

Park County Board of County Commissioners
Regular Meeting
Tuesday, March 17, 2026

Chairman Scott Steward called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, March 17, 2026. Present were Vice Chairman Lloyd Thiel, Commissioners Scott Mangold, Kelly Simone and Clerk Colleen Renner. Commissioner Dossie Overfield was absent.

Commissioner Mangold led the audience in the pledge of allegiance.

Consent Items:

Approve-Minutes, Payroll and Vouchers

Commissioner Thiel made a motion to approve the following consent agenda items: Minutes: 3/3/26; Payroll \$540,918.64; Vouchers; sign Monthly Earnings & Collections Statements for Clerk, Clerk of District Court and Sheriff; State Shooting Complex Joint Powers Board Ad; BPE Law Group Lease; 2026 EPB Interagency Agreement which was approved to form by Attorney Skoric. Commissioner Somone seconded, motion carried.

Payee	Amount
A & I DISTRIBUTORS	\$372.20
A&H ELECTRIC	\$2,135.24
AMERICAN WELDING & GAS, INC.	\$39.73
AT&T MOBILITY	\$2,862.21
BAILEY ENTERPRISES, INC.	\$6,316.78
BEARTOOTH ELECTRIC COOP	\$54.98
BIG HORN RURAL ELECTRIC COMPANY	\$372.23
BIG HORN WATER	\$62.50
BIG HORN WHOLESALE, INC.	\$8,844.63
BLACK HILLS ENERGY	\$6,070.83
BLATT, TIMOTHY J.	\$2,525.00
BOMGAARS	\$192.97
BONINE, DUNCAN	\$210.90
BOONE'S MACHINE SHOP	\$91.95
BRANDON-WINTERMOTE, KIMBERLY	\$187.70
BUILDERS FIRST SOURCE	\$9.48
CAMPBELL COUNTY CIRCUIT COURT	\$15.00
CDW GOVERNMENT, INC.	\$2,279.39
CODY ACE HARDWARE	\$195.13
CODY ENTERPRISE	\$702.24
CODY, CITY OF	\$2,116.69
CORRECTIONAL HEALTHCARE COMPANIES, INC.	\$32,988.87
COULTER CAR CARE CENTER	\$1,865.96
COWBOY LEGAL, LLC	\$550.00
CROELL INC	\$7,515.00
CRONK, BRENDA	\$39.88
CROOK COUNTY CIRCUIT COURT	\$6.00
CRUM ELECTRIC SUPPLY CO.	\$121.10
DE HAAN ELECTRONICS	\$1,025.00
DECKER GLASS	\$112.56
DELL MARKETING L.P., C/O DELL USA L.P.	\$16,270.23
DENNEY, ORRIN	\$140.39
DENNY MENHOLT CHEVROLET BUICK GMC	\$4,375.84
EAGLE UNIFORM & SUPPLY CO	\$113.28
EDWARDS, BRIAN	\$92.60
ENGINEERING DESIGN ASSOCIATES	\$787.50
FARRAR WELDING & FABRICATION	\$1,547.53
FASTENAL	\$302.90
GALLS, LLC	\$240.51
GARLAND LIGHT & POWER CO.	\$1,182.29
GILLS POINT S	\$140.40
GRAINGER	\$1,633.95
GSG ARCHITECTURE DESIGN	\$10,462.78
GUERTIN, ANDREW	\$56.45
HOT SPRINGS COUNTY CPR CHAPTER	\$405.00
IBS, INC.	\$1,187.94
INTERSTATE BATTERIES	\$160.95
IVERSON SANITATION	\$250.00

