

Park County Board of County Commissioners
Regular Meeting
Tuesday, October 7, 2025

Chairwoman Dossie Overfield called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, October 7, 2025. Present were Vice Chairman Lloyd Thiel, Commissioners Kelly Simone, Scott Steward, Scott Mangold and First Deputy County Clerk Hans Odde .

Commissioner Simone led the audience in the pledge of allegiance.

Consent Items:
Approve-Minutes, Payroll and Vouchers

Commissioner Steward made a motion to approve the following consent agenda items as presented: Minutes – 9/16/25; Payroll BI-7 \$772,524.73; BI-6.1 \$8,762.83; M-4 \$104,596.79; Vouchers \$1,906,014.24; Approve and Allow Chair to Sign Annual Snow Removal Agreement with City of Powell; Approve Rescinding of Fire Restrictions; Approve and Sign Letter of Support Powell Clarks Fork Conservation District; Approve and Allow Chair to Sign Cyber Security Grant #1 \$55,748.00; Approve and Allow Chair to Sign Cyber Security Grant #2 \$31,995.90. Commissioner Simone seconded and the motion carried.

Payee	Amount
911 INTERPRETERS, INC.	\$2.28
A & I DISTRIBUTORS	\$417.40
ALBERTSONS - SAFEWAY	\$554.50
ANGEL ARMOR	\$1,087.25
ASCENTION	\$48.57
AT&T MOBILITY	\$2,615.57
AXON ENTERPRISES, INC	\$446.00
BEARTOOTH ELECTRIC COOP	\$30.25
BIG HORN WHOLESALE, INC.	\$1,644.81
BIG VALLEY BEARING & SUPPLY, INC.	\$542.45
BLACK HILLS ENERGY	\$374.92
BLACK, WARREN	\$372.10
BLACKLINE TRANSPORT LLC	\$1,064.08
BLUE RIBBON TREE SERVICE	\$3,800.00
BOMGAARS	\$348.28
BOONE'S MACHINE SHOP	\$778.47
BORDER STATES ELECTRIC	\$329.53
BRANDON-WINTERMOTE, KIMBERLY	\$93.20
BUILDERS FIRST SOURCE	\$212.64
BURNS, MICHELLE M., ATTY AT LAW	\$1,675.00
CDW GOVERNMENT, INC.	\$3,995.49
CHARM-TEX	\$85.80
CHARTER COMMUNICATIONS	\$452.32
CHOICE AVIATION, LLC	\$2,281.02
CMI-TECO	\$262,773.00
CODY ACE HARDWARE	\$710.53
CODY ENTERPRISE	\$1,503.52
CODY REGIONAL HEALTH	\$244.00
CODY WINNELSON CO.	\$234.39
CODY, CITY OF	\$532,028.76
COLLIE, VERONICA	\$2,933.70
CRUM ELECTRIC SUPPLY CO.	\$137.44
DE HAAN ELECTRONICS	\$2,159.89
DELL MARKETING L.P., C/O DELL USA L.P.	\$34,268.29
DENNY MENHOLT CHEVROLET BUICK GMC	\$2,002.51
DOOR TECH LLC	\$1,888.75
EAGLE UNIFORM & SUPPLY CO	\$107.84
EATON SALES & SERVICE, LLC	\$1,053.35
ENGINEERING ASSOCIATES	\$3,391.91
ENGINEERING DESIGN ASSOCIATES	\$1,662.50
ENVIROTECH SERVICES	\$22,382.12
FARRAR WELDING & FABRICATION	\$966.05
FASTENAL	\$113.64
GALLS, LLC	\$399.65
GEORGE T. SANDERS COMPANY	\$336.37
GRAINGER	\$132.84

