

COMMISSIONERS ROOM, HOLDREGE, NE  
9:00 A.M. July 7, 2026

The Phelps County Board of Commissioners met in regular session on July 7, 2026, at 9:00 A.M. as per public notice given in the Holdrege Daily Citizen on June 23, 2026, 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; Russ Cruise; Matt Gregg; Barb Malm; Theresa Puls; and Dennis Ostgren were present. Rick Streeter 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. Cruise moved, seconded by Puls, to approve the minutes of the previous meeting. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

At 9:01 a.m. the Board went into session as a Board of Equalization. Rick Streeter was absent. Larissa Davenport, County Assessor, Sally Fox, County Clerk and Corey O'Brien, County Attorney, were present.

Protest #4, parcel 3910, Kevin Jaukin met with the board to protest the increase of his valuation. Larissa recommended no change. Gregg moved, seconded by Nutt, to approve Larissa's recommendation at no change. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #3, parcel 2052, Rhonda Wahls was discussed. Larissa recommended adjusting the property to \$25,550. Nutt moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #5, parcel 3161, Jerry Jacobsen was discussed. Larissa recommended adjusting the property to \$581,620. Puls moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #6, parcel 5153, Rebecca Nelson was discussed. Larissa recommended adjusting the property to \$0. She combined this parcel with 5152. Malm moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #7, parcel 5152, Rebecca Nelson was discussed. Larissa recommended adjusting the property to \$148,810. She combined this parcel with 5153. Gregg moved, seconded by Malm, to adjust the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #8, parcel 3970, Roxann & Jacob Gregg was discussed. Larissa recommended adjusting the property to \$90,235. Nutt moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #9, parcel 4969, Larry Schukar was discussed. Larissa recommended adjusting the property to \$228,165. They combined this parcel with 4970. Puls moved, seconded by Malm, to adjust the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #10, parcel 4970.1, Larry Schukar was discussed. Larissa recommended adjusting the property to \$0. She combined this parcel with 4969. Gregg moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #11, parcel 1798, Nicolas Sasse was discussed. Larissa recommended adjusting the property to \$255,595. Nutt moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #16, parcel 192, Joann Weisman was discussed. Larissa recommended adjusting the property to \$310,655. Cruise moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #17, parcel 3596, Brent Samuelson was discussed. Larissa recommended adjusting the property to \$279,455. Gregg moved, seconded by Malm, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #18, parcel 3353, Kory & Roxanne Koenig was discussed. Larissa recommended no change. Nutt moved, seconded by Gregg, to approve no change based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #24, parcel 2859, Justin & Katie Luthy was discussed. Larissa recommended adjusting the property to \$475,975. Malm moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Protest #25, parcel 2682, Todd Moore was discussed. Larissa recommended adjusting the property to \$411,115. Cruise moved, seconded by Gregg, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

Larissa discussed a letter she received from Phelps Memorial Health Center/Adjacent Air LLC for a request of waiver from a late filing deadline for the personal property tax exemption Form 451 on the 2022 Embraer Phenom aircraft they purchased. Gregg moved, seconded by Cruise, to approve the waiver of the filing deadline and request more information on the exemption. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

The Board resumed its regular session as a Board of Commissioners at 9:52 a.m.

Under citizen comments Kaylee Gibson spoke to the board.

Travis Horner, Veterans Service Officer, met with the board on a request to help a veteran with some expenses. After discussion the board gave Travis permission to help the veteran.

Jim Claimpitt, Hwy. Supt., met with the board with his road report. He discussed the surplus of a 2013 Ford F-350 from the road dept. After discussion Nutt moved, seconded by Gregg, to give Jim authority to surplus the 2013 Ford pickup. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried. He also discussed the surplus of the 2013 Freightliner dump truck. After discussion Cruise moved, seconded by Gregg, to give Jim authority to surplus the 2013 Freightliner dump truck. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Ostgren, yes. Streeter absent. Motion carried.

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

Barb and Matt discussed committee meetings they attended.

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