JACKSON GROUP PETERBILT - BILLINGS	\$395.23
JOHN DEERE FINANCIAL	\$603.18
JOHNSON, DOMINIK	\$128.30
K-B COMMERCIAL PRODUCTS	\$12,130.34
KEELE SANITATION	\$4,520.00
KMG COMMERCIAL REFRIGERATION	\$7,221.00
KOIS BROTHERS EQUIPMENT COMPANY, INC.	\$425.57
KRONE LAW LLC	\$675.00
LAWSON PRODUCTS, INC.	\$193.72
LISAC'S TIRE BILLINGS	\$750.02
LOGAN SIMPSON	\$17,441.10
LONG BUILDING TECHNOLOGIES, INC.	\$5,104.00
MAIR, RANDY	\$184.80
MANGOLD, SCOTT	\$278.00
MCKINNEY, EARL	\$210.90
MEDICO - MART, INC	\$409.47
MEETEETSE, TOWN OF	\$134.20
MIDWEST CONNECT	\$2,129.00
MONTANA FIRST RESPONDERS PSYCOLOGICAL	\$850.00
MONTANA-DAKOTA UTILITIES CO.	\$3,386.20
MURDOCH OIL, INC.	\$27,218.50
MURDOCH'S RANCH & HOME POWELL	\$39.99
NEMONT	\$39.90
NEWEGG BUSINESS, INC.	\$131.94
NORCO, INC.	\$119.28
O'REILLY AUTO PARTS - CODY	\$468.00
O'REILLY AUTO PARTS - POWELL	\$202.97
PARK COUNTY CLERK	\$100.00
PARK COUNTY GLASS, INC.	\$182.00
PAVEMENT MAINTENANCE, INC.	\$49,162.50
PETERS, BRIAN	\$187.70
PITNEY BOWES, INC. - A/R	\$485.52
POISON CREEK, INC	\$1,052.44
POWELL ACE HARDWARE, LLC	\$210.21
POWELL TRIBUNE, INC.	\$2,501.50
POWELL WELDING AND INDUSTRIAL SUPPLY LLC	\$1,457.99
RDO EQUIPMENT CO.	\$723.80
REID, EMMYLEE	\$57.95
ROCKY MOUNTAIN POWER	\$210.49
ROCKY MOUNTAIN WASH, LLC	\$309.09
RRT LLC	\$503.92
SABER PEST CONTROL	\$300.00
SHREVE, DON	\$382.80
Smith , Ted	\$117.45
SMITH, ERICKA	\$218.40
STAPLES INC.	\$638.95
STATE OF MONTANA	\$5,400.00
STONEHOUSE DATA SOLUTIONS, LLC	\$194.26
SWEET AUTOMOTIVE INC.	\$762.72
SYSCO FOOD SERVICES OF MONTANA	\$1,606.45
TEAM LABORATORY CHEMICAL,LLC	\$1,060.00
TIRE-RAMA	\$40.00
TRACTOR & EQUIPMENT CO	\$11,575.40
TRANSOURCE TRUCK & EQUIPMENT, INC.	\$290.33
TRI STATE OIL RECLAIMERS	\$100.00
TW ENTERPRISES, INC.	\$1,970.11
TWEED'S WHOLESALE CO	\$202.50
UW EXTENSION	\$896.23
VISA - #0177 - PARK COUNTY WY	\$44,319.99
WELLS ENTERPRISES LLC	\$51,019.29
WHITE INK, LLC	\$518.20
WOOD, MARY LOUISE	\$59.01
WOODWARD TRACTOR & RENTAL, INC	\$443.96
WYOMING DEPARTMENT OF EMPLOYMENT	\$196.49
WYOMING DEPARTMENT OF HEALTH	\$381.40
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	\$6.00
WYOMING STATE PUBLIC DEFENDER	\$1,600.00
TOTAL	<u>\$386,068.35</u>

Park County Commissioners – RE: Development, Standards and Regulations Update

Commissioner Simone briefly stated P&Z and the Board along with TAG continue to meet and work through the uses table. They will hold a work session on April 29 and 30.

Park County Commissioners – RE: Public Comment: Agenda and Non-Agenda Items

Richard Jones, Robert Crooks, Shawn Childers, Sandra Childers made comments on the upcoming public hearings on Old Faithful RV Park. Comments were regarding the major changes, current covenants, if out of subdivision possibility of adding more lots, infrastructure impacts, road maintenance, septic and ground water concerns.