GROATHOUSE CONSTRUCTION INC	\$726,861.00
GROATHOUSE CONSTRUCTION, RETAINAGE ACCT	\$37,004.68
GUERTIN, ANDREW	\$76.63
HEART MOUNTAIN EQUIPMENT	\$1,840.87
HILL, SAMANTHA	\$61.68
HINZE, BOBBIE	\$390.60
INDUSTRIAL INSPECTION AND ANALYSIS	\$513.80
ISTATE TRUCK CENTERS	\$158.19
IVERSON SANITATION	\$250.00
JACKSON GROUP PETERBILT - BILLINGS	\$1,166.16
JOHN DEERE FINANCIAL	\$2,632.91
JOHNSON, DOMINIK	\$63.68
JUDICIAL DIALOG SYSTEMS	\$5,834.43
K-B COMMERCIAL PRODUCTS	\$928.90
KENCO SECURITY AND TECHNOLOGY	\$615.80
KMG COMMERCIAL REFRIGERATION	\$13,250.00
LISAC'S TIRE BILLINGS	\$2,147.04
LOGAN SIMPSON	\$9,689.50
MAIR, RANDY	\$91.80
MEDICO - MART, INC	\$6,066.78
METROPOLIS CORP - SUPPORT RENEWAL DEPT.	\$1,225.00
MONTANA-DAKOTA UTILITIES CO.	\$60.26
MORRISON MAIERLE INC	\$1,971.90
MURDOCH OIL, INC.	\$22,433.50
MURDOCH'S RANCH & HOME POWELL	\$151.64
NEMONT	\$41.01
NICHOLSON DIRT CONTRACTING	\$67,131.25
NORTHWEST RURAL WATER DISTRICT	\$104.00
ODDE, HANS	\$422.51
OFFICE SHOP, THE	\$1,755.65
PARAGON MICRO, INC.	\$4,107.00
PARK COUNTY TREASURER	\$1,230.75
PETERS, BRIAN	\$93.20
POISON CREEK, INC	\$1,725.24
POWELL ACE HARDWARE, LLC	\$194.46
POWELL TRIBUNE, INC.	\$949.81
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$506.17
POWELL, CITY OF	\$8,932.71
PSYCHOLOGICAL SERVICES, INC.	\$825.00
QUILL CORPORATION	\$269.07
RDO EQUIPMENT CO.	\$718.72
RENNER, COLLEEN	\$440.97
RHODES TIRES LLC	\$629.79
ROCKY MOUNTAIN POWER	\$1,586.40
ROCKY MOUNTAIN WASH, LLC	\$476.04
SAUCEDA, DAVE	\$36.40
SHERWIN-WILLIAMS STORE - CODY	\$442.00
SKORIC, BRYAN	\$109.20
STAPLES INC.	\$760.95
STONEHOUSE DATA SOLUTIONS, LLC	\$161.36
SUMMERS, JOSH	\$63.40
SWEET AUTOMOTIVE INC.	\$94.90
SYSCO FOOD SERVICES OF MONTANA	\$3,077.49
THOMPSON REUTERS - WEST	\$998.70
TRACTOR & EQUIPMENT CO	\$6,616.83
TRI STATE TRUCK & EQUIP, INC	\$1,754.51
TRIPLE L SALES	\$42.43
TRUENORTH STEEL	\$825.40
TYLER TECHNOLOGIES, INC.	\$1,160.00
UPS STORE, THE	\$72.00
UW EXTENSION	\$440.61
WAL MART COMMUNITY/GEMB	\$267.01
WAYNE'S BOOT SHOP	\$515.00
WHITLOCK MOTORS	\$120.61
WILD WEST CONSTRUCTION	\$6,875.00
WILHITE, ADRIAN	\$55.00
WINTER EQUIPMENT COMPANY, INC.	\$13,156.00
WOODWARD TRACTOR & RENTAL, INC	\$45.94
WYOMING DEPARTMENT OF EMPLOYMENT	\$222.67
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	\$322.00
WYOMING FIRE SAFETY, LC.	\$126.00
WYOMING LAW ENFORCEMENT ACADEMY	\$4,543.35

WYOMING STATE PUBLIC DEFENDER	\$800.00
YELLOWSTONE COUNTRY ASSISTANCE NETWORK	\$40,000.00
TOTAL	<u>\$1,906,014.24</u>

Park County Commissioners
Re: Development, Standards and Regulations Update

Chairwoman Overfield provided an update on the DSR process. The county is as of October 1, 2025 following the 2025 development standards there are however, a few applications that were submitted under the 2015 regulations that staff is still working through. Regarding DSR2 the consultants, working group and staff are still reviewing and it will be some time before it will be available for the technical working group and commissioners to review. Commissioner Thiel asked if the DSR1 will still be able to be amended in the DSR2 process. Chairwoman Overfield affirmed that DSR1 could be amended and Commissioner Thiel mentioned his concern with the requirement in the regulations that Weed & Pest and Conservation Districts be consulted during the subdivision process. He went on to explain that these special districts are being hit with budget cuts and citizen developers could be harmed by delays in receiving needed information from them. Commissioner Thiel would like to review that requirement when the time comes. Commissioner Thiel also asked if the survey questions and results were available, and Chairwoman Overfield responded that that is available on the website.

