

**Park County Board of County Commissioners**  
**Regular Meeting**  
Tuesday, August 23, 2022

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, August 23, 2022. Present were Vice Chairman, Scott Mangold, Commissioners Lloyd Thiel, Joe Tilden and Clerk Colleen Renner, absent was Commissioner Lee Livingston.

Zac Taylor led the audience in the Pledge of Allegiance.

**Consent Items:**

**Approve-Minutes, Payroll and Vouchers**

Commissioner Tilden stated he sits on the Basin Authority Board. Commissioner Thiel made a motion to approve the following consent agenda items: minutes from August 2 and 9, 2022; bi-weekly payroll in the amount of \$499,195.30 and \$674,723.93 with insurance and Elected payroll for \$92,179.87; vouchers; approve and sign Monthly Earnings & Collection Statements for Clerk, Clerk of District Court, and Sheriff; Lease Renewal for Basin Authority; MOU Renewal for Buffalo Bill Dam Visitor Center; Concerning Special Prosecution and Contracts for Special Funding. Commissioner Tilden seconded and the motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$3,933.52
ADAMSON POLICE PRODUCTS	\$1,275.00
AIR CON REFRIGERATION	\$120.00
ALDRICH'S - POWELL	\$79.45
ALLIANT INSURANCE SERVICES, INC.	\$10,850.00
ANDERSON, CANDACE	\$10.00
AUS, REBECCA R	\$900.00
BAILEY ENTERPRISES, INC.	\$9,102.06
BEAR CO., INC.	\$3,888.69
BEDNARZ, CAROL	\$25.63
BENNETT, M.D., THOMAS L.	\$2,244.80
BIG HORN CO-OP MARKETING ASSN.	\$1,336.77
BIG HORN COUNTY CORONER	\$500.00
BIG HORN RURAL ELECTRIC COMPANY	\$389.47
BIG HORN WHOLESALE, INC.	\$1,566.32
BILLINGS PETERBILT INC	\$3,179.32
BLACK HILLS ENERGY	\$3,526.26
BLATT, TIMOTHY J.	\$400.00
BOB BARKER COMPANY	\$331.38
BOMGAARS	\$24.94
BURG SIMPSON ELDREDGE HERSH & JARDINE	\$2,190.00
CARING FOR POWELL ANIMALS	\$750.00
CARQUEST AUTO PARTS - #064250	\$542.30
CENTURYLINK	\$2,805.67
CENTURYLINK BUSINES SERVICES	\$18.27
CHARTER COMMUNICATIONS	\$284.96
CHRISTIE, LOGAN	\$195.00
CLERK OF DISTRICT COURT - JURY FEES	\$3,497.61
CODY ACE HARDWARE	\$621.67
CODY COUNCIL ON AGING	\$13,750.00
CODY ENTERPRISE	\$8,630.55
CODY WINNELSON CO.	\$175.27
CODY, CITY OF	\$2,451.64
CORRECTIONAL HEALTHCARE COMPANIES, INC.	\$21,618.97
COULTER CAR CARE CENTER	\$533.95
CRISIS INTERVENTION SERVICES	\$2,750.00
CRONK, BRENDA	\$16.25
CRUM ELECTRIC SUPPLY CO.	\$48.00
CURTIS CHENEY, CHENEY LAW OFFICE LLC	\$1,225.00

