

Park County Board of County Commissioners
Regular Meeting
Tuesday, October 3, 2023

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, October 3, 2023. Present were Vice Chairman, Lloyd Thiel, Commissioners Lee Livingston, Scott Mangold, and Clerk Colleen Renner. Commissioner Scott Steward was absent.

Hans Odde led the audience in the pledge of allegiance.

Consent Items:
Approve-Minutes, Payroll and Vouchers

Chairwoman Overfield asked for the Library Grant Application to the State of Wyoming being placed on the consent agenda for approval and signature. Commissioner Mangold made a motion to approve the following consent agenda items plus the addition as presented: Minutes for 9/19/23; payroll in the amount of \$696,593.05; vouchers; approve and allow Chair to Sign Powell Library Extension of Lease, Procurement Policy & Procedures Manual, which was approved on January 24, 2023, but was never signed. Commissioner Thiel seconded and the motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$761.70
ALBERTSONS - SAFEWAY	\$409.08
AT&T MOBILITY	\$2,186.54
BEAR CO., INC.	\$192.87
BEARTOOTH ELECTRIC COOP	\$109.26
BIG HORN CO-OP MARKETING ASSN.	\$25.19
BIG HORN TREE & SHRUB CARE LLC	\$2,400.00
BIG HORN WHOLESALE, INC.	\$1,724.31
BILLINGS GAZETTE, INC.	\$13.00
BILLINGS PETERBILT INC	\$403.96
BLACK HILLS ENERGY	\$660.92
BLACK, WARREN	\$145.26
BOB BARKER COMPANY	\$1,082.01
BOMGAARS	\$812.27
C & B OPERATIONS, LLC	\$1,199.98
CARQUEST AUTO PARTS - #064250	\$493.47
CDW GOVERNMENT, INC.	\$3,486.96
CHARM-TEX	\$161.70
CHARTER COMMUNICATIONS	\$39.00
CML SECURITY	\$1,731.42
COCA COLA BOTTLING HIGH COUNTRY	\$32.00
CODY ACE HARDWARE	\$688.25
CODY ENTERPRISE	\$9,087.12
CODY, CITY OF	\$28,911.03
COOPER, ALLEN	\$104.72
CRUM ELECTRIC SUPPLY CO.	\$432.69
CTC TELECOMMUNICATIONS NETWORK CONSULT.	\$9,330.00
DE HAAN ELECTRONICS	\$703.00
DENNY MENHOLT CHEVROLET BUICK GMC	\$47.68
DLT SOLUTIONS, LLC	\$4,273.00
DRY ACRES INDUSTRIAL PARK	\$300.00
DUSTBUSTERS, INC.	\$115,313.62
FILENER CONSTRUCTION - RETAINAGE	\$42,428.82
FILENER CONSTRUCTION, INC.	\$381,859.34
FLOYD'S TRUCK CENTER	\$339.46
GALLS, LLC	\$182.00
GREEN THUMB IRRIGATION	\$4,750.00
GREENWOOD MAPPING, INC.	\$552.00
HARDESTY, TODD	\$18.93
HONNEN EQUIPMENT CO.	\$364.69
INSULATION INC.	\$5,762.27
IVERSON SANITATION	\$50.00
JOHNSON, DOMINIK	\$100.00
KEELE SANITATION	\$358.50
KENCO SECURITY AND TECHNOLOGY	\$380.95
KMG COMMERCIAL REFRIGERATION	\$240.00
L.N. CURTIS & SONS	\$100.66
LAW ENFORCEMENT SYSTEMS, INC.	\$96.00

LONG BUILDING TECHNOLOGIES, INC.	\$477.75
MAJESTIC LUBE, INC.	\$99.95
MASTER'S TOUCH, LLC	\$682.54
MEETEETSE RECREATION DISTRICT	\$1,682.56
MEETEETSE, TOWN OF	\$1,034.03
MOTOROLA SOLUTIONS, INC.	\$44,397.22
MURDOCH OIL, INC.	\$23,118.63
MURDOCH'S RANCH & HOME POWELL	\$106.92
NEMONT	\$45.98
NORCO, INC.	\$286.57
NORTHWEST RURAL WATER DISTRICT	\$138.75
OFFICE SHOP, THE	\$810.66
PETERBILT OF WYOMING	\$88.23
PFIZER INC.	\$11,904.35
POISON CREEK, INC	\$952.65
POWELL ACE HARDWARE, LLC	\$234.48
POWELL LOCK	\$132.00
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$158.25
POWELL, CITY OF	\$10,020.57
QUADIENT FINANCE	\$2,400.00
QUALITY PROPANE SERVICE, INC.	\$34.00
RIMROCK TIRE CO - CODY	\$454.49
RIMROCK TIRE CO - POWELL	\$28.36
ROCKY MOUNTAIN POWER	\$1,336.01
SAY WHERE STORAGE	\$330.00
SESSIONS, RUSSELL	\$98.12
SWISTAK, SUE	\$62.75
SYSCO FOOD SERVICES OF MONTANA	\$1,186.84
THOMAS, CATHERINE	\$140.22
THOMPSON REUTERS - WEST	\$915.06
TRACTOR & EQUIPMENT CO	\$1,178.00
TRI STATE TRUCK & EQUIP, INC	\$338.76
ULINE	\$83.61
VERIZON WIRELESS	\$50.04
VERIZON WIRELESS - VSAT	\$100.00
VISION WEST, INC.	\$274.00
WAL MART COMMUNITY/GEMB	\$1,055.35
WEIMER, GEOFF	\$30.00
WESTERHOLD, JOSHUA	\$95.50
WESTERHOLD, MELINDA	\$95.50
WHITE INK, LLC	\$23.32
WHITLOCK MOTORS	\$9,873.52
WOODWARD TRACTOR & RENTAL, INC	\$76.80
WYOMING DEPARTMENT OF HEALTH	\$160.00
WYOMING DEPT OF TRANS - MOTOR VEHICLES	\$16.00
WYOMING INFORMATION TECHNOLOGY DIV	\$263.94
WYOMING OFFICE OF THE ATTORNEY GENERAL	\$39.00
TOTAL	<u><u>\$741,956.91</u></u>

