Park County Board of County Commissioners
Regular Meeting
Tuesday, October 6, 2026

Vice Chairman Lloyd Thiel called to order a regular meeting of the Board of County Commissioners of Park County, Wyoming, on Tuesday, October 6, 2026. Present were Commissioners Dossie Overfield, Scott Mangold, Kelly Simone and Clerk Colleen Renner. Chairman, Chairman Scott Steward was absent.

Commissioner Overfield led the audience in the pledge of allegiance.

Consent Items:
Approve-Minutes, Payroll and Vouchers

Vice Chairman Thiel read through the consent agenda items: approve minutes for 9/15/26; approve Payroll $829,031.99 with insurance and $103,081.60; vouchers; approve Out of State Training for IT Department; approve Cody Pardners Space Use Request and approve Bernhoft Law Firm Lease, Commissioner Overfield made a motion to approve as listed and abstained from voting on vouchers, Commissioner Simone seconded, motion carried.

Payee	Amount
307 FIRE SOLUTIONS	$415.00
A & I DISTRIBUTORS	$1,599.39
ALBERTSONS - SAFEWAY	$225.11
ALTIMUS DISTRIBUTING INC	$13,730.00
ANGEL ARMOR	$2,785.37
AT&T MOBILITY	$3,201.96
AUTOZONE STORE 6278	$63.56
BEARTOOTH ELECTRIC COOP	$53.85
BIG HORN CO-OP MARKETING ASSN.	$416.00
BIG HORN RURAL ELECTRIC COMPANY	$390.17
BIG HORN WATER	$64.50
BIG HORN WHOLESALE, INC.	$2,584.69
BIGHORN VALLEY HEALTH CENTER, INC.	$19,101.95
BLACK BOX NETWORK SERVICES	$6,029.28
BLACK HILLS ENERGY	$376.75
BOMGAARS	$668.09
BONINE, DUNCAN	$285.90
BOONE'S MACHINE SHOP	$207.99
BOOT BARN, INC.	$186.95
BRANDON-WINTERMOTE, KIMBERLY	$262.70
BRAZELTON, LILLIAN	$39.15
BUILDERS FIRST SOURCE	$288.42
Burton , Sharon	$180.00
CARROLL, DEBRA	$542.64
CDW GOVERNMENT, INC.	$5,152.03
CHARM-TEX	$229.60
CHARTER COMMUNICATIONS	$400.57
COCA COLA BOTTLING HIGH COUNTRY	$27.00
CODY ACE HARDWARE	$672.88
CODY ENTERPRISE	$1,380.48
CODY WINNELSON CO.	$176.30
CODY, CITY OF	$28,467.67
CORRECTIONAL HEALTHCARE COMPANIES, INC.	$39,653.41
COULTER CAR CARE CENTER	$1,608.98
COWBOY LEGAL, LLC	$389.60
CRUM ELECTRIC SUPPLY CO.	$404.24
DECKER GLASS	$98.53
DENNY MENHOLT CHEVROLET BUICK GMC	$742.21
ELECTION SYS & SOFTWARE, INC	$2,953.89
ENGINEERING ASSOCIATES	$14,873.52
ENVIROTECH SERVICES	$74,782.34
FARRAR WELDING & FABRICATION	$28.20
FASTENAL	$98.54
GARLAND LIGHT & POWER CO.	$206.76
GRAINGER	$178.02
HINZE, BOBBIE	$229.52
IBS, INC.	$460.39
INTERSTATE BATTERIES	$320.90