Kim Dillivan, Park County Planning & Zoning Assistant Director
Re: Public Hearing Smith Zoning Map Amendment

Chairwoman Overfield opened a public hearing for the applicants Jill and Seaton Smith’s request for review and approval of a zoning map amendment that would rezone the property from an Industrial (I) zoning district to a General Rural Powell (GR-P) zoning district. Mr. Dillivan reported that an approved zoning map amendment will change the zoning district boundaries on the Official Zoning Map and the purpose of the request is to pursue subdivision of the property for residential development. Under the current zoning, single-family residences require a Special Use Permit. Under GR-P zoning, single-family residences require a Building/Zoning Permit and allows low and moderate intensity land uses. Lots with on-site septic systems shall have a one-acre minimum lot size. All agency notices have been met and no comments have been received. Applicant’s representative Cody Schatz with Engineering Associates reported that he did talk to City of Powell about connecting to the municipal sewer system however the elevation would not allow for a gravity feed and would require sewer to be pumped so the city is not likely to annex this area. No further comments were received.

Commissioner Steward made a motion to close the public hearing. Commissioner Thiel seconded and the motion carried.

Commissioner Simone made a motion to approve the Smith zoning map amendment from industrial to GR- P as presented with conditions. Commissioner Mangold seconded and the motion carried. **Resolution 2025-68**

Erika Decker, Park County Planning & Zoning
Re: Public Hearing: Sunflower Estates MS-91 Sketch Plan

Chairwoman Overfield opened a public hearing regarding applicant Seaton Smith’s request for approval of a four-lot residential subdivision consisting of one 6.55-acre lot, one 5.14-acre lot, one 2.90-acre lot and one 4.11-acre lot. Ms. Decker noted that this property, with the Board’s last action, changed the zoning of this property from industrial to GR-P which allows for low and moderate intensity land uses. All agency notices have been met and comments were received and are available in the P&Z office. Staff recommends approval with conditions as read into the record. Applicant’s representative Cody Schatz with Engineering Associates agrees with the staff recommendations and noted that the high ground water may not be an issue in the future as Shoshone Irrigation District had a plugged drain at the time of the initial perk test. Regarding power service to the lots, Mr. Schatz noted that Garland Light and Power has a service line right in front of the parcel however the parcel falls in the Rocky Mountain

Power district so the two entities are working out who will service the subdivision. Also, the parcel falls just outside of the Northwest Rural Water District boundary and will either need to petition into the district or drill wells for water. No further comments were received.

Commissioner Mangold made a motion to close the public hearing. Commissioner Simone seconded and the motion carried.

Commissioner Simone made a motion to approve Sunflower Estates MS-91 Sketch Plan with staff recommended conditions and amend the power company requirement. Commissioner Steward seconded and the motion carried.

Resolution 2025-69

Kim Dillivan, Park County Planning & Zoning Assistant Director

Re: Public Hearing: Hoodoo Ranch Gravel Pit SUP

Chairwoman Overfield opened a public hearing regarding applicant, Park County Public Works' request for review and approval of a Special Use Permit and Site Plan Review, to operate a gravel mining pit. The applicant will use the facility owned by Hoodoo Land Holdings, LLC for road material for a new county road, connecting State Highway 120 to the State Shooting Complex. Following road completion, the Joint Powers Board for the Wyoming State Shooting Complex Facility will access the gravel pit for material for the construction of State Shooting Complex facilities. The gravel pit will also be used occasionally by Hoodoo Ranch as needed for their own use on Hoodoo land and/or land leased by Hoodoo Land Holdings, LLC. It is likely that crushing activities by other entities will occur at the mine following use by Park County.

Park County Engineer, Brian Edwards provided some points of clarification regarding the staff findings; #31 the WYDOT ROW has now been resolved #34 MSHA not required unless there is crushing activity #44 exit agreement with landowner #49 JPB and Hoodoo will use the pit occasionally #51 dust control by the county only when county is using & 75 storm water not required. No further comments were received.

Commissioner Thiel made a motion to close the public hearing. Commissioner Steward seconded and the motion carried.