Kim Dillivan, Planning & Zoning Assistant Director – RE: Buck Creek Estates Subdivision Modified Final Plat Review

Mr. Dillivan presented the revised final plat in which all improvements have been made, with an HOA and Covenants close to being done. A resolution was completed in July 2022 (Resolution 2022-71) which approved the 23-lot subdivision. Several changes were made to easements.

Commissioner Livingston moved to approve the modified final plat, Commissioner Mangold seconded motion carried. **RESOLUTION 2023-56**

EJ House, President & CEO Cody Chamber of Commerce – RE: Updates from Chamber on Business and Tourism Activities Re: 2024 Lodging Tax Resolution Updates

Mr. House reported stats on first time visitors, mode of travel, and number of nights stayed. The Art Show and Sale brought in roughly 800 visitors including vendors with roughly \$1.3 million dollars in sales. Mr. House also mentioned the lodging tax will be considered on the general ballot in 2024. Mr. Odde, First Deputy Clerk stated that with new legislation the State will collect 3% statewide and return 2% to each county and the voters will be asked to consider an additional 2% making the Lodging Tax 5% with 4% coming back to Park County if approved. Powell, Cody and Meeteetse will all be working towards the goal to get the lodging tax approved.

Kim Dillivan, Planning & Zoning Assistant Director – RE: River Ridge MS-74 SIA/Final Plat

Mr. Dillivan presented the final plat application from Morrison-Maierle that will create a three-lot subdivision consisting of one 1.57-acre lot, one 4.77-acre lot and one 22.66-acre lot each for residential use. The Subdivision Improvement Agreement (SIA) was approved by Attorney Skoric on August 21, 2023. The proposed subdivision is located five miles northeast of Cody at 32 River’s Ridge Road. It is in GR-5 zoning and lot size averaging was used. No new public comments have been received, and conditions were discussed with the new recommended conditions read into the record.

Commissioner Mangold moved to approve the SIA as presented, Commissioner Thiel seconded, motion carried.
Commissioner Livingston moved to approve the final plat, Commissioner Mangold seconded, motion carried. **RESOLUTION 2023-57**

Executive Session.

Commissioner Livingston made a motion to enter executive session pursuant to W.S. § 16-4-405 (a) (iii), Commissioner Mangold seconded, and motion carried.

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

Commissioners – RE: Public Hearing: Park County Land Use Plan

Chairwoman Overfield opened the public hearing.

Ms. Hill, Planning Director gave a brief overview of the process and the final document. The team consisted of a Commissioner, Planning Staff and the Clarion Consultant. Seventeen focus groups with 75 participants representing a wide range of interests garnered a clear understanding of existing conditions in the county. The Board established a committee of 16 individuals representing different planning areas to gather and share citizen perspectives and input. A total of eleven in-person meetings, two virtual meetings and two online surveys were all a part of the plan development process. Public notices were met, and processes have been followed for the Board to consider endorsing and approving the 2023 Park County Land Use Plan.

Chairwoman Overfield stated there were written comments received from the following: Mike Bromley, Richard Rodriguez, Donna Becker, Meg Sommers, Ron Garwood, Margaret Lohman and Linda Reynolds. Kari Peters, Dan Laursen, Tamara Young, Marian Alquist, Mary Rumsey, Michael Bromley, Greg McCue, Sandra Aleman, Kevin French, Harold Musser, Colin Simpson, Margaret Lohman, Larry French, and Rebecca Burns all made public comments. The discussions mostly centered around the ag overlay, wildlife overlay and acreage size. Chairwoman Overfield stressed the overlays were put in place for educational information and acreage size was dependent on the planning areas. Darcie White with Clarion also stated they listened to specific points raised during the process regarding planning areas, rural areas where services are not available, and to give flexibility within the county.

At the end of discussions, the Board decided to seek legal advice on how to proceed with the comments that have been put forward at this time.

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