

COMMISSIONERS ROOM, HOLDREGE, NE
9:00 A.M. July 14, 2026

The Phelps County Board of Commissioners met in regular session on July 14, 2026, at 9:00 A.M. as per public notice given in the Holdrege Daily Citizen on July 7, 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; Rick Streeter; Theresa Puls; 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. Gregg 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; Streeter, abstain; 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 #13, parcel 6336, Rodney Waller met with the board to protest the increase of his valuation. Larissa recommended adjusting the property to \$140,460. After discussion Nutt moved, seconded by Malm to change the property valuation to \$135,160. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Streeter, yes; Cruise, yes; Ostgren, yes. Motion carried.

Protest #14, parcel 6356, Rodney Waller met with the board to protest the increase of his valuation. Larissa recommended no change. Gregg moved, seconded by Cruise, to approve Larissa's recommendation at no change. Roll call vote was Nutt, no; Gregg, yes; Malm, yes; Puls, yes; Streeter, yes; Cruise, yes; Ostgren, no. Motion carried.

Protest #19, parcel 7267, Erin McDorman was discussed. Larissa recommended adjusting the property to \$0. She combined this parcel with 7269. Puls 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; Streeter, yes; Ostgren, yes. Motion carried.

Protest #20, parcel 7268, Erin McDorman was discussed. Larissa recommended adjusting the property to \$0. She combined this parcel with 7269. Malm moved, seconded by Nutt, to adjust the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Streeter, yes; Ostgren, yes. Motion carried.

Protest #21, parcel 7269, Erin McDorman was discussed. Larissa recommended adjusting the property to \$36,750. They combined this parcel with 7267 & 7268. Gregg moved, seconded by Puls, to adjust the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Streeter, yes; Ostgren, yes. Motion carried.

Protest #22, parcel 5438, Erin McDorman was discussed. Larissa recommended adjusting the property to \$215,005. Streeter 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; Streeter, yes; Ostgren, yes. Motion carried.

Protest #23, parcel 5266, Riley Weaver was discussed. Larissa recommended adjusting the property to \$96,585. 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; Streeter, yes; Ostgren, yes. Motion carried.

Protest #26, parcel 1802, Jordan Bach was discussed. Larissa recommended adjusting the property to \$242,270. Puls moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Streeter, yes; Ostgren, yes. Motion carried.

Protest #27, parcel 2744 Mark Kraus was discussed. Larissa recommended adjusting the property to \$259,465. 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; Streeter, yes; Ostgren, yes. Motion carried.

Protest #28, parcel 2362, Dan Jensen was discussed. Larissa recommended adjusting the property to \$269,540. Cruise moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Nutt, yes; Gregg, yes; Malm, yes; Puls, yes; Cruise, yes; Streeter, yes; Ostgren, yes. Motion carried.

The board discussed setting a date for board of equalization on a personal property tax exemption for Adjacent Air LLC on their 2022 Embraer Phenom aircraft. After discussion they will have the meeting on August 4, 2026, at 9:15 a.m.

The Board resumed its regular session as a Board of Commissioners at 10:06 a.m.

Matt discussed a committee meeting he attended.

The meeting adjourned at 10:26 a.m.

Sally Fox, County Clerk

Dennis Ostgren, Chairman Board of Commissioner