

Park County Board of County Commissioners
Regular Meeting
Tuesday, May 17, 2022

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, May 17, 2022. Present were Vice Chairman, Scott Mangold, Commissioners Lee Livingston, Lloyd Thiel, Joe Tilden and Clerk Colleen Renner.

Marion Morrison led the audience in the Pledge of Allegiance.

Consent Items:

Approve-Minutes, Payroll and Vouchers

Commissioner Livingston made a motion to approve the following consent agenda items: minutes from May 3; bi-weekly payroll in the amount of \$430,697.71 and Elected payroll \$92,153.69; vouchers; sign Cooperative Agreement for Responsibilities and Receipt and Distribution of Payments Between Wyoming Department of Family Services, Child Support Program, and Park County Clerk of District Court; monthly earnings and collection statements for the Clerk, Clerk of District Court, and Sheriff; Malt Beverage Sales Permit- Clark; Malt Beverage Sales Permit- Alem, LLC; Board Appointment Ad for Library and Museum Boards; letter of support for Wyoming Legacy Meats Processing Project; renewed lease for NWC at Cody Complex; and letter of Support for Meeteetse Community Center. Commissioner Mangold seconded; motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$1,608.87
ADAMSON POLICE PRODUCTS	\$23.45
ARCMATE MANUFACTURING CORPORATION	\$79.75
AUTOSHOP, INC.	\$977.96
BAILEY ENTERPRISES, INC.	\$674.80
BAILEY ENTERPRISES, INC.	\$219.04
BAILEY ENTERPRISES, INC.	\$7,701.97
BEAR CO., INC.	\$6,921.62
BEARTOOTH ELECTRIC COOP	\$8.41
BENNETT, M.D., THOMAS L.	\$4,489.60
BIG HORN CO-OP MARKETING ASSN.	\$123.98
BIG HORN COUNTY CORONER	\$1,000.00
BIG HORN GLASS	\$1,400.00
BIG HORN RURAL ELECTRIC COMPANY	\$356.48
BIG HORN WHOLESALE, INC.	\$1,082.47
BIG VALLEY BEARING & SUPPLY, INC.	\$638.72
BLACK HILLS ENERGY	\$7,021.04
BOB BARKER COMPANY	\$364.50
BOMGAARS	\$515.43
BRADFORD SUPPLY CO.	\$612.00
BUILDERS FIRST SOURCE	\$27.46
BURG SIMPSON ELDREDGE HERSH & JARDINE	\$320.00
BURTELL FIRE PROTECTION	\$562.00
CAROLINA SOFTWARE	\$406.63
CARQUEST AUTO PARTS - #064250	\$621.72
CDW GOVERNMENT, INC.	\$10,223.25
CENTURYLINK	\$2,651.85
CHOICE AVIATION, LLC	\$88.98
CHRISTIE, LOGAN	\$243.36
CLARION	\$33,267.69
CODY ACE HARDWARE	\$690.30
CODY ENTERPRISE	\$3,444.88
CODY REGIONAL HEALTH	\$22,287.36
CODY, CITY OF	\$4,163.05
CORRECTIONAL HEALTHCARE COMPANIES, INC.	\$43,237.94
COULTER CAR CARE CENTER	\$61.95
CRONK, BRENDA	\$15.21

