

**Park County Board of County Commissioners**  
**Regular Meeting**  
Tuesday, November 1, 2022

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, November 1, 2022. Present were Vice Chairman, Scott Mangold, Commissioners Lee Livingston, Lloyd Thiel, Joe Tilden and Clerk Colleen Renner.

Mallory Riley led the audience in the pledge of allegiance.

**Executive Session.**

Commissioner Mangold made a motion to enter executive session pursuant to W.S. § 16-4-405 (a) (ix), Commissioner Livingston seconded, and motion carried. Commissioner Livingston recused himself and left the meeting.

Commissioner Mangold moved to exit from executive session, Commissioner Thiel seconded, and the motion carried. No decisions were made in or as a result of the executive session.

Commissioner Livingston returned to the meeting.

**Consent Items:**

**Approve-Minutes, Payroll and Vouchers**

Commissioner Tilden made a motion to approve the following consent agenda items: minutes from October 18; bi-weekly payroll in the amount of \$690,075.58, including insurance; vouchers; ads for January 2023 board appointments; and MOU renewal with PCSD #1. Commissioner Livingston seconded and the motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$507.86
A & I DISTRIBUTORS	\$227.45
A&H ELECTRIC	\$85.01
ABSAROKA DOOR	\$624.00
ALBERTSONS - SAFEWAY	\$274.32
AT&T MOBILITY	\$2,142.19
BAILEY ENTERPRISES, INC.	\$906.81
BAILEY ENTERPRISES, INC.	\$142.81
BEAR CO., INC.	\$235.04
BENNETT, M.D., THOMAS L.	\$2,252.50
BIG BROTHERS BIG SISTERS OF NW WY	\$1,105.01
BIG HORN COUNTY CORONER	\$500.00
BIG HORN RADIO NETWORK	\$288.00
BIG HORN WHOLESALE, INC.	\$2,521.39
BLACK HILLS ENERGY	\$946.49
BLOEDORN LUMBER - POWELL	\$69.97
BOMGAARS	\$618.38
BONINE, DUNCAN	\$201.25
BORDER STATES ELECTRIC	\$151.98
BRADFORD SUPPLY CO.	\$609.03
BRANDON-WINTERMOTE, KIMBERLY	\$220.63
C & B OPERATIONS, LLC	\$70.10
C & C WELDING, LLC	\$337.74
CARQUEST AUTO PARTS - #064250	\$24.76
CARQUEST AUTO PARTS - #274890	\$38.57
CDW GOVERNMENT, INC.	\$1,207.04
CENTURYLINK	\$2,475.48
CHARTER COMMUNICATIONS	\$105.24
CIRCUIT COURT CONVERSE	\$6.00
CLARION	\$18,231.00
CODY ACE HARDWARE	\$467.44
CODY CLINIC	\$200.00

CODY ENTERPRISE	\$4,044.51
COUNTY CLERKS ASSOCIATION OF WYOMING	\$1,674.34
CRISIS INTERVENTION SERVICES	\$4,900.00
CRUM ELECTRIC SUPPLY CO.	\$276.59
D&G ELECTRIC, LLC	\$363.34
DE HAAN ELECTRONICS	\$976.15
DELL MARKETING L.P., C/O DELL USA L.P.	\$22,466.00
DENNY MENHOLT CHEVROLET BUICK GMC	\$1,249.50
DMV RECORD SERVICES	\$3.00
ENGINEERING ASSOCIATES	\$6,554.71
FERGUSON, BOB	\$175.01
FLOYD'S TRUCK CENTER	\$411.12
GALLS, LLC	\$33.90
GARLAND LIGHT & POWER CO.	\$97.82
GARLAND, JOSEPH	\$66.25
HULT, BRIDGER	\$16.62
INTERSTATE TIRE SERV. INC	\$55.00
IVERSON SANITATION	\$50.00
JONES, RICHARD B	\$290.63
K-B COMMERCIAL PRODUCTS	\$3,655.10
KENCO SECURITY AND TECHNOLOGY	\$474.55
KONE	\$1,724.26
LOEPER, JESSICA	\$385.00
LOMCO, INC.	\$20,410.07
MAJESTIC LUBE, INC.	\$99.95
MASTER'S TOUCH, LLC	\$532.11
McINTOSH OIL, INC.	\$5,031.25
McJUNKIN, KIM	\$19.99
MILES, SARAH N.	\$1,600.00
MOUNTAIN WEST COMPUTER	\$99.90
MURDOCH OIL, INC.	\$20,262.03
MURDOCH'S RANCH & HOME POWELL	\$66.44
NEWMAN TRAFFIC SIGNS, INC	\$31,658.85
NORTHWEST RURAL WATER DISTRICT	\$97.50
OFFICE SHOP, THE	\$92.38
O'REILLY AUTO PARTS - CODY	\$249.22
PARK COUNTY TREASURER	\$21,750.00
POISON CREEK, INC	\$429.55
POWELL ACE HARDWARE, LLC	\$14.95
POWELL LOCK	\$110.00
POWELL TRIBUNE, INC.	\$2,193.87
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$524.85
POWELL, CITY OF	\$7,430.77
POWERPHONE, INC.	\$528.00
PSYCHOLOGICAL SERVICES, INC.	\$720.00
ROCKY MOUNTAIN POWER	\$1,858.71
ROVENNA SIGNS & DESIGN	\$3,968.00
S & L INDUSTRIAL	\$35,963.75
S&P BRAKE SUPPLY AND DRIVELINE SERVICES	\$179.50
SANOFI PASTEUR, INC	\$169.31
SCHLATTMANN LAW OFFICE	\$1,760.00
SPIERING, EUGENE	\$177.51
SUMMERS, JOSH	\$62.01
SYSCO FOOD SERVICES OF MONTANA	\$1,380.13
TCT WEST, INC	\$8,147.70
THOMPSON REUTERS - WEST	\$897.12
TOOHEY, TOM	\$48.35
TORGERSON'S	\$192.77
TRACTOR & EQUIPMENT CO	\$719.94
TRI STATE TRUCK & EQUIP, INC	\$443.21
TRIPLE L SUPPLY	\$196.27
TYLER BUSINESS FORMS	\$814.61
VERIZON WIRELESS	\$91.79
VERIZON WIRELESS	\$100.08
VISION WEST, INC.	\$1,138.00
WHITLOCK MOTORS	\$51.44
WILDER PERFORMANCE LLC	\$1,530.01

