

**Park County Board of County Commissioners**  
**Regular Meeting**  
Tuesday, June 21, 2022

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, June 21, 2022. Present were Vice Chairman, Scott Mangold, Commissioners Lloyd Thiel, Joe Tilden and Lee Livingston (via zoom), and Clerk Colleen Renner.

Travis Ball led the audience in the Pledge of Allegiance.

**Consent Items:**

**Approve-Minutes, Payroll and Vouchers**

Commissioner Thiel asked to pull the Solid Waste Disposal Agreement for City of Cody, City of Powell, Town of Meeteetse, and Keele Sanitation for discussion.

Commissioner Mangold moved to approve the consent agenda as modified with the following items: minutes from June 7, 2022; bi-weekly payroll in the amount of \$450,748.21; vouchers; monthly earnings and collection statements for the Clerk, Clerk of District Court, and Sheriff; renewed lease agreement for Public Defender's Office; TANF FFY 2023 Final Application; lease agreement for Ragain & Clark, PC; lease for Wendy Morris - Healthy Park Co; nursing/MCH Contract; PH Emergency Preparedness Contract. Commissioner Tilden seconded and the motion carried.

After discussion on the solid waste disposal agreements for City of Cody, City of Powell, Town of Meeteetse and Keele Sanitation, Commissioner Mangold moved to approve with County Attorney Bryan Skoric's approval. Commissioner Tilden seconded, motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$1,282.23
A & I DISTRIBUTORS	\$2,086.16
ALBERTSONS - SAFEWAY	\$229.15
ALLEN, PATRICK	\$85.00
AT&T MOBILITY	\$1,009.39
AUS, REBECCA R	\$450.00
BAILEY ENTERPRISES, INC.	\$137.34
BAILEY ENTERPRISES, INC.	\$187.50
BAILEY ENTERPRISES, INC.	\$7,653.67
BASIN MECHANICAL, INC.	\$3,775.00
BEARTOOTH ELECTRIC COOP	\$57.54
BIG HORN CINEMAS, INC	\$800.00
BIG HORN RADIO NETWORK	\$306.00
BIG HORN REDI-MIX, INC.	\$4,885.22
BIG HORN RURAL ELECTRIC COMPANY	\$370.99
BIG HORN WHOLESALE, INC.	\$4,122.39
BIG SKY COMMUNICATIONS, INC.	\$1,245.00
BIG VALLEY BEARING & SUPPLY, INC.	\$538.11
BLACK HILLS ENERGY	\$6,452.42
BLAIR'S MARKET	\$35.94
BLAKEMAN PROPANE, INC.	\$910.46
BLATT, TIMOTHY J.	\$400.00
BOB BARKER COMPANY	\$183.40
BOMGAARS	\$1,269.79
BONINE, DUNCAN	\$99.57
BOONE'S MACHINE SHOP	\$23.40
BRANDON-WINTERMOTE, KIMBERLY	\$90.21
BROWN, TYCEE JO	\$568.31
BUILDERS FIRST SOURCE	\$16.00
BURNS, MICHELLE M., ATTY AT LAW	\$3,837.50
CARQUEST AUTO PARTS - #064250	\$603.65