Commissioner Simone made a motion to approve The Hoodoo Ranch gravel pit SUP with suggested changes from the County Engineer. Commissioner Steward seconded and the motion carried. **Resolution 2025-70**

Kim Dillivan, Park County Planning & Zoning Assistant Director

Re: Public Hearing: Thompson SUP-280

Chairwoman Overfield opened a public hearing regarding applicant Bobby Thomson's submission of a Special Use Permit Application for Heart Views, LLC who has provided a letter of consent for Mr. Thomson to operate an underground water pipeline and bulk spring water transportation and commercial distribution system. The use will involve the development of infrastructure to support a spring water filtration and distribution system. The water will be drawn from a spring (Brunner Spring) to a spring house and transferred from the spring house via an underground water pipeline into two, 5,000-gallon water holding tanks. The holding tanks will be housed in a barndominium, which will also contain filtration, sterilization, metering, and monitoring equipment. Finally, the water will flow to a truck-accessible water filling station located on the lower, flatter, portion of the parcel on the north side of County Road 8VC. Public comment included concern over the possible truck traffic and staff recommends approval with conditions as read into the record. Mr. Thompson remarked that a bulk water license is issued through the Wyoming Dept. of Ag and when crossing the state line will be considered a bulk water supplier which triggers other testing requirements. No further comments were received.

Commissioner Simone made a motion to close the public hearing. Commissioner Steward seconded and the motion carried.

Commissioner Mangold made a motion to approve the Thomson SUP-280 with staff recommendations. Commissioner Steward seconded and the motion carried.

Resolution 2025-71

Kim Dillivan, Park County Planning & Zoning Assistant Director

Re: Public Hearing: Buena Vista Estates Subdivision Preliminary Plat

Chairwoman Overfield opened a public hearing regarding applicant, Walter Carlson's request for approval to subdivide a 49.62-acre parcel into sixteen lots ranging in size from 2.26 acres to 7.61 acres, each for residential use which is classified as a major subdivision. The proposed subdivision is located approximately 1 ½ miles south/southwest of Powell, west of Road 10, on the north side of Lane 11 ½ and is currently unaddressed. Neighboring land uses are residential and agricultural.

Staff recommends approval with conditions as read into the record and noted that they received an opinion from the Park County Attorney regarding a 1980's era covenant that endeavored to keep this parcel from ever being subdivided, their opinion is that the applicant can move forward with the subdivision. Commissioner Mangold asked how the applicant will meet the condition regarding maintenance of the lots that don't sell right away. Applicants' representative Cody Schatz with Engineering Associates clarified that there is a required noxious weed plan that runs with the land until sold and does not expire. Irrigation water, perimeter fence and HOA will all be worked out prior to the final plat hearing.

Commissioner Thiel made a motion to close the public hearing. Commissioner Simone seconded and the motion carried.

Commissioners Thiel and Simone are concerned still by the agriculture covenant that remains outstanding and may not have been done correctly however the intent was that the land was not to be subdivided. Planner Hill explained that the covenant was from an affidavit filed in 1984 where a one-acre parcel of land was reserved for the former owner and the remainder conveyed for ag purposes only to Carlson's. Commissioner Thiel noted the response from the County Attorney regarding the affidavit that states that the affidavit is no longer in effect but Commissioner Thiel feels there needs to be more research into the continued validity of the document.

Commissioner Simone made a motion to table the Buena Vista Estates Subdivision Preliminary Plat pending further investigation. Commissioner Thiel seconded and the motion carried.

Brian Edwards, Park County Engineer

Re: Courthouse & Public Works HVAC Project Closeout Release Retainage Funds Grothouse Construction

Mr. Edwards updated the commissioners on the project and last-minute corrections and related that this is the final close out and all conditions have been met and he is requesting approval of the certification of final completion and release of the remaining retainage funds in the amount of \$37,545.

Commissioner Mangold made a motion to approve the final completion and release the retainage as presented. Commissioner Steward seconded and the motion carried.

Brian Edwards, Park County Engineer

Re: Staff Recommendations on Road Broom Sweeper & 4WD Wheel Loader

Mr. Edwards reported that Powell R&B foreman DelRay Jones and shop foreman Jason Showalter test drove the used Superior brand sweeper-broom that was bid by RDO Equipment in Casper WY and recommended the county accept this bid and purchase the optional three-year extended warranty as well.

Commissioner Thiel made a motion to approve the purchase of one Superior Brand sweeper broom with a three-year extended warranty in the amount of \$68,991. Commissioner Steward seconded and the motion carried.

Mr. Edwards stated that they received five bids for brand new 4WD articulated wheel loaders and two bids for used machines. Mr. Edwards recommended the low bid from T&E Equipment be accepted for the 2025 Cat 938-wheel loader.

Commissioner Simone made a motion to accept the bid from T&E Equipment to purchase a 2025 Cat 938-wheel loader for \$230,499. Commissioner Thiel seconded and the motion carried.