WILLIAMS & SONS, LLC	\$6,877.50
WOOLPERT	\$8,200.00
WYOMING BEHAVIORAL INSTITUTE	\$3,016.00
WYOMING DEPARTMENT OF HEALTH	\$36,130.63
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	\$64.00
WYOMING DEPT OF TRANS - MOTOR VEHICLES	\$8.00
WYOMING INFORMATION TECHNOLOGY DIV	\$263.78
WYOMING LAW ENFORCEMENT ACADEMY	\$360.00
WYOMING SECRETARY OF STATE	\$60.00
YOUTH CLUBS OF PARK COUNTY	\$4,299.00
<b>TOTAL</b>	<b><u>\$320,827.69</u></b>

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

Darcie White and Matt Prosser updated the Board via Zoom on the internal draft. Outreach ended October 31 after drawing 450 participants, including another 350 people who showed up at public meetings.

Mr. Prosser said key topics of discussion to be identified in the plan include building codes, growth and changes closer to municipalities, rural communities, floodplains, wetlands and GIS data and upgrades.

Ms. White discussed what will be covered in the draft plan, which will be ready in late December and available to the public in late January.

**Brian Edwards, County Engineer, Public Works Department – RE: Review Proposals and Consider Recommendations for Construction Contract Award (Courthouse Building Automation System Upgrade and Integration)**

Mr. Edwards stated there are major HVAC issues within the old courthouse, the courthouse addition and public works building. The first phase is control system. Five companies received the request for proposals and three showed up for the walkthrough. Interviews were done last week with bids listed below.

Base proposal (replace all HVAC controls and VAV boxes in the courthouse building and addition):

- Rawhide Mechanical: \$789,895
- Long Building Systems: \$908,575

Alternate Proposal (replace HVAC controls without replacing VAV Boxes):

- Rawhide Mechanical: \$372,986
- Long Building Systems: \$359,530

After discussing which proposal to accept and the potential to use ARP funds, Commissioner Thiel made a motion to accept the alternate proposal from Long Building Systems for \$359,530, Commissioner Mangold seconded, motion carried.

**Commissioners – RE: Public Hearing: Craig Watts Open Space Easement Appeal**

Chairwoman Overfield opened the public hearing. Commissioner Livingston stated his property is impacted and recused himself, leaving the meeting.

Rusty Blough of Morrison-Maierle presented visual maps of the area and the proposed development, which will include a residence and a 40-acre parcel for open space. An open space easement was recorded in the 1980s.

Attorney Tom Keegan spoke on behalf of Mr. Watts, saying the 22-year-old easement does not state there will only be one easement.

Chairwoman Overfield called for public comments.

Planning Director Joy Hill presented the full history and how she came to her decision. The Rhoads put the easement in place to limit future use of their land forever and was accepted by the Board to forever uphold. It states the purpose of the land is for ranching, wildlife, and ag purposes; nowhere does it say residential use, which would violate the open space easement. Ms. Hill stated legal access to the property is Pack Saddle Trail; Wagon Trail Road was developed in violation of the easement.

Other public comments were from the Rhodes’ attorney, Sox Freeman, and property owners Steve Anderson, Laurie Steward, Mary McKinney, Bryan Mick and Brian Clarkson, who supported following the easement as stated and denying the appeal.

Deputy County Attorney Mallory Riley reviewed the original easement and other pertinent documentation. Ms. Riley referenced the importance of holding the easement in perpetuity and preserving and protecting the space, an obligation approved by the board and still in effect. With no record of any notice being given as to the creation of Wagon Trail Road, it’s in violation of the open space easement and should not be used.

Chairwoman Overfield asked if there were further public comments. Attorney Keegan said this document on its own cannot be supported by the law. There being no further comments Commissioner Tilden made a motion to close the public hearing, Commissioner Mangold seconded, motion carried.

Commissioner Tilden made a motion to deny and honor the Rhodes’ request per the open space easement, Commissioner Thiel seconded for discussion. Thiel tends to agree that Wagon Trail Road should not have been built, Commissioner Mangold stated he agrees, and the appeal should be denied, motion carried. **RESOLUTION 2022-97**

Commissioner Livingston rejoined the meeting at this time.

**Keith Francik, Sons of American Revolution – RE: Presentation on Spanish American War Veterans Buried in Park County**

Mr. Francik stated their small organization researched ancestors who fought in the Revolutionary War, World War 1, Civil War and Spanish American War and were buried in Park County.

They previously found 160-165 World War 1 veterans and 14 Civil War veterans buried here. More recently, the group found nine veterans from the Spanish American War buried in the county.

This plaque will go to the Archives to join the others presented previously.

**Adjourn.**

Commissioner Thiel moved to adjourn, Commissioner Livingston 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