

Park County Board of County Commissioners
Regular Meeting
 Tuesday, November 6, 2024

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, November 6, 2024. Present were Vice Chairman Scott Steward, Commissioners Lee Livingston, Scott Mangold, Lloyd Thiel, Clerk Colleen Renner, and Clerk's Second Deputy Kari Smith.

Angie Johnson 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: October 15, 2024, minutes; payroll \$102,989.29, with insurance, vouchers, and ads for January 2025 board appointments. Lee Livingston seconded; Hearing no discussion, all in favor; motion carried.

Payee	Amount
360 OFFICE SOLUTIONS	\$1,187.48
A & I DISTRIBUTORS	\$346.41
ALBERTSONS - SAFEWAY	\$529.54
AT&T MOBILITY	\$2,540.11
BALL, TRAVIS	\$55.00
BEARTOOTH ELECTRIC COOP	\$29.71
BIG BROTHERS BIG SISTERS OF NW WY	\$3,688.72
BIG HORN CO-OP MARKETING ASSN.	\$25.00
BIG HORN TREE & SHRUB CARE LLC	\$2,400.00
BIG HORN WHOLESale, INC.	\$2,678.77
BLACK HILLS ENERGY	\$871.76
BLAIR'S MARKET	\$62.91
BOMGAARS	\$671.32
BONINE, DUNCAN	\$103.14
BOONE'S MACHINE SHOP	\$144.47
BORDER STATES ELECTRIC	\$637.72
BRANDON-WINTERMOTE, KIMBERLY	\$92.42
BRAZELTON, LILLIAN	\$72.36
BUILDERS FIRST SOURCE	\$51.66
CDW GOVERNMENT, INC.	\$702.09
CENTURYLINK	\$2,195.27
CHARM-TEX	\$500.40
CHOICE AVIATION, LLC	\$75.15
COCA COLA BOTTLING HIGH COUNTRY	\$72.00
CODY ACE HARDWARE	\$390.39
CODY CLINIC	\$100.00
CODY ENTERPRISE	\$1,953.84
CODY REGIONAL HEALTH	\$1,522.01
CODY, CITY OF	\$28,526.88
COULTER CAR CARE CENTER	\$114.99
CRONK, BRENDA	\$73.70
CRUM ELECTRIC SUPPLY CO.	\$785.36
CUSTOM AIR, INC.	\$145.00
CUSTOM PRODUCTS CORPORATION	\$844.94
DE HAAN ELECTRONICS	\$2,906.72
DELL MARKETING L.P., C/O DELL USA L.P.	\$38,277.03
DENNY MENHOLT CHEVROLET BUICK GMC	\$1,571.94
DOOPER, KIM	\$134.00
EASTMAN, GUY	\$93.76
ENGINEERING ASSOCIATES	\$66,329.88
FASTENAL	\$154.37
FLOYD'S TRUCK CENTER	\$305.92
FREMONT MOTOR CODY, INC.	\$161.37
GALLS, LLC	\$183.07
GOODYEAR PRINTING	\$750.00
GRAINGER	\$874.16
GROATHOUSE CONSTRUCTION INC	\$338,480.00
GROATHOUSE CONSTRUCTION, RETAINAGE ACCT	\$17,814.96
GW MECHANICAL INC	\$6,416.58