CDW GOVERNMENT, INC.	\$6,356.17
CENTURYLINK	\$2,417.64
CHARTER COMMUNICATIONS	\$323.03
CHOICE AVIATION, LLC	\$218.46
CHRISTIE, LOGAN	\$334.62
CIVIC RESEARCH INSTITUTE, INC.	\$179.95
CLERK OF DISTRICT COURT - JURY FEES	\$2,769.60
CODY ACE HARDWARE	\$319.29
CODY ENTERPRISE	\$4,036.75
CODY REGIONAL HEALTH	\$48,261.93
CODY, CITY OF	\$429.83
CORRECTIONAL HEALTHCARE COMPANIES, INC.	\$21,618.97
CRUM ELECTRIC SUPPLY CO.	\$288.60
D&G ELECTRIC, LLC	\$75.00
DENNY MENHOLT CHEVROLET BUICK GMC	\$44,456.34
DIESEL LAPTOPS LLC	\$2,426.00
DOOLEY ENTERPRISES, INC	\$5,563.66
ELECTION SYS & SOFTWARE, INC	\$27,260.00
ENGINEERING ASSOCIATES	\$12,701.99
FASTENAL	\$62.84
FERGUSON, BOB	\$95.48
FLOYD'S TRUCK CENTER	\$3,026.02
FORESTRY SUPPLIERS, INC	\$210.46
GALLS, LLC	\$14.55
GARLAND LIGHT & POWER CO.	\$1,032.57
GLAXOSMITHKLINE PHARMACEUTICALS	\$292.71
GOODYEAR PRINTING	\$970.00
GRADIENT MOUNTAIN SPORTS	\$6,583.10
GRAINGER	\$73.60
GRAPHITE PENCIL COMPANY	\$132.28
GREENWOOD MAPPING, INC.	\$630.00
GROATHOUSE CONSTRUCTION INC	\$26,698.72
HARRIS TRUCKING & CONST., INC.	\$430,673.25
HOLDER, BOBBIE JO	\$114.08
HONNEN EQUIPMENT CO.	\$611,551.80
IVERSON SANITATION	\$50.00
JACKSON, TYLER	\$50.75
JONES, RICHARD B	\$103.08
K-B COMMERCIAL PRODUCTS	\$712.11
KEELE SANITATION	\$2,815.00
LEON UNIFORM COMPANY, INC.	\$288.00
McINTOSH OIL, INC.	\$8,237.65
MCMASTER-CARR	\$130.34
MEETEETSE, TOWN OF	\$124.20
METTLER-TOLEDO, LLC.	\$4,548.60
MONTANA-DAKOTA UTILITIES CO.	\$2,713.37
MORRISON MAIERLE INC	\$5,000.00
MOTOR PARTS, INC.	\$597.96
MOTOR POWER EQUIPMENT	\$851.28
Mountain States Lithographing	\$151.14
MOUNTAIN WEST COMPUTER	\$36.75
MURDOCH OIL, INC.	\$13,282.10
MURDOCH'S RANCH & HOME POWELL	\$86.98
NAPA AUTO PARTS	\$116.81
NETWORK INNOVATIONS	\$2,274.00
NEVILLE, MICHAEL	\$450.00
NEWEGG BUSINESS, INC.	\$29.97
NORCO, INC.	\$122.56
OFFICE SHOP, THE	\$99.17
OVERFIELD, DOSSIE	\$132.21
PARK COUNTY TREASURER	\$463,743.07
PILCH ENGINEERING INC., PC	\$6,562.53
POLEY, BARBARA	\$226.40
POLLEN LANDSCAPES	\$18,714.00
POWELL ACE HARDWARE, LLC	\$203.31
POWELL TRIBUNE, INC.	\$4,147.37
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$346.95