Richard Jones, Cody Conservation District

Re: Consider a Mail Ballot Election for Cody Conservation District Mill Levy

Cody Conservation District Supervisor Richard Jones approached the commissioners with a petition requesting that a special mail ballot election be held in May 2026 to propose a mill levy not to exceed 1 mill on all property within the district. The revenue from the mill would allow the district to continue with water and soil conservation programs around the Cody area.

After further discussion, Chairwoman Overfield asked if there were any motions to be offered and hearing none, no action was taken.

Erika Decker, Park County Planning & Zoning

Re: WYCOX SS-334 Final Plat Review

Bill Cox, on behalf of WYCOX, LLC submitted a Final Plat Application and a draft final plat. The applicant requests approval of the final plat to create one 2.05-acre lot, for residential use, from an existing 223.56-acre parcel. An approximately 221.51-acre remainder parcel will result from the subdivision. Agency notices were sent, and responses read into the record along with staff recommendations for approval.

Commissioner Simone made a motion to approve the WYCOX SS-334 final plat as presented and with staff recommended conditions. Commissioner Steward seconded and the motion carried. **Resolution 2025-72**

Erika Decker, Park County Planning & Zoning

Re: 3rd Amended Plat of Green Creek Subdivision Lot 1 & 2

Applicant, Chad Wagler is requesting approval of the 3rd Amended Plat of Green Creek Subdivision (Lots 1 and 2). The result of approval would be the vacation and reconfiguration of Lot 1 (5 acres), creating Lot 101 (5 acres), and the vacation and reconfiguration of Lot 2 (5 acres), creating Lot 102 (5 acres). The lots will continue to be for residential use. Agency notices were sent, and responses read into the record along with staff recommendations for approval.

Commissioner Mangold made a motion to approve the 3rd Amended Plat of Green Creek Subdivision (Lots 1 and 2) as presented and with staff recommendations for approval. Commissioner Simone seconded and the motion carried.

Resolution 2025-73

Darrell Steward & Andy Varian, Park County Sheriff & Park County Undersheriff

Re: Request for Approval to fill a vacant Detention Deputy Position in the Sheriff's Department

Sheriff Steward and Undersheriff Varian approached the commissioners requesting permission to refill a vacancy created by a deputy leaving the department. Commissioner Thiel reminded everyone of the uncertainty of next year's budget situation and that refilling these vacancies now could make difficult decisions next summer.

Commissioner Simone made a motion to approve refilling the vacancy as the position is already in the budget. Commissioner Mangold seconded and the motion carried. Commissioner Thiel voted no.

Kim Dillivan, Park County Planning & Zoning Assistant Director

Re: Pioneer Place Major Subdivision Final Plat & SIA

Applicants, Daniel F. and Sherri D. Willette requests approval of a final plat, resulting in the vacation and re-subdivision of Lot 2 of Gillett MS-66 into an eight-lot subdivision consisting of six 2.50-acre lots and two 3.50-acre lots, each for residential use. The applicant also requests approval of a Build SIA. The County Engineer reviewed the SIA, and it was approved, as to form, by the County Attorney's Office. Staff noted that there were three letters of opposition from area neighbors, agency notices were sent, and comments noted. Staff recommends approval with conditions as read into the record.

Commissioner Steward made a motion to approve SIA as presented. Commissioner Mangold seconded and the motion carried.

Commissioner Mangold made a motion to approve the Pioneer Place Major Subdivision Final Plat as presented and with staff recommended conditions. Commissioner Steward seconded and the motion carried. **Resolution 2025-74**

Mary Louise Wood, University Extension Educator, 4-H Youth Development
Re: 4-H Week Proclamation

National 4-H week is October 5-11, 2025, and Ms. Wood provided facts about total enrollment in 4-H in Park County and Wyoming and noted that there are a great number of adult volunteers as well. With great enthusiasm, Commissioner Mangold read aloud the proclamation into the record.

Commissioner Mangold made a motion to proclaim October 5-11 as National 4-H Week in Park County. Commissioner Simone seconded and the motion carried.

Adjourn.

Commissioner Mangold made a motion to adjourn, Commissioner Thiel seconded and the motion carried.

Dossie Overfield, Chairwoman

Lloyd Thiel, Vice Chairman

Scott Mangold, Commissioner

Kelly Simone, Commissioner

Scott Steward, Commissioner

Attest:

Hans Odde, First Deputy County Clerk