CRUM ELECTRIC SUPPLY CO.	\$228.04
CUSTOM DELIVERY SERVICE, INC.	\$109.89
D&G ELECTRIC, LLC	\$2,260.56
DENNY MENHOLT CHEVROLET BUICK GMC	\$1,055.95
EICHELE, LARRY	\$91.26
ELECTION SYS & SOFTWARE, INC	\$155.26
ENGINEERING ASSOCIATES	\$22,826.86
ENGINEERING DESIGN ASSOCIATES	\$4,050.00
FASTENAL	\$491.21
FLOYD'S TRUCK CENTER	\$8,847.39
FORESTRY SUPPLIERS, INC	\$251.91
GALLS, LLC	\$56.75
GARLAND LIGHT & POWER CO.	\$1,289.44
GEBES, JEANNIE	\$160.00
GLAXOSMITHKLINE PHARMACEUTICALS	\$1,635.24
GRAINGER	\$475.48
HOLDER, BOBBIE JO	\$109.98
JOHN DEERE FINANCIAL	\$638.16
K-B COMMERCIAL PRODUCTS	\$738.40
KEELE SANITATION	\$3,546.06
KENCO SECURITY AND TECHNOLOGY	\$429.55
LEGACY PHILANTHROPY WORKS	\$860.44
LEON UNIFORM COMPANY, INC.	\$90.75
LIVINGSTON, LEE	\$183.69
MAJESTIC LUBE, INC.	\$18.00
MARQUIS AWARDS & SPECIALTIES, INC	\$48.00
McINTOSH OIL, INC.	\$11,033.41
MEETEETSE, TOWN OF	\$124.20
MICKELSON, JOSEPH D	\$60.84
MONTANA TIRE DISTRIBUTORS INC.	\$6,817.00
MONTANA-DAKOTA UTILITIES CO.	\$2,229.07
MORRISON MAIERLE INC	\$1,780.46
Morrison, Tim	\$100.00
MOTOR PARTS, INC.	\$472.43
MOUNTAIN WEST COMPUTER	\$29.95
MURDOCH OIL, INC.	\$25,635.42
MURDOCH'S RANCH & HOME POWELL	\$327.54
NAPA AUTO PARTS	\$120.97
NORCO, INC.	\$91.20
ODDE, HANS	\$268.64
OFFICE SHOP, THE	\$1,084.05
O'REILLY AUTO PARTS - POWELL	\$60.96
PARK COUNTY	\$1,210.00
PHILLIPS, CLINT	\$1,250.00
PITNEY BOWES, INC. - A/R	\$131.74
POWELL ACE HARDWARE, LLC	\$116.54
POWELL TRIBUNE, INC.	\$2,731.81
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$152.33
PRODUCTION MACHINE COMPANY	\$1,535.90
QUALITY PROPANE SERVICE, INC.	\$652.99
RENNER, COLLEEN	\$267.15
ROCKY MOUNTAIN POWER	\$240.22
ROCKY MOUNTAIN WASH, LLC	\$16.00
SABER PEST CONTROL	\$230.00
SANOFI PASTEUR, INC	\$419.14
SELBYS, INC.	\$634.75
SKORIC, BRYAN	\$221.13
SPENCER FLUID POWER	\$36.20
STERICYCLE	\$34.00
SYSCO FOOD SERVICES OF MONTANA	\$4,506.03
TRACTOR & EQUIPMENT CO	\$1,916.49
TRI STATE TRUCK & EQUIP, INC	\$259.96
TRIPLE L SALES	\$844.03
TW ENTERPRISES, INC.	\$2,540.42
TWO SISTERS CONTRACTING, LLC	\$75,082.30
TWO SISTERS CONTRACTING, LLC RETAINAGE	\$3,951.70
ULINE	\$1,117.63

UPS STORE, THE	\$35.53
UW EXTENSION	\$370.03
VARDIMAN, JEREMIAH	\$157.95
VEHICLE LIGHTING SOLUTIONS, INC.	\$403.83
VISA - #0037 - B. POLEY	\$32.64
VISA - #0052 - P. MEYER	\$35.07
VISA - #0078 - L. LIVINGSTON	\$4.59
VISA - #0086 - W.E. CRAMPTON	\$1,244.93
VISA - #0235 - B. EDWARDS	\$10.00
VISA - #0250 - C. RENNER	\$1,066.00
VISA - #0359 - S. STEWARD	\$190.85
VISA - #0367 - J. HILL	\$412.80
VISA - #4079 - S. STEWARD	\$3,100.71
VISA - #4087 - M. CONNERS	\$10,805.66
VISA - #4103 - S. STEWARD	\$357.82
VISA - #5258 - M. GARZA	\$170.58
VISA - #5449 - HOMELAND SECURITY	\$86.41
VISA - #5738 - T. BALL	\$169.74
WEIMER, GEOFF	\$459.81
WESTERN EMULSIONS INC	\$4,186.00
WHITLOCK MOTORS	\$116.15
WILLIAMS & SONS, LLC	\$130.00
WOODWARD TRACTOR & RENTAL, INC	\$1,431.98
WYOMING DEPARTMENT OF EMPLOYMENT	\$161.34
WYOMING DEPARTMENT OF HEALTH	\$160.00
WYOMING FIRE SAFETY, LC.	\$414.00
WYOMING WATER WORKS	\$270.00
TOTAL	<u><u>\$385,101.01</u></u>