PRODUCTION MACHINE COMPANY	\$47.51
QUILL CORPORATION	\$102.99
RENO COLLISION CENTER, INC	\$3,860.12
RILEY, MALLORY B.	\$457.47
ROCKY MOUNTAIN POWER	\$617.07
ROCKY MOUNTAIN WASH, LLC	\$62.00
ROSELLI CLEANING SERVICES, LLC	\$2,300.00
ROTECH HEALTHCARE INC	\$15.00
S&P BRAKE SUPPLY AND DRIVELINE SERVICES	\$1,581.87
SABER PEST CONTROL	\$230.00
SANOFI PASTEUR, INC	\$1,596.04
SAUCEDA, DAVE	\$243.36
SCHLATTMANN LAW OFFICE	\$1,880.00
SEARLE, KEITH	\$200.18
SMITH PSYCHOLOGICAL SERVICES	\$400.00
SPIERING, EUGENE	\$86.12
SYSCO FOOD SERVICES OF MONTANA	\$4,155.66
TEAM LABORATORY CHEMICAL,LLC	\$897.50
THOMPSON REUTERS - WEST	\$897.12
TRI STATE TRUCK & EQUIP, INC	\$153,019.41
TRIPLE L SALES	\$190.25
TRUENORTH STEEL	\$2,143.50
UNIVERSITY OF WY - ADMIN BUSINESS OFFICE	\$15,989.50
UPS STORE, THE	\$14.64
UW EXTENSION	\$696.86
VARDIMAN, JEREMIAH	\$257.95
VERIZON WIRELESS	\$50.08
VISA - #0037 - B. POLEY	\$574.70
VISA - #0045 - B. SKORIC	\$514.02
VISA - #0052 - P. MEYER	\$730.00
VISA - #0078 - L. LIVINGSTON	\$2,634.06
VISA - #0086 - W.E. CRAMPTON	\$2,895.89
VISA - #0235 - B. EDWARDS	\$108.38
VISA - #0250 - C. RENNER	\$3,302.66
VISA - #0268 - P. LINDENTHAL	\$443.35
VISA - #0359 - S. STEWARD	\$1,158.65
VISA - #0367 - J. HILL	\$551.52
VISA - #4079 - S. STEWARD	\$4,979.16
VISA - #4087 - M. CONNERS	\$8,966.25
VISA - #4103 - S. STEWARD	\$1,239.67
VISA - #4111 - S. STEWARD	\$437.28
VISA - #5258 - M. GARZA	\$323.94
VISA - #5449 - HOMELAND SECURITY	\$792.64
VISA - #5738 - T. BALL	\$1,493.20
VISION WEST, INC.	\$392.00
WAL MART COMMUNITY/GEMB	\$598.66
WESTERN OFFICE EQUIPMENT INC	\$35.00
WILD WEST CONSTRUCTION	\$68,527.72
WOODWARD TRACTOR & RENTAL, INC	\$955.75
WPCI CONSULTANTS, INC.	\$234.00
WYOMING BEHAVIORAL INSTITUTE	\$3,138.00
WYOMING COUNTY ASSESSORS ASSOCIATION	\$290.00
WYOMING DEPARTMENT OF HEALTH	\$162.56
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	\$21.00
WYOMING STATE PUBLIC DEFENDER	\$400.00
WYOMING WATER WORKS	\$269.00
WYSE, SABINA	\$58.50
<b>TOTAL</b>	<b><u><u>\$2,141,078.05</u></u></b>

**Brian Edwards, Engineer – RE: Bid opening for (1) 2023 Wheel Loader for the Solid Waste Division of the Public Works Department**

Clerk Renner stated three bids were received. Mr. Edwards opened the following:

- Tristate – Billings, MT – Volvo L10H - \$398,180.00 with trade and options the total purchase price is \$404,409.00

- Honnen Equipment – Mills, WY – John Deere - \$347,487.09 with trade and no options the total purchase price is \$313,687.09
- T&E – Worland, WY – Caterpillar 9 50 M - \$348,578.00 with trade and options the total purchase price is \$369,256.00.

Mr. Edwards will return with recommendations and decision after budget approval on July 12.

#### **Commissioners – RE: WY FLAP 6WX(1) Highway Easement Deed**

Mr. McDonald stated the deed establishes an additional easement and Attorney Skoric has reviewed. Commissioner Tilden moved to approve, Commissioner Thiel seconded, motion carried.

#### **Commissioners – RE: Land Use Plan Update with Clarion Associates**

Ms. Darcie White stated they are wrapping up phases two and three with the tough questions coming and still on track. There will be two more meetings with communities and a June 27 Zoom meeting. The timeline, framework, values, overall vision, rural landscapes, resources, heritage, culture and sense of community, private land use goals, infrastructure, public services, economic development, workforce, home-grown businesses and industries, agriculture, historic preservation, sense of community are among the topics that came out of the survey.

There was a lot of discussion on the length of time the process takes and possibly speeding it up and the steps that go with rewriting the rules and regulations. With the first three phases almost complete, the questions will become more complicated.

#### **Hans Odde, Deputy Clerk – RE: Public Hearing: Renewal of all Park County Liquor Licenses**

Chairwoman Overfield opened the public hearing for consideration of the 2022-23 term for liquor licenses.

Ms. Smith, Second Deputy Clerk stated there are 21 full retail licenses, four malt beverage and one satellite up for renewal. All entities have paid in full and are in good standing with the state except for UXU Ranch which is waiting on Forest Service approval.

Chairwoman Overfield called for public comment. There being none, Commissioner Tilden move to close the public hearing, Commissioner Thiel seconded, motion carried.

