

Park County Board of County Commissioners
Regular Meeting
Tuesday, December 5, 2023

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, December 5, 2023. Present were Vice Chairman, Lloyd Thiel, Commissioners Lee Livingston, Scott Mangold, Scott Steward and Clerk Colleen Renner.

Jeff Martin 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: minutes November 21, 2023; employee payroll in the amount of \$695,531.28 which includes health insurance; vouchers; approve and allow Chair to Sign Big Horn Basin Legislative Meeting Agreement with Holiday Inn; and approve out of state travel for Buildings & Grounds Department. Commissioner Thiel seconded and the motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$412.96
A & I DISTRIBUTORS	\$648.40
ABROMATS, LETITIA C. PC	\$75.00
ALBERTSONS - SAFEWAY	\$685.59
AT&T MOBILITY	\$2,072.71
BALLARD FUNERAL HOME	\$3,000.00
BIG HORN PRECAST	\$300.00
BIG HORN WHOLESALE, INC.	\$1,323.40
BLACK HILLS ENERGY	\$2,041.49
BOBCAT OF THE BIG HORN BASIN, LLC	\$50,826.17
BOMGAARS	\$1,287.93
BORDER STATES ELECTRIC	\$396.90
BRUCE, ROY	\$1,339.92
BUSS, MICHELLE	\$141.35
CARQUEST AUTO PARTS - #064250	\$114.00
CARVER, FLOREK & JAMES, CPA'S	\$37,000.00
CDW GOVERNMENT, INC.	\$621.30
CENTURYLINK	\$2,705.11
CENTURYLINK BUSINES SERVICES	\$7.86
CHOICE AVIATION, LLC	\$184.21
CINA & CINA FORENSIC CONSULTING, P.C.	\$7,971.60
CLARION	\$1,947.00
CLAUDSON, Elizabeth	\$147.90
COCA COLA BOTTLING HIGH COUNTRY	\$72.50
CODY ACE HARDWARE	\$281.65
CODY ENTERPRISE	\$75.60
CODY WINNELSON CO.	\$156.88
CODY, CITY OF	\$22,770.94
COMMINs, JOE	\$126.35
CORDEIRO, JENNIFER	\$175.41
COULTER CAR CARE CENTER	\$1,273.96
COWBOY LEGAL, LLC	\$95.00
CRONK, BRENDA	\$72.06
CRUM ELECTRIC SUPPLY CO.	\$399.82
CU MEDICINE	\$900.00
DENNY MENHOLT CHEVROLET BUICK GMC	\$37.05
DOMINICK, CHERYL	\$30.00
DOMINICK, STEPHEN	\$140.04
EATON SALES & SERVICE, LLC	\$18,501.00
ELIAS, RONDA	\$42.56
EMERY, DR. STEPHEN	\$141.35
ESRI (ENVIRONMENTAL SYS. RESEARCH INST)	\$600.00
FASTENAL	\$172.15
FILENER CONSTRUCTION - RETAINAGE	\$20,822.81
FILENER CONSTRUCTION, INC.	\$187,405.27
FRANKLIN, PHILIP	\$141.35
FREMONT MOTOR CODY, INC.	\$2,020.41
GALLS, LLC	\$153.51