Commissioners – RE: Land Use Plan Update with Clarion via Zoom

Overall, 700 responses were received from the online survey. Responses came from all 12 planning areas with 49% of respondents under the age of 54 and 51% being 55 or older.

Phases two and three involve inventory and analysis. The group is gearing up for the next round of meetings in June. Youth and young adult engagement included meeting with 7-12 graders and Northwest College students. The summary is on www.parkcounty-wy.gov/planparkcounty/

Joy Hill, Planning & Zoning Director – RE: Public Hearing: One Cornerstone Bear (PUD)

Chairwoman Overfield opened the public hearing.

Ms. Hill presented the staff report regarding a requested zoning change for Karl and Stacy Bear on their 0.4-acre property from a PUD to General Rural Powell. The Bears would like to nullify/dissolve the PUD as the land was never developed.

Ms. Hill stated notices have been met and no public comments received. After discussions on the PUD process, Chairwoman Overfield called for public comments. Marc Thompson, Thompson Law, representing owners, stated they received a notice of violation regarding sheds and a third-party tenant removed them. Mr. Thompson requested the board allow one shed and one sign at the location pending approval of the zoning change and the SUP process.

There being no further comments, Commissioner Livingston made a motion to close the public hearing, Commissioner Mangold seconded, motion carried.

Commissioner Livingston moved to approve the removal of the PUD from One Cornerstone property, Commissioner Tilden seconded, adding that Mr. Thompson's request for placement of shed was not appropriate at this time, motion carried. **RESOLUTION 2022-45**

Kim Dillivan, Planning & Zoning – RE: Public Hearing: Hershberger SUP-235

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the SUP to operate a business building small storage sheds to be sold off-site. The property is owned by Samuel Hershberger. The business will operate in an existing 3,456 square foot shop in GR-P zoning, approximately 3.5 miles southeast of Garland with a driveway on County Road 3. The property is surrounded by irrigated farmland.

Legal notices and agency referrals have been met. Hours of operation will be 5 days a week from 7:30 a.m. to 5 p.m. and employees are family members. No public comments received. Proposed condition #2 said finished sheds could not be stored on-site for “extended periods of time” and Commissioner Livingston questioned what that meant.

Chairwoman Overfield called for public comments. Tim Sapp stated nothing is visible from the road. There being no further comments, Commissioner Thiel made a motion to close the public hearing, Commissioner Tilden seconded, motion carried.

Commissioner Livingston moved to approve, striking condition #3 and modifying #2 to allow no more than 15 finished sheds on the property for no more than 6 months storage at a time, Commissioner Tilden seconded, motion carried.

RESOLUTION 2022-46

Kim Dillivan, Planning & Zoning – RE: Public Hearing: Faith Community Church SUP-236

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the SUP for applicant Kane Morris, project architect, to construct and operate an approximately 2,100-square foot church facility addition containing classrooms, bathrooms, a storage area, and basement. Agency referrals and legal notices were met with no public comments received.

Chairwoman Overfield called for public comments. There being none, Commissioner Livingston made a motion to close the public hearing, Commissioner Tilden seconded, motion carried.

Commissioner Tilden moved to approve as presented, Commissioner Thiel seconded, motion carried. **RESOLUTION 2022-47**

Kristen Yoder, Meeteetse Visitor Center – RE: Special Funding Request

Ms. Yoder updated the Board and stated a strategic tourism plan is being worked on for core goals in the next 5 years. They are requesting \$10,000.

