



Phelps County Board Minutes



COMMISSIONERS ROOM, HOLDREGE, NE
9:00 A.M. July 10, 2018

The Phelps County Board of Commissioners met in regular session on July 10, 2018 as advertised, with Commissioners Rick Streeter; Shelley Brenn; Matt Gregg; Tom Nutt; Russ Cruise; Theresa Puls and Jim Ostgren present. The Meeting was called to order by Chairman Ostgren. The Pledge of Allegiance was recited. Jim announced the open meeting law would be in effect and that a copy is posted on the wall, Gregg moved, seconded by Cruise, to approve the minutes of the previous meeting. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

At 9:03 a.m. the Board went into session as a Board of Equalization. Melodie Marvin, County Assessor, Sally Fox, County Clerk, Natalie Nelsen, Deputy County Attorney and Mike Henry, County Attorney also present.

Protest #2, Cynthia Marshall was discussed. Melodie recommended adjusting the property to \$82,525. Puls moved, seconded by Brenn, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #3, Shana Hunt was discussed. Melodie recommended adjusting the property to \$92,300. Nutt moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #6, Realty Income Properties/ Dollar General was discussed. Melodie recommended adjusting the property to \$926,830. Brenn moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #7, Mule Tuff LLC R. Lee Janssen was discussed. Melodie recommended adjusting the property to \$117,990. Brenn moved, seconded by Nutt, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

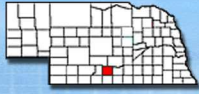
Protest #8, Darrel Kroll was discussed. Melodie recommended adjusting the property to \$24,835. Cruise moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #9, Jack Bowen was discussed. Melodie recommended adjusting the property to \$343,315. Gregg moved, seconded by Streeter, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #10, Dennis Pouk Sr. was discussed. Melodie recommended adjusting the property to \$52,315. Nutt moved, seconded by Cruise, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #15, MWI LLC- John Williams Partner met with the Board to protest the increase of his valuation. Melodie told the Board they already reviewed the property and will get back to the Board with her recommendation next week.

Protest #11, Douglas & Laura Hohman was discussed. Melodie recommended adjusting the property to \$396,295. Streeter moved, seconded by Brenn, to reduce the value based on the Assessor's recommendation. Roll call vote



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was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #13, Jeana Popple was discussed. Melodie recommended adjusting the property to \$49,540. Brenn moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

Protest #19, Wayne Schelpier was discussed. Melodie recommended adjusting the property to \$174,925. Nutt moved, seconded by Puls, to reduce the value based on the Assessor's recommendation. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

The Board resumed regular session as a Board of Commissioners at 9:25 a.m.

Melodie reviewed the 3 year contract for property appraisals with Tax Valuation LLC. This is a 3 year contract and the county will agree to pay a total of \$45,000 in 3 years. The contract will begin July 1, 2018 and end July 1, 2020. After discussion Brenn moved, seconded by Puls, to approve the 3 year contract between the Phelps County Assessor and Tax Valuation LLC for property appraisal. Roll call vote was Brenn, yes; Nutt, yes; Streeter, yes; Gregg, yes; Cruise, yes; Puls, yes; Ostgren, yes. Motion carried.

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

Tom discussed a meeting he attended.

The meeting adjourned at 9:40 a.m.

Sally Fox, County Clerk

James Ostgren, Chm. Bd. of Commissioners