INTERSTATE POWER SYSTEMS, INC.	$1,951.73
ISTATE TRUCK CENTERS	$884.42
IVERSON SANITATION	$300.00
JACKSON GROUP PETERBILT - BILLINGS	$1,092.54
JOHN DEERE FINANCIAL	$187.50
JOHNSON, DOMINIK	$154.70
K-B COMMERCIAL PRODUCTS	$657.60
KENCO SECURITY AND TECHNOLOGY	$692.87
KRONE LAW LLC	$325.00
LAWSON PRODUCTS, INC.	$349.58
LISAC'S TIRE BILLINGS	$4,482.72
Little Rock, Inc	$2,530.00
MAIR, RANDY	$259.80
MASTER'S TOUCH, LLC	$7,336.75
MCKINNEY, EARL	$285.90
MEDICO - MART, INC	$3,139.89
MONTANA-DAKOTA UTILITIES CO.	$109.52
MOTOROLA SOLUTIONS, INC.	$453.54
MURDOCH OIL, INC.	$59,051.86
MURDOCH'S RANCH & HOME POWELL	$1,798.92
NEMONT	$40.46
NORCO, INC.	$110.57
NORTHWEST RURAL WATER DISTRICT	$121.20
ODDE, HANS	$123.18
OFFICE SHOP, THE	$1,497.67
OVERFIELD, DOSSIE	$743.78
PARK COUNTY TREASURER	$1,230.75
PETERS, BRIAN	$262.70
POISON CREEK, INC	$1,259.36
POMP'S TIRE SERVICE, INC.	$3,166.00
POULSEN, MIKE	$303.16
POWELL ACE HARDWARE, LLC	$339.01
POWELL TRIBUNE, INC.	$3,570.84
POWELL, CITY OF	$10,128.31
PRODUCTION MACHINE COMPANY	$1,769.69
QED ENVIRONMENTAL SYSTEMS	$3,635.13
QUILL CORPORATION-	$176.58
RECTOR AUTOMOTIVE	$551.60
RENNER, COLLEEN	$593.11
ROCKY MOUNTAIN POWER	$2,232.87
ROVENNA SIGNS & DESIGN	$25.00
SABER PEST CONTROL	$170.00
SAUCEDA, DAVE	$79.04
SPENCER FLUID POWER	$38.14
SQUAD ROOM EMBLEMS	$499.00
STAPLES INC.	$959.75
STEWARD, SCOTT	$580.64
STONEHOUSE DATA SOLUTIONS, LLC	$574.24
SWEET AUTOMOTIVE INC.	$23.96
SYSCO FOOD SERVICES OF MONTANA	$2,328.04
THOMPSON REUTERS - WEST	$1,028.66
TIRE-RAMA	$276.94
TRACTOR & EQUIPMENT CO	$349.96
TRANSOURCE TRUCK & EQUIPMENT, INC.	$421.74
TRI STATE OIL RECLAIMERS	$200.00
TRIPLE L SALES	$7.46
TWO TOUGH GUYS SERVICES	$930.00
TYLER TECHNOLOGIES, INC.	$250.00
WHITE INK, LLC	$31.90
WILLIAMS & SONS, LLC	$480.00
WOODWARD TRACTOR & RENTAL, INC	$34.33
WYOMING DEPARTMENT OF EMPLOYMENT	$180.32
WYOMING DEPARTMENT OF HEALTH	$1,231.18
WYOMING DEPARTMENT OF HEALTH/PBL HLTH LB	$147.00
TOTAL	**$355,983.11**

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

Commissioner Overfield stated Planning and Zoning held their public hearing on the DSR for final input and met yesterday to finalize their

recommendations and the Commissioners will receive that documentation later today.

Park County Commissioners – RE: Public Comment: Agenda and Non-Agenda Items (Not to Include Public Hearing Comments)

There were no public comments Vice Chairman Thiel spoke on the WACO conference in Laramie. The conference covered AI, county road conditions and funding, Rural Healthcare Transformation Program funding awards and other topics. Commissioners also attended a tour of a data center in Cheyenne. Commissioners who attended agreed it was a great conference.