CUSTOM DELIVERY SERVICE, INC.	\$46.62
DENNY MENHOLT CHEVROLET BUICK GMC	\$77.75
EDISON LIGHTING SUPPLY	\$661.73
ENGINEERING ASSOCIATES	\$3,927.85
ENGINEERING DESIGN ASSOCIATES	\$8,848.00
FASTENAL	\$114.74
FLOYD'S TRUCK CENTER	\$382.64
FORWARD CODY WYOMING, INC.	\$3,500.00
GALLS, LLC	\$506.58
GARLAND LIGHT & POWER CO.	\$813.26
GLAXOSMITHKLINE PHARMACEUTICALS	\$3,720.63
GOODYEAR PRINTING	\$202.00
HINZE, BOBBIE	\$30.63
HONNEN EQUIPMENT CO.	\$16.92
HUMDINGER EQUIPMENT, LTD.	\$840.89
JOHN DEERE FINANCIAL	\$134.65
KAISER, LAURA	\$37.50
KALENAK LAW	\$2,392.00
KEELE SANITATION	\$4,408.40
KOREM CORPORATION	\$545.00
LOEPER, JESSICA	\$1,185.00
MAJESTIC LUBE, INC.	\$79.25
MANNAHOUSE FOOD PANTRY	\$2,500.00
McINTOSH OIL, INC.	\$12,956.59
MEETEETSE SENIOR CENTER	\$2,500.00
MEETEETSE, TOWN OF	\$249.20
MIDWEST CONNECT	\$143.00
MOTOR PARTS, INC.	\$719.01
MOTOROLA SOLUTIONS, INC.	\$20,565.74
MURDOCH OIL, INC.	\$33,682.30
MURDOCH'S RANCH & HOME POWELL	\$20.78
NAPA AUTO PARTS	\$100.00
NEVILLE, MICHAEL E.	\$900.00
NEWEGG BUSINESS, INC.	\$134.49
NORCO, INC.	\$94.24
NORMONT EQUIPMENT CO	\$1,256.59
ODDE, HANS	\$149.61
OFFICE SHOP, THE	\$761.04
O'REILLY AUTO PARTS - CODY	\$248.54
PARK CO COURT SUPERVISED TREATMENT PROG	\$3,000.00
PARK COUNTY 4-H COUNCIL	\$1,500.00
PENWELL, STEVE	\$37.91
PITNEY BOWES, INC. - A/R	\$398.83
PLANET HEADSET	\$246.65
POMAJZL, STEVE	\$60.00
POWELL ACE HARDWARE, LLC	\$145.82
POWELL ECONOMIC PARTNERSHIP, INC.	\$3,000.00
POWELL SENIOR CITIZENS AGO-GO, INC	\$13,750.00
POWELL TRIBUNE, INC.	\$9,199.34
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$1,366.00
PRODUCTION MACHINE COMPANY	\$64.14
QED ENVIRONMENTAL SYSTEMS	\$6,234.59
RENNER, COLLEEN	\$273.85
RIDDLE, HARLIE	\$27.96
ROCKY MOUNTAIN POWER	\$158.23
ROCKY MOUNTAIN WASH, LLC	\$162.00
ROSELLI CLEANING SERVICES, LLC	\$3,025.00
RYAN BROTHERS TRUCKING, INC.	\$29,491.72
S&P BRAKE SUPPLY AND DRIVELINE SERVICES	\$979.32
SABER PEST CONTROL	\$330.00
SANOFI PASTEUR, INC	\$959.76
SAUCEDA, DAVE	\$130.00
SELBYS, INC.	\$378.90
SKORIC, BRYAN	\$97.50
SMITH, KARI	\$39.13
STERICYCLE	\$34.00
SUMMERS, JOSH	\$162.40

SYSKO FOOD SERVICES OF MONTANA	\$1,421.18
TORGERSON'S	\$10,314.48
TRANSCRIBING SOLUTIONS	\$15.00
TREVATHAN, SABRINA RDR	\$1,750.00
TRIPLE L SALES	\$9.40
UNITED STATES DRUG TESTING LABORATORIES	\$360.00
UPS STORE, THE	\$510.72
VELOCITY TECH SOLUTIONS INC.	\$769.28
VISA - #0037 - B. POLEY	\$614.12
VISA - #0052 - P. MEYER	\$902.82
VISA - #0078 - L. LIVINGSTON	\$86.31
VISA - #0086 - W.E. CRAMPTON	\$729.89
VISA - #0235 - B. EDWARDS	\$914.91
VISA - #0250 - C. RENNER	\$4,307.54
VISA - #0268 - P. LINDENTHAL	\$572.93
VISA - #0359 - S. STEWARD	\$931.28
VISA - #0367 - J. HILL	\$569.27
VISA - #4079 - S. STEWARD	\$2,357.17
VISA - #4087 - M. CONNERS	\$1,220.43
VISA - #4103 - S. STEWARD	\$1,743.10
VISA - #5258 - M. GARZA	\$486.87
VISA - #5738 - T. BALL	\$325.00
WEBSTER, II, C.E., ATTORNEY LLC	\$990.00
WEIMER, GEOFF	\$30.00
WESTERN EMULSIONS INC	\$242,034.00
WHITE INK, LLC	\$15.00
WHITLOCK MOTORS	\$48.02
WILKERSON LAW GROUP	\$258.00
WOOD, WILLIAM	\$187.49
WOODWARD TRACTOR & RENTAL, INC	\$383.08
WPCI CONSULTANTS, INC.	\$121.50
WYOMING DEPARTMENT OF EMPLOYMENT	\$145.48
WYOMING DEPARTMENT OF HEALTH	\$40,491.60
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	\$24.00
WYOMING FIRE SAFETY, LC	\$99.00
WYOMING LAW ENFORCEMENT ACADEMY	\$124.00
WYOMING STATE PUBLIC DEFENDER	\$400.00
WYOMING WATER WORKS	\$81.00
YELLOWSTONE BEHAVIORAL HEALTH	\$12,500.00
YELLOWSTONE MOTORS	\$2,190.91
YOUTH CLUBS OF PARK COUNTY	\$2,500.00
<b>TOTAL</b>	<b><u><u>\$624,029.72</u></u></b>