HUMDINGER EQUIPMENT, LTD.	\$43,268.56
INTERSTATE BATTERIES	\$319.90
ISTATE TRUCK CENTERS	\$106.52
IVERSON SANITATION	\$250.00
JACKSON GROUP PETERBILT - BILLINGS	\$605.48
JOHN DEERE FINANCIAL	\$119.66
K-B COMMERCIAL PRODUCTS	\$1,240.30
KEEGAN & KRISJANSONS, P.C.	\$712.50
KENCO SECURITY AND TECHNOLOGY	\$717.40
KMG COMMERCIAL REFRIGERATION	\$3,642.00
KRONE LAW LLC	\$775.00
LAWLER, RYAN	\$28.64
LEON UNIFORM COMPANY, INC.	\$151.00
LISAC'S TIRE BILLINGS	\$8,098.84
Little Rock, Inc	\$33,381.03
LOGAN SIMPSON	\$11,268.00
LONG BUILDING TECHNOLOGIES, INC.	\$24,950.44
MAIR, RANDY	\$91.08
MARQUIS AWARDS & SPECIALTIES, INC	\$61.25
MASTER'S TOUCH, LLC	\$8,105.77
MEMORIAL HOSPITAL OF SWEETWATER CO.	\$2,165.35
METTLER-TOLEDO, LLC.	\$1,806.69
MORRISON MAIERLE INC	\$23,490.24
MOTOROLA SOLUTIONS, INC.	\$3,549.00
MOUNTAIN CONSTRUCTION COMPANY	\$2,311,477.74
MURDOCH OIL, INC.	\$41,181.60
MURDOCH'S RANCH & HOME POWELL	\$173.08
NICHOLSON DIRT CONTRACTING	\$264,765.00
NICHOLSON DIRT CONTRACTING - RETAINAGE	\$13,935.00
NORCO, INC.	\$374.81
NORTHWEST RURAL WATER DISTRICT	\$171.50
OFFICE SHOP, THE	\$2,297.97
PARK COUNTY CLERK	\$286.00
PATRIOT ENVIRONMENTAL LLC	\$254,311.90
PETERS, BRIAN	\$92.42
POISON CREEK, INC	\$3,082.90
POWELL ACE HARDWARE, LLC	\$156.43
POWELL TRIBUNE, INC.	\$1,139.68
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$338.10
POWELL, CITY OF	\$7,043.40
POWERPHONE, INC.	\$2,913.50
QED ENVIRONMENTAL SYSTEMS	\$3,380.82
RHODES TIRES LLC	\$47.50
RIMROCK TIRE CO - CODY	\$17.95
ROCKY MOUNTAIN POWER	\$1,999.35
S&P BRAKE SUPPLY AND DRIVELINE SERVICES	\$196.74
SLATER, JIM	\$79.32
STEWART, SCOTT	\$356.44
STONEHOUSE DATA SOLUTIONS, LLC	\$166.00
SWEET AUTOMOTIVE INC.	\$43.92
SYSCO FOOD SERVICES OF MONTANA	\$4,259.22
THOMAS J. PILCH, PE, PG, INC., P.C.	\$6,000.00
THOMPSON REUTERS - WEST	\$933.36
THOS. Y. PICKETT & CO., INC.	\$3,700.00
TORGERSON'S	\$454.50
TOTAL ID	\$163.00
TRACTOR & EQUIPMENT CO	\$2,281.34
TRI ENVIRONMENTAL	\$5,551.31
TRI STATE TRUCK & EQUIP, INC	\$6,665.00
TW ENTERPRISES, INC.	\$3,002.89
TYLER BUSINESS FORMS	\$889.67
TYLER TECHNOLOGIES, INC.	\$250.00
VERIZON WIRELESS	\$50.04
WAL MART COMMUNITY/GEMB	\$884.43
WOODWARD TRACTOR & RENTAL, INC	\$191.82
WPCI CONSULTANTS, INC.	\$450.00
WYOMING BEHAVIORAL INSTITUTE	\$15,834.00
WYOMING DEP. OF WORKFORCE SERVICES	\$5,705.13
WYOMING DEPARTMENT OF HEALTH	\$705.90
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	\$112.00
WYOMING GUARDIAN AD LITEM PROGRAM	\$3,280.01
WYOMING INFORMATION TECHNOLOGY DIV	\$274.48

WYOMING LAW ENFORCEMENT ACADEMY
WYOMING SECRETARY OF STATE

\$2,598.00

\$60.00

TOTAL

\$3,671,874.10

Angie Johnson, Town of Meeteetse – RE: Meeteetse Water Project

Angie Johnson overviewed the Meeteetse Water Project, which completes a waterline loop from HWY 290 to HWY 120, and connects the waterline to WYDOT shop, creating a complete waterline loop within Meeteetse.