Brian Edwards, Park County Engineer – RE: Review Bids and Consider Staff Recommendations on 4 New Motor Graders for the Road and Bridge Division

Mr. Edwards stated the bids were open at the last meeting in September for four new motor graders. Following discussions regarding the buyback options, repair costs and purchase prices, both bidders have agreed to honor their pricing if the County purchases two pieces of equipment from each company. Currently the CAT equipment is owned outright, and the John Deere is on buyback plan. Commissioner Overfield motioned to purchase the new equipment from T & E Equipment with the buyback option for the 4 CAT machines. Commissioner Mangold seconded and the motion carried.

Darrell Steward, Park County Sheriff – RE: Open Sealed Bids for 4 Sheriff Deputy Trucks

Sheriff Steward stated three bids were received.
Fremont Motors, Powell – 4 Ford F150 with trades for $147,924.
Yellowstone Motors, Powell – 4 Chevy Silverado 1500 with trades for $169,940.
Denny Menholt, Cody – 4 2027 Chevy Silverado 1500 with trades for $146,990.

Delivery dates were not asked about in the bids. Sheriff Steward will return later with recommendations after looking at the warranties.

Brian Edwards, Park County Engineer – RE: Recommend Award for Waste Tire Project Proposal

Mr. Edwards stated there were three bids received from Tire Reclaimers, Wyoming Steel Services, and Two Tough Guys. Two of the firms haul the tires to Laurel. Tire Reclaimers bring in a shredder and do not haul, so the tires would be added to the landfill, taking up airspace. Mr. Edwards stated no matter which company is chosen we will be losing money as the County current charges $180 per ton for tires.

Commissioner Simone made a motion to award the bid to Wyoming Steel at proposed rate of $230 per ton with 4-year contract with an out clause, Commission Overfield seconded. Discussion on raising the tire rate was also suggested to cover costs. Motion carried.

Park County Commissioners – RE: Respond to Park County Fire Restriction Rescinding

Vice Chairman Thiel stated in the future when the fire Marshall recommends fire restrictions and then rescinds that restriction the language should reflect those recommendations.

Commissioner Mangold moved to remove restrictions, Commissioner Simone seconded, motion carried.

Kim Dillivan, Park County Planning & Zoning Assistant Director – RE: Public Hearing: Northwest College Ropes Course SUP-298

Vice Chairman Thiel opened the public hearing.

Mr. Dillivan presented for Northwest College an application requesting approval to operate a multi-level ropes challenge course at its campus in Powell. The use will be located on a 9.94-acre parcel, and on 0.7 acres of the adjacent property to the west, located immediately north and west of the Powell city limits. The property is in a Residential ½-Acre (R-H) zoning district. The 9.94-acre property is owned by Northwest College District. The property to the west is owned by Northwest College Foundation. The entire course and security area will be on

NWC property. Legal notices and agency referrals have been met, and no public comments were received. Staff recommend approval with five conditions read into the record.

Vice Chairman Thiel opened for public comment.

Eric Wachob, Engineering Associates and Lisa Watson, President NWC spoke briefly on the boundary line adjustment where foundation owns parcel which will be transferred to property owned by NWC upon approval of this Board. Mr. Wachob also stated requirements from WY Department of Fire Prevention and Electrical Safety will be met.

Commissioner Overfield moved to close public hearing Commissioner Mangold seconded motion carried.

Commissioner Simone made a motion to approve NWC ropes course with staff conditions as recommended, Commissioner Mangold seconded motion carried. **RESOLUTION 2026-57**

Erika Decker, Park County Planning & Zoning – RE: Public Hearing: Good SUP-299

Vice Chairman Thiel opened the public hearing.

Ms. Decker presented for Mr. Good, who is requesting approval to expand the existing major wholesale business for fireworks in a manner that requires a new SUP. The applicant is proposing to add up to one hundred thirty-six (136) storage containers, in three (3) phases (currently, up to fifty-five (55) storage containers are permitted). The history of the property was also presented. Staff recommend approval with eleven conditions read into the record which were pulled forward from original SUP. Legal notices and agency referrals have been met, and no public comments were received. If approved this SUP will replace the current SUP.