Kim Dillivan, Park County Planning & Zoning Assistant Director – RE: Public Hearing: Amended Plat & Partial Vacation of Paddock Estates Subdivision

Chairman Steward opened the public hearing.

Mr. Dillivan presented for applicant Gary Ventling an amended plat application, amending lots 16 and 17 and Tracts C and D for Paddock Estates. The proposal included combining a western portion of original Lots 16 and 17 to create a 1.35-acre lot (Lot1617), vacating the remainder portions of original Lots 16 and 17 (7.78-acres) from the subdivision, vacating approximately 8.34-acres of the southeastern portion of original Tract C and the approximately 4.64-acre northern portion of original Tract D from the subdivision; and combining the vacated portions of original Lots 16 and 17 with the vacated portions of Tracts C and D to create an approximately 17.76-acre unplatted parcel. The zoning district is R-H and notices, and agency referrals have been met. One public comment was received with 14 additional comments and a petition requesting the Board deny the amended plat. Staff conditions were read into the record.

The Board questioned whether the lots need to be adjoining and how will easement be affected.

Chairman Steward called for public comment.

Lejean Mitchell questioned how many signatures on the petition, Mr. Dillivan stated 24 signatures.

Rusty Blough, surveyor representing Mr. Ventling, stated the purpose was to remove the irrigated field and reclassify it to ag use and combine the three lots into one lot reducing number of parcels from four down to two. Mr. Blough reviewed the covenants and by vacating the lots does not enable him to do a subdivision any easier whether inside or outside of Paddock estates.

There being no further comments Commissioner Thiel moved to close the public hearing Commissioner Simone seconded motion carried.

Commissioner Thiel questioned the purpose of preventing applicant from using this land as agriculture now with no tax benefit until over 35 acres and is concerned with separating the remaining lots and the covenants that are in place. Commissioner Simone and Mangold have the same concerns and agree with Commissioner Thiel.

Commissioner Thiel made a motion to deny partial vacation of Paddock Subdivision Commissioner Mangold seconded, motion carried.

RESOLUTION 2026-10

Kim Dillivan, Park County Planning & Zoning Assistant Director – RE: Public Hearing: Diamond Spear Pit SUP- 256 Amendment

Chairman Steward opened public hearing

Mr. Dillivan presented the applicant Diamond Spear LLC on behalf of Anthony Jolovich to add an asphalt hot mix batch plant processing facility to the existing gravel pit SUP. The gravel mining pit was approved on April 2, 2024. The facility will initially be used to pave a portion of HWY 14A. Legal notices and agency referrals have been met with five public comments received and two more comments and two additional comments this morning. Should the Board approve the amended SUP three conditions that were read into the record with conditions from Resolution 2024-18 will remain in force and have given three options to

consider upon approval. Prior to operating the applicant shall provide evidence of permitting from DEQ.

Commissioner Simone questioned standards for noise and emissions, how that gets monitored and how does county enforce, Mr. Dillivan stated that it is done through DEQ.

Chairman Steward called for public comments.

Kim Wilson, General Manager Mountain Construction, stated the currently have a DEQ air quality permit and that DEQ monitors all operations.

Greg Kessler spoke in opposition, Cleve Holloway suggested if approved he requests that the board choose an option with the minimum duration of time and reach out to DEQ for monitoring.

Commissioner Thiel made a motion to extend the public hearing to continue at 1:15 p.m., Commissioner Simone seconded, motion carried.

Kim Dillivan, Park County Planning & Zoning Assistant Director – RE: Public Hearing: Old Faithful RV Park Site Plan 2nd Amendment

Chairman Steward opened the public hearing.

Mr. Dillivan stated the applicant Spencer McBurnery, partner, is requesting a permanent amendment to condition number 5 on the original SUP which would allow indoor construction and remodeling during any time of year, the commercial use and outdoor construction activities would remain on the property from November 15 through April 30 of each year. Legal notices and agency referrals have been met.

Commissioners questioned construction taking place on other properties in the area which have no requirements or restrictions during the entire year.

