

Park County Board of County Commissioners
Regular Meeting
Tuesday, September 19, 2023

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, September 19, 2023. Present were Vice Chairman, Lloyd Thiel, Commissioners Lee Livingston, Scott Mangold, Scott Steward and Clerk Colleen Renner.

Commissioner Thiel led the audience in the pledge of allegiance.

Consent Items:
Approve-Minutes, Payroll and Vouchers

Commissioner Mangold made a motion to approve the following consent agenda items as presented: minutes from 9/5/23; payroll in the amount of \$507,599.34; vouchers; monthly earnings and collection statements for the Clerk, Clerk of District Court, and Sheriff; Lease Renewal for Thomas Boyd; annual Snow Removal Agreement with City of Powell and approval for Friends of the Powell Library to allow participants in a writing group to bring beer and wine to “Sip and Write”. Commissioner Livingston seconded, motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$891.82
A & I DISTRIBUTORS	\$1,582.43
ABROMATS, LETITIA C. PC	\$65.00
ANGEL ARMOR	\$1,292.48
AUTOSHOP, INC.	\$85.19
BAILEY ENTERPRISES, INC.	\$7,022.05
BEAR CO., INC.	\$866.08
BENCH DIESEL RESEARCH LLC	\$6,272.58
BIG HORN RURAL ELECTRIC COMPANY	\$325.88
BIG HORN WATER	\$359.50
BIG HORN WATER SYSTEMS, LLC	\$431.16
BIG HORN WHOLESALE, INC.	\$1,055.90
BIG VALLEY BEARING & SUPPLY, INC.	\$1,504.04
BIGHORN VALLEY HEALTH CENTER, INC.	\$7,664.48
BILLINGS PETERBILT INC	\$2,037.52
BLACK HILLS ENERGY	\$884.05
BLAIR'S MARKET	\$13.99
BLATT, TIMOTHY J.	\$400.00
BOMGAARS	\$121.55
BOONE'S MACHINE SHOP	\$320.68
BRADFORD SUPPLY CO.	\$486.79
BRUNK, SAMETA	\$16.00
BUILDERS FIRST SOURCE	\$37.98
BURG SIMPSON ELDREDGE HERSH & JARDINE	\$30.00
CARQUEST AUTO PARTS - #064250	\$2,109.61
CDW GOVERNMENT, INC.	\$158.31
CENTURYLINK	\$2,430.05
CENTURYLINK BUSINES SERVICES	\$8.55
CHARTER COMMUNICATIONS	\$390.92
CLERK OF DISTRICT COURT - JURY FEES	\$8,690.54
CODY ACE HARDWARE	\$671.29
CODY, CITY OF	\$2,392.14
CORRECTIONAL HEALTHCARE COMPANIES, INC.	\$22,483.73
COULTER CAR CARE CENTER	\$372.97
COWBOY LEGAL, LLC	\$925.00
CRONK, BRENDA	\$36.03
CRUM ELECTRIC SUPPLY CO.	\$439.77
CRYE PRECISION, LLC	\$212.60
D&G ELECTRIC, LLC	\$949.93
DELL MARKETING L.P., C/O DELL USA L.P.	\$12,531.62
DENNY MENHOLT CHEVROLET BUICK GMC	\$206.75
EATON SALES & SERVICE, LLC	\$9,160.00
ELECTION CENTER	\$200.00
ENGINEERING DESIGN ASSOCIATES	\$14,706.50
FASTENAL	\$186.80