Commissioner Simone questioned the cistern and a water suppression system in the shop.

Vice Chairman Thiel opened for public comment.

Colin Simpson, attorney representing Chris Good stated no fire suppression is required as public is not allowed, the cistern is for the home. Vice Chairman Thiel stated the applicant must comply with state, federal or local agencies. Commissioner Simone questioned the proposal to add up to one hundred thirty-six (136) storage containers, in three (3) phases (currently, up to fifty-five (55) storage containers are permitted once containers are in place the SUP is complete.

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

Commissioner Mangold moved to approve the Good SUP with staff recommendations, Commissioner Overfield seconded, with a question from Commissioner Simone regarding parking. Staff stated parking is adequate and not addressed as part of the conditions. Motion carried. **RESOLUTION 2026-58**

Valerie Schauer – RE: Public Health Officer Interview

Ms. Schauer NP introduce herself and shared her qualifications.

The Commissioners asked questions and thanked her for applying for the County Health Officer position. Once all interviews are complete the office will follow up with an update. October 20 would be the earliest anticipated date for a decision.

Brian Edwards, Park County Engineer – RE: Reconsider the Award of Scrap Metal Recycling Contract for Park County Landfills

Mr. Edwards stated that three recycling bids were received at the September meeting. The bid was originally awarded to Pacific Steel & Recycling. Western Metals Recycling was disqualified as bid was received late. Two bidders were considered, however the preference points under our procurement policy were not applied. As a result, we must rescind the previously accepted bid from Pacific Steel Recycling and award the bid to Wyoming Steel.

Commissioner Overfield moved to rescind the original contract given to Pacific Steel & Recycling Commissioner Thiel seconded motion carried.

Commissioner Simone made a motion to award the scrap metal recycling to Wyoming Steel Services for $131 per ton with the four-year contract and an exit

clause pending market value changes, Commissioner Mangold seconded motion carried.

Darrell Steward, Park County Sheriff – RE: Review Bids and Consider Staff Recommendations for 4 Sheriff Deputy Trucks

Sheriff Steward returned with recommendations. One bid was over the budgeted amount the other two bids were close, but Fremont Motors had no warranty listed and the Sheriff recommends awarding the bid to Denny Menholt for 4-Chevy Silverado's at $146,990 with a delivery date of about four months.

Commissioner Overfield made a motion to accept the recommendation for four Chevy Silverado's at $146,990 Commissioner Mangold seconded motion carried.

Park County Commissioners – RE: Tentative: Receipt of the Planning & Zoning Commission's Certification and Recommended Approval of the Adoption Draft of the *2027 Development, Standards, and Regulations* (2027 DSR) and Scheduling of the Board's Public Hearing to Consider the Adoption Draft of the 2027 DSR

Mr. Peters, Chairman of P&Z appreciated the extra day to work through things and feels the corrections have been made. Ms. Hill clarified that the P & Z Commission approved a resolution on September 23 and then amended it on October 5, 2026. A redline version is available for review. Today's decision is whether to accept the amended version and move forward.

Commissioner Overfield moved to accept the October 5th redline version from Planning & Zoning commission for the 2027 DSR and have the redlined version published beginning October 13 and set a County Commissioner public hearing for December 1 at 6 p.m. in the Grizzly room at the Park County Library. Commissioner Mangold seconded. For clarification, Ms. Hill stated the receipt of the document is not the commissioner's acceptance of the changes. Commissioners will be deliberating all recommendations at the December meeting. Motion carried.

Adjourn.

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

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Scott Steward, Chairman

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Lloyd Thiel, Vice Chairman

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Scott Mangold, Commissioner

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Dossie Overfield, Commissioner

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Kelly Simone, Commissioner

Attest:

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Colleen Renner, County Clerk