Commissioner Thiel move to approve renewal as provided except for UXU Ranch, Commissioner Tilden, seconded, motion carried.

Commissioner Mangold moved to park UXU Ranch pending approval from the Forest Service, Commissioner Thiel seconded, motion carried.

#### **Kim Dillivan, Planning & Zoning – RE: Public Hearing: DePierro Variance**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the request from John G. DePierro for a variance from the requirement the conventional subdivision in a GR-5 zoning district average 5 acres per housing unit. If approved, it would divide a 9.49-acre parcel into one 6.49- acre lot and one 3.00-acre lot. The lot is one mile southwest of Cody. Municipal review has been requested; a response has not been received. Notices and agency referrals have been met and one public comment in opposition was received. The property taxes are delinquent.

Chairwoman Overfield called for public comments. The applicant stated when he purchased the property, he was told it was 10 acres. John & Louise Brouillette oppose the variance and are directly west of the property.

There being no further comments, Commissioner Thiel moved to close the public hearing, Commissioner Tilden seconded, motion carried.

Commissioner Tilden made a motion to deny the variance, Commissioner Thiel seconded, motion carried.

Commissioner Thiel told the applicant that if there is documentation stating the property was 10 acres, there could be a different opinion.

**RESOLUTION 2022-55**

**Kim Dillivan, Planning & Zoning – RE: Public Hearing: Bighorn Estates MS-47 Sketch Plan**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the sketch plan for owners Tod & Aida Polson requesting approval of a three-lot minor subdivision consisting of one 2.03-acre lot, one 7.28-acre lot and one 28.09-acre lot for residential use. Located 1.8 miles southeast of Powell, the surrounding land is a mixture of residential and agricultural with a commercial trailer park to the west. Notices and agency referrals have been met. One comment was received expressing concerns with irrigation, building site management and water service. Northwest Rural Water has put in 4 caps, which was done in violation of the regulations. A subdivision improvements agreement will be reviewed before final plat.

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

Commissioner Tilden moved to approve the sketch plan with conditions and corrections, Commissioner Mangold seconded, motion carried.

**RESOLUTION 2022-56**

**Kim Dillivan, Planning & Zoning – RE: Public Hearing: Rock Creek Ranch SUP-237**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the special use permit for a proposed use that will entail equine trainings, clinics, shows and competitions in an existing 22,907 sq. ft. indoor riding arena and an existing 14,400 sq. ft. outdoor riding arena. The parcel is located at 142 Road 8RA approximately 4 miles west of Clark and owned by Rock Creek Ranch. Neighboring lands are a mixture of public, residential, BLM and Forest Service. Notices and agency referrals have been met.

Chairwoman Overfield called for public comments. Commissioner Tilden noted that when first approved in 2018, it was not going to be used for commercial purposes; he questioned what changed. Ms. Judith Jefferis stated with the community mushrooming in the last five years and the price of gas, this is a good place for weekend fun. There being no further comments, Commissioner Thiel made a motion to close the public hearing, Commissioner Mangold seconded, motion carried.

Commissioner Thiel moved to approve the SUP as presented, Commissioner Tilden seconded, motion carried. **RESOLUTION 2022-57**

**Kim Dillivan, Planning & Zoning – RE: Public Hearing: Gillett South MS-65 Sketch Plan**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the sketch plan for a three-lot subdivision consisting of two 9-acre lots and one 10-acre lot, located in GR-P approximately two miles south of Powell on vacant irrigated cropland. Notices and agency referrals have been met; no public comments received. A subdivision improvements agreement and homeowners' association agreement will be required. Public works will require road improvements and maintenance following their standards and including lot owners of GraceLand MS-64. With approval of the sketch plan and conditions being met the applicants may proceed to final plat.

Chairwoman Overfield called for public comments, there being none, Commissioner Tilden moved to close the public hearing, Commissioner Thiel seconded, motion carried.

Commissioner Mangold made a motion to approve the Gillett South sketch plan Commissioner Tilden added with conditions, motion carried. **RESOLUTION 2022-58**

**Evadina Sloate, Program Analyst, Welcome Home Wyoming Program – RE: Program Overview and Highlights**

Greg Hancock presented the purpose of the Program is to offer qualified home buyers with financing and down payment assistance. Other than executing a resolution, no cost or further action is required of Park County to make the Program available. Chairwoman Overfield recommend the Board look through the resolution and take into consideration at their July 5 meeting. Ms. Sloate stated if questions arise to let them know if they can help in any way.