FLOYD'S TRUCK CENTER	\$789.59
GALLS, LLC	\$189.50
GARLAND LIGHT & POWER CO.	\$958.56
GOOGLE LLC	\$0.46
GREENWOOD MAPPING, INC.	\$6,400.00
GROATHOUSE CONSTRUCTION INC	\$10,000.00
HERBURGER, KAREN	\$27.51
HOLLIDAY, KRIS	\$750.00
HONNEN EQUIPMENT CO.	\$2,366.88
HORROCKS, MICHELLE	\$7.86
HYPER-REACH	\$7,200.00
INTERSTATE BATTERIES	\$456.80
INTERSTATE TIRE SERV. INC	\$30.00
KALENAK LAW	\$1,500.00
K-B COMMERCIAL PRODUCTS	\$2,411.20
KEELE SANITATION	\$3,212.50
KMG COMMERCIAL REFRIGERATION	\$13,650.00
L.N. CURTIS & SONS	\$127.50
LAWLER, RYAN	\$171.57
LEON UNIFORM COMPANY, INC.	\$838.50
LONG BUILDING TECHNOLOGIES, INC.	\$1,734.55
MAJESTIC LUBE, INC.	\$99.95
MCMASTER-CARR	\$138.45
MEETEETSE RECREATION DISTRICT	\$15,556.00
MEETEETSE, TOWN OF	\$129.20
MEYER, FRIEDO	\$450.00
MEYER, PAT	\$589.50
MIDWEST FENCE COMPANY	\$16.50
MIKE ROBINSON LLC	\$1,279.23
MILES, SARAH N.	\$400.00
MONTANA LIMESTONE COMPANY	\$10,047.50
MONTANA-DAKOTA UTILITIES CO.	\$712.99
MORGENWECK COURT REPORTING, LLC	\$1,625.00
MOUNTAIN CONSTRUCTION COMPANY	\$453,239.15
MURDOCH OIL, INC.	\$48,876.99
MURDOCH'S RANCH & HOME POWELL	\$53.98
NAPA AUTO PARTS	\$276.17
NAT'L CENTER FOR PUBLIC LANDS COUNTIES	\$60,000.00
NEVILLE, MICHAEL	\$600.00
NORCO, INC.	\$745.40
NORMONT EQUIPMENT CO	\$1,970.31
OFFICE SHOP, THE	\$300.00
PACHECO, RACHAEL M.	\$200.00
PARK CO COURT SUPERVISED TREATMENT PROG	\$480.00
PETZL AMERICA	\$37.18
POISON CREEK, INC	\$1,073.79
POWELL ACE HARDWARE, LLC	\$29.30
POWELL TRIBUNE, INC.	\$1,538.22
PRODUCTION MACHINE COMPANY	\$1,037.02
RIMROCK TIRE CO - CODY	\$1,075.30
ROCKY MOUNTAIN POWER	\$891.17
ROCKY MOUNTAIN WASH, LLC	\$303.61
ROVENNA SIGNS & DESIGN	\$2,302.80
SABER PEST CONTROL	\$420.00
SAUCEDA, DAVE	\$136.24
SHREVE, DON	\$376.63
STONEHOUSE DATA SOLUTIONS, LLC	\$596.96
SUMMERS, JOSH	\$171.40
SWANSON SERVICES CORPORATION	\$80.00
SYSCO FOOD SERVICES OF MONTANA	\$28,589.90
TCT WEST, INC	\$1,886.04
TNT SPRINGS, INC.	\$329.86
TORGERSON'S	\$1,836.87
TRACTOR & EQUIPMENT CO	\$1,060.71
TURNER, CAROLINE	\$634.06
TYLER BUSINESS FORMS	\$861.42
TYLER TECHNOLOGIES, INC.	\$2,960.00
UW EXTENSION	\$457.59
VISA - #0037 - B. POLEY	\$414.97
VISA - #0045 - B. SKORIC	\$86.65
VISA - #0052 - P. MEYER	\$6,646.27
VISA - #0250 - C. RENNER	\$410.47

VISA - #0268 - D. CARROLL	\$621.96
VISA - #0359 - D. STEWARD	\$2,283.29
VISA - #0367 - J. HILL	\$947.13
VISA - #4079 - D. STEWARD	\$10,803.25
VISA - #4079 - D. STEWARD	\$12.58
VISA - #4087 - M. CONNERS	\$4,175.90
VISA - #4103 - D. STEWARD	\$295.80
VISA - #4168 - B. EDWARDS	\$1,345.81
VISA - #4184 - T. KATTENHORN	\$3,498.09
VISA - #4192 - W. WOOD	\$932.30
VISA - #4440 - C. GORTMAKER	\$1,232.44
VISA - #4820 - W.E. CRAMPTON	\$981.73
VISA - #4853 - D. STEWARD	\$324.25
VISA - #5449 - HOMELAND SECURITY	\$658.36
VISA - #5738 - T. BALL	\$389.00
WHITE INK, LLC	\$45.00
WILLIAMS & SONS, LLC	\$3,150.00
WINTER EQUIPMENT COMPANY, INC.	\$10,356.48
WOODWARD TRACTOR & RENTAL, INC	\$679.01
WPCI CONSULTANTS, INC.	\$117.00
WYOMING DEPARTMENT OF EMPLOYMENT	\$202.04
WYOMING FIRE SAFETY, LC	\$70.00
WYOMING STATE PUBLIC DEFENDER	\$400.00
YEAGER, HEIDI	\$300.00
TOTAL	<u>\$863,705.41</u>

Kim Dillivan, Planning & Zoning Assistant Director RE: Public Hearing: Pure Heart Resort SUP-239 Amendment

Chairwoman Overfield opened the public hearing.