Chairman Steward opened the floor for public comment.

Bret Reed, surveyor with EA Engineering, stated there is construction needing to be completed and maintenance will be ongoing which would be no different from a single-family structure.

Commissioner Simone requested clarity on the lack of compliance and pushing limits on some of the conditions not being followed through on, Mr. Reed stated working with DEQ on water and will get the lighting issue solved.

Commissioner Thiel moved to close the public hearing Commissioner Mangold seconded, motion carried.

Commissioner Thiel moved to approve plan amendment number 2 with conditions recommend by staff replacing number 5 in original all other conditions remaining, Commissioner Mangold seconded, motion carried.

RESOLUTION 2026-11

Executive Session.

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

Chairman Steward ended the Executive Session.

There were no decisions made in or as a result of the session.

Erika Decker, Park County Planning & Zoning – RE: Caffro SS-337 Final Plat

Ms. Decker presented to the board for approval of the final plat to create one 9.35-acre lot for residential use leaving a 35.37-acre lot for Peggy Caffro. The property is located 6 miles north of Garland in GR-P zoning, agency referrals and notices have been met with no public comments received. Four conditions were read into the record.

Commissioner Mangold moved to approve with staff recommendations, Commissioner Thiel seconded, motion carried. **RESOLUTION 2026-12**

Convene as Board of Equalization

Commissioner Simone made a motion to convene as Board of Equalization, Commissioner Thiel seconded, motion carried.

Park County Board of Equalization – RE: Approve and Sign Letter to the Court

Attorney Skoric stated this is a formality for the Advisory of Record to be submitted for a decision on the Cody Canal issue from the District Court to answer due to antiquated statutes.

Commissioner Simone made a motion to sign and approve the Advisory of Record Commissioner Mangold seconded, motion carried.

Adjourn as Board of Equalization

Commissioner Simone moved to adjourn as Board of Equalization and Reconvene as Board of County Commissioners, Commissioner Mangold seconded, motion carried.

Continuation of Diamond Spear Pit

Chairman Steward began by giving guidelines for speaking.

Comments were made by the following Larry Timchak, Tim O’Leery, Bo Beck, Tom Northern, Wyatt Kincheloe, Sam Kesler, Larry Wambolt, Nancy Holten, Lisa Timchak, Robert Fuss in opposition and Colin Simpson, attorney for Anthony Jolovich.

Ms. Wilson cleared up some confusion, the gravel pit already operates on the 14.99-acres, which allows crushing, screening and truck traffic, regardless of whether asphalt is made or not the gravel will be removed. DEQ currently checks land, air and storm water and will test emissions. To produce asphalt the modification is required by DEQ. When trucks run there is a dedicated full-time water driver to control the dust.

Other concerns addressed were ground water, conditions listed in SUP regarding dates and times of operations which would be M-F 7 a.m.-7 p.m. for general operations and crushing from 8 a.m.-5 p.m. which are requirements from DEQ, and paving is during a certain time frame. Diamond Spear owns the pit and has a 10-year lease with Mountain Construction.

There being no further comments Commissioner Mangold moved to close the public hearing, Commissioner Simone seconded motion carried.

Commissioner Thiel made a motion to approve Diamond Spear SUP amendment with option #2 which reads: The applicant may operate an asphalt hot mix batch plant on the property within the 15-acre designated use area for the gravel pit within the days and hours approved for operation in Conditions 8, 9, and 10 of the original approval (BCC Resolution #2024 - 18), between April 1st and October 31st each year; with all staff recommended conditions. Commissioner Mangold seconded, motion carried. Commissioner Simone opposed, Chairman Steward voted to approve. **RESOLUTION 2026-13**

Adjourn.

Commissioner Mangold moved to adjourn, Commissioner Simone seconded, motion carried.

Scott Steward, Chairman

Lloyd Thiel, Vice Chairman

Scott Mangold, Commissioner

Absent
Dossie Overfield, Commissioner

Kelly Simone, Commissioner

Attest:

Colleen Renner, County Clerk