GRAINGER	\$513.96
GROATHOUSE CONSTRUCTION INC	\$695,044.00
GROATHOUSE CONSTRUCTION, RETAINAGE ACCT	\$36,581.26
GROTEFEND, JAMES	\$170.17
GUERTIN, ANDREW	\$175.38
HAMMARLUND, SHAWNA	\$140.04
HANSON, TAFFANY	\$146.59
HINZE, BOBBIE	\$79.88
HOLTSMAN, COLLEEN	\$171.48
HONNEN EQUIPMENT CO.	\$58,360.76
HORN, MICHELLE	\$55.02
JACOBS, JONATHAN	\$141.35
JOHNSON, PHIL	\$350.00
KENCO SECURITY AND TECHNOLOGY	\$568.15
Little Rock, Inc	\$32,405.00
MAJESTIC LUBE, INC.	\$303.85
MASTER'S TOUCH, LLC	\$8,172.44
MATTHEW BENDER & CO., INC.	\$186.10
MIKE ROBINSON LLC	\$936.40
MURDOCH OIL, INC.	\$17,812.50
MURDOCH'S RANCH & HOME POWELL	\$201.86
MURRAY, DR. JOHN	\$100.74
NEMONT	\$43.99
NORTHWEST RURAL WATER DISTRICT	\$152.50
Nylander, Annemarie	\$168.86
OFFICE SHOP, THE	\$2,455.97
OVERHEAD DOOR COMPANY OF CODY	\$230.00
PITNEY BOWES, INC. - A/R	\$1,930.95
POISON CREEK, INC	\$55.98
POLEY, BARBARA	\$298.68
POULSEN, MIKE	\$13.06
POWELL ACE HARDWARE, LLC	\$88.14
POWELL, CITY OF	\$7,072.14
POWERPHONE, INC.	\$399.50
RHODES, HEATHER	\$167.55
ROCKY MOUNTAIN POWER	\$452.89
RSC POWERSPORTS	\$119.99
SAUCEDA, DAVE	\$170.30
SHOSHONE METAL WORKS	\$1,760.00
STERICYCLE	\$56.18
SUN RIDGE SYSTEMS, INC.	\$30,811.00
SWING TRUCKING INC.	\$4,955.00
SYSCO FOOD SERVICES OF MONTANA	\$793.69
TCT WEST, INC	\$9,030.87
THIEL, LLOYD	\$369.42
THOMAS J. PILCH, PE, PG, INC., P.C.	\$11,104.50
THOMPSON REUTERS - WEST	\$915.06
Tillery, Brandon	\$30.00
TOTAL ID	\$690.00
TRACTOR & EQUIPMENT CO	\$2,637.54
TRI STATE TRUCK & EQUIP, INC	\$232.41
TRIPLE L SALES	\$42.38
TYLER BUSINESS FORMS	\$133.08
TYLER TECHNOLOGIES, INC.	\$4,047.42
W.A.C.O.	\$500.00
WAL MART COMMUNITY/GEMB	\$695.20
WELLS, BARBARA	\$30.00
WELLS, KATHRYN	\$167.31
WILLIAMS & SONS, LLC	\$637.50
WOODWARD TRACTOR & RENTAL, INC	\$205.21
WYOMING BEHAVIORAL INSTITUTE	\$2,634.85
WYOMING CLERK OF DIST COURT ASSOC	\$150.00
WYOMING FIRE SAFETY, LC.	\$4,006.00
WYOMING INFORMATION TECHNOLOGY DIV	\$119.37
WYOMING RETIREMENT SYSTEM	\$525.00
TOTAL	<u>\$1,315,574.89</u>

Jeff Martin, Homeland Security Director – RE: Grant Approval

Mr. Martin presented the yearly grant award agreement between Wyoming Office of Homeland Security and the County. The amount of the grant is \$50,297 for payroll expenses, travel, and training. Commissioner Steward

made a motion to approve and allow chair to sign and return to the State, Commissioner Mangold seconded, motion carried.

Kim Dillivan, Planning & Zoning Assistant Director – RE: Public Hearing: Bridger Tower Corp SUP-250 Amendment

Mr. Dillivan presented the amendment to allow the communication tower to increase height from 310 feet to 395 feet, not to exceed 399 feet 11 inches. The tower was approved on June 20, 2023, with Resolution 2023-32. Legal notices and agency referrals have been met. No public comments have been received. Staff recommends approval with four conditions read into the record. Chairwoman Overfield questioned location and Commissioner Mangold questioned FAA approval. Clarification was given on location and Chad Krahel stated an approval letter from the FAA has been received.