Mr. Dillivan stated an SUP application was received from Michael Gimmeson to request an amendment to the conditions of approval for Pure Heart Retreat which was approved by Resolution 2022-82 on August 23, 2022. The request is to allow longer term, full season, winter rental of four lodging domes and use of the yoga studio dome during the winter months.

Public comments were received in opposition of the change of use and shared with the Board. Agency referrals have been met and seven conditions were read into the record.

Chairwoman Overfield called for public comments. Bonnie Dallinger spoke in opposition. Michael Gimmeson, owner stated this is a wellness retreat which they would like to use year-round for guests and can coexist in harmony with wildlife. Mr. & Mrs. Gimmeson handed out documents showing the plans and use of the property which was already approved to operate May 1 to November 14 and the request is to change dates of operation. Mrs. Gimmeson stated it would also be hard to operate a yoga studio and close for the two months Game & Fish recommends.

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

Discussions regarding limited time of use change, Game & Fish concerns and comments received regarding change in operation.

Commissioner Mangold made a motion to approve with staff recommendations that were presented, Commissioner Thiel seconded, further discussions on lighting, only using yoga dome in winter months, domes further out in open spaces, Commissioner Livingston and Steward opposed, Chairwoman Overfield opposed also, motion failed.

RESOLUTION 2023-53

Kim Dillivan, Planning & Zoning Assistant Director RE: Williams Consideration of Penalties

Ms. Hill stated the Planned Unit Development Agreement (PUD) identifies the types of uses that are permissible on the property. Permits necessary to operate the current or proposed uses on the property have not been received. Notice was sent and was returned to the office unclaimed. The Sheriff then served the paperwork for consideration of penalties which stated the corrective action or discontinue all unpermitted uses and events on the property.

The property is located at 2631 Hwy 120 in which the PUD has been in place since August 8, 1995 and does not allow for the uses taking place without permits.

Jalie Meinecke representing the William’s stated she felt the PUD agreement predates the 2015 Park County standards and therefore permits are not required.

After discussions the Board has decided to seek legal council before proceeding with penalties.

Kim Dillivan, Planning & Zoning Assistant Director RE: Kardos SS-292 Final Plat

Mr. Dillivan presented the revised final plat for Nathan Kardos. If approved, it would create a two-lot subdivision resulting in two 7.73-acre lots and a 35-acre remaining parcel. The property is located southwest of Cody, south of Pauley Avenue. Notices and agency referrals have been met. Staff recommends approval with four recommendations which were read into the record.

Commissioner Livingston moved to approve as presented, Commissioner Thiel seconded, motion carried. **RESOLUTION 2023-54**

Commissioners RE: Nominations for LGLP Board Vacancies –

After discussion the Board has no nominations to put forth.

Kim Dillivan, Planning & Zoning Assistant Director Re: Gines SS-313 Final Plat

Mr. Dillivan presented the revised final plat for Colby & Codi Gines. If approved, it would create a two-lot subdivision consisting of one 3.83-acre lot and one 31.18-acre lot for residential and ag use. The property is located five miles southwest of Powell and 1.5 miles south of Ralston with an address of 15 Joslen Drive. Notices and agency referrals have been met. Staff recommends approval with two recommendations which were read into the record.

Commissioner Livingston moved to approve as presented, Commissioner Steward seconded, motion carried. **RESOLUTION 2023-55**

Commissioners RE: HVAC Relocations

Chairwoman Overfield gave an update on the HVAC project. Beginning October 3, the Board meetings will be held in the Grizzly Room at the Park County Library. Assistant Norberg will be in the County Complex building as well.

Linda Smith & Linda Dalton Powell Senior Center RE: ARPA Funds for New Senior Center

Ms. Dalton gave an update regarding the effort to build a new senior center in Powell. The land that had been gifted for the project by the Rocky Mountain Manor has been withdrawn. The present building has numerous maintenance issues including some that are of concern to the State Fire Marshal. Board President Smith asked if the one-million-dollar ARPA fund commitment could but put into an escrow account that is restricted for the new building but use any accrued interest for maintenance on the current building. The commissioners questioned whether the funds can be used this way and stated that there is a limited time frame for the usage of the ARPA funds. Further discussion centered around how the Sr. Board could move forward as there is a real need for senior services in the community, the commissioners agreed to continue this dialogue in the future.

Adjourn.

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

Dossie Overfield, Chairwoman

Lloyd Thiel, Vice Chairman

Lee Livingston, Commissioner

Scott Mangold, Commissioner

Scott Steward, Commissioner

Attest:

Colleen Renner, County Clerk