Rebekah Burns, Powell Economic Partnership – RE: Special Funding Request

Ms. Burns stated the funds requested support economic development, business assistance and tourism in the Powell area. They are requesting \$15,000, which is used for programs.

Kim Dillivan, Planning & Zoning – RE: Adaline Estates MS-55 Final Plat/SIA

Mr. Dillivan stated the applicants request approval of the final plat for a five-lot subdivision comprised of one 28.28-acre lot and four 2.01-acre lots, all for residential use. The property is owned by Every Cut Above, Inc. and located approximately 6.5 miles northeast of Cody in GR-5 zoning district. The Escrow will be handled through Pinnacle Bank and approved by the County Attorney.

Commissioner Tilden moved to approve the final plat, Commissioner Livingston seconded, motion carried. Commissioner Mangold moved to approve the Subdivision Improvements Agreement as presented, Commissioner Tilden seconded, motion carried. **RESOLUTION 2022-48.**

Commissioner Tilden moved to approve the Escrow agreement, Commissioner Livingston seconded, motion carried. **RESOLUTION 2022-49**

Scott Steward, Sheriff – RE: Correctional Healthcare Companies, LLC Contract Renewal

Mr. Steward stated the renewal for healthcare services increased about 4%. There were no changes in the terms of the contract. The in-house nurse does all documentation and received an award for her hard work and dedication. The yearly amount is \$296,804.76.

Commissioner Livingston made a motion to approve and allow the chair to sign, Commissioner Thiel seconded, motion carried.

Commissioners – RE: Hand Counting Ballots

Chairwoman Overfield read the answer presented by the County Attorney about the legalities of hand counting ballots, explaining that hand counting is not permissible under several State Statutes and the Wyoming Constitution. After discussions, the group asked about hand counting the 2020 ballots to prove the validity of the election.

County Attorney Skoric had not been posed this question and the Board asked him to reach out to the Attorney General about the legality and whether certified judges would be required to participate in a hand-count.

Kim Dillivan, Planning & Zoning – RE: Country Valley MS-48 Final Plat/SIA

Mr. Dillivan presented Westlinc, LLC's request for approval of a five-lot minor subdivision consisting of lot sizes varying from 5.73 acres to 8.86 acres for residential use. The property is zoned GR-P and about .8 miles south of Powell.

Commissioner Tilden moved to approve the final plat, Commissioner Livingston seconded, motion carried. Commissioner Livingston moved to approve the Subdivision Improvements Agreement, Commissioner Tilden seconded, motion carried. **RESOLUTION 2022-50**

Pat Meyer, Park County Assessor – RE: Tax Assessment Information

Mr. Meyer presented how low, medium, and high valued homes are selling. Lower value homes in the county went from an average of \$185,000 to \$203,000 to \$275,000 in 2022; medium went from \$283,947 to \$325,000 to \$400,000; and the high valued homes went \$390,000 to \$474,000 to \$740,000. This was driven by the influx of people moving to Park County.

Discussions followed on how to fix the problem of the inflated market prices causing property tax rates to increase much more than normal. Mr. Meyer is working with the Legislature. Mills, property values, tax caps, market values, booms and busts, oil and gas, special districts, and the mills they receive were also discussed. Sandy Newsome, House District 24, Rachel Rodriguez-Williams, HD 50, Marvin Leonhardt, Dan Schein, and Nina Webber made comments and suggestions on how taxes have fluctuated over the years, not taxing people out of their homes, refund programs, and how renters are also affected.

Adjourn.

Commissioner Livingston moved to adjourn, Commissioner Tilden seconded, and the motion carried.

Dossie Overfield, Chairwoman

Scott Mangold, Vice Chairman

Lee Livingston, Commissioner

Lloyd Thiel, Commissioner

Joe Tilden, Commissioner

Attest:

Colleen Renner, County Clerk