Project grant approved in 2019. Project fund breakdown: \$391,833 from State of WY SLIB funds, \$39,000 USDA loan, \$406,000 USDA grant, \$66,000 Town of Meeteetse, and \$500,000 from Park County. Project completed in 2024 with a budget overrun of \$78,283.86. Current Meeteetse water reserves: \$68,790.47 with \$5,000-\$7,500 being put in annually. \$5.00 increase for city utilities, beginning Jan 1, 2025. 95% of the Meeteetse waterlines updated in the last 15 years.

Chairwoman Overfield stated Park County has ARPA dollars available. Commissioner Thiel suggests matching 50% of requested funds, as this would only benefit one community. Commissioner Steward and Mangold would like to see more, as water is a necessity. Commissioner Thiel suggests an increase in user fees and moved to approve \$50,000. Commissioner Steward seconded. No further discussion. All in favor; motion passes.

Jenny Cramer, Planning and Zoning – RE: Public Hearing: Hamic Ranch SUP-267

Chairwoman Overfield opened the public hearing. Lonnie T. Hamic, on behalf of landowner Hamic Trust, submitted an SUP application for a campground, consisting of four 80x63.5 RV sites with water, sewer, electric hookups, and 70'x12' parking space for individuals traveling with horses, or other recreationists. A shower house, including storage, laundry, and restrooms, and corrals with stalls were also proposed.

Use classified as a campground in a general rural 20-acre zoning district, which is allowed with a SUP. Property is approximately 6.89 acres, located 30 miles north of Cody and 2 miles west of the Belfry Hwy. Address 300 RD 1BF Clark, WY. Neighboring land uses are primarily agricultural with some BLM lands to the northwest, and vacant residential parcel to the west. All requirements have been met, except 7 recommended conditions read into record.

Chairwoman Overfield called for public comment, there being no comments, Commissioner Mangold moved to close the public hearing, Commissioner Livingston seconded; public hearing closed.

Commissioner Thiel moved to approve as presented with conditions, Commissioner Livingston seconds. No further discussion. All in favor; motion passes. **RESOLUTION 2024-60**

Commissioners – RE: Rental Rates Discussion

Chairwoman Overfield opened discussion regarding rental rates for Park County commercial properties, namely in Cody at the Park County Complex. Park County Complex current rent rate: Approx. \$12.58/sqft, with one-year leases at a 2.4%/year increase. Building size is approximately 120,000 sqft, 3 floors with Park County Library on basement floor. Utility cost breakdown Sept 2023-24 \$10,348, 2022-23 \$11,000, 2021-22 \$10,000. Equating to \$3,449/sqft for 2022-23.

Chairwoman Overfield compared other landlord fees within Cody, noting Park County rates are lower, and suggests the rates be reevaluated for any new renters coming after 01/01/2025. Commissioner Thiel suggests a minimum of \$18/sqft. Commissioner Livingston moved to approve \$18/sqft effective 01/01/2025. Commissioner Theil seconds. No further discussion. All in favor; Motion passes.

John G. Shwartz – RE: Funding Assistance for Northfork Wildlife Signs

Oct 8-Dec 19, 2023, 16 deer and 3 elk were killed on Northfork hwy. Daytime speed limit 65mph, and 55mph at night. One electric sign from West tunnels to forest service boundary. Three signs eastbound to east tunnels. Requesting 2 portable electronic road signs, \$20k each. Raised \$11,000.

Commissioner Steward suggests returning when monies raised are closer to goal or finding alternative options.

Commissioners – RE: Clark Fire District

Commissioner Thiel opened the discussion on Fire District 4’s budget. Special district funds are approved by Commissioners, and he is concerned about selection and liability of contractors.