**Commissioners – RE: Board Liaison Updates**

Chairwoman Overfield gave updates on Library Board, Powell library plans, Homesteader Museum, and upcoming farm to table days, Forward Cody, Prevention Health & Wellness contract, and Urban Systems.

Commissioner Tilden had nothing to report.

Commissioner Thiel spoke about Weed & Pest and the upcoming September 10 hazard materials day, Meeteetse Local Planning, Predatory Board, Meeteetse Visitor Center, Urban Systems in Powell, and Bureau Land Management.

Commissioner Mangold is working with Parks & Rec on the Powell Legion Field dug outs, the group will approach the state outdoor parks for a match.

**Kim Dillivan, Planning & Zoning – RE: Public Hearing: NWC Temp Dining Facility SUP-241**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented application from Laura Finuf which included plan-view drawing, vicinity map, detailed drawings, type of activities and impact on adjacent properties. The SUP is to construct and operate a temporary dining

facility for Northwest College while their new Student Center is under construction and will be repurposed as a locker room and office building for soccer coaches and players. The facility will be a single-story metal clad building and located in R-H zoning located just north of Eighth Street and adjacent to Powell city limits. Legal notices and agency referrals have been met. The State Fire Marshal will work with NWC for proper permitting.

Commissioner Mangold questioned the difference between annexation into the city as opposed to staying in the county. Eric Wachob, Engineering Associates stated the cost of annexation is estimated at over \$600,000 for site utilities and the proximity to the city water and sewer.

Lisa Watson stated the college has a catering permit, and facilities are inspected every year.

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

Commissioner Thiel moved to approve SUP240 with staff conditions, Commissioner Tilden seconded, motion carried. **RESOLUTION 2022-78**

#### **Kim Dillivan, Planning & Zoning – RE: Public Hearing: Sheffield MS-68 Sketch Plan**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented sketch plan from Spencer and Karly Sheffield to request approval for a partial vacation and re-subdivision of Lot 2 of Nose SS-127 into a two-lot subdivision consisting of one 5-acre lot and one 10-acre lot each for residential use. The property is in GR-5 zoning and located two miles east of Cody and ½ mile south of Hwy 14-16-20 East. Notices and agency referrals have been met, no public comments received, conditions recommended by staff and read into the record striking #9.

Chairwoman Overfield called for public comments, Cody Schatz, Engineering Associates gave clarification on the two irrigation pumps in place which will serve the whole property, and NRWD will be used and #10 should also be stricken. Dale and Becky Nose commented on the water, Linda Bell, adjacent neighbor, made comments on maintaining these 15 acres.

Commissioner Tilden made a motion to close the public hearing, Commissioner Thiel seconded, motion carried.

Chairwoman Overfield reminded those with concerns to plan on attending the land use plan meetings in their areas to have their voice heard on these issues.

Commissioner Thiel moved to approve Minor SUP-68 with conditions excluding 9 and 10, Commissioner Tilden seconded, motion carried. **RESOLUTION 2022-79**

#### **Joy Hill, Planning & Zoning Director – RE: Public Hearing: J Bar 9 FP 5-22**

Chairwoman Overfield opened the public hearing.

