fox, County Clerk

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Dennis Ostgren, Chairman Board of Commissioner