Dave Hoffert overviewed events regarding budget, reporting requirements, selection of independent contractors, contract timeframes, and use of funds. Andrea Earheart and Fire Warden Jerry Parker, explain how the contractor used by Fire District 4 is an employee of the district, has workers compensation, and has a contract to use his equipment. Commissioner Livingston questions if the contract needs to be put to a bid. Hoffert stated there is a national list of resources the contractor was added to, and the incident commander decides who and what equipment gets deployed. Commissioner Livingston would like more information on selection of contractors.

Chairwomen Overfield recommends revisiting this issue.

Representative Sandy Newsome – RE: Resolution 250th National Anniversary of United States

Representative Sandy Newsome presented the plan for the July 4, 2026, celebration of the 250th National Anniversary of our nation. Governor Mark Gordon put together a celebration task force. Sandy Newsome went to legislature and got \$2 million for the celebration, in 2023. \$1.3 million to be granted out to communities. Phase 1 of the grant process requires counties to pass a proclamation to form a committee, and then appointment Park County committee members. Approx. \$10,000/county not requiring a match. Other funding can go out to other entities, and community organizations, but requires a match.

Commissioner Livingston moved to approve the proclamation and approve members on the community list and members to be added later. Commissioner Thiel seconds. Chairwoman Overfield asks for comments. Hearing none, calls for a vote, all in favor, motion passes.

Executive Session. (11:15 a.m.-11:45 a.m.)

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

Chairwoman Overfield ended the Executive Session.

There were no decisions made in the session.

Executive Session. (1:15 p.m.)

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

Chairwoman Overfield ended the Executive Session.

There were no decisions made in the session.

Jerry Parker, Fire Warden Park Co. Fire District #2 – RE: Rescind Fire Restriction

Jerry Parker calls for approval to rescind Park County’s July 2024 fire restrictions. Forest service and BLM restrictions have already been rescinded. Commissioner Mangold moved to rescind Park County fire restrictions. Commissioner Livingston seconds. Chairwoman Overfield calls for discussion, hearing none, all in favor, motion passes.

John Linford, Linford Family Trust – RE: Consideration of Development within the area identified as “Hillside and Upper Bench” as it appears on Lot 2 of Lone Pine Estates Plat, recorded in Plat Book F, Page 141.

Jenny Cramer presented a request for a building permit of a single-family residence by John Linford, on behalf of landowner Linford Family Trust. Property located on the hillside and Upper bench of Lot 2 Lone Pine Estates Subdivision, 20 miles west of Cody, and requires Commissioner approval to build. Landowner proposed a two-story 5-bedroom residence with an attached 3-car garage. Jenny

Cramer recounts staff findings, plat restrictions, road restrictions, and reads seven recommended conditions into record.

Commissioner Livingston moved to approve the building permit with plat restrictions in place. Commissioner Steward seconded. All in favor. Motion passes.

RESOLUTION 2024-61

Executive Session. (2:15 p.m.-2:20 p.m.)

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

Chairwoman Overfield ended the Executive Session.

There were no decisions made in the session.

Executive Session.

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

Chairwoman Overfield ended the Executive Session.

There were no decisions made in the session.

Commissioners – RE: Review of Proposed Joint Powers Board Bylaws for State Shooting Complex

Chairwoman Overfield presented the draft bylaws to be submitted to the State for approval to move forward and fill positions and be as ready as we can by February.

The County Attorney has reviewed but no discussions with city of Cody have taken place. There should be a clause for termination of the shooting complex and Mr. Klessens recommends 2/3rds a vote for dissolution. The City of Cody will be considering the document, and a work session has been set for November 19 and will also be presented to the council. Commitment to funding, county agreed to put up money for road but nothing from city. Commissioner Livingston cautioned on being too specific on where the Board chooses its members, recommending a section H.

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.

Chairwoman Overfield ended the Executive Session.

There were no decisions made in the session.

Adjourn.

Commissioner Thiel moved to adjourn, Commissioner Steward seconded, and the motion carried.

Dossie Overfield, Chairwoman

Scott Steward, Vice Chairman

Lee Livingston, Commissioner

Scott Mangold, Commissioner

Lloyd Thiel, Commissioner

Attest:

Kari Smith, 2nd Deputy Co. Clerk