Ms. Hill presented the floodplain development permit #5-22 for approval to complete a bank stabilization project for approximately 955 linear feet of riverbank along the northern bank of the South Fork Shoshone River. WWC Engineering applied on behalf of J Bar 9 Ranch. The permit is valid for one year, county personnel may conduct site visits and applicant shall notify the Floodplain Administrator, when project work is complete and able to provide photographs of as-built conditions. Any changes to the proposed project shall require a separate floodplain development permit.

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

Commissioner Tilden moved to approve including staff recommendations, Commissioner Mangold seconded, motion carried.

**RESOLUTION 2022-80**

**Kim Dillivan, Planning & Zoning – RE: MW SS-293 Final Plat**

Mr. Dillivan presented the final plat application for approval of a subdivision, owned by Linda D. Fisher, Trustee, creating one 10.57-acre lot and creating a 35.01-acre remainder parcel. The property is in GR-P zoning and about two miles southwest of Powell, less than one mile south of Hwy 14A. Notices and agency referrals have been met and no public comments received. Mr. Dillivan read the conditions into the record. Commissioner Tilden moved to approve with staff recommendations, Commissioner Thiel seconded, motion carried. **RESOLUTION 2022-81**

**Kim Dillivan, Planning & Zoning – RE: Public Hearing: Pure Heart Retreat (Green Creek Retreat) SUP-239**

Chairwoman Overfield opened the public hearing.

Mr. Dillivan presented the special use application for Michael Gimmeson for review and approval for a highway commercial business that will consist of four geodesic lodging domes and one larger dome for use as a yoga classroom. The property is located .8 miles south of State Hwy 14-16-20 on the west side of County Road 6DU and 20 miles west of Cody. The zoning is GR-5 and land uses are a mixture of residential and residential vacant.

Legal notices and agency referrals have been met, eleven public comments were received with eight in opposition and three in support of proposed use. Game & Fish stated there are wildlife concerns as this use is within crucial mule deer winter range, recommending no activity occurs from November 15 – April 30 each year.

Mr. Dillivan stated staff recommends approval with recommended conditions that were read into the record. Board members questioned the covenants of Lot 29, year-round usage, and bridge conditions. Mr. Gimmeson stated they don't feel the winter months will affect the wildlife habitat. They plan to use heat tape for the water line, have back-up generators in place, and are planning on enlarging the bridge and adding handrails.

Chairwoman Overfield called for public comments. Bonnie Dallinger, Kay Meyer, Lori & Tim McCreary, all had concerns regarding unfinished projects on the property, single family homes, wildlife winter range, and stated many of those who own in the area are retired. Further discussion followed regarding project being delayed, time to complete, and Ms. Hill stated the permit would become invalid if timelines are not met.

Mike & Taylor Gimmeson answered questions and a brief description of what the property has been used for in the past and encouraged the neighbors to come speak with them.

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

Commissioner Tilden questioned the applicant on a realistic timeline for construction, applicant stated they plan to start immediately with one dome finished by fall and the rest completed by spring of 2023, with a May 15 opening.

Further discussion between the Board and staff included highway commercial not on the highway, VRBO's in the area, off road commercial allowed if steps are followed. Ms. Hill stated the top two conditions of compatibility and service, and infrastructure are met.

Commissioner Tilden made a motion to approve with staff recommendations and no operations between November 15 to April 30,

Commissioner Mangold seconded and asked to amend to include 12 months to complete from start of construction, motion carried. **RESOLUTION 2022-82**

**Executive Session.**

Commissioner Tilden made a motion to enter executive session pursuant to W.S. § 16-4-405 (a) (ii), Commissioner Thiel seconded, and motion carried.

Commissioner Tilden moved to exit from executive session, Commissioner Thiel seconded, and the motion carried. No decisions were made in the executive session.

Commissioner Tilden made a motion to move forward with discussions in executive session, Commissioner Thiel seconded, motion carried.

**Adjourn.**

Commissioner Mangold 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

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Joe Tilden, Commissioner

Attest:

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Colleen Renner, County Clerk