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

Commissioner Thiel moved to approve the amendment to SUP-2250 with conditions as presented, Commissioner Steward seconded, motion carried. **RESOLUTION 2023-63**

Commissioners – RE: Public Hearing: Whisper Ridge Appeal

Bruce Jacobsen, Greybull River Ranch manager stated there are two issues one with fencing and the second regarding power. Mr. Jacobsen stated that he received an email from BLM explaining that the agency “does not require adjacent landowners to fence boundary lines” and feels the fencing requirement has been met. Mr. Jacobson continued the discussion regarding County regulations that state “subdivider shall install electrical power service adjacent to the lot lines” Mr. Jacobsen stated the ranch has a five-year contract with Big Horn Rural Electric which provides the framework to extend power from the transmission line to a location on the lot as determined by the lot owner when a lot is sold and feels this meets the requirement.

Jeff Umphlett with Big Horn Rural Electric is willing to work with the landowner and the plan that is in place for five-years.

After discussions and questions with the fencing requirements and power to the subdivision and no further public comments, Commissioner Mangold moved to close the public hearing, Commissioner Steward seconded motion carried.

Upon further discussion Commissioner Livingston felt the fence requirement has been met. Ms. Hill stated that there are now four landowners involved in the fencing decision. Commissioner Steward made a motion to deny the fencing appeal based on information received and require all adjacent landowners to sign the form, Commissioner Thiel seconded, after discussion on the form which has not been approved by the Commissioners for use, Steward amended his motion that each landowner provide written notification, Commissioner Thiel accepted the amendment, and the motion carried. Commissioner Livingston opposed the motion. **RESOLUTION 2023-64**

Commissioner Thiel made a motion to deny the appeal on the power service to each lot, Commissioner Steward seconded, motion carried.

RESOLUTION 2023-65

Kim Dillivan, Planning & Zoning Assistant Director – RE: Dixieland SS-311 Final Plat Review

Mr. Dillivan stated the final plat application from Brett & Cathy Whitlock was received and is requesting approval to divide a 40-acre parcel into two 20.00-acre lots for residential use. The parcel is located 6.3 miles southwest of Cody in GR-20 zoning. Notices and agency referrals have been met and no public comment received. Staff recommends approval with four conditions read into the record.

Commissioner Mangold made a motion to approve as presented with staff recommendations, Commissioner Thiel seconded, motion carried. **RESOLUTION 2023-66**

Kim Dillivan, Planning & Zoning Assistant Director – RE: Greg Jones SS-309 Final Plat Review

Mr. Dillivan explained the final plat application from Greg Jones who is requesting a two-lot subdivision consisting of one 1.52-acre lot and one 9.13-acre lot for residential use. The property is located 1.3 miles north of Powell in GR-P zoning. Notices and agency referrals have been met and no public comment received. Staff recommends approval with two conditions read into the record.

Commissioner Thiel made a motion to approve as presented with conditions, Commissioner Steward seconded, motion carried. **RESOLUTION 2023-67**

Commissioners – RE: Powell Library Grant Update

Chairwoman Overfield as liaison to the library gave an update. The State approved \$8,497,000 for the project which must be completed by December 2026. The construction design with GSG and Johnson architects have already been paid through the Library Foundation. Some internal costs such as future furnishings and moving the library temporarily to the fairgrounds will be paid outside of the grant.

Commissioner Mangold made a motion to spend up to \$3.2 million out of general ARPA funds to go along with the \$8.4 million received from the state, Commissioner Thiel seconded, motion carried.

Cody Schatz, Engineering Associates – RE: Adjacent Landowner Consent: Subdivision Fencing

Cody Schatz is requesting approval from the county to not fence a proposed new subdivision. The County, who is an adjacent landowner to the proposed new subdivision to be fenced, owns 40-acres formerly known as Kysar Landfill which is west of the proposed subdivision.

Commissioners discussed the new statute that requires landowners agree to fence or not fence, maintenance on the proposed fencing and other items that need to be addressed in the new fencing statute.

Commissioner Steward made a motion to consent that a fence is not necessary on county property and to sign the form, Commissioner Livingston seconded, motion carried. Commissioner Thiel opposed the motion. **RESOLUTION 2023-68**

Adjourn.

Commissioner Thiel 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