**Kim Dillivan, Planning & Zoning – RE: Public Hearing: Leonhardt Variance**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the request for owners Tim and Gina Leonhardt for a variance from the requirement for public water and sewer to serve a residential housing development in a R-H zoning district. The development will consist of 8 units each 756 sq. ft. in size. The property is 0.5 miles southeast of the Cody airport and currently has an existing residence and guest house. The development will be located on a part of the property where a canal irrigation lateral is present. Public notices and agency referrals have been met. The City of Cody states the property is eligible for annexation. No public comments have been received specific to the variance, but several letters are in opposition of the proposed use.

After lengthy discussions, Chairwoman Overfield called for public comments. Attorney Jalie Meinecke gave a brief schedule of steps her clients have proposed. Mr. Al Guilmain and Planning Director Joy Hill also made comments.

Discussions were held on non-conforming use, septic or central sewer and water system, and possibly going to city services since Northwest Rural Water cannot serve a multi-family use.

With no more comments from the public, Commissioner Thiel motioned to close the public hearing, Commissioner Tilden seconded, motion carried. The consensus was to postpone a decision until further questions can be answered. Ms. Hill requested the Board re-open the public hearing for more consideration. Commissioner Mangold moved to reopen the public hearing, Commissioner Thiel seconded, and the motion carried. Commissioner Tilden made a motion to continue to July 12 at 10 a.m., Commissioner Thiel seconded, and motion carried.

**Kim Dillivan, Planning & Zoning – RE: Public Hearing: Leonhardt SUP-234**

Chairwoman Overfield opened the public hearing.

Chairwoman Overfield stated that due to needing more information on the variance request, the SUP will be postponed until July 12 at 11 a.m. Commissioner Tilden made the motion to continue the hearing, Commissioner Thiel seconded, motion carried.

**Commissioners – RE: Board Reappointments**

Receiving no new applications Commissioner Tilden made a motion to reappoint Nicholle Gerharter and Rebekah Burns to the Museum Board, Commissioner Thiel seconded, motion carried.

**Accepting waste from out of state**

Mr. Ball and Mr. Edwards updated the board on findings with Keele and Montana officials regarding the waste from Cooke City, MT. The charge would be \$74 a ton and can be accommodated at the Cody landfill. At this time Public Works is unfamiliar with the details and will learn more about what is needed at a meeting. Red Lodge has a community foundation that will help get flood waste to Billings.

**Preliminary Park County Budget Fiscal Year 2022-23 - continued**

Land and environment, along with special funding were discussed and recommendations made.

Discussions were also held on increasing wages for the sheriff’s office and adding the increase to the Library and Museum budgets. At this time the Board is good with the budget and the Clerk will update after warrants are paid.

Chairwoman Overfield next brought up adding a dispatch position. Commissioner Tilden moved to increase dispatch by one, Commissioner Thiel seconded for discussion, motion carried.

Chairwoman Overfield requested a motion to advertise for the youth service position and move Mr. Logan Christie to coordinator. Commissioner Thiel moved to approve, Commissioner Tilden seconded, motion carried.

WANRack Broadband sent information and at this time the board is not interested in pursuing.

Chairwoman Overfield stated a decision is needed on Healthy Is contract renewal. After discussion Commissioner Tilden motioned to not renew the contract with Health Is, Commissioner Thiel seconded, motion carried. Commissioner Tilden requested that the Board readdress the health incentive after approving the budget, Commissioner Mangold seconded, Commissioner Livingston opposed, motion carried.

Commissioner Thiel moved to put actual figures from the proposal presented for the sheriff and dispatch to see the final numbers, Commissioner Tilden seconded, motion carried.

**Adjourn**

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

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Dossie Overfield, Chairwoman

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Scott Mangold, Vice Chairman

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Lee Livingston, Commissioner

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Lloyd Thiel, Commissioner

\_\_\_\_\_  
Joe Tilden, Commissioner

Attest:

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Colleen Renner, County Clerk